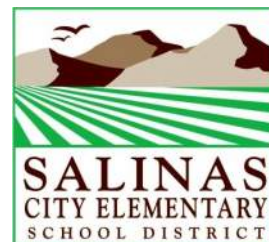


FACILITIES NEEDS ASSESSMENT

ROOSEVELT



PREPARED BY BELLI ARCHITECTURAL GROUP

2022

1. CAMPUS INFORMATION: Roosevelt

Address: 120 Capitol Street, Salinas, CA 93901
 Year Built: 1918
 Current Principal: Hilda Huerta
 Current Enrollment: 621 students

2. ON-SITE OBSERVATIONS

2.1 SITE

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

- No off-street loading zone for buses.
- Not enough parking spaces for all staff and visitors.
- Non-compliant ramps between exterior and interior areas of the campus.
- Non-accessible entrance at MPR.
- Open and unlocked doors at MPR with direct access to street.
- Hardscape in poor condition, presenting uneven surfaces and severe cracking.
- Storage containers located next to classrooms without respecting minimum clearance distance.



Image 2.1.2 No access ramp at courtyard. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.1.4 Uneven asphalt surfaces. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.1.1 No bus drop. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.1.3 Non-accessible entrance and unlocked door from MPR to street. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.1.5 Non-accessible Kindergarten playground. Taken on 04/27/2022 by Belli Architectural Group.

2.2 EXTERIOR SHELL

The campus contains permanent buildings and relocatable buildings.

The original building presents the following issues:

- Water intrusion at indoor hallway indicates leaks.
- Old, weathered exterior paint in MPR.
- Damaged gutters.
- Damage and dry rot at doors and door frames.

The relocatable buildings present the following conditions:

- Dry rot at walls, doors and roof.
- Leaks.
- Vegetation growing on roof.



Image 2.1.6 Containers next to classrooms. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.1.6 Spalling at curb. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.2.1 Water intrusion in hallway. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.2.2 MPR exterior. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.2.3 Original building roof. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.2.4 Damaged door frames. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.2.5 Damaged windows. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.2.6 Relocatable classroom. Taken on 04/27/2022 by Belli Architectural Group.

2.3 INTERIORS

The interior conditions at original main building presents the following:

- Broken light fixtures.
- Unpleasant smells and poor air circulation.
- Additional electrical outlets needed.
- Damaged flooring.
- Damaged ceiling panels.
- Old carpet flooring.
- Rusted and antique plumbing fixtures.
- Aging finishes in restrooms.
- Old furniture in MPR.
- Patched sheet vinyl flooring.
- Aged, deteriorated equipment in Janitorial spaces. Storage capacity limited.

The interior conditions at relocatable buildings present the following:

- Bending ceiling panels.
- Leaks.
- Aging flooring.
- Dirt buildup on walls.
- Rusted steel framing and light fixtures.
- Discoloration of white plastic surfaces.
- Preschool located in relocatable building with non-compliant conditions.



Image 2.3.1 Acoustic ceiling panels. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.3.3 Outlets under drinking fountain. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.3.2 Hallway flooring. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.3.4 Old carpet. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.3.5 Existing restrooms. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.3.7 Relocatable building. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.3.9 Patched sheet vinyl flooring. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.3.6 Relocatable building ceiling and wall. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.3.8 Relocatable building floor. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.3.10 Preschool. Non-compliant sink. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.3.12 Janitorial room. Taken on 04/27/2022 by Belli Architectural Group.

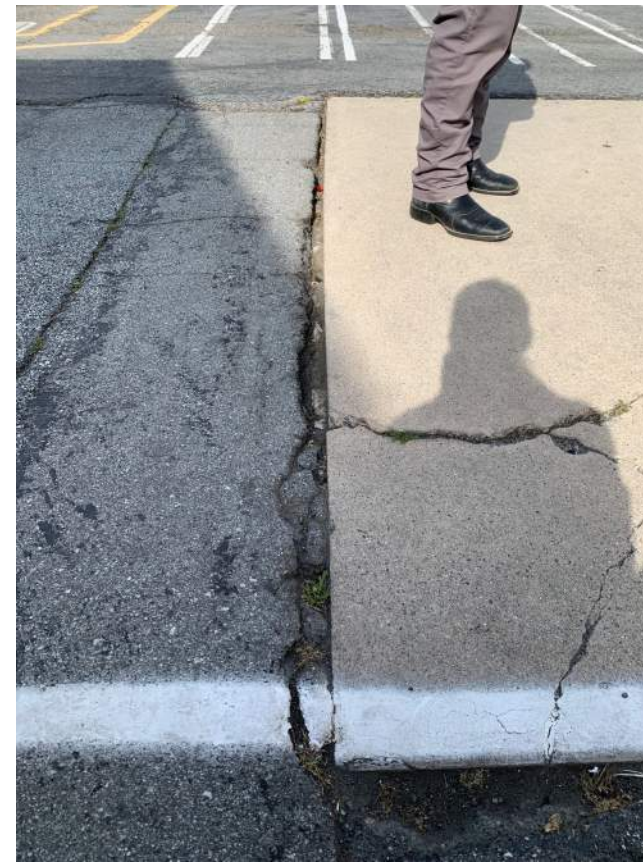


Image 2.4.1 Exterior hardscape. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.4.3 Existing restroom conditions. Taken on 04/27/2022 by Belli Architectural Group.

2.4 ACCESSIBILITY

The campus presents significant accessibility issues:

- Highly uneven surfaces in asphalt.
- Non-accessible drinking fountains.
- No accessible ramps present.
- Non-accessible restrooms.
- Non-accessible MPR stage.
- Non-compliant sinks in classrooms and Staff Lounge.
- Small, non-accessible single-occupancy restrooms.



Image 2.4.2 Drinking fountain. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.4.4 Small, non-accessible single occupancy restroom. 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

- Original building in need of modernization.
- Restrooms require modernization.
- Old portable classrooms leak.
- New teaching technology is needed.
- Kindergarten playground requires upgrades.
- Asphalt surfaces present issues.
- MPR modernization required.

3. MECHANICAL SITE VISIT 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: **Roosevelt ES**

Address: 120 Capitol Street

Findings from a site visit conducted on April 27, 2022. It appears the last significant HVAC/Plumbing modernization was done in 2003. A minor modernization was done to the office area in 2015. The main school building is similar to El Gabilan, Kammann, Lincoln and Sherwood and was constructed prior to 1940. All windows were replaced in 2018 or 2019. The building is uninsulated. 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:

The heating system for the Administration and adjacent Teacher’s Lounge consist of a single (one) Armstrong horizontal gas-fired furnace located in the attic above. The furnace was installed during the 2003 modernization and appears to be fair condition and operating. These furnaces are 20 years old and should be replaced. The Boys and Girls Toilet Rooms adjacent to Room 1B do not have any exhaust fans. These rooms have screened openings in the ceiling to the attic. New exhaust fans should be installed here to ventilate these rooms.



Library 8 and Classroom 9:

The heating system for these two (2) rooms consist of a single (one) Armstrong horizontal gas-fired furnace located in the attic above. The furnace was installed during the 2003 modernization and appears to be fair condition and operating. See the photo above. These furnaces are 20 years old and should be replaced.

Classroom 1A and 1C (this is actually one room):

The heating system for this room consist of a gas-fired furnace located in the attic above. I did not visually see the furnace. It is assumed this furnace was installed during the 2003 modernization and is in fair condition and operating. This furnace is 20 years old and should be replaced.

Classrooms 2 thru 6, 10, 11, 12, Classrooms 15 thru 22:

The heating system for these classrooms are an Armstrong horizontal gas-fired furnace located on a platform in the Teachers Workroom. These furnaces were installed during the 2003 modernization and appear to be fair condition and operating. These furnaces are 20 years old and should be replaced.



Note that outside Classroom 21 is a boiler room building where the original steam boiler that served the school has been abandoned in place.

Classroom 13, 14, 23 thru 31:

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 from the 2002 modernization and are operating satisfactory. Older (20 years) units should be replaced with new units.



Multi-Purpose/Cafeteria Building:

The heating system for the Multi-Purpose room is with two (2) suspended Sterling gas-fired unit heaters. These appear to be from the 2003 modernization and are in fair condition and operating. These heaters should be replaced.



An older gas-fired wall furnace heats the Staff Lounge and should be replaced.



3.2 PLUMBING

The main building waste and vent piping consist of hub and spigot/lead joint cast iron piping. Water piping appears to be galvanized. This piping is 70+ years old and should be replaced. The Boys and Girls restrooms are in desperate need of a modernization.

Administration:

A new bi-level drinking fountain/bottle filler was installed in this area in 2015. The other drinking fountains on campus do not meet ADA.



A 1940's era drinking fountain in the main building.



A typical wall mounted drinking fountain that does not meet ADA and should be replaced.



Multi-Purpose/Cafeteria Building:

A new wall mounted, gas-fired tank-less water heater was installed in 2016 to serve the food service equipment. The food service equipment in this room is fairly new.





3.3 FIRE SPRINKLERS

Only the main building has fire sprinklers in the hallway and hallway door openings. The sprinkler system was installed in the late 1970's. The sprinkler heads are more than 45 years old and should be replaced.

This concludes the 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 SITE VISIT REPORT



ELECTRICAL ENGINEERING · LIGHTING DESIGN · SYSTEMS DESIGN

ELECTRICAL DUE DILIGENCE REPORT

For
Roosevelt 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 an 800 amp, 120/208 volt, 3 phase, NEMA 3R service located at the north end of campus. MSB1 has a connection for the existing Solar PV system on 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) just outside the storage room where MSB1 is located. The Solar PV is then connected ahead of the main breaker at MSB1. MSB1 serves in large part, the main administrative/classroom areas of the campus. MSB2 is a 400 amp, 120/240V, 1-phase, NEMA 1 service located on the south side of the campus in the Multi-Purpose (MPR) Building. MSB2 seems to serve the MPR building and a few classroom buildings just west of the MPR building. MSB3 is a 600 amp, 120/240V, 1-phase, NEMA 3R service located on the north side of campus adjacent to string of Modular/Portable buildings on the north end of campus. MSB1 expected life; 20 yrs. MSB2 expected life; 10-15 yrs. MSB3 expected life; REPLACE service enclosure which has a hole and is causing corrosion to interior, damage may need to be further assessed to ensure bussing of switchboard is not impacted. If the switchboard bussing is impacted by water entry, then entire switchboard is recommended to be replaced. The campus wide electrical services primarily serve lighting and heating equipment, with minimal plug loads. Some of the electrical distribution system panels that are located around the MPR building are original to the 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 retrofit and or replace the electrical switchboard(s) and older panels in the near future. Where the District plans to add HVAC to the site, the switchboards that are serving those locations will likely require an upgrade based on proposed HVAC system electrical requirements. See attached photos MSB1, MSB2, MSB3 and OLD ORIGINAL PANELS.

Interior Lighting is primarily LED in large part for the main campus building with minimal fluorescent fixtures in closets/restrooms/small spaces. Interior lighting for remainder of campus (MPR Building and Modular/Portable buildings) is fluorescent with T8 or T12 lamps at interior spaces. Emergency lighting was provided in multi-use spaces and hallways, bug-eye type stand-alone emergency light fixtures were installed. Dimming and multilevel switching necessary for energy conservation is almost non-existent where newer LED lighting is installed. Expected life of newer LED Fixtures; 10-15 years with general maintenance. Expected life of older fluorescent fixtures; 3-5 yrs. with general lamp replacement.

Exterior Lighting around the site seems to be LED in large part where wall packs are installed around the main portion of the campus building. The parking lot is small and being lit by LED flood lights and there are no pole lights at the parking lot. Around the older buildings on site (MPR and Modular/Portable buildings) there are older wall mounted fixtures

(fluorescent/HID lamping). Exterior lighting is controlled by both time clock and photocell for auto shut-off. No input was provided on dark areas/areas lacking night time illumination. However, where such areas are determined by district/staff to require lighting, the new lighting will need to be controlled via an astronomic time clock or photocell. Expected life of existing exterior lighting; 5-10 yrs. minimum for newer LED fixtures and unknown for older fluorescent/HID fixtures. See photo LTG1 for parking lot flood 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 panel boards which will need to be connected to the existing main electrical switchboard or nearby distribution panels. It seems the existing wall mounted receptacles are not compliant to current ADA heights above finish floor.

Telephone System:

The existing telephone system appears to be in fair condition and functional. It is an older analog system for the entire campus. 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:

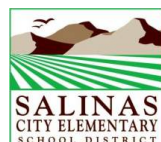
The existing PA System is a Dukane model and is connected to speakers around the campus, some exterior speakers with separate amplifiers are located strategically to cover large open field areas. Expected life; 1-2 yrs., the system is old and requires regular maintenance, per district staff.

Clock System:

The existing Program Clock system seems to be a hard-wired system operated by the Dukane head-end system. 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. The 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-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 low voltage systems around the center of campus are surface metal raceways (Panduit) mounted just below the eave of the buildings and are used to route fire alarm cables as well as other low voltage systems from one section of the building to the next. Expected life of existing system; 1-3 years if no new major building renovations occur.

Security:

1.The existing campus security system is comprised of a stand-alone security panel in Administration building and a Honeywell card access system which seems to have a master “principal lock down” key/card. 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 motion detectors throughout the site connected to the security panel. Expected life; 4 to 5 more 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.

3.3 SUMMARY

The school electrical infrastructure is in fair condition for existing needs except for MSB3 which will need repair/replacement in the near future.

The school interior lighting system for most of the campus is provided with newer LEDs, however, no dimming controls seem to have been installed which are inherent to LEDs and associated energy savings provided by better control of the LED output. 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.



MSB1.



MSB2.



MSB3.



MSB3.



OLD ORIGINAL PANELS.



MSB3.



LTG1.