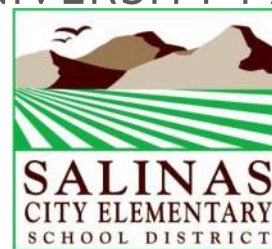


FACILITIES NEEDS ASSESSMENT

UNIVERSITY PARK



PREPARED BY BELLI ARCHITECTURAL GROUP

2022

1. CAMPUS INFORMATION: University Park

Address: 833 Acacia Street, Salinas, CA 93901
 Year Built: 1969
 Current Principal: Gigi Chiboucas
 Current Enrollment: 522 students

2. ON-SITE OBSERVATIONS

2.1 SITE

The school site shows the following issues:

- Athletic track in need of maintenance. Vegetation grown on track.
- Large cracks in exterior concrete.
- Non-accessible, older Kindergarten playground.
- Asphalt in need of seal coating.



Image 2.1.1 Deteriorated track. Taken on 04/27/2022 by Belli Architectural Group.

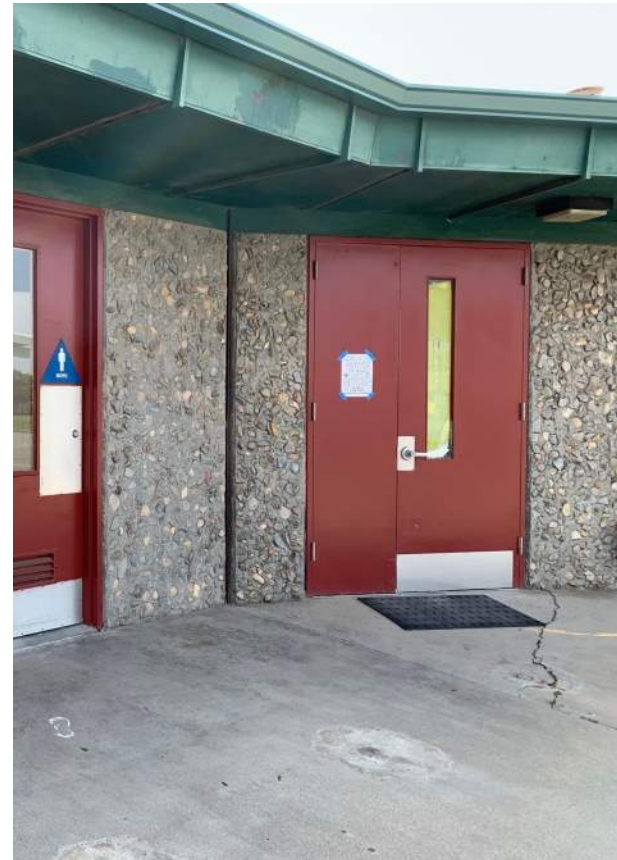


Image 2.1.2 Concrete cracks and weathered plywood soffit. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.1.3 Kindergarten playground. Taken on 04/27/2022 by Belli Architectural Group.



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

2.2 EXTERIOR SHELL

The campus contains only three permanent buildings which are primarily used as Administrative, Kindergarten and MPR. The rest of the campus buildings are relocatable classrooms.

The existing permanent buildings present:

- Broken signage.
- Missing thresholds.
- Rot and weather damage at exterior wood surfaces. Typical throughout the campus.
- Aged, peeling paint.
- Old, original windows in need of replacement.

All portable classrooms present the following conditions:

- Steel elements present heavy rust.
- Damaged exterior wood surfaces and paint.
- Broken window screens.



Image 2.2.1 Permanent building plywood soffits. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.2.3 Non-accessible doors and threshold issues. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.2.2 Broken signage. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.2.3 Rust present at relocatable classrooms. Taken on 04/27/2022 by Belli Architectural Group.

2.3 INTERIORS

Existing interior finishes present the following conditions:

- Light fixtures are not functional.
- Broken ceiling panels showing signs of leaks.
- Old, dirty wall paper.
- New paint needed.
- Plywood ceiling finish in restrooms.
- Old, stained carpet in MPR.
- Low ceilings at MPR.
- Aging tile at restrooms.
- Open classroom configurations make noise transfer extra challenging. No noise separation between classrooms in Kindergarten/Preschool area.

Furniture, casework and plumbing fixtures require modernization. Some of the existing conditions are:

- Aging sinks and casework.
- Non-accessible door clearances and turn radii.
- Inadequate sized plumbing fixtures for each user age group.
- Non-compliant restroom accessories.
- Classroom casework and furniture in need of modernization.
- Aged, deteriorated Janitorial spaces. Storage capacity needed.

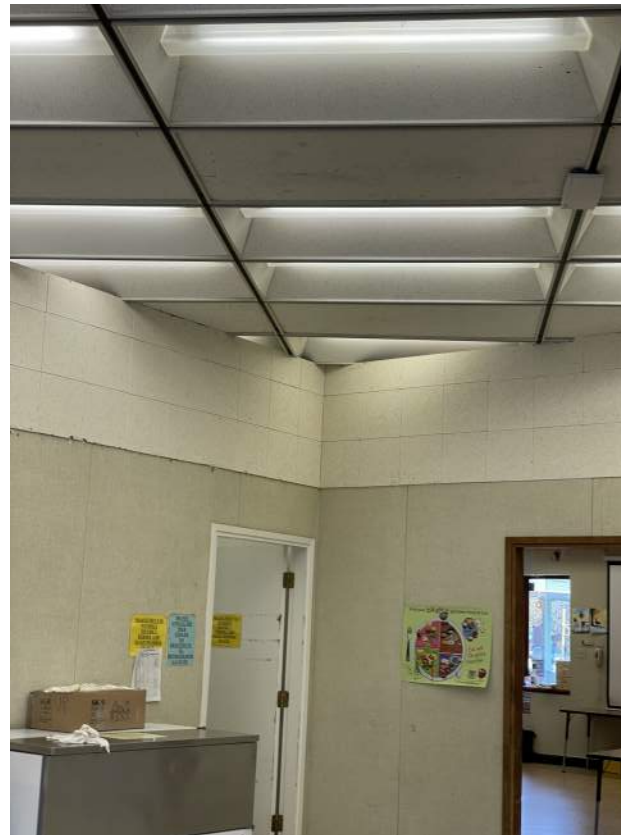


Image 2.3.1 Light fixtures not providing enough light. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.3.3 Damaged ceiling panels. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.3.2 Evidence of leaks in ceiling panels. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.3.4 Restroom ceiling. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.3.5 MPR stage carpet. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.3.7 Room partitions. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.3.9 Adult plumbing sized fixtures used by children. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.3.6 Non-accessible MPR stage. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.3.8 Kindergarten sized plumbing fixtures used by staff. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.3.10 Preschool. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.3.11 Janitorial room. Taken on 04/27/2022 by Belli Architectural Group.



Image 2.4.1 Non-compliant clearances Taken on 04/27/2022 by Belli Architectural Group.



Image 2.4.3 Non-compliant sinks. Taken on 04/27/2022 by Belli Architectural Group.

2.4 ACCESSIBILITY

The campus presents the following accessibility issues:

- Missing thresholds.
- Non-compliant clearances.
- Non-compliant furniture and accessories.
- No ADA access to stage.
- Non-ADA sinks in classrooms.



Image 2.4.2 Non-compliant accessories. Taken on 04/27/2022 by Belli Architectural Group.

2.5 SERVICES

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

2.6 STAKEHOLDER REMARKS

- MPR requires modernization.
- Permanent building classroom partitions are problematic. Classrooms have no noise separation.
- Current TK/Kindergarten locations are challenging. No restrooms within buildings.
- Modernization of permanent classrooms needed.
- Track and field improvements needed.

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: **University Park ES**

Address: 833 West Acacia Street

The findings from a site visit conducted on April 27, 2022. It appears the last significant HVAC/Plumbing modernization was done in 2003. The three (3) main school buildings appear to be 1960's era and are unlike any others in the district. These three building just had new roofs installed in 2022. The wood enclosure on the roofs that house the HV equipment were also repaired. 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/Library/Classroom K1 and K2 Building:

The heating system for this building consist of four (4) Sterling rooftop mounted gas-fired heating units located inside a wood roof structure. The units are from the 2003 modernization and appear to be in fair condition. These heating units are 20 years old and should be replaced.

Multi-Purpose/Cafeteria/Classroom 13 and 14 (West Pod) Building:

The heating system for this building consist of two (2) Sterling rooftop mounted gas-fired heating units located inside a wood roof structure. The units are from the 2003 modernization and appear to be in fair condition. These heating units are 20 years old and should be replaced.

Classroom 7 thru 12 (East Pod) Building:

The heating system for this building consist of three (3) Sterling rooftop mounted gas-fired heating units located inside a wood roof structure. The units are from the 2003 modernization and appear to be in fair condition. These heating units are 20 years old and should be replaced.



Classroom 1 thru 6, 15 thru 30:

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 should be replaced with new units.



This site would be a great candidate for a two-story Modular Classroom Building.

3.2 PLUMBING

Administration/Library/Classroom K1 and K2 Building:

A sink located inside Classroom K1 appears to be original and like many others on the campus, does not meet ADA.



Multi-Purpose/Cafeteria/Classroom 13 and 14 (West Pod) Building:

An electric tank type water heater located in the adjacent janitor's closet serving the food service has DSA approved seismic bracing.



A bi-level drinking fountain located at an exterior location near Classroom 29 that needs replacing.



3.3 FIRE SPRINKLER

No fire sprinklers are present except in a few storage rooms. These sprinklers 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 SITE VISIT REPORT



ELECTRICAL ENGINEERING · LIGHTING DESIGN · SYSTEMS DESIGN

ELECTRICAL DUE DILIGENCE REPORT

For
University 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 (2) existing main “metered” electrical service switchboards (MSB1 and MSB2). MSB1 is a 600 amp, 120/208 volt, 3 phase, NEMA 1, Westinghouse, service located in Multi-Purpose building. MSB1 has a connection for the existing Solar PV system. The Solar PV is connected ahead of the main breaker at MSB1. MSB1 feeds all permanent buildings such as the office, library, MPR and permanent classroom buildings. MSB1 expected life; 8 to 15 yrs. MSB2 is an 800 amp, 120/208V, 3-phase, NEMA 3R, Square D, service located near the back parking lot. The Solar PV is also connected at this switchboard. MSB2 feeds all modular classrooms and restrooms. MSB2 expected life; 15 to 20 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 fluorescent with T8 or T12 lamps at interior spaces in permanent buildings. Several light fixture lamps and lenses are missing, see attached photo LTG1. 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. There were also several light fixtures in the classrooms that don’t work. 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. Occupant sensors and multilevel switching/dimming necessary for energy conservation is almost non-existent. Expected life; Unknown. It is recommended to retrofit 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 back parking lot is High Intensity Discharge (HID) lighting poles with a shoebox fixture head type. The front parking lot has no lighting poles other than building lights and one pole light which are not sufficient to illuminate the entire front parking lot and entry/exit driveways. Between buildings, where walkways are present, there are wall mounted fluorescent light fixtures throughout the main campus buildings. Exterior lighting is controlled via time clock or 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. Motion sensor may be required per T24. Expected life of existing exterior lighting; unknown. See attached photo LTG2.

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 (TBAR), the associated receptacles were installed above the ceiling with 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:

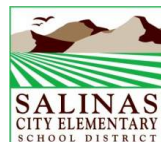
The existing telephone system appears to be in fair condition and functional. It is an analog system for the campus. There was no input provided for major problems except that the desire is to bring the entire site to District standard of a Voice Over IP (VoIP) system. Expected life of existing system; 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, 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 American Time Clock system is a wired Clock system. The Clock system seems to be in good condition and functional. The school staff reported no ongoing problems. Expected life; approximately 4 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). 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 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 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.



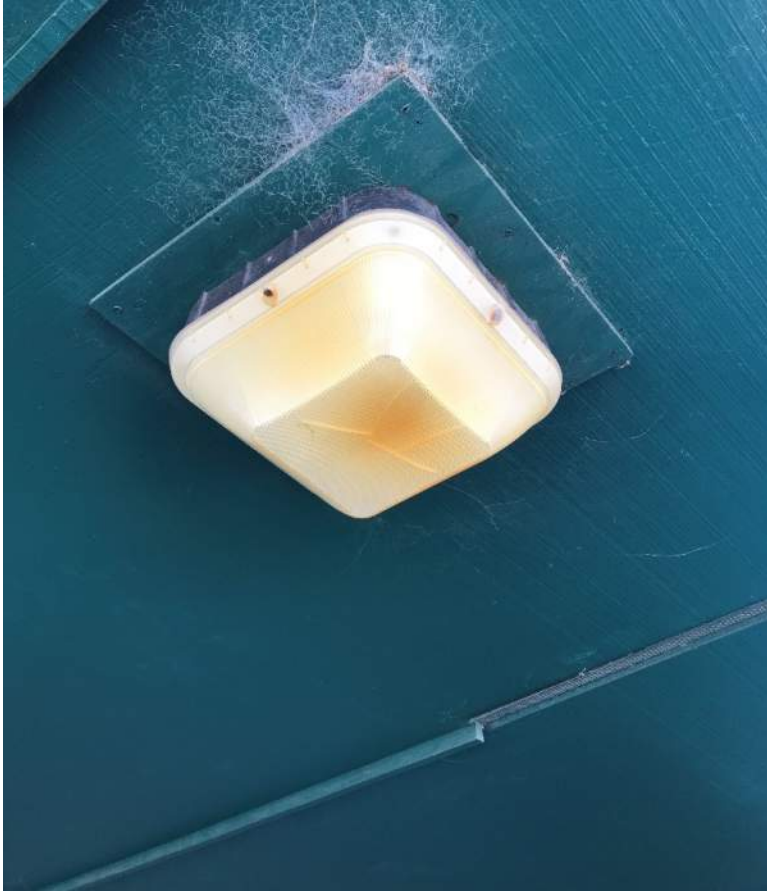
MSB1.



MSB2.



LTG1.



LTG2.



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