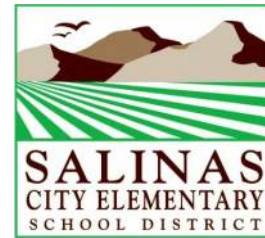


FACILITIES NEEDS ASSESSMENT

EL GABILAN



PREPARED BY BELLI ARCHITECTURAL GROUP

2022

1. CAMPUS INFORMATION: El Gabilan

Address: 1256 Linwood Drive, Salinas, CA 93906
 Year Built: 1953
 Current Principal: Esabel Cervantez
 Current Enrollment: 736 students

2. ON-SITE OBSERVATIONS

2.1 SITE

The school site contains areas in need of improvement, such as:

- Paint restriping needed at asphalt and concrete surfaces.
- Cracks present at paved areas.
- Spalling concrete exposing rebar at ramp.
- Exposed steel in concrete.
- Non-compliant drinking fountains in select locations.
- Track and field needs leveling and upgrades.
- Storage containers located next to classrooms without respecting minimum clearance required.
- Rust and rot present at relocatable classroom ramps.



Image 2.1.1 Worn off exterior pavement striping. Taken on 05/02/2022 by Belli Architectural Group.



Image 2.1.3 Non-ADA compliant drinking fountain. Taken on 05/02/2022 by Belli Architectural Group.



Image 2.1.2 Existing conditions at exterior pavement. Taken on 05/02/2022 by Belli Architectural Group.

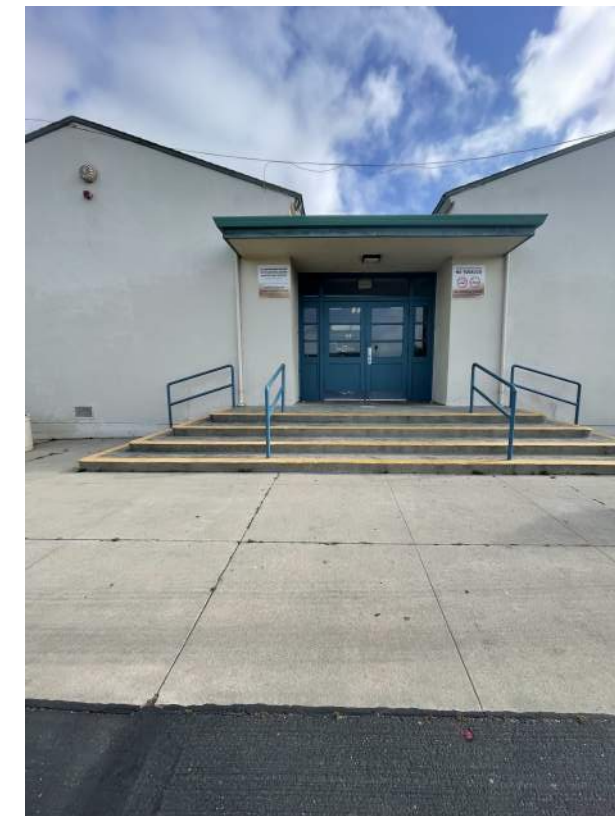


Image 2.1.4 Non-accessible stairs. Taken on 05/02/2022 by Belli Architectural Group.



Image 2.1.5 Existing track and field. Taken on 05/02/2022 by Belli Architectural Group.



Image 2.1.1 Rot and rust at portable classroom ramps. Taken on 05/02/2022 by Belli Architectural Group.



Image 2.2.1 Old windows. Taken on 05/02/2022 by Belli Architectural Group.



Image 2.1.1 Storage container next to classroom. Taken on 05/02/2022 by Belli Architectural Group.

2.2 EXTERIOR SHELL

The campus is composed of permanent and relocatable buildings.

The existing permanent buildings present:

- Aging roofs in need of replacement.
- Old, original windows.
- Incorrect door swing in selected locations.
- Broken screens.
- Damaged gutters.
- Cracks in plaster at window corners.

All portable classrooms present the following conditions:

- Rust and rot present at access ramps and steel elements.
- Damaged rain gutters and drains.
- Mold present at gutters.
- Dry rot present at wood surfaces.

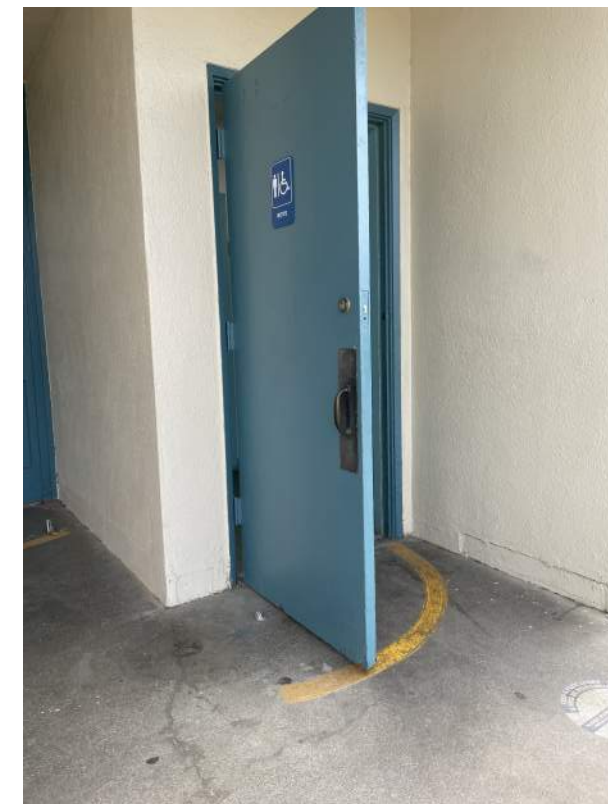


Image 2.2.2 Incorrect door swing in main building restrooms. Taken on 05/02/2022 by Belli Architectural Group.



Image 2.2.3 Broken window screens. Taken on 05/02/2022 by Belli Architectural Group.



Image 2.2.5 Plaster cracks. Taken on 05/02/2022 by Belli Architectural Group.



Image 2.2.7 Rust present at relocatable classrooms. Taken on 05/02/2022 by Belli Architectural Group.



Image 2.2.4 Damaged gutter. Taken on 05/02/2022 by Belli Architectural Group.

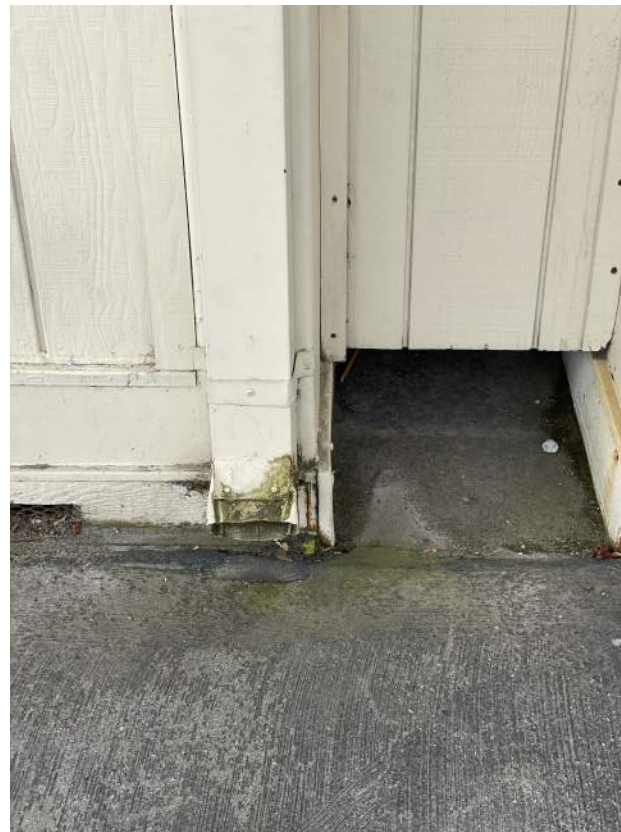


Image 2.2.6 Mold present on gutter. Taken on 05/02/2022 by Belli Architectural Group.

2.3 INTERIORS

Existing interior conditions present the following issues:

- Squeaky floor in main building.
- Some ceiling panels in need of replacement.
- Old, stained wall paper in select areas.
- Paint in need of refreshment.
- Student restrooms need modernization.
- Storage units obstructing exits.
- Aging finishes in relocatable classrooms.
- Damaged MPR floor.
- Damaged thresholds.
- Furniture, casework and plumbing fixtures require modernization.
- No privacy screen between urinals in Boys Restrooms.
- Non-accessible accessories in restrooms.
- Plumbing fixtures sized too large at Kindergarten restrooms for user age group.
- Aged, deteriorated equipment at Janitorial spaces. Storage capacity limited.
- Non-accessible entrance at Preschool.



Image 2.3.1 Damaged ceiling panel. Taken on 05/02/2022 by Belli Architectural Group.



Image 2.3.3 Existing student restrooms. Taken on 05/02/2022 by Belli Architectural Group.



Image 2.3.2 Worn and dirty wall paper at library. Taken on 05/02/2022 by Belli Architectural Group.



Image 2.3.4 Storage filing cabinets obstructing exit. Taken on 05/02/2022 by Belli Architectural Group.



Image 2.3.5 Relocatable classroom interior. Taken on 05/02/2022 by Belli Architectural Group.



Image 2.3.7 Damaged flooring. Taken on 05/02/2022 by Belli Architectural Group.



Image 2.3.9 Kindergarten restroom. Taken on 05/02/2022 by Belli Architectural Group.



Image 2.3.6 MPR flooring. Taken on 05/02/2022 by Belli Architectural Group.



Image 2.3.8 Missing privacy partitions between urinals and sinks. Taken on 05/02/2022 by Belli Architectural Group.



Image 2.3.10 Preschool. Non-accessible entrance. Taken on 05/02/2022 by Belli Architectural Group.



Image 2.3.11 Preschool. Taken on 05/02/2022 by Belli Architectural Group.



Image 2.3.12 Janitorial room. Taken on 05/02/2022 by Belli Architectural Group.

2.4 ACCESSIBILITY

The campus presents significant accessibility issues. Items noted include:

- Lack of accessible ramps at main building.
- Damaged surfaces at existing ramps.
- Non-ADA compliant drinking fountain at selected locations.
- Non-compliant accessories at restrooms.
- Non-accessible stage at MPR.

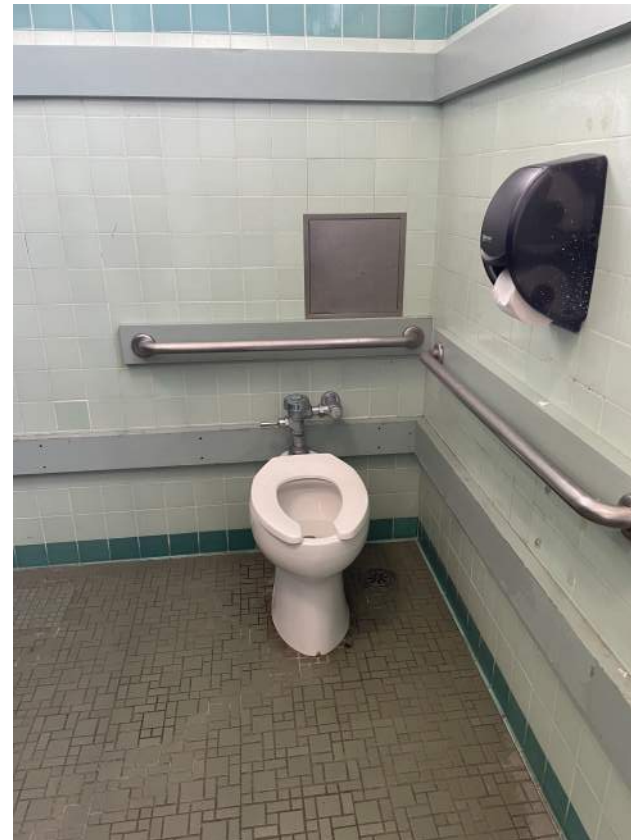


Image 2.4.1 Non-accessible toilet paper dispenser. Taken on 05/02/2022 by Belli Architectural Group.

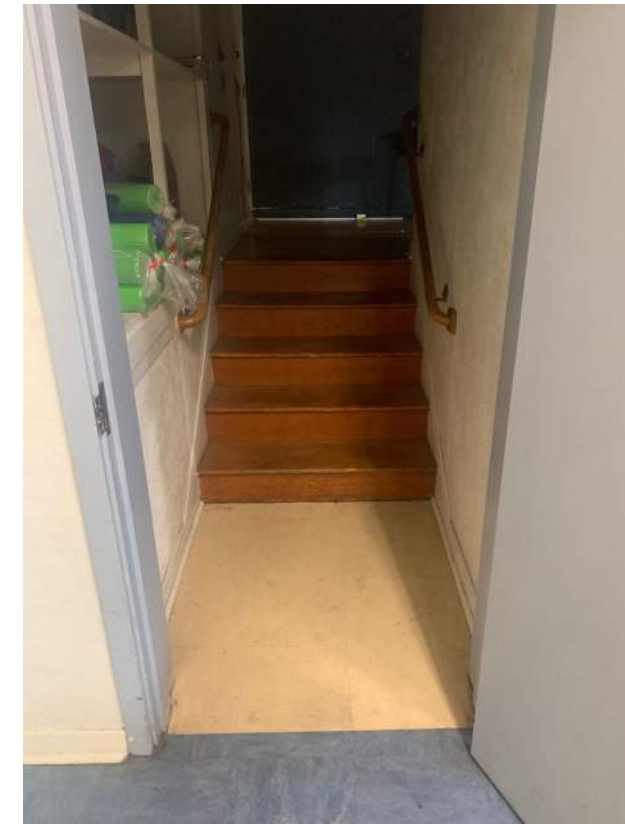


Image 2.4.2 Non-accessible entry to MPR stage. Taken on 05/02/2022 by Belli Architectural Group.

2.5 SERVICES

For MEP findings, please refer to subsequent reports provided by Aurum Consulting and Axiom Engineers.

2.6 STAKEHOLDER REMARKS

- Lack of male staff restrooms and long travel distances to get to restrooms.
- HVAC replacements needed in permanent buildings.
- Kindergarten and SPED restroom updates needed.
- Windows are difficult to operate.
- Track and field needs leveling.
- Communication and sound system not working properly.
- Old portables leak.
- No Lactation Room.
- Old, broken casework.

3. MECHANICAL REPORT

AXIOM ENGINEERSSM
 CONSULTING MECHANICAL ENGINEERS
 22 Lower Ragsdale Dr., Suite A Monterey, CA 93940
 Phone 831.649.8000 Fax 831.649.8038



School Name: **El Gabilan Elementary School** Address 1256 Linwood Drive

Findings from a site visit conducted on May 2, 2022. It appears the last significant HVAC/Plumbing modernization to this school was prior to 1990. The main school appear to be similar to Lincoln, Roosevelt and Kammann and was constructed in 1936. Note that these buildings do NOT have any insulation and windows are single pane glass. It is desired to install a Pelican Wireless Control System to allow the district maintenance staff to control all HVAC equipment.

3.1 HVAC

Administrative area:

It appears as if the administrative area had a minor remodel in 2010, as the ceiling tiles and grilles/diffusers appear to be new. Per the school district person walking the site with me, a new gas-fired furnace is located in the attic.

MP/Cafeteria:

This Multi-Purpose Room s heated with two (2) suspended gas-fired unit heaters. These heaters were installed in 2002 and appear to be operating.



Classroom 1, Staff Lounge 2, Classroom 3 thru 8 and 11 thru 18:

These classrooms were heated with 1990's era corner classroom up-flow furnaces, similar to Kammann ES. The furnace sections were just replaced with new Lennox gas-fired heaters in December of 2017 and appear to be operating.



Classroom 9 and 10:

These classrooms were heated with a single (one) gas-fired forced air furnace located in the attic above. This should be modified to provide individual furnaces for each classroom.

Classrooms 22, 23, 24 and the Library:

These classrooms have individual rooftop mounted gas heat/electric cooling units that have been replaced recently. This interior of the building appears to have not had a modernization prior to the 1990's and is in need of a new t-bar ceiling, diffusers, grilles and ductwork.



Classrooms 21, 26-32, 34 thru 39:

These are portable classroom consisting of the exterior wall mounted “Bard” type heat pump units. All portables utilize this type of equipment. These units throughout the campus appear to be original and are operating. Older (20 years) units should be replaced with new units.



Room 8B:

A gas-fired water heater located in a closet requires seismic bracing.



3.2 PLUMBING

The main school building waste and vent piping consist of hub and spigot/lead joint cast iron piping. This piping is 70+ years old and should be replaced.

Administrative area:

A new electric water heater serving this area was installed recently. It has the proper seismic bracing. Newer bi-level drinking fountains located around the campus meet ADA

MP/Cafeteria:

The kitchen has been modernized recently with new stainless-steel sinks and grease interceptors. The tank type water heater located in a shed area in the rear that is serving the kitchen does not have the required seismic bracing. This seismic bracing is required.

3.3 FIRE SPRINKLERS

There are no fire sprinklers present. A few small storage rooms have fire sprinklers that are connected to the domestic water system. These fire sprinklers are connected to the domestic water system, which was an accepted practice at the time.

This concludes this assessment.

AXIOM ENGINEERSSM CONSULTING MECHANICAL ENGINEERS
 22 Lower Ragsdale Dr., Suite A • Monterey, CA 93940 • Phone 831.649.8000 • Fax 831.649.8038

4. ELECTRICAL REPORT



ELECTRICAL ENGINEERING · LIGHTING DESIGN · SYSTEMS DESIGN

ELECTRICAL DUE DILIGENCE

REPORT

For

El Gabilan Elementary School
Salinas, CA

For

Belli Architectural Group
235 Monterey Street, Suite B
Salinas, California 93901
May 6, 2022

Prepared by: Najib Anwary, P.E.

Aurum Consulting Engineers Monterey Bay
404 W. Franklin Street, Suite 100
Monterey, California 93940
Telephone : (831) 646-3330
Fax: (831) 646-3336
ACEMB Project #: 21-393.00

4.1 INTRODUCTION

The following is based on a walk-through visual inspection of the school. No electrical equipment was opened for inspection, no load studies done, no testing was performed. The intent was to evaluate the electrical systems and identify any obvious problems that may be present.

4.2 FIELD FINDINGS

Electrical System:

There are (2) existing main “metered” electrical service switchboards (MSB1, and MSB2). MSB1 is a 1200 amp, 120/208 volt, 3 phase, NEMA 3R service located at the front (north end) of the campus by the Cafeteria building. MSB1 has a connection for the existing Solar PV system. The Solar PV is connected ahead of the main breaker at MSB1. MSB1 serves in large part, the entire campus except for modular/portable buildings nearest the track and field (approximately 13 total modular buildings). MSB2 is an 800 amp, 120/240V, 1-phase, NEMA 3R service located along the residential fence line on the north/east end of the campus in the parking lot. This service is fed from a PG&E pole with a pole mounted transformer. MSB2 serves all of portables at the campus. The electrical switchboards and campus wide electrical distribution system appears to be in good condition. MSB1 expected life; 15 to 20 years. MSB2 expected life; 15 yrs. The electrical services are used primarily for lighting and heating equipment, with minimal plug loads. Some of the electrical distribution system panels are located around the site and are original to the main campus buildings when the school was built, are old and manufactured by a company that no longer exists. The reliability of the system’s breakers to function correctly when necessary cannot be relied upon. It is recommended to replace the oldest panels within the classroom wings of the main campus building. Where the District plans to add HVAC to the site, the switchboards that are serving those locations “may” require an upgrade based on what type of system is recommended for HVAC upgrades. See attached photos MSB1 & MSB2.

Interior Lighting is primarily fluorescent with T8 or T12 lamps at interior spaces. Most if not all the lighting throughout the school campus is old and although there was no mention of complete failure, some light fixtures seemed original to the spaces, so they are likely near their “end of life”, especially with regards to efficiency. Only newly remodeled spaces have energy code compliant controls such as occupancy sensors (Admin building area and remodeled classrooms #8b, #9 and #10). Emergency lighting was not apparent at any classrooms (except the few remodeled spaces), restrooms, or exterior landings. However, in multi-use spaces and hallways, bug-eye type stand-alone emergency light fixtures were installed. Occupant sensors and multilevel switching necessary for energy conservation is almost non-existent (except for remodeled spaces). Expected life; Unknown. It is recommended to retrofit campus wide lighting system in the near future. This would be a good opportunity for reduction in energy use from more efficient lighting fixtures, improved classroom lighting, smart lighting controls and reduced maintenance. See attached photo LTG1.

Exterior Lighting at the front entry parking lot is relative newer LED pole lighting. The parking lot in the back of the site along the fence shared with residences traveling towards the track seems to have next to “o” zero lighting/illumination. Between buildings where breezeways/covered walkways occur, there is some surface mounted newer LED light fixtures throughout the main campus buildings. Exterior lighting is controlled by both time

clock and photocell for auto shut-off. There seems to be a lack of building perimeter lighting with respect to light out 10-15 feet away from buildings around the site (although there are residences that may be impacted by new lighting, considerations of residences should be taken into account where new lighting is proposed. Where new lighting is to be installed, it will need to be controlled via an astronomic time clock or photocell. Expected life of existing exterior lighting; 7-10 yrs. minimum for newer LED fixtures and unknown for older fluorescent/HID fixtures.

Classrooms have typically one outlet per wall with modifications in some areas to accommodate current computer loads (where surface raceways were added). Expected life; Unknown. It is recommended to retrofit classrooms, in the near future, with additional circuits and outlets to accommodate a minimum district standard quantity of devices in general classroom/space for equipment connections including multi-media equipment. This will in turn require an upgrade to existing electrical panel boards which will need to be connected to the existing main electrical switchboard or nearby distribution panels. There are some classrooms where either the sink was added or the receptacle installation was original to the site and thus the receptacle(s) are not GFCI (Ground-Fault Circuit Interrupt) type. This is a safety hazard and should be replaced.

Telephone System:

The existing telephone system appears to be in fair condition and functional. It is an analog system for majority of the campus with the exception of the Admin office location. There was no input provided for major problems except that the desire is to bring the entire site to District standard of a Voice Over IP (VoIP) system. Expected life of existing system; unknown.

PA Speaker System:

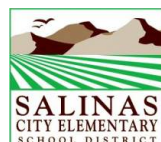
The existing PA System is an old Simplex model and is connected to speakers around the campus, some exterior speakers with separate amplifiers are located strategically to cover large open field areas. Expected life; 1-2 yrs., the system is old and requires regular maintenance, per district staff.

Clock System:

The existing Program Clock system is a wireless battery operated system, PRIMEX is manufacturer. It seems to be in good condition and functional. The school staff reported no ongoing problems with the existing system. Expected life; approximately 5 yrs. Where PA Speaker system is upgraded, it is recommended to upgrade the clock system if desired to have both under one “umbrella”/manufacturer.

Data System:

There are IDF’s (Intermediate Distribution Frame) throughout the school campus with wireless routers in most of the buildings/classroom spaces. Since most classrooms have only a couple computers at most (except for computer labs), the existing campus wide data system seems to be working fine. Expected life; unknown. It is recommended to retrofit classrooms, in the near future, with additional outlets to accommodate a district standard quantity of devices in general classroom/space for computers, printers and multi-media equipment. This will require District IT input on available bandwidth and patch panels at existing distribution frames to accommodate an increase in connections.



Fire Alarm System:

1.The existing Fire Alarm System (Notifier) is an AFP-200 model that is discontinued (there is a pre-school classroom building which has its' own stand-alone Fire Alarm Panel "FIRE-LITE MS-4" model which is not interconnected to the main school fire alarm system, or there is no apparent connection that was found). The site does not have current code compliant coverage as required by California Fire Code (except at the Admin building area that has been remodeled). The school site has pull stations and horns/horn-strobes for majority of the spaces which met code standards at the time of install, however, where spaces are remodeled and required to conform to current code requirements, the existing Notifier AFP-200 panel will not accommodate such upgrades and increase in quantity of devices (smoke detectors and heat detectors). The existing system is old and will need to be replaced and or modified to accommodate any future remodel work or the required Emergency Voice Evacuation System addition. The raceways associated with fire alarm/low voltage systems around the central/main interconnected building of the campus are cabled through in concealed locations and where add-ons or systems are extended, surface raceways (Panduit) are routed within the rooms/spaces. Where fire alarm/low voltage raceways are extend between buildings, it seems to be mainly an underground connection with pull cans on exterior of buildings. Expected life of existing system; 1-3 years if no new major building renovations or additions occur.

Security:

1.The existing campus security system is comprised of an older hard-wired system and a newer BOSCH wireless security panel in the center of campus. The systems seem to be in good condition and the school staff reported no ongoing problems except software access vs. proprietary nature of the BOSCH system in which case the security monitoring agency has more control and provides minimum access to staff for control of system. The system provides wireless communication to wireless motion sensors throughout the campus. There was mention that not ALL rooms are connected tor provided with a motion sensor. Where the district is moving towards a wireless Bosch manufactured system, it may be necessary to add wireless sensors to locations that are currently not covered by security motion sensor system. Expected life; 10-15 years. There is also a CCTV Security Camera system which Power over Ethernet (POE) cameras located strategically by the district throughout the site. Each camera is connected to a local IDF/MDF via data cable. Expected life; unknown, seems to be in working condition with no reported problems.

4.3 SUMMARY

The school electrical infrastructure is in fair condition except for a few panels that are very old and should be replaced with new matching to existing main service switchboard manufacturer type and ratings in the near future. The school interior lighting system and controls need to be upgraded in the near future where energy may be conserved with lower maintenance cost and higher lamp life LED technology. An increase in the classroom receptacle quantity and associated electrical loads will require electrical distribution upgrades from the main service switchboard to the classroom building in order to support future additional computer/technology loads as well as possible mechanical HVAC connections. The raceways associated with low voltage systems around the campus may need to be verified/inspected for re-use where additional fiber optic cables/network cabling for any low voltage system upgrades is deemed necessary in order to verify cost impact of new trench vs. existing underground conduit re-use.

Where a new building may be proposed at this site, an electrical survey will need to be completed and it is likely that the new building will require an Electrical (PG&E) service upgrade to accommodate any new proposed building (should an equivalent number of buildings/rooms not be slated to be removed due to new building added). In addition, Site Telecom, Fire Alarm, and Low Voltage Systems will need upgrades to accommodate new connections with newer technology and EM Voice Evacuation Fire Alarm System.



MSB1.



MSB.



MSB.



LTG1.

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