



FACILITIES MASTER PLAN

WISEBURN UNIFIED

SCHOOL DISTRICT

JUNE 2022 UPDATE







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1. INTRODUCTION & PROCESS

2022 FMP Update Executive Summary	1 . 1
Document Purpose	1 . 2
Background	1 . 3
Process	1 . 4
Planning Participants	1 . 5

2. PLANNING & CONSIDERATIONS

Guiding Principles	2 . 1
Planning Assumptions	2 . 2
Master Plan Capacities	2 . 3
Scope-of-Work Categories	2 . 4

3. EDUCATIONAL SPECIFICATIONS

General Guidelines	3 . 1
Elementary Schools	3 . 2
Middle Schools	3 . 3

4. PROGRAM COSTS

Introduction	4 . 1
Total Program Cost Summary	4 . 2
Prioritization	4 . 3
Board Prioritization Workshop	4 . 4

5. SITE MASTER PLANS

Overview of Contents	5 . 1
Assessment Summary	5 . 2
Site Master Plans:	
Juan de Anza Elementary	5 . 3
138th Street School	5 . 4
Juan Cabrillo Elementary	5 . 5
R.H. Dana Middle School	5 . 6
Maintenance & Operations	5 . 7
Success Learning Center/ Futures Plus	5 . 8
135th & Aviation Site	5 . 9
Del Aire Site	5.10

6. APPENDIX

Schedule	6 . 1
Detailed Costs	6 . 2



1

INTRODUCTION & PROCESS



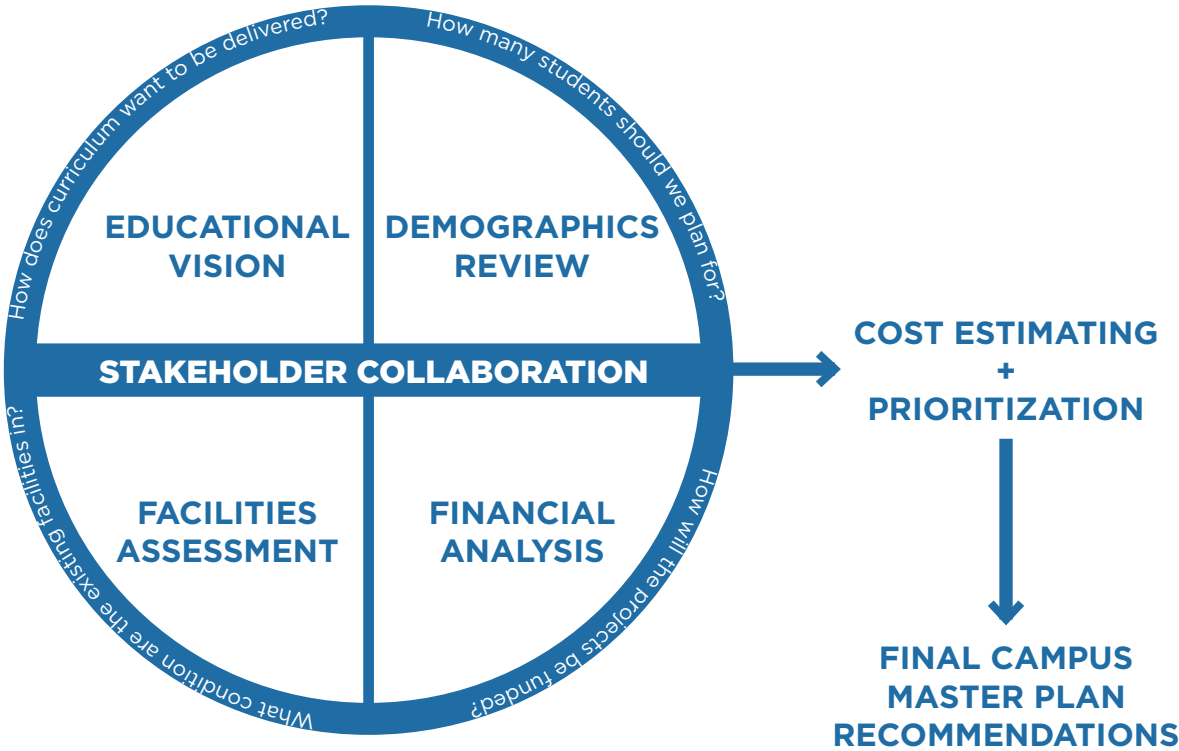
Wiseburn Unified School District

Today, the economic conditions and changing demographics are affecting how schools are being planned, designed and managed. The purpose of the Facilities Master Plan (FMP) is to define the long-range goals for facility planning that support the educational goals of the District; this ultimately aids in decision making so that school facility improvements move toward a common, coordinated vision.

A Facilities Master Plan (FMP) is strategic in nature. It identifies a vision for the next 10 to 15 years. The site master plans (refer to Section 5.0) provide a graphic representation of this vision for each site. It is important to note that the individual school site master plan is not a design but rather a plan for the future improvement of the District's facilities infrastructure in support of the educational program goals for increased student outcomes and achievement.

This plan shows a general path of how to get to the goal, but it does not provide specific design solutions. It represents long range improvement recommendations and was a tool in establishing estimated budgets for the FMP. The budget spreadsheet developed as part of this document can be utilized as a "tool" by the District for planning purposes, to run program phasing scenarios, as funding becomes available.

As projects move forward, design teams (architects and engineers) will plan individual aspects of the projects recommended in the FMP. At that time, a School Site Design Committee should be assembled to meet with the design team and provide input on the design of the individual elements of the plan. The plans that result from the more detailed design phase process may vary from the concept shown in the FMP plan, but should be a reflection of the program elements identified through the FMP process.



The campus master plans are not based on detailed site surveys, such as coordination of existing utility locations, soils reports and detailed code studies. That level of analysis will be completed during the design phase as projects are implemented. It is also likely that the projects listed in the FMP will be addressed incrementally, not as one large comprehensive project. Therefore, it is important that when designing individual projects in the plan, they are planned in such a way that future scopes can be realized and that each project can stand on

its own without negatively impacting operation of the school. As projects are developed over time, the FMP should be revisited and updated so that it reflects the changing needs of the District. This update process is recommended by the California Department of Education every 3 to 5 years.

The FMP is intended to be a guideline to allow sites to maintain flexibility as enrollment and programs change. The diagram above illustrates the primary components of a comprehensive FMP process.

2022 FACILITIES MASTER PLAN UPDATE

In January 2022, Wiseburn Unified School District engaged LPA Design Studios to update the 2020 facilities master plan. The purpose to update the plan was due to goals that may have changed due to the global pandemic.

There were no changes to demographics data. Existing room uses were updated on existing plans as well as minor scope edits on each site master plan. Due to the new TK program requirements mandated by the State, classrooms were identified on Anza and Cabrillo to accommodate the upcoming facility need. The existing facilities on 135th and Aviation site have since been demolished and therefore the plan and scope on that site was updated to reflect new scope. Master plan costs were then updated to reflect the changes and 2022 dollars.

PRIORITIZATION

The FMP is a road map for future projects. Work will be phased over time as funding becomes available. In the update process a Community Townhall was held in April 2022. Updates to the master plan were presented to stakeholders and a prioritization activity allowed attendees to vote on their priorities in various ways. The results of the prioritization activity from the Townhall and the Board Workshop are summarized in Section 3. A comparison of the 2020 priorities versus the 2022 priorities were also provided to the Board as one of multiple data points.

FINAL PLAN & RECOMMENDATIONS

A Board workshop was held in May 2022 where the draft master plans, costs and prioritization results were reviewed. A prioritization activity was conducted with members of the Board. Final adoption of the FMP is in June of 2022.



WHAT IS UNIQUE ABOUT THIS PROCESS & FOCUS?

The Facilities Master Plan (FMP) has a far reaching stakeholder engagement process. This has been accomplished through the use of principal, teacher, site administrator, librarian, office personnel and custodial staff surveys, community meetings, and focused interviews.

In addition to the outreach processes, the FMP focuses on coordinating the District's educational program goals with the proposed facility improvements. The projects are listed and shown on a site master plan (refer to Section 5.0), to allow for better coordination of short range improvements. Each project is itemized to provide better continuity of the overall plan and is coordinated with the estimated budgets. The intent of listing each project allows the District to manage the implementation of the projects with the greatest flexibility in the future.

FACILITIES MASTER PLAN ACTIVITIES

In March 2019, the facilities master planning process kicked off with a 'plan the plan' meeting with the Planning Committee to determine the engagement process and establish goals for the process. The process consisted of numerous activities: Facilities Condition Assessments, Principal Interviews, Staff/Teacher Survey, Educational Visioning, Conceptual Site Master Plans, Estimated Budgets, and Project Prioritization. The following describes the activities that were conducted.

DISTRICT INFORMATION

Wiseburn Unified School District (WUSD) is located in Los Angeles County. The District schools are all within 4 square miles and serves students from Hollyglen, Del Aire and Wiseburn, unincorporated areas south of Los Angeles International Airport. About 50% of the District is located in El Segundo, which contains many major employers in the high tech, aerospace, communications and entertainment industries. With four district schools including 3 elementary and 1 middle school, and five independent charter schools, Wiseburn and Da Vinci serve a total of about 4,500 students. Wiseburn Unified School District mission is to: 'Provide a safe, orderly environment focused on the academic, social, and physical needs of the whole child while emphasizing community participation. To meet the challenges of the technological and complex world of the 21st Century, Wiseburn students will acquire the skills necessary to become capable lifelong learners and productive citizens.' (www.wiseburn.org)

The 2020 Facilities Master Plan (FMP) assessed existing school and District facility conditions and developed an understanding of anticipated long-range facilities needs. Coupled with the educational program vision, a strategic facilities master plan was developed for each site to address their needs.



FACILITIES NEEDS AND CONDITIONS ASSESSMENT

Interviews, Site Observations & Assessments

In mid-June 2019, LPA along with District Leadership kicked off the Facilities Needs Assessment portion of the Facilities Master Plan by interviewing Maintenance and Operations trades to review overall existing conditions for each site. Site visits were conducted at the (3) elementary school campuses, (1) middle school campus, (2) other programs site. Prior to the site walk, LPA interviewed each Principal to get feedback of what are their perceived comprehensive needs of each site. Members of the planning team walked each site, verifying the accuracy of the District's site plans, taking representative photographs of typical spaces inside and outside the buildings and documented room uses. The team conducted visual observations of each school to determine the condition of the grounds and buildings. This analysis was used as the basis for each site's proposed master plan and estimated project budgets.

EDUCATIONAL VISION

Surveys, Educational Visioning Workshop

LPA Planning Team with input from the Facilities Master Plan Committee developed the FMP Guiding Principles to align the overall program goals to the District's education goals and objectives. These principles are documented in Section 2. An educational visioning workshop was held at the second FMP meeting. This meeting included additional teacher and staff participants, as well as the District curriculum director. During this workshop, the following big ideas were developed: STEAM/ Makerspace, Learning Center, Outdoor Learning Environments and Shared Collaboration Space. The big ideas from the workshop were brought to the following FMP meeting for confirmation and refinement for implementation.

STAKEHOLDER OUTREACH

In June of 2019, focused interviews were conducted with District leaders to cover over-arching areas of Facilities, Maintenance & Operations, Elementary & Secondary Programs, DV Connect, Child Development Centers (CDC), Special Education, Dining Services, and Athletics.

An online survey was sent out to staff and teachers where 16 staff and 65 teachers responded to. The survey provided additional input on existing features of facilities and how well they supported educational program needs and goals.



In late February 2020, a Town Hall Meeting was conducted. The focus of these meetings was to obtain school site, parent and community input about needs and goals for each of the school sites.

SCHOOL SITE MASTER PLAN DEVELOPMENT

The focus of this phase was to arrive at potential solutions and improvement strategies for each school facility in the District based on the assessment of needs conducted earlier in the process. Recommended master plan solutions for each school site were developed by overlaying the educational program goals and facilities needs assessment findings onto each campus.

Development of conceptual site master plans took place from December 2019 through March 2019 with active involvement from District Leadership, the Facilities Master Plan Committee and the School Site Committee groups. The site master plans were revised to reflect this input, resulting in the final proposed site master plans.

2020 PRIORITIZATION & PLAN

The FMP is a road map for future projects. Work will be phased over time as funding becomes available. Throughout the process, stakeholders were asked at various stages their priorities. The results of the prioritization exercises are summarized in Section 3.

During this final phase, proposed projects and estimated budgets were finalized (refer to Section 4.0 for total program costs). All cost estimate Excel Spreadsheet templates will be provided to the District upon conclusion of the planning process. This electronic document may be utilized by District staff in the future as a “tool kit” to run program implementation scenarios as funds become available.

The Draft Facilities Master Plan document was submitted to the Board of Trustees for review and input in May 2020. Final adoption of the FMP was in September of 2020.

(See page 5 for summary of 2022 FMP update.)



DESCRIPTION OF STAKEHOLDER GROUPS



Planning Committee (PC)

The Planning Committee is comprised of District Leadership. This group guided and coordinated the process to ensure input from a range of stakeholders would be optimized. Through regularly scheduled meetings, the team was responsible for reviewing the outcomes from various stakeholder groups and providing input on overall development of the facilities master plan.



Facilities Master Plan Committee (FMPC)

The FMPC was comprised of a diverse group of District Leadership, school site representatives, civic organizations staff and local community stakeholders, key parent representatives and two Board members. Regular workshops were held to develop broad visioning concepts and to review and provide input on the development of the conceptual site master plans, development of guiding principles and educational program standards, as well as prioritization. Recommendations were overlaid on the existing school sites. Visionary concepts will serve as a guideline for future similar facilities in the District.

ROLES & RESPONSIBILITIES

At the outset of the process, the District Leadership team defined the roles and responsibilities of the stakeholder participant groups. These groups were refined and ultimately comprised of: a Planning Committee, a Facilities Master Plan Committee, individual School Site Committees, and Focus Group interviews with specialized topic representatives.

The groups provided input throughout the process, defining educational program goals and offering direction on facilities master planning goals. All input eventually led to the creation of a set of final recommendations that will be brought before the Board of Trustees for review, comment and approval.



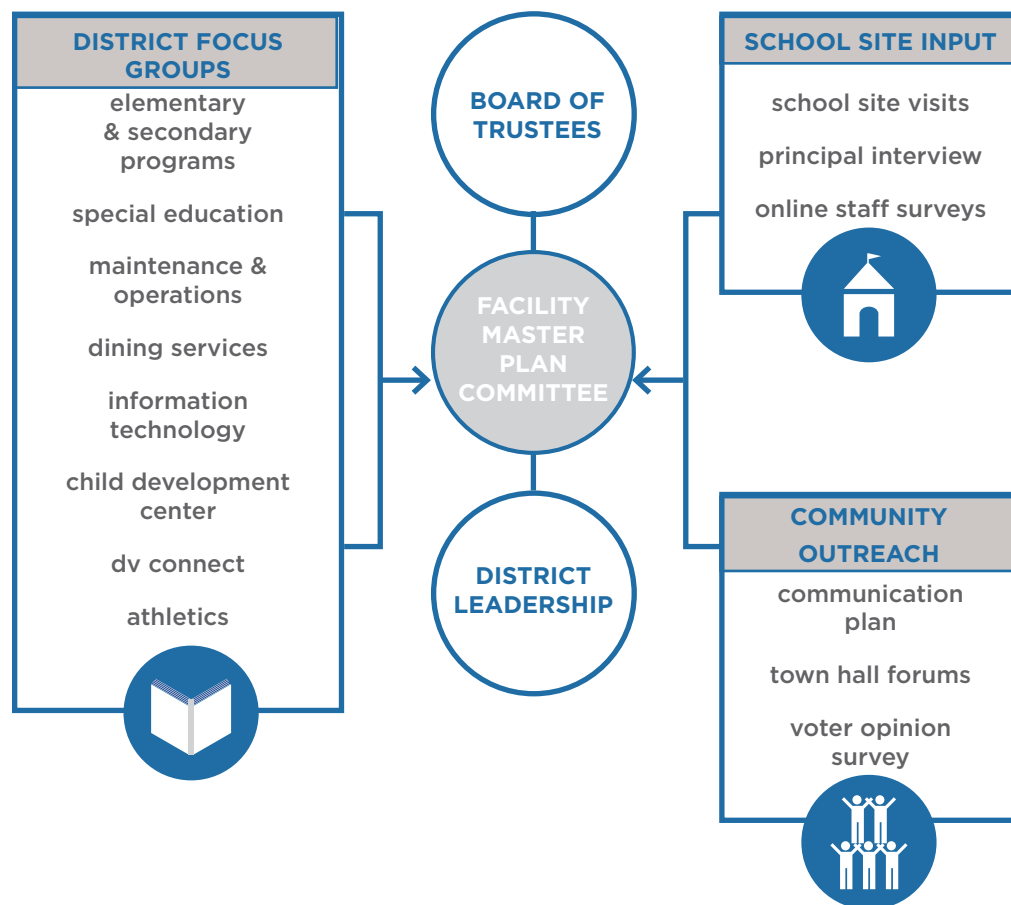


School Site Committee (SSC)

School Site Committees were formed to interact with the planning team to develop and confirm the conceptual master plan proposal for each school site in the District. Interaction with these stakeholders included a Town Hall Meeting, a follow-up Principal interview and a Prioritization meeting. Between these sessions, each School Site Committee was tasked with engaging their local community stakeholders as they best saw fit to meet the needs of their site. Participants included PTA, teachers, students, parents and site administrators.

Program Focus Groups

Interview meetings focused on over-arching topics such as Curriculum, Special Education, Child Development Center (CDC), Athletics, DV Connect and DaVinci. Additionally, focused interviews of key District staff for Maintenance and Operations, Dining Services, and Information Technology took place to determine facilities needs within their areas of expertise. This examination was performed at both the District-wide and individual school site levels to develop a holistic vision of the District's needs within all areas of operation.



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LPA, INC.

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Jim Kisel	Principal
Rick Musto	Project Director
Lindsay Hayward	Educational Facility Planner
Jomay Liao	Educational Facility Planner

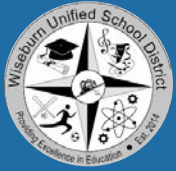
LPA, INC. CONSULTANTS

Ryan Craven	HL Construction
Lorrie Ruiz	CLC



2

PLANNING CONSIDERATIONS



Wiseburn Unified School District



GUIDING PRINCIPLES

Through a series of Facilities Master Plan (FMP) committee meetings, six Guiding Principles were created to help align the development of the facilities planning strategies with the over-arching pillars from the Wiseburn Unified School Districts' strategic plan: Safety, Student-Centered/ Whole Child, Future Ready, Community & Collaboration, Employee Engagement. The visioning process allowed the FMP Committee to engage in conversations about the current challenges and long-term goals of the District.

THE WISEBURN USD FACILITIES MASTER PLAN GUIDING PRINCIPLES

Safety

Provide safe and welcoming school facilities for students and staff.

Student-Centered/ Whole Child

Create progressive, inspiring, inclusive, flexible and relevant learning environments that are student-centered and meet the needs of all students.

Future Ready

Be transformative in how we think and reimagine spaces to be future ready, and to better support and to prepare the next generation of learners.

Community & Collaboration

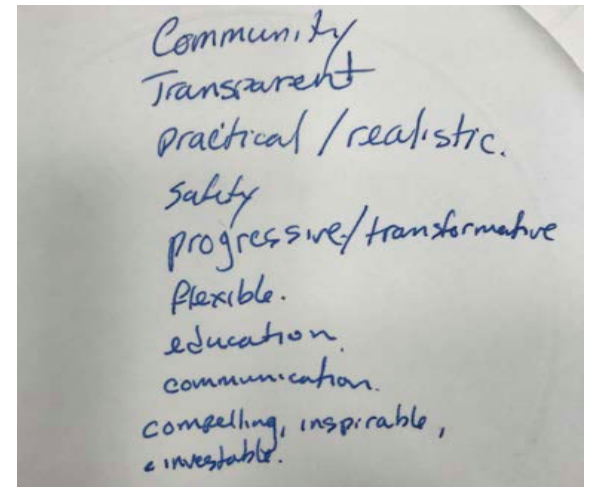
Be a true reflection of the long-term vision of the District's stakeholders through an open, transparent and collaborative engagement process by using clear community communication channels.

Financial Strength

Be a practical, implementable and realistic plan that respects the use of community resources and takes incremental steps towards the greater goal of developing sustainable facilities.

Employee Engagement

Provide welcoming spaces that foster staff collaboration, while also supporting employees with appropriate professional development by effectively utilizing new spaces and technology.



ELEMENTARY SCHOOLS

As a result of visioning meetings and District stakeholder input, the following planning assumptions were made at each campus to ensure parity between school sites.

Transitional Kindergarten (TK)

Transitional Kindergarten will remain at various Elementary School locations throughout the district.

Kindergarten Classrooms

As part of the master plan proposals, Kindergarten is planned as an all-day program at each Elementary school site that currently has Kindergarten. Where major modernization work occurs, Kindergarten classrooms will be reconfigured or newly constructed depending on site constraints and organization to comply with the California Department of Education's recommendations. Each classroom will have access to student restrooms and a shared workspace for teachers, for a total of 1,350 square feet. Additionally, the kindergarten play area will be appropriately separated from the rest of the campus with a secure fence and will have 1,200 square feet minimum shade structure.

Learning Center (LC)

A Learning Center is included at each site. The Learning Center is comprised of a conference room and three office spaces with direct access to a small group area and direct adjacency with access to RSP room for instruction. Permanent office space is allocated for: a speech pathologist, a counselor, and a psychologist. The total square footage of the Learning Center is 1,440 square feet, equivalent to 1.5 standard classrooms.

Special Day Class (SDC)

Special Day Classes are based on population needs, therefore the master plan maintains the current number of classrooms on each campus as they currently exist and are planned for in the short-term future. The Special Education director indicated that additional needs may arise in the future due to reduction of SELPA programs and nearby District programs that are currently supporting Wiseburn USD students. Space needs shall be re-evaluated as project implementation planning phase starts.

Maker Space & Flex Lab

The District is committed to programs that support the whole child and help them better prepare as the move from elementary to middle to high school. Each campus will have dedicated space to provide hands-on, project-based learning for students at each campus. A Maker Space Lab is included at each site to promote hands-on, project-based learning, STEM-related activities. The Maker Space shall open up to an outdoor Learning Courts for the opportunity for learning to occur both indoors and outdoors. Art programs can be conducted within Classrooms or in a dedicated Flexible Lab space that can be used for Art, Music, additional Maker Space or other unique/ specialized programs.

LOADING STANDARDS

Because the enrollment remains pretty consistent year to year due to intra-District transfers, all school sites were planned for the current enrollment during the 2019/2020 school year.

The following District loading standards (per classroom) were used for planning purposes:

TK and Kindergarten	24
1st - 3rd Grade	24
4th - 5th Grade	30
6 - 8th Grade	32

Use the space below to design or diagram your ideal space. Mark out zones and draw or cut out images to demonstrate what those zones should look like. (Think of different zones to support the activities you have listed above. Think about materials, supplies, access, relationships, digital, built-in vs flexible, indoors vs outdoors, etc.)



Taking advantage of the mild, Southern California climates, an outdoor Learning Court adjacent to Classrooms with access and supervision from Classrooms allow learning activities to extend from the indoor space to the outdoors. An outdoor Learning Court may include features such as permanent or movable seating, tables, open paved areas, and most importantly shade.

Other innovative learning spaces include collaboration spaces, or "colabs", which are shared indoor learning spaces between classrooms. Colabs can be reconfigured within existing buildings and should be included in new construction where possible

On campuses where specialty programs currently exist, they will remain. These specialty programs include, but are not limited to: Intervention, Occupational Therapy (OT), Music, and English Language Development (ELD).

Middle School elective programs were discussed with the Principal and curriculum director and were planned according to today's and the short-term future needs.

Use the space below to design or diagram your ideal space. Mark out zones and draw out cut out images to demonstrate what those zones should look like. Think of different zones to support the activities you have listed above. What about materials, supplies, access, relationships, digital, built-in vs flexible, indoors vs outdoors, etc.)

PLANNING CAPACITY

Wiseburn Unified School District serves students in preschool through 12th grade. Because the high school is newly built, the focus of this master plan is on the elementary schools and middle school. In this school year, the District served 2,506 students in Transitional Kindergarten through eighth grade at the (3) elementary schools and (1) middle school, (1) success learning center.

According to District demographics reports, the District's enrollment has remained consistent throughout the years because the District accepts intra-District transfers from neighboring schools.

SCHOOLS	19/20 ENROLLMENT	MP CAPACITY
	19/20	19/20
Juan de Anza Elementary	462	465
138th Street School	569	570
Juan Cabrillo School	457	460
R.H. Dana Middle School	1,014	1,020

PROJECT SCOPE CATEGORIES

Rather than representing costs as one large total sum, the total FMP need was broken into (15) project scope categories that would be the foundation for the work proposed at each school site, aligning with the Educational Specifications in the Vision section of the FMP. This organization serves as a foundation for each conceptual master plan design and ensures parity between educational and support sites in the District while serving as a tool for prioritization as funds become available.

01 Modernization of Existing Classrooms

Scope of work typically includes replacement/ repair of roofs, walls, windows, doors, floors, ceilings; interior/exterior painting and replacement/ repair of classroom casework. These needs are identified in the Conditions Assessments for each school site.



03 New Construction (Classrooms)

New construction for general education, Kindergarten, and Special Education classrooms. These would replace portables at some sites. These new spaces are priced as stick-built construction (not as new portables).



02 Reconfigure Classrooms/ Shared Collaboration Space

Reconfigure existing Classrooms to create shared collaboration spaces that meet the district's Program Vision. Provides unassigned space adjacent to Classrooms for small group breakout activities and provide another option to extend the learning environment.



04 Maker Space/STEM/Science, Arts, Music & Electives

Addition or reconfiguration of existing computer labs into a makerspace. New science labs (at MS), elective spaces (at MS) and Music/ Flexible Labs (at ES) to meet the educational program needs.



05 MPR & Food Service

Multipurpose room, food service improvements and lunch shelter. This applies to modernization as well as new construction work.



08 Existing Building Systems, Toilets & Improved Energy Efficiency

New restroom buildings, reconfigured restrooms to provide necessary ADA upgrades; other improvements to HVAC units, lighting fixtures, and electrical fixtures.



06 Library Spaces

Re-image existing Library space and new Library spaces into a space for students to collaborate and have a variety of options for quiet work or group discussion, brainstorming, idea generation and creation.



09 Site Utilities

Based on the entire campus area, this scope includes upgrades to existing utilities for natural gas, sanitary sewer, domestic fire water, and storm drain services. Also included are electrical mains, distribution, and capacity upgrades.



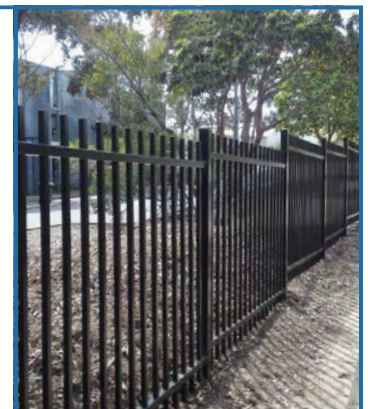
07 Administration, Staff Support, Student & Counseling Services

This scope includes work to the Administrative spaces, offices, workrooms, faculty lounge areas. Providing a learning center model at each campus with dedicated spaces for psych, speech, IEP conference and counselors.



10 Safety & Security

Includes but is not limited to fencing and gates to support a secured campus, safety locks for all existing and reconfigured spaces, fire alarms, public address and other communication systems, signage, and exterior lighting on campus and within parking areas. Also includes secured main entry into campus.



11

Campus Arrival: Parking, Drop-off, and Entry Plaza

Creation of a clearly identifiable front door to campus as well as curb appeal for the school. Entry plaza could include student/parent waiting area. The scope includes improvements to parking and drop-off areas.



14

Flexible Furniture

Provides an allowance for new furniture in all learning and shared collaboration spaces.



12

Outdoor Learning Environments & Quads

Exterior spaces that serve as an extension of the classroom, typically in between classroom wings. These areas promote the use of outdoor environments as learning space. This category also includes shade structures, landscaping and hardscaping.



15

Technology Infrastructure & Equipment

Improvements to network infrastructure and technology access across each site to be able to support multiple devices. Classroom display, technologies, and increased wireless internet capacity in indoor and outdoor learning environments.



13

Exterior Play Spaces, Playfields, Hardcourts

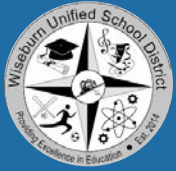
Improvements and repairs to existing playfields and hardcourts.





3

EDUCATIONAL SPECIFICATIONS



Wiseburn Unified School District

CONTENTS

Provided in this section are space programs for Elementary and Middle Schools. The space programs identify the square footages that are used in the proposed master plans and are used in determining area takeoffs for the cost estimates.

The purpose of each space program is to provide a guideline and a basis for the master plan assumptions used in the proposed project recommendations at each school site for new construction and reconfiguration. The programs are based on an assumed school size in order to determine the recommended size of the core spaces such

as the Administration, Library, Multipurpose Room and other student support spaces.

These programs are to be used as a guideline and may not be typical for each school. The square footages shown within the diagrams are net areas only. Circulation and support square footage factors will need to be added in to determine gross area. For more specific proposed site projects, refer to the individual schools' proposed plans and the cost estimates. The areas in the cost estimate include circulation and support square footage factors (gross areas) calculated

for the specific scheme presented in the proposed plan.

One of the main purposes of the Educational Vision document is to describe clearly and concisely the various learning activities in each space, the spatial relationships and special features to support these activities. The categories listed below and on the following pages are used to describe each of the space program components.

BACKGROUND

There is a recognition at the State level that school design, as we know it, requires re-visioning. There is also acknowledgement that the Title 5 education code may restrict the new form school designs may take to support Next Generation learners. CDE's requirement for the Plan Summary form allows for dialogue about what is needed to support educational programs for today and tomorrow learners. Ultimately the development of a lasting and sustainable vision that supports the goals of the District's educational program, depends upon a well thought out Design Guideline.



ACTIVITIES

- Provides a description of the functional goals of the space.
- Describes the types of activities and user needs.
- Describes how the program is delivered.

DESIGN OBJECTIVES

- Describes general room characteristics and feel of the space.
- Correlates the qualities of the space with specific program activities.

SPATIAL FEATURES

- Describes possible room features such as furniture, finishes and equipment that help support program functions.

SPACE DIAGRAMS

- Shows a graphic representation of the spaces and how they could be organized as a group.

3.1 GENERAL GUIDELINES EDUCATIONAL SPECIFICATIONS

IMPLEMENTATION

Even though this document represents a District-wide guideline, it is important that when these guidelines are implemented, that the administrators, faculty, students and community at each site are allowed to participate in the process and express their site-specific program needs. Suggestions on how to improve or tailor this document for site-specific needs are critical as specific implementation plans are developed. It is understood that the degree of consistency between the site-specific solutions and the District-wide educational specifications may vary from site

to site. Adjacencies shown in the space program diagrams following are suggested program placement but may vary from site to site based on existing conditions or program-specific solutions.

Once projects are authorized to proceed into the next phase of design, the impact of site specific constraints and program specific needs will be assessed. This analysis may result in solutions that deviate from the educational program standards described in this document. It is expected that as the District's vision changes over time, this document would

be updated to reflect the changes, while maintaining the overall guiding principles of the Educational Vision and the Facilities Master Plan.

BACKGROUND

In 1994, California Department of Education (CDE) formalized regulations governing standards on the design and construction of new school facilities. Included in these regulations are requirements for the submittal of educational specifications (Facility Standards / Design Guidelines) – see California Code of Regulations, Title 5, Section 14034. The requirements are delineated in the Education Code Section 39101(c) and California Code of Regulations, Title 5, Section 14030(a). Specific school design standards are contained in the California Code of Regulations, Title 5, Section 14001, 14010 and 14030.

In 2009, CDE added a Plan Summary form for those projects applying for new construction funds from the State Allocation Board for a new school or additions to an existing school. In July 2010, all Educational Specifications (Facility Standards / Design Guidelines) were required to be approved by the District's Governing Board and submitted to CDE as part of any application for funding.

PURPOSE

The purpose of design guidelines is to ensure the following:

- **A Common Baseline**
To guide a consistent approach in developing each school site master plan and its proposed improvements.
- **Continuous Improvement**
As a tool for the reevaluation, adjustment and measurement of the plan over time.
- **Common Goals**
To engage District stakeholders in a participatory process in developing the vision.
- **Focused Outcome**
To serve to document educator's intent for program delivery and goals.
- **Equitable Quality**
To be used for assessing existing facilities and budgeting for a long term financial plan.



3.1 GENERAL GUIDELINES EDUCATIONAL SPECIFICATIONS

OVERARCHING THEMES

In the Fall of 2019, Wiseburn USD formed a committee and through extensive workshops developed six pillars for the District's Strategic Plan:

1. Safety
2. Student Centered/ Whole Child
3. Future Ready
4. Community & Collaboration
5. Employee Engagement
6. Financial Strength

The Educational Program Vision as well as the Guiding Principles of the Facilities Master Plan are aligned with the above six pillars of the Strategic Plan.

A major challenge when creating a facilities master plan is the alignment of physical learning spaces with the desired educational approach. To meet this challenge, the Facilities Master Plan Committee along with District leadership and key teachers engaged in an educational visioning workshop to inform the master plan and ensure a framework for improving learning environments across the District. The main ideas resulting from this process are documented here.

WUSD staff and educators felt that student learning has evolved to become more student-centered, and the school environment needs to support students academic and social emotional strengths, needs, and choices. In order to support the next generation of learners, "we must transform the way we think and re-imagine spaces in order to be future ready." With that in mind, the WUSD learning experience must be:

- Safe and nurturing
- Student-centered and empowering
- Socially and emotionally supportive
- Teacher-supportive and connected
- Collaborative and communal

- Future ready with access to needed tools
- Flexible and inspiring

LEARNING SPACES

To be student-centered, core WUSD learning spaces must be:

- Flexible, 360 and Multi-Functional
- Nature-Connected
- Inspiring and Reflective
- Student-Owned and Teacher-Supportive
- Exploratory and Active
- Future-Ready

Flexible, 360 degree & Multi-functional

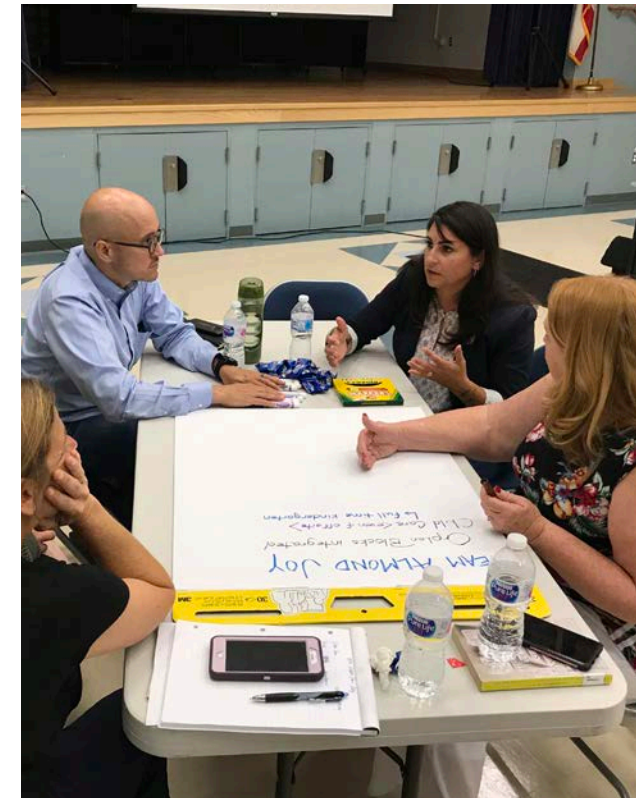
Student-centered spaces provide opportunities for student choice and have the flexibility to accommodate multiple uses. Multiple concurrent activities may need to be supported. Spaces should have areas that accommodate a range of gathering sizes to support different groups within the school and the community. A mix of open collaborative spaces as well as quiet, focused spaces provide a balance of shared gathering areas and individual, reflective, quieter areas. Walls shall be multi-use (write-able, project-able, tack-able, storage, able to open up) with no specific 'front' of the classroom (360 degree). Multiple displays (could be write-able surface or flatscreen monitor) allow students to present from any part of the space.

Nature-Connected Spaces

Spaces should be nature-connected with ample opportunities for exploration and learning. Outdoor spaces are an extension of the interior learning environment and are designed with the intention of learning happening outdoors. Glass sliding or roll-

"We need to transform the way we think and re-imagine spaces in order to be future ready."

- WUSD Facilities Master Plan Committee



OVERARCHING THEMES

up doors allow for free flow between indoor and outdoor learning space. A balance of built in seating and writeable surfaces with outdoor furnishings creating a variety of spaces to accommodate a range of gathering sizes. Outdoor space features can also be used to support the science curriculum such as incorporating a learning garden, solar clock, archeology, etc. Re-imagine play time and utilize facilities to create unexpected learning moments. Windows allow natural daylight into the space and provide views where teachers and students can take a moment to re-focus. Where possible, consider operable windows to allow for natural ventilation. Make sure to incorporate shade and the ability for supervision into the design.

Inspiring & Reflective

Design spaces that are compelling, inspiring, as well as reflective. Consider the creations of places where the fun in learning is visible; where students entering the campus will automatically feel inspired and put in a mindset to learn. Create healthy academic environments that refresh the mind. In addition, also include relaxing, calming spaces for meditation, reading, etc. to provide havens for students to plan and gather their thoughts. Pay attention to acoustics of spaces; minimize clutter so spaces are set up for students' contributions. Utilize textures and details and biophilic design features that create unexpected moments of 'discovery and excitement' at school.

Student-Owned & Teacher-Supportive

A student-centered environment accounts for both the mental and physical well-being of its inhabitants. Successful learning environments are places of belonging. Create opportunities for students to be the caretaker of their own space or student-

maintained space (e.g. garden, art space, student work display). Social spaces for students are just as important as academic spaces in fostering a sense of belonging. The library or quad are central gathering spots for interaction, collaborative and experience sharing, and peer mentorship. Student work can contribute to the schools' aesthetics and build on the students' sense of place. Just as important, create spaces for teachers to collaborate and continue their own journey of professional learning in support of students.

Exploratory & Active Space

Students and learning to understand and navigate in the age of innovation. Design spaces that promote future-ready thinking and hands-on learning and expand the notion of classroom as a "learning lab". Incorporate makerspaces, at elementary and middle schools; spaces to build, explore, practice and compete. Better prepare the next generation of learners to succeed in high school, higher education and beyond. Help students make connections to real-world challenges and industries by connecting with local business partners and introducing the possibilities to students through workshops.

Future Ready

Always have a flexible mindset with the ability to re-think how things are traditionally done or used. Spaces should be flexible to adapt to future changes over time. Learning spaces offer digital technology options that enhance collaboration by both students and teachers. Tools are easy to use, intuitive, and student-interactive. Training for students and teachers on how to effectively use new tools and spaces should always be an integral part of the educational vision implementation plan. A comprehensive system is integrated with seamless

WiFi access throughout campuses. Coverage shall be extended to include outdoor learning areas.

SAFETY AND SECURITY

It is Wiseburn Unified School District's goal to provide safe learning environments that still feel inviting and welcoming. Students and staff should feel safe anywhere in the school buildings and on the campus grounds. A secure environment is one that balances passive and active design strategies, creating opportunities for passive and active surveillance, as well as clearly defined, controlled access. Perimeter fencing and gates paired with security systems can be used to enhance passive security strategies.

The organization of a building should take into consideration supervision and circulation. Avoid un-supervisable areas or hidden corners. Make supervision easy by limiting visual obstacles. Provide clear entry and access to classrooms. Doors should have the ability to easily lock in response to an emergency situation.

Adequate lighting at parking and exterior circulation areas allow for safe, after-hours staff and maintenance access. Lighting shall be considered as part of the family of site furnishings and relate to the architectural style.

ENTRY

The main entry to the campus should have an 'entrance presence' and provide a clear 'front door'. This is the single-point of entry for visitors. Visitors must check in in order to enter the campus.

Clearly define by signage and/or site and building features, and create a sense of arrival. The main entry should be welcoming as it is a first impression for the community.



PARKING

Provide adequate parking for staff and visitors. Consider areas for short-term visitor parking: near Administration, Kindergarten and Pre-School. Parking should also be near MPRs and gyms for community events. Provide adequate lighting at parking and exterior circulation areas for safe, after hour use.

Limit pedestrian pathway conflicts with vehicular circulation.

DROP-OFF

Design safe drop-off/ pick-up zones with continuous flow. Incorporate areas for waiting. Sites should have on-site bus drop-off and parent drop-off. Drop-off length should meet code requirements with a minimum of 200 feet length.

Evaluate providing separate drop-offs to alleviate high traffic and congestion during drop-off and pick-up times.

WAYFINDING

Design campuses that have a clear flow and easy wayfinding. Consider using key landscape and/or building features along with signage to aide in way-finding and orientation.

Digital message boards in appropriate locations can be used to facilitate communication with the community.

CAMPUS PERIMETER

Utilize passive strategies as much as possible to secure the perimeter of the campus by using buildings to create the campus edge. In other areas, utilize fencing and gates to secure the perimeter.

Fencing and gates towards the front of the school should be nicer looking (e.g. CMU or steel).

3.1 GENERAL GUIDELINES EDUCATIONAL SPECIFICATIONS

DESIGN OBJECTIVES

Spaces should be nature-connected. Outdoor spaces adjacent to classrooms should be seen as an extension of the indoor learning environment. They can be utilized by teachers and students for activities including hands-on, art and science activities, reading, discussion, other collaborative activities and outdoor play. Incorporate features, paving materials and vegetation that can excite children to learn. Link features to program curriculum with light vs. shade, water features, student gardens.

Provide a variety of scale and size of spaces. Include spaces

for both active group and passive, individual learning to support various learning styles. Spaces should allow “messy” multipurpose areas for student experimentation, dependent upon age group. To maximize the use of space, provide shade by utilizing trees or shade structures.

Classrooms within the vicinity may be affected by noise levels while the learning court is in use. Screen buffer planting may be useful in alleviating noise transfer.

Outdoor areas should promote health and wellness. There shall be appropriate sized areas of hardcourts and playfields

provided to encourage physical education and various play activities. Encourage exploratory and kinesthetic learning. Incorporate activities students can engage in. Age appropriate play structures should be included. Create multiple options of play to accommodate the number of students.

ACTIVITIES

- Instructional lessons, group and individual work.
- Active learning. Exploration and hands-on projects including: arts and crafts, science labs, etc.
- School garden to support learning curriculum.
- Large group gathering.
- Support physical education program.
- Exploratory and kinesthetic learning; varied play.



PE & PLAY

Hardcourt and playfield areas to support physical education program and various play.

Age appropriate play structure(s), adequate in size to allow for climbing, sliding, walking, hanging and active play.

Rubberized surfacing underneath all play equipment.

KINDERGARTEN

A separate Kinder play area adjacent to Kinder classrooms, with age appropriate play structure and equipment.

Multi-use space open to imagination - paved and grassy areas.

Self-sufficient access to toys/ play equipment.

LANDSCAPING

Use drought resistant plants/ vegetation that is low in maintenance. All planting to be reviewed with District M&O. Use drought tolerant planting.

Consider implementing more reclaimed water systems and ‘smart’ water efficient irrigation systems that detect weather and soil moisture .

OTHER FEATURES

Locate exterior drinking fountains and restroom facilities near outdoor play areas.

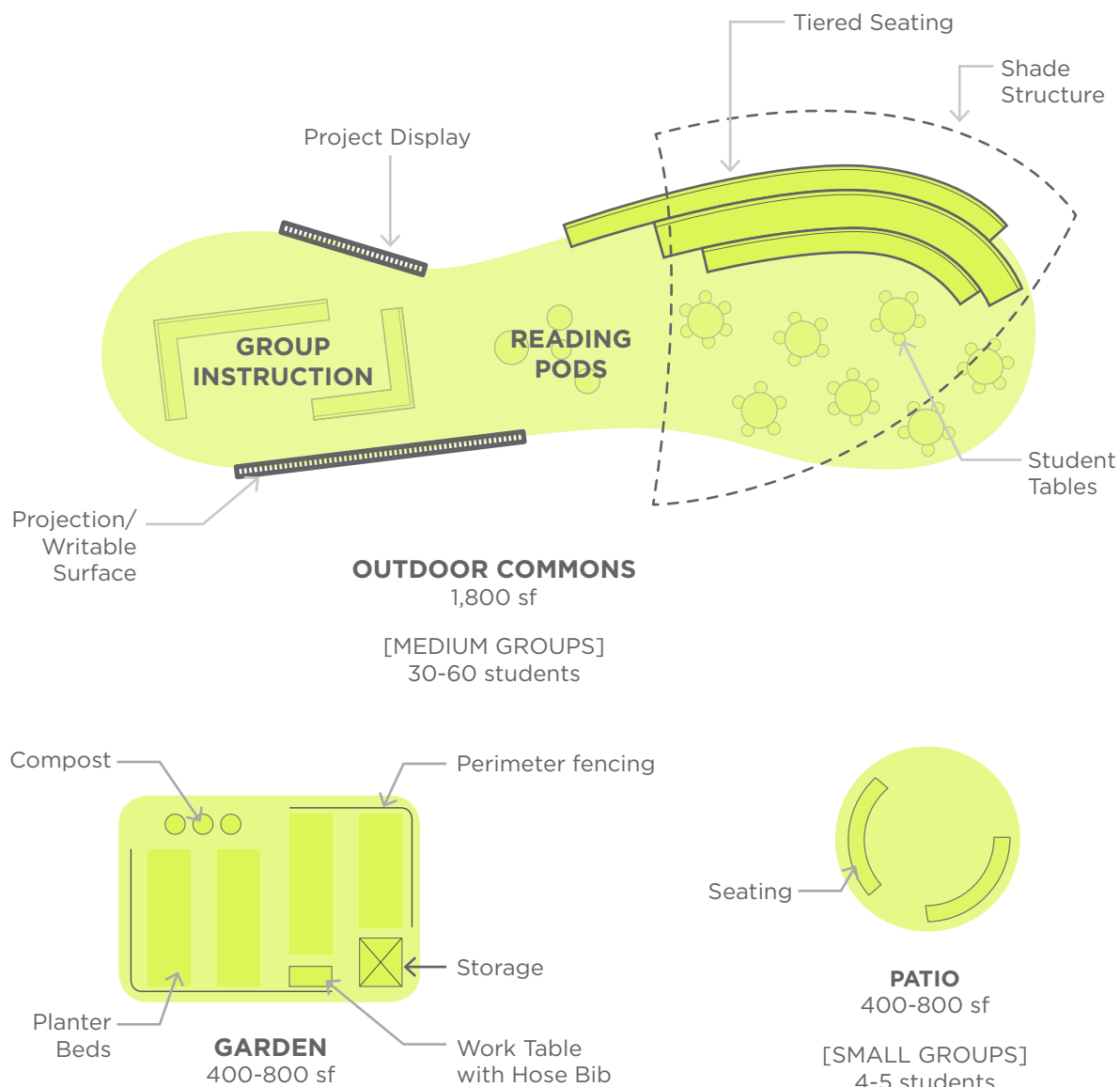
Design areas for easy supervision.

Seat-walls, writeable surfaces, outdoor sinks at outdoor learning courts.

Provide shade with landscaping and shade structures at play and outdoor learning areas.

3.1 GENERAL GUIDELINES | OUTDOOR LEARNING EDUCATIONAL SPECIFICATIONS

OUTDOOR LEARNING



3.1 GENERAL GUIDELINES EDUCATIONAL SPECIFICATIONS



3.2

ELEMENTARY SCHOOLS



Wiseburn Unified School District

OVERALL CAMPUS

The Wiseburn Unified School District's learning environment is designed to foster:

- A safe and nurturing climate;
- Student-centered, empowered learning;
- Innovative, collaborative teaching practice;
- Future ready skill development;
- A sense of community and partnership.

A safe environment is one that creates opportunities for passive security strategies and active solutions. Students and teachers should feel safe anywhere on the campus grounds.

Supervision, lines of sight, and circulation should be evaluated when organizing buildings and site elements. Avoid creating areas where supervision could be obscured. The main Administration office defines the front of the school. Signage and features can be used to facilitate wayfinding throughout the campus.

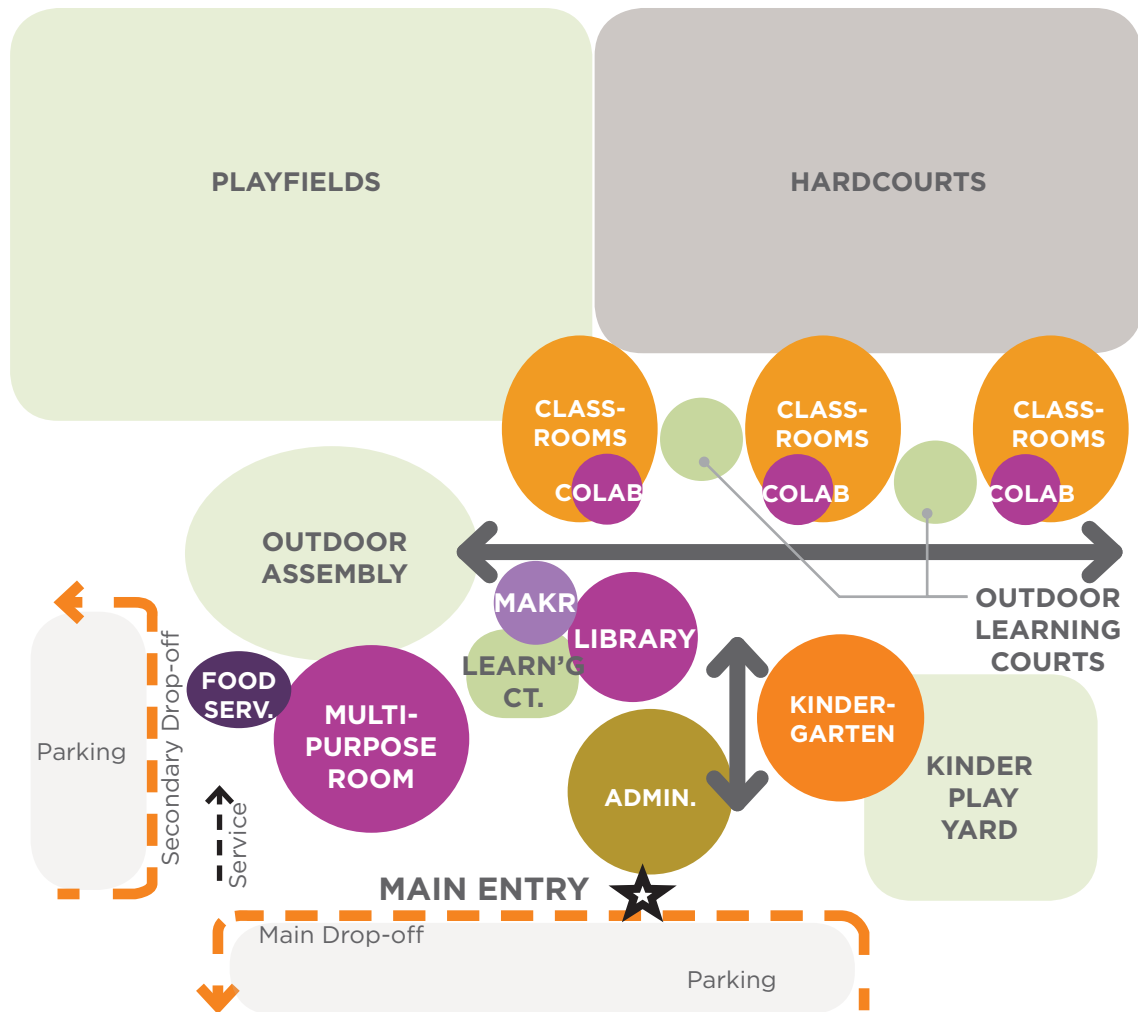
Drop-off and pick-up times are when the access to the school could become congested. Evaluate site entry/ exit points, vehicular and pedestrian circulation to minimize conflicts and create a clear, flow of traffic.

Kindergarten should be located near Administration and temporary visitor parking for ease of drop-off and pick-up.

The Multipurpose Room will be utilized for school events, and therefore will need access by the community and should be located near parking.

The Library is the center of activities and should be centrally located for ease of access by all students.

This campus diagram provides a layout that demonstrates the design considerations stated within these pages. It does not reflect any campus in particular.



3.1 GENERAL GUIDELINES

EDUCATIONAL SPECIFICATIONS

KINDERGARTEN & PRESCHOOL CLASSROOMS

DESIGN OBJECTIVES

A sense of scale appropriate to younger children.

Students just starting school are developing their first impressions and perception of school. Create a safe environment where they feel valued, included, able to take risks, nurtured but challenged.

Colorful, open, inviting and engaging space, with natural daylighting.

Multi-functional space to support a variety of learning activities.

Connection to adjacent Classroom to encourage collaboration and team teaching opportunities. Direct access to student restrooms.

A shared workroom provides storage space and can be utilized for 1 on 1 / small group instruction.

Visual and physical connection to the outdoors. Outdoor play area with shade and play equipment storage. Outdoor furnishings so space can be utilized for activities. Self-sufficient access to play equipment. Consider an outdoor use sink and landscape features that encourage exploration.

Pre-school facilities shall meet State licensing requirements.



SPATIAL FEATURES

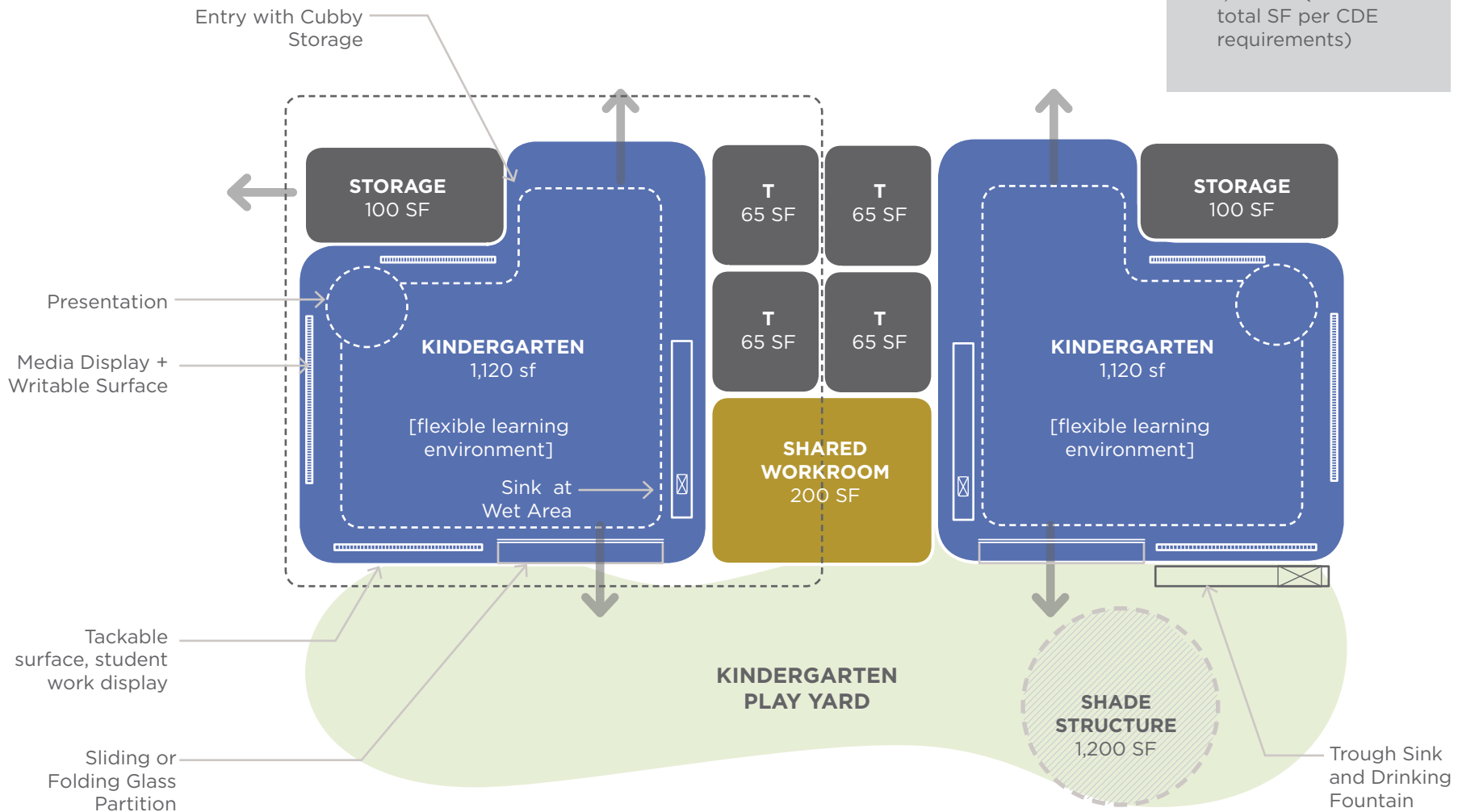
- Furniture should be flexible, agile, adjustable, and sized appropriately for the student age group.
- Finishes should contribute to the acoustical qualities of the space. Provide areas that allow the display of student work (tackable material) and writable surfaces. Use color and appropriate lighting strategies to create open, inspiring spaces.
- Carpet flooring for whole-group area and resilient flooring near the sink and doors for messy activities.
- Storage for backpacks and teaching materials.
- Technology to support teacher mobility, using wireless connection to link the teacher's laptop to a screen. Wireless access throughout.

ACTIVITIES

- Interdisciplinary, learner-centered instruction
- Development of critical foundational skills, strategies and experiences
- Forming their perception of school
- Active and passive learning activities
- Instructional lecture, small group, and individual work
- Art, science, music, hands-on tactile learning
- Exploring, tactile hands on learning, motor skill development
- Collaborating and communicating between students, their peers and teachers

KINDERGARTEN & PRESCHOOL CLASSROOMS

SPACE DIAGRAM



CLASSROOMS

DESIGN OBJECTIVES

Open, inviting and engaging space, with natural daylighting.

Flexible, easily re-configurable furnishings to allow for a variety of learning activities; student-centered space.

Visual and physical connection to the outdoors. Adjacent outdoor areas shall be treated as an extension to the Classroom. Provide furnishings that can be utilized for activities. Provide shade with landscaping and structures. Consider an outdoor use sink and landscape features that encourage exploration.

Connection to a shared Colab space adjacent to the Classroom to encourage collaboration and team teaching opportunities.

Plan for storage for backpacks and teaching materials. Balance built-in casework and mobile storage.

Walls should be 'usable' (writeable, tackable, display) with storage behind; maximize areas of display for student work.

A shared, satellite teacher workroom at each Classroom pod encourages staff interaction.

Access between pairs of classrooms facilitate with teacher collaboration.



SPATIAL FEATURES

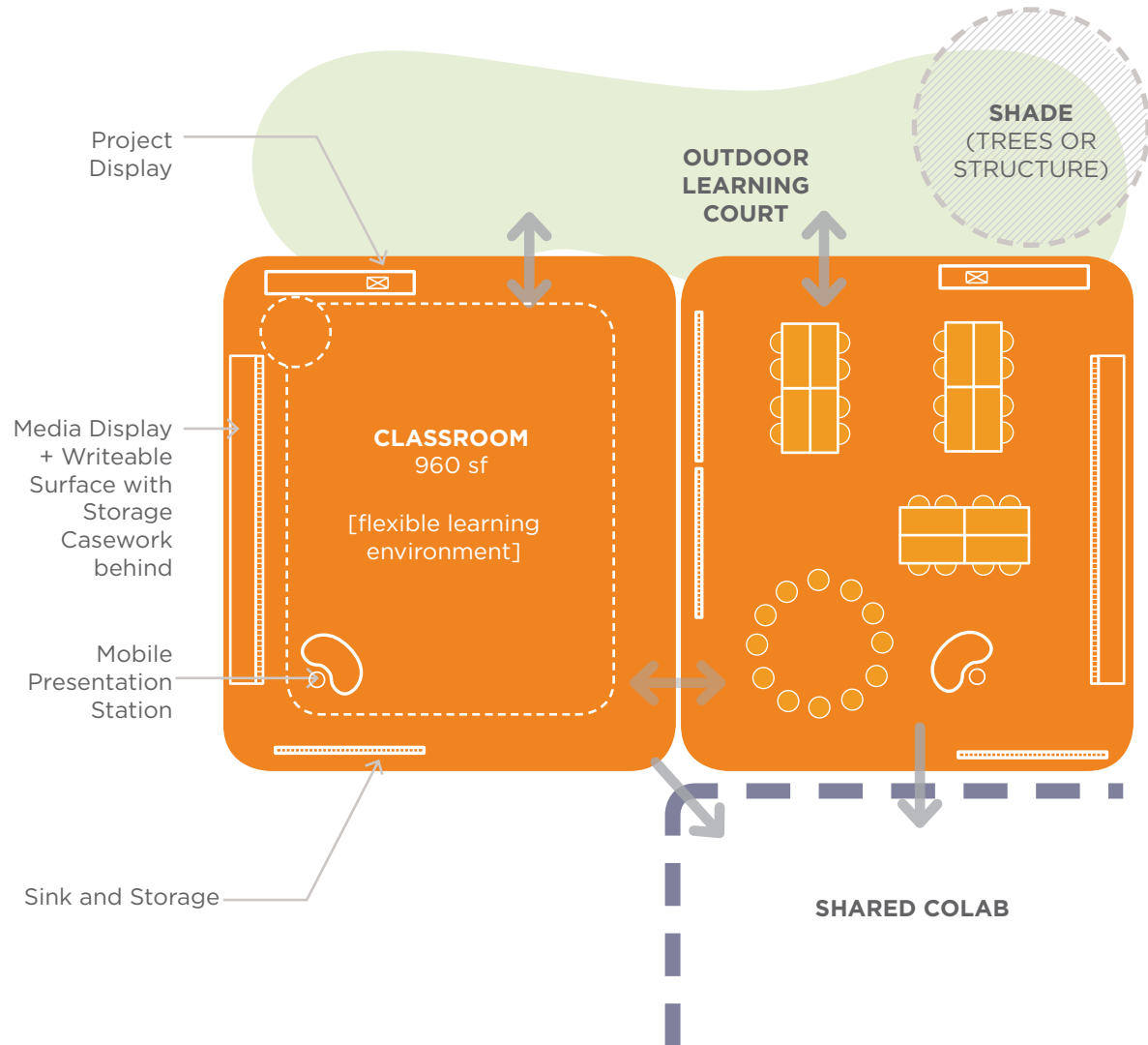
- Furniture should be agile, adjustable, easily move-able, and sized appropriately for the student age group.
- Consider mobile whiteboards and stools for flexibility.
- Finishes should contribute to the acoustical qualities of the space. Provide areas that allow the display of student work (tackable material) and writable surfaces. Use color and appropriate lighting strategies to create open, inspiring spaces.
- Utilize carpet flooring for whole-group area and resilient flooring near the sink and doors.
- Technology should support teacher mobility, using a wireless connection to link the teacher's laptop to a screen. Wireless access throughout. Adequate outlets around the space.

ACTIVITIES

- Exploration and active learning
- Instructional lessons, group and individual work
- Developing their perception of school
- Project art/crafts
- Outdoor exploration
- Interdisciplinary, learner-centered instruction
- Active and passive learning
- Exploring
- Collaborating and communicating between students, their peers and teachers

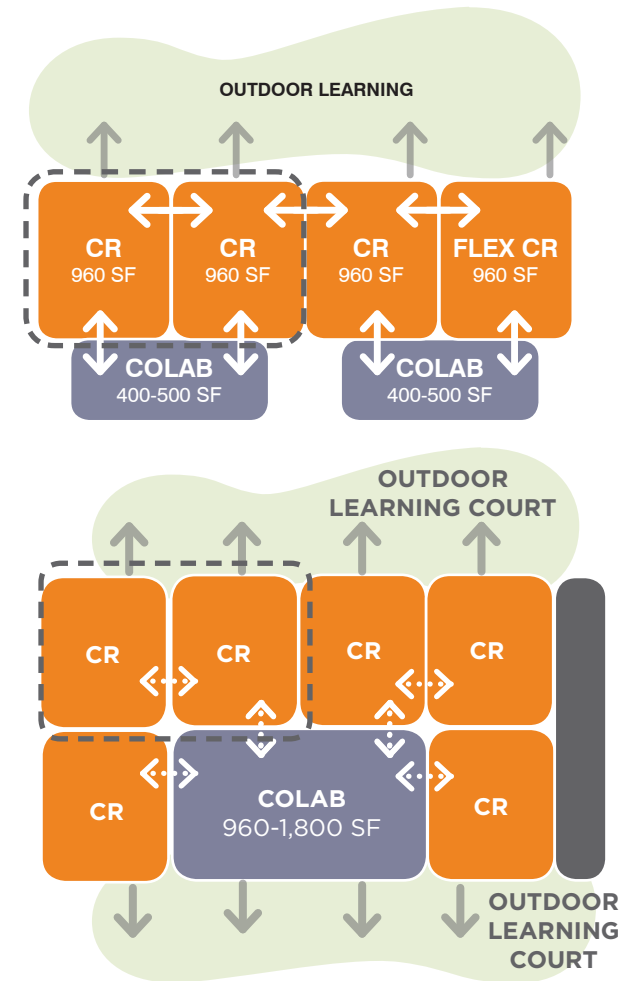
CLASSROOMS

SPACE DIAGRAM



NOTES:

1. Group Classrooms together in pods that open into a shared collaboration space.



MAKERSPACE / STE[A]M LAB / FLEXIBLE LAB

DESIGN OBJECTIVES

Student-centered, open and engaging space with a sense of discovery; inspire curiosity and exploration. A space where students can be innovative and messy. Utilize building and landscape features to create learning opportunities.

If possible, extend interior space to the outdoors and/or into Library. Outdoor areas should have shaded areas. Consider an outdoor use sink and landscape features that encourage exploration and experimentation (e.g. garden, texture and terrain, shade and shadow). Provide furnishings that support activities.

Design flexible and adaptable space that can be used to support a variety of programs depending on the need.

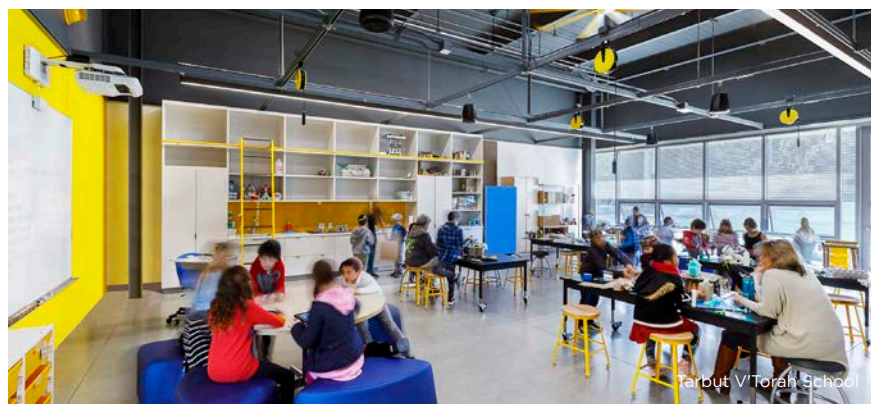
Include multiple sinks for ease of clean up.

Direct access to a lockable room to store materials and on-going projects.

Include storage cabinets/ slat wall system / open shelving for easy access of supplies (e.g. tinkering supplies for art, engineering, LEGO's).

Incorporate areas for display of student work (physical and digital).

Flexible Lab space will have similar amenities and be able to support various elective type programs at the elementary level including music, art, drama.



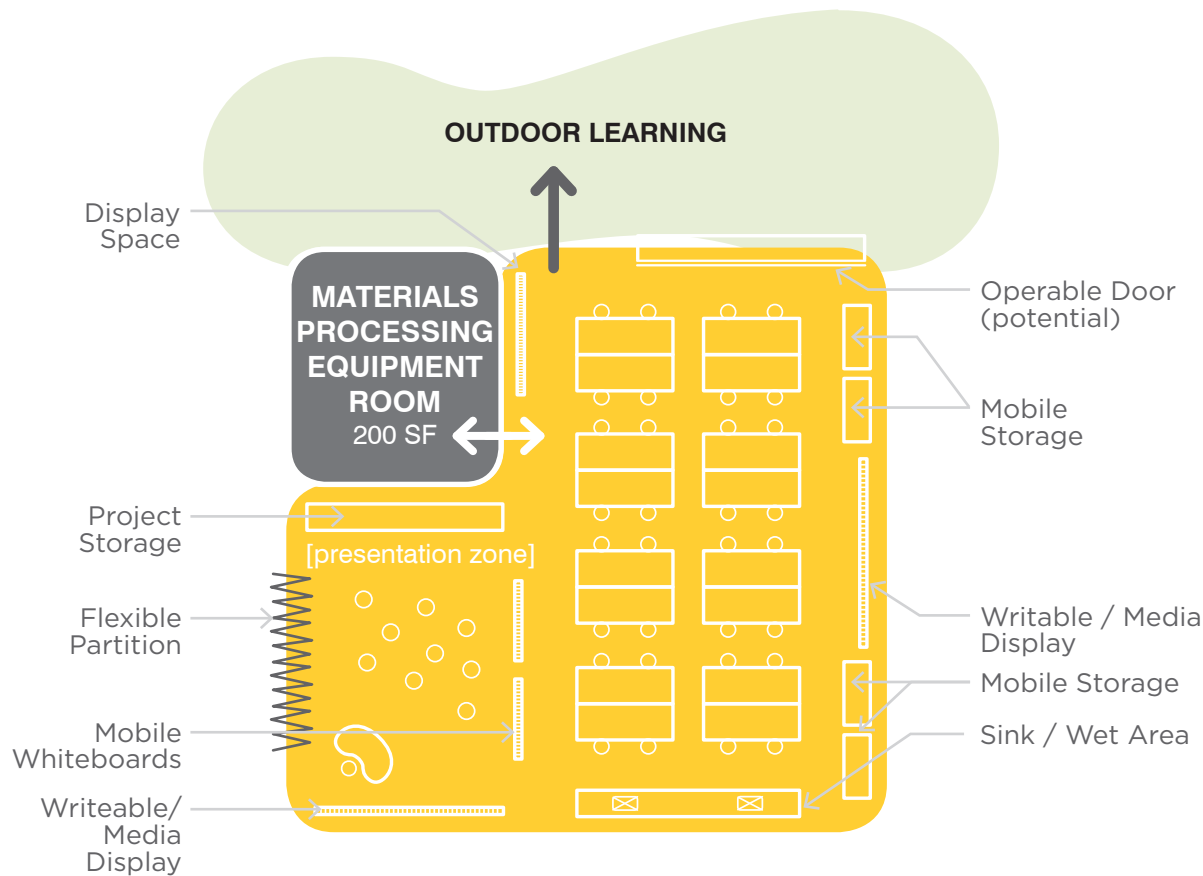
SPATIAL FEATURES

- High, open ceilings, may have exposed structure, bright with natural daylighting.
- Flexible, adjustable, easily moveable furniture. Include large group work tables for project work and mobile markerboards.
- Sound absorbing finish materials to decrease reverberation time and mitigate noisy, concurrent activities.
- Easy to clean flooring (e.g. resilient or polished concrete).
- Integrated technology to support teacher mobility, wireless connection links from the teacher's laptop to a screen. Multiple projection surfaces / interactive screens.
- Multiple, flexible power outlets, consider ceiling power cord reels. Wireless access throughout.

ACTIVITIES

- Exploration, active and interactive learning
- Instructional demonstrations, group and individual work
- Project art/crafts, beginning science experimentation and exploration
- Hands-on and project based learning
- Showcase, display and presentation of student work
- Differential Next Gen Science Standards (NGSS) opportunities
- Seasonal lessons/ activities/ craft projects

SPACE DIAGRAM



NOTES:

1. Locate adjacent/ near Library, central to campus.
2. Room shall be 1,000 - 1,200 SF.

SPECIAL EDUCATION

DESIGN OBJECTIVES

In general students with disabilities shall be integrated into the overall instructional program as much as possible, and pull-out space will be provided for focused assistance.

Every site should have a Learning Center with dedicated office spaces for Counseling, Psychologist and Speech. Offices should be large enough for a desk, small conference or small group workspace. Offices can open up and have visual into a shared small group space. The Learning Center is ideally located near administration or central to the campus where it is readily accessible to all students. It is intended to provide flexibility to support programs that have changing populations of students. If possible, locate adjacent to an RSP classroom for additional flexibility for space use for student instruction.

SDC facilities should be of adequate size to support a comprehensive program with direct access to restrooms with changing area.

OT space at designated campuses to include the same amenities as SDC facility, as well as a Storage room for large equipment, and a Focus Room space for students to access therapeutic support and/or de-escalate. Additional SDC type spaces may be needed in the future at school sites due to reduction in SELPA programs. Therefore space needs shall be evaluated when project planning begins.



SPATIAL FEATURES

- Furniture should be agile, adjustable, and sized appropriately for the student age group.
- Finishes should accommodate the activities. Carpeting in Offices, Classrooms, Focus Rooms; resilient flooring at support spaces. Include materials that reduce reverberation time.
- Writeable surfaces and tackable walls; mobile whiteboards to support small-group instruction.
- Use calming colors and dimmable lighting strategies with high color rendering index (CRI 85+), balanced with natural daylighting.
- Utilize carpet flooring for whole-group area and resilient flooring near the sink and doors.
- Technology and equipment; same as in Classroom.

ACTIVITIES

- Individualized learning, student-centered planning
- Specialized training or support
- Use of assistive equipment and/or devices
- Development and improvement of skills (communication, language, motor)
- Consultation, tutoring and meetings
- Assessment and instruction in the least restrictive environment

3.2 ELEMENTARY SCHOOLS EDUCATIONAL SPECIFICATIONS

SPECIAL EDUCATION

SPACE DIAGRAM

LEARNING CENTER

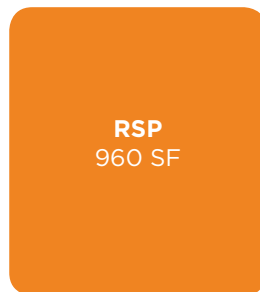


SDC MOD/ SEVERE (SELF-CONTAINED)



RSP

Locate with
General Ed
Classrooms.



OT



ADMINISTRATION

DESIGN OBJECTIVES

A welcoming and open (but not front desk receptionist feeling) entry area that serves as a 'front door' and 'first impression' to the community, parents, visitors. Spaces should not feel 'corporate' and promote collaboration.

The architecture should have entrance presence. Centralize location.

Allow for options for privacy or openness of office and conference spaces.

Separate 'public' access areas from more 'private' office spaces for confidential conversations.

A staff workroom has the ability to open up to the staff lounge to create a larger space for staff meetings and professional development. Varied furniture options to allow for social interaction and professional collaboration.

Waiting area for the public shall be separate from student waiting areas for health and discipline.



SPATIAL FEATURES

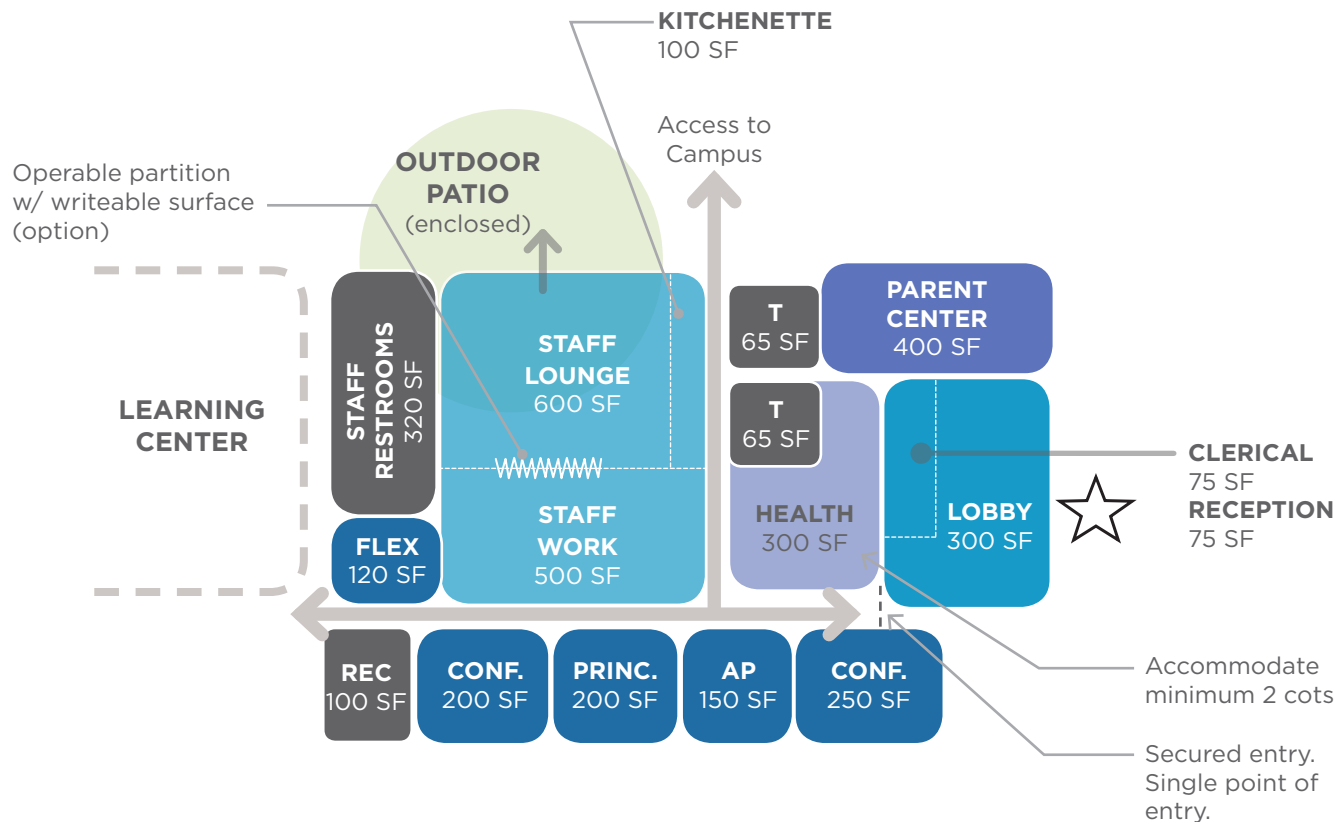
- Furniture to support activities/ tasks. Varied seating at Staff Lounge/ Workroom for flexibility and promote collaboration.
- Nurse office to have min. 2 cots, lockable storage cabinets, under-counter refrigerator with ice maker. Ceiling mounted curtains to separate cot areas.
- Finishes should contribute to the acoustic qualities of space.
- Carpet in office and conference areas. Resilient in workroom, lounge and nurse.
- Tackable and writable surfaces on walls for collaboration and display of student work.
- Integrated technology with wireless access to support administrative activities. Digital display for announcements and student work.

ACTIVITIES

- "Front door" to the school community and the public
- Administrative duties, conference, discipline, health support, counseling and student support
- Staff support - collaboration and access to materials
- Consultation and meetings
- Parent resource access
- Promote collaboration

ADMINISTRATION

SPACE DIAGRAM



NOTES:

Administration building should be the main public entry of the school. Organize more 'public' functions (Health, Parent Center, Conference Room) near the Reception area. Locate more 'private' functions (Offices and Staff Work) towards the interior.

Provide student access from the campus interior.

LIBRARY - RESOURCE CENTER

DESIGN OBJECTIVES

The Library is seen as the center of activities; a place that students and staff can access resources and use for multiple functions. Locate central to campus. Consider before/after school hours access for students: after school clubs and community meetings.

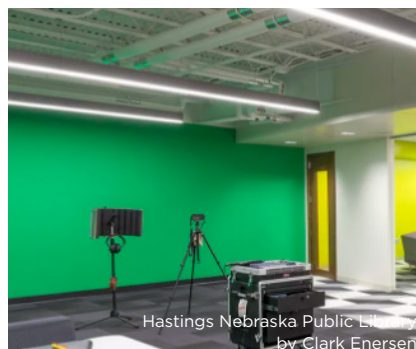
Create variety of spaces / zones to support multiple, concurrent activities and allow for diverse sized groups. Separate 'quiet' focused study zones from louder, open spaces while maintaining easy supervision across the space.

Space to create content; green screen located in it's own space but adjacent to the Library.

Innovation Lab is a non-scheduled technology rich space that can open up to the Library, and can be used for class instruction or professional development.

A Multi-Use Room allows students to do focused activities and can be used for green screen or staff meetings / conference.

Outdoor areas shall be seen as an extension to the indoor learning environment.



SPATIAL FEATURES

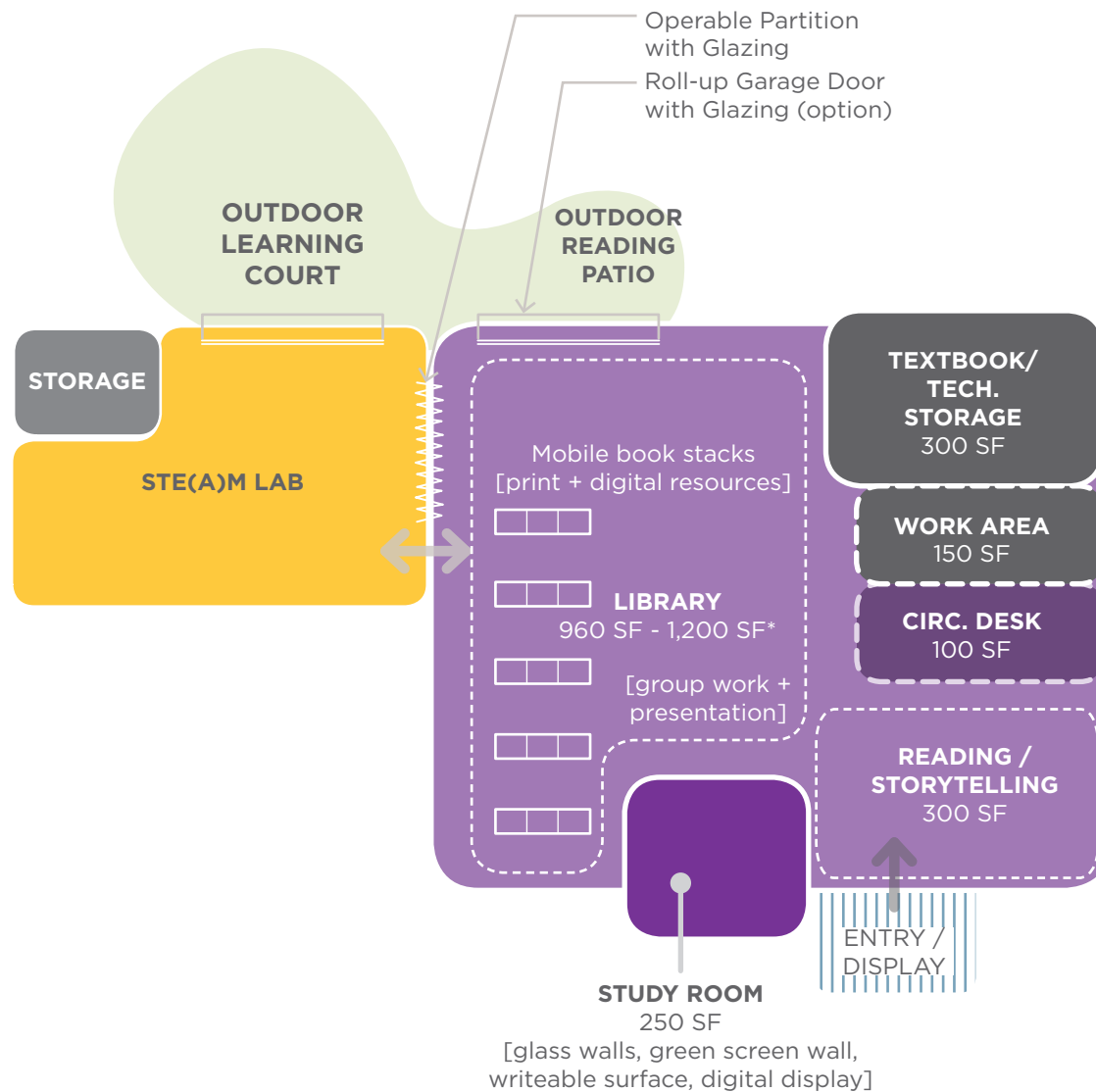
- Open, bright spaces with natural daylighting and high ceilings. An inviting, 'cafe-like' space where students want to go.
- Consider scale appropriate for age of students; lower shelving for ease of student access. Mobile shelving for flexibility.
- Flexible, varied seating and tables; comfortable, soft seating, access to power and wireless technology.
- Finishes to accommodate activities and contribute to acoustic qualities; include materials that absorb sound. Carpet flooring for whole-group area and resilient flooring at storage and workroom.
- Integrated technology: wireless access throughout, LED interactive displays, projector and screen at large gathering area, and AV system with broadcasting.

ACTIVITIES

- Research, quiet reading, group instruction, individual / small group work/ study, story-telling, technology exploration
- Access information and create content
- Quick find information and long-term, deeper understanding activities
- Professional development, community meetings, after school club meetings
- Display student work and learning / informational material

LIBRARY - RESOURCE CENTER

SPACE DIAGRAM



NOTES:

*Based on CDE recommendation of 2SF per student.

MULTI-PURPOSE ROOM (MPR)

DESIGN OBJECTIVES

The MPR shall be located near parking for after hour/ community event access. Service and delivery access location should be considered. Avoid conflict with pedestrian access.

Instill a sense of school pride through display of awards / trophies and student work. Utilize tackable wall surfaces, digital displays and built-in display cases.

The space is intended for multi-use with easy transition from performance space to dining space to activity space. Provide storage for chairs, tables and PE equipment.

Kitchen to accommodate food warming functions with some fresh food options. Queuing system at food serving that allows quick flow through serving line to dining area.

Attractive outdoor, covered seating area. Outdoor area can be an extension of indoor space. Include an outdoor stage and amphitheater, where space permits.

Access to restrooms, drinking fountains adjacent to lunch area.

Consider use before and after school hours. Implement security / safety measures and separate storage for community use.



SPATIAL FEATURES

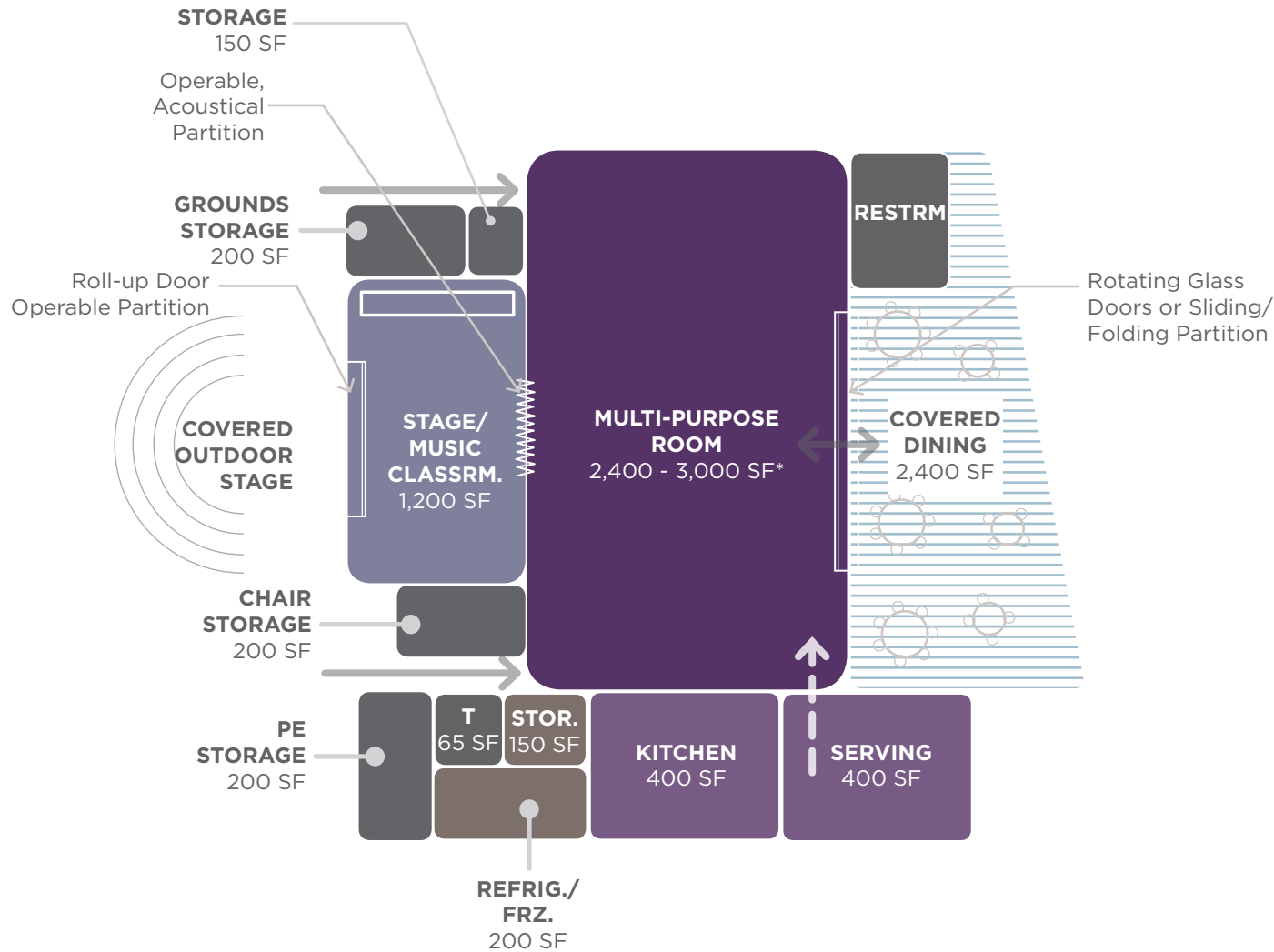
- Open, high ceiling, natural daylight space. Controllable daylighting with consideration to security.
- Durable tables and chairs with the ability to fold, stack and store.
- Acoustically designed space to accommodate large group activities. Use absorbent ceiling/ wall materials to reduce reverberation time.
- Resilient, durable and easy to clean flooring.
- Acoustic partition between Stage and MPR to be able to create a separate music classroom space.
- Integrated technology with wireless access throughout. Large projection; built-in audio-visual system.
- Adjustable lighting to accommodate a variety of event types.
- Plan space for trash collection and recycling.

ACTIVITIES

- Assemblies and large group presentations
- Food service / Indoor student dining
- Community use / social gathering
- Instructional activities to support physical education / fitness, music and performance
- Music exploration

MULTI-PURPOSE ROOM (MPR)

SPACE DIAGRAM



ORGANIZATION

The Multi-Purpose/Food Service building shall be centrally located and near parking for community events. Service access is needed for deliveries to the kitchen.

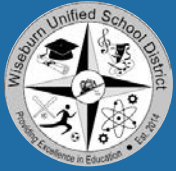
Total square footage based on CDE recommendation of 5 sf per student*.

*SF based on Enrollment:
400-500 students: 2,400 SF
501-600 students: 3,000 SF



3.3

MIDDLE SCHOOLS



Wiseburn Unified School District

OVERALL MIDDLE SCHOOL CAMPUS

The Wiseburn Unified School District's learning environment is designed to foster:

- A Safe and Nurturing Climate
- Student-centered and Empowered Learning
- Innovative and Collaborative Teaching Practice
- Future ready skills development
- A sense of community and partnership

A safe environment creates opportunities for passive security strategies and active solutions. Students and teachers should feel safe anywhere on the campus grounds.

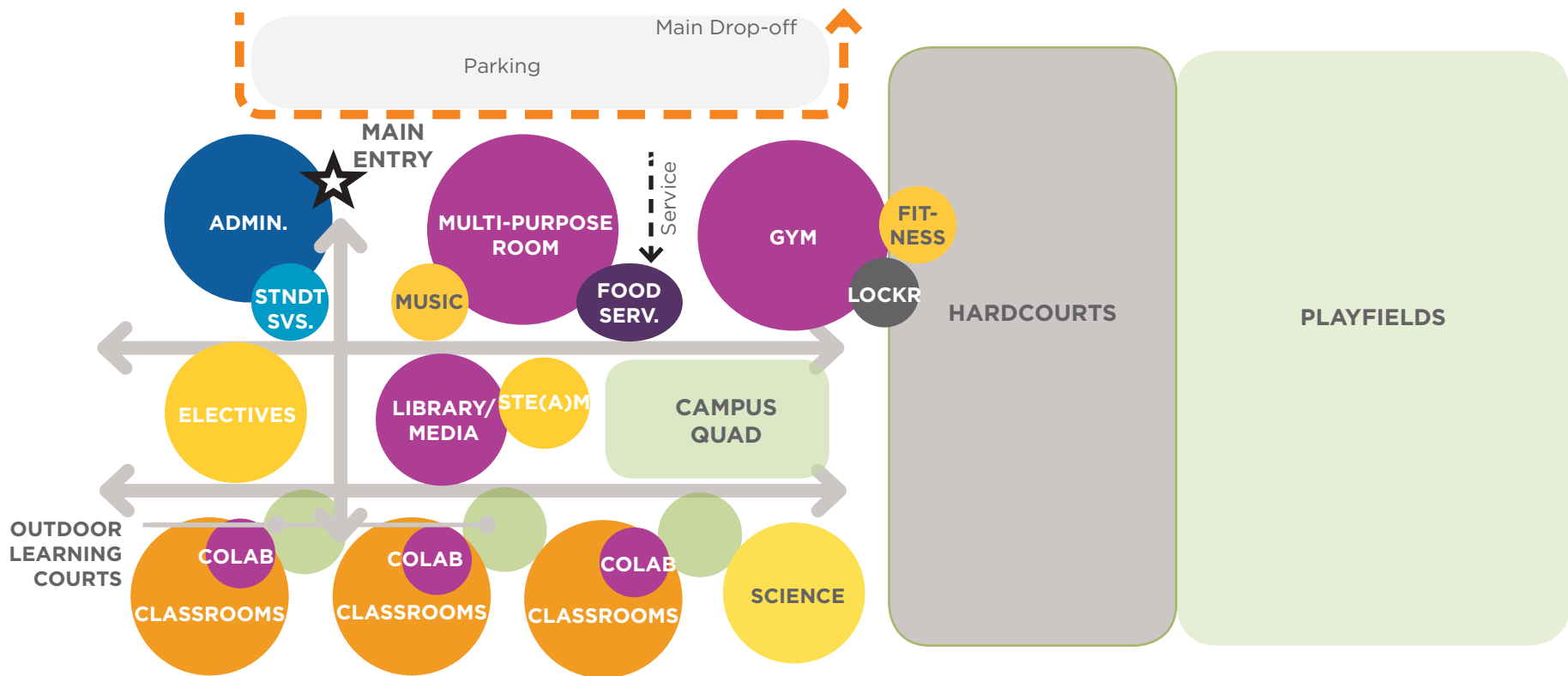
Supervision, lines of sight, and circulation should be evaluated when organizing buildings and site elements. Avoid creating areas where supervision could be obscured. The main Administration office defines the front of the school. Signage and features can be used to facilitate wayfinding throughout the campus.

Drop-off and pick-up times are when school access could become most congested. Evaluate site entry/exit points, vehicular and pedestrian circulation to minimize conflicts to create a clear flow of traffic.

The Multipurpose Room and Gym will be utilized for school events, and therefore will need access by the community and should be located near parking.

The Library is the center of activities and should be centrally located for ease of access by all students.

This campus diagram provides a layout that demonstrates the design considerations stated within these pages. It does not reflect any campus in particular.



3.3 GENERAL GUIDELINES

EDUCATIONAL SPECIFICATIONS

CLASSROOMS & SHARED COLLABORATION SPACE

DESIGN OBJECTIVES

Open, inviting and engaging space, with natural daylighting.

Flexible, easily re-configurable furnishings to allow for a variety of learning activities; student-centered space.

Visual and physical connection to the outdoors. Adjacent outdoor areas shall be treated as an extension to the Classroom. Provide furnishings that can be utilized for activities. Provide shade with landscaping and structures. Consider an outdoor use sink and landscape features that encourage exploration.

Connection with supervision to a shared Colab space adjacent to the Classroom to encourage collaboration and team teaching opportunities. Provide furnishings that can be utilized for various small to large group, collaborative and individual work activities. This area can be used for break out activities, team teaching, extra help/ tutoring, small group work, study, testing, etc.

Plan for storage for backpacks and teaching materials. Balance built-in casework and mobile storage.

Walls should be 'usable' (writeable, tackable, display) with storage behind; maximize areas of display for student work.

Access between pairs of classrooms facilitate with teacher collaboration.



SPATIAL FEATURES

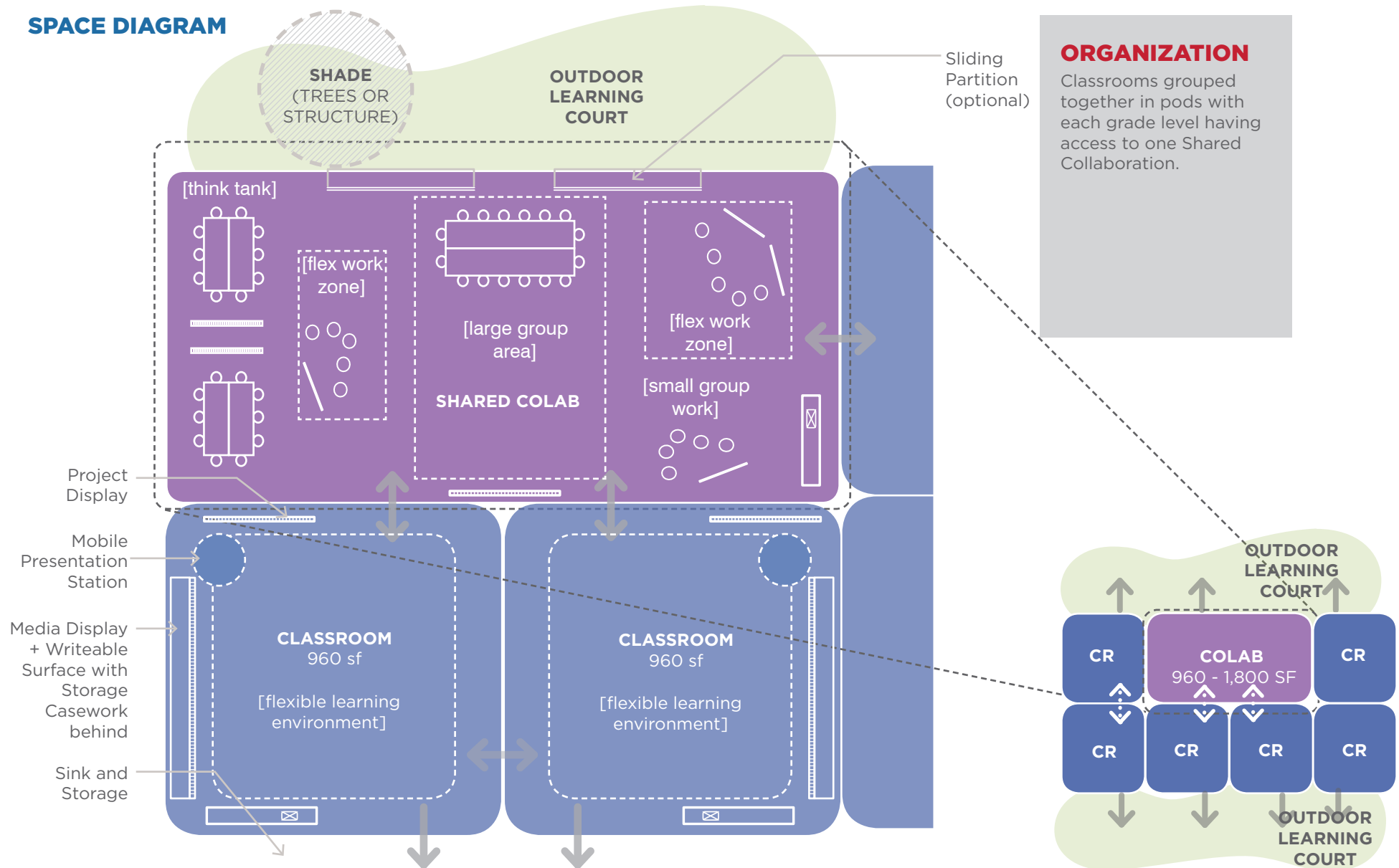
- Furniture should be agile, adjustable, easily move-able, and sized appropriately for the student age group.
- Consider mobile whiteboards and stools for flexibility.
- Finishes should contribute to the acoustical qualities of the space. Provide areas that allow the display of student work (tackable material) and writable surfaces. Use color and appropriate lighting strategies to create open, inspiring spaces.
- Utilize carpet flooring for whole-group area and resilient flooring near the sink and doors.
- Technology should support teacher mobility, using a wireless connection to link the teacher's laptop to a screen. Wireless access throughout. Adequate outlets around the space.

ACTIVITIES

- Exploration and active learning
- Instructional lessons, group and individual work
- Developing their perception of school
- Project art/crafts
- Outdoor exploration
- Interdisciplinary, learner-centered instruction
- Active and passive learning
- Exploring
- Collaborating and communicating between students, their peers and teachers

CLASSROOMS & SHARED COLLABORATION SPACE

SPACE DIAGRAM



3.3 MIDDLE SCHOOLS EDUCATIONAL SPECIFICATIONS

SPECIAL EDUCATION

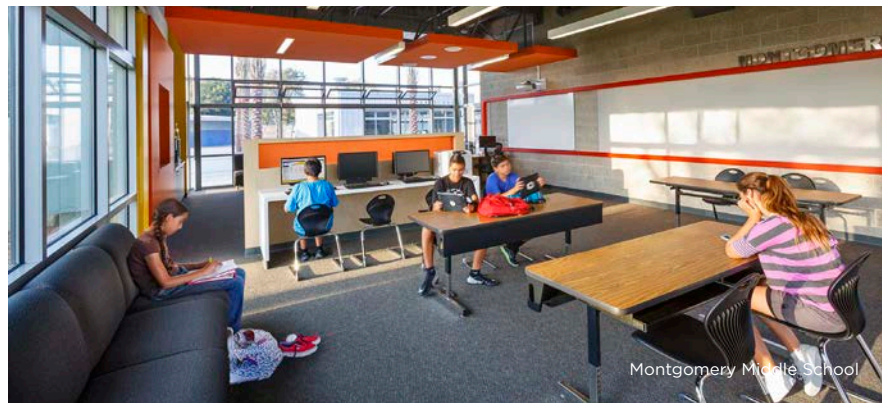
DESIGN OBJECTIVES

Special Education students shall be integrated as much as possible with the rest of the campus.

Every site should have a Learning Center with (2) SAI classroom spaces and dedicated office spaces for Counseling, Psychologist and Speech. Offices should be large enough for a desk, small conference or small group workspace. Offices can open up and have visual into SAI space. Locate adjacent to the Library to create a safe and comfortable place for students to go to.

SAI and MM students are integrated, but need a pull out space for focused help.

Moderate / Severe Autism facilities should be self-contained and have direct access to restrooms with changing area, focus room and storage room. Focus rooms provide a calm area for students to recompose.



SPATIAL FEATURES

- Furniture should be agile, adjustable, and sized appropriately for the student age group.
- Finishes should accommodate the activities. Carpeting in Offices, Classroom, Focus Rooms; resilient flooring at support spaces. Include materials that reduce reverberation time.
- Writeable surfaces and tackable wall; mobile whiteboards to support small-group instruction.
- Use calming colors and dimmable lighting strategies with high color rendering index (CRI 85+), balanced with natural daylighting.
- Utilize carpet flooring for whole-group area and resilient flooring near the sink and doors.
- Technology and equipment; same as in Classroom.

ACTIVITIES

- Individualized learning, student-centered planning
- Specialized training or support
- Use of assistive equipment and/or devices
- Development and improvement of skills (communication, language, motor)
- Consultation, tutoring and meetings
- Assessment and instruction in the least restrictive environment

SPECIAL EDUCATION

SPACE DIAGRAM

LEARNING CENTER

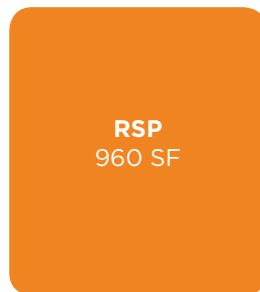


SDC MOD/ SEVERE (SELF-CONTAINED)



RSP

Locate with
General Ed
Classrooms.



OT



MAKERSPACE / STEAM LAB

DESIGN OBJECTIVES

Student-centered, open and engaging space with a sense of discovery; inspire curiosity and exploration. A space where students can be innovative and messy. Utilize building and landscape features to create learning opportunities.

Classroom extends to the outdoors. Provide shaded areas. Consider an outdoor use sink and landscape features that encourage exploration and experimentation (e.g. garden, texture and terrain, shade and shadow). Provide furnishings that support activities.

Design flexible and adaptable space that can be used to support a variety of programs depending on the need.

Include multiple sinks for ease of clean up.

Direct access to a lockable room to store materials and on-going projects. Include storage cabinets/ slat wall system / open shelving for easy access of supplies.

Incorporate areas for display of student work (physical and digital).

Makerspace shall be located adjacent to the Library. It should be a non-scheduled space accessible to all students to use as a resource. Furnish with large work tables, tools and equipment such as 3d printers. Include storage of various materials.



SPATIAL FEATURES

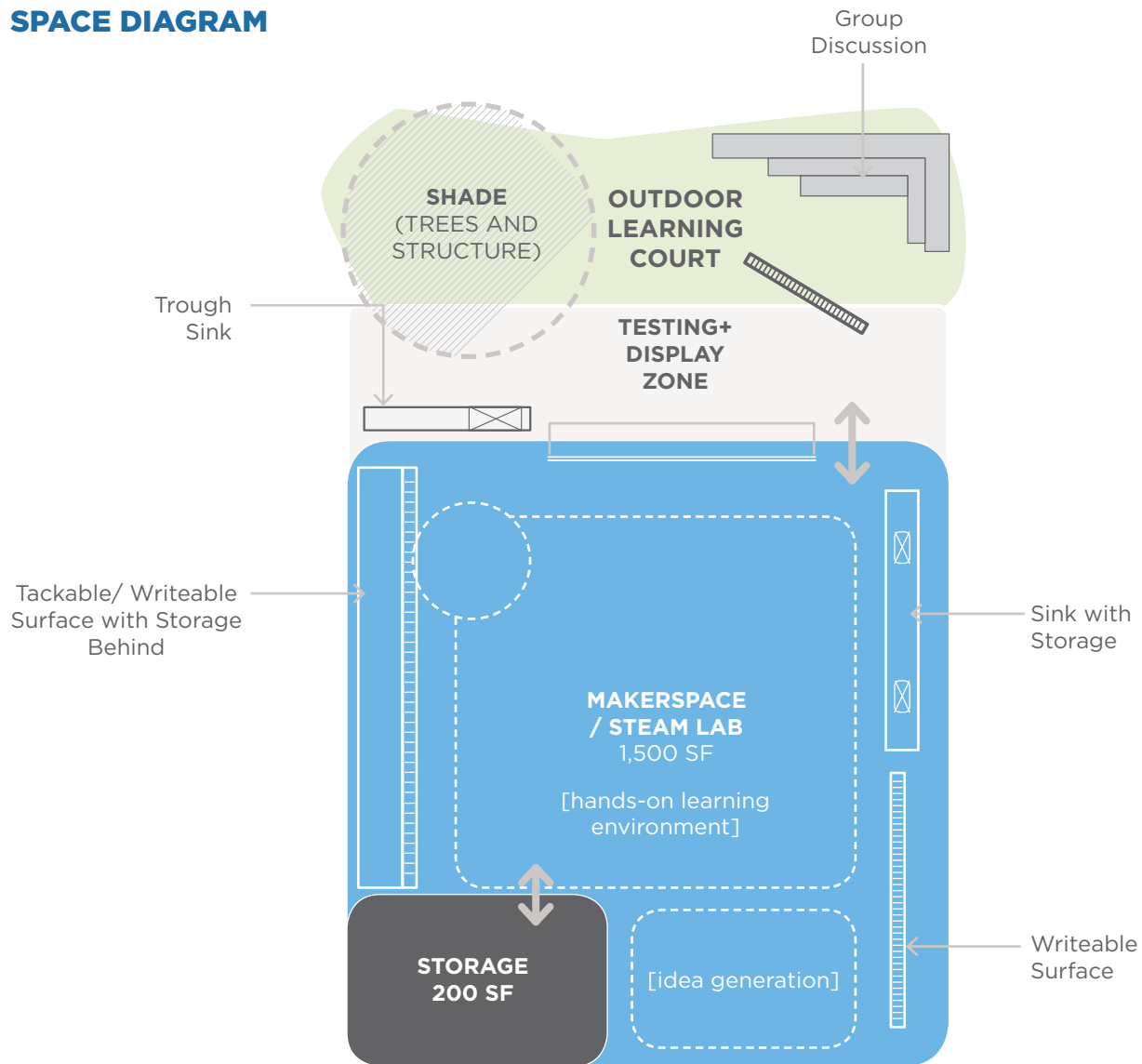
- High and open ceilings, may have exposed structure, bright with natural daylighting.
- Varied, easily moveable furniture sized appropriately for student ages. Include large group work tables with mobile markerboards.
- Include finish materials that can absorb sound and decrease reverberation time to mitigate noisy, concurrent activities.
- Easy to clean flooring (e.g. resilient or polished concrete).
- Integrated technology to support teacher mobility, using a wireless connection to link the teacher's laptop to a screen. Multiple projection surfaces / interactive screens.
- Flexible and ample data/ power outlets, consider power cord reels at ceiling for flexibility of classroom configurations.

ACTIVITIES

- Exploration, active and interactive learning
- Instructional demonstrations, group and individual work
- Building, crafting, science experimentation and exploration
- Outdoor exploration
- Hands-on and project based learning in the areas of Science, Technology, Engineering/ Robotics and Math
- Showcase, display and presentation of student work
- Corporate workshops for students to connect practical, real world learning

MAKERSPACE / STEAM LAB

SPACE DIAGRAM



ORGANIZATION

Locate adjacent to Library in a location central to campus to be accessed by all students.

SCIENCE

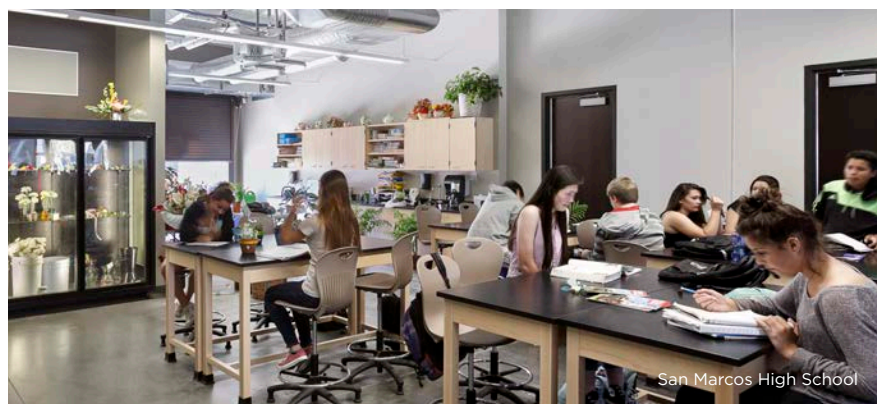
DESIGN OBJECTIVES

Student-centered, open and engaging space with a sense of discovery; inspire curiosity and exploration. A space where students can be innovative, inquisitive and messy. Utilize building and landscape features to create learning opportunities.

Where possible, classroom extends to the outdoors. Provide shaded areas. Consider an outdoor use sink and landscape features that encourage exploration and experimentation (e.g. garden, texture and terrain, shade and shadow). Provide furnishings that support activities.

Include multiple sinks (coordinate number with District) for ease of clean up.

Direct access to a lockable Storage Room and Prep Room to store science teaching materials. Include storage cabinets, science laboratory casework with epoxy resin countertops.



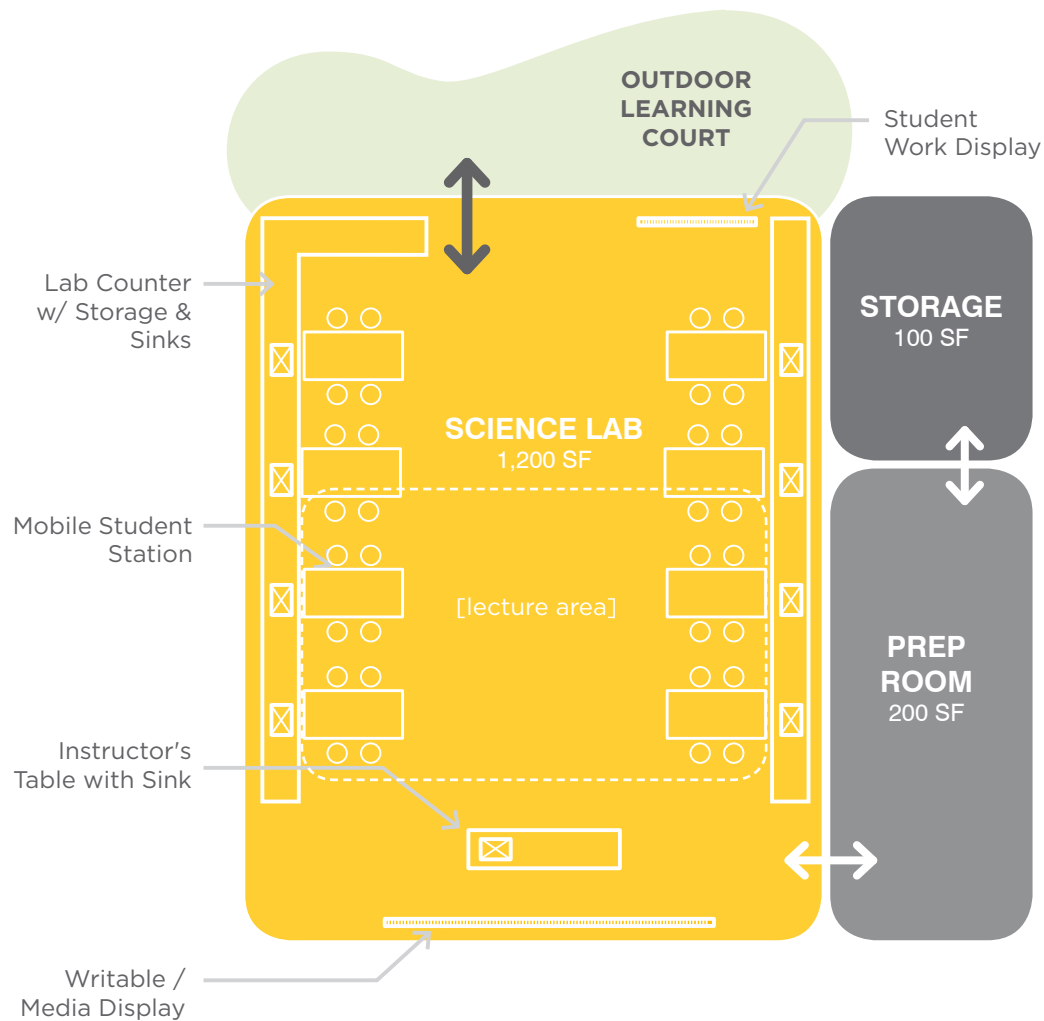
SPATIAL FEATURES

- High and open ceilings, may have exposed structure, bright with natural daylighting.
- Built in perimeter casework with sinks. Include mobile small group work tables.
- Include acoustical ceiling and finish materials that can absorb sound and decrease reverberation time.
- Easy to clean flooring (e.g. resilient or polished concrete).
- Integrated technology to support teacher mobility, using a wireless connection to link the teacher's laptop to a screen. Multiple projection surfaces / interactive screens.
- Flexible and ample data/ power outlets, consider power cord reels at ceiling for flexibility of classroom configurations.

ACTIVITIES

- Hands-on and project based learning; science experimentation, exploration, investigation, observation and analysis
- Lab demonstration and instruction
- Exploration, active and interactive learning
- Instructional demonstrations, group and individual work
- Outdoor exploration
- Display and presentation of student work

SPACE DIAGRAM



ORGANIZATION

Cluster Science, Engineering/ Robotics, Math programs together with Science to facilitate integration and application of subjects

MUSIC

DESIGN OBJECTIVES

Create an environment that encourages exploration, imagination and passion.

Practice rooms provide smaller areas for students to collaborate in and focused individual practice.

Evaluate and provide adequate storage needs for wardrobe, music and instruments.

Design rooms with flexibility in mind to adapt to changing program needs.

Provide secured instrument storage of varied sizes.



SPATIAL FEATURES

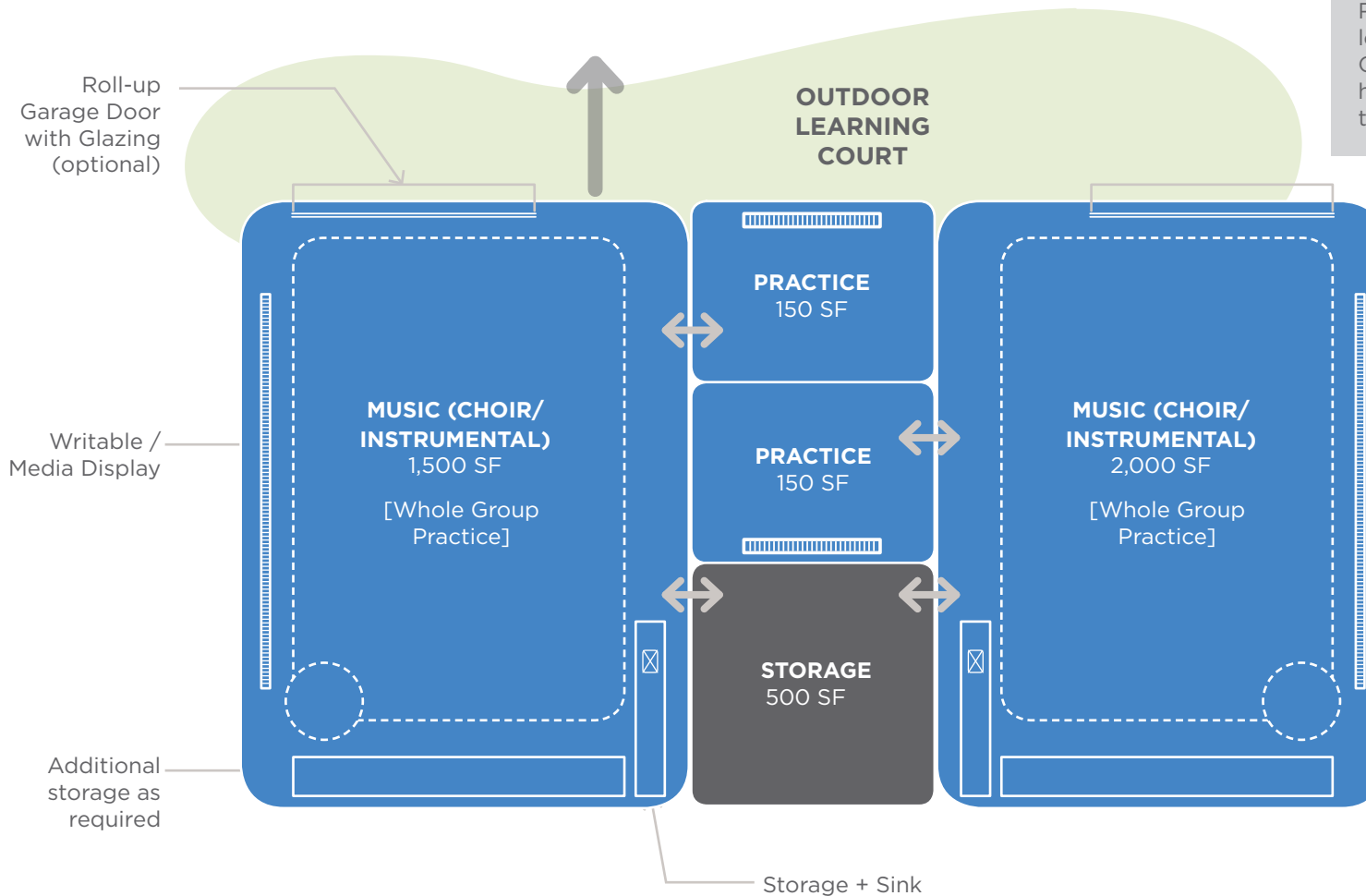
- Include easily movable / storable chairs and music stands.
- Finishes should contribute to the acoustical qualities of the space. Include finish materials that can absorb sound and carpet flooring.
- Writeable surfaces and tackable wall; mobile whiteboards to support small-group instruction. Wall gallery for student work display. Slat-wall system for easy access, organized tools/ supplies.
- Include a sink for easy cleanup.
- Technology and equipment; same as in Classroom. Include ability to record voices and instruments with playback capabilities.
- Finishes should contribute to the acoustical qualities of the space while allowing the display of student work (tackable material) and writable surfaces.

ACTIVITIES

- Creating and collaborating
- Performance rehearsing
- Large group, small group, and individual practice
- Small group practice / ensemble
- Large group instruction and demonstration
- Developing technical abilities and improvisation techniques

MUSIC

SPACE DIAGRAM



ORGANIZATION

Music and Band Classrooms shall be ideally located near the Multipurpose Room. Rooms shall not be located near other Classrooms and shall have proper acoustic treatment.

LIBRARY

DESIGN OBJECTIVES

The Library is seen as the center of activities; a place that students and staff can access for resources and various functions. Locate central to campus. Consider before/after school hours access for students and community; after school clubs and community meetings.

Create variety of spaces / zones to support multiple, concurrent activities and allow for diverse sized groups. Separate 'quiet' focused study zones from louder, open spaces while maintaining easy supervision across the space.

Space to create content; green screen located in it's own space but adjacent to the Library.

Makerspace is a non-scheduled space with tools such as 3d printers and technology students can access for project based type learning. The space should be able to open up to the Library, and can be used for class instruction.

A Multi-Use Room allows students to do focused activities and can be used for green screen or staff meetings / conference.

Outdoor areas shall be seen as an extension to the indoor learning environment.



SPATIAL FEATURES

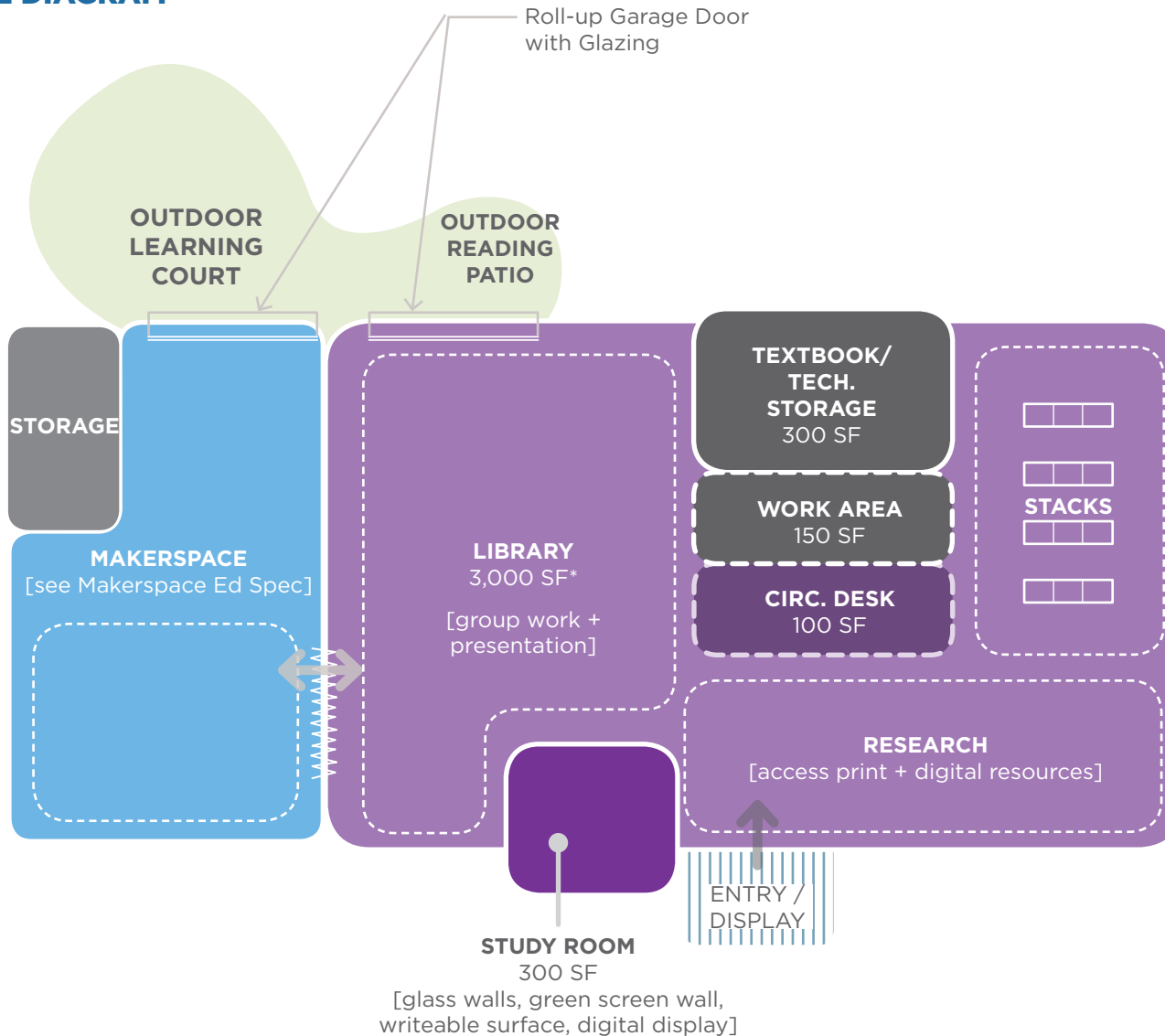
- Open, bright spaces with natural daylighting and high ceilings. An inviting, 'cafe-like' space where students want to go.
- Consider scale appropriate for age of students; lower shelving for ease of student access. Mobile shelving for flexibility.
- Flexible, varied, easily movable seating and tables; comfortable, soft seating with access to power and wireless technology.
- Finishes to accommodate activities and contribute to acoustic qualities; include materials that absorb sound. Carpet flooring for whole-group area and resilient flooring at storage and workroom.
- Integrated technology with wireless access throughout. Include LED interactive displays, projector and screen at large gathering area, and AV system with broadcasting.

ACTIVITIES

- Research, quiet reading, group instruction, individual / small group work/ study, technology exploration
- Access information and create content
- Quick find information and long-term, deeper understanding activities
- Professional development, community meetings, after school club meetings
- Display student work and learning / informational material

LIBRARY

SPACE DIAGRAM



ORGANIZATION

Locate central to campus to serve as a 'hub' and resource center for all students.

Library adjacencies with Makerspace.

*Square footage based on 3 sf / student.

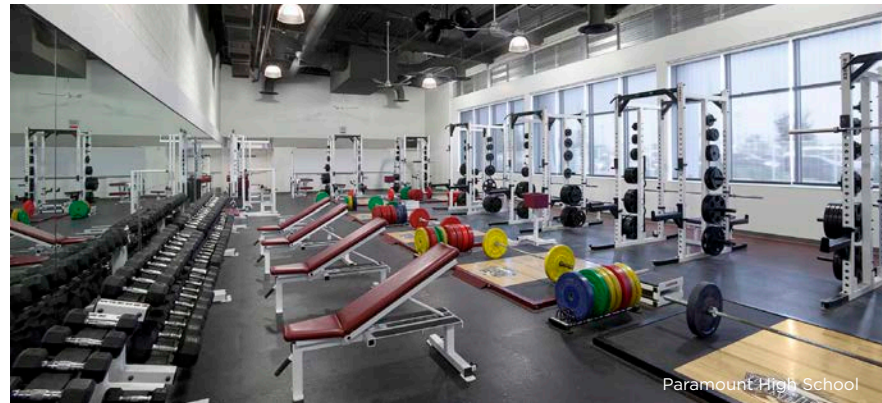
FITNESS

DESIGN OBJECTIVES

Open, flexible space with high ceilings and good ventilation.

An indoor fitness room which provides more opportunities for different activity offerings to support a more diverse PE program.

To be used in conjunction with outdoor playfields, hardcourts to provide a variety of spaces in which fitness education can occur.



SPATIAL FEATURES

- Open to structure, high ceiling, natural daylight space.
- Incorporate ceiling that absorbs sound.
- Impact resistant gypsum board wall finishes.
- Sports flooring.
- Proper ventilation and exhaust system.
- Rollup door to open up space to exterior hardcourts.
- Shaded outdoor area to provide flexible use to support indoor and outdoor fitness activities.

ACTIVITIES

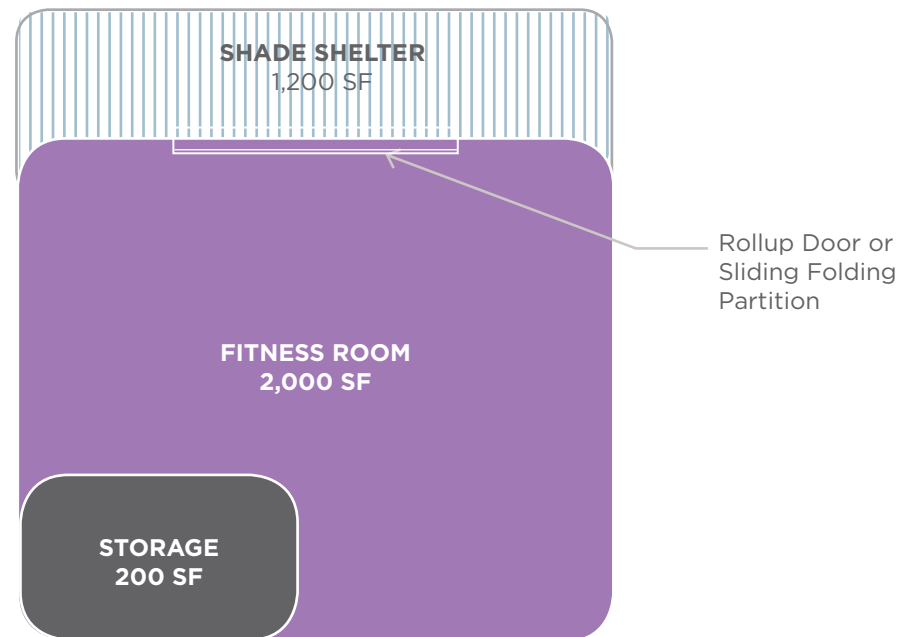
- Support physical education activities / fitness
- Aerobics, crossfit activities
- Physical education classes
- Recreational fitness activities
- Community activities

FITNESS ROOM

SPACE DIAGRAM

ORGANIZATION

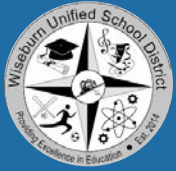
Locate facilities adjacent hardcourts and playfields to support physical education activities.





4

PROGRAM COSTS & PRIORITIES



Wiseburn Unified School District

BUDGET DEVELOPMENT

The following comments are intended to lend understanding to the development of the budgets included in the Facilities Master Plan, and what steps should be taken beyond this study as the District continues planning for future facilities.

Project budgets have been developed for each Elementary and Middle School sites based on program and campus needs identified by District and school site stakeholders during the Facilities Master Plan process. Each budget contains a breakdown based on the (15) scope categories, with associated areas, unit costs, construction costs and soft costs which result in a total project cost for each campus.

The total project cost includes the total costs to construct the project with the following markups and soft costs applied to the construction unit costs. It should be noted that all total project costs outlined in the Facilities Master Plan are in 2022 dollars. Upon inception of each proposed facilities modernization or new construction project the cost for each scope of work should be escalated to the anticipated mid-point of construction as a project scope and schedule are identified in consultation with District staff and the Board of Trustees.

MASTER PLAN COST SUMMARY

The following pages outline the master plan and school site costs for each of the educational and district facilities in the Wiseburn Unified School District. These total costs represent the entire need identified for each school site based on input during the master planning process from the Planning Committee, the Facilities Master Plan Committee and the individual School Site Committees.

EXCLUSIONS

The budgets developed for this Facilities Master Plan include construction costs and soft costs for the scope of work identified in this study, based on information known by the District, LPA and our cost estimating consultant HL Construction Management at this time. The following costs are not included:

- Utility and City Connection Fees, off-site improvements, traffic signals or re-striping is not included in these budgets. These requirements and costs are subject to change regularly by the City or utility companies, and are best identified early in project development.
- No land acquisition costs have been included in these budgets, and should be considered separately.
- No hazardous materials surveys, asbestos or lead paint abatement or monitoring costs are included in these budgets for renovation work on existing buildings. Also not included are any surveys or removal of contaminated or unsuitable soils on existing or new sites.
- Phasing and interim housing/facility costs are not included in these budgets. These costs should be determined once an implementation plan is developed, including a project schedule and phasing plan for the individual projects.

Construction Cost Mark-ups:	% Mark-Up
General Contractor, Overhead & Profit	15.00%
Escalation	0.00%
Bonds & Insurance	2.00%
Design/Phasing Contingency	10.00%
<hr/>	
Subtotal Mark-ups (Compound)	27.00%
Soft Cost Mark-ups:	
Architect/Engineer Design Fee	10.00%
DSA Plan Check Fee	0.75%
Printing/Advertising	0.05%
Test/Survey	1.25%
Inspection	1.25%
Project Management Fees	5.00%
Project / Construction Contingency	5.00%
Relocation Costs	0.80%
Labor Compliance	0.25%
Builders Risk Insurance	0.80%
Legal	0.03%
Commissioning	0.08%
FF&E (Other than Classroom)	4.00%
Other Miscellaneous Consultants	4.00%
<hr/>	
Subtotal Soft Costs (Additive)	33.26%
(75% Construction/25% Soft Cost Scenario)	

COSTS BY SCHOOL SITE

SCHOOL SITES

Campus Name	Cost (2022\$)
1. Juan de Anza Elementary	\$16,132,000
2. 138th Street School	\$16,520,000
3. Juan Cabrillo Elementary	\$17,916,000
4. R.H. Dana Middle School	\$32,771,000
School Sites: Total Construction / Project Cost (2022 \$)	\$83,339,000

OTHER SITES

Site Name	
5. Del Aire Site - Playfields	\$10,704,000
6. Del Aire Site - School	\$8,422,000
7. 135th & Aviation - Playfields	\$12,801,000
Other Sites: Total Construction / Project Cost (2022\$)	\$31,927,000

Total Construction / Project Cost (2022\$)	\$115,266,000
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Deductive Alternate #1 - Natural grass field at Dana MS in lieu of Synthetic Fields	(1,540,000)
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Deductive Alternate #2 - Natural grass field at 135th & Aviation Site in lieu of Synthetic Fields	(1,848,000)
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THE FOLLOWING ITEMS ARE EXCLUDED FROM THESE BUDGETS:

- Utility hook-up fees & City Connection fees
- Off-site work & traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2022\$)

Costs reflected herein include a combination of repair needs and long-term visioning:

- Repair and replacement costs identified in the Facility Needs Assessments
- Campus improvements to align with the district's vision as developed through extensive stakeholder engagement and the Educational Specifications (long-term visioning)

4.2 TOTAL PROGRAM COST SUMMARY

PROGRAM COSTS & PRIORITIES

COSTS BY SCOPE

	SCHOOL SITES							
	JUAN DE ANZA ES	138TH SCHOOL	JUAN CABRILLO ES	R.H. DANA MIDDLE SCHOOL	DEL AIRE PLAYFIELDS	DEL AIRE SCHOOL	135TH & AVIATION PLAYFIELDS	TOTAL PROJECT COST (2022\$)
1. Modernization of Existing Classrooms	\$1,972,000	\$1,759,000	\$1,882,000	\$2,581,000	\$-	\$2,758,000	\$-	\$10,952,000
2. Reconfigure Classrooms/ Shared Collaboration Spaces	\$364,000	\$-	\$306,000	\$732,000	\$-	\$-	\$-	\$1,402,000
3. New Construction (Classrooms)	\$2,091,000	\$3,117,000	\$5,313,000	\$1,929,000	\$-	\$-	\$-	\$12,450,000
4. Maker/ STEM, Science, Arts & Elective Spaces	\$1,245,000	\$939,000	\$978,000	\$9,925,000	\$-	\$-	\$-	\$13,087,000
5. MPR & Food Services	\$163,000	\$-	\$79,000	\$744,000	\$-	\$-	\$695,000	\$1,681,000
6. Library Spaces	\$-	\$846,000	\$-	\$446,000	\$-	\$-	\$-	\$1,292,000
7. Administration, Staff Support, Student & Counseling Svcs.	\$458,000	\$3,022,000	\$-	\$-	\$-	\$1,039,000	\$-	\$5,519,000
8. Existing Building Systems, Toilets, Improved Energy Efficiency	\$4,453,000	\$1,309,000	\$3,764,000	\$5,132,000	\$979,000	\$2,125,000	\$-	\$17,762,000
9. Site Utilities	\$63,000	\$489,000	\$-	\$461,000	\$1,021,000	\$399,000	\$2,070,000	\$4,503,000
10. Safety & Security	\$1,223,000	\$860,000	\$402,000	\$821,000	\$-	\$1,013,000	\$536,000	\$4,855,000
11. Campus Arrival: Parking, Drop-off and Entry Plaza	\$297,000	\$406,000	\$392,000	\$723,000	\$-	\$544,000	\$2,038,000	\$4,400,000
12. Outdoor Learning Environments & Quads	\$596,000	\$141,000	\$1,111,000	\$282,000	\$-	\$136,000	\$-	\$2,266,000
13. Exterior Play Spaces, Playfields & Hardcourts	\$487,000	\$822,000	\$1,127,000	\$5,583,000	\$8,704,000	\$-	\$7,462,000	\$24,185,000
14. Flexible Furniture	\$919,000	\$674,000	\$827,000	\$1,072,000	\$-	\$-	\$-	\$3,492,000
15. Technology Infrastructure and Equipment	\$1,801,000	\$1,136,000	\$1,735,000	\$2,340,000	\$-	\$408,000	\$-	\$7,420,000
TOTAL PROJECT COST (2022\$)	\$16,132,000	\$16,520,000	\$17,916,000	\$32,771,000	\$10,704,000	\$8,422,000	\$12,801,000	\$115,266,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Temporary classrooms
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2022\$)

Costs reflected herein include a combination of repair needs and long-term visioning:

- Repair and replacement costs identified in the Facility Needs Assessments
- Campus improvements to align with the district's vision as developed through extensive stakeholder engagement and the Educational Specifications (long-term visioning)

4.2 TOTAL PROGRAM COST SUMMARY

PROGRAM COSTS & PRIORITIES

POTENTIAL FUNDING SUMMARY

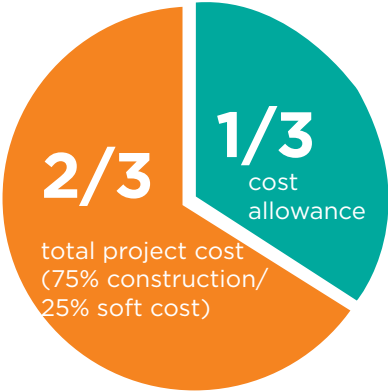
LPA, along with our cost estimator HL Construction, calculated the total cost for all proposed improvements is \$115,266,000 in 2022 dollars. This total is inclusive of both hard construction and program planning soft costs at a 75% / 25% ratio.

In master planning, the educational program goals and school site facilities needs identified are comprehensive in nature and are above the District’s current ability to fund in their entirety. In the future, the District will need to engage their funding consultant to develop a funding scenario for the Facilities Master Plan. When looking at all local, State and voter approved options the District has currently identified an estimated range amount of approximately \$97.4 - \$132.4 million that could be available to fund the program. These dollars would need to be spread across the entire six to ten year duration of the program implementation. As a rule of thumb, LPA suggested that no more than two-thirds of the funding should be allocated to proposed projects in 2022 dollars. The remaining one-third would be set aside for escalation, interim housing, unknown off-site costs and as a contingency for the facilities improvement program. This results in a total of \$66 - \$90 million available to the District to prioritize for Phase One of the program.

As funding becomes available, the District will be able to reference and utilize the data within this Facilities Master Plan to align the total program costs with the available dollars and also create a list of projects based on the priorities determined from the stakeholders in this process. See results on the following pages. In the future, the District will also need to engage a polling consultant to conduct a poll of the community.

Total FMP Need	\$115,266,000
Developer Fees (average collection per year x 10 years)	\$1,000,000
General Funds/ Deferred Maintenance Set Aside (set aside for maintenance & operations per year x 10 years)	\$1,000,000
Fund 25 Balance (Capital Facilities Fund - Balance encumbered for existing projects)	\$0
State School Facilities Program (dollar value of current applications submitted to OPSC) (remaining State eligibility - modernization)	\$900,000 \$4,523,000
Future General Obligation Bond (District bonding capacity range)	\$90 - 125M

TOTAL POTENTIAL FUNDING	\$97,423,000 - \$132,423,000
FUNDING AVAILABLE FOR PROJECTS	\$66,031,000 - \$90,000,000



Note: 2/3 of the program budget allocated to projects in (2022\$). Remaining 1/3 to be used as a cost allowance to cover escalation to mid-point of construction, interim housing costs, offsite issues and as an overall program contingency.

FACILITIES MASTER PLAN COMMITTEE PRIORITIZATION (2022)

District Wide Scopes of Work

FMPC SCOPE PRIORITIES

1. [13] Exterior Play Spaces, Playfields & Hardcourts
2. [04] Makerspace/STEM/ Science, Art & Electives
3. [12] Outdoor Learning Environments & Quads
4. [10] Safety and Security

01. Modernization of Existing Classrooms	4		
02. Reconfigure Classrooms/ Shared Collaboration Spaces	0		
03. New Construction (Classrooms)	2		
04. Makerspace/ STEM/ Science, Art & Elective Spaces	12		2
05. Multipurpose Room (MPR) & Food Service	3		
06. Library Spaces	6		
07. Administration, Staff Support, Student & Counseling Services	3		
08. Existing Building Systems, Toilets and Improved Energy Efficiency	3		
09. Site Utilities	0		
10. Safety and Security	7		4
11. Campus Arrival: Parking, Drop-off & Entry Plaza	2		
12. Outdoor Learning Environments & Quads	9		3
13. Exterior Play Spaces, Playfields and Hardcourts	20		1
14. Flexible Furniture	0		
15. Technology Infrastructure & Equipment	9		3

4.3 PRIORITIZATION PROGRAM COSTS & PRIORITIES

District Wide Scopes of Work

1. 135th & Aviation - Playfields
2. 138th Street School
3. Juan Cabrillo Elementary
4. R.H. Dana Middle School

01.	Juan de Anza Elementary	2	
02.	138th Street School	8	
03.	Juan Cabrillo Elementary	7	
04.	R.H. Dana Middle School	6	
05.	135th & Aviation - Playfields	10	
06.	Del Aire - Playfields	3	
07.	Del Aire - School	5	

Juan de Anza Elementary

4.3 PRIORITIZATION

PROGRAM COSTS & PRIORITIES

138th Street School

4.3 PRIORITIZATION

PROGRAM COSTS & PRIORITIES

Juan Cabrillo Elementary

4.3 PRIORITIZATION

PROGRAM COSTS & PRIORITIES

R.H. Dana Middle School

4.3 PRIORITIZATION

PROGRAM COSTS & PRIORITIES

SCHOOL SITE PRINCIPALS' INITIAL PRIORITIZATION (2020)

The following is a list of needs/scope-of-work priorities that the Principal of each school site noted at the initial start of the Facilities Master Plan process. Each principal was interviewed and walked the site with the Planning Team to discuss the needs and initial thoughts on the future vision of the school. These priorities and vision were further discussed and vetted along the process.

ELEMENTARY SCHOOLS

Juan de Anza Elementary

1. Safety - electronic door locks and lobby entry; single point of entry. [10]
2. More office space, conference space, pull out space for student support. [07]
3. Two classroom spaces for specialty programs: Makerspace/ Art/ Music. [04]

138th Street Elementary

1. General comprehensive modernization of Classrooms [01]
2. Expand offices, dedicated spaces for student support services staff (e.g. Counselors, Speech, Psych) [07]
3. Safety barrier at front entry [11]

Juan Cabrillo Elementary

1. Safety - repair problem gates and locks [10]
2. Media Lab/ Makerspace [04]
3. Flexible furnishings to support Next Generation learning [14]

MIDDLE SCHOOL

Richard Dana Middle School

1. Re-image Library to a Library/Makerspace/ Innovation Lab [06]
2. Flexible furnishings to support Next Generation learning [14]
3. Outdoor learning courtyards with shade [12]

OTHER SCHOOLS

Da Vinci Schools Programs

1. Multipurpose Room (MPR) or large group gathering space [G]
2. Future virtual high school/ college course program - need Administrative space
3. Prefer DVX space near other DV Schools programs (currently moving to Rosecrans) [A]

OVER-ARCHING FOCUS GROUP NEEDS (2020)

The following is a list of needs/scope-of-work priorities that District leadership representatives from each of these groups noted in the focused topic interviews at the beginning of the process.

FOCUS GROUPS

PreSchool/ CDC

- Centralized PreSchool to free up Classroom space at elementary schools.
- Need more space to implement full day program - a desire by the community.
- PreSchool program is in high demand

Special Education

- Support staff spaces needed
- Implement Learning Center model at each school site
- Accommodation for Mod/Severe students to be able to support our students in the future - SELPA is removing many programs that are currently supporting our District's students.
- Life Skills space at SLC.

Technology

- Upgrade infrastructure for future.
- Students are already 1 to 1 with Chromebooks.
- Upgrade WiFi and add WiFi to outdoor areas.
- Upgrade classroom AV to flatscreens on multiple walls.
- Upgrade PA/Clock system to IP-based system.
- Add EMS.
- Install backup battery at each school for emergencies.
- Add fiber drop dedicated to 138th Street School (currently tied to Dana Middle School, which creates issues when system goes down).
- Upgrade AV systems at Multipurpose Rooms (MPR).
- Upgrade WiFi and add WiFi to outdoor areas.

4.3 PRIORITIZATION

PROGRAM COSTS & PRIORITIES

TEACHER SURVEY PRIORITIZATION (2020)

All School Site Scopes-of-Work

TEACHER SCOPE PRIORITIES

1. [01&03] Modernization of Existing Classrooms/ New Construction (Classrooms)
2. [12] Outdoor Learning Environments & Quads
3. [02] Reconfigure Classrooms/ Shared Collaboration Spaces
4. [04] Makerspace/ STEM/ Science, Art & Elective Spaces

	Juan de Anza ES	138th Street School	Juan Cabrillo ES	R.H. Dana MS
01. Modernization of Existing Classrooms				
02. Reconfigure Classrooms/ Shared Collaboration Spaces				
03. New Construction (Classrooms)				
04. Makerspace/ STEM/ Science, Art & Elective Spaces				
05. Multipurpose Room (MPR) & Food Service				
06. Library Spaces				
07. Administration, Staff Support, Student & Counseling Services				
08. Existing Building Systems, Toilets and Improved Energy Efficiency				
09. Site Utilities				
10. Safety and Security				
11. Campus Arrival: Parking, Drop-off & Entry Plaza				
12. Outdoor Learning Environments & Quads				
13. Exterior Play Spaces, Playfields and Hardcourts				
14. Flexible Furniture				
15. Technology Infrastructure & Equipment				

This survey was conducted through Survey Monkey in late October/ early November of 2019.

The purpose of the survey was to gather feedback from teachers on how the existing facilities can be improved to better support their needs and the needs of students. The survey also assessed what their top priorities were in terms of improving school facilities.

"A variety of learning areas: indoor/outdoor, quiet places where students can read/reflect, areas where students can be messy & active & a bit loud, areas where students can let loose and play, areas where students can access and use technology...not just in one place, but maybe roam & rove around the room on learning adventures & activities."

"I believe our school buildings are already the best in the South Bay."

"First priority is student safety, second priority would be active learning environments that get kids out of their traditional desks/ chairs for 85 min. third priority would be appropriate integration of technology to prepare students for what they will need HS/ College/ Careers."

"...creating a central quiet workspace for students to work on making up work, finishing a test, etc. Similar to DaVinci campuses."

"Functioning technology and updated wifi."

"Flexible seating options for my students and access to technology has increased learning and work space and has made transitions in the classroom easier."

"I would love an area outside with covering that I could send students outside in pairs or groups that is covered with shade and in good view from the classroom."

67
Respondents

4.3 PRIORITIZATION PROGRAM COSTS & PRIORITIES

CLASSIFIED STAFF SURVEY PRIORITIZATION (2020)

All School Site Scopes-of-Work

TOP PRIORITIES FOR IMPROVEMENT

- 1. [07] Administration, Staff Support, Student & Counseling Services
- 2. [08] Existing Building Systems, Toilets and Improved Energy Efficiency
- 3. [15] Technology Infrastructure & Equipment

This survey was conducted through Survey Monkey in November of 2019.

The purpose of the survey was to gather feedback from classified staff including administrators, counselors, librarian staff on how the existing facilities can be improved to better support their needs.

CLASSIFIED STAFF PRIORITIES IN DETAIL

- A safe working and learning environment
- Ability to control different features within working environment
- Technology is up to date
- Secured storage space
- A place to store person items
- Sufficient storage space
- The facility is conducive to encourages collaboration
- More office space

“Secure entry into office for the safety of all students and staff.”

“More office space, we seem to run out of places to hold meetings at times, build some type of barrier by the office area to the main hallways.”

“Designated quiet area for classroom/homework completion. Maybe in a spare space of campus.”

16
Respondents

SCHOOL SITE COMMITTEE PRIORITIZATION (2020)

All School Site Scopes-of-Work

SSC SCOPE PRIORITIES

- [04] Makerspace/ STEM/ Science / Art / Elective Space
- [06] Library Spaces

	Juan de Anza ES	138th Street School	Juan Cabrillo ES	R.H. Dana MS
01. Modernization of Existing Classrooms				
02. Reconfigure Classrooms/ Shared Collaboration Spaces				
03. New Construction (Classrooms)				
04. Makerspace/ STEM/ Science, Art & Elective Spaces				
05. Multipurpose Room (MPR) & Food Service				
06. Library Spaces				
07. Administration, Staff Support, Student & Counseling Services				
08. Existing Building Systems, Toilets and Improved Energy Efficiency				
09. Site Utilities				
10. Safety and Security				
11. Campus Arrival: Parking, Drop-off & Entry Plaza				
12. Outdoor Learning Environments & Quads				
13. Exterior Play Spaces, Playfields and Hardcourts				
14. Flexible Furniture				
15. Technology Infrastructure & Equipment				

SCHOOL SITE PRIORITIES

Juan de Anza Elementary

- MPR flooring and leaky roof.
- Safety - fencing and entry lobby improvements.
- New Flexible Lab/ Makerspace.

138th Street School

- New administration building.
- More CDC space.
- Library and Makerspace.

Juan Cabrillo Elementary

- Shade at Kindergarten play area.
- Additional parking.
- Student Quad and Makerspace.

R.H. Dana Middle School

- Fitness room addition.
- Music Room/ Project Lead the Way (PLTW) expansion.
- Library re-image and Makerspace.

4.3 PRIORITIZATION

PROGRAM COSTS & PRIORITIES

BOARD WORKSHOP PRIORITIZATION (2022 UPDATE)

PROCESS

May 26, 2022

LPA presented the results of the draft FMP Update to the Board of Trustees at a special workshop. The targets of the workshop were established at the start of the meeting:

- To receive Board of Trustee feedback on the various components of the Facilities Master Plan.
- To develop an understanding of the Board priorities for facility improvements while aligning with the input from the District and Community stakeholders.
- To gain approval/acceptance of the FMP by the Board of Trustees in June 23, 2022.

The presentation reviewed the results from the facilities master plan committee town hall held on April 25th, 2022 and how these results compared to the 2020 facilities master plan stakeholder priorities which were culminated from the following groups:

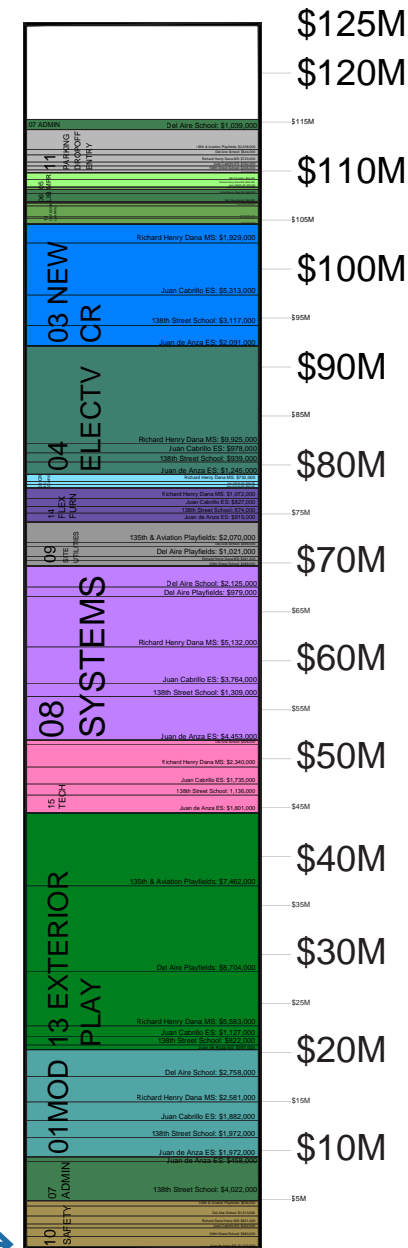
- Principal Interviews
- Teacher Survey
- Classified Staff Survey
- School Site Committee Priorities
- FMP Committee Priorities

The next step was to capture the priorities of all members of the district's Board of Trustees. During this in-person meeting, the Board members participated in an exercise to fill a thermometer starting with the highest priority at the bottom. At this time, it is undetermined the bond dollar amount the District may be pursuing in the future. The scopes of work were prioritized without matching to an exact total availability of funds. Also it was noted that scopes were prioritized by the general category, and sites listed within the category are not necessarily in the order of prioritization. This will be determined in more detail in an implementation plan as funding becomes available.

See next page for scope categories listed in priority.

Priorities:

Highest Priority →



4.4 BOARD WORKSHOP PRIORITIZATION PROGRAM COSTS & PRIORITIES

BOARD PRIORITIZATION (2022)

PRIORITIES

The Board chose to rank priorities by scope of work categories. The following were the results:

10	Safety and Security
07	Administration, Staff Support, Student & Counseling Services (138th & Anza Only)
01	Modernization of Existing Classrooms
13	Exterior Play Spaces, Playfields and Hardcourts
15	Technology Infrastructure & Equipment
08	Existing Building Systems, Toilets and Improved Energy Efficiency
09	Site Utilities
14	Flexible Furniture
02	Reconfigure Classrooms/ Shared Collaboration Spaces
04	Makerspace/ STEM/ Science, Art & Elective Spaces
03	New Construction (Classrooms)
12	Outdoor Learning Environments & Quads
05	Library Spaces
06	Multipurpose Room (MPR) & Food Service
11	Campus Arrival: Parking, Drop-off & Entry Plaza

BOARD PRIORITIZATION (2022)

DISCUSSION

The following reflects the Board of Trustee's thoughts in terms of prioritization of scopes:

Safety, Functionality and Operations are High Priorities

As similarly discussed in the 2020 Board meeting, safety and security of students and staff remains the top priority of the District. Improvements to Administration offices and Technology were seen as related to the safety of campuses. The Board recognized that in the near future, most of the facilities will require work in order to upkeep and maintain. Learning spaces should meet a base level of function from the ability to teach and learn to the building systems, site utilities, and infrastructure. Technology is also considered as part of this basic level of functionality of spaces. The Board also recognized some of the campuses are newer and/or have had comprehensive modernizations are in better condition and therefore the older facilities would be prioritized.

Meeting Our Families' and Community's Needs

The prioritization results also reflect the results from the FMPC Townhall meeting in which the community expressed the need for playfields and therefore playfields.

A Vision for Future Students

Future projects should not only increase the site's functionality, but reflect the district's vision in teaching and learning. Improvements to campuses should take into consideration the student experience, with a focus to provide facilities that support project based/ hands on type programs including Project Lead the Way at the middle school and Makerspaces at the elementary school sites. This will allow for continuity of education and better prepare students as they matriculate from elementary, to middle, to high school.

Next Steps

With this input from the district's Board of Trustees, as funding becomes available, District Leadership will be able to utilize these guidelines to select a list of projects, aligning with an established, overall cost target.



5

SITE MASTER PLANS



Wiseburn Unified School District

SITE MASTER PLANS

This section includes an assessment of the existing conditions of the Elementary Schools, Middle School, and other sites in the Wiseburn Unified School District. Each existing site assessment includes general school information, a written description of the building and site conditions, and interior and exterior photographs. The following page shows a summary of the prioritized cost estimate and the final pages consist of diagrams showing the existing site and proposed changes.

Each section is comprised of:

- **School Photo**
 - The first image depicts the front of the school/ District support site. This image captures the first impression of the school site for the community.
- **School Information**
 - Includes information about the school facility such as address, year constructed/modernized, square footage, site size and modular classroom counts. Also included is a list of recent construction / modernization projects and upcoming projects.
- **Program & Condition Assessment**
 - Provides a description of the campus location, existing architecture and organization as well as access, adjacencies and special conditions and/or programs.
 - Includes a description of building and grounds issues identified by District Facilities staff and the Principal of the site.
- **Conditions Assessment.**
 - Includes facility needs that will support the school's educational program goals. Existing condition assessments were derived from interviews with Maintenance & Operations staff, school site Principal as well as visual observations by LPA planning team.



- **Interior and Exterior Photographs**
 - Includes representative photographs of the facility and site during LPA's site observation in June 2019.
- **Master Plan Cost Summary**
 - Includes a description of the overall costs of proposed facilities improvements.
- **Diagram of Existing Conditions**
 - Indicates existing building placement, hardscape and landscaped areas. In addition, the existing site diagram locates relevant program spaces, adjacencies and current uses.
- **Diagram of Proposed Site Master Plan**
 - Includes proposed building placement and hardscape and landscape reconfiguration, if needed. The proposed site diagram notes proposed new construction, reconfiguration of existing spaces and the modernization of all existing spaces, where eligible, to the standards outlined in the Facilities Master Plan.



NEEDS ASSESSMENT INTRODUCTION

The Facilities Needs Assessment identifies programmatic needs, functional needs, as well as overall conditions assessments based on information provided by District Maintenance and Operations staff, site reported issues and visual observations by the planning team.

Each category that was evaluated is ranked using a facilities condition category as follows:

- CATEGORY [0]: No Work.
- CATEGORY [1]: Minor Modernization.
- CATEGORY [2]: Standard Modernization.
- CATEGORY [3]: Major Modernization/ Reconfiguration/ Complete Replacement.

The following pages provide a summary overview of the assessments.

CATEGORY 0

A Category 0 Site is either newly built or had a comprehensive modernization within the last 8 - 10 years. This type of site is in generally very good condition and will need little-to-no work.

Juan Cabrillo Elementary School

The original campus was built in 1940 and was completely re-built in 2010. This is the newest school site in the district and is organized by 'finger-buildings' with exterior circulation encompassing a shared courtyard. The campus is in very good condition.

CATEGORY 1

Category 1 sites were built or reconstructed in the 2000's. These sites are mostly in good condition but may have some minor work such as patch and repair and/or paint. Light modernization or targeted scope is recommended.

Juan de Anza Elementary School

This campus, built in 2001, is comprised of a 'U-shpaed' building layout where classrooms share a common collaboration area. All circulation is interior and the building forms a singular courtyard shared by all students. The school is in good condition. There are a few portables used for before and after school programs.

R.H. Dana Middle School

R.H. Dana Middle School occupies a new site adjacent to the old site. This new campus was built in 2007 and is organized by horizontal rows of double-loaded classrooms with exterior circulation. In general, the site is in good condition.

Maintenance & Operations

The Maintenance and Operations building is located on the former R.H. Dana Middle School site. The building is a prefabricated metal building in good condition.

CATEGORY 2

A Category 2 site is generally older and may have received some minor modernizations but no comprehensive modernization. Minor modernization typically includes ADA upgrades, new doors, carpet and paint. Buildings are in adequate functioning condition.

138th Street School

Formerly known as Peter Burnett School, this school was originally built in 1955 with a new classroom building added in 2010 and a new MPR added in 2014. There have been several minor modernizations in the 1990's and early 2000's. The campus is organized along a central spine connected to four classroom wings with exterior circulation. While the campus is in function condition, a comprehensive modernization is recommended.

Success Learning Center/ Futures Plus

This program is located in a building on the former R.H. Dana Middle School site. The original school was built in the 1920's-1940's, and in general the site is in a state of disrepair. The modular building that houses this program, however, received a modernization in 2018 and two portables will be relocated to this site in 2019. The school is in functioning condition but is showing its age.

CATEGORY 0

Juan Cabrillo Elementary School

CATEGORY 1

Juan de Anza Elementary School

R.H. Dana Middle School

Maintenance & Operations

CATEGORY 2

138th Street School

Success Learning Center/Futures Plus

CATEGORY 3

Da Vinci Connect/ Rise/ Extension

Del Aire Site

CATEGORY 3

Sites in this category were built in the 1920's-1950's and have significant needs. Most of these facilities have received some minor cosmetic type upgrades but no comprehensive modernization. It appears things were replaced 'as needed'. Therefore there is a mismatch of things across the site. Many still need ADA upgrades. Comprehensive modernization and/or replacement recommended.

Da Vinci Connect/Rise/Extension

These programs are located in buildings on the former R.H. Dana Middle School site. The original school was built in the 1926/1942, and in general the site is in a state of disrepair. Da Vinci Connect, a home-school hybrid serving grades K-8, is primarily located in the buildings built in 1942. These buildings are laid out in rows with inadequately sized classrooms. The Da Vinci Rise and Extension programs are located in the 1926 building, which is a 'U-shaped' building with interior circulation. Comprehensive modernization and/or replacement is recommended.

Da Vinci Connect/Rise/Extension

The Del Aire site was originally built in 1955 at the same time as Peter Burnett Elementary with nearly identical layout. The site has been leased out to tenants for most of the last 20 years and was the home of the Da Vinci Connect/Rise/Extension programs prior to re-location to the former R.H. Dana Middle School site. Complete modernization and/or replacement is recommended.



12110 S. Hindry Ave, Hawthorne, CA 90250

EXISTING SITE INFORMATION

Year Built: 2001, (1) Portable 2018.
 Year Modernized: -
 Student Population (2018/19): 569
 Grade Levels: PreK - 5
 Number of Classrooms: 33
 Number of Modulares: 3
 Site Acreage: 8.8 acres
 Building Area: 63,440 sf

OVERVIEW

Juan de Anza Elementary School was completely re-built in 2001. It is the only K-5 elementary school in the District. Organized along a main circulation spine connected to two classroom wings, Administration office, Library and Multipurpose Room. Spaces are

connected through internal corridors. A building at the North part of the site and 3 portables on the site house the CDC program.

SITE PRIORITIES

1. MPR Flooring and Leaky Roof
2. Safety - Fence at West side of CDC and entry lobby.
3. New Flex Lab and Music space

CURRENT/UPCOMING PROJECTS

1. Paint school (2019).
2. Rubber surface at Kindergarten yard (2019).
3. Rubber surface at Elementary yard (2019).

4. Slurry parking lot (2021).
5. Roof/AC Replacement (2022).

PRINCIPAL COMMENTS

Campus Priorities

1. Safety - electronic door locks and single point of entry.
2. More office space / conference space/ small group or pull-out space for student support.
3. Two Classroom spaces for specialty programs: Makerspace / Art/ Music.

CONDITION ASSESSMENT

RATING LEGEND

CATEGORY [0] NO WORK
 CATEGORY [1] MINOR MODERNIZATION
 CATEGORY [2] STANDARD MODERNIZATION
 CATEGORY [3] MAJOR MODERNIZATION / RECONFIGURATION / COMPLETE REPLACEMENT

ASSESSMENT OF SITE

Parking

Category [1]

- Parking lot AC paving is in good condition.
- ADA drop off zone and accessible parking need truncated domes and signage. Confirm cross-slope is <2%.
- The auto drop-off zones are missing truncated domes.
- Barriers placed in fire lane
- Missing curb ramp at cross walk.

Concrete Paving

Category [1]

- General condition of paving is fair, with areas of cracked concrete and eroded joint sealant.

AC paving

Category [2]

- Ponding water occurs in a few areas across hard courts.
- Hard court area has cracking and asphalt erosion, allowing water intrusion.

Ramps and Stairs

Category [1]

- Some stair steps are missing the contrasting color stripe.

SITE AMENITIES

Shade Shelter - Lunch Canopy

Category [1]

- Existing metal type shade structure is in fair condition.
- Existing metal structure with fabric shade sail is in fair condition.

Lunch Tables and Benches

Category [0]

- Existing lunch tables and benches are in fair condition.

Drinking Fountains

- Most drinking fountains are in generally good condition.

Play Equipment

Category [2]

- Play equipment in general is in good condition. Play surfacing is in good condition.
- Ball walls, tether ball posts, and volleyball posts are in generally good condition.
- Basketball goals and posts are in generally fair condition with most needing replacement nets.
- Soccer goals in good condition.

Landscape

Category [2]

- The play field (synthetic) is fairly well maintained.
- Missing plant material.

Irrigation

Category [1]

- Irrigation system is original from 2001. No major issues.

- Irrigation rotor heads need to be adjusted to minimize overspray.

Fencing/Gates

Category [1]

- Fencing all around the campus and fields is primarily tube steel fencing that is in good condition. Chain link fence is in good condition.

ASSESSMENT OF BUILDINGS

Exterior

Overall Rating: Category [2]

Exterior Finish / Paint

Category [1]

- Exterior of the buildings are mainly concrete masonry block (CMU) and brick. These are in good condition.
- Plaster soffits at main entries and steel trellis canopies at exterior openings are also in good condition.

Door & Frames

Category [0/1/3].

- Exterior doors are primarily hollow metal in hollow metal frames. Various doors exposed to weathering are faded and showing wear and tear. [1] Some restroom doors were showing signs of corrosion and should be replaced. [3]
- Aluminum storefront doors and frames at main entries to Administration and Library are in good condition. [0]
- Site has requested electronic door locks at exterior entries.
- Interior wood doors and hollow metal frames appear in good condition. Hardware appears to be compliant.

Windows

Category [0]

- Windows are light tinted, double pane, insulated glazing.

- Aluminum storefront window frames are original, and in good condition.

Roof

Category [2]

- Roofs are single-ply PVC, original to the buildings built in 2001.
- Roof leaks have been reported by M&O as well as site staff. Source of leaks is unknown at this time; raised cupolas with clerestory windows may be a source of leaks.

ADA Compliance

Category [1]

- Constructed in 2001, restrooms appear visually compliant.
- Portable Classroom buildings will require accessibility upgrades to handrails.
- Door thresholds and door hardware generally appear to be accessible.
- There is an accessible wheelchair lift at MPR stage.
- A more detailed assessment and survey will need to be performed as projects come online.

Interior

Category [1]

- In general, the carpet flooring located at permanent and portable spaces are in good condition with normal wear and tear.
- Resilient flooring at various areas in front of Classroom sinks, storage rooms, Staff Workroom and Nurse's appear to be in good condition.
- Ceramic tile at restrooms appear to be in good to acceptable condition.
- Resilient flooring at MPR is bubbling up.
- Epoxy flooring at kitchen appears to be in good condition.
- Casework appears to be in good condition and visually compliant.
- Suspended ceilings, which is the majority of ceilings, appear to be in good to fair condition. Various areas are stained and should be

- replaced; roof leaks have been reported.
- Paint at walls appear to be in good to fair condition with normal wear. [1]

ASSESSMENT OF SYSTEMS

Site Utilities

Domestic Water

Category [1]

- The majority of domestic water mains and laterals are original to the building construction dates (2001) and should be regarded as being in fair condition.

Fire Water

Category [1]

- The majority of fire water mains and laterals are original to the building construction dates (2001) and should be regarded as being in fair condition

Gas

Category [1]

- The majority of gas mains and laterals are original to the building construction dates (2001) and should be regarded as being in fair condition.

Sewer

Category [3]

- The majority of the sewer mains and laterals are original to the building construction dates (2001) and should be regarded as being in fair condition.

Storm Drain/ Drainage

Category [2]

- Site has a reliable underground storm drain system to convey storm water flows.
- Erosion issues at East property.
- Ponding water issues at Northwest parking and South property

MECHANICAL

Overall Rating: Category [3].

Systems/ Equipment

Category [3]

- Rooftop units with gas heat. Some issues reported. 1 compressor was replaced recently. The existing mechanical systems mostly package units. They have exceeded their useful life and are in need of replacement.

Control System

Category [3]

- Mercury type thermostats are currently in use, some non-programmable and 40% on timers. There is currently no EMS system. M&O would like a full EMS system to be installed on campus.

PLUMBING

Overall Rating: Category [1].

Plumbing Fixtures

Category [1]

- Water Closets – floor mounted with automatic flush valves.
- Urinals – wall hung type is in good condition.
- Lavatories - wall hung cast formed solid surface multi-user sinks with sensor activated faucets are in good condition.
- Fixtures appear to be in good condition.
- Constructed in 2001, restrooms appear visually compliant.
- Drinking fountains are hi-low and have cane detection guardrails. They appear visually compliant.
- M&O reported that recent water testing shows there are no lead concerns.
- Note: CALGreen compliance unknown. Fixtures may need to be replaced in the next major modernization to comply with new code requirements.

Domestic Water Piping

Category [1]

- No issues reported with this system.

Water Heater

Category [0]

- No issues reported with this system.

Sanitary Sewer Piping within Buildings

Category [0]

- No issues reported with this system.

Natural Gas Piping

Category [2]

- Areas of piping are showing corrosion.

ELECTRICAL

Overall Rating: Category [1].

Power Distribution

Category [0]

- No issues were reported with this system. Main electrical located at South-East corner of site.
- IT would like backup battery installed at each site.

Panels

Category [0]

- No issues were reported with this system.

Receptacles

Category [0]

- No issues were reported with this system.

Lighting

Category [2]

- LED retrofit completed for 90% of lighting. School has emergency lighting. Need to upgrade to current standards with dimming and daylighting controls.

IT Infrastructure

Category [2]

- Currently campus has CAT6 throughout.
- Current fiber optic backbone is multimode. IT

goal is to upgrade all campuses with single-mode backbones (OS2).

- (1) gig to each campus.
- Data center for Anza, Burnett, Cabrillo, Dana and District Office located on this site.
- Currently the District has good bandwidth. No issues reported.
- Campus systems are not standardized. IT goal is to standardize structured cabling systems throughout.
- Would require more infrastructure to move to IP-based InformaCast system. Need approximately 80 new drops.

WiFi

Category [1]

- Wireless access points throughout but indoors only.
- Classroom drops/ WiFi access within the buildings are adequate. District IT goal is to add WiFi access at exterior spaces.

Technology

Category [2]

- Each building has a dedicated telecom room or IDF cabinet with A/C, grounding and bonding. (1) MDF and (1) IDF. Prefer more for less dependency.
- The site uses Chromebook carts and is 1 to 1 computer access to student ratio.
- Typical Classrooms have ceiling mounted projectors and pull down screens. Projectors installed 5 years ago, quality is not adequate.
- District would like to upgrade all classroom AV systems to large, interactive flat screens and have (2) walls with projection/ screens. Upgrade to single point connection from teacher laptop to projection and sound system. Move towards interactive technology in Classrooms. [2]

Voice

Category [0]

- Phones are VoIP.

Intercom/ PA System

Category [3]

- This is the only site in which the PA system is not IP-based InformaCast. Upgrade to IP-based system.
- Speakers are Bogen 2000 system; very outdated and need to be replaced.

Clocks

Category [3]

- This is the only site in which the clock system is not IP-based InformaCast. Existing clocks are analog. Upgrade to IP-based system.

Security Systems

Category [2]

- In Summer 2019 all sites will have MVR.
- Security cameras: All current systems are IP based security cameras. Systems are not centralized. Desire for additional cameras. No CATV.

Fire Alarm

Category [0]

- Fire alarm system is original to the 2001 campus. Buildings have automated sprinkler system. Shade structures are not sprinklered.



5.3 JUAN DE ANZA ELEMENTARY EXISTING SITE CONDITIONS



Cross slope at ADA access aisle.



Truncated dome missing.



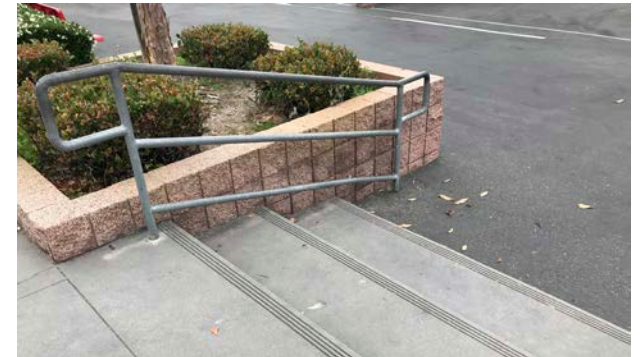
Barriers in fire lane.



Cracked concrete.



Crack asphalt paving.



Missing contrasting color at stair nosing.



Irrigation overspray.



Missing plant material.



Standing water.

5.3 JUAN DE ANZA ELEMENTARY

SITE PHOTOS



Main Quad; looking toward Library.



Typical covered walkway.



Typical Classroom Building.



Typical windows.



Child Development Center (CDC) Building.



Portable Classrooms.



Typical Classroom building elevation.



Typical building entry and drinking fountain.



Typical Restroom.

5.3 JUAN DE ANZA ELEMENTARY

SITE PHOTOS



Main entry into Administration and Library.



Staff workroom.



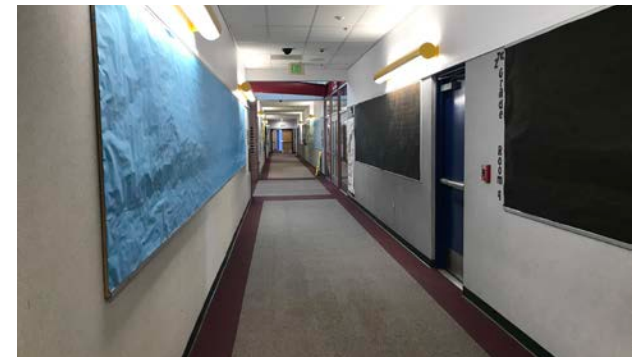
Typical Kindergarten Classroom.



Typical classroom.



Typical casework with sink in Classroom.



Typical hallway; internal circulation.



Library.



Multipurpose room.



Food service/ kitchen.

5.3 JUAN DE ANZA ELEMENTARY SITE PHOTOS

SCOPE OF WORK CATEGORIES

MASTER PLAN COST

01. Modernization of Existing Classrooms	\$	1,972,000	The following items are excluded from this budget:
02. Reconfigure Existing Classrooms / Shared Collaboration Spaces	\$	364,000	
03. New Construction (Classrooms)	\$	2,091,000	
04. Makerspace, STEM, Science, Art & Elective Spaces	\$	1,245,000	
05. Multipurpose & Food Service	\$	163,000	
06. Library Spaces	\$	-	
07. Administration, Staff Support, Student & Counseling Services	\$	458,000	
08. Existing Building Systems, Toilets & Improved Energy Efficiency	\$	4,453,000	
09. Site Utilities	\$	63,000	
10. Safety & Security	\$	1,223,000	
11. Campus Arrival: Parking, Drop-Off, Entry Plaza	\$	297,000	
12. Outdoor Learning Environments & Quads	\$	596,000	
13. Exterior Play Spaces, Playfields and Hardcourts	\$	487,000	
14. Flexible Furniture	\$	919,000	
15. Technology Infrastructure & Equipment	\$	1,801,000	
Total Construction / Project Cost (2022\$)	\$	16,132,000	

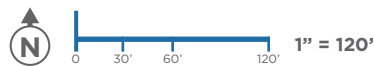
The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2022\$)



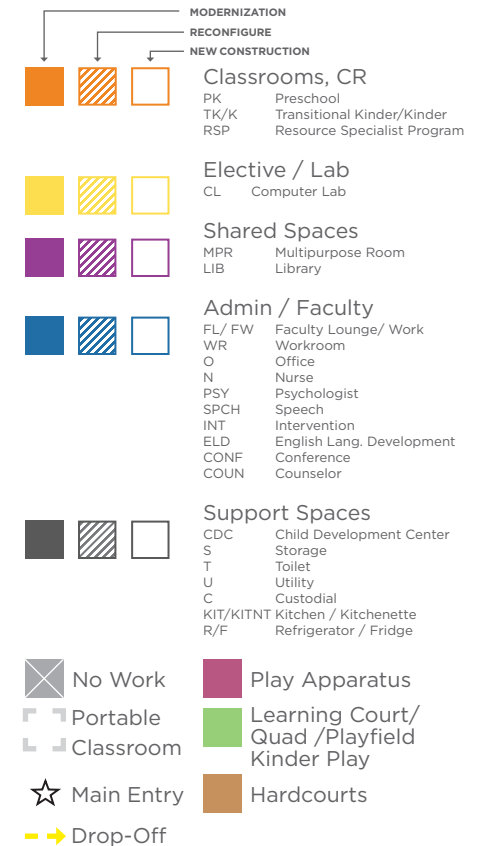
- Classrooms, CR**
 - PK Preschool
 - TK/K Transitional Kinder/Kinder
 - RSP Resource Specialist Program
 - VAC Vacant
- Elective / Lab**
 - CL Computer Lab
- Shared Spaces**
 - MPR Multipurpose Room
 - LIB Library
- Admin / Faculty**
 - FW Faculty Work
 - FL Faculty Lounge
 - WR Workroom
 - O Office
 - N Nurse
 - PSY Psychologist
 - SPCH Speech
 - INT Intervention
 - ELD English Lang. Development
 - CONF Conference
 - COUN Counselor
- Support Spaces**
 - CDC Child Development Center
 - S Storage
 - T Toilet
 - U Utility
 - C Custodial
 - KIT/KITNT Kitchen / Kitchenette
 - R/F Refrigerator / Fridge
- Portable Classroom**
- Main Entry**
- Drop-Off**

Existing Enrollment	569
Teaching Stations:	
Preschool	1
Transitional Kinder, TK	1
K	4
1 st -3 rd Grade	12
4 th -5 th Grade	6
Computer Lab	1
Music/ Flex Lab	1
SDC	0
RSP	2
Other (1-ELD, 4-CDC, 1-AFTER SCHOOL)	6
Grand Total:	34



5.3 JUAN DE ANZA ELEMENTARY

EXISTING SITE MASTERPLAN



Masterplan Capacity		570
Teaching Stations:		
Preschool		0
Transitional Kinder, TK		1
K		4
1 st -3 rd Grade		12
4 th -5 th Grade		6
Makerspace/ STEM Lab		1
Music/ Flex Lab		2
SDC		1
RSP		2
Other (1-ELD, 4-CDC)		5
Grand Total:		34

5.3 JUAN DE ANZA ELEMENTARY PROPOSED SITE MASTERPLAN



5403 W. 138th St, Hawthorne, CA 90250

EXISTING SITE INFORMATION

Year Built: 1955/ 2010 East Classroom Wing/ 2014 MPR

Year Modernized: 1997/1999/early 2000's

Student Population (2018/19): 457

Grade Levels: 3 - 5

Number of Classrooms: 25

Number of Modulares: 2

Site Acreage: 5.3 acres

Building Area: 37,888 sf

OVERVIEW

138th Street School (formerly Peter Burnett School) is organized along a main circulation spine connected to four (4) classroom wings and an Administration building. Classroom buildings are

organized in clusters of six (6) classrooms. The newest wing includes the Library and Computer Lab is built around an internal courtyard. The MPR and Food Service building located at the North-West part of the site. Two (2) portables house Music, CDC and various offices. Circulation is external, by covered walkways.

SITE PRIORITIES

1. New Administration building
2. More CDC space
3. Library & Makerspace

CURRENT/UPCOMING PROJECTS

1. Slurry playground (2018).
2. Roof/ AC replacement (2019).

3. Slurry parking lot (2020).
4. Paint school (2022).
5. Rubber surface replacement (2022).

PRINCIPAL COMMENTS

Campus Priorities

1. General, comprehensive modernization of Classrooms.
2. Expand offices space to provide dedicated space for student support spaces (e.g. counselors/ psych/ speech/ pull out/ conference).
3. Add safety barrier at curb at front of office. Increase office security/ single point of entry.

CONDITION ASSESSMENT

RATING LEGEND

CATEGORY [0] NO WORK

CATEGORY [1] MINOR MODERNIZATION

CATEGORY [2] STANDARD MODERNIZATION

CATEGORY [3] MAJOR MODERNIZATION / RECONFIGURATION / COMPLETE REPLACEMENT

ASSESSMENT OF SITE

Parking

Category [2]

- Parking lot AC paving is in good condition.
- ADA drop off zone and accessible parking need truncated domes and signage. Confirm cross-slope is <2%.
- Fire lane width not wide enough to accommodate fire truck and loading vehicle.

Concrete Paving

Category [2]

- General condition of paving is fair, with areas of cracked concrete, panels lifting at a joint and cross slope issues.

5.4 138TH STREET SCHOOL EXISTING SITE CONDITIONS

AC Paving

Category [2]

- Asphalt paving exceeds 2% in some areas of the hard courts.
- Ponding water occurs at hard court gutter.
- AC cracking allowing water intrusion.

Ramps and Stairs

Category [2]

- Some stair steps are missing the warning grooves and/or the contrasting color stripe.
- Some stairs lack proper landings.
- Some stairs do not have equal height risers.
- Handrails at ramps are missing.

SITE AMENITIES

Shade Shelter - Lunch Canopy

Category [0]

- Existing metal type shade structure in courtyard is in fair condition.
- Existing metal structure with fabric shade sail is in good condition.

Lunch Tables and Benches

Category [0]

- Existing lunch tables and benches are in fair condition.

Drinking Fountains

- Most drinking fountains are in generally good condition, however a few are missing the cane protection rails.

Play Equipment

Category [2]

- Play equipment in general is relatively new.
- Play surfacing is in good condition.
- Ball walls, tether ball posts, and volleyball posts are in generally fair condition.
- Basketball goals and posts are in generally fair condition with most needing replacement nets.
- Soccer goals in fair condition.
- Baseball backstop is in fair condition.

Landscape

Category [2]

- The play field is fairly well maintained, but with outdated irrigation, some soil appears to be hard pan.
- Slope drains water onto South side of field which stays moist.
- Trees are in fair condition.

Irrigation

Category [1]

- Irrigation system is using reclaimed water for majority of the site.
- Irrigation system along West 138th St. is potable water.

Fencing/Gates

Category [1]

- Fencing all around the campus and fields is primarily chain link fencing that is in good condition. The tube steel fencing is in good condition.

ASSESSMENT OF BUILDINGS

Exterior

Overall Rating: Category [1]

Exterior Finish / Paint

Category [1]

- Exterior of the buildings are brick, original to the buildings. The MPR is concrete masonry block (CMU). These are in good condition.
- Exterior wood soffits and metal gutters are in general, in good condition. Few areas appear to need minor repairs.

Door & Frames

Category [1].

- Exterior doors which were replaced on the older buildings in the last modernization are primarily hollow metal in hollow metal frames. M&O reported that hollow metal doors are too heavy

for aluminum frames causing damage at the hinge connections. Doors are in good condition with normal wear and tear [1]

- Aluminum storefront doors and frames at main entries to Administration and MPR are in good condition. [0]
- Interior wood doors and hollow metal frames appear in good condition with normal wear and tear. Hardware appears to be compliant. [1]

Windows

Category [0]

- Windows are light-medium tinted, double pane, insulated glazing.
- Aluminum storefront window frames were replaced in last modernization and are in good condition.

Roof

Category [1]

- Roofs are single-ply PVC, were replaced in early 2000's.
- No roof leaks have been reported.

ADA Compliance

Category [1]

- Modernized in 2001, restrooms appear visually compliant for that time.
- Casework in Classrooms and Administration appear original and will need to be upgraded to meet today's code requirements.
- Door thresholds and door hardware generally appear to be accessible. Various thresholds at utility rooms appear to need to be upgraded.
- There is an accessible wheelchair lift at MPR stage.
- A more detailed assessment and survey will need to be performed as projects come online.

Interior

Category [1/3]

- In general, the carpet flooring located at permanent and portable spaces are in good condition with normal wear and tear.

- Resilient flooring at various areas in front of Classroom sinks, storage rooms, Staff Workroom and Nurse's appear to be in good condition.
- Ceramic tile at restrooms appear to be in good condition.
- Resilient flooring at MPR is in good condition up.
- Epoxy flooring at kitchen appears to be in good condition.
- Casework appears to be original to buildings. Administration office and the older classroom wings were built in 1955. These are in fair condition with the plastic laminate countertops replaced in the last modernization. However they will need to be upgraded to meet ADA requirements. [3]
- Suspended ceilings, which is the majority of ceilings, appear to be in good to fair condition.
- Paint at walls appear to be in good to fair condition with normal wear. [1]

ASSESSMENT OF SYSTEMS

Site Utilities

Domestic Water

Category [3]

- The majority of domestic water mains and laterals are original to the building construction dates and should be regarded as having reached their service life.

Fire Water

Category [1]

- On site fire observed for modernization of campus (2010, 2014).

Gas

Category [3]

- The majority of gas mains and laterals are original to the building construction dates and should be regarded as having reached their service life.
- New gas for modernization of 2010, 2014 should be considered in good shape.

Sewer

Category [1]

- Sewer was modified in 1999-2000 and should be considered in good condition.

Storm Drain/ Drainage

Category [2]

- Site has a reliable underground storm drain system to convey storm water flows, but it is old and should be modernized.

MECHANICAL

Overall Rating: Category [3].

Systems/ Equipment

Category [3]

- The existing mechanical systems are mostly split system fan coils installed as part of the modernization in 1997. They have exceeded their useful life and are in need of replacement. Underground refrigerant leaks are common. Heat pumps within the classroom ceiling have issues reported as well. Condensers located on the ground in enclosures adjacent to Admin and behind the Restroom building are noisy and not visually appealing.

Control System

Category [3]

- Currently no EMS, all programmable thermostats with timers.
- M&O would like a full EMS system should be installed on campus.

PLUMBING

Overall Rating: Category [1].

Plumbing Fixtures

Category [1]

- Fixtures were replaced in the last modernization and are in acceptable condition.
- Water Closets - wall mounted with automatic flush valves.
- Urinals - wall hung type is in good condition.

- Lavatories - wall hung cast formed solid surface multi-user sinks with sensor activated faucets are in good condition.
- Original plumbing water ran in a complete loop, but 95% of it has been changed.
- Modernized in the last modernization in 2000's, restrooms appear visually compliant.
- Most drinking fountains are trough type and will need to be upgraded to comply with new code requirements. Some hi-low drinking fountains were on the restroom buildings but were missing the cane detection guardrails.
- Note: CALGreen compliance unknown. Fixtures may need to be replaced in the next major modernization to comply with new code requirements.

Domestic Water Piping

Category [1]

- Some portion of the campus have been upgraded to copper piping. Other areas still have galvanized piping that is leaking.

Water Heater

Category [0]

- No issues were reported with this system.

Sanitary Sewer Piping within Buildings

Category [0]

- No issues were reported with this system.

Natural Gas Piping

Category [0]

- No issues were reported with this system.

ELECTRICAL

Overall Rating: Category [1].

Power Distribution

Category [1]

- Electrical service replaced and relocated in 2010. It is now located near the new Classroom building. A power upgrade was done in 2014 with the new MPR and in 2010 with the new

Classroom building.

- No backup generator. Would like one.

Panels

Category [0]

- No issues were reported with this system.

Receptacles

Category [0]

- No issues were reported with this system.

Lighting

Category [2]

- Needs to be upgraded to current standards with LED fixtures and dimming and daylighting controls.
- School has emergency lighting.

IT Infrastructure

Category [1]

- Current campus has CAT6 throughout.
- Current fiber optic backbone is multimode. IT goal is to upgrade all campuses with single-mode backbones (OS2).
- (1) gig to each campus.
- Currently the District has good bandwidth. No issues reported.
- Campus systems are not standardized. IT goal is to standardize structured cabling systems throughout.

WiFi

Category [2]

- Renovation to add drops in classrooms occurred in 2016. Wireless access indoors only. District IT goal is to add WiFi access at exterior spaces.

Technology

Category [2/3]

- This is the oldest campus of all of the sites. Each building has a dedicated telecom room or IDF cabinet with A/C connected to MDF in the Administration building. Burnett ES is

connected to Dana MS which is problematic for this site. Provide dedicated fiber drop for this site, separate from Dana MS. [3]

- The site uses Chromebook carts and is 1 to 1 computer access to student ratio.
- Typical Classrooms have ceiling mounted projectors and pull down screens. Projector quality is not adequate. Some classrooms have (2) screens installed by teacher-specific grants.
- District would like to upgrade all classroom AV systems to large, interactive flat screens and have (2) walls with projection/ screens. Upgrade to single point connection from teacher laptop to projection and sound system. Move towards interactive technology in Classrooms. [2]

Voice

Category [0]

- Phones are VoIP.

Intercom/ PA System

Category [0]

- PA system is IP-based InformaCast.

Clocks

Category [0]

- Clock system is IP-based InformaCast.

Security Systems

Category [2]

- Summer 2019 all sites will have MVR.
- Security cameras: All current systems are IP based security cameras. Systems are not centralized. Desire for additional cameras.

Fire Alarm

Category [2]

- Fire alarm should be upgraded in the next modernization.
- The new MPR and the new Classroom building are the only sprinklered buildings.



5.4 138TH STREET SCHOOL

EXISTING SITE CONDITIONS



Missing truncated domes.



Fire lane width and drop-off needs to be verified.



Cracked concrete.



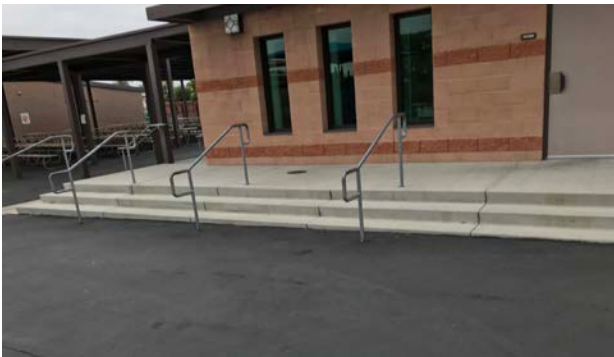
Eroded joint sealant.



Asphalt cracking.



Missing handrails.



Step riser not equal.



Missing cane detection rail.



Play equipment and play surfacing.

5.4 138TH STREET SCHOOL SITE PHOTOS



Courtyard between classrooms.



Covered walkway between buildings.



Typical classroom building.



Area between classroom buildings and Restroom buildings.



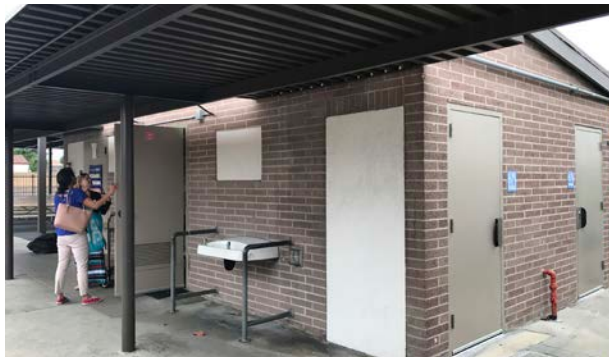
Multipurpose building.



Portable classrooms.



Mechanical unit condensers along back of Restroom building.



Typical drinking fountain at Restroom building.



Typical restroom.

5.4 138TH STREET SCHOOL SITE PHOTOS



Main entry into Administration office.



Staff lounge.



Child Development Center (CDC) classroom at MPR building.



Typical classroom in older classroom wings.



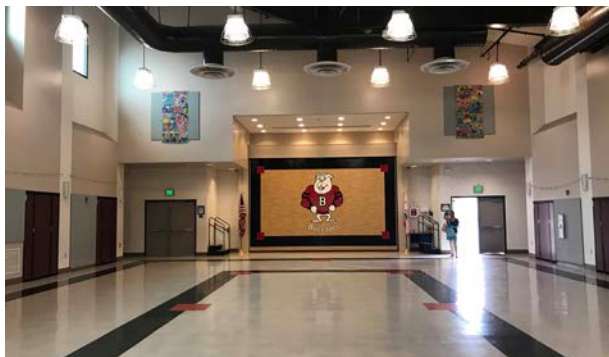
Typical classroom casework in 'older' classroom wings.



Typical classroom in newer classroom wing.



Library.



Multipurpose room.



Food service.

SCOPE OF WORK CATEGORIES

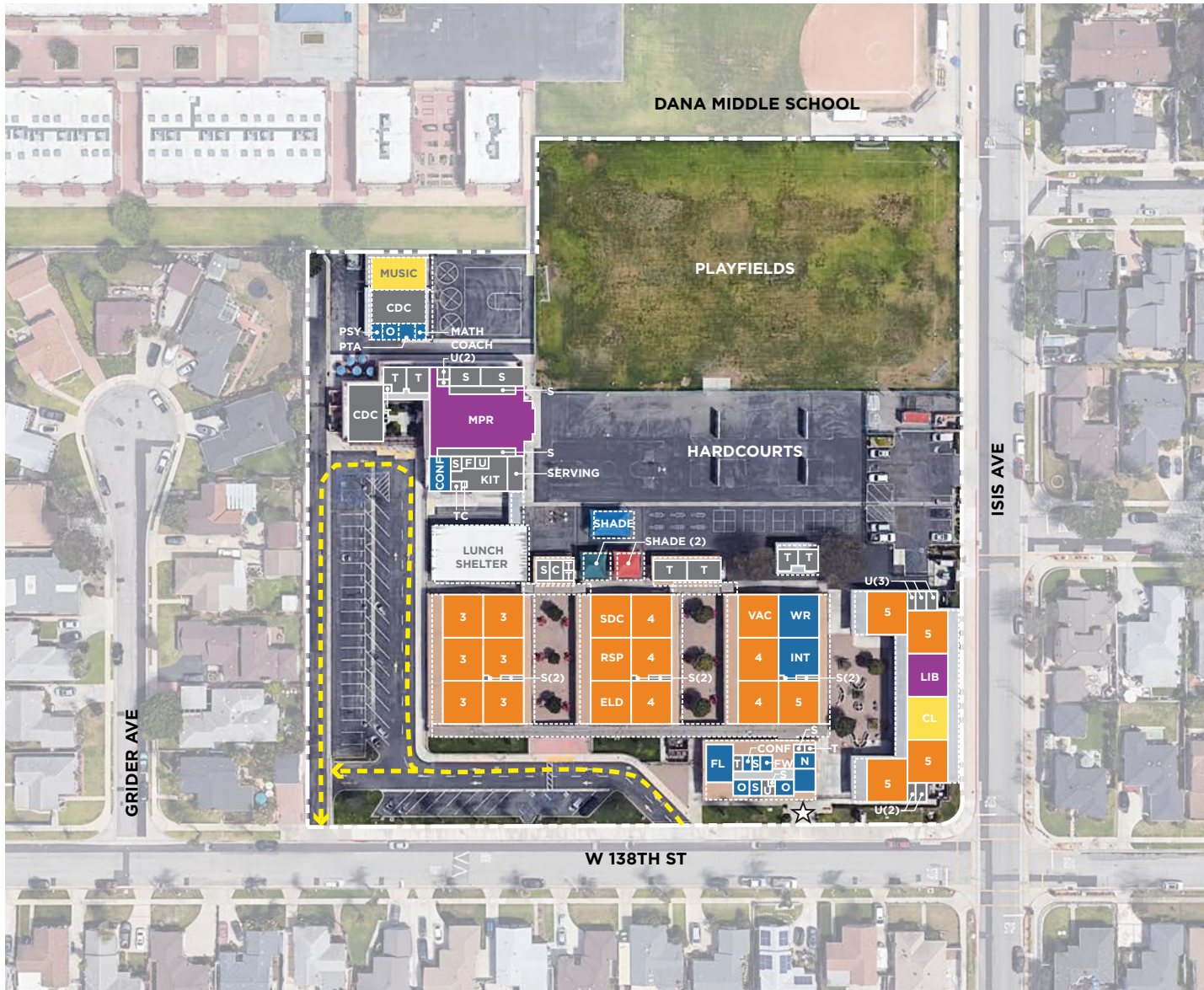
MASTER PLAN COST

01. Modernization of Existing Classrooms	\$ 1,759,000
02. Reconfigure Existing Classrooms / Shared Collaboration Spaces	\$ -
03. New Construction (Classrooms)	\$ 3,117,000
04. Makerspace, STEM, Science, Art & Elective Spaces	\$ 939,000
05. Multipurpose & Food Service	\$ -
06. Library Spaces	\$ 846,000
07. Administration, Staff Support, Student & Counseling Services	\$ 4,022,000
08. Existing Building Systems, Toilets & Improved Energy Efficiency	\$ 1,309,000
09. Site Utilities	\$ 489,000
10. Safety & Security	\$ 860,000
11. Campus Arrival: Parking, Drop-Off, Entry Plaza	\$ 406,000
12. Outdoor Learning Environments & Quads	\$ 141,000
13. Exterior Play Spaces, Playfields and Hardcourts	\$ 822,000
14. Flexible Furniture	\$ 674,000
15. Technology Infrastructure & Equipment	\$ 1,136,000
Total Construction / Project Cost (2022\$)	\$ 16,520,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2022\$)

5.4 138TH STREET SCHOOL COST ESTIMATE (2022\$)

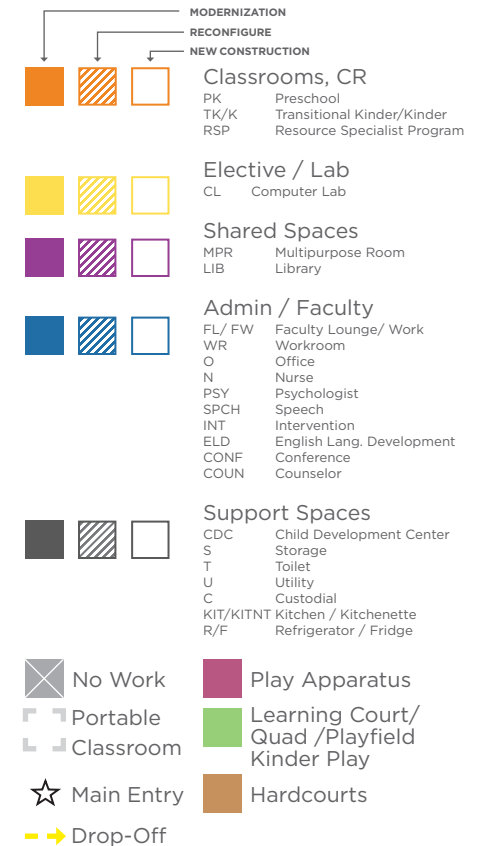


- Classrooms, CR**
 PK Preschool
 TK/K Transitional Kinder/Kinder
 RSP Resource Specialist Program
 VAC Vacant
- Elective / Lab**
 CL Computer Lab
- Shared Spaces**
 MPR Multipurpose Room
 LIB Library
- Admin / Faculty**
 FW Faculty Work
 FL Faculty Lounge
 WR Workroom
 O Office
 N Nurse
 PSY Psychologist
 SPCH Speech
 INT Intervention
 ELD English Lang. Development
 CONF Conference
 COUN Counselor
- Support Spaces**
 CDC Child Development Center
 S Storage
 T Toilet
 U Utility
 C Custodial
 KIT/KITNT Kitchen / Kitchenette
 R/F Refrigerator / Fridge
- Portable Classroom**
- Main Entry**
- Drop-Off**

Existing Enrollment	457
Teaching Stations:	
Preschool	0
Transitional Kinder, TK	n/a
K	n/a
3 rd Grade	6
4 th -5 th Grade	10
Computer Lab	1
Music/ Flex Lab	1
SDC	1
RSP	1
Other (1-ELD, 2-CDC, 1-Vacant, 1-Intervention)	5
Grand Total:	25

5.4 138TH STREET SCHOOL

EXISTING SITE MASTERPLAN



Masterplan Capacity		460
Teaching Stations:		
Preschool		0
Transitional Kinder, TK		n/a
K		n/a
3 rd Grade		6
4 th -5 th Grade		10
Makerspace/ STEM Lab		1
Music/ Flex Lab		2
SDC		1
RSP		1
Other (1-ELD, 3-CDC, 1-Intervention)		5
Grand Total:		26

5.4 138TH STREET SCHOOL PROPOSED SITE MASTERPLAN



5309 W 135th St, Hawthorne, CA 90250

EXISTING SITE INFORMATION

Year Built: 1940/ Re-built 2010
 Year Modernized: N/A
 Student Population (2018/19): 462
 Grade Levels: PreK - 2
 Number of Classrooms: 33
 Number of Modulares: 0
 Site Acreage: 8.6 acres
 Building Area: 62,416 sf

OVERVIEW

Juan Cabrillo Elementary School is the newest of the elementary and middle school sites. The campus is organized around a centralized Administration Office, Library Building and Multipurpose/Food Service Building. Two (2) classroom wings are

organized by clusters with exterior circulation. The Kindergarten wing has classrooms surrounding the Kinder play yard. A 'finger' building on the East side of the site houses the CDC program.

SITE PRIORITIES

1. Shade at Kinder play area
2. Additional parking
3. Student Quad and Makerspace

CURRENT/UPCOMING PROJECTS

1. Slurry playground (2019).
2. Slurry parking lot (2019).
3. Replace Kinder yard turf with artificial turf (2022).

4. Rubber surface replacement (2022).
5. Paint school (2024).
6. Roof/ AC replacement (2032).

PRINCIPAL COMMENTS

Campus Priorities

1. Safety - repair of problem gates and locks.
2. Create a Media Lab/ Makerspace.
3. Flexible Furnishings to support next generation learning.

CONDITION ASSESSMENT

RATING LEGEND

CATEGORY [0] NO WORK
 CATEGORY [1] MINOR MODERNIZATION
 CATEGORY [2] STANDARD MODERNIZATION
 CATEGORY [3] MAJOR MODERNIZATION / RECONFIGURATION / COMPLETE REPLACEMENT

ASSESSMENT OF SITE

Parking

Category [2]

- Parking lot AC paving is in good condition.
- ADA drop off zone and accessible parking need truncated domes and signage.
- Drop-off does not allow enough room for fire truck and a off loading vehicle.
- The fire lane is less than 20 feet in width.

Concrete Paving

Category [1]

- General condition of paving is fair-good, with areas of cracked concrete.
- Concrete pavers are all in good condition.

AC paving

Category [1]

- Asphalt paving is in fair condition.
- Water drains across asphalt in a few locations. Consider drainage patterns to increase longevity of asphalt.

SITE AMENITIES

Shade Shelter - Lunch Canopy

Category [0]

- Existing metal type shade structure is in good condition.
- Existing metal structures with fabric shade sail are in good condition.

Lunch Tables and Benches

Category [0]

- Existing lunch tables and benches are in fair condition.

Drinking Fountains

- Most drinking fountains are in generally good condition.

Play Equipment

Category [2]

- Play equipment in general is relatively new.
- Play surfacing is in good condition.
- Ball walls, tether ball posts, and volleyball posts are in generally fair condition.
- Basketball goals and posts are in generally fair-good condition with most needing replacement nets.
- Soccer goals in fair condition.

Landscape

Category [1]

- The play field is fairly well maintained, some soil appears to be hard pan.
- Trees are in fair condition.

Irrigation

Category [0]

- Irrigation system is operable and is adequate for plant material.

Fencing/Gates

Category [1]

- Fencing all around the campus and fields is primarily chain link fencing that is in good condition. The tube steel fencing is in good condition.

ASSESSMENT OF BUILDINGS

Exterior

Overall Rating: Category [1]

Exterior Finish / Paint

Category [1]

- Exterior of the buildings are painted, smooth plaster. In general, plaster is in good condition with minor cracking observed at window corners.
- Building paint for the most part is in good condition.
- Covered walkways are also in good condition.

Door & Frames

Category [0].

- Exterior doors are primarily hollow metal in hollow metal frames and are in good condition.
- Aluminum storefront doors and frames at main entries to Administration, Library, and MPR buildings are in good condition.
- Interior wood doors and hollow metal frames appear in good condition. Hardware appears to be compliant.

Windows

Category [0]

- Windows are light tinted, double pane, insulated glazing.
- Aluminum storefront window frames are original to buildings, and in good condition.

Roof

Category [1]

- Roofs are single-ply PVC, original to the buildings built in 2010.

- Exposed joints are showing deterioration and need to be repaired as reported by M&O. There are no reported roof leaks.
- Covered walkways are painted corrugated metal decking. It is in good condition.

ADA Compliance

Category [1]

- Constructed in 2010, restrooms appear visually compliant.
- Door thresholds and door hardware appear to be accessible.
- There is an accessible wheelchair lift at MPR stage.
- A more detailed assessment and survey will need to be performed as projects come online.

Interior

Category [0]

- In general, the carpet flooring located at a majority of classroom and office spaces are in good condition.
- Resilient flooring at various areas in front of Classroom sinks, storage rooms, Staff Workroom and Nurse's appear to be in good condition with minor wear and tear.
- Ceramic tile at restrooms appear to be in good to acceptable condition.
- Resilient flooring at MPR is in good condition.
- Epoxy flooring at kitchen appears to be in good condition.
- Casework appears to be in good condition and visually compliant.
- Suspended ceilings, which is the majority of ceilings, appear to be in good to fair condition.
- Paint at walls appear to be in good condition with normal wear.

ASSESSMENT OF SYSTEMS

Site Utilities

Domestic Water

Category [1]

- The majority of domestic water mains and laterals are original to the building construction dates and should be regarded as being in good condition.

Fire Water

Category [0]

- The majority of fire water mains and laterals are original to the building construction dates and should be regarded as being in good condition.

Gas

Category [1]

- The majority of gas mains and laterals are original to the building construction dates and should be regarded as being in good condition.

Sewer

Category [1]

- The majority of the sewer mains and laterals are original to the building construction dates and should be regarded as being in good condition.

Storm Drain/ Drainage

Category [1]

- Site has a reliable underground storm drain system to convey storm water flows.
- Erosion issues at West property.

MECHANICAL

Overall Rating: Category [0].

Systems/ Equipment

Category [0]

- Units are package units with gas-heat units on the roof.
- No issues were reported with this system.

Control System

Category [0]

- No issues were reported with this system.

PLUMBING

Overall Rating: Category [0].

Plumbing Fixtures

- Water Closets – wall mounted with automatic flush valves.
- Urinals – wall hung type is in good condition.
- Lavatories – wall hung wall hung vitreous china with automatic sensor operated faucets are in good condition.
- Fixtures appear to be in good condition.
- Constructed in 2010, restrooms appear visually compliant.
- Drinking fountains are hi-low and have cane detection guardrails. They appear visually compliant.
- Note: CALGreen compliance unknown. Fixtures may need to be replaced in the next major modernization to comply with new code requirements.

Domestic Water Piping

Category [0]

- No issues were reported with this system.

Water Heaters

Category [0]

- No issues were reported with this system.

Sanitary Sewer Piping within Buildings

Category [0]

- No issues were reported with this system.

Natural Gas Piping

Category [0]

- No issues were reported with this system.

ELECTRICAL

Overall Rating: Category [0].

Power Distribution

Category [1]

- No issues were reported with this system.
- IT would like back-up battery installed.

Panels

Category [1]

- Frequent power outages have been reported by

District IT.

Receptacles

Category [0]

- No issues were reported with this system.

Lighting

Category [0]

- No issues were reported with this system.
- School has emergency lighting.

IT Infrastructure

Category [1]

- Current campus has CAT6 throughout.
- Current fiber optic backbone is multimode. IT goal is to upgrade all campuses with single-mode backbones (OS2).
- (1) gig to each campus.
- Currently the District has good bandwidth. No issues reported.
- Campus systems are not standardized. IT goal is to standardize structured cabling systems throughout.

WiFi

Category [1]

- Wireless access points throughout but indoors only.
- Classroom drops/ WiFi access within the buildings are adequate. District IT goal is to add WiFi access at exterior spaces.

Technology

Category [0/2]

- This is the newest campus of all of the sites. Each building has a dedicated telecom room or IDF cabinet with A/C connected to MDF in the Library building. [0]
- Classroom drops/ WiFi access within the buildings are adequate. District IT goal is to add WiFi access at exterior spaces. [2]
- The site uses Chromebook carts and is 1 to 1 computer access to student ratio.
- Typical Classrooms have ceiling mounted

projectors and pull down screens. Projectors were installed after the fact in various/ non-standard locations; cables create potential tripping hazards. Projector quality is not adequate.

- District IT would like to upgrade all classroom AV systems to large, interactive flat screens and have (2) walls with projection/ screens. Upgrade to single point connection from teacher laptop to projection and sound system. Move towards interactive technology in Classrooms. [2]

Voice

Category [0]

- Phones are VoIP.

Intercom/ PA System

Category [0]

- PA system is IP-based InformaCast.

Clocks

Category [0]

- Clock system is IP-based InformaCast.

Security Systems

Category [2]

- Summer 2019 all sites will have own MVR.
- Security cameras: All current systems are IP based security cameras. Systems are not centralized. Desire for additional cameras.

Fire Alarm

Category [0]

- Fire alarm is original to the 2010 campus.
- No issues reported.





Missing truncated domes.



Fire lane width and drop-off lane need to be verified.



Cracked concrete panel.



Play equipment in good condition.



Play surfacing in good condition.



Field has some use and compaction issues.



Trees in good shape.



Tube steel fence in good shape.



Drainage standing water.

5.5 JUAN CABRILLO ELEMENTARY

SITE PHOTOS



Courtyard between Classroom buildings.



Covered walkways.



Classroom buildings.



Typical windows.



Multipurpose building.



Area between Classroom buildings and Library building.



Kindergarten building.



Main, front entry - main Administration and MPR Buildings.



Typical restroom.

5.5 JUAN CABRILLO ELEMENTARY SITE PHOTOS



Main entry to Administration office.



Staff workroom.



Typical Kindergarten classroom.



Typical Classroom.



Typical casework with sink in Classroom.



Computer Lab adjacent to Library.



Library.



Multipurpose room.



Food service/ kitchen.

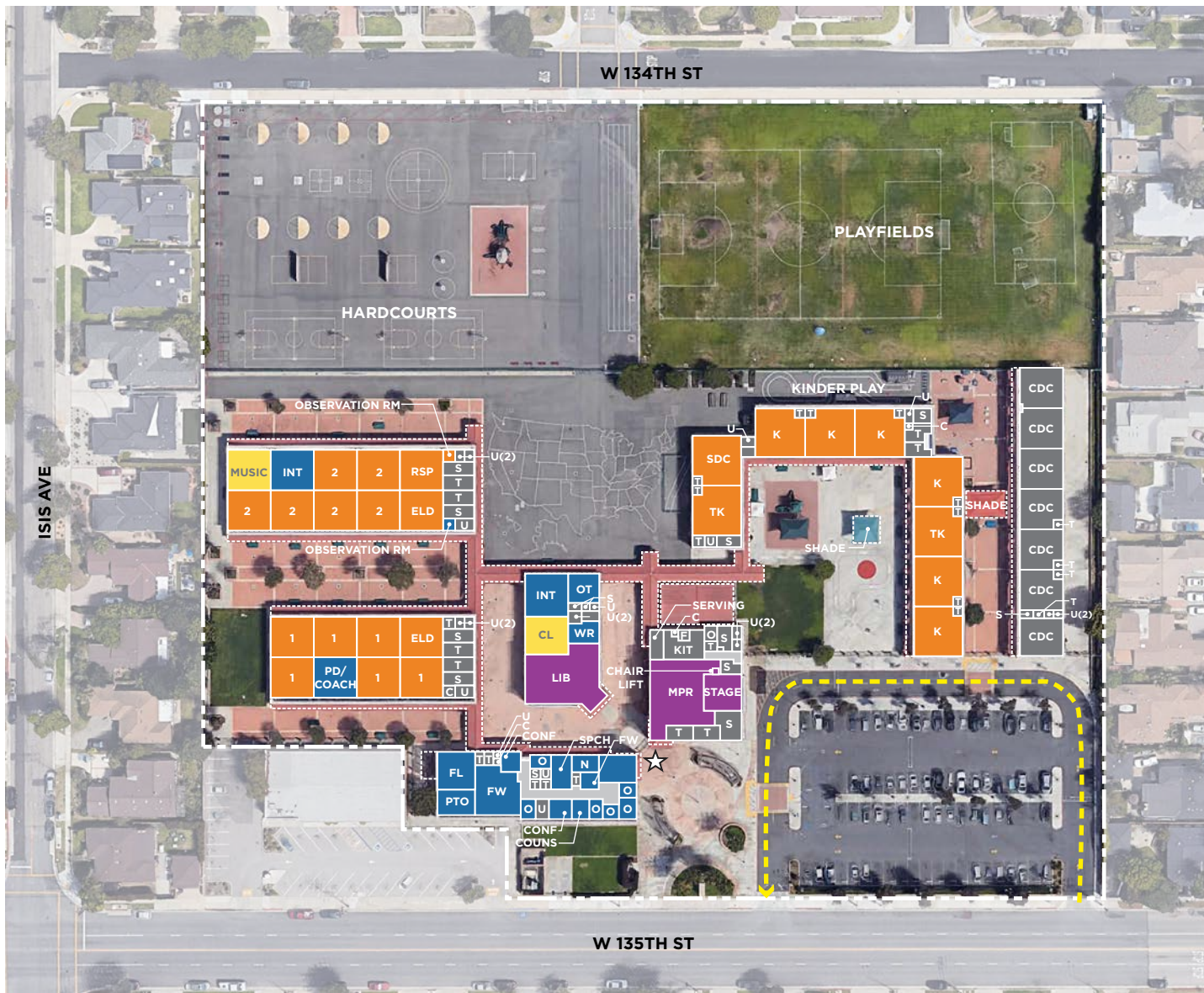
SCOPE OF WORK CATEGORIES

MASTER PLAN COST

01. Modernization of Existing Classrooms	\$	1,882,000
02. Reconfigure Existing Classrooms / Shared Collaboration Spaces	\$	306,000
03. New Construction (Classrooms)	\$	5,313,000
04. Makerspace, STEM, Science, Art & Elective Spaces	\$	978,000
05. Multipurpose & Food Service	\$	79,000
06. Library Spaces	\$	-
07. Administration, Staff Support, Student & Counseling Services	\$	-
08. Existing Building Systems, Toilets & Improved Energy Efficiency	\$	3,764,000
09. Site Utilities	\$	-
10. Safety & Security	\$	402,000
11. Campus Arrival: Parking, Drop-Off, Entry Plaza	\$	392,000
12. Outdoor Learning Environments & Quads	\$	1,111,000
13. Exterior Play Spaces, Playfields and Hardcourts	\$	1,127,000
14. Flexible Furniture	\$	827,000
15. Technology Infrastructure & Equipment	\$	1,735,000
Total Construction / Project Cost (2022\$)	\$	9,926,000

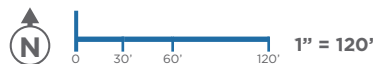
The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2022\$)

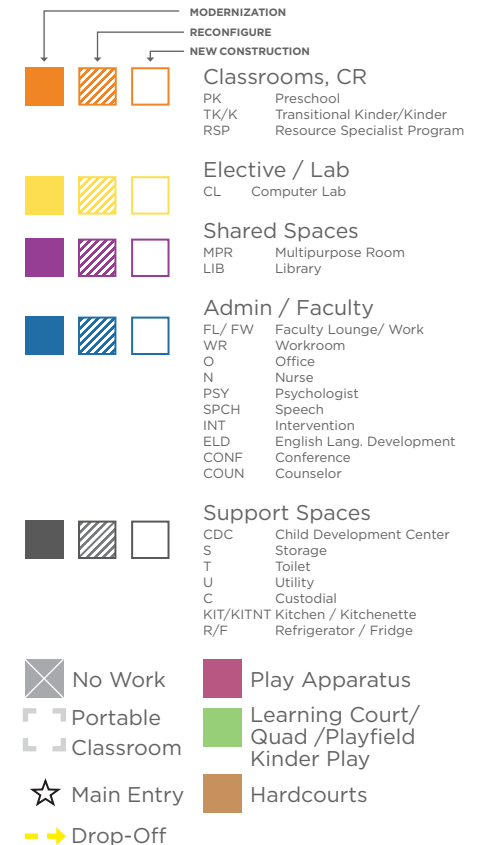


- Classrooms, CR**
 PK Preschool
 TK/K Transitional Kinder/Kinder
 RSP Resource Specialist Program
 VAC Vacant
- Elective / Lab**
 CL Computer Lab
- Shared Spaces**
 MPR Multipurpose Room
 LIB Library
- Admin / Faculty**
 FW Faculty Work
 FL Faculty Lounge
 WR Workroom
 O Office
 N Nurse
 PSY Psychologist
 SPCH Speech
 INT Intervention
 ELD English Lang. Development
 CONF Conference
 COUN Counselor
- Support Spaces**
 CDC Child Development Center
 S Storage
 T Toilet
 U Utility
 C Custodial
 KIT/KITNT Kitchen / Kitchenette
 R/F Refrigerator / Fridge
- Portable Classroom**
- Main Entry**
- Drop-Off**

Existing Enrollment	462
Teaching Stations:	
Preschool	2
Transitional Kinder, TK	2
K	6
1 st -2 nd Grade	12
3 rd -5 th Grade	n/a
Computer Lab	1
Music/ Flex Lab	1
SDC	1
RSP	1
Other (2-ELD, 1-INTERVENTION, 1-OT, 4-CDC, 1-PK OFFICE, 1-COACH, 1-OFFICE)	11
Grand Total:	37



5.5 JUAN CABRILLO ELEMENTARY EXISTING SITE MASTERPLAN



Masterplan Capacity		470
Teaching Stations:		
Preschool	0	
Transitional Kinder, TK	2	
K	6	
1 st -2 nd Grade	12	
3 rd -5 th Grade	n/a	
Makerspace/ STEM Lab	1	
Music/ Flex Lab	1	
SDC	1	
RSP	1	
Other (2-ELD, 1-OT, 1-INTERVENTION, 7-CDC)	11	
Grand Total:		35

5.5 JUAN CABRILLO ELEMENTARY PROPOSED SITE MASTERPLAN



5504 W. 135th St, Hawthorne, CA 90250

EXISTING SITE INFORMATION

Year Built: 2007
 Year Modernized: N/A
 Student Population (2018/19): 1,014
 Grade Levels: 6 - 8
 Number of Classrooms: 36
 Number of Modulares: 0
 Site Acreage: 10.8 acres
 Building Area: 85,113 sf

OVERVIEW

Richard Henry Dana Middle School is the only middle school in the District and is one of the newer facilities. The campus is organized by classroom clusters with exterior circulation and access. The main Administration Building, Multipurpose/ Food

Service/ Art & Music Building and Gym/Locker Room Buildings are located along the front of the campus near parking. The campus is organized with a 6th grade zone and a 7th /8th grade zone.

SITE PRIORITIES

1. Fitness Room addition
2. Music Room expansion
3. PLTW expansion

CURRENT/UPCOMING PROJECTS

1. Paint school (2018).
2. Slurry parking lot (2019).
3. Slurry playground/ blacktop (2019).
4. Roof/ AC replacement (2027).

PRINCIPAL COMMENTS

Campus Priorities

1. Re-image Library and create a Library/ Maker/ Innovation Lab Space.
2. Flexible Furnishings to support next generation learning.
3. Outdoor Learning Courtyards with Shade.

CONDITION ASSESSMENT

RATING LEGEND

CATEGORY [0] NO WORK
 CATEGORY [1] MINOR MODERNIZATION
 CATEGORY [2] STANDARD MODERNIZATION
 CATEGORY [3] MAJOR MODERNIZATION / RECONFIGURATION / COMPLETE REPLACEMENT

ASSESSMENT OF SITE

Parking

- Category [1]
- Parking lot AC paving is in good condition.
 - ADA drop off zone and accessible parking need truncated domes. Confirm cross-slope is <2%.

Concrete Paving

- Category [2]
- General condition of paving is fair-good, with some areas of cracked concrete, low spots and degraded sealants.
 - Concrete pavers are all in good condition.

AC paving

- Category [2]
- Asphalt settling at the hard courts leading to large cracks.
 - Asphalt paving at hardcourts has low spots.
 - Cracked, eroded AC paving allowing for water intrusion and weed growth.

SITE AMENITIES

Shade Shelter - Lunch Canopy

Category [0]

- Existing metal type shade structure is in fair condition.

Lunch Tables and Benches

Category [0]

- Existing lunch tables and benches are in fair condition.

Drinking Fountains

- Most drinking fountains are in generally good condition, however a few are missing the cane protection rails.

Play Equipment

Category [1]

- Ball walls and volleyball posts are in generally good condition.
- Basketball goals and posts are in generally fair condition with most needing replacement nets.
- Soccer goals in good condition.
- Baseball/softball backstop in fair condition.

Landscape

Category [1]

- The play field is fairly well maintained, but with outdated irrigation, some soil appears to be hard pan.
- Plant material missing.
- Trees are in fair condition.

Irrigation

Category [1]

- Irrigation system is operable and seems too be adequate.
- A few stations have inconsistent nozzles.
- Reclaimed water caps are missing from sprayheads.

Fencing/Gates

Category [1]

- Fencing all around the campus and fields is primarily chain link fencing that is in fair-good shape. The tube steel fencing is in good condition.

- Some perimeter gates are missing accessible hardware.

ASSESSMENT OF BUILDINGS

Exterior

Overall Rating: Category [1]

Exterior Finish / Paint

Category [1]

- Exterior of the buildings are a combination of exposed concrete masonry and painted plaster. Some minor cracks in plaster were noted near windows. In general, exterior finishes are in good condition.
- Building paint for the most part is in good condition.
- Canopies at entries are painted steel and metal decking; they are in good condition.

Door & Frames

Category [0].

- Exterior doors are primarily hollow metal in hollow metal frames and are in good condition.
- Aluminum storefront doors and frames at main entries to Administration, Library, and MPR buildings are in good condition.
- Interior wood doors and hollow metal frames appear in good condition. Hardware appears to be compliant.

Windows

Category [2]

- Windows are light tinted, double pane, insulated glazing.
- Aluminum storefront window frames are original to buildings, and in good condition. Leaks have been reported at windows on the South elevation of the 700's and 800's Buildings at the South side of campus. Cause may be due to installation. [2]

Roof

Category [1]

- Roofs are single-ply PVC, original to the buildings built in 2007.
- Roof leaks have been reported; possible leaks at conduits attached to parapet.
- Canopies at entries are painted steel and metal decking. It is in good condition.

ADA Compliance

Category [1]

- Constructed in 2007, restrooms appear visually compliant.
- Door thresholds and door hardware appear to be accessible.
- There is an accessible wheelchair lift at MPR stage.
- A more detailed assessment and survey will need to be performed as projects come online.

Interior

Category [1 general/2]

- In general, the carpet flooring located at a majority of classroom and office spaces are in fair condition, showing wear and stains. [2]
- Resilient flooring at various areas including storage rooms, Staff Workroom, Nurse's office, and Science/Art Labs appear to be in good condition with minor wear and tear.
- 6th Grade Science Labs are in typical Classrooms. Site would like these rooms to be converted to Labs. Carpet should be replaced with resilient flooring. [2]
- Ceramic tile at restrooms appear to be in good condition.
- Resilient flooring at MPR is in good condition.
- Epoxy flooring at kitchen appears to be in good condition.
- Sprung wood floor at the Gym is in good condition.
- Gyp board walls at the Crossfit room appear damaged; replace with impact resistant gyp board. [2]

- Casework appears to be in good condition and visually compliant. Some teachers have opted to remove long counter previously designed for desktop computers.
- Suspended ceilings, which is the majority of ceilings, appear to be in good to fair condition.
- Paint at walls appear to be in good to fair condition with normal wear. [1]
- Makerspace was recently remodeled and carpet was replaced. [0]

ASSESSMENT OF SYSTEMS

Site Utilities

Domestic Water

Category [1]

- The majority of domestic water mains and laterals are original to the building construction dates and should be regarded as being in good condition.

Fire Water

Category [0]

- The majority of fire water mains and laterals are original to the building construction dates and should be regarded as being in good condition.

Gas

Category [1]

- The majority of gas mains and laterals are original to the building construction dates and should be regarded as being in good condition.

Sewer

Category [1]

- The majority of the sewer mains and laterals are original to the building construction dates and should be regarded as being in good condition.

Storm Drain/ Drainage

Category [1]

- Site has a reliable underground storm drain system to convey storm water flows.
- Ponding issues at South property, electric vaults

south of lunch shelters and at softball field paving.

MECHANICAL

Overall Rating: Category [2].

Systems/ Equipment

Category [1]

- The existing mechanical systems is mostly rooftop package units with gas-heat and are original to the 2007 buildings. Some compressors have been replaced due to marine air eroding aluminum and copper coils in the compressor. They are in the middle of their useful life.
- Need for more deferred maintenance.

Control System

Category [3]

- There is no EMS. A full EMS system is desired by M&O to be installed on campus.

PLUMBING

Overall Rating: Category [1].

Plumbing Fixtures

Category [1]

- Water Closets - wall mounted with automatic flush valves.
- Urinals - wall hung type is in good condition.
- Lavatories - wall hung wall hung vitreous china with automatic sensor operated faucets are in good condition.
- Fixtures appear to be in good condition.
- Constructed in 2010, restrooms appear visually compliant.
- Drinking fountains are hi-low and have cane detection guardrails. They appear visually compliant.
- Compliance with lead free requirements is unknown.
- Note: CALGreen compliance unknown. Fixtures

may need to be replaced in the next major modernization to comply with new code requirements.

Domestic Water Piping

Category [0]

- No issues reported with this system.

Water Heater

Category [0]

- No issues reported with this system.

Sanitary Sewer Piping within Buildings

Category [0]

- No issues reported with this system.

Natural Gas Piping

Category [0]

- No issues reported with this system.

ELECTRICAL

Overall Rating: Category [0].

Power Distribution

Category [1]

- A 2000-amp main service with back-up generator is located at the West side of site. There are blackout issues after storms. Electrical ground vaults located at hardcourts near Science and 800 Buildings have flooding issues, causing the power trips.

Panels

Category [0]

- No issues were reported with this system.

Receptacles

Category [0]

- No issues were reported with this system.

Lighting

Category [1]

- LED retrofit has been completed for 90% of the lighting. School has emergency lighting. No issues were reported with this system.

IT Infrastructure

Category [1]

- Currently campus has CAT6 throughout.
- Current fiber optic backbone is multimode. IT goal is to upgrade all campuses with single-mode backbones (OS2). Need upgrade Internet Service Provider (ISP) directly to site. Upgrade to 10 gig.
- Currently the District has good bandwidth. No issues reported.
- Campus systems are not standardized. It goal is to standardize structured cabling systems throughout.

WiFi

Category [1]

- Wireless access points throughout but indoors only.
- Classroom drops/ WiFi access within the buildings are adequate. District IT goal is to add WiFi access at exterior spaces.

Technology

Category [0/2]

- Each building has a dedicated IDF room with A/C connected to MDF. The MDF is adequate in size. [0]
- 138th Street School (formerly Peter Burnett School) is connected to Dana Middle School. Provide dedicated fiber drop for Burnett, separate from Dana MS. Upgrade Internet Service Provider (ISP) to 10gig. [2]
- The site uses Chromebook carts and is 1 to 1 computer access to student ratio.
- Typical Classrooms have ceiling mounted projectors and pull down screens. Projector quality is not adequate.
- District would like to upgrade all classroom AV systems to large, interactive flat screens and have (2) walls with projection/ screens. Upgrade to single point connection from teacher laptop to projection and sound system. Move towards

interactive technology in Classrooms. [2]

Voice

Category [0]

- Phones are VoIP.

Intercom/ PA System

Category [0]

- PA system is IP-based InformaCast.

Clocks

Category [0]

- Clock system is IP-based InformaCast.

Security Systems

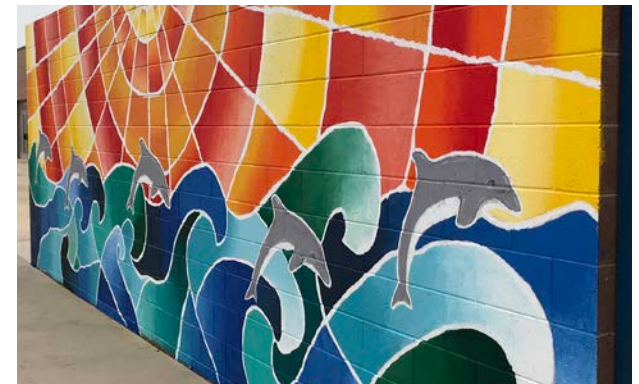
Category [2]

- Summer 2019 all sites will have own MVR.
- Security cameras: All current systems are IP based security cameras. Systems are not centralized. Desire for additional cameras.

Fire Alarm

Category [0]

- Fire alarm is original to the 2007 campus.
- No issues reported to this system.





Missing truncated domes.



Cracked concrete panels.



Low spots on paving.



Large cracks in asphalt paving.



Degraded asphalt paving.



Gate missing accessible hardware.



Missing planting material.



Reclaimed water purple caps missing.



Rainwater infiltrates electrical boxes.



Courtyard between Classroom wings.



Classroom buildings, Quad, and Hardcourts.



Typical Classroom building.



Typical Classroom building elevation.



Gymnasium.



Typical Classroom building.



Typical window and doors at South side of South buildings.



Typical drinking fountain.



Typical restroom.

5.6 R.H. DANA MIDDLE SITE PHOTOS



Administration



Active Learning Center. Pilot classroom with flexible furnishings.



Crossfit room at Gym building.



Typical Classroom.



Typical casework with sink in Classrooms.



Gymnasium.



Library.



Multipurpose Room.



Food service.

SCOPE OF WORK CATEGORIES

MASTER PLAN COST

01. Modernization of Existing Classrooms	\$ 2,581,000
02. Reconfigure Existing Classrooms / Shared Collaboration Spaces	\$ 732,000
03. New Construction (Classrooms)	\$ 1,929,000
04. Makerspace, STEM, Science, Art & Elective Spaces	\$ 9,925,000
05. Multipurpose & Food Service	\$ 744,000
06. Library Spaces	\$ 446,000
07. Administration, Staff Support, Student & Counseling Services	\$ -
08. Existing Building Systems, Toilets & Improved Energy Efficiency	\$ 5,132,000
09. Site Utilities	\$ 461,000
10. Safety & Security	\$ 821,000
11. Campus Arrival: Parking, Drop-Off, Entry Plaza	\$ 723,000
12. Outdoor Learning Environments & Quads	\$ 282,000
13. Exterior Play Spaces, Playfields and Hardcourts	\$ 5,583,000
14. Flexible Furniture	\$ 1,072,000
15. Technology Infrastructure & Equipment	\$ 2,340,000
Total Construction / Project Cost (2022\$)	\$ 32,771,000

The following items are excluded from this budget:

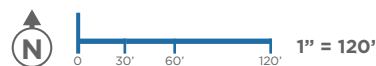
- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2022\$)

Deductive Alternate - Natural grass field in lieu of synthetic fields \$(1,540,000)



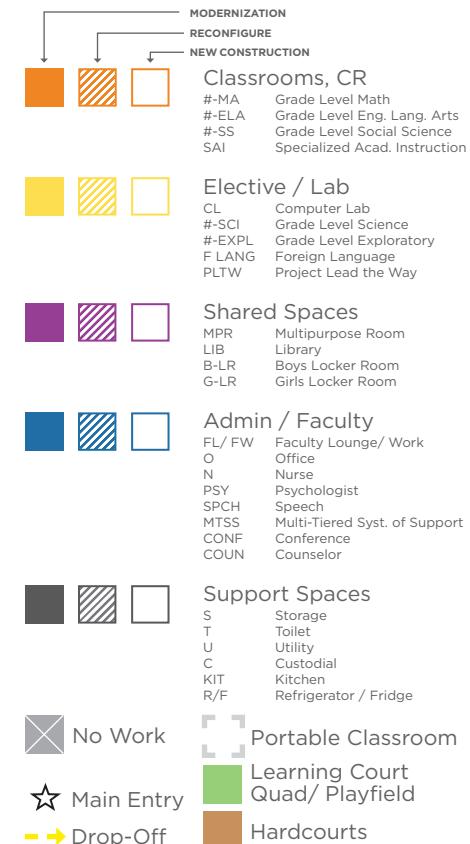
- Classrooms, CR**
 - #-MA Grade Level Math
 - #-ELA Grade Level English Language Arts
 - #-SS Grade Level Social Science
 - SAI Specialized Academic Instruction
- Elective / Lab**
 - CL Computer Lab
 - #-SCI Grade Level Science
 - #-EXPL Grade Level Exploratory
 - F LANG Foreign Language
 - PLTW Project Lead the Way
- Shared Spaces**
 - MPR Multipurpose Room
 - LIB Library
 - B-LR Boys Locker Room
 - G-LR Girls Locker Room
- Admin / Faculty**
 - FW Faculty Work
 - FL Faculty Lounge
 - O Office
 - N Nurse
 - PSY Psychologist
 - SPCH Speech
 - MTSS Multi-Tiered System of Support
 - CONF Conference
 - COUN Counselor
- Support Spaces**
 - S Storage
 - T Toilet
 - U Utility
 - C Custodial
 - KIT Kitchen
 - R/F Refrigerator / Fridge
- Portable Classroom**
- Main Entry**
- Drop-Off**

Existing Enrollment	1,014
Teaching Stations:	
ELA	6
SS	6
MA	7
SCI	6
Electives	6
Computer Lab	1
SDC (3-SAI)	3
RSP	1
Other (1-FITNESS, 1-PROF. DEVELOPMENT)	2
Grand Total:	38



5.6 R.H. DANA MIDDLE

EXISTING SITE MASTERPLAN



Masterplan Capacity		1,020
Teaching Stations:		
ELA		6
SS		6
MA		6
SCI		6
Electives		6
Makerspace/ STEM Lab		1
SDC (2-SAI, 1-SDC)		4
RSP (INTERVENTION)		1
Other (2-FITNESS)		2
Grand Total:		38

5.6 R.H. DANA MIDDLE PROPOSED SITE MASTERPLAN



13500 Aviation Blvd, Hawthorne, CA 90250

EXISTING SITE INFORMATION

Year Built: 2011

Year Modernized: N/A

Site Acreage: 5.20 acres (part of old Dana site)

Building Area: 6,240 sf

OVERVIEW

The Maintenance and Operations building is a prefabricated metal building located on the former Dana Middle School site adjacent to various other District programs. The building houses the Maintenance shops, M&O Warehouse and Grounds shops.

CONDITION ASSESSMENT

RATING LEGEND

CATEGORY [0] NO WORK

CATEGORY [1] MINOR MODERNIZATION

CATEGORY [2] STANDARD MODERNIZATION

CATEGORY [3] MAJOR MODERNIZATION /
RECONFIGURATION /
COMPLETE REPLACEMENT

ASSESSMENT OF SITE

Parking

Category [2]

- ADA accessible parking and pathway needed.

Concrete Paving

Category [1]

- General condition of paving is fair.
- Verify potential cross slope issues (>2%) in front of doors.

AC paving

Category [2]

- Asphalt paving exceeds 2% in areas South of maintenance building.
- Ponding water occurs within main drive.
- Asphalt road has cracking allowing water intrusion.

SITE AMENITIES

Fencing/Gates

Category [1]

- Fencing all around the maintenance area is primarily chain link fencing that is in fair-good condition.

ASSESSMENT OF BUILDINGS

Exterior

Overall Rating: Category [1]

Exterior Finish / Paint

Category [0]

- Exterior of the building is corrugated metal panel. It is in good condition.

Door & Frames

Category [1].

- Exterior doors are hollow metal in hollow metal frames and are in good condition. Paint at doors

- are faded and have some wear; could be repainted.
- Interior wood doors and hollow metal frames appear in good condition. Hardware appears to be compliant.
- Metal roll up doors are in good condition.

Windows

- N/A

Roof

Category [0]

- Metal roof is in good condition; there are no reported roof leaks.

ADA Compliance

Category [1]

- Restroom appears visually compliant.
- Door thresholds and door hardware generally appear to be accessible. Paving up to the door appears to have cross slope issues.
- A more detailed assessment and survey will need to be performed as projects come online.

Interior

Category [0]

- Majority of flooring is sealed concrete.
- Ceiling is exposed to structure above.
- Interior finishes in good condition.

ASSESSMENT OF SYSTEMS

Site Utilities

Domestic Water

Category [0]

- The domestic water is connected to the rebuilt Dana Middle School.

Fire Water

Category [0]

- No site fire water system observed.

Gas

Category [0]

- The gas is connected to the rebuilt Dana Middle School.

Sewer

Category [0]

- The sewer is connected to the rebuilt Dana Middle School.

Storm Drain/ Drainage

Category [2]

- Site lacks a reliable underground storm drain system to convey storm water flows.
- Erosion issues at asphalt paving.

MECHANICAL

Overall Rating: Category [0].

- System is original to the 2011 building. No issues reported.

PLUMBING

Overall Rating: Category [0].

Plumbing Fixtures

- Water Closets – wall mounted with automatic flush valves.
- Lavatories - wall hung vitreous china with lever faucets are in good condition.
- There is an emergency eye wash and janitor's sink.
- Fixtures appear to be in good condition.
- Constructed in 2011, restrooms appear visually compliant.
- There was no drinking fountain at this facility.
- Note: CALGreen compliance unknown. Fixtures may need to be replaced in the next major modernization to comply with new code requirements.

Domestic Water Piping

- No issues reported with this system.

Sanitary Sewer Piping within Buildings

- No issues reported with this system.

Natural Gas Piping

Category [0]

- No issues reported with this system.

ELECTRICAL

Overall Rating: Category [3].

Power Distribution

- M&O building receives power from Dana MS. If Dana has a blackout (which is an issue at that site), this affects this building.

Panels

- No issues reported with this system.

Receptacles

- No issues reported with this system.

Lighting

- No issues reported with this system.

IT Infrastructure

Category [0]

- No issues reported.

Technology

Category [0]

- No issues reported.

Voice

Category [0]

- Phones are VoIP.

Intercom/ PA System

Category [0]

- PA system is IP-based InformaCast.

Clocks

Category [0]

- Clock system is IP-based InformaCast.

Security Systems

Category [2]

- Summer 2019 all sites will have own MVR.
- Security cameras: All current systems are IP based security cameras. Systems are not centralized. Desire for additional cameras.

Fire Alarm

Category [0]

- Fire alarm is original to the 2011 building.
- No issues reported to this system.



No ADA stalls or path.



Confirm concrete cross-slopes.



Degraded asphalt paving.

5.7 MAINTENANCE & OPERATIONS

SITE PHOTOS



Rollup door entries to shops and warehouse.



Maintenance.



Grounds.



Staff lounge.



Maintenance.



Shop/ office.



M&O warehouse.



Shop/ office.



Staff restroom.

5.7 MAINTENANCE & OPERATIONS

SITE PHOTOS



13530 Aviation Blvd, Hawthorne, CA 90250

EXISTING SITE INFORMATION

Year Built: 1991
 Year Modernized: 2018
 Student Population (2018/19): 23
 Grade Levels: 7 - 12
 Number of Classrooms: 2
 Number of Modulares: 2 (2019)
 Site Acreage: 5.20 acres (part of old Dana site)
 Building Area: 3,200 sf

OVERVIEW

Success Learning Center (SLC) occupies the old District office located on the old Dana Middle School site. The building is modular construction. Two additional portable classrooms will be installed behind the building this summer (2019).

SITE PRIORITIES

- 1.
- 2.
- 3.

RECENT PROJECTS

4. Modernization (2018).

CURRENT/UPCOMING PROJECTS

1. Two (2) classroom portables will be installed adjacent to the SLC building. (Summer 2019)

PRINCIPAL COMMENTS

Campus Priorities

1. Transitional Living Skills space with kitchen and

laundry.

CONDITION ASSESSMENT

RATING LEGEND

CATEGORY [0] NO WORK
 CATEGORY [1] MINOR MODERNIZATION
 CATEGORY [2] STANDARD MODERNIZATION
 CATEGORY [3] MAJOR MODERNIZATION / RECONFIGURATION / COMPLETE REPLACEMENT

ASSESSMENT OF SITE

Parking

Category [3]

- Parking lot AC paving is in poor condition with replacement needed.
- ADA accessible parking stalls require increased length, truncated domes and signage. Confirm cross-slope is <2%.

Concrete Paving

Category [2]

- General condition of paving is fair, with areas of concrete with eroded joint sealant and patches.

AC paving

Category [2]

- ADA area has cracking allowing water intrusion.

SITE AMENITIES

Landscape

Category [2]

- The parking lot frontage is fair condition, but with outdated irrigation.

Irrigation

Category [3]

- Irrigation system should be upgraded to current standards with one system.

Fencing/Gates

Category [2]

- Fencing all around the campus and grounds is chain link fencing that will be new once portables are placed. Replace existing gate with one that has accessible hardware.

ASSESSMENT OF BUILDINGS

Exterior

Overall Rating: Category [2]

Exterior Finish / Paint

Category [2]

- Exterior of the building is painted wood siding.
- The paint is in fair condition with areas that are peeling. Some small areas near the base were observed to have wood rot damage that should be repaired.

Door & Frames

Category [1].

- Exterior doors are a combination of hollow metal in hollow metal frame and aluminum storefront.
- Aluminum storefront frames are in acceptable condition.
- Hollow metal doors and frame is faded and could be repainted.
- Interior wood doors and frames appear in good condition. Hardware appears to be compliant.

Windows

Category [1]

- Windows are dark tinted, single pane.
- Windows are in functioning condition finish and insect screens appear worn. There were no reported leaks.

Roof

Category [1]

- Roofs are single-ply PVC, original to the building.
- There were no reported leaks.

ADA Compliance

Category [1]

- Restrooms appear visually compliant.
- Door thresholds and door hardware generally appear to be accessible.
- A more detailed assessment and survey will need to be performed as projects come online.

Interior

Category [0]

- The carpet flooring that is in a majority of the spaces, was replaced in August 2018 is in good condition.
- Resilient flooring at the kitchen and restrooms appear in good condition.
- Suspended ceiling appears to be in good condition.
- Paint and tackable wall surfacing appear in good condition.

ASSESSMENT OF SYSTEMS

Site Utilities

Domestic Water

Category [3]

- The majority of domestic water mains and laterals are original to the building construction dates and should be regarded as having reached their service life.

Fire Water

Category [3]

- No site fire water system observed.
- Will need to be added for the new portables.

Gas

Category [3]

- The majority of gas mains and laterals are original to the building construction dates and should be regarded as having reached their service life.

Sewer

Category [3]

- The majority of the sewer mains and laterals are original to the building construction dates

and should be regarded as having reached their service life.

Storm Drain/ Drainage

Category [3]

- Site lacks a reliable underground storm drain system to convey storm water flows.
- Catch basin should be added to account for new portables blocking water flows.

MECHANICAL

Overall Rating: Category [3].

- Rooftop package units are original to the 1991 building.

PLUMBING

Overall Rating: Category [0].

Plumbing Fixtures

- Water Closets – wall mounted with automatic flush valves.
- Lavatories – wall hung vitreous china with lever faucets are in good condition.
- Fixtures appear to be in good condition.
- Constructed in 2001, restrooms appear visually compliant.
- There was no drinking fountain observed at the site.
- Note: CALGreen compliance unknown. Fixtures may need to be replaced in the next major modernization to comply with new code requirements.

Domestic Water Piping

- No issues reported.

Sanitary Sewer Piping within Buildings

- No issues reported.

Water Heater

- No issues reported.

ELECTRICAL

Overall Rating: Category [3].

Power Distribution

- Utilities are fed from the old Dana MS site. Electrical is old, in an underground vault. It needs to be upgraded.

Panels

- No issues reported for this system.

Receptacles

- No issues reported for this system.

Lighting

- No issues reported for this system.

IT Infrastructure

Category [2]

- Needs upgrades.

WiFi

Category [0]

- No issues reported.

Technology

Category [2]

- MDF is central to the site, with scattered IDF.
- One (1) Classroom has flat screen. One (1) Classroom has pull down screen, no ceiling mounted projector.
- District would like to upgrade all classroom AV systems to large, interactive flat screens and have (2) walls with projection/ screens.

Voice

Category [0]

- Needs upgrades.

Clocks

Category [3]

- Needs upgrades.

Intercom/ PA System

Category [3]

- Needs upgrades.

Security Systems

Category [2]

- Needs upgrades.

Fire Alarm

Category [2]

- Fire alarm needs to be upgraded.



ADA stall length is non-compliant.



Signage for ADA stalls to be updated.



Compliant curb ramp and landing missing.



Exposed concrete joints.



Provide accessible hardware.



New permanent fencing will be added upon portable placement.



East side of SLC building; two portables will be placed in



Covered entry; typical doors and windows.



Reception area.



Classroom.



Classroom.



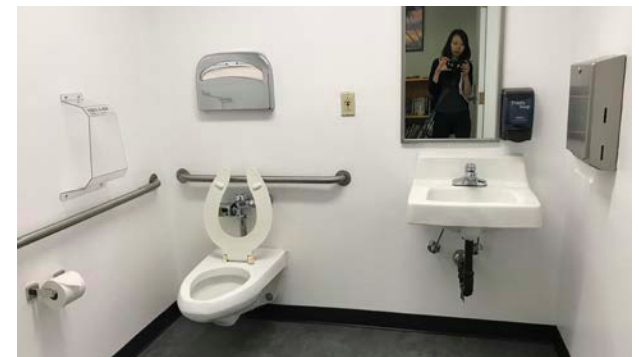
Staff lounge.



Small group learning space.



Hallway at restrooms.



Typical Restroom.

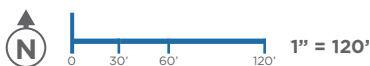


- Classrooms, CR**
 - DVC-K Da Vinci Connect Kinder Classroom
 - DVC-# Da Vinci Connect Grade Level Classroom
 - DVR Da Vinci Rise Classroom
 - DXV Da Vinci Extension Classroom
 - MS/ HS Middle School/ High School
 - HS High School
 - SPED Special Education
 - VAC Vacant
- Shared Spaces**
 - MPR Multipurpose Room
 - LIB Library
- Admin / Faculty**
 - FL/SL Faculty Lounge/ Staff Lounge
 - WR Work Room
 - O Office
 - N Nurse
 - PSY Psychologist
 - SPCH Speech
 - CONF Conference
 - COUN Counselor
- Support Spaces**
 - S Storage
 - T Toilet
 - U Utility
 - C Custodial
 - LR Locker Room
- Portable Classroom**
- Main Entry**
- Drop-Off**

Existing Enrollment		n/a
Teaching Stations:		
Classrooms		20
Other (1-MAKER, 1 LEARNING CTR, 3-VACANT PORTABLES)		5
Grand Total:		25

5.9 135TH & AVIATION SITE

EXISTING SITE MASTERPLAN



- | Masterplan Capacity: | | 325 tbd |
|--|--|----------------|
| Teaching Stations: | | |
| Preschool | | 5 |
| Transitional Kinder, TK | | 0 |
| K | | 2 |
| 1 st -3 rd Grade | | 6 |
| 4 th -5 th Grade | | 4 |
| Makerspace/ STEM Lab | | 1 |
| Music/ Flex Lab | | 0 |
| SDC | | 1 |
| RSP | | 1 |
| Other | | 0 |
| Grand Total: | | 20 |

SCOPE OF WORK CATEGORIES

MASTER PLAN COST

01. Modernization of Existing Classrooms	\$	-
02. Reconfigure Existing Classrooms / Shared Collaboration Spaces	\$	-
03. New Construction (Classrooms)	\$	-
04. Makerspace, STEM, Science, Art & Elective Spaces	\$	-
05. Multipurpose & Food Service	\$	695,000
06. Library Spaces	\$	-
07. Administration, Staff Support, Student & Counseling Services	\$	-
08. Existing Building Systems, Toilets & Improved Energy Efficiency	\$	-
09. Site Utilities	\$	2,070,000
10. Safety & Security	\$	536,000
11. Campus Arrival: Parking, Drop-Off, Entry Plaza	\$	2,038,000
12. Outdoor Learning Environments & Quads	\$	-
13. Exterior Play Spaces, Playfields and Hardcourts	\$	7,462,000
14. Flexible Furniture	\$	-
15. Technology Infrastructure & Equipment	\$	-
Total Construction / Project Cost (2022\$)	\$	12,801,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2022\$)

Deductive Alternate - Natural grass field in lieu of synthetic fields \$(1,848,000)

5.9 135TH & AVIATION SITE - PLAYFIELDS COST ESTIMATE (2022\$)



12501 Isis Ave, Hawthorne, CA 90250

EXISTING SITE INFORMATION

Year Built: 1955
 Year Modernized: 1980s various tenant improvements
 Student Population (2018/19): N/A
 Grade Levels: N/A
 Number of Classrooms: 15
 Number of Modulares: 2 (will be replaced 2019)
 Site Acreage: 6.82 acres
 Building Area: 20,872 sf

OVERVIEW

Originally built in 1955 the facilities are nearly identical to Burnett Elementary School. Classrooms are organized into two (2) clusters of eight (8) classrooms. The site has been leased out to tenants for the last 20 years and has not been used by WUSD.

Any improvements or renovations made were done by tenants. The last improvements were done in the 1980's when air conditioning was added. There is no Multipurpose (MPR)/ Food Service facility on this site. The Gym is currently leased to the County.

RECENT PROJECTS

1. N/A

CURRENT/UPCOMING PROJECTS

1. N/A

CONDITION ASSESSMENT

RATING LEGEND

CATEGORY [0] NO WORK
 CATEGORY [1] MINOR MODERNIZATION
 CATEGORY [2] STANDARD MODERNIZATION
 CATEGORY [3] MAJOR MODERNIZATION /
 RECONFIGURATION /
 COMPLETE REPLACEMENT

ASSESSMENT OF SITE

Parking

Category [3]

- Parking lot AC paving is in poor condition with much replacement needed throughout.
- ADA drop off zone and accessible parking need truncated domes, compliant path and signage. Confirm cross-slope is <2%.
- The auto drop-off zones are missing truncated domes.
- West parking lot requires additional ADA stall.

Concrete Paving

Category [3]

- General condition of paving is poor, with areas of cracked concrete, panels lifting at a joint and cross slope issues.

AC paving

Category [3]

- Asphalt paving exceeds 2% in areas West of the portable building.
- No compliant path to shade structure.
- Ponding water occurs across hard courts.
- Several areas have cracking allowing water intrusion.

Ramps and Stairs

Category [3]

- Some stair steps are missing the warning grooves and/or the contrasting color stripe.
- Some stairs lack proper handrail extensions.

- Handrails at ramps are missing proper extensions.

SITE AMENITIES

Shade Shelter - Lunch Canopy

Category [2]

- Existing metal type shade structure in courtyard is in fair condition.

Lunch Tables and Benches

Category [2]

- Existing lunch tables and benches are in fair condition.

Drinking Fountains

- Drinking fountains do not meet current code requirements.

Play Equipment

Category [3]

- Play structure is not available on-site.
- Baseball backstop is in fair condition and seems to be maintained by League.

Landscape

Category [1]

- The play field is fairly well maintained, but with outdated irrigation, some soil appears to be hard pan and dry spots are in a few areas.
- Turf along Isis Ave is in good condition.
- Trees are in need of pruning.

Irrigation

Category [3]

- Irrigation system is from original build date (1955).
- Irrigation system should be upgraded to current standards with one system.

Fencing/Gates

Category [3]

- Fencing all around the fields is primarily chain link fencing that is in good condition. Replace mesh in a few areas. The tube steel fencing/gates is in poor condition.

ASSESSMENT OF BUILDINGS

Exterior

Overall Rating: Category [3]

Exterior Finish / Paint

Category [2]

- Exterior of the buildings are painted brick, original to the buildings. These are in fair condition. Brick should be re-painted.
- Exterior wood soffits and metal gutters are in general, in good condition. Few areas appear to need minor repairs.

Door & Frames

Category [3].

- Exterior doors are aluminum storefront with single pane door lite. Doors and frames are in poor condition and needs to be replaced with school appropriate doors. Hardware does not appear to be compliant to today's code.
- Interior wood doors and wood frames are in very poor condition - they are degraded and broken. Hardware also does not appear to be accessible / compliant to today's code. Replace with school appropriate doors.

Windows

Category [3]

- Windows are non-matching with a variety of tints, are single pane and aged.
- Windows are in poor condition and should be replaced with insulated glazing.
- Steel window frames appear original, are in poor condition and need to be replaced.

Roof

Category [3]

- The asphalt built up roof were last replaced in 1997 and are near the end of its life cycle and should be replaced.
- Wood plank soffits should be surveyed to

determine condition. Some areas have already been removed probably due to damage.

ADA Compliance

Category [3]

- Restrooms appear in disrepair. They will need to be fully upgraded to meet ADA requirements.
- Door thresholds and exterior door hardware do not meet today's accessibility codes and need to be replaced. Some thresholds were missing. Interior door hardware needs to be replaced.
- A more detailed assessment and survey will need to be performed as projects come online.
- Non-compliant storage structure built between metal storage containers should be removed.

Interior

Category [3]

- Carpet flooring in various areas were replaced with random types. Majority areas have older carpet that is in poor condition.
- VCT flooring at various areas is degraded and in poor condition.
- Casework is non-standard in rooms, do not meet accessibility requirements and in poor condition.
- Markerboards should be replaced and standardized for classroom spaces.
- Terazzo at Restrooms are original and in poor condition.
- Ceilings are mainly suspended ceiling or hardlid. These are in fair condition. However, lights have not been upgraded to LED.

ASSESSMENT OF SYSTEMS

Site Utilities

Domestic Water

Category [3]

- The majority of domestic water mains and laterals are original to the building construction dates and should be regarded as having reached

their service life.

Fire Water

Category [3]

- No site fire water system observed.

Gas

Category [3]

- The majority of gas mains and laterals are original to the building construction dates and should be regarded as having reached their service life.

Sewer

Category [3]

- The majority of the sewer mains and laterals are original to the building construction dates and should be regarded as having reached their service life.
- Small portion was replaced due to tree root issues.

Storm Drain/ Drainage

Category [3]

- Site lacks a reliable underground storm drain system to convey storm water flows.
- Ponding in planting area between buildings.
- Areas with no plant material have erosion issues.

MECHANICAL

Overall Rating: Category [3].

Systems/ Equipment

Category [3]

- The existing mechanical systems is a mixture of split system fan coils and package units. They have exceeded their useful life and are in need of replacement.

Control System

Category [3]

- A full EMS system should be installed on campus, there is not one currently.

PLUMBING

Overall Rating: Category [3].

Plumbing Fixtures

- Water Closets – wall hung mounted with manual flush valves.
- Urinals – wall hung type is in poor condition.
- Lavatories - inset with counter with lever faucets are in poor condition.
- All fixtures appear to be in poor condition and need to be replaced.
- Restrooms do not meet ADA compliance and will need to be fully upgraded.
- Drinking fountains are not accessible and lack guardrails. They need to be upgraded.
- Compliance with lead free requirements is unknown.

Domestic Water Piping

Category [3]

- Piping was reported to be from original 1955 construction. Needs to be replaced.

Water Heater

Category [3]

- Unit should be replaced when new piping is provided.

Sanitary Sewer Piping

Category [3]

- Drainage and blockage issues are common. Sections of lateral lines from the street have been replaced. Approximately 20% of the original sewer has been replaced.

Natural Gas Piping

Category [2]

- Approximately 50-60% of the low pressure gas lines have been replaced between buildings.

ELECTRICAL

Overall Rating: Category [3].

Power Distribution

Category [2]

- Main service through Edison was updated when the portables were installed. Transformer is located above ground; switch gear located at back of campus.
- Partial upgrades have been performed.

Panels

Category [3]

- Panel boards were reported to be original, and heavily modified by past tenants. Electrical updates needed in the Administration building.
- Classroom building approx. 277 panels are fairly new.

Receptacles

Category [3]

- Were reported to be original, and need to be upgraded, as well as need for more.

Lighting

Category [3]

- Needs to be upgraded to current standards with LED fixtures and dimming and daylighting controls.

Kitchen

- N/A

Lighting

- Lighting has not been upgraded. Original lighting control switches remain in use, with no occupancy sensors or daylight sensors. Outdoor lighting has not been updated to LED lamp sources.
- Parking lot lighting previously linked to portables was removed when portables were removed. New lighting needs to be installed.
- Lighting should be upgraded throughout the school campus. Fixtures and controls need to be brought up to current standards.

IT Infrastructure

Category [3]

- Upgrade fiber optic backbone cabling to OS2.

WiFi

Category [3]

- Add drops to be able to provide adequate access throughout campus.

Technology

Category [3]

- All systems need to be upgraded.
- No typical Classroom technology observed present. District would need to provide all classroom AV systems - large, interactive flat screens with (2) walls with projection/ screens.
- District would like to all classroom AV systems to have large, interactive flat screens and have (2) walls with projection/ screens. Provide single point connection from teacher laptop to projection and sound system. Move towards interactive technology in Classrooms.

Voice

Category [3]

- Install new system.

Clocks

Category [3]

- Install new system.

Audio Visual Systems

Category [3]

- Install new systems. Large, interactive flat screens with (2) walls with screens.

Intercom/ PA System

Category [3]

- Replace system with new.

Security Systems

Category [3]

- Security cameras: Current systems unknown. Provide new, complete system.

Fire Alarm

Category [1]

- New fire alarm panel was installed in 2007.





No complaint path of signage.



Cracked concrete.



Degraded joint sealant.



Cracking/degraded asphalt.



Missing handrail.



No Hi-lo option or cane detection rail.



Tube steel fence/gate rusting.



Cross slope issue at shade structure.



Erosion issues.

5.10 DEL AIRE SITE SITE PHOTOS



Courtyard area between Classroom buildings.



Classroom building with covered walkway.



Courtyard area between Classroom buildings.



Typical exterior storefront doors and windows.



Storage building.



Storage rooms and container storage.



Classroom building wing.



Typical drinking fountain.



Typical Boys Restroom.

5.10 DEL AIRE SITE SITE PHOTOS



Main entry into Administration.



Conference room.



Staff restroom.



Typical Classroom.



Typical casework in Classroom.



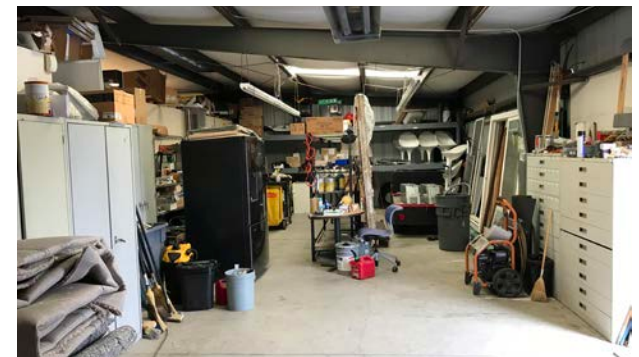
Typical Classroom.



Classroom/ pull-out space.



Office space.



Storage Building.

SCOPE OF WORK CATEGORIES

MASTER PLAN COST

01. Modernization of Existing Classrooms	\$	-
02. Reconfigure Existing Classrooms / Shared Collaboration Spaces	\$	-
03. New Construction (Classrooms)	\$	-
04. Makerspace, STEM, Science, Art & Elective Spaces	\$	-
05. Multipurpose & Food Service	\$	-
06. Library Spaces	\$	-
07. Administration, Staff Support, Student & Counseling Services	\$	-
08. Existing Building Systems, Toilets & Improved Energy Efficiency	\$	979,000
09. Site Utilities	\$	1,021,000
10. Safety & Security	\$	-
11. Campus Arrival: Parking, Drop-Off, Entry Plaza	\$	-
12. Outdoor Learning Environments & Quads	\$	-
13. Exterior Play Spaces, Playfields and Hardcourts	\$	8,704,000
14. Flexible Furniture	\$	-
15. Technology Infrastructure & Equipment	\$	-
Total Construction / Project Cost (2022\$)	\$	10,704,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2022\$)

5.10 DEL AIRE SITE - PLAYFIELDS COST ESTIMATE (2022\$)

SCOPE OF WORK CATEGORIES

MASTER PLAN COST

01. Modernization of Existing Classrooms	\$ 2,758,000
02. Reconfigure Existing Classrooms / Shared Collaboration Spaces	\$ -
03. New Construction (Classrooms)	\$ -
04. Makerspace, STEM, Science, Art & Elective Spaces	\$ -
05. Multipurpose & Food Service	\$ -
06. Library Spaces	\$ -
07. Administration, Staff Support, Student & Counseling Services	\$ 1,039,000
08. Existing Building Systems, Toilets & Improved Energy Efficiency	\$ 2,125,000
09. Site Utilities	\$ 399,000
10. Safety & Security	\$ 1,013,000
11. Campus Arrival: Parking, Drop-Off, Entry Plaza	\$ 544,000
12. Outdoor Learning Environments & Quads	\$ 136,000
13. Exterior Play Spaces, Playfields and Hardcourts	\$ -
14. Flexible Furniture	\$ -
15. Technology Infrastructure & Equipment	\$ 408,000
Total Construction / Project Cost (2022\$)	\$ 8,422,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2022\$)



MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

Classrooms, CR
 PK Preschool
 TK/K Transitional Kinder/Kinder
 RSP Resource Specialist Program

Elective / Lab
 CL Computer Lab

Shared Spaces
 MPR Multipurpose Room
 LIB Library

Admin / Faculty
 FL/ FW Faculty Lounge/ Work
 WR Workroom
 O Office
 N Nurse
 PSY Psychologist
 SPCH Speech
 INT Intervention
 ELD English Lang. Development
 CONF Conference
 COUN Counselor

Support Spaces
 CDC Child Development Center
 S Storage
 T Toilet
 U Utility
 C Custodial
 KIT/KITNT Kitchen / Kitchenette
 R/F Refrigerator / Fridge

No Work
Portable
Classroom

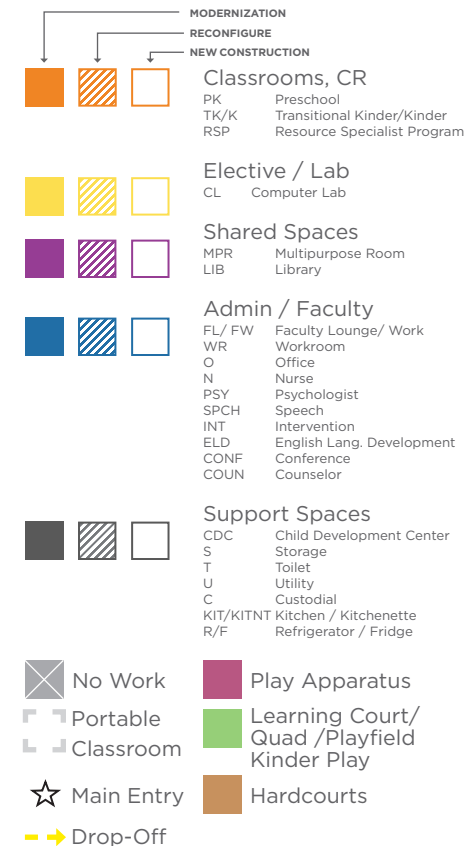
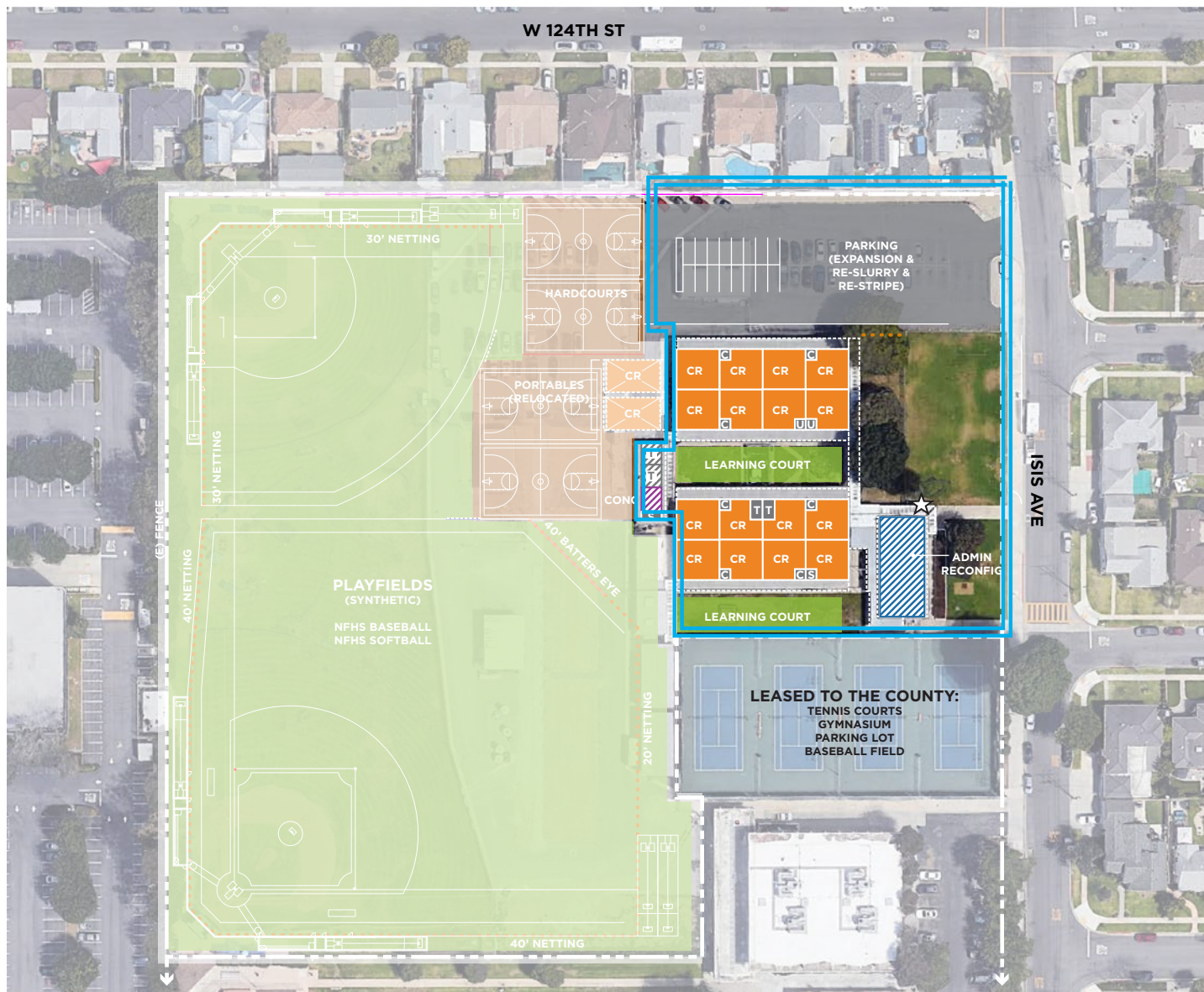
Play Apparatus
Learning Court/ Quad /Playfield Kinder Play
Hardcourts

★ Main Entry
 → Drop-Off

Existing Enrollment	varies
Teaching Stations:	
Classrooms (Currently used by DaVinci Connect)	18
Grand Total:	18

5.10 DEL AIRE SITE - PLAYFIELDS

PROPOSED SITE MASTERPLAN



Existing Enrollment	varies
Teaching Stations:	
Classrooms (Currently used by DaVinci Connect)	18
Grand Total:	18

5.10 DEL AIRE SITE - SCHOOL

EXISTING SITE MASTERPLAN



6

APPENDIX

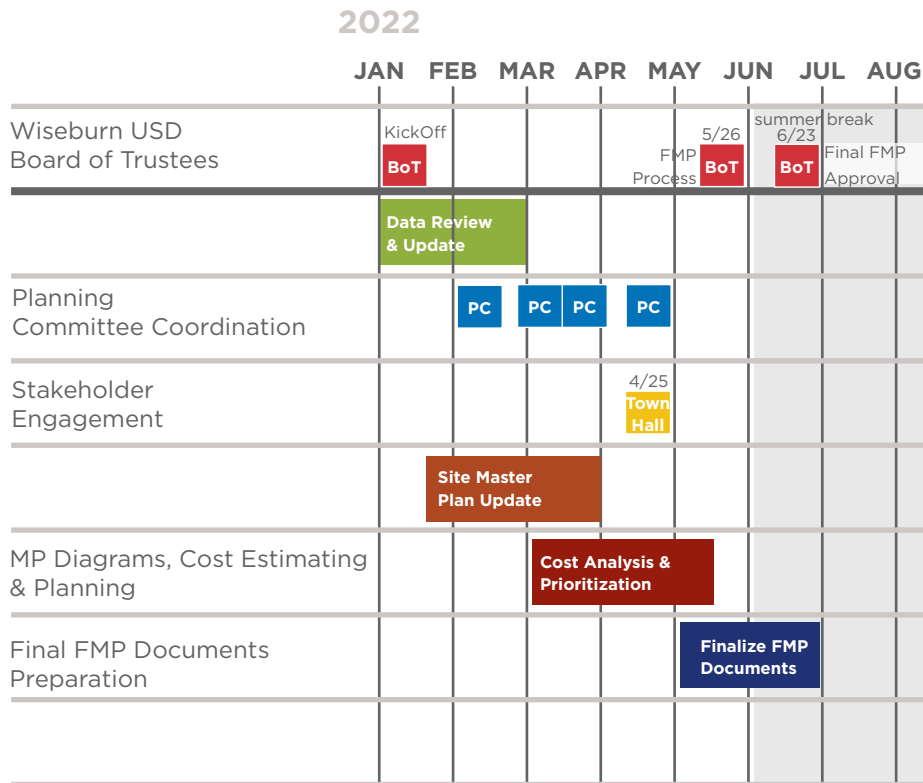


Wiseburn Unified School District

In February of 2022, LPA was engaged to provide an update to the 2020 Facilities Master Plan. Due to the global pandemic some of the master plan scopes and priorities have changed.

Working with District leadership, four Planning Committee meetings were held to establish the goals and guide the update process. A Community Townhall was held to gather stakeholder input from teachers, staff, parents and community representatives. A review of the updates and new input, the Board of

Trustees held a workshop in May 2022 to review all the data and prioritize scopes of work. Final plan update adoption is scheduled for June Fall 2022. Below is a graphic schedule depicting the Facilities Master Plan Update activities:



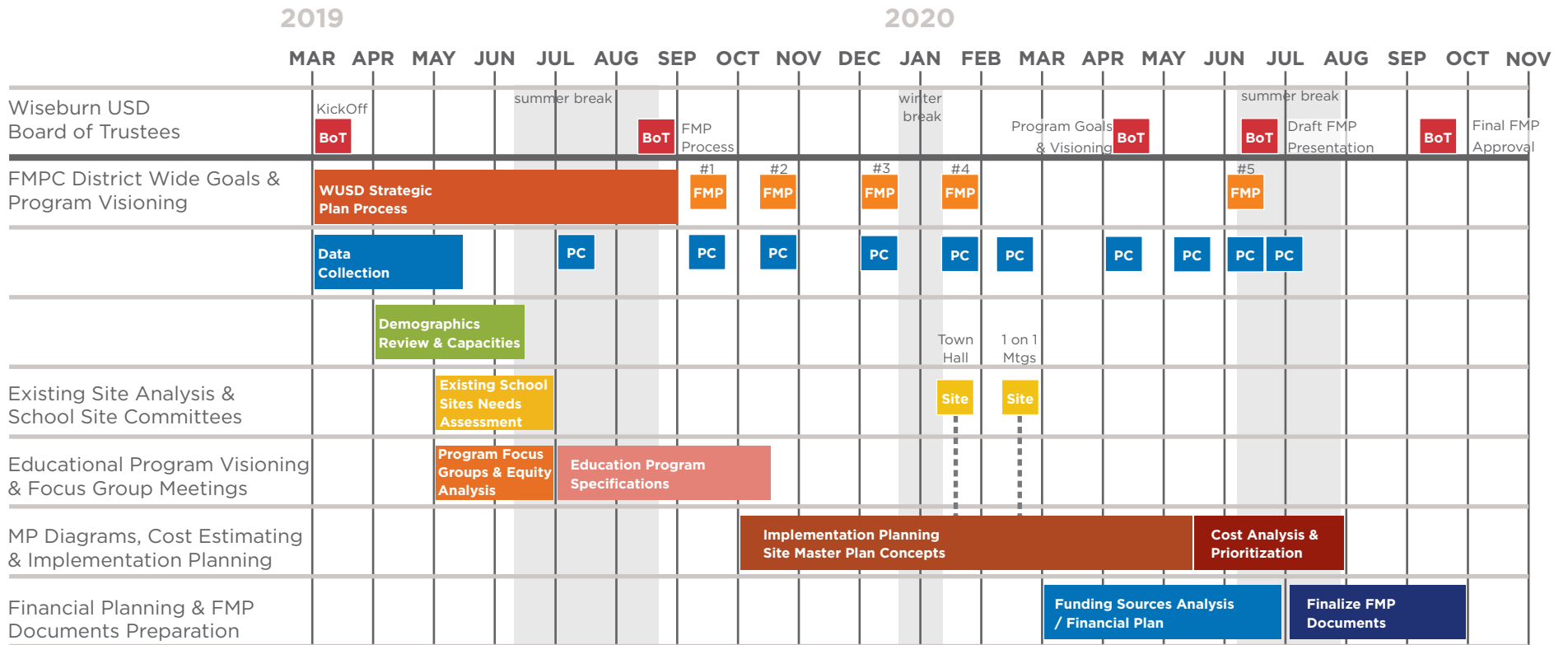
LPA began the 2020 Facilities Master Plan for Wiseburn Unified School District in March 2019. Working with District leadership, a process was established to engage a full range of stakeholders within the following committees:

- Wiseburn USD Board of Trustees (BoT)
- Planning Committee
- Facilities Master Plan Committee (FMP)
- School Site Committees (SSC)
- Focus Groups:
 - Elementary & Secondary Programs

- Information Technology
- Athletics
- Child Development Center (CDC)
- Nutrition
- Maintenance & Operations
- Special Education
- DV Connect

As part of the Facilities Master Plan process, the LPA planning team performed data collection, existing school site assessments, educational

vision standards, conceptual school site master plans, cost estimating and scope prioritization, in collaboration with the various stakeholder groups involved in the plan development. A draft of the plan was presented to the Board of Trustees for their review and comment at the April and June 2020 meetings. Final plan adoption was in Fall 2020. Below is a graphic schedule depicting the Facilities Master Plan activities:





Wiseburn USD Masterplan
El Segundo, CA
March 14, 2022

Prepared For LPA Design Studios, Inc.

Wiseburn USD Masterplan
El Segundo, CA
March 14, 2022

INTRODUCTION

1. Basis Of Estimate

This cost estimate is based upon documents and quantities provided by LPA, Inc.

2. Excluded Costs

The following cost items are excluded from this estimate.

- 1) Escalation is not included. Pricing good through the end of 2022.
- 2) Land purchase costs.
- 3) Off-site work, unless noted otherwise.
- 4) Costs of hazardous material surveys, abatement, and disposal, unless noted otherwise.
- 5) FF&E, unless noted otherwise.

3. Clarifications

This estimate is based upon the following assumptions.

- 1) A competitive bid environment at subcontractor and GC level.
- 2) The use of prevailing wage labor rates.
- 3) We are assuming a traditional design -bid - build procurement methodology.
- 4) Unit costs are inclusive of General Conditions, General Requirements, Overhead and Profit, Bonds and Insurance and Design Contingency.
- 5) Softs costs are estimated at 33% per LPA, Inc.

Sheet 2 of 34

School Site	Site Area (SF)	Existing Building Area (SF)	New Building Area (SF)	TOTAL PROJECT COST (2022\$)
Juan de Anza ES (K-5)	383,328	-	400	\$ 16,132,000
138th Street School	231,739	16,970	8,884	\$ 16,520,000
Juan Cabrillo ES (K-2)	374,616	62,416	-	\$ 17,916,000
Richard Henry Dana MS	470,448	22,735	8,531	\$ 32,771,000
Del Aire Site - Playfields	209,000	-	-	\$ 10,704,000
Del Aire Site - School	88,079	19,015	-	\$ 8,422,000
135th & Aviation Site - Playfields	215,000	-	851	\$ 12,801,000
TOTAL PROJECT COST (2022\$)				\$ 115,266,000

DEDUCTIVE ALTERNATE #1 - NATURAL GRASS FIELDS AT DANA MS ILO SYNTHETIC FIELDS (HAS STORM DRAIN IMPACT), 110,000SF			\$ (1,540,000)
DEDUCTIVE ALTERNATE #2 - NATURAL GRASS FIELDS AT 135th & AVIATION SITE ILO SYNTHETIC FIELDS (HAS STORM DRAIN IMPACT), 110,000SF			\$ (1,848,000)

Program Scope	School Site							Total	
	2001	1955/2001	2010	2007	1955/1980	1955/1980	1926/1942		
1. Modernization of Existing Classrooms	Juan de Anza ES (K-5)	138th Street School	Juan Cabrillo ES (K-2)	Richard Henry Dana MS	Del Aire Site - Playfields	Del Aire Site - School	135th & Aviation Site - Playfields	TOTAL PROJECT COST (2022\$)	
2. Reconfigure Classrooms / Shared Collaboration Spaces	\$ 1,972,000	\$ 1,759,000	\$ 1,882,000	\$ 2,581,000	\$ -	\$ 2,758,000	\$ -	\$ 10,952,000	
3. New Construction (Classrooms)	\$ 364,000	\$ -	\$ 306,000	\$ 732,000	\$ -	\$ -	\$ -	\$ 1,402,000	
4. Maker / STEM, Science, Arts & Elective Spaces	\$ 2,091,000	\$ 3,117,000	\$ 5,313,000	\$ 1,929,000	\$ -	\$ -	\$ -	\$ 12,450,000	
5. MPR and Food Service	\$ 1,245,000	\$ 939,000	\$ 978,000	\$ 9,925,000	\$ -	\$ -	\$ -	\$ 13,087,000	
6. Library Spaces	\$ 163,000	\$ -	\$ 78,000	\$ 744,000	\$ -	\$ -	\$ 695,000	\$ 1,681,000	
7. Administration, Staff Support, Student and Counseling Services	\$ -	\$ 846,000	\$ -	\$ 446,000	\$ -	\$ -	\$ -	\$ 1,292,000	
8. Existing Building Systems, Toilets and Improved Energy Efficiency	\$ 468,000	\$ 4,022,000	\$ -	\$ -	\$ -	\$ 1,039,000	\$ -	\$ 5,519,000	
9. Site Utilities	\$ 4,453,000	\$ 1,309,000	\$ 3,764,000	\$ 5,132,000	\$ 979,000	\$ 2,125,000	\$ -	\$ 17,762,000	
10. Safety and Security	\$ 63,000	\$ 489,000	\$ -	\$ 451,000	\$ 1,021,000	\$ 399,000	\$ 2,070,000	\$ 4,903,000	
11. Campus Arrival: Parking, Drop-off, and Entry Plaza	\$ 1,223,000	\$ 860,000	\$ 402,000	\$ 821,000	\$ -	\$ 1,013,000	\$ 536,000	\$ 4,855,000	
12. Outdoor Learning Environments & Quads	\$ 297,000	\$ 406,000	\$ 392,000	\$ 723,000	\$ -	\$ 544,000	\$ 2,038,000	\$ 4,400,000	
13. Exterior Play Spaces, Playfields and Handcourts	\$ 596,000	\$ 141,000	\$ 1,111,000	\$ 282,000	\$ -	\$ 136,000	\$ -	\$ 2,266,000	
14. Flexible Furniture	\$ 487,000	\$ 822,000	\$ 1,127,000	\$ 5,583,000	\$ 8,704,000	\$ -	\$ 7,462,000	\$ 24,185,000	
15. Technology Infrastructure and Equipment	\$ 919,000	\$ 674,000	\$ 827,000	\$ 1,072,000	\$ -	\$ -	\$ -	\$ 3,492,000	
TOTAL PROJECT COST (2022\$)	\$ 18,011,000	\$ 11,356,000	\$ 17,755,000	\$ 23,940,000	\$ 10,704,000	\$ 8,422,000	\$ 12,801,000	\$ 115,266,000	

JUAN DE ANZA ELEMENTARY

Juan de Anza ES (K-5)
Masterplan Estimate

3/14/22

Construction Cost Summary

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
1. Modernization of Existing Classrooms				\$ 1,482,000	\$ 1,972,000
Existing classrooms (MEP scope covered in Section 8)					
Structural upgrades					
Roof framing		sf	\$ 30.63	\$ -	
Roof / wall connections		sf	\$ 18.38	\$ -	
Walls					
Replace existing walls		sf	\$ 24.50	\$ -	
Repair existing walls		sf	\$ 6.13	\$ -	
Windows					
Replace existing windows		sf	\$ 27.56	\$ -	
Repair existing windows		sf	\$ 4.90	\$ -	
Doors					
Replace existing doors		sf	\$ 12.25	\$ -	
Repair existing doors		sf	\$ 6.13	\$ -	
Floors					
Replace existing floors		sf	\$ 17.15	\$ -	
Repair existing floors		sf	\$ 8.58	\$ -	
Ceilings					
Replace existing ceilings		sf	\$ 24.50	\$ -	
Repair existing ceilings		sf	\$ 11.03	\$ -	
Casework					
Replace existing casework		sf	\$ 13.48	\$ -	
Exteriors					
Patch, repair and paint	63,440	sf	\$ 0.77	\$ 48,571	Paint trim, doors and canopies
Roofing					
Replace roofing	58,500	sf	\$ 24.50	\$ 1,433,250	
2. Reconfigure Classrooms / Shared Collaboration Spaces				\$ 273,000	\$ 364,000
Existing classrooms (MEP scope covered in Section 8)					
Walls					
Replace existing walls	2,285	sf	\$ 24.50	\$ 55,983	
Windows					
Replace existing windows	2,285	sf	\$ 27.56	\$ 62,980	
Doors					
Replace existing doors	2,285	sf	\$ 12.25	\$ 27,991	
Floors					
Replace existing floors	2,285	sf	\$ 17.15	\$ 39,188	
Ceilings					
Replace existing ceilings	2,285	sf	\$ 24.50	\$ 55,983	
Casework					
Replace existing casework	2,285	sf	\$ 13.48	\$ 30,790	
3. New Construction (Classrooms)				\$ 1,572,000	\$ 2,091,000
CDC Classrooms					
Remove portable classrooms	2	ea	\$ 14,700.00	\$ 29,400	
Classrooms, one story building	2,554	sf	\$ 552.48	\$ 1,410,800	

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Page 5 of 34

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
Site improvements surrounding building pad	2,554	sf	\$ 51.45	\$ 131,383	
4. Maker / STEM, Science, Arts & Elective Spaces				\$ 936,000	\$ 1,245,000
Remove portable classrooms	1	ea	\$ 14,700.00	\$ 14,700	
Elementary maker / STEM, science and art labs					
Reconfigure	2,120	sf	\$ 367.50	\$ 779,100	
Elective classrooms					
Minor modernization	1,100	sf	\$ 128.63	\$ 141,488	
5. MPR and Food Service				\$ 122,000	\$ 163,000
MPR / student union					
Minor modernization	4,120	sf	\$ 29.40	\$ 121,128	
6. Library Spaces				\$ -	\$ -
No scope in this category					

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Page 6 of 34

6.2 DETAILED COSTS APPENDIX

Wiseburn Unified School District
Facilities Master Plan

7

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	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
7. Administration, Staff Support, Student and Counseling Services				\$ 344,000	\$ 458,000
Administration					
Add door and wall in principal's office	1	ls	\$ 25,000.00	\$ 25,000	
Student and Counseling Services					
Reconfigure	1,020	sf	\$ 312.38	\$ 318,623	
8. Existing Building Systems, Toilets and Improved Energy Efficiency				\$ 3,348,000	\$ 4,453,000
Restroom upgrades					
Restroom, one story building	400	sf	\$ 765.63	\$ 306,250	
Site improvements surrounding building pad	400	sf	\$ 51.45	\$ 20,580	
Building systems					
HVAC upgrades	63,440	sf	\$ 36.75	\$ 2,331,420	
Plumbing upgrades	3,305	sf	\$ 13.48	\$ 44,535	
EMS systems upgrades	63,440	sf	\$ 8.58	\$ 543,998	
Lighting and controls upgrades	3,305	sf	\$ 23.28	\$ 76,924	
Convenience power upgrades	3,305	sf	\$ 7.35	\$ 24,292	
9. Site Utilities				\$ 47,000	\$ 63,000
Based on entire campus area, upgrade existing utilities;					
Storm drain service	383,328	sf	\$ 0.12	\$ 46,958	
10. Safety and Security				\$ 919,000	\$ 1,223,000
Decorative metal fencing and gates	1,552	lf	\$ 343.00	\$ 532,336	
Demo existing fence	1,262	lf	\$ 20.00	\$ 25,240	
Rolling decorative metal gate	2	ea	\$ 55,125.00	\$ 110,250	
New exterior lighting for student safety	1	ls	\$ 49,000.00	\$ 49,000	
New safety locks to existing classroom doors, electronic	40	ea	\$ 2,082.50	\$ 83,300	
New emergency signs and posts	1	ls	\$ 10,718.75	\$ 10,719	
Storefront wall to secure entry	360	sf	\$ 150.00	\$ 54,000	
Low voltage upgrades					
Fire alarm system	3,305	sf	\$ 7.35	\$ 24,292	
Emergency lighting	3,305	sf	\$ 1.96	\$ 6,478	
PA / emergency communication systems	0	sf	\$ 10.41	\$ -	
Intrusion alarms	3,305	sf	\$ 2.45	\$ 8,097	
Security camera, allowance	1	ls	\$ 15,000.00	\$ 15,000	
11. Campus Arrival: Parking, Drop-off, and Entry Plaza				\$ 223,000	\$ 297,000
Slurry and stripe existing parking lot	42,575	sf	\$ 4.90	\$ 208,618	
Repair concrete pedestrian paving	1,000	sf	\$ 13.48	\$ 13,475	
12. Outdoor Learning Environments & Quads				\$ 448,000	\$ 596,000
New student quad	13,000	sf	\$ 15.93	\$ 207,025	enhancement of existing
New learning courts	4,400	sf	\$ 11.15	\$ 49,049	shade over existing learning courts
New learning courts	6,000	sf	\$ 31.85	\$ 191,100	

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Page 7 of 34

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
13. Exterior Play Spaces, Playfields and Hardcourts				\$ 366,000	\$ 487,000
Elementary play yard and hardcourts					
Slurry and stripe existing hardcourts	53,000	sf	\$ 4.90	\$ 259,700	
New hardcourts	7,200	sf	\$ 14.70	\$ 105,840	
14. Flexible Furniture				\$ 919,000	\$ 919,000
Furniture per classroom (direct cost)	30	ea	\$ 30,625.00	\$ 918,750	
15. Technology Infrastructure and Equipment				\$ 1,801,000	\$ 1,801,000
Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system, etc. (direct cost)	30	ea	\$ 14,700.00	\$ 441,000	
Upgrade backbone, wireless access points, and switches (direct cost)	63,440	sf	\$ 10.72	\$ 679,998	
Upgrade fiber to support (direct cost)	63,440	sf	\$ 10.72	\$ 679,998	
TOTAL PROJECT COSTS (2022\$)				\$ 12,800,000	\$ 16,132,000

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Page 8 of 34

6.2 DETAILED COSTS

APPENDIX

Wiseburn Unified School District
Facilities Master Plan

8

LPA

138TH STREET SCHOOL

138th Street School
Masterplan Estimate

3/14/22

Construction Cost Summary

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
1. Modernization of Existing Classrooms				\$ 1,322,000	\$ 1,759,000
Existing classrooms (MEP scope covered in Section 8)					
Walls					
Repair existing walls	13,740	sf	\$ 6.13	\$ 84,158	
Windows					
Repair existing windows	13,740	sf	\$ 4.90	\$ 67,326	
Doors					
Repair existing doors	13,740	sf	\$ 6.13	\$ 84,158	
Floors					
Replace existing floors	13,740	sf	\$ 17.15	\$ 235,641	
Ceilings					
Replace existing ceilings	13,740	sf	\$ 24.50	\$ 336,630	
Casework					
Replace existing casework	13,740	sf	\$ 13.48	\$ 185,147	
Exteriors					
Patch, repair and paint	13,740	sf	\$ 0.77	\$ 10,520	Paint trim, doors and canopies
Roofing					
Replace roofing	17,280	sf	\$ 18.38	\$ 317,520	
2. Reconfigure Classrooms / Shared Collaboration Spaces				\$ -	\$ -
No scope in this category					
3. New Construction (Classrooms)				\$ 2,343,000	\$ 3,117,000
Pre-school and kindergarten					
Remove portable classrooms	2	ea	\$ 14,700.00	\$ 29,400	
Elementary school					
Classrooms, one story building	3,830	sf	\$ 552.48	\$ 2,116,200	
Site improvements surrounding building pad	3,830	sf	\$ 51.45	\$ 197,074	
4. Maker / STEM, Science, Arts & Elective Spaces				\$ 706,000	\$ 939,000
Elementary maker / STEM, science and art labs					
Reconfigure	1,920	sf	\$ 367.50	\$ 705,600	
5. MPR and Food Service				\$ -	\$ -
No scope in this category					
6. Library Spaces				\$ 636,000	\$ 846,000
Elementary school library					
Reconfigure	1,920	sf	\$ 330.75	\$ 635,040	
7. Administration, Staff Support, Student and Counseling Services				\$ 3,024,000	\$ 4,022,000
Demolish existing buildings	2,310	sf	\$ 30.63	\$ 70,744	
Administration					
Admin, one story building	5,054	sf	\$ 532.88	\$ 2,693,150	
Site improvements surrounding building pad	5,054	sf	\$ 51.45	\$ 260,028	

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Page 9 of 34

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
8. Existing Building Systems, Toilets and Improved Energy Efficiency				\$ 984,000	\$ 1,309,000
Restroom upgrades					
Moderate modernization	1,310	sf	\$ 153.13	\$ 200,594	
Building systems					
HVAC upgrades	17,280	sf	\$ 36.75	\$ 635,040	
EMS systems upgrades	17,280	sf	\$ 8.58	\$ 148,176	
9. Site Utilities				\$ 367,000	\$ 489,000
Based on entire campus area, upgrade existing utilities;					
Natural gas service	231,739	sf	\$ 0.29	\$ 68,131	
Domestic and fire water service	231,739	sf	\$ 0.61	\$ 141,940	
Storm drain service	231,739	sf	\$ 0.67	\$ 156,134	
10. Safety and Security				\$ 646,000	\$ 860,000
Chain link fencing and gates, 8'-0" high	185	lf	\$ 165.38	\$ 30,594	
Decorative metal fencing and gates	210	lf	\$ 343.00	\$ 72,030	
New exterior lighting for student safety	1	ls	\$ 49,000.00	\$ 49,000	
New safety locks to existing classroom doors, electronic	32	ea	\$ 2,082.50	\$ 66,640	
New emergency signs and posts	1	ls	\$ 10,718.75	\$ 10,719	
Low voltage upgrades					
Fire alarm system	16,970	sf	\$ 7.35	\$ 124,730	
New fire alarm head end equipment, allowance	1	ls	\$ 30,625.00	\$ 30,625	
Emergency lighting	16,970	sf	\$ 1.96	\$ 33,261	
PA / emergency communication systems	16,970	sf	\$ 10.41	\$ 176,700	
Intrusion alarms	16,970	sf	\$ 2.45	\$ 41,577	
Security camera, allowance	1	ls	\$ 10,000.00	\$ 10,000	
11. Campus Arrival: Parking, Drop-off, and Entry Plaza				\$ 305,000	\$ 406,000
Minor parking lot upgrades, ADA, etc.	1	ls	\$ 50,000.00	\$ 50,000	
Slurry and stripe existing parking lot	28,000	sf	\$ 4.90	\$ 137,200	
Repair concrete pedestrian paving	6,000	sf	\$ 13.48	\$ 80,850	
Entry plaza upgrades	1,000	sf	\$ 36.75	\$ 36,750	
12. Outdoor Learning Environments & Quads				\$ 106,000	\$ 141,000
Enhance learning courts	6,000	sf	\$ 15.93	\$ 95,550	minor scope
Improve area around PIV	600	sf	\$ 17.15	\$ 10,290	
13. Exterior Play Spaces, Playfields and Hardcourts				\$ 618,000	\$ 822,000
Elementary play yard and hardcourts					
Slurry and stripe existing hardcourts	27,300	sf	\$ 4.90	\$ 133,770	
New hardcourts	10,000	sf	\$ 14.70	\$ 147,000	
Repair playfields (sod)	58,500	sf	\$ 3.68	\$ 214,988	
Soccer					
Netting system, 30'-0" high	330	lf	\$ 368.75	\$ 121,688	
14. Flexible Furniture				\$ 674,000	\$ 674,000
Furniture per classroom (direct cost)	22	ea	\$ 30,625.00	\$ 673,750	

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Page 10 of 34

6.2 DETAILED COSTS APPENDIX

Wiseburn Unified School District
Facilities Master Plan

9

LPA

138TH STREET SCHOOL

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
15. Technology Infrastructure and Equipment				\$ 1,136,000	\$ 1,136,000
Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system, etc. (direct cost)	22	ea	\$ 14,700.00	\$ 323,400	
Upgrade backbone, wireless access points, and switches (direct cost)	37,888	sf	\$ 10.72	\$ 406,112	
Upgrade fiber to support (direct cost)	37,888	sf	\$ 10.72	\$ 406,112	
TOTAL PROJECT COSTS (2022\$)				\$ 12,867,000	\$ 16,520,000



JUAN CABRILLO ELEMENTARY

Juan Cabrillo ES (K-K)
Masterplan Estimate

3/14/22

Construction Cost Summary

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
1. Modernization of Existing Classrooms				\$ 1,415,000	\$ 1,882,000
Exteriors					
Patch, repair and paint	62,416	sf	\$ 4.29	\$ 267,609	
Roofing					
Replace roofing	62,416	sf	\$ 18.38	\$ 1,146,894	
2. Reconfigure Classrooms / Shared Collaboration Spaces				\$ 230,000	\$ 306,000
Existing classrooms (MEP scope covered in Section 8)					
Walls					
Replace existing walls	1,920	sf	\$ 24.50	\$ 47,040	
Windows					
Replace existing windows	1,920	sf	\$ 27.56	\$ 52,920	
Doors					
Replace existing doors	1,920	sf	\$ 12.25	\$ 23,520	
Floors					
Replace existing floors	1,920	sf	\$ 17.15	\$ 32,928	
Ceilings					
Replace existing ceilings	1,920	sf	\$ 24.50	\$ 47,040	
Casework					
Replace existing casework	1,920	sf	\$ 13.48	\$ 25,872	
3. New Construction (Classrooms)				\$ 3,994,000	\$ 5,313,000
TK					
Classrooms, one story building	6,750	sf	\$ 540.23	\$ 3,646,519	
Site improvements surrounding building pad	6,750	sf	\$ 51.45	\$ 347,288	
4. Maker / STEM, Science, Arts & Elective Spaces				\$ 735,000	\$ 978,000
Elementary maker / STEM, science and art labs					
Reconfigure	2,000	sf	\$ 367.50	\$ 735,000	
5. MPR and Food Service				\$ 59,000	\$ 79,000
MPR / student union					
Nanawall to back of MPR	300	sf	\$ 193.75	\$ 58,125	
6. Library Spaces				\$ -	\$ -
No scope in this category					
7. Administration, Staff Support, Student and Counseling Services				\$ -	\$ -
No scope in this category					
8. Existing Building Systems, Toilets and Improved Energy Efficiency				\$ 2,830,000	\$ 3,764,000
Building systems					
HVAC upgrades	62,416	sf	\$ 36.75	\$ 2,293,788	
EMS systems upgrades	62,416	sf	\$ 8.58	\$ 535,217	

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Page 12 of 34

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
9. Site Utilities				\$ -	\$ -
No scope in this category					
10. Safety and Security				\$ 302,000	\$ 402,000
Chain link fencing and gates, 8'-0" high	910	lf	\$ 165.38	\$ 150,491	
Demo existing fence	670	lf	\$ 20.00	\$ 13,400	
Rolling chain link gate	1	ea	\$ 33,687.50	\$ 33,688	
New safety locks to existing classroom doors, electronic	45	ea	\$ 2,082.50	\$ 93,713	
Low voltage upgrades					
Security camera, allowance	1	ls	\$ 10,000.00	\$ 10,000	
11. Campus Arrival: Parking, Drop-off, and Entry Plaza				\$ 294,000	\$ 392,000
New parking lot	12,000	sf	\$ 24.50	\$ 294,000	
12. Outdoor Learning Environments & Quads				\$ 835,000	\$ 1,111,000
New student quad	12,200	sf	\$ 27.07	\$ 330,285	
Enhance learning courts	11,100	sf	\$ 15.93	\$ 176,768	
Outdoor learning at TK	4,500	sf	\$ 31.85	\$ 143,325	
Entry plaza upgrades / landscape buffer	5,000	sf	\$ 36.75	\$ 183,750	
13. Exterior Play Spaces, Playfields and Hardcourts				\$ 847,000	\$ 1,127,000
Pre-school and kindergarten play yard					
Shade structure	2,160	sf	\$ 122.50	\$ 264,600	
Elementary play yard and hardcourts					
Shade structure	1,200	sf	\$ 122.50	\$ 147,000	
Repair playfields (sod)	55,000	sf	\$ 3.68	\$ 202,125	
New playfields	10,000	sf	\$ 12.25	\$ 122,500	
Baseball and softball fields					
New backstop	1	ea	\$ 110,250.00	\$ 110,250	
14. Flexible Furniture				\$ 827,000	\$ 827,000
Furniture per classroom (direct cost)	27	ea	\$ 30,625.00	\$ 826,875	
15. Technology Infrastructure and Equipment				\$ 1,735,000	\$ 1,735,000
Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system, etc. (direct cost)	27	ea	\$ 14,700.00	\$ 396,900	
Upgrade backbone, wireless access points, and switches (direct cost)	62,416	sf	\$ 10.72	\$ 669,022	
Upgrade fiber to support (direct cost)	62,416	sf	\$ 10.72	\$ 669,022	
TOTAL PROJECT COSTS (2022\$)				\$ 14,103,000	\$ 17,916,000

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Page 13 of 34

6.2 DETAILED COSTS APPENDIX

Wiseburn Unified School District
Facilities Master Plan

11

LPA

RICHARD HENRY DANA MIDDLE SCHOOL

Richard Henry Dana MS
Masterplan Estimate

3/14/22

Construction Cost Summary

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
1. Modernization of Existing Classrooms				\$ 1,940,000	\$ 2,581,000
Existing classrooms (MEP scope covered in Section 8)					
Windows					
Repair existing windows	6,720	sf	\$ 7.35	\$ 49,392	fix leaking
Exteriors					
Patch, repair and paint	85,113	sf	\$ 1.38	\$ 117,296	
Roofing					
Replace roofing	85,113	sf	\$ 20.83	\$ 1,772,478	
2. Reconfigure Classrooms / Shared Collaboration Spaces				\$ 550,000	\$ 732,000
Existing classrooms (MEP scope covered in Section 8)					
Walls					
Replace existing walls	4,600	sf	\$ 24.50	\$ 112,700	
Windows					
Replace existing windows	4,600	sf	\$ 27.56	\$ 126,788	
Doors					
Replace existing doors	4,600	sf	\$ 12.25	\$ 56,350	
Floors					
Replace existing floors	4,600	sf	\$ 17.15	\$ 78,890	
Ceilings					
Replace existing ceilings	4,600	sf	\$ 24.50	\$ 112,700	
Casework					
Replace existing casework	4,600	sf	\$ 13.48	\$ 61,985	
3. New Construction (Classrooms)				\$ 1,450,000	\$ 1,929,000
Middle school					
Classrooms, one story building	2,400	sf	\$ 552.48	\$ 1,325,940	
Site improvements surrounding building pad	2,400	sf	\$ 51.45	\$ 123,480	
4. Maker / STEM, Science, Arts & Elective Spaces				\$ 7,462,000	\$ 9,925,000
Middle maker / STEM, science and art labs					
Reconfigure	1,900	sf	\$ 367.50	\$ 698,250	
Lab classrooms, one story building	3,656	sf	\$ 630.88	\$ 2,306,637	Science
Site improvements surrounding building pad	3,656	sf	\$ 51.45	\$ 188,114	
Elective classrooms					
Shade structure at fitness rooms	2,400	sf	\$ 104.00	\$ 249,600	
Moderate modernization	2,100	sf	\$ 183.75	\$ 385,875	existing music
Reconfigure	6,465	sf	\$ 330.75	\$ 2,138,299	PLTW-Music expansion
Classrooms, one story building	2,475	sf	\$ 552.48	\$ 1,367,376	fitness room
Site improvements surrounding building pad	2,475	sf	\$ 51.45	\$ 127,339	
5. MPR and Food Service				\$ 559,000	\$ 744,000
MPR / student union					
Minor modernization	5,070	sf	\$ 110.25	\$ 558,968	

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Page 14 of 34

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
H. Physical Education Improvements				\$ -	\$ -
No scope in this category					
6. Library Spaces				\$ 335,000	\$ 446,000
Middle school and high school library					
Minor modernization	2,600	sf	\$ 128.63	\$ 334,425	
7. Administration, Staff Support, Student and Counseling Services				\$ -	\$ -
No scope in this category					
8. Existing Building Systems, Toilets and Improved Energy Efficiency				\$ 3,858,000	\$ 5,132,000
Building systems					
HVAC upgrades	85,113	sf	\$ 36.75	\$ 3,127,903	
EMS systems upgrades	85,113	sf	\$ 8.58	\$ 729,844	
9. Site Utilities				\$ 346,000	\$ 461,000
Based on entire campus area, upgrade existing utilities;					
Storm drain service	470,448	sf	\$ 0.74	\$ 345,779	triggered by synthetic fields
10. Safety and Security				\$ 617,000	\$ 821,000
Chain link fencing and gates, 8'-0" high	1,560	lf	\$ 165.38	\$ 257,985	
Demo existing fence	1,235	lf	\$ 20.00	\$ 24,700	
Rolling chain link gate	1	ea	\$ 33,687.50	\$ 33,688	
New safety locks to existing classroom doors, electronic	59	ea	\$ 2,082.50	\$ 122,868	
Low voltage upgrades					
Fire alarm system	22,735	sf	\$ 7.35	\$ 167,102	
Security camera, allowance	1	ls	\$ 10,000.00	\$ 10,000	
11. Campus Arrival: Parking, Drop-off, and Entry Plaza				\$ 543,000	\$ 723,000
Slurry and stripe existing parking lot	66,000	sf	\$ 4.90	\$ 323,400	
Entry plaza upgrades	4,600	sf	\$ 36.75	\$ 169,050	
Curb appeal upgrades, allowance	1	ls	\$ 50,000.00	\$ 50,000	
12. Outdoor Learning Environments & Quads				\$ 212,000	\$ 282,000
Enhance learning courts	13,300	sf	\$ 15.93	\$ 211,803	
13. Exterior Play Spaces, Playfields and Hardcourts				\$ 4,197,000	\$ 5,583,000
Elementary play yard and hardcourts					
Slurry and stripe existing hardcourts	53,500	sf	\$ 4.90	\$ 262,150	
New hardcourts	8,200	sf	\$ 14.70	\$ 120,540	
Repair playfields (sod)	62,000	sf	\$ 3.68	\$ 227,850	
New playfields	110,000	sf	\$ 21.44	\$ 2,358,125	synthetic fields
New Musco lighting (infrastructure in place)	8	ea	\$ 93,750.00	\$ 750,000	
Netting system, 30'-0" high	1,295	lf	\$ 368.75	\$ 477,531	
14. Flexible Furniture				\$ 1,072,000	\$ 1,072,000
Furniture per classroom (direct cost)	35	ea	\$ 30,625.00	\$ 1,071,875	

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Page 15 of 34

6.2 DETAILED COSTS APPENDIX

Wiseburn Unified School District
Facilities Master Plan

12

LPA

RICHARD HENRY DANA MIDDLE SCHOOL

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
15. Technology Infrastructure and Equipment				\$ 2,340,000	\$ 2,340,000
Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system, etc. (direct cost)	35	ea	\$ 14,700.00	\$ 514,500	
Upgrade backbone, wireless access points, and switches (direct cost)	85,113	sf	\$ 10.72	\$ 912,305	
Upgrade fiber to support (direct cost)	85,113	sf	\$ 10.72	\$ 912,305	
TOTAL PROJECT COSTS (2022\$)				\$ 25,481,000	\$ 32,771,000



DEL AIRE - PLAYFIELDS

Del Aire Site - Playfields
Masterplan Estimate

3/14/22

Construction Cost Summary

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
1. Modernization of Existing Classrooms				\$ -	\$ -
No scope in this category					
2. Reconfigure Classrooms / Shared Collaboration Spaces				\$ -	\$ -
No scope in this category					
3. New Construction (Classrooms)				\$ -	\$ -
No scope in this category					
4. Maker / STEM, Science, Arts & Elective Spaces				\$ -	\$ -
No scope in this category					
5. MPR and Food Service				\$ -	\$ -
No scope in this category					
6. Library Spaces				\$ -	\$ -
No scope in this category					
7. Administration, Staff Support, Student and Counseling Services				\$ -	\$ -
No scope in this category					
8. Existing Building Systems, Toilets and Improved Energy Efficiency				\$ 736,000	\$ 979,000
Restroom upgrades					
Restroom, one story building	900	sf	\$ 765.63	\$ 689,063	and concessions
Site improvements surrounding building pad	900	sf	\$ 51.45	\$ 46,305	
9. Site Utilities				\$ 767,000	\$ 1,021,000
Based on entire campus area, upgrade existing utilities:					
Natural gas service	209,000	sf	\$ 0.05	\$ 10,241	
Sanitary sewer service	209,000	sf	\$ 0.25	\$ 51,205	
Domestic and fire water service	209,000	sf	\$ 0.61	\$ 128,013	
Electrical mains and distribution, including lighting	209,000	sf	\$ 1.23	\$ 257,305	
Storm drain service	209,000	sf	\$ 1.53	\$ 320,031	
10. Safety and Security				\$ -	\$ -
No scope in this category					
11. Campus Arrival: Parking, Drop-off, and Entry Plaza				\$ -	\$ -
No scope in this category					
12. Outdoor Learning Environments & Quads				\$ -	\$ -
No scope in this category					

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Page 17 of 34

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
13. Exterior Play Spaces, Playfields and Hardcourts				\$ 6,544,000	\$ 8,704,000
Relocate portable classrooms	2	ea	\$ 29,120.00	\$ 58,240	
Demolish existing buildings	1,200	sf	\$ 26.00	\$ 31,200	
Elementary play yard and hardcourts					
New hardcourts	25,000	sf	\$ 14.70	\$ 367,500	
New basketball courts and hoops	4	ea	\$ 6,737.50	\$ 26,950	
New ball walls	2	ea	\$ 12,250.00	\$ 24,500	
New playfields	189,000	sf	\$ 21.44	\$ 4,051,688	synthetic fields
Baseball and softball fields					
Netting system, 20'-0" high	230	lf	\$ 295.00	\$ 67,850	
Netting system, 30'-0" high	425	lf	\$ 368.75	\$ 156,719	
Netting system, 40'-0" high	715	lf	\$ 427.75	\$ 305,841	
Bull pens	4	ea	\$ 40,088.13	\$ 160,353	
Batting cages	4	ea	\$ 50,110.16	\$ 200,441	
New bleachers	2	ea	\$ 35,000.00	\$ 70,000	
New field equipment including bases and mounds	2	ea	\$ 45,937.50	\$ 91,875	
New backstop	1	ea	\$ 165,375.00	\$ 165,375	30ft tall
New backstop	1	ea	\$ 190,181.25	\$ 190,181	40ft tall
New dugouts	4	ea	\$ 47,162.50	\$ 188,650	
New scoreboards	2	ea	\$ 42,875.00	\$ 85,750	
Portable fence		lf	\$ 110.00	\$ -	
Fencing and gates, allowance	1	ls	\$ 300,000.00	\$ 300,000	
14. Flexible Furniture				\$ -	\$ -
No scope in this category					
15. Technology Infrastructure and Equipment				\$ -	\$ -
No scope in this category					
TOTAL PROJECT COSTS (2022\$)				\$ 8,047,000	\$ 10,704,000

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Page 18 of 34

6.2 DETAILED COSTS APPENDIX

Wiseburn Unified School District
Facilities Master Plan

14

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DEL AIRE - SCHOOL

Del Aire Site - School
Masterplan Estimate

3/14/22

Construction Cost Summary

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
1. Modernization of Existing Classrooms				\$ 2,073,000	\$ 2,758,000
Existing classrooms (MEP scope covered in Section 8)					
Walls					
Repair existing walls	15,735	sf	\$ 6.13	\$ 96,377	
Windows					
Replace existing windows	15,735	sf	\$ 27.56	\$ 433,696	
Doors					
Replace existing doors	15,735	sf	\$ 12.25	\$ 192,754	
Floors					
Replace existing floors	15,735	sf	\$ 17.15	\$ 269,855	
Ceilings					
Replace existing ceilings	15,735	sf	\$ 24.50	\$ 385,508	
Casework					
Replace existing casework	15,735	sf	\$ 13.48	\$ 212,029	
Exteriors					
Patch, repair and paint	15,735	sf	\$ 6.13	\$ 96,377	
Roofing					
Replace roofing	15,735	sf	\$ 24.50	\$ 385,508	
2. Reconfigure Classrooms / Shared Collaboration Spaces				\$ -	\$ -
No scope in this category					
3. New Construction (Classrooms)				\$ -	\$ -
No scope in this category					
4. Maker / STEM, Science, Arts & Elective Spaces				\$ -	\$ -
No scope in this category					
5. MPR and Food Service				\$ -	\$ -
No scope in this category					
6. Library Spaces				\$ -	\$ -
No scope in this category					
7. Administration, Staff Support, Student and Counseling Services				\$ 781,000	\$ 1,039,000
Administration					
Reconfigure	2,500	sf	\$ 312.38	\$ 780,938	

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Page 19 of 34

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
8. Existing Building Systems, Toilets and Improved Energy Efficiency				\$ 1,597,000	\$ 2,125,000
Restroom upgrades					
Moderate modernization	780	sf	\$ 153.13	\$ 119,438	
Building systems					
HVAC upgrades	16,515	sf	\$ 36.75	\$ 606,926	
Plumbing upgrades	16,515	sf	\$ 13.48	\$ 222,540	
EMS systems upgrades	16,515	sf	\$ 8.58	\$ 141,616	
Lighting and controls upgrades	16,515	sf	\$ 23.28	\$ 384,387	
Convenience power upgrades	16,515	sf	\$ 7.35	\$ 121,385	
9. Site Utilities				\$ 300,000	\$ 399,000
Based on entire campus area, upgrade existing utilities;					
Sanitary sewer service	88,079	sf	\$ 0.64	\$ 56,106	
Domestic and fire water service	88,079	sf	\$ 1.29	\$ 113,292	
Electrical mains and distribution	88,079	sf	\$ 1.48	\$ 130,124	
10. Safety and Security				\$ 761,000	\$ 1,013,000
Repair concrete pedestrian paving	5,200	sf	\$ 13.48	\$ 70,070	
Decorative metal fencing and gates	130	lf	\$ 343.00	\$ 44,590	
Rolling decorative metal gate	1	ea	\$ 55,125.00	\$ 55,125	
New exterior lighting for student safety	1	ls	\$ 12,250.00	\$ 12,250	
New safety locks to existing classroom doors, electronic	19	ea	\$ 2,082.50	\$ 39,568	
New emergency signs and posts	1	ls	\$ 27,868.75	\$ 27,869	
Low voltage upgrades					
Fire alarm system	19,015	sf	\$ 7.35	\$ 139,760	
New fire alarm head end equipment, allowance	1	ls	\$ 30,625.00	\$ 30,625	
Emergency lighting	19,015	sf	\$ 1.96	\$ 37,269	
PA / emergency communication systems	19,015	sf	\$ 10.41	\$ 197,994	
Intrusion alarms	19,015	sf	\$ 2.45	\$ 46,587	
Other security systems	20,072	sf	\$ 2.94	\$ 59,012	
11. Campus Arrival: Parking, Drop-off, and Entry Plaza				\$ 409,000	\$ 544,000
Demolish existing buildings	2,200	sf	\$ 19.91	\$ 43,794	storage
Resurface and repair existing parking lot	16,000	sf	\$ 7.81	\$ 124,950	
New parking lot	9,800	sf	\$ 24.50	\$ 240,100	
12. Outdoor Learning Environments & Quads				\$ 102,000	\$ 136,000
New learning courts	6,000	sf	\$ 16.88	\$ 101,283	minor repairs
13. Exterior Play Spaces, Playfields and Hardcourts				\$ -	\$ -
No scope in this category					
14. Flexible Furniture				\$ -	\$ -
No scope in this category					

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Page 20 of 34

6.2 DETAILED COSTS APPENDIX

Wiseburn Unified School District
Facilities Master Plan

15

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DEL AIRE - SCHOOL

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
15. Technology Infrastructure and Equipment				\$ 408,000	\$ 408,000
Upgrade backbone, wireless access points, and switches (direct cost)	19,015	sf	\$ 10.72	\$ 203,817	
Upgrade fiber to support (direct cost)	19,015	sf	\$ 10.72	\$ 203,817	
TOTAL PROJECT COSTS (2022\$)				\$ 6,431,000	\$ 8,422,000



135TH & AVIATION - PLAYFIELDS

135th & Aviation Site - Playfields Masterplan Estimate

3/14/22

Construction Cost Summary

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
1. Modernization of Existing Classrooms				\$ -	\$ -
No scope in this category					
2. Reconfigure Classrooms / Shared Collaboration Spaces				\$ -	\$ -
No scope in this category					
3. New Construction (Classrooms)				\$ -	\$ -
No scope in this category					
4. Maker / STEM, Science, Arts & Elective Spaces				\$ -	\$ -
No scope in this category					
5. MPR and Food Service				\$ 522,000	\$ 695,000
MPR / student union					
MPR, one story building	0	sf	\$ 540.23	\$ -	
Site improvements surrounding building pad	0	sf	\$ 51.45	\$ -	
Food service					
Food service, one story building	851	sf	\$ 561.66	\$ 478,087	kitchenette
Site improvements surrounding building pad	851	sf	\$ 51.45	\$ 43,794	
6. Library Spaces				\$ -	\$ -
No scope in this category					
7. Administration, Staff Support, Student and Counseling Services				\$ -	\$ -
Administration					
Admin, one story building	0	sf	\$ 532.88	\$ -	
Site improvements surrounding building pad	0	sf	\$ 51.45	\$ -	
8. Existing Building Systems, Toilets and Improved Energy Efficiency				\$ -	\$ -
No scope in this category					
9. Site Utilities				\$ 1,556,000	\$ 2,070,000
Based on entire campus area, upgrade existing utilities:					
Natural gas service	215,000	sf	\$ 0.25	\$ 52,675	
Sanitary sewer service	215,000	sf	\$ 0.88	\$ 189,630	
Domestic and fire water service	215,000	sf	\$ 1.23	\$ 263,375	
Electrical mains and distribution	215,000	sf	\$ 1.48	\$ 317,630	
Storm drain service	215,000	sf	\$ 1.84	\$ 395,063	
Electrical capacity upgrades	1	ls	\$ 336,875.00	\$ 336,875	

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Page 22 of 34

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
10. Safety and Security				\$ 403,000	\$ 536,000
CMU wall, 6'-0" tall	80	lf	\$ 343.20	\$ 27,456	
Chain link fencing and gates, 8'-0" high	1,035	lf	\$ 165.38	\$ 171,163	
Rolling chain link gate	2	ea	\$ 33,687.50	\$ 67,375	
Decorative metal fencing and gates	175	lf	\$ 343.00	\$ 60,025	
Rolling decorative metal gate	1	ea	\$ 55,125.00	\$ 55,125	
New emergency signs and posts	1	ls	\$ 21,437.50	\$ 21,438	
11. Campus Arrival: Parking, Drop-off, and Entry Plaza				\$ 1,532,000	\$ 2,038,000
Resurface and repair existing parking lot	22,000	sf	\$ 7.81	\$ 171,806	
New parking lot	37,000	sf	\$ 24.50	\$ 906,500	
New concrete pedestrian paving	10,800	sf	\$ 22.05	\$ 238,140	
Entry plaza upgrades	3,000	sf	\$ 36.75	\$ 110,250	
Curb appeal upgrades, allowance	3,500	sf	\$ 30.00	\$ 105,000	
12. Outdoor Learning Environments & Quads				\$ -	\$ -
No scope in this category					
13. Exterior Play Spaces, Playfields and Hardcourts				\$ 5,610,000	\$ 7,462,000
Pre-school and kindergarten play yard					
New rubber surfacing	2,400	sf	\$ 26.95	\$ 64,680	
Play apparatus	1	ea	\$ 94,325.00	\$ 94,325	
Shade structure	2,400	sf	\$ 122.50	\$ 294,000	
New hardcourts	9,600	sf	\$ 13.75	\$ 132,000	
Sports fields					
Netting system, 30'-0" high	1,020	lf	\$ 368.75	\$ 376,125	
Bull pens	2	ea	\$ 78,093.75	\$ 156,188	
New playfields	132,000	sf	\$ 21.44	\$ 2,829,750	synthetic fields
New bleachers	2	ea	\$ 35,000.00	\$ 70,000	
New field equipment including bases and mounds	1	ea	\$ 91,875.00	\$ 91,875	
New backstop	1	ea	\$ 110,250.00	\$ 110,250	
New dugouts	2	ea	\$ 85,750.00	\$ 171,500	
New scoreboards	1	ea	\$ 214,375.00	\$ 214,375	
Portable fence	950	lf	\$ 110.00	\$ 104,500	
New Musco lighting	6	ea	\$ 150,000.00	\$ 900,000	
14. Flexible Furniture				\$ -	\$ -
No scope in this category					
15. Technology Infrastructure and Equipment				\$ -	\$ -
No scope in this category					
TOTAL PROJECT COSTS (2022\$)				\$ 9,623,000	\$ 12,801,000

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Page 23 of 34

6.2 DETAILED COSTS APPENDIX

