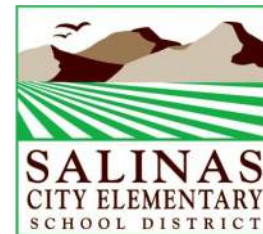


FACILITIES NEEDS ASSESSMENT

MISSION PARK



PREPARED BY BELLI ARCHITECTURAL GROUP

2022

1. CAMPUS INFORMATION: Mission Park

Address: 403 Acacia Street, Salinas, CA 93901
 Year Built: 1956
 Current Principal: Jennifer Zanzot
 Current Enrollment: 699 students

2. ON-SITE OBSERVATIONS

2.1 SITE

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

- Areas behind classrooms out of supervision site from playground.
- Uneven pavement surfaces.
- Cracked asphalt and concrete conditions.



Image 2.1.2 Alley behind classrooms. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.1.2 Steep changes in asphalt elevation. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.1.5 MPR accessible entry at back of building. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.1.3 Cracks in walkways. Taken on 04/27/2022 by Belli Architectural Group.

2.2 EXTERIOR SHELL

The campus contains permanent and relocatable buildings.

The existing permanent buildings show:

- Sagging roof conditions at overhang.
- Paint needing refreshment.
- Rust and dry rot.

All portable classrooms present the following conditions:

- Rust and dry rot.
- Peeling paint.
- Old windows and screens.



Image 2.2.1 Sagging roof at permanent building. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.2.2 Exterior paint. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.2.2 Rust and dry rot at relocatable building. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.2.3 Exterior dry rot. Taken on 04/27/2022 by Belli Architectural Group.

2.3 INTERIORS

Existing interior areas of deficiencies include:

- Damaged ceiling panels due to leaks.
- Damaged plaster around windows.
- Old, original tile in restrooms.
- Missing door thresholds.
- Older VCT and sheet vinyl flooring in portables.
- Broken acoustic panels at MPR.
- Casework in need of modernization.
- Rust found at plumbing fixtures and restroom accessories.
- Incorrect installation of water closets.
- Old accessories.
- Aged, deteriorated equipment in Janitorial spaces. Storage capacity limited.

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

- Refrigeration equipment has been installed inside the Multi-Purpose building. The space where this is installed has not been designed to accommodate such equipment.
- Flooring surfaces are adequate and in good conditions.
- Cooking equipment and surfaces are adequate, made of stainless steel.
- The rooms contain 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 Damaged ceiling panels. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.3.3 Patched restroom floor. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.3.2 Peeling plaster. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.3.4 Missing threshold. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.3.5 Old VCT floor. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.3.7 Non-accessible classroom sink. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.3.9 Incorrectly installed water closet. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.3.6 Broken acoustic panel. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.3.8 Rust at plumbing fixtures. Taken on 04/27/2022 by Belli Architectural Group.

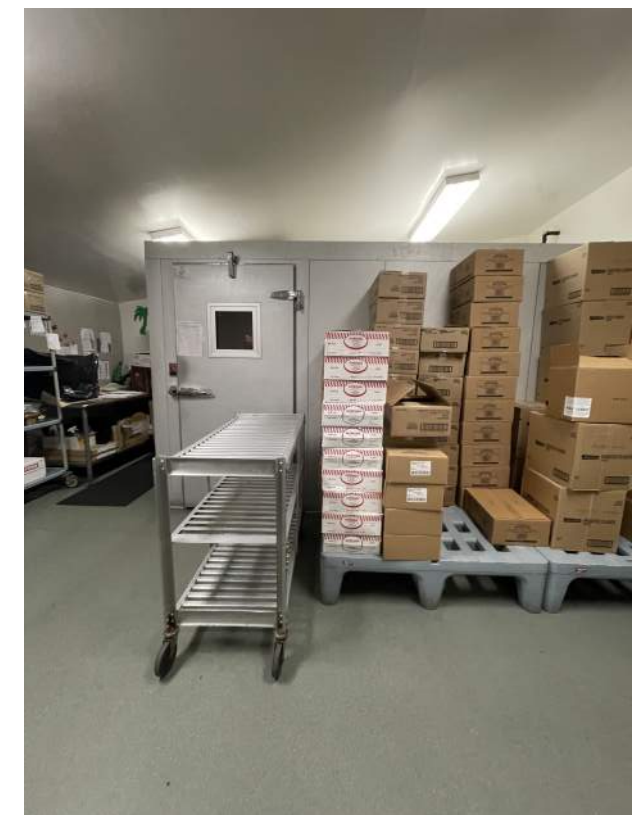


Image 2.3.10 Kinchen refrigeration. Taken on 06/29/2022 by Belli Architectural Group.



Image 2.3.11 Kinchen equipment.
Taken on 06/29/2022 by Belli Architectural Group.



Image 2.3.13 Kinchen equipment.
Taken on 06/29/2022 by Belli Architectural Group.



Image 2.3.15 Janitorial Room.
Taken on 06/29/2022 by Belli Architectural Group.



Image 2.3.12 Kinchen siinks.
Taken on 06/29/2022 by Belli Architectural Group.



Image 2.3.14 Kinchen equipment.
Taken on 06/29/2022 by Belli Architectural Group.

2.4 ACCESSIBILITY

The campus presents significant accessibility issues such as:

- Non-ADA compliant restrooms for students.
- Non-ADA compliant sinks in classrooms.
- Missing cane detection rails at drinking fountains.
- Non-accessible stage at MPR.



Image 2.4.1 Non-accessible restrooms. Taken on 04/27/2022 by Belli Architectural Group.

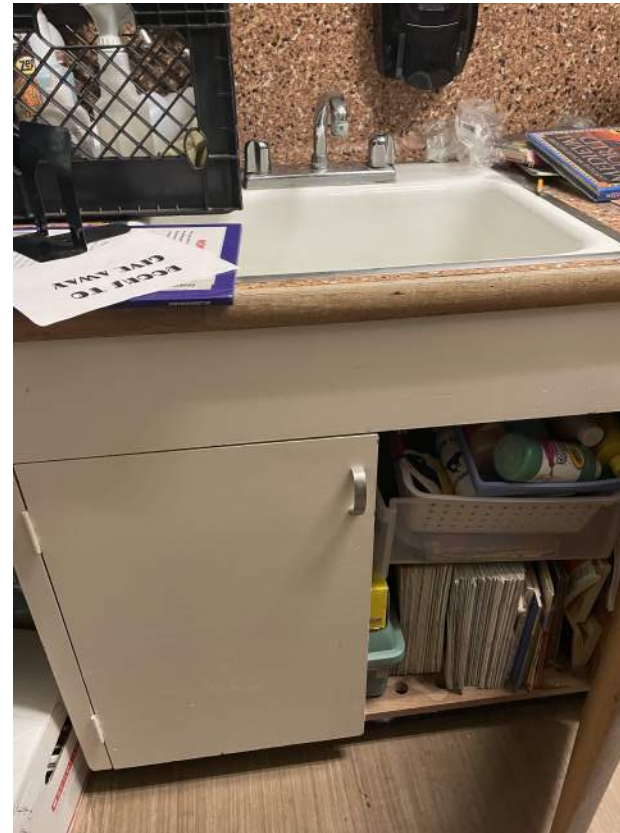


Image 2.4.1 Non-accessible sinks. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.4.1 Drinking fountains missing cane detection rails. Taken on 04/27/2022 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

- MPR modernization /replacement needed.
- New UPK/TK facilities needed.
- Maintenance required throughout campus.
- Student drop-off improvements 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: **Mission Park ES**

Address: 403 West Acacia

Findings from a site visit conducted on April 27, 2022. This school appears to be 1950's era and is identical to Monterey Park ES. It appears the last significant HVAC/Plumbing modernization was done in 2003. The main school buildings does not appear to be insulated, all glass is single pane. This school would be a great candidate for new double pane windows. A new roof was installed in 2022. 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:

It appears as if this area has been remodeled since 2003. The heating system for this area consist of two (2) Armstrong gas-fired horizontal furnaces located in the attic. These furnaces appear to be from the 2003 modernization and are in fair condition and operating. These heating units are 20 years old and should be replaced.



Multi-Purpose/Cafeteria Building:

The heating system for this room consist of two (2) Sterling gas-fired heaters located in storage rooms on either side of the stage. These were installed in the 2003 modernization. One heater is not working. The other heater appears to be in fair condition and operating. These heating units are 20 years old and should be replaced.

These heaters have smoke detectors installed in the supply ducts per the CMC.

Classrooms 1 thru 8, Library 9, Staff Lounge 10, Classrooms 11 thru 23:

The heating system for these classrooms consist of Armstrong up-flow furnaces located inside a TEAM Mfg. metal enclosure. These were installed during the 2003 modernization. The heating system appeared to be in good condition and operating. The furnaces inside these enclosures are 20 years old and should be replaced. Thermostats are non-programmable and operate from a 0 to 6 hour no-hold timer.



Classroom 26 thru 38:

These are portable classroom consisting of the exterior wall mounted "Bard" type heat pump units. All portables utilize this type of equipment. Older (20 years) units become a continual maintenance problem and should be replaced with new units.

3.2 PLUMBING

The site is in need of a modernization to the restrooms.

Administration area:

A small electric tank type water heater located on a platform inside the janitor's closet has the required DSA seismic bracing.



Multi-Purpose/Cafeteria Building:

A gas-fired tank type water heater located in the food service area has the required DSA approved seismic bracing.

Portable Restroom Building near Classroom 34:

A bi-level drinking fountain that meets ADA was recently installed. This portable restroom building is connected to a duplex sewage ejector.



3.3 FIRE SPRINKLERS

No fire sprinklers are present. A few small storage rooms have fire sprinklers 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
Mission Park 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 (3) existing main “metered” electrical service switchboards (MSB1, MSB2 and MSB3). MSB1 is a 400 amp, 120/208 volt, 3 phase, NEMA 1, Square D, service located in the Administration 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 the Administration and Multi-Purpose building. MSB1 expected life; 10 to 15 yrs. MSB2 is an 800 amp, 120/208V, 3-phase, NEMA 3R, Square D, service located on the east side of campus, outside of a modular building. MSB2 feeds the permanent classroom buildings as well as the modular buildings located on the east side of campus. MSB3 expected life; 15 to 20 yrs. MSB3 is a 400 amp, 120/208V, 3-phase, NEMA 3R, Square D, service located on the west side of campus near the parking lot. MSB3 mainly serves the modular classrooms clustered on the west side of campus. MSB3 expected life; 15 to 20 yrs. The electrical services are used primarily for lighting and heating equipment, with minimal plug loads. A few 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, MSB2 and MSB3.

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. 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. 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. See attached photo LTG1.

Exterior Lighting at the front parking lot is relative newer LED pole lighting. Between buildings where breezeways/covered walkways occur, there are some surface mounted fluorescent and newer LED light fixtures throughout the main campus buildings. Exterior lighting is controlled via photocell or astronomic time clock 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. Where new lighting is to be installed, it will need to be controlled via an astronomic time clock or photocell. A motion sensor may also be required per T24. Expected life of existing exterior lighting; 8 to 12 yrs. minimum for newer LED fixtures and unknown for fluorescent lights.

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.

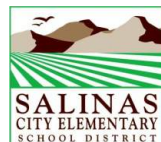
Most of the classrooms have ceiling mounted projectors with associated AV controls located near the teacher’s station. There are no ongoing problems. However, where projectors were installed on accessible ceilings (TBAR), the associated receptacles were installed above the ceiling with the cord passing 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. Additionally, most of the teacher’s stations are centralized in the classrooms, which lead the power cord to be extended from the outlet to the teacher’s station. This is a trip hazard and should be avoided for the children’s safety. It is recommended to relocate the teacher’s station near the electrical outlet or provide an ADA complaint floor raceway. See attached photo PROJECTOR1 and CABLE1.

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, per district staff, 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 low voltage wires (from other systems) to be rated for such use and shielded as necessary. Expected life; 2 to 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. 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 when it rains). 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, it 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 with 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.



MSB2.



MSB1.



MSB3.



LTG1.



CABLE1.



PROJECTOR1.

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