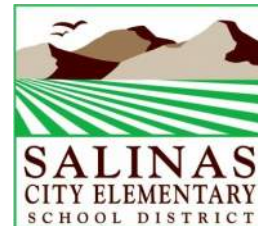


FACILITIES NEEDS ASSESSMENT

KAMMANN



PREPARED BY BELLI ARCHITECTURAL GROUP

2022

1. CAMPUS INFORMATION: Kammann

Address: 521 Rochex Street, Salinas, CA 93906
 Year Built: 1949
 Current Principal: Maria Vargo
 Current Enrollment: 792 students

2. ON-SITE OBSERVATIONS

2.1 SITE

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

- Uneven hardscape surfaces.
- Asphalt areas present cracks.
- Ingrown vegetation in asphalt.
- Deteriorated Kindergarten playground.
- Fading paint on asphalt and concrete surfaces.
- Water ponding issues.



Image 2.1.1 Asphalt and striping existing conditions. Taken on 04/26/2022 by Belli Architectural Group.



Image 2.1.2 Asphalt and striping existing conditions. Taken on 04/26/2022 by Belli Architectural Group.



Image 2.1.3 Non-accessible deteriorated Kindergarten playground. Taken on 04/26/2022 by Belli Architectural Group.

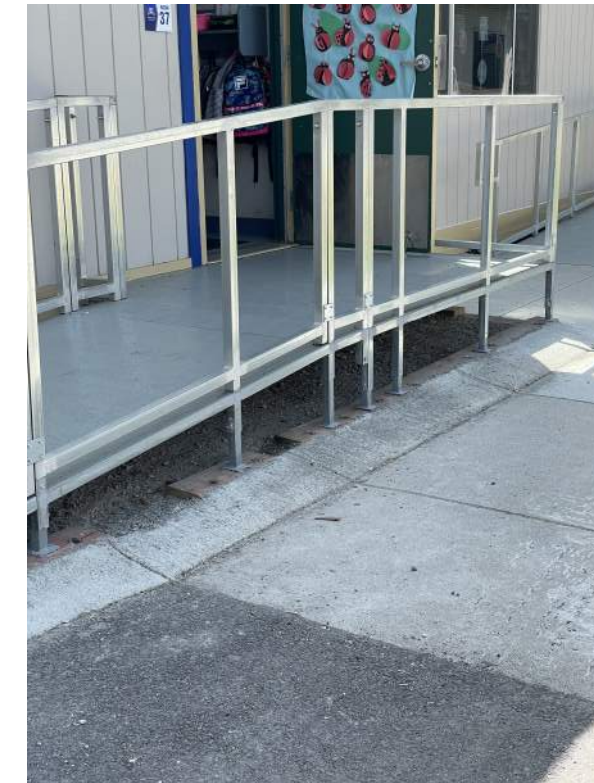


Image 2.1.4 Ramps to relocatable classrooms. Taken on 04/26/2022 by Belli Architectural Group.

2.2 EXTERIOR SHELL

The campus contains permanent and relocatable buildings.

All permanent building shells have been recently modernized with new windows, roof, and exterior paint.

Relocatable classrooms have been recently patched and painted on exterior. A few noted conditions apply.

- Unfinished condition at select metal ramps.
- Exterior dry rot present.



Image 2.2.1 Relocatable building wall. Taken on 04/26/2022 by Belli Architectural Group.

2.3 INTERIORS

Most buildings in the campus require interior modernization in classrooms and hallways, some of the existing issues are:

- Old light fixtures.
- Aging and missing acoustic ceiling panels.
- Cracked and old flooring surfaces.
- Inadequate floor patching.
- Walls containing adhesive residuals and dirt buildup.
- Broken tables and benches in MPR.
- Janitorial dedicated rooms with adequate storage capacity.

Kamman kitchen serves as a District-wide cooking facility. The existing conditions are:

- Flooring surfaces are adequate and in good condition.
- Cooking equipment and surfaces are adequate, made of stainless steel.
- Kitchen contains mechanical ventilation plus Ansul exhaust hood.
- There is not an “allergy free” meal preparation area.
- Additional storage and food preparation areas needed.



Image 2.3.1 Older, patched flooring at non-accessible classroom sink. Taken on 04/26/2022 by Belli Architectural Group.



Image 2.3.2 Broken and aging acoustic panels. Taken on 04/26/2022 by Belli Architectural Group.



Image 2.3.3 Classroom ceiling. Taken on 04/26/2022 by Belli Architectural Group.



Image 2.2.5 Dirt accumulated at floors and walls. Taken on 04/26/2022 by Belli Architectural Group.



Image 2.2.7 Aging hallway flooring. Taken on 04/26/2022 by Belli Architectural Group.



Image 2.2.4 Existing, non-accessible restroom at MPR. Taken on 04/26/2022 by Belli Architectural Group.



Image 2.2.6 Non-accessible staff restroom. Taken on 04/26/2022 by Belli Architectural Group.

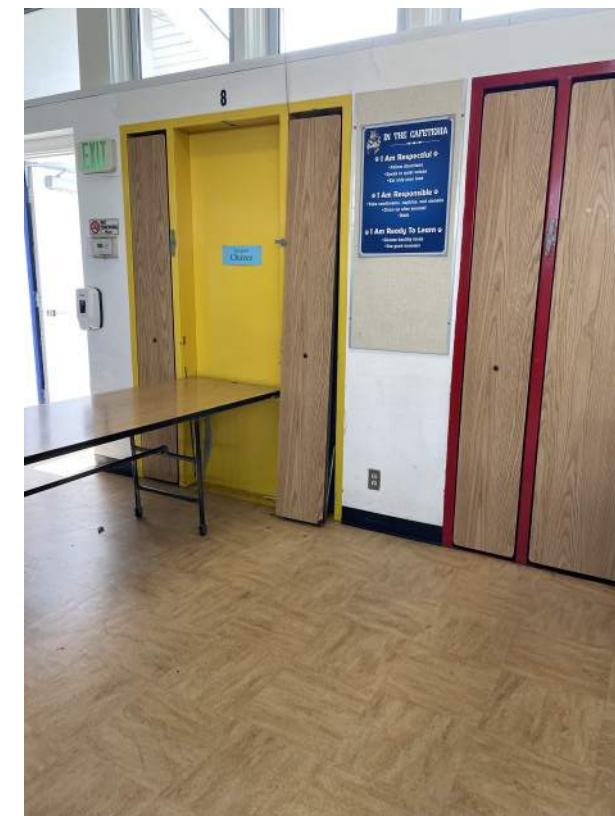


Image 2.2.8 Broken furniture at MPR. Taken on 04/26/2022 by Belli Architectural Group.



Image 2.2.9 Existing chairs damage floor surface. Taken on 04/26/2022 by Belli Architectural Group.



Image 2.2.11 Kitchen. Taken on 06/29/2022 by Belli Architectural Group.



Image 2.2.13 Kitchen. Taken on 06/29/2022 by Belli Architectural Group.



Image 2.2.10 Classroom casework. Taken on 04/26/2022 by Belli Architectural Group.



Image 2.2.12 Kitchen storage. Taken on 06/29/2022 by Belli Architectural Group.



Image 2.2.14 Freezer addition. Taken on 06/29/2022 by Belli Architectural Group.



Image 2.3.15 Preschool. Taken on 04/26/2022 by Belli Architectural Group.



Image 2.3.16 Janitorial room. Taken on 04/26/2022 by Belli Architectural Group.



Image 2.4.1 Non-accessible restrooms. Taken on 04/26/2022 by Belli Architectural Group.



Image 2.3.16 Preschool. Non-accessible sink. Taken on 04/26/2022 by Belli Architectural Group.

2.4 ACCESSIBILITY

The campus presents the following accessibility issues:

- Non-accessible stage at MPR.
- Non-accessible staff restrooms still present on campus.
- Non-accessible sinks in classrooms.
- Non-accessible restrooms at MPR.



Image 2.4.2 Non-accessible sink at classroom. Taken on 04/26/2022 by Belli Architectural Group.



Image 2.4.3 Non-accessible drinking fountain. Taken on 04/26/2022 by Belli Architectural

2.5 SERVICES

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

2.6 STAKEHOLDER REMARKS

- HVAC needed in permanent classrooms.
- Asphalt surfaces are in poor condition.
- Staff restrooms need upgrades.
- New restrooms malfunctioning.
- Counseling and SPED dedicated spaces needed.
- Playground leveling and resurfacing needed.



Image 2.4.4 Missing restroom wall signage. Taken on 04/26/2022 by Belli Architectural Group.

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: **Kammann ES**

Address: 521 Rochex

Findings from a site visit conducted on April 26, 2022. It appears the last significant HVAC/Plumbing modernization to the school was just completed in 2021. The main school building is similar to El Gabilan, Lincoln, Roosevelt and Sherwood and was constructed prior to 1940. The main classroom building is uninsulated. The original wood framed single pane windows in the main building were replaced with new vinyl frame double pane windows in the 2021 modernization. It is desired to install a Pelican Wireless Control System to allow the district maintenance staff to control all HVAC equipment.

3.1 HVAC

Administration Area:

This office and teacher’s lounge area is served by two gas-fired up-flow furnaces located in a closet off of the corridor. These furnaces are new from the 2021 modernization. The administration area had a minor floor plan remodel in 2014.

MP/Cafeteria:

This Multi-Purpose Room s heated with two (2) suspended gas-fired unit heaters. These heaters are newer Lennox units, and appear to be operating.



The photo below is of the rooftop equipment serving the kitchen.



Classrooms 1 thru 4, 6 thru 16, Library 17, Lounge 18 and Classrooms 19 thru 22:

These classrooms are heated with 1990’s era corner classroom up-flow furnaces. These furnaces were just replaced in 2021. New Honeywell programmable thermostats were also installed.



Classroom 5:

This classroom is heated by a gas-fired up-flow furnaces located in a closet inside the classroom. This furnace was just replaced in the 2021 modernization. New Honeywell programmable thermostats were also installed.

Classroom 23 thru 28:

These classrooms have new Team Mfg corner classroom enclosures with Lennox furnaces. These were installed in the 2021 modernization. New Honeywell programmable thermostats were also installed.



Classroom 29 thru 48:

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.



Administration:

A remodel in this area in 2014 replaced an old non-ADA drinking fountain with a new ADA drinking fountain/bottle filler. A gas-fired tank type water heater located in the closet adjacent to the two furnaces has the required seismic anchorage.

MP/Cafeteria

Kitchens appear to be modernized recently with new stainless-steel sinks and grease interceptors. The tank type water heater serving the kitchen does not have the required seismic bracing. This seismic bracing is required

3.3 FIRE SPRINKLERS

Fire sprinklers are present in the main school building, but are only present in the hallways. These fire sprinklers were installed in the late 1970's. Sprinkler heads are 45 years old and should be replaced with new sprinkler heads.

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

3.2 PLUMBING

General: 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. The 2021 modernization upgraded all of the children's restrooms to meet ADA. New waste, vent and water piping was installed in these areas.



4. ELECTRICAL REPORT



ELECTRICAL ENGINEERING · LIGHTING DESIGN · SYSTEMS DESIGN

ELECTRICAL DUE DILIGENCE REPORT

For
Kammann 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 (3) existing main “metered” electrical service switchboards (MSB1, MSB2 and MSB3). MSB1 is a 600 amp, 120/240 volt, 1 phase, NEMA 3R service located at the south/east side of the campus across from the pre-school buildings. MSB1 has a connection for one of the existing Solar PV systems on the site and this Solar PV System is connected to MSB1 through a step-down voltage transformer (steps down 480V Solar PV system to 208V electrical distribution system) located adjacent to MSB1. The Solar PV is then connected ahead of the main breaker at MSB1. MSB1 serves in large part, the main campus buildings (not including the portables on the west side or the MPR/Cafeteria building) and the pre-school building. MSB2 is an 800 amp, 120/240V, 1-phase, NEMA 3R service located on the south north/west side of the campus along Tyler Street just behind Portable Building #40. MSB2 is served by a pad mounted PG&E transformer approximately 50 feet away. MSB2 provides service for Portable buildings #29 through #47. MSB2 has a connection for one of the existing Solar PV systems on the site and this Solar PV System is connected to MSB2 through a step-down voltage transformer (steps down 480V Solar PV system to 208V electrical distribution system) located approximately 100 feet away next to a storage building by the MPR/Cafeteria building on site. The Solar PV is then connected ahead of the main breaker at MSB2. MSB3 is a 600 amp, 120/208V, 3-phase, NEMA 3R service located on the north/west side of campus adjacent to Storage building/MPR/Cafeteria Buildings along Tyler Street approximately 100 plus feet away from MSB2. MSB3 is provided connection from PG&E from overhead service cables that are connected to a PG&E pole mounted transformer and riser down to the MSB3 switchboard. MSB3 serves in large part the MPR/Cafeteria building, storage building and a few miscellaneous connections such as irrigation controller and a pump. The electrical systems/switchboards appears to be in good condition. MSB1 expected life; 15 to 20 years, except it is not of any significant size to add connection for any upgrades. MSB2 expected life; 15 to 20 yrs. and it also does not seem to have much capacity for adding new connections. MSB3 expected life; 10 yrs. The electrical services are used primarily for lighting and heating equipment, with minimal plug loads. Some of the electrical distribution system panels that are located around the site at building interior locations and are original to the site should be replaced as remodels occur or as breakers fail. The reliability of the older panel system’s breakers to function correctly when necessary cannot be relied upon. Where the District plans to add HVAC to the site, the switchboards that are serving those locations will require an upgrade. The service upgrade should be larger if the district has plans for additional buildings or renovations of the existing buildings with added loads for HVAC upgrades and added computer loads. See attached photos MSB1, MSB2 & MSB3.

Interior Lighting is primarily fluorescent with T8 or T12 lamps at interior spaces (with the exception of a few common areas that have been retrofitted to LED, but less than 5% of the interior areas). 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. Emergency lighting was not apparent at any classrooms, restrooms, exterior landings. However, in multi-use spaces, bug-eye type stand-alone emergency light fixtures were installed. Occupant sensors and multilevel switching necessary for energy conservation is almost non-existent. 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 LTG1.

Exterior Lighting around the site parking lot is LED and seems to be relatively new pole lights. Between and around buildings, there seem to be a combination of older fluorescent exterior canopy mounted light fixtures and newer LED fixtures. Exterior lighting is controlled by both time clock and photocell for auto shut-off. There seems to be exterior pathways between buildings that is lacking perimeter lighting and in such cases if new lighting is to be added, it will require energy code compliant controls such as an astronomic time clock or photocell. Expected life of existing exterior lighting; 7-10 yrs. 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:

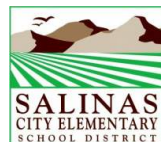
The existing telephone system appears to be in fair condition and functional. It is an analog system with Voice Over IP (VoIP) in office only. There was no input provided for major problems except that the desire is to bring the entire site to standard VoIP system. Expected life; 5 to 10 more years.

PA Speaker System:

The existing PA System is an older Bogen 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; 1-3 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 NFS-320 model that is seems to be relatively new and per District staff it replaced an older Notifier panel in the last few years, although devices were not upgraded, only the main panel was replaced. The overall school site does not have current code compliant coverage as required by California Fire Code. 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-320 will likely not accommodate such upgrades and increase in quantity of devices (smoke detectors and heat detectors). The existing system may be expanded upon to accommodate any future remodel work or the required Emergency Voice Evacuation System addition and in doing so, it will require component upgrades. The raceways associated with fire alarm/low voltage systems around the center of campus are interior to buildings and transition to canopy/building mounted exposed surface metal conduit raceways from one section of the building to the next via roofs and canopy structures. There is a pre-school building on the site that has its own stand-alone fire alarm panel (Fire-LITE MS9050). However, it is monitored by the main campus panel which requires an extra step when fire alarm system is being reset, both panels need to be reset in order to put fire alarm system into normal condition after a "trouble" or "alarm" sequence/even has occurred. This method of interconnection is not allowed under current jurisdiction (Division of the State Architect "DSA" review). Expected life of existing fire alarm systems; 10 years if no new major building renovations occur.

Security:

1. The existing campus security system is comprised of an older hard-wired system and per District comment, most of the campus is not connected or provided with system connections. The limited systems seem to be in fair condition and other than lack of coverage around the site, no other issues with existing systems were apparent. Where the district is moving towards a wireless Bosch manufactured system on other campuses, it may be necessary to add wireless sensors to locations that are currently not covered by security motion sensor system and a new head-end Bosch system panel. Expected life of existing system; unknown. 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 needs to be upgraded 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 switchboards 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.



MSB2



MSB1



MSB2



MSB1



MSB2



MSB3



MSB3



LTG1

404 W. Franklin Street, Suite 100 - Monterey, CA 93940
1798 Technology Drive, Suite 242 - San Jose, CA 95110
T 831 646 3330 (Monterey) T 408 564 7925 (San Jose) F 831 646 3336

www.acemb.com