

LONG RANGE FACILITY MASTER PLAN

May 2022



MERCED UNION HIGH SCHOOL DISTRICT

Long Range Facility Master Plan 2022

Prepared for:

Merced Union High School District

Prepared By:

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Preface

On behalf of our partners, principals, and staff, we wish to express our sincere appreciation to the Merced Union High School District for the opportunity to assist in the Long Range Facility Master Plan.

We also extend our utmost gratitude to the Merced Union High School District Board of Trustees, Superintendent, Senior Directors, Principals, and Staff that assisted with data collection and review, and provided District and facility-specific information, insight, expertise and vision. Their commitment and contributions were invaluable and significantly contributed to the successful development of the plan.

John Smith, AIA

Managing Partner

PBK Architects, Inc.



Acknowledgments

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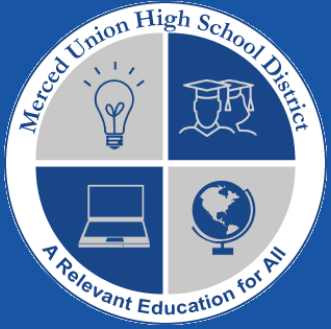
Nicole Rose
Principal, Yosemite High School

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01 Executive Summary

01 Executive Summary

Introduction

The purpose of a Long Range Facility Master Plan (LRFMP) is to provide a continuous basis for planning educational facilities that will meet the changing needs of a community. Merced Union High School District has identified guiding principals which focus on students and staff health and safety; access to safe, clean, and green classrooms, labs, and other school facilities; ensuring access and equity for all students; communicating with stakeholders; and ensuring flexibility to meet the needs and advocate for all students.

In keeping with these aspirations, Merced Union High School District engaged PBK Architects to develop a LRFMP. The LRFMP is a compilation of information and statistical data about a school district which addresses facilities needs for changes in enrollment and educational pedagogy.

The LRFMP enables the district to:

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



MERCED UNION HIGH SCHOOL DISTRICT

Vision:

Every student will walk off the graduation stage with a diploma in one hand and CTE certification/proficiency in the other along with college credit on their transcript.

Mission:

Every staff member, every day, will support all students to acquire the skills necessary to develop and follow their postsecondary dreams.

Master Plan Methodology

The LRFMP is a multi-phase initiative which includes a review of documentation and records related to existing campuses, as well as historical construction and modernization efforts to date. The assessment team evaluated options and related costs for modernization, as well as life-cycle analysis of mechanical, electrical, and plumbing systems and a thorough investigation of building envelopes (exterior walls, windows, doors, and roofing). The assessments include space utilization and impacts from enrollment changes and the affect on campus capacities.

The information obtained during the assessment process is utilized to maximize the long-term useful life of the facilities and results are leveraged to evaluate existing adequacy and long-term needs in order to support informed decision-making and project planning.

Through the initial facilities assessment, the District identified important infrastructure improvements at all of the campuses, which was expected given the age of most of the District's facilities. The District's current vision is to optimize the existing facilities' resources in support of the educational programs and student services and not expand given the District's declining enrollment for the next 20 years.

The Assessment Process

The LRFMP serves as a tool in guiding the District in planning the facilities for the next 20 years. The goal of the LRFMP is to address the long range and the short-term goals and objectives of the Board of Trustees and reflect the needs of the school community. The LRFMP will facilitate the Board of Trustees' ranking of priorities and considerations in future facility investments and improvements.

The process, in general, is to assist the District administration in establishing educational standards against which to assess existing school facility needs, collect information and data identifying the existing school and administrative/operation facility needs.

The development of the LRFMP takes into consideration the completion of educational standards, enrollment trends, existing facility needs, and state, federal, and local funding opportunities.

The information contained in LRFMP outlines assessment data gathered from June 2021 through August 2021 by a team members comprised of approximately six architects, engineers, and subconsultants during the on-site physical inspections that were conducted at each facility as well as feedback provided by Merced Union High School District Administrative Service and maintenance personnel. The LRFMP is intended for use by MUHSD, in combination with other sources of informational data regularly collected by the District, to make informed and fiscally responsible decisions regarding how to proceed with ongoing and future maintenance efforts, facility upgrades, modernization, additions, and potential new construction projects.

District Background

The Merced Union High School District is a diverse district located in the central San Joaquin Valley of California. The district includes six comprehensive high schools and four alternative education schools and serves approximately 10,977 students. The district services communities and surrounding unincorporated areas of Merced, Atwater, and Livingston in the California's central valley.

The district's student population is racially, culturally, and linguistically diverse. Students are 71% Latino, 4% African American, 8% Asian, 15% White, and 2% other/multiple ethnicities.

The Merced region was developed as a processing and shipping point for agricultural produce of the valley. There is some light manufacturing, chiefly metal fabrication and fiberglass-boat construction. The city is the site of a campus of the University of California, since 2005, and a community college, since 1962.

Education Specifications

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

The educational specifications were not updated as part of this long range facility master plan.

Needs Assessments and Master Plans

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

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

Areas of focus that were rated included:

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

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

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

Financial Summary

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

The master budget establishes project costs in four (4) priorities over the next 20 years to account for immediate and future needs as part of the road map for long-range facilities improvements. The program level master budget has been drafted based on 2022 industry costs. Each phase of implementation will require adjustment for escalation, inflation, and overall market conditions per year.

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

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

Project costs include hard construction costs, soft costs (fees and inspections), contingency, and escalation. The overall cost summary is included in Table 1-1. Cost summary by priorities is included in Table 1-2.

Table 1-1 – Cost Summary By Site

School Site	Base Construction Cost	Sum of Total Including ADA Allowance (7%)	Sum of Total Include Soft Costs (25%)	Total Cost Including Escalation Through Priority 4
Atwater High School	\$50,257,157	\$71,505,158	\$89,381,447	\$103,682,479
Buhach Colony High School	\$33,278,864	\$38,608,384	\$48,260,481	\$55,982,157
East Campus Center	\$33,772,863	\$41,626,963	\$52,033,704	\$60,359,097
El Capitan High School	\$34,618,103	\$39,155,608	\$48,944,510	\$56,775,632
Golden Valley High School	\$47,823,679	\$62,441,337	\$78,051,671	\$90,539,938
Livingston High School	\$49,184,425	\$62,657,335	\$78,321,668	\$90,853,135
Merced High School	\$61,957,711	\$68,494,751	\$85,618,438	\$99,317,389
TOTALS	\$310,892,802	\$384,489,536	\$480,611,920	\$557,509,827

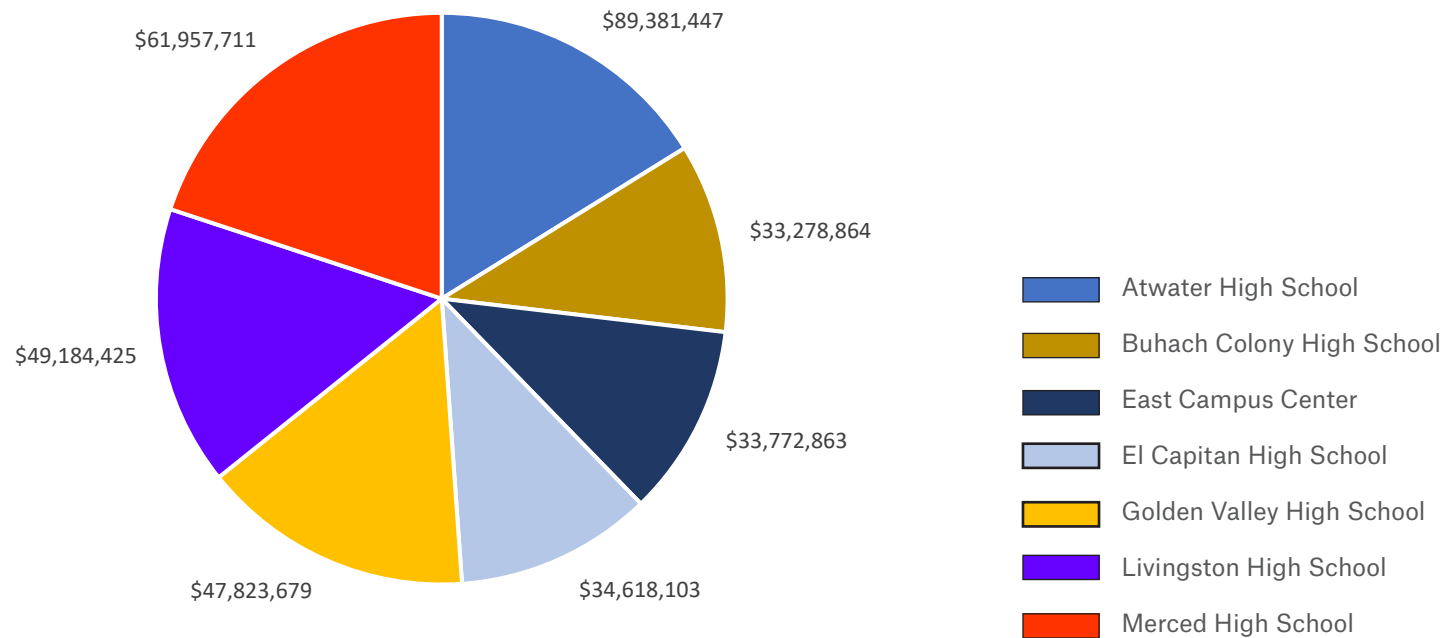


Figure 1-1 – Summary Cost By Site

Table 1-2 – Cost Summary By Priority and Category Per Site*

Facility	Priority 1 1-2 years 2022 - 2023	Priority 2 3-5 years 2024 - 2028	Priority 3 6-10 years 2029 - 2039	Priority 4 10-20 years 2040+	Routine Maintenance Items	Total Cost Priorities 1 through 4
Atwater High School	\$16,573,433	\$5,368,129	\$48,168,189	\$25,797,893	\$7,774,835	\$103,682,479
Architectural	\$16,573,433	\$5,189,086	\$45,485,050	\$25,793,238	\$2,095,301	\$95,136,108
Electrical		\$38,012	\$2,012,354		\$1,352,556	\$3,402,922
Mechanical		\$111,243	\$670,785	\$4,655	\$3,993,561	\$4,780,243
Plumbing		\$29,789			\$333,417	\$363,206
Buhach Colony High School	\$9,309,000	\$2,214,872	\$6,364,050	\$24,415,753	\$13,678,483	\$55,982,157
Architectural	\$9,309,000		\$5,613,675	\$24,415,753	\$5,250,431	\$44,588,859
Electrical		\$1,661,154			\$1,489,356	\$3,150,510
Mechanical		\$553,718			\$6,488,761	\$7,042,479
Plumbing			\$750,375		\$449,935	\$1,200,310
East Campus Center	\$12,384,459	\$3,140,723	\$7,153,516	\$26,530,360	\$11,150,039	\$60,359,097
Architectural	\$12,384,459	\$1,910,827	\$6,189,833	\$26,530,360	\$4,864,728	\$51,880,207
Electrical		\$1,229,896			\$1,011,763	\$2,241,658
Mechanical			\$963,683		\$4,932,219	\$5,895,902
Plumbing					\$341,330	\$341,330
El Capitan High School	\$26,344,470	\$2,215,498	\$13,639,947	\$9,335,376	\$5,240,342	\$56,775,632
Architectural	\$21,689,970		\$12,612,100	\$7,548,048	\$3,514,458	\$45,364,575
Electrical		\$1,422,387		\$1,787,328	\$242,960	\$3,452,676
Mechanical	\$4,654,500	\$793,110	\$1,027,847		\$800,264	\$7,275,721
Plumbing					\$682,660	\$682,660

MERCED UNION HIGH SCHOOL DISTRICT

Facility	Priority 1 1-2 years 2022 - 2023	Priority 2 3-5 years 2024 - 2028	Priority 3 6-10 years 2029 - 2039	Priority 4 10-20 years 2040+	Routine Maintenance Items	Total Cost Priorities 1 through 4
Golden Valley High School	\$15,245,182	\$5,471,436	\$21,074,025	\$40,808,655	\$7,940,641	\$90,539,938
Architectural	\$8,244,981	\$2,376,277	\$20,681,495	\$39,548,025	\$5,709,210	\$76,559,988
Electrical		\$1,978,079			\$1,820,283	\$3,798,362
Mechanical	\$7,000,200	\$651,630	\$392,530	\$1,260,630	\$411,148	\$9,716,137
Plumbing		\$465,450				\$465,450
Livingston High School	\$20,573,629	\$10,901,555	\$28,447,695	\$24,985,161	\$5,945,095	\$90,853,135
Architectural	\$20,573,629	\$6,510,013	\$28,447,695	\$24,451,640	\$1,650,951	\$81,633,928
Electrical		\$3,518,216			\$1,160,424	\$4,678,640
Mechanical		\$749,207		\$533,521	\$2,859,259	\$4,141,987
Plumbing		\$124,120			\$274,460	\$398,580
Merced High School	\$10,801,543	\$13,799,867	\$9,608,322	\$50,889,588	\$14,218,069	\$99,317,389
Architectural	\$9,312,103	\$10,890,677	\$9,365,047	\$50,547,870	\$8,396,873	\$88,512,570
Electrical		\$2,087,037	\$51,200	\$341,718	\$1,234,263	\$3,714,218
Mechanical	\$248,240	\$818,894	\$187,732		\$4,290,285	\$5,545,151
Plumbing	\$1,241,200	\$3,258	\$4,344		\$296,647	\$1,545,449
TOTALS	\$111,231,716	\$43,112,080	\$134,455,744	\$202,762,784	\$65,947,504	\$557,509,827

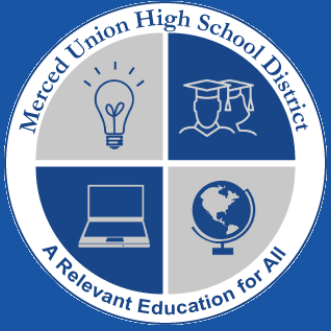
Costs include 7% ADA Allowance, 25% Soft Costs, and 8% Escalation

Table 1-3 – Summary of Costs by Master Plan Category

Master Plan Category	Base Construction Costs, + ADA Allowance, + Soft Costs, +Escalation
Building Finishes, Equipment, and Systems Improvements	\$62,304,284
Energy Efficient and Sustainable Systems	\$43,662,505
Growth and Changing Programmatic Needs	\$405,279,858
Safety & Security	\$5,378,750
Routine Maintenance	\$40,884,431
TOTALS	\$557,509,827

Table 1-4 — Summary of Costs By Site and Master Plan Category

School Site	Building Finishes, Equipment, and Systems Improvements	Energy Efficient and Sustainable Systems	Growth and Changing Programmatic Needs	Safety & Security	Routine Maintenance	Grand Total
Atwater High School	\$1,050,525	\$2,400,229	\$91,186,295	\$670,785	\$8,374,645	\$103,682,479
Buhach Colony High School	\$-	\$7,978,862	\$42,648,778	\$910,563	\$4,443,955	\$55,982,157
East Campus Center	\$7,503,750	\$9,676,631	\$38,530,560	\$1,251,893	\$3,396,263	\$60,359,097
El Capitan High School	\$23,163,895	\$7,344,127	\$19,919,665	\$553,718	\$5,794,227	\$56,775,632
Golden Valley High School	\$21,049,360	\$11,935,628	\$54,090,075	\$553,718	\$2,911,157	\$90,539,938
Livingston High School	\$1,600,562	\$2,395,321	\$79,690,985	\$553,718	\$6,612,550	\$90,853,135
Merced High School	\$7,936,192	\$1,931,707	\$79,213,500	\$884,355	\$9,351,634	\$99,317,389
TOTALS	\$62,304,284	\$43,662,505	\$405,279,858	\$5,378,750	\$40,884,431	\$557,509,827



02

District Background

02

District Background

02 District Background

Community of the District

Merced County is a county located in the heart of the San Joaquin Valley (also known as the Central Valley) of California. As of the 2020 United States Census, the population was 267,390, up from 255,793 at the 2010 census. The total area of the County is approximated at 1,980 square miles.

County and City municipalities are a major source of employment along with agricultural related industries, retailing, manufacturing, food processing, and tourism. The University of California's tenth campus, University of California, Merced, is the first research university built in the United States in the 21st century.

UC Merced has created a strong, collaborative educational network that draws upon the vitality and rich history of Merced County, and fulfills the University's historic commitment to excellence in teaching, research, and public service.

Recreational activities in Merced County include the historic Castle Air Museum, lakes, reservoirs, wildlife wetlands and the adventurous Yosemite National Park withing two hours away.



Population
177,064



Median Household
Income
\$56,783



Total
Households
55,608



People and Population

Age and Sex

30.6 +/- 0.4%

Median age in Merced
Union High School District
Boundary

38.1 +/- 0.1%

Median age in the
United States

Population by Age Range in Merced Union High School District Boundary

Under 5 years 7.6%



Under 18 Years 29.0%



18 Years and Over 71%

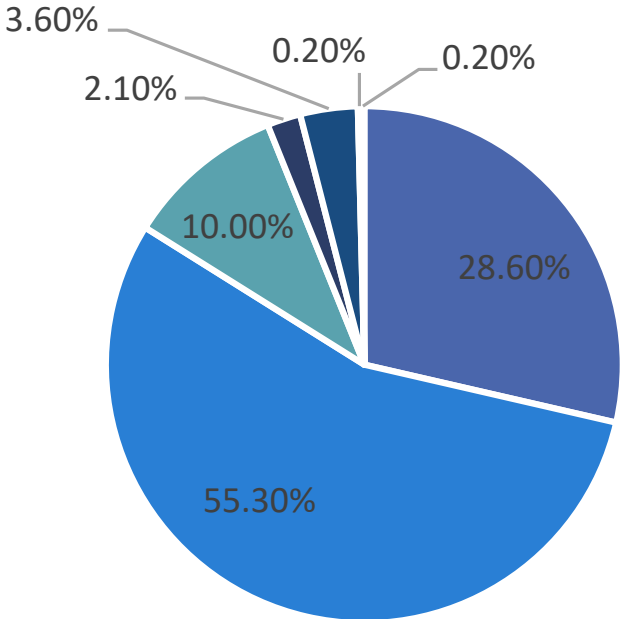


65 Years and Over 11.1%



District Profile

District Diversity



Graduation Rate

92.8%



Enrollment

10,977

American Indian and Alaska Native	0.2%
Native Hawaiian	0.2%
Black or African American	3.6%
Hispanic or Latino	55.3%
White	28.4%
Asian	10.0%
Two or More Races	2.1%



English as a Second Language

4.5%



Socially Economically Disadvantaged

33.8%



Students with Disabilities

10%

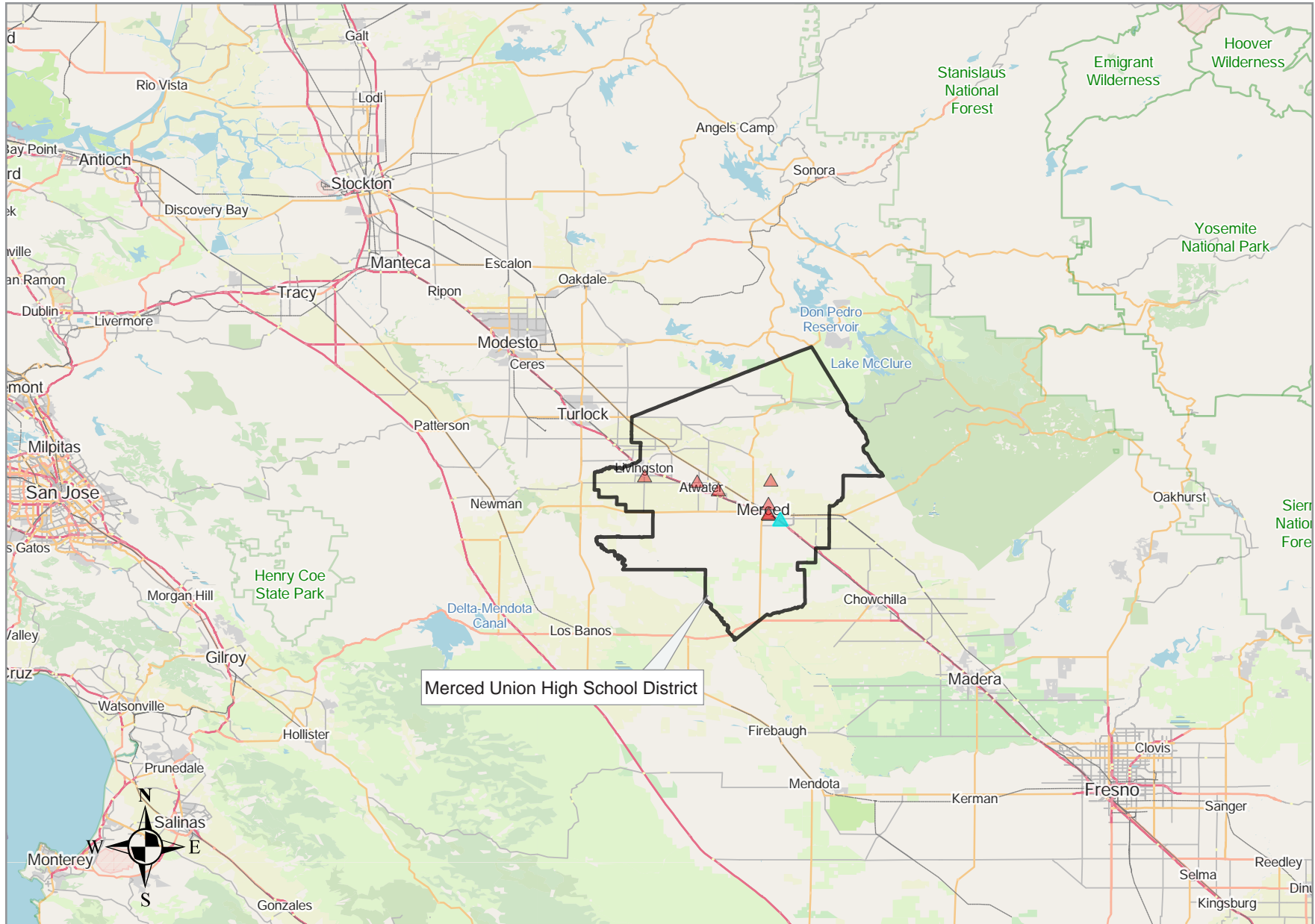


Figure 2-1
Merced Union High School District Boundary

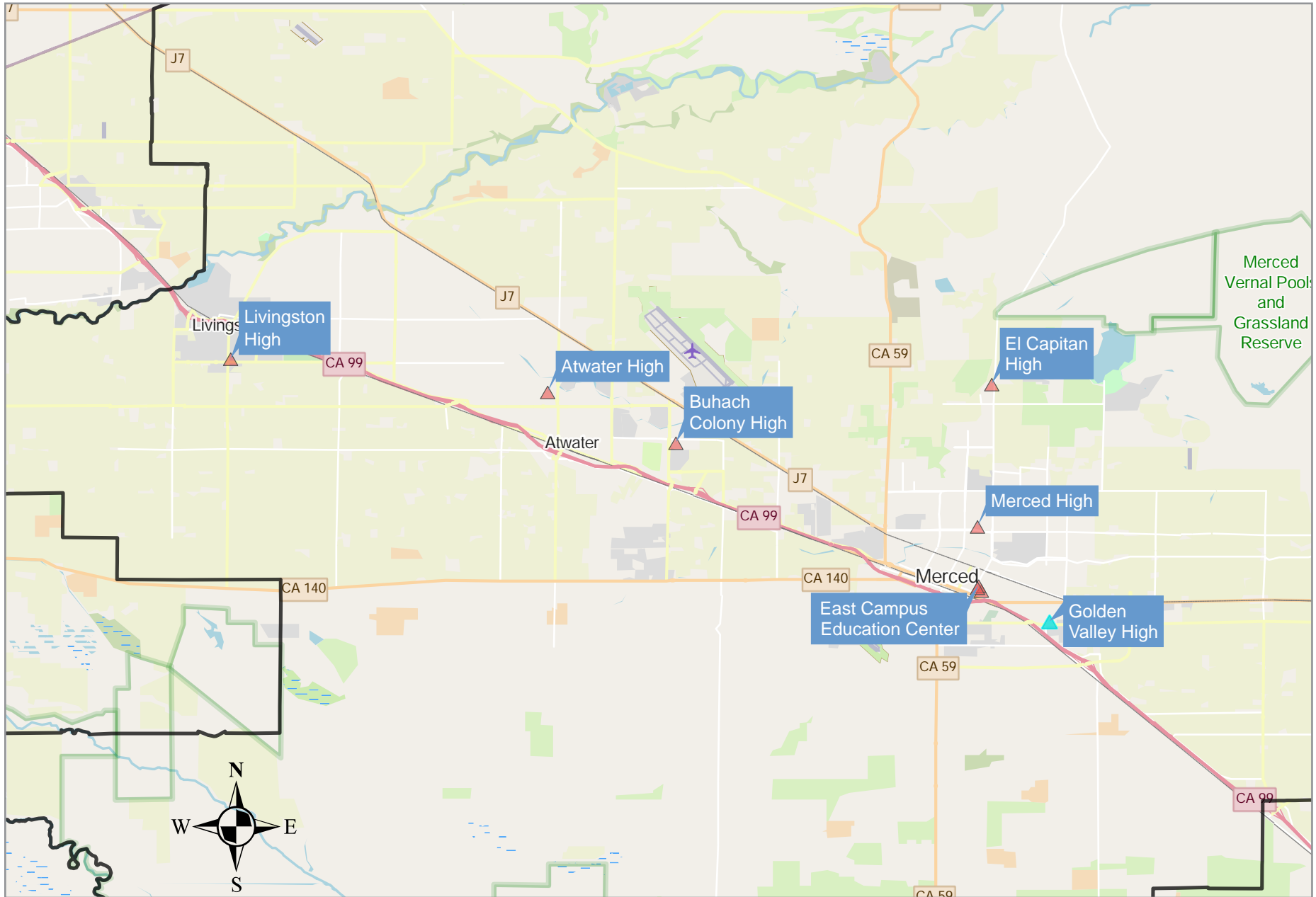


Figure 2-2
Merced Union High School District School Sites

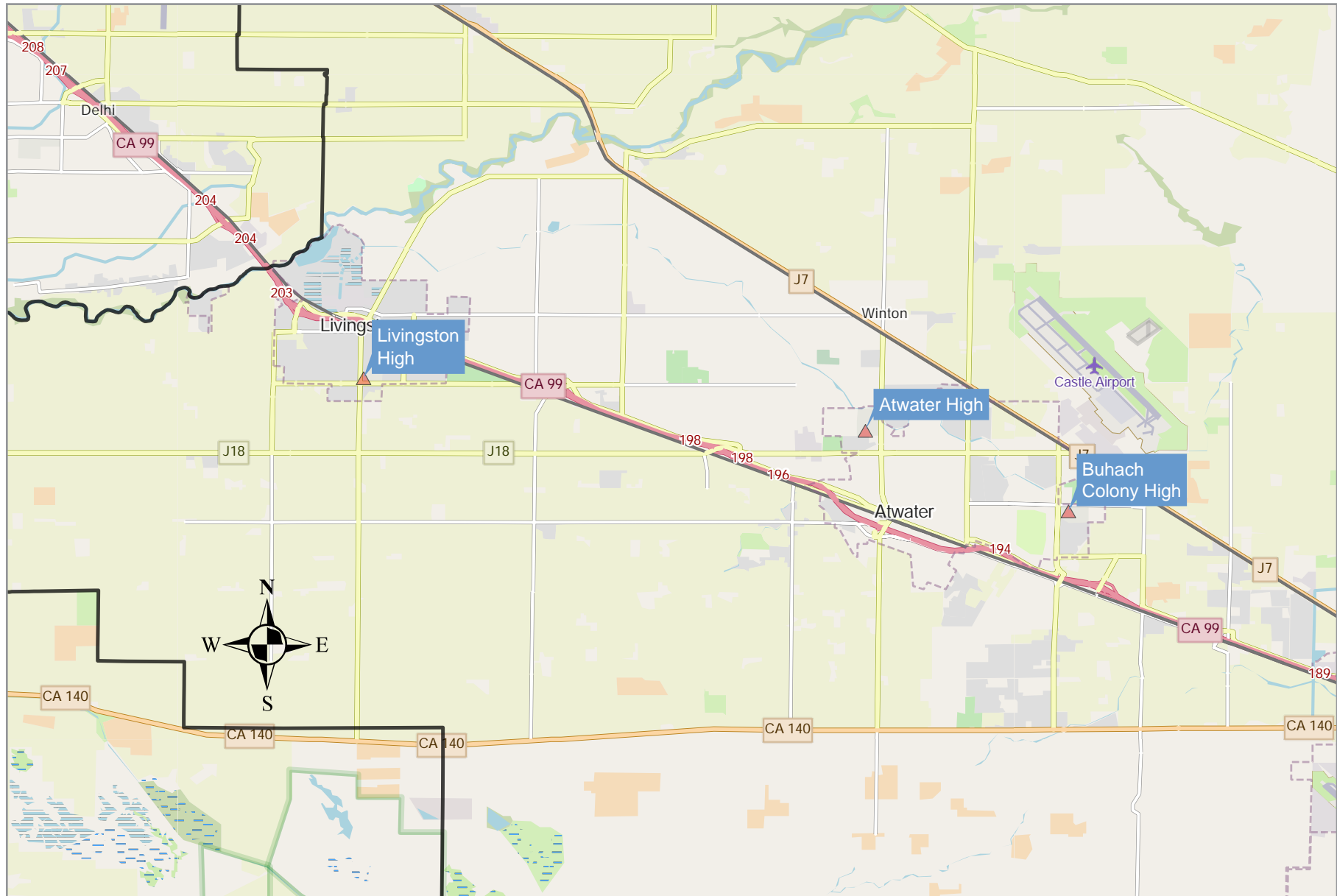


Figure 2-3
School Site Locations - Western County

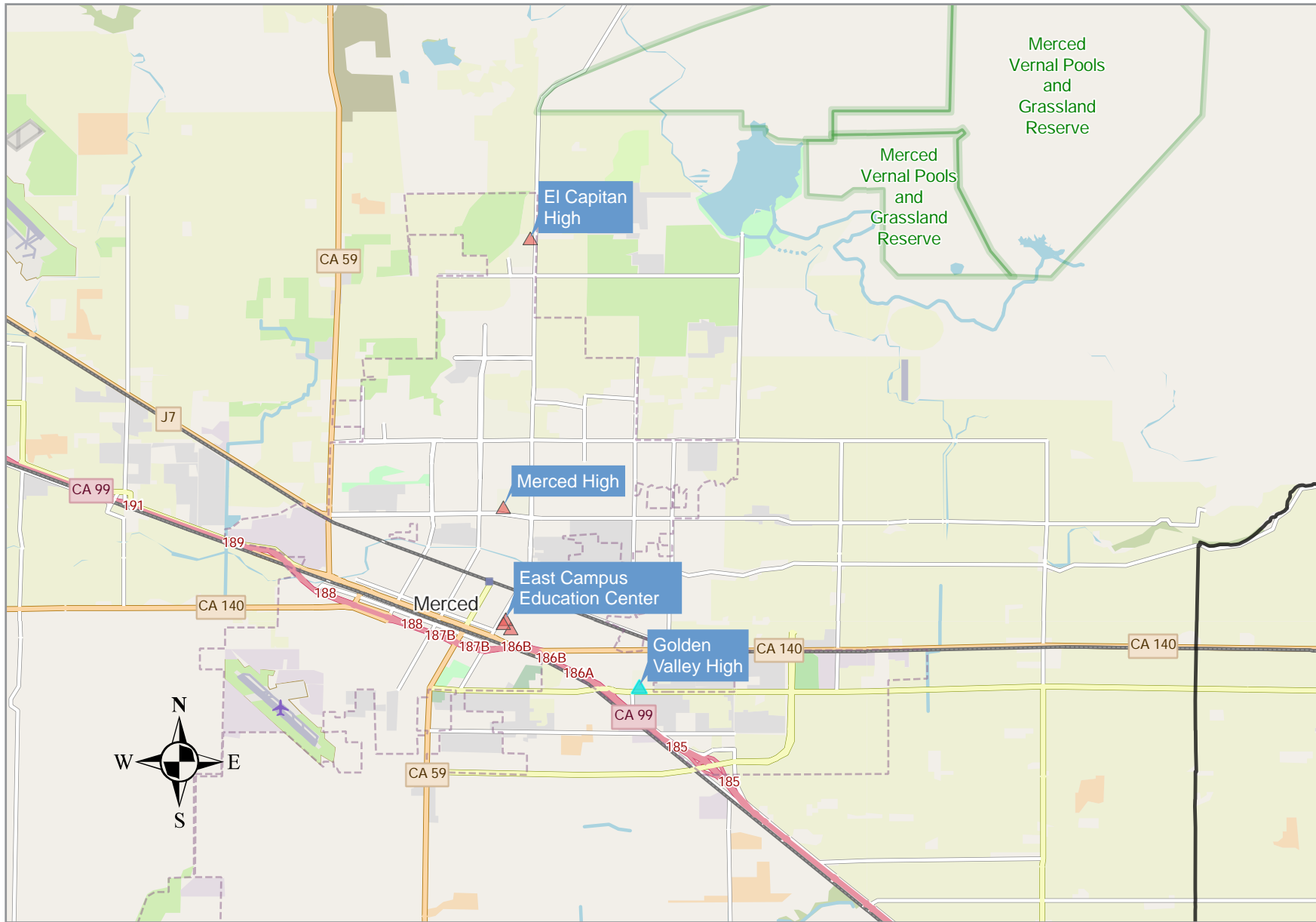


Figure 2-3
School Site Locations - South East County

Local Control Accountability Plan

MUHSD's LCAP focus populations are 77% low income, 8% McKinney-Vento eligible, 10% English Learner, 10% Students with Disabilities, and 0.7% Foster youth students. The community dynamics and infrastructure continues to evolve with the growth of the 10th University of California, located in Merced. UC Merced welcomed its first students in 2005, and today over 25% of the students at UC Merced are natives of the San Joaquin Valley. Partnerships with UC Merced, as well as Merced Community College, are essential to the fulfillment of our vision for MUHSD students.

The district offers robust, rigorous programs and curriculum to help students become innovators, creative critical thinkers, collaborative teammates, and effective communicators. The MUHSD vision embodies that mission, that every student will walk off the graduation stage with a diploma in one hand and Career Technical Education (CTE) certification/proficiency in the other along with college credit on their transcript. The district is also continuing its development and implementation of multi-tiered systems of supports (MTSS) through work with Inflexion.

Reflections: Successes

MUHSD has expanded their CTE programs at every site, increasing career readiness certification/proficiency. The district offers a seven-period day to create additional opportunities for students to explore some of the (more than) thirty different career technical education pathways available districtwide. In addition, MUHSD continues to collaborate with Merced College to increase the College and Career Access Pathways (CCAP) classes, dual enrollment and articulated courses, where high school students can earn college credit during their high school tenured.

Areas of success include:

- The district's College and Career Indicator (CCI) displays a 6.9% increase with 63% of students prepared, far exceeding the state average. The increase is due to the robust career technical education courses and focus on student centered instruction that are offered to students.
- The district's suspension rate indicated a 1.7% decline from 2018 and with Students with Disabilities, Homeless, Socioeconomically Disadvantage, and English Learners showing a decline with suspensions. In meeting grade-level standards on the English Language Arts assessment, English Learners, Homeless, and Socioeconomically Disadvantage students increased on average about 10 points and Students with Disabilities increased by 20 points.

Action Plan Goals

1. College/Career Readiness: 7-Period Day

All students will have ample opportunities to access college and career courses during the school day due to sites' seven-period day schedules, which require additional sections per school site (master schedule) and also impact certificated salaries. As a complement to the robust seven-period day offered at school sites, students have access to a Summer Math Bridge program, AP courses, Dual Enrollment & Merced College classes, credit recovery opportunities, Saturday Academies, and After School Tutorials, which are all other services to help ensure college and career readiness.

2. All students in the MUHSD will have a safe environment and buildings in which to learn. Students will be consistently present, in good standing with their citizenship, and engaged in curricular and extracurricular activities.

The district will expand engagement opportunities for all students and offer programs and activities students can participate and exceed in. Measures have been identified to facilitate the monitoring of learning environments and facilities, as well as student and family engagement at the high school level and allow the district to provide the necessary supports to students across all student groups with an emphasis on improving equitable access for African American and Hispanic students, English Learners, Homeless/Foster Youth, socioeconomically disadvantaged students and students with disabilities.

3. The Merced Union High School District will provide equitable access to technology, technology connectivity, and academic, social-emotional, and extracurricular services to ensure high outcomes for all students while mitigating any barriers that correlate with any social or cultural factor.

Achieving this goal will help will close the achievement gaps, ensure that students are well-prepared to enter college or the workforce, and be successful in their next step in life. The actions in this goal will improve educational outcomes for all students, academically, technologically, culturally, and social-emotionally.

4. The Merced Union High School District will recruit and retain staff who are fully credentialed, appropriately assigned, and contribute to the overall success of academic and social-emotional outcomes for all students.

This goal was developed to reflect our district's commitment to teacher preparedness by ensuring that all students are challenged to reach high standards daily in each classroom. The actions will allow staff to best represent and serve the diverse needs of the students and families in this district.

Bond Measure History

Prior Bond Measures

November 2008 GO BOND

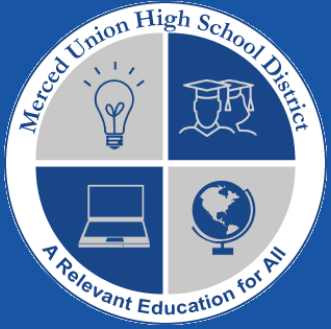
\$149,400,000

Expand vocational/job-training facilities, upgrade educational technology, add class rooms/facilities and construct a new school to relieve overcrowding/growth, replace aging portables with permanent classrooms, and improve/acquire/construct school classrooms, joint-use/facilities, sites and equipment.

June 1999 GO BOND

\$24,633,000

Construct high school, renovations, classrooms.



03 Facility Assessments

03 Facility Assessments

Process Overview

A primary component of the Merced Union High School District (MUHSD) is the assessment of existing conditions at seven facilities (five school sites, district offices, and corporation/maintenance yard), identification of proposed projects, and estimation of associated costs. This assessment serves to guide facility planning and future capital investments.

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

The Assessment Process

During the planning and collection phases, the team reviewed documentation provided by MUHSD pertaining to its sites, including existing site plans, floor plans, construction history, modernization efforts to date, and capacity and enrollment data.

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



Figure 3-1 — Long Range Facility Master Plan Process Flow Diagram

Areas of Focus

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

Learning Spaces

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

Ancillary, Support & Common Areas

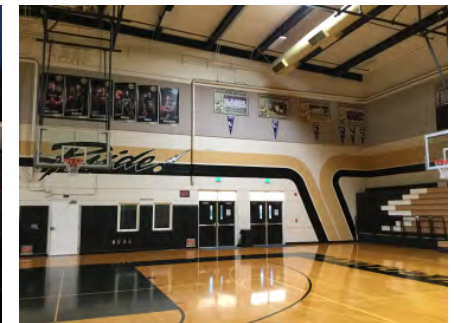
Kitchens, Cafeteria, Auditorium, Gymnasiums, Locker Rooms, Restrooms, Libraries, Collaboration Spaces, Hallways, Corridors, etc.

Administrative/Support Spaces

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

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

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



C

Civil

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

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

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

B

Building Envelope

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

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

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

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

A

Architecture

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

- General condition of ceilings, walls, and floors (including any areas damaged by water or with visible tears, holes, or cracks)
- Missing, damaged, stained, and/or loose ceiling, wall and/or floor tile
- Damaged, worn, chipping, peeling, and/or cracking plaster or paint
- Poorly functioning and/or poorly conditioned doors and/or door hardware; and inaccessible door openings
- Severe cracks in foundation slab, structural walls, columns, and/or beams
- Missing and/or damaged posts, beams or supports (including portable building posts/beams/supports and/or ramps)
- Damage caused by dry rot or mold in structural components
- Sloping or sagging ceilings, floors, and/or roofs
- Leaning and/or bulging walls
- Poor anchorage of non-structural elements (equipment, casework, book cases, etc.)
- Safe and welcoming entries; signage (including marquee)
- Fencing and gates
- Drop-off/pick-up and circulation
- Site signage/wayfinding/access
- Over-all condition of landscaping and grounds
- Irrigation system condition and functionality
- Hardcourts and play fields

M

Mechanical

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

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

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

E

Electrical

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

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

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

P

Plumbing

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

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

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

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

T

Technology

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

The team looked for observable deficiencies related to the following:

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

S

Safety & Security

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

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

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

AD

ADA Accessibility

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

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

Assessment Overview

The assessment information contained in the LRFMP outlines assessment data gathered from June 2021 through August 2021 by a team members comprised of approximately six architects, engineers, and subconsultants during the on-site physical inspections that were conducted at each facility as well as feedback provided by Merced Union High School District Administrative Service and maintenance personnel. The LRFMP is intended for use by District, in combination with other sources of informational data regularly collected by the District, to make informed and fiscally responsible decisions regarding how to proceed with ongoing and future maintenance efforts, facility upgrades, modernization, additions, and potential new construction projects. The report includes the assessment results for a total of seven permanent District sites, totaling approximately 1,746,920 square feet.

Aging Facilities

Most of the facilities in the District appear to be relatively old with multiple additions and modernizations performed over the span of several years. For buildings of this age, it is customary to see larger repair and replacement quantities and costs in the architectural, mechanical, electrical, plumbing, and building envelope disciplines. With only 1 out of 7 total Merced Union High School District facilities under 19 years old, addressing the needs of the 6 remaining “older” buildings becomes even more essential in controlling “deferred maintenance.”

Based on accepted building standards as outlined by the Building Owners and Maintenance Association (BOMA) and the International Facility Managers Associations (IFMA), when a building approaches 10+ years of service life, the facility will predictably begin to require various interior and exterior architectural improvements. These improvements may range from flooring replacements and painting to re-waterproofing the exterior building envelope. Per these same standards, once a building reaches 20+ years of service, some of the same items from the 0-10 year interval may be required, as well as possible replacement or major renovations of mechanical equipment, lighting fixtures, roofing systems, etc. By the time a building reaches 30 to 40 years of age, entire HVAC/duct work, electrical service/panels and building plumbing “systems” will typically require attention and replacement.

Assessment Findings

Due to the aging facilities and remaining challenges of standardization throughout the District, the facilities throughout the District indicate generally a “fair” to “poor” overall condition, and clearly identify a predictable trend of increasing “Life Cycle/Critical System” routine maintenance, replacement and other related operating costs. This increase of operating costs will become easier to manage over time as the new “District Standards” for educational specifications/program and construction begin to be implemented and addressed.

The age of the District’s facilities have been taken into consideration in the development of the long-range plan. The location of the older facilities were identified along with the work items required to bring those facilities up to current District standards. This report does not address the schedule and timing of retiring or repurposing of these aging facilities.

The average age of MUHSD’s facilities is 32 years old.

Table 3-1 - Average Age of MUHSD’s Facilities

Age of Facilities	Total Number of Facilities
0-19 years old	1
20 - 39 years old	2
40 - 59 years old	0
60 - 79 years old	1
80+ years old	3

Priority Codes

Priority 1




IMMEDIATE NEEDS
Must Do - Critical Replacements

Timeframe: 1 - 2 Years (2022 - 2023)

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

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

Priority 2




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

Timeframe: 3 - 5 Years (2024 - 2028)

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

Priority 3




WOULD LIKE TO DO
Life-Cycle Replacements, Curricular, Instructional, Program, and/or Capacity Need

Timeframe: 6 - 10 Years (2029 - 2039)

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

Priority 4



FUTURE CONSIDERATIONS

Timeframe: 11- 20 Years (2040+)

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

How Costs Were Developed

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

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

Each line item cost included in the scope of work items for each site assessed is based on a larger, DSA approved, contractor design-bid-build project delivery where each item is part of a larger project. Each line item cost includes the following:

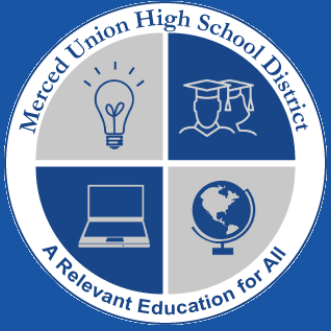
- Construction Cost
- Labor
- Materials
- General Contractor's Overhead and Profit
- General Conditions
- Contingency (7%)
 - Design
 - Construction
- Insurance and Bonds

- Soft Costs: architectural/engineering fees, DSA fees, testing, inspector fees, legal fees, reimbursables, furniture and equipment (25%)
- Escalation
 - Priority 1 — 8% (1-2 years)
 - Priority 2 — 16% (3-5 years)
 - Priority 3 — 24% (6-10 years)
 - Priority 4 — 32% (11-20 years)

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

Resources Information:

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



04 School Site Assessments

04 School Site Assessments

This section includes the individual school and district sites of Merced Union High School District and provides site information and photographs, site walk, assessment findings, existing site plans, proposed master site plans, projected costs by categories, and site narratives of work items proposed.

Sites include:

- Atwater High School
- Buhach Colony High School
- East Campus Education Center
- El Capital High School
- Golden Valley High School
- Livingston High School
- Merced High School



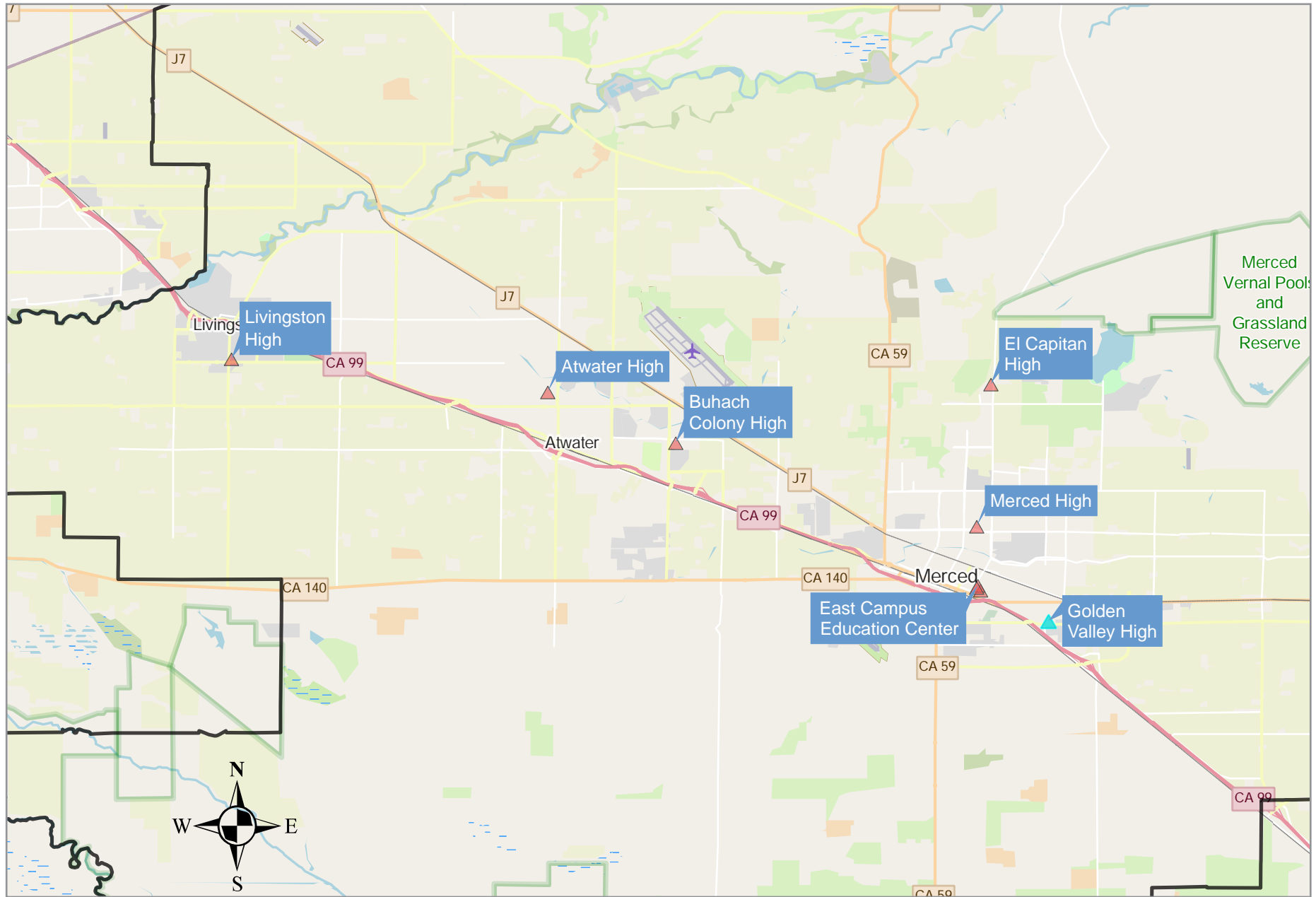
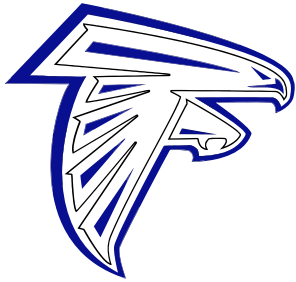


Figure 4-2
Merced Union High School District School Sites

Atwater High School

2201 Fruitland Avenue | Atwater, CA 95301

Bret Theodozio, Principal



Grade Level

9-12

Year Built

1958

Current Enrollment

2,006

Property Size

65 acres

CDS Code

24-65789-2430601



Atwater High School





Atwater High School

Existing Site



ABBREVIATIONS	
A	Administration
C	Classroom
GYM	Gymnasium
MPR	Multi-Purpose
LIB	Library
RR	Restroom
①	Building Number



Atwater High School

Facility	Priority 1 1-2 years 2022 - 2023	Priority 2 3-5 years 2024 - 2028	Priority 3 6-10 years 2029 - 2039	Priority 4 10-20 years 2040+	Routine Maintenance Items	Total Cost Priorities 1 through 4 and Routine Maintenance
Atwater High School	\$16,579,019	\$5,151,850	\$48,168,189	\$25,802,547	\$7,980,874	\$103,682,479
Architectural	\$16,579,019	\$5,151,850	\$45,485,050	\$25,793,238	\$2,126,951	\$95,136,108
Electrical			\$2,012,354		\$1,390,568	\$3,402,922
Mechanical			\$670,785	\$9,309	\$4,100,149	\$4,780,243
Plumbing					\$363,206	\$363,206

Costs include 7% ADA Allowance, 25% Soft Costs, and 8% Escalation

Atwater High School



Scope of Work Items

Priority 1

- Replace Pool and Pool Facilities
- Paint Campus
- Construct New Portable Classrooms

Priority 2

- Update Irrigation System
- Stadium Athletic Turf and Track Replacement in Stadium
- Tennis Court Repair
- Additional Parking with Lighting

Priority 3

- Replace Intrusion Alarm System
- Administration Addition with a Secure Sense of Entry
- Cafeteria and Kitchen Addition with Minor Remodel (equipment, electrical, and finishes)
- Access Control System for Multi-Use Facilities (pool, gymnasium, etc.)
- Gymnasium Remodel (weight room, storage, restrooms)
- Expand and Remodel Band, Orchestra, Choir Area
- Expand Existing Theater and Construct New Black Box Theater
- New Campus Marque

Priority 4

- Remodel Existing Field House
- Home Side Bleacher and Pressbox Replacement, New Concessions and Ticketbooth
- New Student and Staff Restrooms
- Additional Storage Area
- New Outdoor Amphitheater and Learning Space
- Provide Super Graphics Mural at MPR and Gymnasium

Routine Maintenance

- Roof Maintenance and Repair
- Replace and/or Repair Wall Finishes
- Replace and/or repair ceiling system
- New and Replacement Lighting per Title 24
- Replace and/or Repair door and Hardware
- Minor Remodel of Staff and Student Restrooms to Meet ADA Compliance
- HVAC Replacement Based on Exceeding Life Expectancy

Buhach Colony High School

1800 Buhach Road | Atwater, CA 95301

Jennifer Euker, Principal



Grade Level

9-12

Year Built

2001

Current Enrollment

1,826

Property Size

51 acres

CDS Code

24-65789-2430205



Buhach Colony High School





Buhach Colony High School

Existing Site



ABBREVIATIONS	
A	Administration
C	Classroom
GYM	Gymnasium
MPR	Multi-Purpose
LIB	Library
RR	Restroom
①	Building Number

Buhach Colony High School



Proposed Site Plan

SCOPE

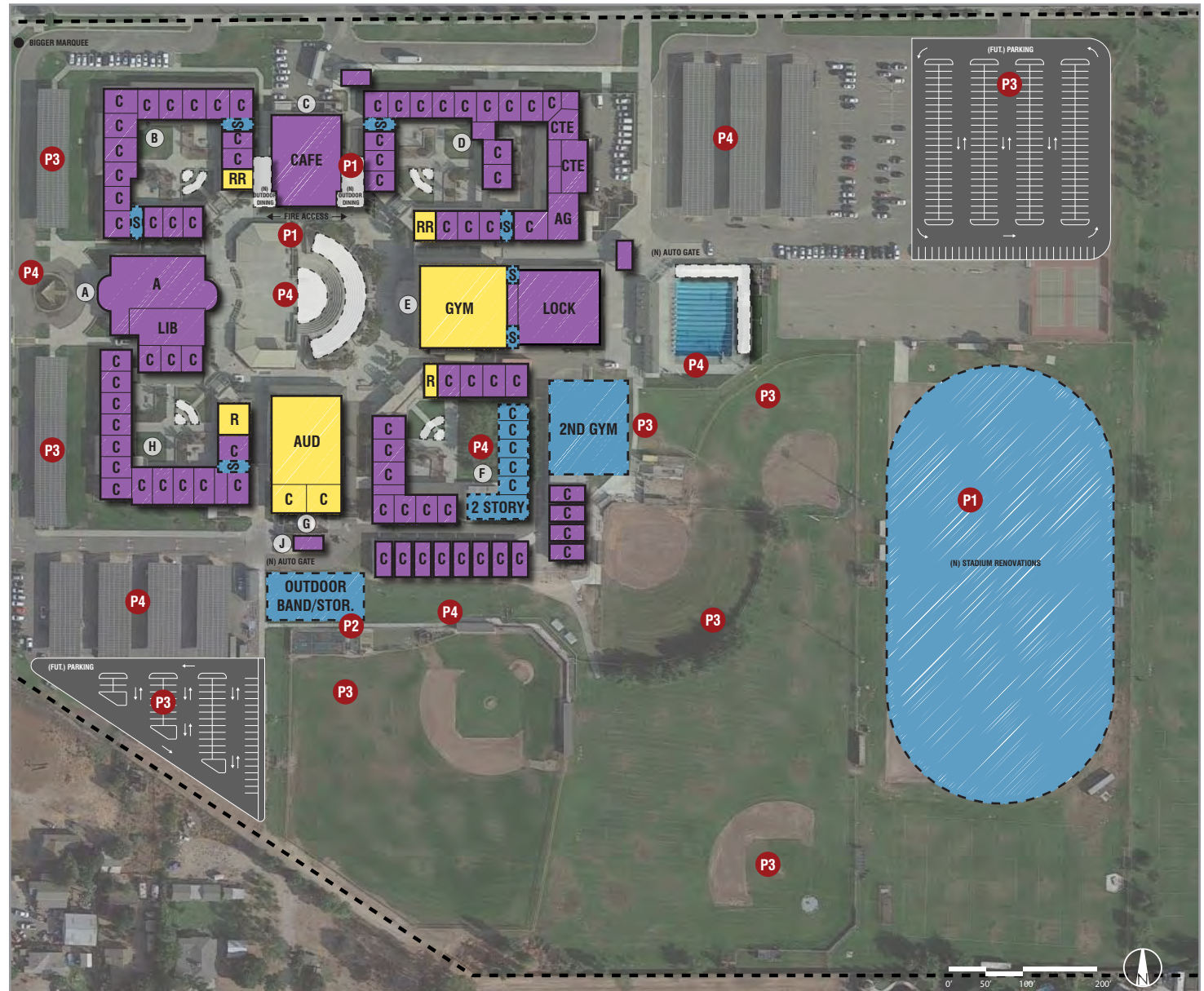
- No Work
- Minor Modernization
- Major Modernization
- New Buildings
- Site Modernization

PRIORITY KEY NOTES

P1	1-2	Years	\$9,309,000
P2	3-5	Years	\$2,214,872
P3	6-10	Years	\$6,364,050
P4	10-20	Years	\$24,415,753
Routine Maintenance			\$13,678,483
Cost are shown in 2022 dollars			

ABBREVIATIONS

- A Administration
- C Classroom
- GYM Gymnasium
- MPR Multi-Purpose
- LIB Library
- RR Restroom
- ① Building Number





Buhach Colony High School

Facility	Priority 1 1-2 years 2022 - 2023	Priority 2 3-5 years 2024 - 2028	Priority 3 6-10 years 2029 - 2039	Priority 4 10-20 years 2040+	Routine Maintenance Items	Total Cost Priorities 1 through 4 and Routine Maintenance
Buhach Colony High School	\$9,309,000	\$2,214,872	\$6,364,050	\$24,415,753	\$13,678,483	\$55,982,157
Architectural	\$9,309,000		\$5,613,675	\$24,415,753	\$5,250,431	\$44,588,859
Electrical		\$1,661,154			\$1,489,356	\$3,150,510
Mechanical		\$553,718			\$6,488,761	\$7,042,479
Plumbing			\$750,375		\$449,935	\$1,200,310

Costs include 7% ADA Allowance, 25% Soft Costs, and 8% Escalation

Buhach Colony High School



Scope of Work Items

Priority 1

- New Stadium (Bleachers/Pressbox, Concessions, and Ticketbooth, Scoreboard, Track/Field, and Fencing)

Priority 2

- New Intrusion Alarm System
- Replace Fire Alarm System

Priority 3

- New Outdoor Covered Dining
- Minor Modernization of Theater and Maintenance
- Update Irrigation System

Priority 4

- New Gymnasium and Field House
- Modernize Outdoor Theater
- Remove Portable Buildings and Replace with Permanent Classrooms
- New Campus Marquee
- Access Control for Multi-Use Areas (Gymnasium, Pool, etc.)
- New Outdoor Band/Storage Area for Practice, Drum Major, and Cheer
- Additional Classrooms

Routine Maintenance

- Repair and Reseal All Parking Lots
- Roof Maintenance and Repair
- HVAC Replacement Based on Life Expectancy
- Replace and/or Repair Wall Finishes
- Replace and/or Repair Ceiling System
- New and Replacement Lighting per Title 24
- Replace and/or Repair Door and Hardware
- Minor Remodel of Staff and Student Restrooms to meet ADA compliance

East Campus Education Center

1900 G Street | Merced, CA 95340

Amy Pellissier, Principal

Grade Level

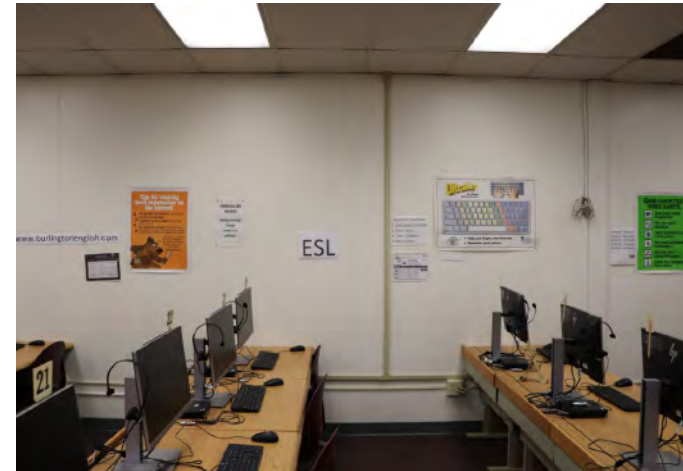
9 - 12 and Adult

Year Built

Varies

Current Enrollment

587



East Campus Education Center



East Campus Education Center

Existing Site



ABBREVIATIONS	
A	Administration
C	Classroom
GYM	Gymnasium
MPR	Multi-Purpose
LIB	Library
RR	Restroom
①	Building Number

East Campus Education Center

Proposed Site Plan

SCOPE

- No Work
- Minor Modernization
- Major Modernization
- New Buildings
- Site Modernization

PRIORITY KEY NOTES

P1	1-2	Years	\$12,384,459
P2	3-5	Years	\$3,140,723
P3	6-10	Years	\$7,153,516
P4	10-20	Years	\$26,530,360
Routine Maintenance			\$11,150,039
Cost are shown in 2022 dollars			

ABBREVIATIONS

- A Administration
- C Classroom
- GYM Gymnasium
- MPR Multi-Purpose
- LIB Library
- RR Restroom
- ① Building Number



East Campus Education Center

Facility	Priority 1 1-2 years 2022 - 2023	Priority 2 3-5 years 2024 - 2028	Priority 3 6-10 years 2029 - 2039	Priority 4 10-20 years 2040+	Routine Maintenance Items	Total Cost Priorities 1 through 4 and Routine Maintenance
East Campus Education Center	\$12,384,459	\$3,140,723	\$7,153,516	\$26,530,360	\$11,150,039	\$60,359,097
Architectural	\$12,384,459	\$1,910,827	\$6,189,833	\$26,530,360	\$4,864,728	\$51,880,207
Electrical		\$1,229,896			\$1,011,763	\$2,241,658
Mechanical			\$963,683		\$4,932,219	\$5,895,902
Plumbing					\$341,330	\$341,330

Costs include 7% ADA Allowance, 25% Soft Costs, and 8% Escalation

East Campus Education Center

Scope of Work Items

Priority 1

- Paint Entire Campus
- New Portable Classrooms
- Gymnasium Remodel (finishes, mechanical and lighting) (*completed*)
- Replace Roof at Gym
- Replace Roof at Library

Priority 2

- Reseal Parking Lots
- Replace Fire Alarm System

Priority 3

- Major Modernization of Existing Cafeteria
- Modernize Existing Locker Room
- Cafeteria and Kitchen Major Remodel (equipment, electrical, and finishes)
- Replace Fire Alarm
- Replace Intrusion Alarm System
- Update Landscaping and Irrigation
- Additional Parking Area
- Update or Remove Track (create soccer field or baseball field)

Priority 4

- New Campus Marquee
- Access Control to Multi-Use Areas (gymnasium and specific for elevator system)
- New Perimeter Site Fencing Around Remaining Site (front of campus)
- New Softball Fields
- New Community Health Center
- New Custodian Building
- Construct New/Additional Staff and Student Restrooms
- Construct New Classrooms

Routine Maintenance

- Repair and Reseal All Parking Lots
- Roof Maintenance and Repair
- HVAC Replacement Based on Life Expectancy
- Replace and/or Repair Wall Finishes
- Replace and/or Repair Ceiling System
- New and Replacement Lighting per Title 24
- Replace and/or Repair Door and Hardware
- Minor Remodel of Staff and Student Restrooms to meet ADA compliance
- Re-plaster Pool

El Capitan High School

100 West Farmland | Merced, CA 95348

Lee Shaw, Principal



Grade Level

9-12

Year Built

2013

Current Enrollment

1,847
2,000 capacity

Property Size

56 acres

CDS Code

24-65789-0127373



El Capitan High School





El Capitan High School

Existing Site



ABBREVIATIONS

A	Administration
C	Classroom
GYM	Gymnasium
MPR	Multi-Purpose
LIB	Library
RR	Restroom
①	Building Number

El Capitan High School

Proposed Site Plan



SCOPE

- No Work
- Minor Modernization
- Major Modernization
- New Buildings
- Site Modernization

PRIORITY KEY NOTES

P1	1-2	Years	\$26,344,470
P2	3-5	Years	\$2,215,498
P3	6-10	Years	\$13,639,947
P4	10-20	Years	\$9,335,376
Routine Maintenance			\$5,240,342

Cost are shown in 2022 dollars

ABBREVIATIONS

- A Administration
- C Classroom
- GYM Gymnasium
- MPR Multi-Purpose
- LIB Library
- RR Restroom
- ① Building Number



El Capitan High School



Facility	Priority 1 1-2 years 2022 - 2023	Priority 2 3-5 years 2024 - 2028	Priority 3 6-10 years 2029 - 2039	Priority 4 10-20 years 2040+	Routine Maintenance Items	Total Cost Priorities 1 through 4 and Routine Maintenance
El Capitan High School	\$26,344,470	\$2,215,498	\$13,639,947	\$9,335,376	\$5,240,342	\$56,775,632
Architectural	\$21,689,970		\$12,612,100	\$7,548,048	\$3,514,458	\$45,364,575
Electrical		\$1,422,387		\$1,787,328	\$242,960	\$3,452,676
Mechanical	\$4,654,500	\$793,110	\$1,027,847		\$800,264	\$7,275,721
Plumbing					\$682,660	\$682,660

Costs include 7% ADA Allowance, 25% Soft Costs, and 8% Escalation

El Capitan High School



Scope of Work Items

Priority 1

- New Stadium-Bleachers/Pressbox, concessions and ticketbooth, scoreboard, track/field and fencing (*completed*)
- Extend Fencing (*completed*)
- Brick Façade Remove & Replace
- Additional Parking at New Stadium
- Roof Remediation

Priority 2

- New Intrusion Alarm System
- Replace Fire Alarm System

Priority 3

- Modernize Outdoor Theater
- Remove Portable Buildings and Replace with Permanent Classrooms
- New Marquee
- Access Control for Multi-Use areas (gymnasium, pool, etc.)
- New Outdoor Band/Storage Area for Practice, Drum Major and Cheer

Priority 4

- Maintenance and/or Minor Remodel (Band/Orchestra/Choir Area)
- Update Exterior Lighting
- Update Existing Theater with Finishes

Routine Maintenance

- Repair and Reseal All Parking Lots
- Roof Maintenance and Repair
- HVAC Replacement Based on Life Expectancy
- Replace and/or Repair Wall Finishes
- Replace and/or Repair Ceiling System
- New and Replacement Lighting per Title 24
- Replace and/or Repair Door and Hardware
- Minor Remodel of Staff and Student Restrooms to meet ADA compliance
- Re-plaster Pool

Golden Valley High School

2121 East Childs Avenue | Merced, CA 95344

Kevin Smartwood, Principal



Grade Level

9-12

Year Built

1994

Current Enrollment

1,868

Property Size

44 acres

CDS Code

24-65789-2430098



Golden Valley High School





Golden Valley High School

Existing Site



ABBREVIATIONS	
A	Administration
C	Classroom
GYM	Gymnasium
MPR	Multi-Purpose
LIB	Library
RR	Restroom
①	Building Number

Golden Valley High School



Proposed Site Plan

SCOPE

- No Work
- Minor Modernization
- Major Modernization
- New Buildings
- Site Modernization

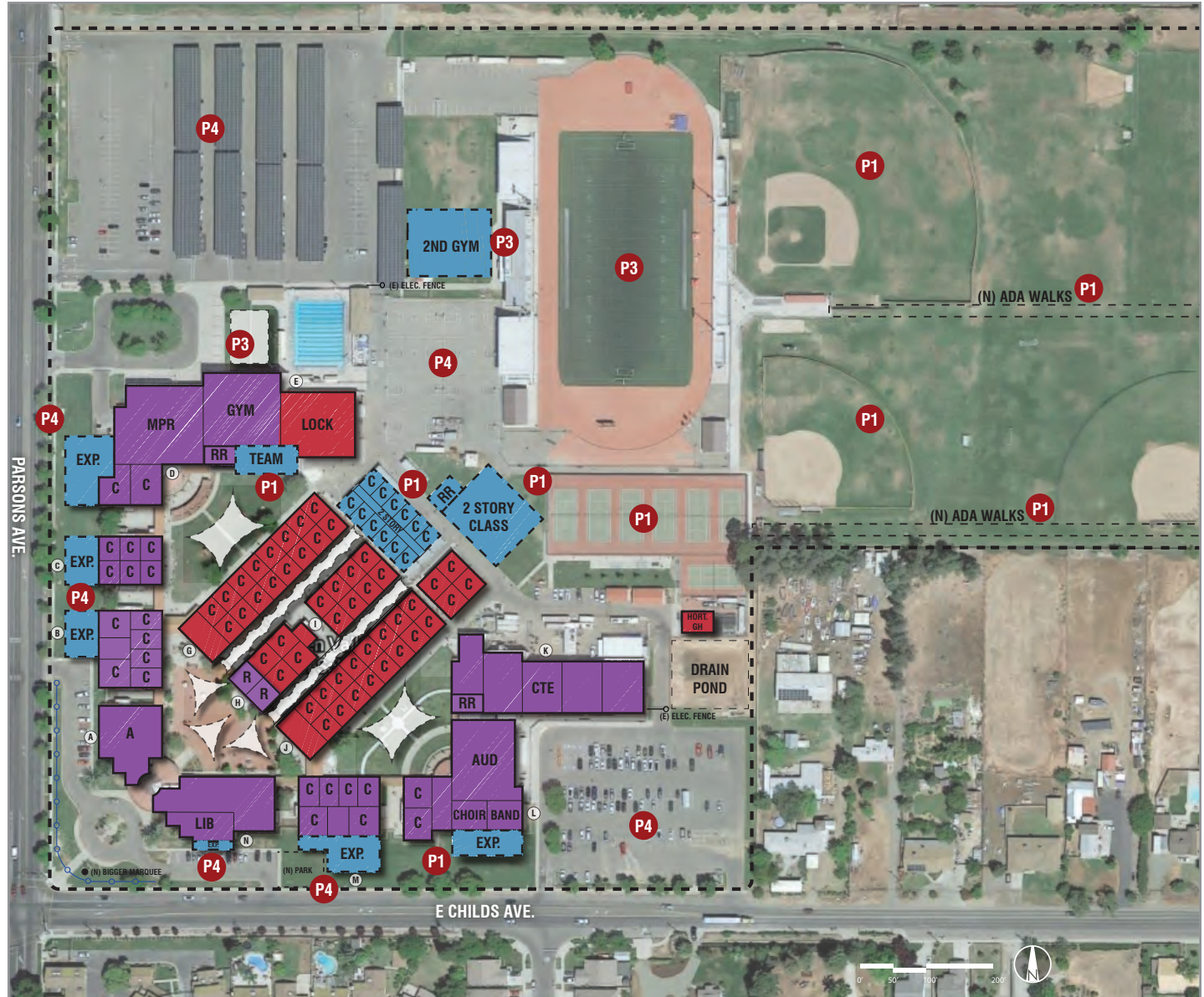
PRIORITY KEY NOTES

P1	1-2	Years	\$15,245,182
P2	3-5	Years	\$5,471,436
P3	6-10	Years	\$21,074,025
P4	10-20	Years	\$40,808,655
Routine Maintenance			\$7,940,641

Cost are shown in 2022 dollars

ABBREVIATIONS

- A Administration
- C Classroom
- GYM Gymnasium
- MPR Multi-Purpose
- LIB Library
- RR Restroom
- ① Building Number



Golden Valley High School



Facility	Priority 1 1-2 years 2022 - 2023	Priority 2 3-5 years 2024 - 2028	Priority 3 6-10 years 2029 - 2039	Priority 4 10-20 years 2040+	Routine Maintenance Items	Total Cost Priorities 1 through 4 and Routine Maintenance
Golden Valley High School	\$15,245,182	\$5,471,436	\$21,074,025	\$40,808,655	\$7,940,641	\$90,539,938
Architectural	\$8,244,981	\$2,376,277	\$20,681,495	\$39,548,025	\$5,709,210	\$76,559,988
Electrical		\$1,978,079			\$1,820,283	\$3,798,362
Mechanical	\$7,000,200	\$651,630	\$392,530	\$1,260,630	\$411,148	\$9,716,137
Plumbing		\$465,450				\$465,450

Costs include 7% ADA Allowance, 25% Soft Costs, and 8% Escalation

Golden Valley High School



Scope of Work Items

Priority 1

- Update EMS System
- Remove and Replace HVAC System Campus Wide
- Additional Portable Classrooms
- Paint Entire Campus
- Roof Maintenance at Administration Building
- Renovate Existing Softball Field

Priority 2

- New intrusion Alarm System
- Replace Fire Alarm System
- Library Roof Repair
- Business Roof Repair
- Remove and Replace Stadium Turf

Priority 3

- New Expansion at Choir/Band Room
- Construct New Two Story Classroom/ Restroom
- Cafeteria & Kitchen Additional and Minor Remodel (equipment, electrical and finishes)

Priority 4

- New Gymnasium with Team Room and Concession Building
- Modernize Outdoor Theater
- Remove Portable Buildings and Replace with Permanent Classrooms
- New Marquee
- Access Control for Multi-Use Areas (gymnasium, pool, etc.)
- Expand Existing Theater
- Stadium Improvements: New Seating, Scoreboard, Track and Fencing

Routine Maintenance

- Repair and Reseal All Parking Lots
- Roof Maintenance and Repair
- HVAC Replacement Based on Life Expectancy
- Replace and/or Repair Wall Finishes
- Replace and/or Repair Ceiling System
- New and Replacement Lighting per Title 24
- Replace and/or Repair Door and Hardware
- Minor Remodel of Staff and Student Restrooms to meet ADA compliance
- Re-plaster Pool

Livingston High School

1617 Main Street | Livingston, CA 95334

Charles Jolly, Principal



Grade Level

9-12

Year Built

1924

Current Enrollment

1,206

Property Size

31 acres

CDS Code

24-65789-2433605



Livingston High School





Livingston High School

Existing Site



ABBREVIATIONS	
A	Administration
C	Classroom
GYM	Gymnasium
MPR	Multi-Purpose
LIB	Library
RR	Restroom
①	Building Number

Livingston High School

Proposed Site Plan



SCOPE

- No Work
- Minor Modernization
- Major Modernization
- New Buildings
- Site Modernization

PRIORITY KEY NOTES			
P1	1-2	Years	\$20,573,629
P2	3-5	Years	\$10,901,555
P3	6-10	Years	\$28,447,695
P4	10-20	Years	\$24,985,161
Routine Maintenance			\$5,945,095
Cost are shown in 2022 dollars			

ABBREVIATIONS	
A	Administration
C	Classroom
GYM	Gymnasium
MPR	Multi-Purpose
LIB	Library
RR	Restroom
①	Building Number



Livingston High School



Facility	Priority 1 1-2 years 2022 - 2023	Priority 2 3-5 years 2024 - 2028	Priority 3 6-10 years 2029 - 2039	Priority 4 10-20 years 2040+	Routine Maintenance Items	Total Cost Priorities 1 through 4 and Routine Maintenance
Livingston High School	\$20,573,629	\$10,901,555	\$28,447,695	\$24,985,161	\$5,945,095	\$90,853,135
Architectural	\$20,573,629	\$6,510,013	\$28,447,695	\$24,451,640	\$1,650,951	\$81,633,928
Electrical		\$3,518,216			\$1,160,424	\$4,678,640
Mechanical		\$749,207		\$533,521	\$2,859,259	\$4,141,987
Plumbing		\$124,120			\$274,460	\$398,580

Costs include 7% ADA Allowance, 25% Soft Costs, and 8% Escalation

Livingston High School



Scope of Work Items

Priority 1

- New Stadium Ticketbooth and Concession Buildings and Entry Way
- Paint Entire Campus

Priority 2

- New Pool Pump System
- New Intrusion Alarm System
- Replace Fire Alarm System
- Replace Roof at Old Gym

Priority 3

- Gymnasium Expansion with Team Room
- Gymnasium Minor Remodel (finishes, electrical, mechanical and lighting)
- Expand and Remodel Band/Orchestra/Choir
- Construct New Cafeteria

Priority 4

- Major Remodel and Expansion of Existing Field House
- Update Sports Complex Parking Lot
- Update JV Baseball Field
- New All-Weather Track
- New Custodial Building
- Construct Performing Arts Building
- Access Control Unit at Multi-Use Facilities (gymnasium, pool, etc.)
- Add Classrooms

Routine Maintenance

- Repair and Reseal All Parking Lots
- Roof Maintenance and Repair
- HVAC Replacement Based on Life Expectancy
- Replace and/or Repair Wall Finishes
- Replace and/or Repair Ceiling System
- New and Replacement Lighting per Title 24
- Replace and/or Repair Door and Hardware
- Minor Remodel of Staff and Student Restrooms to meet ADA compliance
- Repair and Replace Tennis Courts
- Replace Clock System
- ADA Trip Hazard Maintenance

Merced High School

205 West Olive Avenue | Merced, CA 95348

Marcus Knott, Principal



Grade Level

9-12

Year Built

1950

Current Enrollment

1,842

Property Size

60 acres

CDS Code

246-57892-435204



Merced High School





Merced High School

Existing Site



ABBREVIATIONS	
A	Administration
C	Classroom
GYM	Gymnasium
MPR	Multi-Purpose
LIB	Library
RR	Restroom
①	Building Number
○—○—○	Fencing



Merced High School

Proposed Site Plan

SCOPE

- No Work
- Minor Modernization
- Major Modernization
- New Buildings
- Site Modernization

PRIORITY KEY NOTES

P1	1-2	Years	\$10,801,543
P2	3-5	Years	\$13,799,867
P3	6-10	Years	\$9,608,322
P4	10-20	Years	\$50,889,588
Routine Maintenance			\$14,218,069
Cost are shown in 2022 dollars			

ABBREVIATIONS

- A Administration
- C Classroom
- GYM Gymnasium
- MPR Multi-Purpose
- LIB Library
- RR Restroom
- ① Building Number





Merced High School

Facility	Priority 1 1-2 years 2022 - 2023	Priority 2 3-5 years 2024 - 2028	Priority 3 6-10 years 2029 - 2039	Priority 4 10-20 years 2040+	Routine Maintenance Items	Total Cost Priorities 1 through 4 and Routine Maintenance
Merced High School	\$10,801,543	\$13,799,867	\$9,608,322	\$50,889,588	\$14,218,069	\$99,317,389
Architectural	\$9,312,103	\$10,890,677	\$9,365,047	\$50,547,870	\$8,396,873	\$88,512,570
Electrical		\$2,087,037	\$51,200	\$341,718	\$1,234,263	\$3,714,218
Mechanical	\$248,240	\$818,894	\$187,732		\$4,290,285	\$5,545,151
Plumbing	\$1,241,200	\$3,258	\$4,344		\$296,647	\$1,545,449

Costs include 7% ADA Allowance, 25% Soft Costs, and 8% Escalation

Merced High School



Scope of Work Items

Priority 1

- Remove and Replace Aquatic Complex
- Roof Repair/Replacement at 101-109 Building
- Replace Water Mainline

Priority 2

- New Intrusion Alarm System
- Replace Fire Alarm System
- Tennis Court Repair
- Field House Boiler Repair/Maintenance
- Girls & Boys Locker Room Broiler Repair/Maintenance

Priority 3

- Relocate and/or Add New Ballfield
- Old Gymnasium Minor Modernization (lighting, mechanical, finishes)
- Stadium Artificial Turf Install

Priority 4

- New AG Buildings
- New Campus Marquee
- Construct New Classrooms
- Construct New Band Room
- Construct New Theater
- Major Remodel of Existing Cafeteria
- New Track and Soccer Fields
- Electrical System Upgrade
- Add Classrooms

Routine Maintenance

- Repair and Reseal All Parking Lots
- Roof Maintenance and Repair
- HVAC Replacement Based on Life Expectancy
- Replace and/or Repair Wall Finishes
- Replace and/or Repair Ceiling System
- New and Replacement Lighting per Title 24
- Replace and/or Repair Door and Hardware
- Minor Remodel of Staff and Student Restrooms to meet ADA compliance
- Replace and/or Repair Casework
- Access Control for Multi-Use Facilities (gymnasium, pool, etc.)