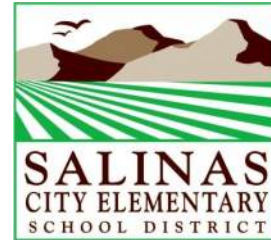


FACILITIES NEEDS ASSESSMENT

LOS PADRES



PREPARED BY BELLI ARCHITECTURAL GROUP

2022

1. CAMPUS INFORMATION: Los Padres

Address: 1130 John Street, Salinas, CA 93905
 Year Built: 1963
 Current Principal: Claudia Morales
 Current Enrollment: 807 students.

2. ON-SITE OBSERVATIONS

2.1 SITE

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

- Uneven surfaces and cracks in existing asphalt.
- Older, non-accessible Kindergarten playground.



Image 2.1.1 Cracked, weathered conditions in asphalt. Taken on 05/03/2022 by Belli Architectural Group.



Image 2.1.2 Kindergarten playground. Taken on 05/03/2022 by Belli Architectural Group.

2.2 EXTERIOR SHELL

The campus contains buildings of different ages and different construction types. Permanent buildings, a newer MPR (shared with the City of Salinas), older relocatable classrooms, and newer modular, pit-set classrooms.

The original permanent buildings present:

- Aging roofs in need of replacement.
- Weathered exterior paint.
- Non-compliant door thresholds.

The older relocatable classrooms present the following conditions:

- Rust in access ramps.
- Rust in roofs.



Image 2.2.1 Permanent classroom roof. Taken on 05/03/2022 by Belli Architectural Group.



Image 2.2.2 Exterior paint. Taken on 05/03/2022 by Belli Architectural Group.



Image 2.2.4 Relocatable classroom access ramp. Taken on 05/03/2022 by Belli Architectural Group.



Image 2.2.3 Threshold. Taken on 05/03/2022 by Belli Architectural Group.



Image 2.2.5 Relocatable classroom exterior. Taken on 05/03/2022 by Belli Architectural Group.

2.3 INTERIORS

Existing interior finishes require attention in selected areas. Items noted include:

- Aging sheet vinyl flooring.
- Aging ceiling panels in select areas.
- Interior paint needed.
- Small. Non-compliant staff restrooms in main office.
- Dirty louvers at aged skylights.
- Old casework.
- Surface damage.
- Aged, deteriorated equipment in Janitorial spaces. Storage capacity limited.
- Preschool located in old relocatable classroom. Limited storage.



Image 2.3.1 Permanent classroom interior. Taken on 05/03/2022 by Belli Architectural Group.



Image 2.3.1 Dirty louvers at aged skylights. Taken on 05/03/2022 by Belli Architectural Group.



Image 2.3.1 Surface damage at reception desk. Taken on 05/03/2022 by Belli Architectural Group.



Image 2.3.6 Preschool. Taken on 05/03/2022 by Belli Architectural Group.



Image 2.3.3 Non-accessible sink at older casework. Taken on 05/03/2022 by Belli Architectural Group.



Image 2.3.5 Small, non-accessible staff restroom. Taken on 05/03/2022 by Belli Architectural Group.

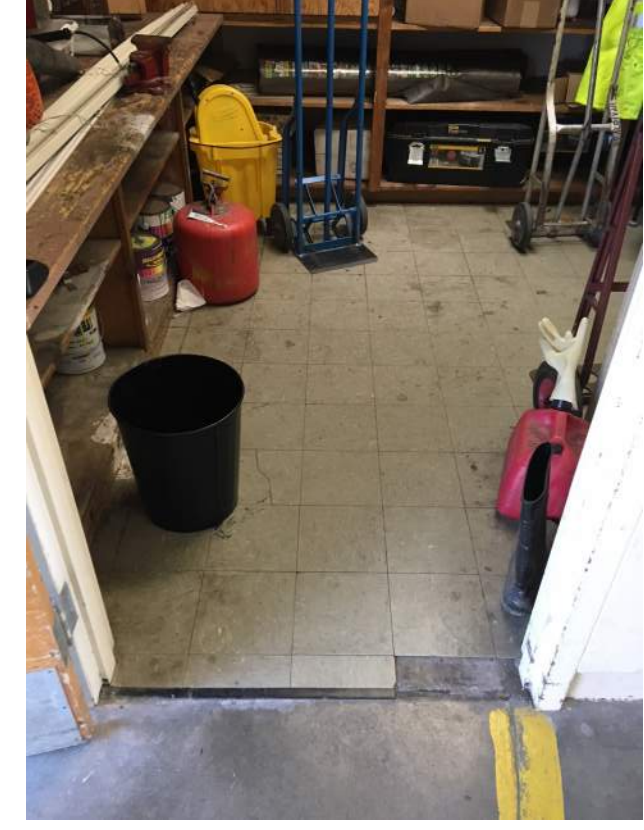


Image 2.3. Janitorial room. Taken on 05/03/2022 by Belli Architectural Group.

2.4 ACCESSIBILITY

The campus requires accessibility improvements in the following areas:

- Non-accessible Staff Restrooms at Amin. Office
- Non-accessible sinks in classrooms.
- Exterior door stop at pit-set modular restrooms prevents door from opening to a dull 90 degree open position.



Image 2.4.1 Not fully ADA-compliant staff restroom. Taken on 05/03/2022 by Belli Architectural Group.



Image 2.4.2 Door stop at pit-set modular restroom. Taken on 05/03/2022 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

- HVAC replacements needed.
- Playgrounds require different surface materials (remove woodchips).
- Congested parking lot.
- Additional storage needed.
- Water pounding issues on campus.
- No covered walkways between buildings and no covered exercise area.
- More office space needed.
- Window replacement needed.

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: **Los Padres ES**

Address: 1130 John Street

Findings from a site visit conducted on May 3, 2022. It appears the last significant HVAC/Plumbing modernization was done in 2002. In 2006, the Boys and Girls Restroom adjacent to Classrooms 7 and 8 were remodeled to meet ADA. In 2013, the new Multi-Purpose Building was completed. In 2014, a minor remodel was done in the Office area. In 2016, Building B was remodeled to subdivide the old multi-purpose room into two classrooms and a library. 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:

The heating system for this area consist of an Armstrong up-flow gas-fired furnace located in a closet off of the Lobby. This furnace is from the 2002 modernization and appears to be in fair condition and operating. This furnace is 20 years old and should be replaced.



Classroom 1 thru 4, Staff Lounge 5, Classroom 6 thru 10 and Classroom 20:

These classrooms are heated with Armstrong up-flow gas-fired furnaces located inside a TEAM Mfg. enclosure located in the room. These were installed during the 2002 modernization and appear to be in fair condition and operating. The furnaces inside the enclosures are 20 years old and should be replaced. The photo below is Classroom 1.



Classrooms 11, 12, 14 thru 17, 21 thru 34, Preschool Classroom 39, Classroom 40 thru 54:

These are portable classroom consisting of the exterior wall mounted “Bard” type heat pump units. All portables utilize this type of equipment. A few of these units throughout the campus appear to be from the 2002 modernization and are operating. Older (20 years) units should be replaced with new units.



Library/Computer Lab/Staff Meeting and Classroom 20 Building:

This was the original multi-purpose building that was converted in 2016 to its present use. A single (one) gas-fired Sterling forced air furnace located in the attic above serves all three rooms. The furnace is from the 2002 modernization and appears to be in good condition and operating. Only one thermostat is available for all three rooms. This should be replaced with three (3) separate furnaces, so each room has its own thermostat.

Multi-Purpose Building:

This building was constructed in 2013. The HVAC and plumbing systems appear to be in very good condition and operating.





3.2 PLUMBING

This school site is in need of restroom modernizations.

Library/Classroom Building:

A large 40 gallon electric tank type water heater is located in the attic and was required when this was the cafeteria. The water heater is no longer needed and could be replaced with a smaller 10 gallon unit, as it now only serves a few classroom sinks.

3.3 FIRE SPRINKLERS

With the exception of the new Multi-Purpose Building, fire sprinklers are not present on this site. A few small storage rooms in the main classroom buildings have fire sprinklers. These sprinklers are connected to the domestic water system, which was an accepted practice at the time.

There is a fire hydrant located in the back of the site. The FDC and PIV shown in the picture below are for the new Multi-Purpose Building built in 2013.



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
Los Padres 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 and 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 2000 amp, 120/208 volt, 3 phase, NEMA 3R, Square D, service located on the east side of school campus near the front parking lot. 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 east side modular classrooms (approximately 27 total modular classrooms) and the new multi-purpose building. MSB1 expected life; 15 to 20 yrs. MSB2 is a 400 amp, 120/240V, 3-phase, NEMA 1, Square D, service located in the Administration building. The solar PV system is also connected at this switchboard. MSB2 feeds the permanent buildings and few portable classrooms located at the center of school campus. MSB2 expected life; 10 to 14 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 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 and MSB2.

Interior Lighting is primarily LED T8 lamps. Several closets and utility rooms still have old fluorescent lights. Most, if not all classrooms fluorescent lights were retrofitted with LED T8 lamps manufactured by eTech LED, see attached photo LTG1. The District Staff stated that these LED lamps are made in China and are no longer available. The lighting lenses/diffusers throughout the school campus are old and although there was no mention of complete failure, some light fixture housing seemed original to the spaces, hence the old diffusers would not provide the adequate lighting distribution. There were also several light fixtures in the classrooms that don’t work. It appears that all classrooms and large areas have energy code compliant controls such as wired and wireless occupancy sensors. Emergency lighting was not apparent at any classrooms, restrooms, or exterior landings (except for new MPR building). However, in multi-use spaces and hallways, bug-eye type stand-alone emergency light fixtures were installed. Multi-level switching/dimming necessary for energy conservation is almost non-existent. Expected life; Unknown. It is recommended to retrofit or replace campus wide lighting system with new LED technology 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, daylight harvesting and would also reduce maintenance costs.

Exterior Lighting at the front parking lot is relative newer LED pole lighting. The HID lights mounted on the parking lot canopy seems to provide the required lighting levels. Between buildings where breezeways/covered walkways occur, there are some surface mounted

newer fluorescent and LED light fixtures throughout the main campus outside the buildings. Exterior lighting is controlled via timeclock or photocell for auto shut-off (except for new Multi-Purpose building that has a Wattstopper lighting control panel). There seems to be a lack of building perimeter lighting with respect to light out 10-15 feet away from buildings around the site. Where new lighting is to be installed, it will need to be controlled via an astronomic time clock or photocell. Motion sensor may be required per T24. Expected life of existing exterior lighting; 7 to 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 panelboards 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.

Most of the classrooms have ceiling mounted projectors with associated AV controls located near the teacher’s station. There are no ongoing problems. However, where projectors were installed on an accessible ceilings (T-BAR), the associated receptacles were installed above the ceiling with the cord passing through the T-BAR up to the receptacle. Current code does not allow this installation. Where classroom renovations occur, it is required to mount the receptacles exposed on the ceiling. See attached photo PROJECTOR1.

Telephone System:

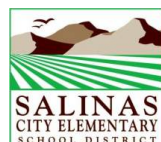
The existing telephone system appears to be in fair condition and functional. It is an analog system for the campus. There was no input provided for major problems except that the desire is to bring the entire site to District standard of a Voice Over IP (VoIP) system. Expected life of existing system;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

PA Speaker System:

The existing PA System is an older Dukane model and is connected to speakers around the campus, some exterior speakers with separate amplifiers are located strategically to cover large open field areas. There are no ongoing issues with the system itself. However, it was found that static is present on the PA system wiring. This can be subject to a fire hazard so it is recommended to ensure that the grounding system has a low impedance and where possible, wires bundled with other wires (from other systems) to be rated for such use and shielded as necessary. Expected life; 2-3 yrs., the system is older and requires regular maintenance, per district staff.

Clock System:

The existing PRIMEX Clock system is a wireless battery operated system. It seems to be in good condition and functional. The school staff reported no ongoing problems with the existing system other than replacing the clock batteries every one or two years. It is recommended to install new and reliable batteries to reduce the maintenance cost. 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 is Notifier AFP-200 model (FACP) and it is discontinued. The FACP is located in the Administration building. The site does not have current code compliant coverage as required by California Fire Code (except for remodeled classrooms and new MPR building). The school site has pull stations and horns/horns-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 any future remodel work or Emergency Voice Evacuation System addition. Moreover, per District staff, it was brought to our attention that ground faults occur very often during the winter (especially in rainy days). The ground faults are typically found inside in-grade pull boxes, where fire alarm spliced cabling exists. It is recommended to replace wires affected by ground fault with new wires and avoid splicing inside the in-grade pull box to eradicate the ground fault problem. 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 room/spaces. Where fire alarm/low voltage raceways extend between buildings, it seems to be mainly an underground connection with pull cans on exterior of buildings. Expected life of existing system; 1 to 3 yrs., if no new major building renovations or additions occur.

Security:

1.The existing campus security system is comprised of a stand-alone security panel (DSC) located in the Administration building. The system seems to be in good condition and the school staff reported no ongoing problems. The system is interconnected to remote building booster panels and the campus has wired motion detectors throughout the site connected to the security panel. Expected life; 4 to 5 yrs. 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 to match the existing main service switchboard manufacturer type and ratings in the near future. The school interior lighting system and controls need to be upgraded (even though the existing lamps are LED T8, they are non-dimmable and it will not comply with current code) in the near future where energy may be

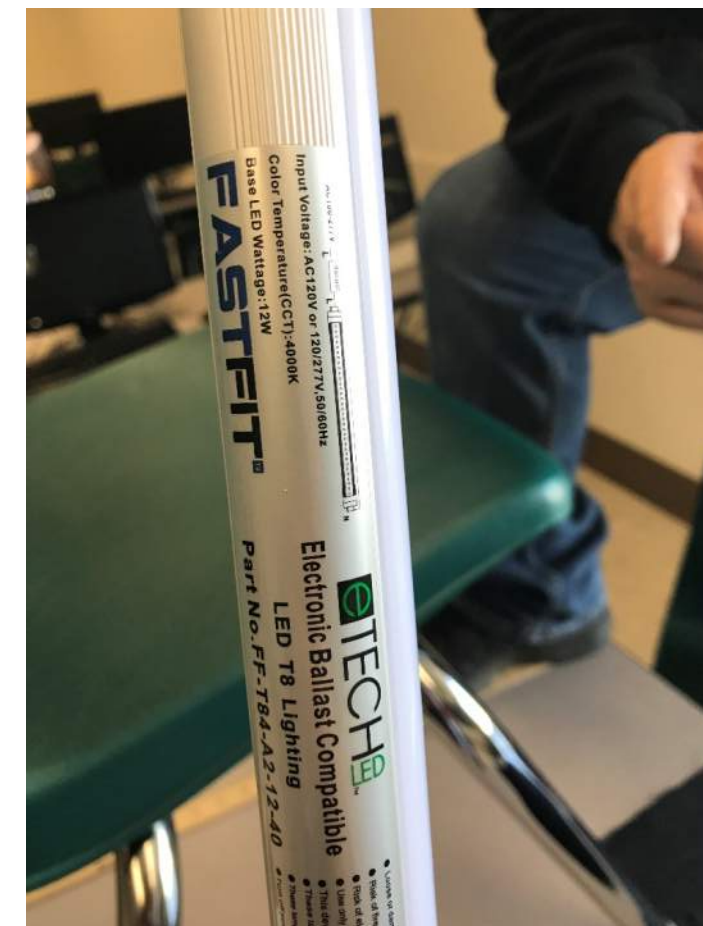
conserved with lower maintenance cost and higher lamp life LED technology with dimming capabilities. Only the new MPR building interior lighting have LED drivers and have dimming capabilities. An increase in the classroom receptacle quantity and associated electrical loads will require electrical distribution 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.



MSB2.



LTG1.



PROJECTOR1.

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