Folsom Cordova Unified School District Folsom Measure G Facilities Master Plan





November 19, 2015





Executive Summary

Measure G was passed by Folsom voters in 2014 to fund improvements at existing school sites within the City of Folsom, north of Highway 50. This is the second school district bond supported by the community to improve their schools. The first focused on supplementing state funding for the construction of Sandra J. Gallardo Elementary School, Russell Ranch Elementary School, Vista del Lago High School and modernization at the four oldest campuses, Sutter Middle School, Folsom Middle School, Theodore Judah Elementary School, and Blanche Sprentz Elementary School.

This Measure G Facilities Master Plan, prepared over the course of many months, establishes a basis for renovation, new construction, and maintenance of the Folsom Cordova Unified School District's existing City of Folsom facilities. Implementation of these recommendations will occur via Measure G bond fund distribution over the course of the next ten years. This Facilities Master Plan describes comprehensive as well as incremental improvements that will transform the use and nature of specific campuses to allow for improved performance.

The process began with the solicitation of site staff for improvement recommendations. Information was then enhanced and refined by site committee discussions, input from maintenance and other district staff, and physical assessments. A building and site assessment was performed for each of the 15 school sites to document existing conditions and improvements that are necessary in order to maintain consistent facilities throughout the community.

Once the needs were established, costs were assigned to the identified improvements. As maintenance and improvement of facilities is an ongoing process, there is more need identified than funding available in the bond. The order in which these projects are implemented will be based on physical and programmatic need, age of the facilities, and availability of bond and other funds. As these sites are occupied facilities, many of the improvements will be completed in phased construction in order to minimize disruption to the use of the facilities.

This document should serve to guide future building and campus renovations, as well as ongoing maintenance during the next decade, while ensuring that any new proposals align with the overall District vision for these facilities.

Master Planning Process

Introduction

The site master planning process is the next step after the creation of the overall District Facilities Master Plan, which was board approved November 21, 2013. The 2013 document includes information regarding District Standards, Guidelines, Demographics, Enrollment, Projections, and Facility Profiles for all of the sites within the Folsom Cordova Unified School District. This current master planning document takes that statistical information and blends it with individual campus needs to identify what specific improvements are needed for schools specific to the City of Folsom. A similar document was prepared for the City of Rancho Cordova schools in 2008 after that community's bond passage.

The campus master plans are a compendium of information gathered from the committee meetings, maintenance staff, and physical site assessments. The master plans provide a comprehensive look at each site and what is envisioned for the future, not only in terms of maintenance needs, but also programmatic growth. It provides a realistic context of what can be accomplished within the current funding opportunities, but not negating the full needs of each school. This provides a roadmap for what future funding efforts need to be in order to accomplish all the improvements identified.

Information Gathering

The master planning process began with meetings between the District Facility staff and Architects to define what the priorities and goals were for each campus. Initially, four categories were identified to classify needs: 1) Instructional Spaces, 2) Technology, 3) Safety and Security, and 4) Other Support Facilities. Facilities staff worked internally within the district and developed a general list of items that need attention at each school site.

These lists were the road map to promote dialog with individual site committees to refine what needs and improvements were warranted from their use of the facilities. These conversations were documented into meeting summaries and used as the basis for developing the master plans at each campus.

Facility Assessments

After information was collected on what the needs are from the user's perspective, physical site assessments were performed. Assessment teams walked the sites and surveyed the campuses for conditional adequacy as well as programmatic function. Mechanical Systems, Electrical Systems, Lighting, Interior and Exterior Finishes, Door Hardware, Landscaping and Irrigation, and Facility Function were reviewed and documented for each site. The results of the walks were combined with the information collected from the meetings to create the basis for the master plan work.

Priority Determination

Once the improvements were defined for the sites, cost estimates were developed to identify the construction cost and total project costs for the work. With the identification of projects and associated costs, it becomes evident that the District has needs far greater than the available current funding within Measure G.

The assessment teams evaluated all the improvements, the age of the facilities, and the urgency of programmatic need and categorized the work into Measure G funded work and work to be completed in the future. The oldest campuses and sites having unbuilt programmatic need receiving the top priority ranking. Work at some sites will wait until the facilities are eligible for modernization funding from the State. This leverages financial resources and allows more work to be performed.

Documentation

All of the improvement information gathered in the master planning process is summarized in graphic format herein. The back-up meeting summaries, assessment information, and cost estimating data are contained in separate documents.

Understanding the Master Plans

In order to navigate the site master plans it is important to understand what is being shown and how to interpret the graphical information. Each school has the following pieces:

Existing Site Aerial Plan

Shows a current aerial photo of the school site, including existing buildings and features.

Campus Data and General Overview

This page provides statistical data on the type of school, when it was constructed, if there were additions and/or modernizations, the building square footage and site acreage, with a general summary of the school's locale and features.

Enrollment

Shows the actual enrollment of the campus for the last five years with projected enrollment for the next eight years, including a map delineating the attendance boundary for the school.

Existing Site Plan

This plan identifies the main site and building programmatic components as well as differentiating permanent and portable construction of the buildings.

Assessment

Summarizes the findings from the adequacy assessments, which include five key categories: Sitework, Buildings, Utility Services, Equipment and Furnishings, and Building Program.

Master Plan

Shows all of the proposed improvements for the campus, using a legend of colors and hatched patterns to delineate different components.

Measure G Funded Work

Identifies improvements for the campus anticipated for the Measure G Bond funds. The legend of colors and hatched patterns are enhanced with general notes and keynotes further defining the work to be completed.

Unfunded Future Work

Identifies improvements for the campus that are needed but not currently projected to be completed with Measure G Bond funds. The legend of colors and hatched patterns are enhanced with general notes and keynotes further defining the work to be completed.

Construction Phasing (where applicable)

Shows the Measure G improvements broken into phased implementation to show construction sequencing while maintaining school operations. This level of detail is not provided at all campuses.

Master Plan Term Definitions

Legend

A color coded system to identify components of the scope. Existing is differentiated from New, and Permanent is differentiated from Portable and Modular.

Demo / Replace / Remove / Relocate

Indicates buildings, structures and/or site features to be demolished or removed from the campus.

Existing

A building, component or feature of the campus that already exists.

New / Add / Install

A building, component or feature that will be added to the campus.

Revise / Expand

An existing building, component or feature that will be modified or expanded.

Refresh / Update

An update of finishes or features, such as replanting landscaping or repainting interiors.

Modernize / Modernization / Upgrade

Remodel of an existing building or building component generally concentrated on the interiors that includes a variety of components from finishes to system replacements.

Repair / Retrofit

A modification, repair or rework of an existing building, component or feature.

Assessment Categories

Sitework

Includes assessments of outdoors features, underground utility infrastructure, grading, parking, sidewalks, stairs, ramps, fencing, hardcourts, playground equipment, fields, landscaping and irrigation, and shade structures.

Buildings

Includes assessments of walls, roofs, doors, floors, ceilings and finishes.

Utility Services

Includes assessments of electrical, lighting, power, technology, fire alarm, phone, intercom, heating and air conditioning equipment, energy management controls, and plumbing fixtures.

Equipment and Furnishings

Includes assessments of furniture, casework, shelving, kitchen equipment, elevators, lifts, and other accessory items.

Building Program

Includes assessment of how the buildings function based on curriculum and programmatic need as well as accessibility concerns.

Elementary Schools

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Blanche Sprentz Carl H. Sundahl Empire Oaks Folsom Hills Gold Ridge Natoma Station Oak Chan Russell Ranch Sandra J. Gallardo Theodore Judah



Campus Data

School Type	Elem
Grades Served	K-5
Year Built	1965
Additions	1989
Modernizations	1997
Portables	2000
Total SF	30,79
Site area	9.61
Current Enrollment	350
SF per student	87.9

Elementary School K-5 1965 1989 1997, 2002 2000, 2002 30,794 9.61 acres 350

Enrollment



Blanche Sprentz Elementary School was initially comprised of three permanent single story buildings. Since the original construction the campus has been augmented with three portable classroom wings and a modular multi-purpose building. The site is adjacent to Ed Mitchell Park and is bounded by Flower Drive and Willowmere Drive.

The original buildings include two permanent classroom wings and an administration building, which were built in 1965. The multipurpose building was constructed in 1991 and nine portables were added in 1984 and 1985. In 2000, seven of the portables were replaced with new ones along with an added portable restroom. In 2002, the kindergarten and student care relocatable buildings were replaced in conjunction with an extensive modernization of the original permanent buildings.

Enrollment Map



Existing Site Plan



- Existing permanent structure Existing portable structure Existing storage Existing shade structure
- D Administration
- Classroom
- LB Library
- MP Multipurpose
- SC Special Classroom
- SS Shade Structure
- ST Storage

Assessment

Set on a site which terraces downward from north to south vertically about forty feet the core of this campus, consisting of three permanent buildings, was constructed in 1965. These three single story buildings are clad in cement plaster and have low slope roofs which were re-roofed in 2002 with a single-ply membrane system. Portable classroom wings D, E, and G were originally placed in the 1980's and then replaced in 2000 and 2002. A modular multi-use building with no restrooms or raised platform was added in 1989.

Sitework

Due to the nature of the site, buildings are set at varying elevations, creating numerous stair and ramp systems which in many cases do not comply with current disabled access codes. The disabled path of travel from the parking lot to the buildings at various levels is circuitous and needs to be improved and supplemented by more direct routes. As the buildings step down the site so do the hard courts and turf fields. The upper and lower hard court areas are in generally fair condition while the condition of the fields are in generally poor condition as are the irrigation systems which serve them. An emergency vehicle access lane off of Willowmere Drive was improved in the 2002 modernization which was approved by the local fire authority at the time. However, this fire lane does not meet current fire lane dimensional requirements and will come under scrutiny when new building footprint is proposed for this site.

The site is served by the original parking lot adjacent to Flower Drive and a smaller lot adjoining the 1989 multi-use building.

The kindergarten and hard court apparatus play equipment need to be replaced in both areas with equipment that complies with current codes.

A manual readerboard sign is currently in use on the site. Staff desires to have a digital marquee sign that is highly visible and can communicate multiple messages to parents and the community.

Various other site path of travel elements need to be updated to current disabled accessibility code requirements.

Buildings

The three core permanent buildings are in good condition having been extensively renovated in a 2002 modernization. Interior and exterior finishes were significantly improved then and the buildings have held up well. The three groupings of portable buildings, which include seven classrooms, two kindergartens, and a set of restrooms are in adequate shape having been replaced in 2000 and 2002. Also in the 2002 modernization, restrooms in all three permanent buildings were improved to current disabled accessible code requirement and generally meet today's standards. However, many door landings and walkways to the buildings are non-conforming and must be replaced to provide a compliant disabled accessible path of travel.

The administration building H was modernized in 2002 and is adequate for the size of this campus but it lacks space for a conference room. Finding a useful location on site for a conference room in one of the existing buildings is a desire of the site administration.

The 1989 modular multi-use structure is not sized for basketball as the site administration desires. There is also no raised performance platform and the building does not have restrooms or a custodial closet for maintenance. Replacing this modular building with one that includes more features is the highest priority for the current users of this campus.

A popular transitional kindergarten program located in classroom building B has no internal toilet rooms for these students. This is a definite need at this campus. Additionally, a larger outdoor play area dedicated for the TK children is a needed feature.

A kindergarten classroom is located in a substandard classroom in building E while the afterschool student care program is located in a building G room designed to be a kindergarten. This is due to the need for the student care program to be located near a parking area. Ideally the two kindergarten classrooms should be adjacent to each other.



The doors in all of the buildings are in good shape while all of the door hardware with the exception of the administration building H are worn and need replacing. At all existing classroom door to remain, hardware needs to be upgraded to include 'safe school' cylinders which can be locked from the inside. All new classroom doors in the proposed solution shall also include this feature.

Various sinks, drinking fountains, stair components, and signage need to be updated to current disabled accessibility code requirements

Utility Services

The rooftop package mechanical units at the main permanent classroom building A were replaced in 1997 while classroom building B and the administration building H received similar new units in 2002. All are in good working order at this time. Replacement for all is scheduled in 2022. The mechanical units at the portable classroom wings E, D, and G date from 2000 and 2002 and are scheduled for replacement at the same time. Exhaust fans, water heaters, and other mechanical systems were also replaced in 2002. The systems are managed on this campus by an energy management system installed in the 2002 modernization.

This school, for the most part, was found to be in good operating order with respect to electrical systems. Electrical low voltage systems (fire alarm, intercom, telephone, etc.) were found to be fully operational and other equipment and materials (panelboards, lighting fixtures, wiring devices, etc.) were found to be operational and in good physical condition, with exceptions as noted in the following paragraphs.

Some suggestions can be made related to energy savings. For instance, classroom lighting and lighting in other spaces were found to provide lighting levels above the latest Illuminating Engineering Society (IES) recommendations. Where this is the case, lamps or even fixtures may be removed to take advantage of energy savings. Additionally, reduction of energy usage may be realized by replacing interior and exterior fixtures with LED fixtures. Lighting controls could be added to turn artificial lights off where adequate natural light illuminates portions of rooms. Existing lighting controls should be supplemented to conform to newer energy standards. Providing occupancy sensors in classrooms, the Library, and the Administration Building is also suggested.

Three isolated items need attention. An intrusion alarm keypad needs to be provided in the student care building. A clock needs to be provided in the Kitchen. The parking lot has no lighting; new lighting needs to be provided for safety and security.

Equipment and Furnishings

In the administration areas, classrooms, and other student use areas the casework and most furnishings were improved in the 2002 modernization and are in good repair. The Food Service kitchen needs a three-compartment sink while the cabinets and shelving are in poor condition and need to be replaced.

Building Program

Classroom buildings E, D, and G are constructed entirely of portables and are recommended for eventual replacement. Due to the age of this campus, the classroom organization does not contain pull-out spaces like the current prototype design or what is being structured for the educational specification moving forward. To align with the District's educational model the replacements should align with current recommendations and include instructional pull-out spaces

There are several storage containers adjacent the multi-use building. The site waste and recycling containers are left exposed in the adjacent the food service loading dock should be housed in an enclosure.

Master Plan







Measure G Funded Work



Legend

- Existing permanent building
- Existing storage
- Existing Portable building
- Existing shade structure
- New permanent building

- Minor Modernization
- Modernization
- New play apparatus area
- Safety markings at paving
 - Measure G landscaping and irrigation

New fence / gate control
 Restroom Facilities

General Notes

- Remove existing modular multi-use building and replace with new
- Expanded parking lot with two drop-off pick up lanes
- Install VoIP telephone system upgrade intercom, clock, bell system
- Upgrade classrooms to 21st century standards
- Replace/re-key to safe classroom door locks
- Disabled accessible path of travel improvements to Measure G improved areas

Keynotes

- 1. Add drop-off / pick-up lane
- Remodel existing office space into added restrooms for transitional kindergarten program
- 3. New parking lot
- 4. Relocated storage containers
- 5. After school student care drop-off / pick up point
- 6. Add trash enclosure
- 7. Add switchback accessible ramp
- 8. Add digital marquee to replace existing
- 9. Add Fencing
- 10. Existing Student Care and kindergarten to switch locations
- 11. Add disabled accessible passenger loading zone - will require retaining wall
- 12. Repurpose portion of existing computer lab into classroom
- 13. Potential need to widen existing fire lane

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Unfunded Future Work



Legend

- Existing permanent building
- Existing storage
- New landscaping and irrigation
- Measure G landscaping and irrigation
- Existing Portable building

- New permanent building
- New shade structure
- Safety markings at paving
- 3[♀] Restroom Facilities
- --- New fence / gate control

General Notes

- Refresh landscaping and modify irrigation for water efficiency
- Accessibility improvements per disabled access compliance reports
- Mechanical, electrical, and interior finish improvements

Keynotes

- 1. Upgrade irrigation controller and booster pump
- 2. Upgrade landscape and irrigation at areas not improved in Measure G phased work
- Various disabled accessibility improvements not in Measure G ADA path of travel improvement work
- 4. Upgrade lighting to LED fixtures typical all existing buildings
- 5. Replace 2002 vintage mechanical units - typical all existing buildings
- 6. Refresh interior finishes typical all existing buildings
- 7. Shade structure for outdoor lunch
- 8. Shade structure at kindergarten playground
- Potential new joint use baseball diamond
- For joint use baseball diamond existing Mitchell Park parking lot would be used





Campus Data

School Type Grades Served Year Built Additions Modernizations Portables Total SF Site area Current Enrollment SF per student Elementary School K-6 1987 1989, 1998 None 27 32,165 9.96 acres 382 (2014-15) 84.2 Carl H. Sundahl Elementary School is comprised of one permanent, single-story building and twenty-seven relocatable buildings. The site is located near Folsom Lake Dam and is fronted by Inwood Road. The remainder of the site is surrounded by residential development.

The original buildings consist of twenty-two relocatable buildings and the permanent Administration / Multipurpose building, built in 1987. Three more portable classrooms were added to the campus in 1989 and two more were added in 1998. The school was built using State School Building Program funds and local matching funds.

Enrollment



Enrollment Map



Existing Site Plan



Legend

- Existing permanent building
- Existing portable building
- Existing storage
- Existing shade structure
- AD Administration
- CR Classrooms
- K Kindergarten
- LB Library
- MP Multipurpose
- SC Student Care
- SS Shade Structure
- ST Storage

Assessment

Carl H. Sundahl Elementary School was constructed on this site in 1987. It was built in California campus-style layout where classrooms have direct exterior access, organized in clusters facing to shared courtyards. It is the first reiteration of a campus design used similarly at three school sites. The one permanent building is clad in plaster with asphalt shingle mansard roofing and single-ply clad mechanical well. The remainder of the buildings are portable construction with plywood siding and metal roofing.

Sitework

This campus has been well maintained, but is showing wear of being a 28 year old campus. The asphalt paving has been patched and repaired over time, but is showing wear in many areas. Replacement should be considered.

This campus was designed in a period of time when there was a higher bused and walking population. There is limited on-site parent dropoff and this activity spills onto the frontage streets. The parking lot and drop-off should be expanded to accommodate current methods of student transportation.

The campus is bounded by fence on three sides and there is some short fencing at the front of the campus. It would be straightforward to complete the security boundary at the frontage to encourage funneling visitors into the administration prior to entering the campus.

The landscape and irrigation do not meet current District standards and are at the end of their productive lives. Many trees are nearing the end of their lifespan. Root growth is near the surface and has undermined many sidewalks. The ballfields are used by community organizations and have received improvements from those groups. The controllers should be updated and a booster pump added to the campus. The playfields need to be re-graded and irrigation re-worked to eliminate water draining to neighboring parcels. There are at least six memorials that will need to be addressed with any changes to the landscaping/ grading. There is a shade structure off of the multipurpose building that is showing signs of age and was built without Division of the State Architect certification. This structure should be removed and replaced with an approved system. A structure is also desired for the hardcourt play area.

The construction of the original campus predates accessibility codes. The accessible parking stalls, loading areas, many walks, exterior ramps and stairways do not meet current accessibility requirements. These need to be removed and replaced to provide adequate path of travel.

Buildings

The Administration/Multipurpose building is in reasonably good condition for its age. It has received general maintenance over the years, but is due for refreshing both on the interior and exterior. Painting, flooring, finishes and casework are all due for replacement.

All of the classrooms are housed in portable buildings. For their age, the portables are generally in satisfactory condition. At 26-28 years, the buildings are quite old and approaching the end of their serviceable lifespan. These buildings should be replaced rather than spending considerable dollars modernizing them.

Utility Services

As the portable buildings have been determined to be at end of life expectancy and scheduled for replacement, only the Administration/ Multipurpose building was assessed for utility services.

The Administration/Multipurpose building is served by rooftop packaged gas/electric units manufactured by BDP which date to 1988. At 27 years old these units have long exceeded their life expectancy and are very energy inefficient and should be scheduled for replacement. Exhaust fans, water heaters and other mechanical systems appear to be of similar age and should be replaced at the same time.

There is no Energy Management System (EMS) at this campus, the HVAC units are controlled by standalone thermostats with a central digital time clock for time of day operation. This campus should be added to the District EMS system.

For the most part, the electrical systems were found to be in good operating order. Electrical low voltage systems (fire alarm, intercom, telephone, etc.) were found to be fully operational and other equipment and materials (panelboards, lighting fixtures, wiring devices, etc.) were found operational and in good physical condition.

Parking lot lighting is comprised of fixtures using High Intensity Discharge (HID) lamps. Lighting was found to provide lighting levels above latest Illuminating Engineering Society (IES) recommendations. Where this is the case, lamps or even fixtures may be removed to take advantage of energy savings. Reduction of energy usage may be realized by replacing interior and exterior fixtures with LED fixtures. Existing lighting controls will need to be supplemented to conform to newer energy standards.

Currently there is limited technology in the classrooms with the majority of the existing equipment supplied by the site via fundraising efforts and/ or grants. Projection and sound capabilities are needed in the multi, library and conference room spaces as well as providing technology for roaming programs such as music and PE instruction. The District technology department is developing a plan to implement an improved backbone infrastructure and wireless technology system that will service the campus.

Equipment and Furnishings

Based on the findings of building life expectancy and functionality, the majority of the casework and equipment will be replaced as part of the solution, so the existing casework and furnishings were not assessed for need. The Food Service equipment is generally in good functioning order. The staff would like to increase the storage capacity and add another double-stack oven.

The existing furniture and equipment will be assessed by a separate consultant who will provide recommendations for replacement.

Building Program

As noted, the classrooms are constructed entirely of portables and are recommended for replacement. Due to the age of this campus, the classroom organization does not contain pull-out spaces like the newer schools or what is being structured for the educational specification moving forward. To align with the District's educational model the replacements should align with current recommendations and include instructional pull-out spaces.

The Office is completely undersized for how schools currently operate. There is little to no space for waiting parents and students, an inadequately sized conference room and limited record storage. The multipurpose is small based on the occupancy of the school, but function is further reduced because there is no separate storage for chairs and tables. It is recommended that both the Office and Multipurpose be expanded to provide better functioning space.

The construction of the Administration/Multipurpose building predates accessibility codes and the restrooms do not meet current requirements. They will require complete removal and reconfiguration to create adequate space for accessibility compliance.

Master Plan



Measure G Funded Work



Legend

- Existing permanent building
- Existing portable building
- Existing storage
- New permanent building
- 1 Modernization

- New site flat work 1 New landscaping and irrigation New hardcourts
 - New play apparatus
- New shade structure

AD Administration CR Classrooms Kindergarten K Library/Media LMC Center MP Multipurpose

General Notes

- · Refresh landscaping and modify irrigation for water efficiency
- Replace portables with . permanent buildings
- Revise hardcourt areas
- Add EMS to campus .
- · Add fencing/gate control at campus perimeter
- Upgrade data infrastructure
- Upgrade classrooms to 21st • century standards
- Install VoIP telephone system

Keynotes

- 1 Add irrigation booster pump and upgrade irrigation controllers
- 2 Add digital marguee
- 3 Expand Administration
- 4 Expand Multipurpose storage Modernize Administration and 5
- Multipurpose
- Conference room projection 6 7
- Multipurpose projection and sound
- 8 Library projection
- 9 Add upper storage at kitchen
- Replace double-stack oven 10
- 11 Add shade structure
- 12 Replace playground apparatus
- 13 Revise parking lot
- 14 Revise dropoff
- Student Care
- SS Shade Structure ST
 - Storage

SC

Unfunded Future Work



General Notes

 Refresh playfields and modify irrigation for water efficiency

Legend

- Existing permanent building
- Existing portable building
 - Existing storage
- New permanent building
- Modernization

- New site flat work
- New landscaping and irrigation
- New hardcourts
- New play apparatus
- New shade structure

Measure G Construction Phase I - Hardcourt and Temporary Facilities



Keynotes

- 1 Build hardcourt on southeastern playfield (upper hardcourts)
- 2 Install temporary classrooms and administration portables on northern hardcourts
- 3 Revise access to upper hardcourts
- 4 Expand Administration
- 5 Expand Multipurpose storage
- 6 Modernize existing Administration/Multipurpose building

Legend

- Existing permanent building
 - Existing portable building
 - Existing storage
 - Existing shade structure
 - New permanent building

New site flat work
 New landscaping and irrigation
 New hardcourts
 Temporary portable housing

AD	Administration
MP	Multipurpose
AD(T)	Temporary Administration
CR(T)	Temporary Classrooms

Measure G Construction Phase II - Admin, MP, Kinder, 6-Plex, LMC



General Notes

- · Refresh landscaping and modify irrigation for water efficiency
- Revise sidewalks and site flatwork to match new campus design
- · Remove portable classrooms

Keynotes

- Build Kindergarten building 1
- 2 Build 6-plex Classroom building
- Build Library/Media Center 3 building
- Revise Kindergarten and 4 Student Care hardcourt
- 5 Replace Kindergarten and Student Care play apparatus
- Replace Shade Structure 6

Legend

- Existing permanent building
- Existing portable building
- Existing storage
- New permanent building
- Modernization

- New site flat work New landscaping and irrigation
- New play apparatus
- New shade structure
- New hardcourts

- Temporary portable housing Temporary dirt fill
- Administration Classrooms Kindergarten Library/Media Center LMC Shade Structure

AD

CR

K

SS

Measure G Construction Phase III - Parking Lot/Dropoff



General Notes

- Refresh landscaping and modify irrigation for water efficiency
- Revise sidewalks and site flatwork to match new campus design
- · Remove temporary portables

Keynotes

- 1 Build new parking lot and dropoff lanes
- 2 Install new digital marquee
- 3 Install new irrigation booster pump

Legend

- Existing permanent building Existing portable building
 - Existing storage
 - New permanent building
- Modernization

- New site flat work
- New landscaping and irrigation
 - New hardcourts

- New play apparatus
- New shade structure

Temporary dirt fill

Measure G Construction Phase IV - 8-Plex



General Notes

- Refresh landscaping and modify irrigation for water efficiency
- Revise sidewalks and site flatwork to match new campus design
- Remove portable classrooms

Keynotes

1 Build 8-plex Classroom building

Legend

- Existing permanent building
- Existing portable building
 - Existing storage
- New permanent building
- Modernization

New site flat workNew landscaping and irrigationNew hardcourts

- New play apparatus
- New shade structure

CR Classrooms

Measure G Construction Phase V - Lower Hardcourt



General Notes

- Refresh landscaping and modify irrigation for water efficiency
- Revise sidewalks and site flatwork to match new campus design
- Remove portable classrooms

Keynotes

- 1 Build new hardcourts (lower hardcourts)
- 2 Replace play apparatus
- 3 Repair athletic fields and running track

Legend

- Existing permanent building
 - Existing portable building
 - Existing storage
 - New permanent building
- Modernization

- New site flat work
- New landscaping and irrigation
 - New hardcourts

- New play apparatus
- New shade structure



Campus Data

School Type Grades Served Year Built Additions Modernizations Portables Total SF Site area Current Enrollment SF per student Elementary School K-5 2001 2003, 2005, 2009 None 3 49,450 10.24 acres 577 (2014-15) 85.7

Empire Oaks Elementary School is comprised of seven permanent, single-story buildings, and three relocatable buildings. The site is adjacent to Hazel McFarland Park, and is bounded by Bonhill Drive, E. Natoma Street, and Greenlaw Way.

The original buildings are the seven permanent buildings built in 2000. The school was built using State School Building Program funds and local matching funds. Student Care funded relocatable buildings were added in 2003 and 2009. Four more relocatable buildings were added in 2005 to house enrollment growth, three of which have since been removed.

Enrollment



Enrollment Map



Existing Site Plan



Legend

- Existing permanent building
- Existing portable building
- Existing storage
- Existing shade structure
- AD Administration
- CR Classrooms
- K Kindergarten
- LB Library
- MP Multipurpose
- PK Prekindergarten
- SC Student Care
- SCO Student Care Overflow
- SS Shade Structure
- ST Storage

Assessment

Empire Oaks Elementary School was constructed on this site in 2001. It was built in California campus-style layout. It is the third reiteration of a campus design used at several school sites and the first where the design received significant modifications based on post-occupancy feedback. Due to difficult terrain, the buildings are clustered tightly together in a compact configuration. There is a centralized quad adjacent to the library and multipurpose with an outdoor amphitheater. This campus is the first campus to return to a centralized pull-out space in the classroom wings. The permanent buildings are clad in plaster with sloped metal roofing and single-ply clad mechanical wells. The portable buildings are clad with plywood siding and metal roofing.

Sitework

This campus has been well maintained and is generally in good condition. The one exception being the condition of the hardcourts. This area of paving is showing signs of significant cracking, the cracks have been patched, but are of size and quantity indicative of a larger underlying problem with settlement or moisture that will require a more comprehensive fix than just patching the cracks.

Due to site location and topography, there are limited points of entry for vehicles, but for the most part, the circulation works well. The main challenges are vehicles parking in the drop-only zones and exiting at the City park driveway. There are really minimal options available for improvement due to physical site constraints.

There are several open pathways onto campus. The site would like to explore more fencing/gates on the parent drop-off side to minimize pedestrian flow onto the campus during the day. There also is an access point behind the Student Care portables that needs to be secured.

The landscape and irrigation do not entirely meet current District standards but are in fair operating condition. To align with District standards and in mindfulness of water conservation, the controllers should be updated and the hillside spray heads should be converted to drip irrigation. There are a couple of problem drainage areas in the playfield area and behind the amphitheater that should be improved. There is at least one memorial to consider if any landscape/grading work is performed. There are a couple of existing shade structures on campus that appear to be in good condition and functioning adequately. There is ongoing discussion of adding an additional one at the kindergarten yard.

The accessible parking stalls, loading areas and a few walks, exterior ramps and stairways do not meet current accessibility requirements. These need to be modified to provide adequate path of travel.

Buildings

For their age, the buildings are generally in good condition. They have received general maintenance over the years, but at 14 years, the buildings are aging and are due for refreshing. The exterior has recently been repainted and the interior painting, flooring, finishes and casework from the original campus construction will be due for refinishing and/or replacement within the lifespan of this bond.

Classroom locks should be replaced with "safe school" locks. The existing exterior cylinders can be retained, but new interior cylinders will be needed to comply with "safe school" function. The dead-bolts at the student restrooms need to be replaced. The mortise locks at the Teacher's Lounge need replacement and the campus needs to be rekeyed to the District master.

Utility Services

The Multipurpose, Administration, Library and Classroom buildings are served by Carrier rooftop packaged gas/electric units which appear to be the original units dating to about 2000. Most units appear to be in declining condition, and several have broken flue extensions. At about 15 years old these units are approaching the end of their life expectancy and should be scheduled for replacement in the next few years. Exhaust fans, water heaters and other mechanical systems are of similar age and should be replaced at the same time.

The Energy Management System (EMS) is an outdated Alerton system. Each HVAC system only has a pushbutton control for after hours, there are no space sensors with occupant adjustable set point controls. This system should be replaced with a new Alerton BACtalk system that aligns with current District Standards. For the most part, the electrical systems were found to be in good operating order. Electrical low voltage systems (fire alarm, intercom, telephone, etc.) were found to be fully operational and other equipment and materials (panelboards, lighting fixtures, wiring devices, etc.) were found operational and in good physical condition, with a few exceptions.

The existing Bogen TPU-250 intercom system is obsolete and of old technology. The system should be replaced. The existing Merlin telephone system is obsolete and of old technology. The system should be replaced with a Voice over IP system to align with current District standards.

Additionally there are a few isolated items needing attention. In the Administration Break Room, plug strips are used above counter. Plug strips should be replaced with wall mounted receptacles. Also, in the Administration Break Room, electrical cords run from wall receptacle on the floor to the center counter. Receptacles need to be added at the center counter by addition of a power pole. In the Library Building computer lab, many floor boxes are missing covers and should be replaced.

Parking lot lighting is comprised of fixtures using High Intensity Discharge (HID) lamps. Classroom lighting and lighting in other spaces were found to provide lighting levels above latest Illuminating Engineering Society (IES) recommendations. Where this is the case, lamps or even fixtures may be removed to take advantage of energy savings. Reduction of energy usage may be realized by replacing interior and exterior fixtures with LED fixtures. Existing lighting controls will need to be supplemented to conform to newer energy standards.

Currently there is a blend of different types of technology in the classrooms with the majority of the existing equipment supplied by the site via fundraising efforts and/or grants. Projection and sound capabilities are needed in the multi, library and conference room spaces as well as providing technology for roaming programs such as music and PE instruction. The District technology department is developing a plan to implement an improved backbone infrastructure and wireless technology system that will service the campus.

Equipment and Furnishings

Overall, the casework and equipment is original construction and are aging well. There are isolated items that require repair and some components do not meet current accessibility requirements.

The Food Service equipment is generally in good functioning order. The staff would like to see new flooring and fresh paint.

The existing furniture and equipment will be assessed by a separate consultant who will provide recommendations for replacement.

Building Program

Overall, this campus is functioning well programmatically and not many items were identified for functional improvement in the assessment process.

Similar to most campuses, the combination of cumulative storage with the Conference Room in the Administration building is problematic.

As technology continues to advance, the pull-out computer lab becomes more obsolete and this space should be repurposed; possibly to a STEM lab or an expansion to the Library.

With the latest code adoption cycle, accessibility standards have changed. There are a few items on this campus that will require remediation if significant work is performed on this campus. In particular the unisex restrooms will be difficult to alter to meet current requirements based on locations in the buildings

Master Plan



Measure G Funded Work



General Notes

- Replace HVAC equipment
- Replace water heaters/ fixtures
- · Upgrade EMS system
- Replace intercom system
- Replace/re-key to safe classroom door locks
- · Upgrade data infrastructure
- Upgrade classrooms to 21st century standards
- Install VoIP telephone system

Keynotes

- 1 Repair playground apparatus
- 2 Add digital marquee
- 3 Convert computer lab to STEM lab
- 4 Add drinking fountain
- 5 Conference room projection
- 6 Multipurpose projection and sound
- 7 Library projection

Legend

- T.
- Existing portable building

Existing permanent building

- Existing storage
- Existing shade structure
- Existing play apparatus

Modernization
New equipment

- AD Administration
- CR Classrooms
- K Kindergarten
- LB Library
- MP Multipurpose

Prekindergarten Student Care

PK

SC
Unfunded Future Work



General Notes

- · Refresh landscaping and modify irrigation for water efficiency
- Update interior finishes
- Paint exteriors .
- · Retrofit lighting and add daylighting controls

Keynotes

- Replace main hardcourt area 1
- 2 Connect to EMS system
- 3 Add fencing/gate control
- Upgrade irrigation controllers 4

Legend

- Existing permanent building
- Existing portable building
- Existing storage
- Existing shade structure
- Existing play apparatus

2	Modernization
t f	New equipment
	New landscaping and irrigation
	New hardcourts
	New fence/gate control

- AD Administration
- CR Classrooms Kindergarten
- Κ Library
- LB MP
 - Multipurpose
- Prekindergarten Student Care

PK

SC

SCO

Student Care - Overflow



Campus Data

School Type Grades Served Year Built Additions Modernizations Portables Total SF Site area Current Enrollment SF per student Elementary School K-5 1991 1993, 1997, 1998 None 15 42,750 9.40 acres 595 (2014-15) 71.8

Folsom Hills Elementary School is comprised of three permanent, single story buildings, and fifteen relocatable buildings. The site is adjacent to a greenbelt, and is bounded by Manseau Drive, and Griggs Ranch Drive.

The original buildings consist of the three permanent buildings and the student care relocatable, built in 1991. The school was built using State School Building Program funds and local matching funds. Six relocatable classrooms were added in 1993, four were added in 1997, and four more were added in 1998.

Enrollment



Enrollment Map



Existing Site Plan



Legend

- Existing permanent building
- Existing portable building
- Existing storage
- Existing shade structure
- AD Administration
- CR Classrooms
- K Kindergarten
- LB Library
- MP Multipurpose
- SC Student Care
- SS Shade Structure
- ST Storage

Assessment

Folsom Hills Elementary School was constructed on this site in 1991. It was built in California campus-style layout where classrooms have direct exterior access, organized in clusters facing to shared courtyards. It is the third reiteration of a campus design used similarly at three school sites, but varies to include more permanent construction. The four permanent buildings are clad in plaster with asphalt shingle mansard roofing and single-ply clad mechanical wells. The remainder of the buildings are portable construction with plywood siding and metal roofing.

Sitework

This campus has been well maintained, but is showing wear of being a 24 year old campus. The asphalt paving has been patched and repaired over time, but is showing wear in many areas. Replacement should be considered.

This campus was designed in a period of time when there was a higher bused and walking population. There is limited on-site parent drop-off. Currently drop-off occurs intermixed with staff parking and spills out onto the frontage street. Optimally, the parking lots and drop-off should be reconfigured to improve separation of vehicular flow between parking, drop-off and busing.

The campus is bounded by fence on three sides and there is some short fencing at the front of the campus. It would be straightforward to complete the security boundary at the frontage to encourage funneling visitors into the administration prior to entering the campus, maintaining a parent waiting area on the outside.

The landscape and irrigation do not meet current District standards and are at the end of their productive lives. Many trees are nearing the end of their lifespan. Root growth is near the surface and has undermined many sidewalks. The booster pump is old and needs to be replaced. The controllers need to be updated and the landscape service needs to be separated from the domestic. The irrigation heads need to be updated to meet current standards. The playfield orientation, box locations and grading are not conducive to sports fields and should be reworked. There are several shade structures that are showing signs of age and deterioration. These structures should be removed and replaced with approved systems. A structure is also desired for the hardcourt for events and PE instruction.

The construction of the original campus predates accessibility codes. The accessible parking stalls, loading areas, many walks, exterior ramps and stairways do not meet current accessibility requirements. These need to be removed and replaced to provide adequate path of travel.

Buildings

The permanent buildings are in reasonably good condition for their age. They have received general maintenance over the years, but are due for refreshing both on the interior and exterior. Painting, flooring, finishes and casework are all due for replacement.

For their age, the portables are generally in satisfactory condition. At 18-25 years, the buildings are quite old and approaching the end of their serviceable lifespan. These buildings should be replaced rather than spending considerable dollars modernizing them.

Utility Services

As most of the portable buildings have been determined to be at end of life expectancy and scheduled for replacement, only the permanent buildings were assessed for utility services.

The Administration/Multipurpose building and Buildings B and C are served by Carrier rooftop packaged gas/electric units which date to 1991. At 24 years old these units have exceeded their life expectancy and are very energy inefficient and should be scheduled for replacement. Exhaust fans, water heaters and other mechanical systems appear to be of similar age and should be replaced at the same time. There is one newer AC unit on the Administration dated at 2003. At 12 years, this has a few more years of remaining life, but should be replaced when the remainder of the units are replaced.

There is no Energy Management System (EMS) at this campus, the HVAC units are controlled by standalone thermostats with a central digital time clock for time of day operation. This campus should be added to the District EMS system.

For the most part, the electrical systems were found to be in good operating order. Electrical low voltage systems (fire alarm, intercom, telephone, etc.) were found to be fully operational and other equipment and materials (panelboards, lighting fixtures, wiring devices, etc.) were found operational and in good physical condition, with a few exceptions.

The existing fire alarm system is functioning, however, it is no longer supported by the manufacturer and replacement parts are no longer available. The fire alarm control panel and associated devices should be replaced to maintain serviceability and be brought up to current code. The existing Morse intrusion alarm system is old and obsolete. The system should be replaced. The existing Merlin telephone system is obsolete and of old technology. The system should be replaced with a Voice over IP system to align with current District standards. The existing Dukane intercom system is obsolete and of old technology. The system should be replaced.

Additionally there are a few isolated items needing attention. There is comment by staff that the kitchen circuits are overloaded and breakers trip. This should be evaluated and remedied as required. In the Library, the TV has no dedicated power receptacle or TV outlet. Extension cords run through the wall into the computer lab.

Parking lot lighting is comprised of fixtures using High Intensity Discharge (HID) lamps. Lighting was found to provide lighting levels above latest Illuminating Engineering Society (IES) recommendations. Where this is the case, lamps or even fixtures may be removed to take advantage of energy savings. Reduction of energy usage may be realized by replacing interior and exterior fixtures with LED fixtures. Existing lighting controls will need to be supplemented to conform to newer energy standards.

Currently there is limited technology in the classrooms with the majority of the existing equipment supplied by the site via fundraising efforts and/or grants. Improvement of projection and sound capabilities in the multi, library and conference room spaces is needed as well as providing technology for roaming programs such as music and PE instruction. The District technology department is developing a plan to implement an improved backbone infrastructure and wireless technology system that will service the campus.

Equipment and Furnishings

Based on the findings of building life expectancy and functionality, the majority of the casework and equipment will be replaced as part of the solution, so the existing casework and furnishings were not assessed for need.

The Food Service equipment is generally in good functioning order but several items need maintenance. The staff would like to have a garbage disposal installed, a place for a dishwasher created, a peep hole in the back door and the HVAC and electrical circuit overload issues resolved.

The existing furniture and equipment will be assessed by a separate consultant who will provide recommendations for replacement.

Building Program

Due to the age of this campus, the classroom organization does not contain pull-out spaces like the newer schools or what is being structured for the educational specification moving forward. To align with the District's educational model improvements should align with current recommendations and include instructional pull-out spaces. However, as half of the instructional spaces are housed in permanent buildings this will prove challenging from a budgetary perspective.

The Office is completely undersized for how schools currently operate. There is little to no space for waiting parents and students, the conference room is inadequately sized, and limited record storage provided. The multipurpose is small based on the occupancy of the school, but function is further reduced because there is no separate storage for chairs and tables. It is recommended that both the Office and Multipurpose be expanded to provide better functioning space.

The construction of the Administration/Multipurpose building predates accessibility codes and the restrooms do not meet current requirements. They will require complete removal and reconfiguration to create adequate space for accessibility compliance.

Master Plan



Legend



Measure G Funded Work



Legend

- Existing permanent building
- Existing portable building
- New permanent building
- 1 Modernization
- 1 New site flat work
- New play apparatus

- New shade structure
- New equipment
- New fence/gate control
- AD Administration
- CR Classrooms

- Kindergarten
- Multipurpose
 - Student Care
- Shade Structure

General Notes

- · Modernize existing permanent classroom building
- Add EMS to campus
- Replace fire alarm system .
- Replace intrusion alarm system .
- Replace intercom system .
- Upgrade data infrastructure
- Upgrade classrooms to 21st . century standards
- Install VoIP telephone system

Keynotes

- 1 Improve parking lot
- 2 Improve dropoff
- 3 Replace playground apparatus
- Replace shade structure 4
- 5 Add digital marquee
- Add special ed restroom 6
- 7 Add Student Care portable
- 8 Modernize/convert existing Student Care to Kindergarten
- 9 **Expand Administration**
- Expand Multipurpose 10
- 11 Modernize Administration/ Multipurpose
- 12 Replace/re-key portable to safe classroom door locks
- 13 Add fencing/gate control at campus boundary
- 14 Conference room projection
- 15 Multipurpose projection and sound
- 16 Library projection
- Add dishwasher 17
- Add garbage disposal 18
- 19 Replace portables with permanent buildings (interior core)

- MP SC SS
 - ST Storage

K LB Library

Unfunded Future Work

Existing storage

New permanent building New portable building

New landscaping and irrigation



New equipment

General Notes

 Refresh landscaping and modify irrigation for water efficiency

Keynotes

- 1 Replace irrigation booster pump and upgrade irrigation controllers
- 2 Replace portables with permanent buildings



Campus Data

School Type Grades Served Year Built Additions Modernizations Portables Total SF Site area Current Enrollment SF per student Elementary School K-5 1998 2003, 2014 None 3 43,012 10.62 acres 637 (2014-15) 67.5 Gold Ridge Elementary School is comprised of seven permanent buildings and three relocatable buildings. The site is bounded by Halidon Way, Blough Way, Walden Drive and Rundgren Way.

The original buildings consist of the seven permanent buildings built in 1998. The school was built using State School Building Program funds and local matching funds. Two relocatable classrooms were added in 2003 to house enrollment growth. A Student Care-funded relocatable building was added in 2014.

Enrollment



Enrollment Map



Existing Site Plan



- Existing permanent building Existing portable building Existing metal storage containers Existing shade structure Administration Classrooms Kindergarten Library Multipurpose Student Care
- Shade Structure

Assessment

Gold Ridge was constructed on this site in 1998. It was built in California campus-style layout. There is a centralized outdoor amphitheater adjacent to the multipurpose building. This is the second reiteration of a campus design used at several school sites. However, it is the only campus in the prototype series that does not include centralized pull-out spaces in the classroom wings. The permanent buildings are clad in plaster with sloped metal roofing. The remainder of the portable buildings are clad with plywood siding and metal roofing.

Sitework

This campus has been well maintained, but is starting to show signs of wear. With the additions of the portables onto the hardcourts, some of the surface drainage (v-gutter) locations could benefit from re-design to improve drainage and walkability. Maintenance has also noted some issues with moisture and drainage at the parking lot.

There are a few challenges on this site with vehicle and pedestrian flow. Currently the south parking area is restricted from drop because too many "near-miss" accidents were occurring. The parent drop is routed through the main parking lot, making this area congested. There are a lot of students that cut through double parked cars creating an unsafe situation. The campus has tried to get additional crosswalks at street connections, but no mid-block crossings are ideal. Adding a low height fence at the bus drop might minimize the cutting. Although options available for improvement are limited, improvements should be explored.

The majority of this campus is fenced. There are three open entry points, one at the parking area, one between the multipurpose and administration and one between the administration and kindergarten. It is not a priority at this site to further restrict access.

The landscape and irrigation do not meet current District standards and are showing signs of age. Many trees have root growth near the surface and have undermined several sidewalks. The booster pump is old, does not have a variable-frequency-drive and needs to be replaced. The controllers need to be upgraded and irrigation heads need to be updated to meet current standards and be more water conscious. The landscape and shrub planting is tired and could use some updating. Some lawn areas could be converted to shrub beds to conserve water use. The playfield is currently playable, but is a fescue which is not advisable for play areas.

There are a few existing shade structures on campus that appear to be in good condition and functioning adequately. The retracting one at the kinder yard has temperamental operation but as of current seems to be functioning. Another structure at the hardcourt would be beneficial.

The accessible parking stalls, loading areas and a few walks, exterior ramps and stairways do not meet current accessibility requirements. These need to be modified to provide adequate path of travel.

Buildings

For their age, the buildings are generally in good condition. They have received general maintenance over the years, but at 17 years, the buildings are aging and are due for refreshing. Painting, flooring, finishes and casework from the original campus construction are all due for refinishing and/or replacement.

The exit devices at the multipurpose should be replaced. Classroom locks should be replaced with "safe school" locks. The existing exterior cylinders can be retained, but new interior cylinders will be needed to comply with "safe school" function. The dead-bolts at the student restrooms need to be replaced.

Utility Services

The Multipurpose, Administration, Library, and Classroom buildings are served by Bryant split system furnaces with grade mounted condensing units which appear to be the original units dating to about 1998. Most of this split system equipment appears to be in declining condition, with the exception of the condensing units at Classroom Building D which have been replaced with new 2014 Trane condensing units. The older equipment though, at about 17 years, is approaching the end of their life expectancy and should be scheduled for replacement in the next couple of years. Exhaust fans, water heaters and other mechanical systems appear to be of similar age and should be replaced at the same time. Additionally, some of the individual closet mounted furnaces are very tight installations and do not allow service access to the economizer dampers and actuators. This should be corrected when the furnaces are replaced. The Energy Management System (EMS) is a Johnson Metasys system for the whole campus with the exception of the Portable buildings which are not on the EMS but are controlled by programmable thermostats. The Portables should be connected to the EMS.

For the most part, the electrical systems were found to be in good operating order. Electrical low voltage systems (fire alarm, intercom, telephone, etc.) were found to be fully operational and other equipment and materials (panelboards, lighting fixtures, wiring devices, etc.) were found operational and in good physical condition, with a few exceptions.

The existing intercom system is obsolete and of old technology. The system should be replaced. The existing Merlin telephone system is obsolete and of old technology. The system should be replaced with a Voice over IP system to align with current District standards

Parking lot lighting is comprised of fixtures using High Intensity Discharge (HID) lamps. Classroom lighting and lighting in other spaces were found to provide lighting levels above latest Illuminating Engineering Society (IES) recommendations. Where this is the case, lamps or even fixtures may be removed to take advantage of energy savings. Reduction of energy usage may be realized by replacing interior and exterior fixtures with LED fixtures. Existing lighting controls will need to be supplemented to conform to newer energy standards.

Currently most classrooms have LCD projectors with the majority of the existing equipment supplied by the site via fundraising efforts and/or grants. Improvement of projection and sound capabilities in the multi, library and conference room spaces is needed as well as providing technology for roaming programs such as music and PE instruction. The District technology department is developing a plan to implement an improved backbone infrastructure and wireless technology system that will service the campus.

Equipment and Furnishings

Overall, the casework and equipment is original construction and are aging well. There are isolated items that require repair and some components do not meet current accessibility requirements.

The Food Service equipment is generally in good functioning order. The staff did not identify any specific items for attention.

The existing furniture and equipment will be assessed by a separate consultant who will provide recommendations for replacement.

Building Program

Overall, this campus is functioning well programmatically and not many items were identified for functional improvement in the assessment process.

Similar to most campuses, the combination of cumulative file storage with the Conference Room in the Administration building is problematic. There are also issues with storage within the clerical space and the stage area at the multi.

There is a mod/severe special education class in the third kindergarten classroom. The restroom is not adequate for special needs. However, the third kindergarten room will likely be needed for expanded kindergarten instruction in the future. Therefore it is recommended that the special education program be relocated to a different space with a special needs restroom provided.

As technology continues to advance, the pull-out computer lab becomes more obsolete and this space should be repurposed; possibly to a STEM lab or an expansion to the Library.

With the latest code adoption cycle, accessibility standards have changed. There are a few items on this campus that will require remediation if significant work is performed on this campus. In particular the unisex restrooms will be difficult to alter to meet current requirements based on locations in the buildings.

Master Plan



Measure G Funded Work



General Notes

- Replace HVAC equipment
- Replace water heaters/ fixtures
- Replace intercom system
- Replace/re-key to safe classroom door locks
- · Upgrade data infrastructure
- Upgrade classrooms to 21st century standards
- Install VoIP telephone system

Keynotes

- Expand playground apparatus
- 2 Add shade structure
- 3 Add digital marquee
- Convert computer lab to STEM lab
- 5 Relocate control panel for Multipurpose intrusion
- 6 Conference room projection
- Multipurpose projection and sound
- 8 Library projection

Legend

- Existing portable building

Existing permanent building

- Existing storage
- Existing shade structure
- Modernization

- New site flat work
- New play apparatus
 - New shade structure
- New equipment

- Administration
- CR Classrooms
- K Kindergarten
- LB Library

AD

MP Multipurpose

Student Care Shade Structure

SC

SS

Unfunded Future Work



General Notes

- Refresh landscaping and modify irrigation for water efficiency
- Update interior finishes
- · Paint exteriors
- Add EMS system at portables
- Retrofit lighting and add daylighting controls

Keynotes

- 1 Improve parking lot
- 2 Improve dropoff
- 3 Replace booster pump and update irrigation controllers
- 4 Add additional restroom for 3rd kindergarten
- 5 Add fencing/gate control at southern boundary

Legend

- Existing permanent building
- Existing portable building
- Existing storage
- Existing shade structure
- Existing play apparatus

- Modernization
- New equipment
- New site flat work
- New landscaping and irrigation
- New fence/gate control

CR Classrooms



Campus Data

School Type Grades Served Year Built Additions Modernizations Portables Total SF Site area Current Enrollment SF per student Elementary School K-6 1994 1995, 1998, 2000, 2008 None 11 47,619 8.40 acres 509 (2014-15) 93.6

Natoma Station Elementary School is comprised of six permanent, single-story buildings, and eleven relocatable buildings. The site is bounded by Turn Pike Drive, Natoma Station Drive, and Ashcat Way.

The original buildings, built in 1998, consist of six permanent buildings and a pod of six relocatables. The school was built using State School Building Program funds and local matching funds. One portable was added in 1995, two in 1998 and a fourth in 2000. The portable that houses the student care program was added in 2008.

Enrollment



Enrollment Map



Existing Site Plan



Assessment

Natoma Station Elementary School was constructed on this site in 1994. It was built in California campus-style layout and designed to support the Year-Round Education (YRE) model. It is the first reiteration of a campus design used at several school sites. The buildings are connected with canopies over sidewalks. There is a centralized outdoor amphitheater adjacent to the multipurpose building. This campus includes centralized pull-out spaces in the classroom wings designed to support YRE. The permanent buildings are clad in plaster with sloped metal roofing, including one cluster of portable classrooms. The remainder of the portable buildings are clad with plywood siding and metal roofing.

Sitework

This campus has been well maintained, but is starting to show signs of wear. With the additions of the portables onto the hardcourts, some of the surface drainage locations could benefit from re-design to improve drainage and walkability.

This is an undersized site with a lot of programmed spaces and limited vehicular access. There is heavy congestion for parent drop off on the southeast and northeast sides of the school. The special education buses use the drop provided in the parking lot and one full size bus for middle school competes with parent traffic on the southwest side. There are extremely limited options available for improvement due to site constraints.

There is no separation between the school fields and the adjacent park which is challenging from a supervision standpoint. A fence and gate system should be added to increase security. There are also a few traffic barrier gates that should be converted to security gates to secure the areas from both vehicles and pedestrian traffic.

The landscape and irrigation are in fair condition, but do not align with District standards. The controllers should be updated. Many trees have root growth near the surface and have undermined several sidewalks. The booster pump is old, does not have a variable-frequency-drive and needs to be replaced. There are a few planter beds that are in the midst of replanting by maintenance. This work needs to be finished to minimize tracking of soil across sidewalks. There is at least one memorial to consider if any landscape/grading work is performed. There are a few existing shade structures on campus that appear to be in good condition and functioning adequately, with the fabric being recently replaced. Additional structures are desired between the classroom wings, however this may be limited by code requirements.

The accessible parking stalls, loading areas and several walks, exterior ramps and stairways do not meet current accessibility requirements. These need to be modified to provide adequate path of travel.

Buildings

For their age, the buildings are generally in good condition. They have received general maintenance over the years, but at 20 years, the buildings are aging and are due for refreshing. Painting, flooring, finishes and casework are all due for refinishing and/or replacement.

The door hardware needs to be replaced on all doors. The existing exterior cylinders can be retained, but new interior cylinders will be needed to comply with "safe school" function.

Utility Services

The Multipurpose, Administration, Library and Classroom buildings are served by Carrier split system furnaces with grade mounted condensing units, which appear to be the original campus equipment dating to 1995, with the exception of one condensing unit at the Administration building which has been replaced and is newer. Most of this split system equipment appears to be in declining condition, and at 20 years old is approaching the end of their life expectancy and should be scheduled for replacement in the next couple of years. Two of the portables are served by rooftop HVAC units, age is unknown but they appear to be older units. These should be scheduled for replacement. Four of the portable buildings are served by wall hung Bard heat pumps, 3 of which are quite old and one which is new. These units will be addressed with the replacement of the buildings. Exhaust fans, water heaters and other mechanical systems appear to be of similar age and should be replaced at the same time.

The Energy Management System (EMS) is a Johnson Metasys system for the whole campus with the exception of the Portable buildings which are not on the EMS but are controlled by programmable thermostats. The Portables should be connected to the EMS. For the most part, the electrical systems were found to be in good operating order. Electrical low voltage systems (fire alarm, intercom, telephone, etc.) were found to be fully operational and other equipment and materials (panelboards, lighting fixtures, wiring devices, etc.) were found operational and in good physical condition, with a few exceptions.

The existing Notifier System 5000 fire alarm system is functioning, however, it is no longer supported by the manufacturer and replacement parts are no longer available. The fire alarm control panel and associated devices should be replaced to maintain serviceability and be brought up to current code. The existing Simplex 5120-9180 intercom system is obsolete and of old technology. The system should be replaced. The existing telephone system is obsolete and of old technology. The system to align with current District standards.

Additionally there are a few isolated items needing attention. Bell coverage for the existing intrusion alarm system is sparse. Additional bells should be added to improve campus-wide audibility during system compromise. There is a disconnect switch in the mechanical yard that has a rusted enclosure. This switch should be replaced. In the Administration Building, a receptacle location is missing its finish plate. The receptacle hangs out of the box and needs to be reinstalled. Underground pull boxes do not have cover lock bolts. Covers weighting less than 100 pounds need lock bolts added to meet current codes. In Administration Building, additional receptacles are needed to avoid the need for extension cords which become tripping hazards.

Parking lot lighting is comprised of fixtures using High Intensity Discharge (HID) lamps. Classroom lighting and lighting in other spaces were found to provide lighting levels above latest Illuminating Engineering Society (IES) recommendations. Where this is the case, lamps or even fixtures may be removed to take advantage of energy savings. Reduction of energy usage may be realized by replacing interior and exterior fixtures with LED fixtures. Existing lighting controls will need to be supplemented to conform to newer energy standards.

Currently most classrooms have LCD projectors and sound with the majority of the existing equipment supplied by the site via fundraising efforts and/or grants. Improvement of projection and sound capabilities in the multi, library and conference room spaces is needed as well as providing technology for roaming programs such as music and PE instruction. The District technology department is developing a plan to implement an improved backbone infrastructure and wireless technology system that will service the campus.

Equipment and Furnishings

Overall, the casework and equipment is original construction and are aging well. There are isolated items that require repair and some components do not meet current accessibility requirements.

The Food Service equipment is generally in good functioning order. The staff would like a 3-compartment sink installed, a longer serving counter, more prep space and locking cabinets.

The existing furniture and equipment will be assessed by a separate consultant who will provide recommendations for replacement.

Building Program

Overall, this campus is functioning well programmatically and not many items were identified for functional improvement in the assessment process.

Similar to most campuses, the combination of cumulative storage with the Conference Room in the Administration building is problematic. Due to the quantity of IEPs on this campus, a second conference room would be beneficial.

There is a mod/severe special education class in the third kindergarten classroom. The restroom is not adequate for special needs. However, the third kindergarten room will likely be needed for expanded kindergarten instruction in the future. Therefore it is recommended that the special education program be relocated to a different space with a special needs restroom provided.

There are several special education programs offered at this campus with the majority being housed in the portables. It is recommended that these spaces get reorganized to consolidate resources. Including occupational therapy, a special needs restroom and other support spaces adjacent to the instructional spaces. As technology continues to advance, the pull-out computer lab becomes more obsolete and this space should be repurposed; possibly to a STEM lab or an expansion to the Library.

With the latest code adoption cycle, accessibility standards have changed. There are a few items on this campus that will require remediation if significant work is performed on this campus. In particular the unisex restrooms will be difficult to alter to meet current requirements based on locations in the buildings.

Master Plan



Measure G Funded Work



Legend



Existing permanent building Existing portable building

- Existing storage
- Existing shade structure
- Modernization

New play apparatus

- New shade structure
- New equipment
- New modular building
- New fence/gate control

AD	Administration
CR	Classrooms

- CR Classrooms K Kindergarten
- MP Multipurpose
- SC Student Care

General Notes

- Replace portable classrooms with new modular building
- · Update interior finishes
- Replace water heaters/ fixtures
- Replace fire alarm system
- Replace intrusion alarm system
- · Replace intercom system
- Replace/re-key to safe classroom door locks
- Upgrade data infrastructure
- Upgrade classrooms to 21st century standards
- Install VoIP telephone system

Keynotes

- 1 Replace playground apparatus
- 2 Replace decking at kinder yard
- 3 Add shade structure
- 4 Add digital marquee
- 5 Add special education restroom
- 6 Improve acoustics at Building F classrooms
- 7 Convert computer lab to STEM lab
- 8 Conference room projection
- 9 Multipurpose projection and sound
- 10 Library projection
- 11 Add fencing/gate control at campus perimeter
- Shade Structure Storage

SS

ST

Unfunded Future Work



General Notes

- Refresh landscaping and modify irrigation for water efficiency
- Retrofit lighting and add daylighting controls
- Paint exteriors

Keynotes

- 1 Replace irrigation booster pump and upgrade irrigation controllers
- 2 Infill folding partition at Library building
- 3 Replace counter door at kitchen
- 4 Add EMS system at relocatables
- 5 Add 3-compartment sink and floor sink
- 6 Add prep counter
- 7 Add point-of-sale counter at kitchen

Legend

- Existing permanent building
- Existing portable building
 - Existing storage
- Existing shade structure
- Modernization

New play apparatus
New shade structure
New landscaping and irrigation
New equipment
New modular building

-	New	fence/gate	contro

- AD Administration CR Classrooms
- CR Classrooms K Kindergarten
- MP Multipurpose
- Student Care
- Shade Structure
- Storage

SC

SS

ST



Campus Data

School Type Grades Served Year Built Additions Modernizations Portables Total SF Site area Current Enrollment SF per student Elementary School K-5 1989 1990, 1997, 2011 None 29 36,965 10.29 acres 411 (2014-15) 89.9

Oak Chan Elementary School is comprised of one permanent singlestory building and twenty-nine relocatable buildings. The site is bounded by Prewett Drive to the east, greenbelts to the north and west, and residential homes to the south.

The original buildings, built in 1989, consist of the permanent building and twenty-four relocatable classrooms. The school was built using State School Building Program funds and local matching funds. Two portable classrooms were added in 1990 and two more in 1997. The portable that houses the student care program was replaced in 2011.

Enrollment



Enrollment Map



Existing Site Plan



Legend

- Existing permanent building
- Existing portable building
- Existing storage
- Existing shade structure
- AD Administration
- CL Computer Lab
- CR Classrooms
- K Kindergarten
- LB Library
- MP Multipurpose
- SC Student Care
- SDC Student Development Center
- SP Speech
- SS Shade Structure
- ST Storage

Assessment

Oak Chan was constructed on this site in 1989. It was built in California campus-style layout where classrooms have direct exterior access, organized in clusters facing to shared courtyards. It is the second reiteration of a campus design used similarly at three school sites. The one permanent building is clad in plaster with asphalt shingle mansard roofing and single-ply clad mechanical well. The remainder of the buildings are portable construction with plywood siding and metal roofing.

Sitework

This campus has been well maintained, but is showing wear of being a 26 year old campus. The asphalt paving has been patched and repaired over time, but is showing wear in many areas. Replacement should be considered.

Due to the age of the campus and location on a dead-end street, there is limited on-site parent drop-off. Currently drop-off occurs intermixed with staff parking. Optimally, the parking lots and drop-off should be reconfigured to improve separation of vehicular flow between parking, drop-off and busing.

The campus is mostly fenced and gated already. It would be straightforward to complete the security boundary at the frontage to encourage funneling visitors into the administration prior to entering the campus. The site would like to see the 4 foot high fence adjacent to Student Care be increased to 6 feet high.

The landscape and irrigation do not meet current District standards and are at the end of their productive lives. Many trees are nearing the end of their lifespan. Root growth is near the surface and has undermined many sidewalks. The booster pump is old and needs to be replaced. The controllers need updating. The irrigation heads are old, in poor condition and need to be updated to meet current standards. The playfield has a fairly steep slope and creates a very deep swale at the south side of the field. The field should be re-graded with improved drainage, re-irrigated and re-turfed. There are at least two memorials that will need to be addressed with any changes to the landscaping/ grading. There is a shade structure off of the multipurpose building that is showing signs of age and was built without Division of the State Architect certification. This structure should be removed and replaced with an approved system. A structure is also desired at the hardcourt for events and PE instruction.

The construction of the original campus predates accessibility codes. The accessible parking stalls, loading areas, many walks, exterior ramps and stairways do not meet current accessibility requirements. These need to be removed and replaced to provide adequate path of travel.

Buildings

The Administration/Multipurpose building is in reasonably good condition for its age. It has received general maintenance over the years, but is due for refreshing both on the interior and exterior. Painting, flooring, finishes and casework are all due for replacement.

All of the classrooms are housed in portable buildings. For their age, the portables are generally in satisfactory condition. At 25-26 years, the buildings are quite old and approaching the end of their serviceable lifespan. These buildings should be replaced rather than spending considerable dollars modernizing them.

Utility Services

As the portable buildings have been determined to be at end of life expectancy and scheduled for replacement, only the Administration/ Multipurpose building was assessed for utility services.

The Administration/Multipurpose building is served by Carrier rooftop packaged gas/electric units. Two of the three units on the Administration roof are in good condition and appear to have perhaps another 8-10 years of life expectancy. The third unit on this roof, and the three units on the Multipurpose roof are old and in very poor condition and in need of replacement. Exhaust fans, water heaters and other mechanical systems appear to be of similar age as the oldest units and should be replaced at the same time.

There is no Energy Management System (EMS) at this campus, the HVAC units are controlled by standalone thermostats with a central digital time clock for time of day operation. This campus should be added to the District EMS system.

For the most part, the electrical systems were found to be in good operating order. Electrical low voltage systems (fire alarm, intercom, telephone, etc.) were found to be fully operational and other equipment and materials (panelboards, lighting fixtures, wiring devices, etc.) were found operational and in good physical condition, with a few exceptions.

The existing FCI fire alarm system is functioning, however, it is no longer supported by the manufacturer and replacement parts are no longer available. The fire alarm control panel and associated devices should be replaced to maintain serviceability and brought up to current code. The Student Care Building system should be integrated into the new system. The existing Morse intrusion alarm system is old and needs to be replaced. Additional motion detectors need to be added to provide full coverage of system detection. The existing Dukane intercom system is obsolete and of old technology. The system should be replaced. The existing Dukane telephone system is obsolete and of old technology. The system should be replaced with a Voice over IP system to align with current District standards. The exit signs on the stage are plastic with no internal light and should be replaced to meet current code requirements.

Parking lot lighting is comprised of fixtures using High Intensity Discharge (HID) lamps. Lighting was found to provide lighting levels above latest Illuminating Engineering Society (IES) recommendations. Where this is the case, lamps or even fixtures may be removed to take advantage of energy savings. Reduction of energy usage may be realized by replacing interior and exterior fixtures with LED fixtures. Existing lighting controls will need to be supplemented to conform to newer energy standards.

Currently there is limited technology in the classrooms with the majority of the existing equipment supplied by the site via fundraising efforts and/or grants. Improvement of projection and sound capabilities in the multi, library and conference room spaces is needed as well as providing technology for roaming programs such as music and PE instruction. The District technology department is developing a plan to implement an improved backbone infrastructure and wireless technology system that will service the campus.

Equipment and Furnishings

Based on the findings of building life expectancy and functionality, the majority of the casework and equipment will be replaced as part of the solution, so the existing casework and furnishings were not assessed for need.

The Food Service equipment is generally in good functioning order. The staff would like new HVAC, more security between the MP and Kitchen, a long serving table, additional storage, POS service area with counter and new safety flooring.

The existing furniture and equipment will be assessed by a separate consultant who will provide recommendations for replacement.

Building Program

As noted, the classrooms are constructed entirely of portables and are recommended for replacement. Due to the age of this campus, the classroom organization does not contain pull-out spaces like the newer schools or what is being structured for the educational specification moving forward. To align with the District's educational model the replacements should align with current recommendations and include instructional pull-out spaces.

The Office is completely undersized for how schools currently operate. There is little to no space for waiting parents and students, an inadequately sized conference room and limited record storage. The multipurpose is small based on the occupancy of the school, but function is further reduced because there is no separate storage for chairs and tables. It is recommended that both the Office and Multipurpose be expanded to provide better functioning space.

The construction of the Administration/Multipurpose building predates accessibility requirements and the restrooms do not meet current requirements. They will require complete removal and reconfiguration to create adequate space for accessibility compliance.

Master Plan



Measure G Funded Work



Legend

- Existing permanent building
- Existing storage
- New permanent building
- \mathbb{Z} Modernization
- New site flat work 1

- New landscaping and irrigation New hardcourts
- New play apparatus
- New shade structure
- New equipment

- Administration AD
- CR Classrooms
- K Kindergarten
 - Library Media Center
- MP Multipurpose
- SC SS

General Notes

- Refresh landscaping and modify irrigation for water efficiency
- Replace portables with . permanent buildings
- Add EMS to campus
- Replace fire alarm system .
- Replace intercom system .
- Replace intrusion alarm .
- Upgrade data infrastructure .
- Upgrade classrooms to 21st century standards
- Install VoIP telephone . system
- Replace playground . apparatus
- Revise hardcourt areas
- Replace associated sitework .

Keynotes

- Revise parking lot and dropoff 1
- 2 Replace irrigation booster pump and upgrade irrigation controllers
- 3 Add digital marquee
- 4 Expand Administration and Multipurpose
- Modernize Administration and 5 Multipurpose
- Add fencing/gate control at 6 southern boundary
- 7 Conference room projection
- Multipurpose projection and 8 sound
- Library Media Center 9 projection
- 10 Add upper storage at kitchen
- 11 Add point of sale counter at kitchen
- 12 Replace shade structure

- LMC
- Student Care
 - Shade Structure

Unfunded Future Work



General Notes

 Refresh playfields and modify irrigation for water efficiency

Legend

- Existing permanent building
 - Existing storage
- New permanent building
- Modernization
- New site flat work

- New landscaping and irrigation
 New hardcourts
 New play apparatus
- New shade structure
- New equipment

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Measure G Construction Phase I - AD & MP, Parking Lot, and Dropoff



General Notes

 Refresh landscaping and modify irrigation for water efficiency

Keynotes

- 1 Construct temporary Administration portable in Kindergarten play yard
- 2 Revise parking lots and dropoff zones
- 3 Add digital marquee
- 4 Modernize Administration and Multipurpose
- 5 Expand Administration
- 6 Expand Multipurpose

Legend

- Existing permanent building
 - Existing portable building
 - Existing storage
- Existing shade structure
- New permanent building

- Modernization
- New site flat work
 - New landscaping and irrigation
 - New equipment
- Temporary portable housing
- ADAdministrationMPMultipurposeAD(T)Temporary Administration
Measure G Construction Phase II - Kinder & 8-Plex Buildings, Hardcourts



General Notes

Refresh landscaping and modify irrigation for water efficiency

Keynotes

- 1 Construct new Kindergarten building
- Construct new 8-plex Classroom building
- Replace play apparatus
- Replace southern hardcourts
- Replace shade structure
- Replace kinder hardcourts
- Add fencing/gate control at southern boundary

Legend

- Existing permanent building
 - Existing portable building
- Existing storage
- Existing shade structure
- New permanent building

- Modernization
- New site flat work \mathbb{Z}
- New landscaping & irrigation
- New hardcourts
- New play apparatus

New shade structure New equipment Temporary dirt fill

CR Classrooms Kindergarten Shade Structure SS

K

Measure G Construction Phase III - LMC, Shade Structure



General Notes

 Refresh landscaping and modify irrigation for water efficiency

Keynotes

- 1 Construct new Library Media Center building
- 2 Replace shade structure

Legend

- Existing permanent building
- Existing portable building
- Existing storage
- Existing shade structure
- New permanent building

- Modernization
- New site flat work
- New landscaping & irrigation
- New hardcourts
- New play apparatus

- New shade structure New equipment
- LMC Library Media Center SS Shade structure

Measure G Construction Phase IV- Second 8-Plex Building



General Notes

 Refresh landscaping and modify irrigation for water efficiency

Keynotes

- 1 Construct new 8-plex Classroom building
- 2 Replace shade structure
- 3 Replace play apparatus
- Replace northern hardcourts
- Replace irrigation booster pump and upgrade irrigation controllers

Legend

- Existing permanent building
- Existing storage
- Existing shade structure
- New permanent building
- Modernization

- New site flat work
- New landscaping & irrigation
- New hardcourts
- New play apparatus
 - New shade structure

New equipment

CR Cla SS Sh

Classrooms Shade structure



Campus Data

School Type Grades Served Year Built Additions Modernizations Portables Total SF Site area Current Enrollment SF per student Elementary School K-5 2007 2011, 2014 None 27 51,209 10.00 acres 753 (2014-15) 68

Enrollment



Russell Ranch Elementary School is made up of seven permanent single-story buildings and eight relocatable buildings. The site is bounded by Dry Creek Road, Owl Meadow Street, and Empire Ranch Way.

The original buildings consist of the seven permanent buildings and the student care relocatable which were built in 2007. An additional student care relocatable was added in 2009. Three relocatable classrooms were moved from other sites to Russell Ranch in 2011 to house enrollment growth. Three additional relocatable classrooms were added in 2013. The school was built using State School Building Program funds and local matching funds.

Enrollment Map



Existing Site Plan



Legend

Existing permanent buildingExisting portable building

- AD Administration CR Classrooms K Kindergarten LRC Learning Resource Center
- MP Multipurpose
- SC Student Care
- ST Storage

Assessment

Russell Ranch was constructed on this site in 2007. It was built in California campus-style layout. It is the sixth reiteration of a campus design used at several school sites, but received additional modifications to support special education programs. Due to difficult terrain, the buildings are clustered tightly together in a compact configuration. There is a centralized quad at the core of the campus. This campus includes centralized pull-out spaces in the classroom wings. The permanent buildings are clad in plaster with sloped metal roofing and single-ply clad mechanical wells. The portable buildings are clad with plywood siding and metal roofing.

Sitework

This campus is one of the newer campuses and is still in good condition. There are no current maintenance needs for the ac paving.

Due to site location and topography, there are limited points of entry for vehicles and pedestrians, but generally on-site flow works fairly well. Currently orange cones are being used to aide vehicle flow, converting these to removable bollards would assist in flexibility and aid in fire lane access. The main parking entrance is uncontrolled at the street. Having stops signs would be an improvement.

The campus is bounded by fence in some areas, but there are still some open pathways. Due to the special education population, minimizing these openings will be a benefit, but will not fully resolve the issue.

As one of the newest campuses, the irrigation is generally in good condition and aligns with District standards. However, the landscaping has had issues and is in fair to poor condition with several areas (including the hillside) where the planting is completely gone. These areas need attention and re-planting. The lawn heads could be upgraded and the shrub beds converted to drip to conserve water usage. The playfield is in fair condition but could use some rehabilitation.

This campus does not have any existing shade structures. With the lack of tree growth since construction, shade is definitely needed. Structures would benefit the quad area and hardcourts.

The accessible parking stalls, loading areas and a few walks, exterior ramps and stairways do not meet current accessibility requirements. These need to be modified to provide adequate path of travel.

Buildings

As this school is newer construction, the buildings are in good condition for their age. It has received general maintenance over the years, but finishes from the original construction will be due for refreshing both on the interior and exterior in the next 5-10 years.

Utility Services

The HVAC systems serving the permanent buildings are original from the 2007 construction of the campus and are in good condition. At 8 vears old they should have at least another 10 years of life expectancy. Relocatable buildings 27, 28 and 29 are served by various wall hung and rooftop Bard heat pump units which appear to date to about 1998. At 17 years old these units are approaching the end of their life expectancy and should be scheduled for replacement in the next couple of years. Relocatable buildings 30, 31 and 32 are served by wall hung Bard heat pump units which appear to date to about 2008. These units are in good condition and at 7 years old should have another 10 years of life expectancy. The Student Care/Pre-School relocatable building is served by a wall hung Bard heat pump unit which appears to date to 1998. At 17 years old this unit is approaching the end of its life expectancy and should be scheduled for replacement in the next couple of years. Similarly, the exhaust fans, water heaters and other mechanical equipment are of similar age of the original campus construction, in good condition and should have at least another 10 years of life expectancy

The Energy Management System (EMS) is an Alerton system for the whole campus with the exception of the Portable buildings which are not on the EMS but are controlled by programmable thermostats. The Portables should be connected to the EMS.

As this school is newer construction, the electrical systems were found to be in good operating order. Electrical low voltage systems (fire alarm, intercom, telephone, etc.) were found to be fully operational and other equipment and materials (panelboards, lighting fixtures, wiring devices, etc.) were found operational and in good physical condition, with one noted exception. The existing fire alarm system is functioning, however, it is no longer supported by the manufacturer and replacement parts are no longer available. The fire alarm control panel and associated devices should be replaced to maintain serviceability.

Parking lot lighting is comprised of fixtures using High Intensity Discharge (HID) lamps. Classroom lighting and lighting in other spaces were found to provide lighting levels above latest Illuminating Engineering Society (IES) recommendations. Where this is the case, lamps or even fixtures may be removed to take advantage of energy savings. Reduction of energy usage may be realized by replacing interior and exterior fixtures with LED fixtures. Existing lighting controls will need to be supplemented to conform to newer energy standards.

Currently there is blend of technology in the classrooms with the majority of the existing equipment supplied by the site via fundraising efforts and/or grants. Improvement of projection and sound capabilities in the multi, library and conference room spaces is needed as well as providing technology for roaming programs such as music and PE instruction. The District technology department is developing a plan to implement an improved backbone infrastructure and wireless technology system that will service the campus.

Equipment and Furnishings

Overall, the casework and equipment is original construction and still in good condition. There are isolated items that require repair and some components do not meet current accessibility requirements.

The Food Service equipment is generally in good functioning order. The staff did not identify any specific items for attention.

The existing furniture and equipment will be assessed by a separate consultant who will provide recommendations for replacement.

Building Program

Overall, this campus is functioning well programmatically and not many items were identified for functional improvement in the assessment process.

Similar to most campuses, the combination of cumulative file storage with the Conference Room in the Administration building is problematic. Additionally, from the original occupancy, the Principal's Office and Conference spaces were swapped, making the conference space even more limited. It is recommended that these uses swap back to their original designed locations.

As technology continues to advance, the pull-out computer lab becomes more obsolete and this space should be repurposed; possibly to a STEM lab or an expansion to the Library.

With the latest code adoption cycle, accessibility standards have changed. There are a few items on this campus that will require remediation if significant work is performed on this campus. In particular the unisex restrooms will be difficult to alter to meet current requirements based on locations in the buildings.

Master Plan



Measure G Funded Work



Legend

Existing portable building

Existing permanent building

Existing storage

- Modernization
- New site flat work

- New landscaping & irrigation
 - New play apparatus

· · · Speed bumps/bollards

- New play apparatus
- New shade struct
 New equipment
- Landscape demolition

- General Notes
- Refresh landscaping and modify irrigation for water efficiency
- Reprogram intercom system
- Upgrade data infrastructure
- Upgrade classrooms to 21st century standards

Keynotes

- 1 Revamp quad area
- 2 Add stair/walkway at bus dropoff
- 3 Add speed bumps and bollards
- 4 Expand apparatus area
- 5 Add shade structure
- 6 Remove grassy knoll
- 7 Convert computer lad to STEM lab
- 8 Switch principals office and conference room
- 9 Replace toilet at autism kinder
- 10 Conference room projection
- 11 Multipurpose projection
- 12 Learning Resource Center projection
- 13 Provide music stand storage
- 14 Upgrade irrigation controllers
- ADAdministrationKKindergartenLRCLearning Resource
CenterSCStudent CareSSShade Structure

Unfunded Future Work



Legend

- Existing permanent building
- Existing portable building
- Existing storage
- Modernization
- New fence/gate control

- AD Administration
- CR Classrooms
 - Kindergarten

K

- LRC Learning Resource Center
- Multipurpose Student Care

MP

SC

General Notes

- · Paint exteriors
- Update interior finishes
- Add EMS system at relocatables
- Retrofit lighting and add daylighting controls
- Add additional restroom for 3rd kindergarten

Keynotes

1 Add fencing/gate control at campus perimeter



Campus Data

School Type Grades Served Year Built Additions Modernizations Portables Total SF Site area Current Enrollment SF per student Elementary School K-5 2003 2005, 2006 None 5 51,364 10.20 acres 591 (2014-15) 86.9

Sandra J Gallardo Elementary School is comprised of seven permanent single story buildings and five relocatable buildings. The site is bounded by Russi Road, Stewart Street, a greenbelt, and residential homes.

The original buildings built in 2003 consist of seven permanent buildings and the student care relocatable. Two portable classrooms were added in 2005 and two more in 2006. The school was built using State School Building Program funds and local matching funds.

Enrollment



Enrollment Map



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Existing Site Plan



Legend

- Existing permanent building
- Existing portable building
- Existing storage
- Existing shade structure
- AD Administration
- CR Classrooms
- K Kindergarten
- LRC Learning Resource Center
- MP Multipurpose
- SC Student Care
- SS Shade Structure
- ST Storage

Assessment

Sandra J Gallardo was constructed on this site in 2003. It was built in California campus-style layout. The buildings are clustered to form small courtyards between buildings. It is the fourth reiteration of a campus design used at several school sites. There is a centralized quad adjacent to the library with an outdoor amphitheater. This campus includes centralized pull-out spaces in the classroom wings. The permanent buildings are clad in plaster with sloped metal roofing and single-ply clad mechanical wells. The portable buildings are clad with plywood siding and metal roofing.

Sitework

This campus has been well maintained and is generally in good condition. The one exception being the condition of the hardcourts. This area of paving is showing signs of significant cracking, the cracks have been patched, but are of size and quantity indicative of a larger underlying problem with settlement or moisture that will require a more comprehensive fix than just patching the cracks.

Over time the parking and drop off areas have been modified for improvement and appear to be functioning fairly well. The kinder parking area is closed for drop-off access due to previous issues and revised function has alleviated the problems. Currently there are orange cones being used to aide vehicular flow, but this has limited flow of traffic to only one exit. Replacing these with removable bollards will return the flexibility of having a secondary exit.

This is a very open campus in terms of fencing. There have been few issues with this and it is not a priority of the site to enclose further. However, there would be benefit in reducing the number of open access points.

The landscape and irrigation do not entirely meet current District standards but are in fair operating condition. To align with District standards and in mindfulness of water conservation, the controllers should be updated and the hillside and shrub bed spray heads should be converted to drip irrigation. There is a drainage and irrigation issue with the slope from the hardcourt to the field exacerbated by individuals cutting through the planter. This should be improved. The playfield is in fair-poor condition with fescue turf that should be replaced with a Ryeblue blend. There are a couple of existing shade structures on campus that appear to be in good condition and functioning adequately. An additional one is desired near the multipurpose to cover the outdoor picnic benches.

The accessible parking stalls, loading areas and a few walks, exterior ramps and stairways do not meet current accessibility requirements. These need to be modified to provide adequate path of travel.

Buildings

The buildings are in reasonably good condition for their age. They have received general maintenance over the years, but at 9-12 years, the buildings are aging and are due for refreshing. Painting, flooring, finishes and casework are all due for refinishing and/or replacement.

All of the door hardware at the portable buildings should be replaced and keyed to the master. The remainder of the campus is in good condition and keyed to the master.

Utility Services

The Multipurpose, Administration, Library and Classroom buildings are served by Carrier rooftop packaged gas/electric units which appear to be the original units dating to about 2003. Most units appear to be in decent condition, but at 12 years old these units probably have another 6-8 years of life expectancy so replacement should be scheduled accordingly. Exhaust fans, water heaters and other mechanical systems are of similar age of the original campus and should be replaced at the same time as the HVAC units. The four Portable buildings are served by Bard wall hung heat pumps which appear to be in decent condition, but age was unable to be identified.

The Energy Management System (EMS) is a Johnson Metasys system for the whole campus with the exception of the Portable buildings which are not on the EMS but are controlled by programmable thermostats. The Portables should be connected to the EMS.

For the most part, the electrical systems were found to be in good operating order. Electrical low voltage systems (fire alarm, intercom, telephone, etc.) were found to be fully operational and other equipment and materials (panelboards, lighting fixtures, wiring devices, etc.) were found operational and in good physical condition, with a few exceptions. The existing Merlin telephone system is obsolete and of old technology. The system should be replaced with a Voice over IP system to align with current District standards.

Parking lot lighting is comprised of fixtures using High Intensity Discharge (HID) lamps. Classroom lighting and lighting in other spaces were found to provide lighting levels above latest Illuminating Engineering Society (IES) recommendations. Where this is the case, lamps or even fixtures may be removed to take advantage of energy savings. Reduction of energy usage may be realized by replacing interior and exterior fixtures with LED fixtures. Existing lighting controls will need to be supplemented to conform to newer energy standards.

Currently most classrooms have LCD projectors and portable sound with the majority of the existing equipment supplied by the site via fundraising efforts and/or grants. Improvement of projection and sound capabilities in the multi, library and conference room spaces is needed as well as providing technology for roaming programs such as music and PE instruction. The District technology department is developing a plan to implement an improved backbone infrastructure and wireless technology system that will service the campus.

Equipment and Furnishings

Overall, the casework and equipment is original construction and still in good condition. There are isolated items that require repair and some components do not meet current accessibility requirements.

The Food Service equipment is generally in good functioning order. The staff would like a new dishwasher and a new salad bar.

The existing furniture and equipment will be assessed by a separate consultant who will provide recommendations for replacement.

Building Program

Overall, this campus is functioning well programmatically and not many items were identified for functional improvement in the assessment process.

Similar to most campuses, the combination of cumulative file storage with the Conference Room in the Administration building is problematic.

As technology continues to advance, the pull-out computer lab becomes more obsolete and this space should be repurposed; possibly to a STEM lab or an expansion to the Library.

With the latest code adoption cycle, accessibility standards have changed. There are a few items on this campus that will require remediation if significant work is performed on this campus. In particular the unisex restrooms will be difficult to alter to meet current requirements based on locations in the buildings.

Master Plan



- Existing permanent building Existing portable building Existing storage Existing shade structure Modernization New landscaping and irrigation New hardcourt New play apparatus New equipment New fence/gate control Administration
 - Classrooms Kindergarten Learning Resource
- Center Multipurpose
- Student Care
- Shade Structure
- Storage

Measure G Funded Work



Legend



Existing permanent building Existing portable building

- Existing portable buildin
- Existing storage
- Existing shade structure
- Modernization

New	lanc	Iscapi	ing	and	irrigation

New play apparatus

- New shade structure
- New equipment

AD	Administration
LRC	Learning
	Resource Center
MP	Multipurpose
SS	Shade Structure

General Notes

- Replace HVAC equipment
- Replace water heaters/ fixtures
- Reprogram the intercom system
- Replace/re-key to safe classroom doors locks at portables
- · Upgrade data infrastructure
- Upgrade classrooms to 21st century standards
- Install VoIP telephone system

Keynotes

- 1 Expand playground apparatus
- 2 Add shade structure
- 3 Address drainage/erosion at playfield hillside
- 4 Add digital marquee
- 5 Convert computer lab to STEM lab
- 6 Multipurpose projection and sound
- 7 Library projection
- 8 Conference room projection

Unfunded Future Work



Legend

- Existing permanent building
- Existing portable building
- Existing storage
- Existing shade structure
- Modernization 1

	New landscaping and irrigation
	New play apparatus
-	New shade structure
	New equipment

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Γ

AD	Administration
CR	Classrooms
K	Kindergarten
LRC	Learning
	Resource Center

MP Multipurpose SC

SS

- Student Care
- Shade Structure

- · Refresh landscaping and modify irrigation for water efficiency
- Update interior finishes
- · Paint exteriors
- · Add EMS system at relocatables
- · Retrofit lighting and add daylighting controls

Keynotes

- Replace main hardcourt area 1
- 2 Replace walkoff mats at Multipurpose
- 3 Add fencing/gate control at west boundary
- Replace salad bar 4
- Replace dishwasher 5
- 6 Upgrade irrigation controllers



Campus Data

School Type Grades Served Year Built Additions Modernizations Portables Total SF Site area Current Enrollment SF per student Elementary School K-5 1950 1953, 1958, 1959, 1961 2001 1986, 1988 37,671 13.42 acres 438 86

Enrollment



Theodore Judah Elementary School is comprised of seven permanent single story buildings and seven relocatable buildings. The rectangular shaped site is fronted by Dean Way with the balance of the sides bounded by single family home sites.

The original six buildings were built in 1950, 1953, 1958, and 1959. The multipurpose was added in 1961. Four portable classrooms were added in 1985 while portable library/speech therapy and student care structures were added in 1988. A site-wide modernization was completed in 2001. A neighborhood medical clinic portable was added in 2002 while a second student care portable was added in 2014.

Enrollment Map





Existing Site Plan



Existing permanent structure Existing portable structure Existing storage Existing shade structure

Administration Classroom Library Multipurpose Special Classroom Shade Structure

Storage

Assessment

The original seven wood framed buildings, which are clad in cement plaster and have low slope roofs, were constructed progressively as the area grew in population in the 1950's. They are organized in three successive linear wings roughly forming an elongated 'E' in plan. The early wing buildings B and C feature an enclosed circulation corridor over a raised wood framed floor system. The later wings D and E went to covered exterior circulation corridors and slab on grade construction.

Sitework

The site is served by an inadequately sized parking lot which is very inefficient at dropoff and pickup times. This lot along the westerly edge of the site also serves to access two student care and medical clinic portables. The function of this lot and the unloading and loading of students into vehicles is one which site administrators deem a top priority for improvement.

The hard court play areas are in generally fair condition. The landscaping and irrigation are nearing the end of their productive lives and do not align with District standards. Trees in the two linear courtyards between buildings B, C, and D are causing problems with underground utilities and need to be removed.

The District has for the past several years been in negotiation with Folsom's Hope, a non-profit charitable organization, regarding a lease for a portion of the Judah site to the east of the kindergarten building G. A current conceptual site plan by an architect this group has retained is included in this master plan as a parameter which needs to be coordinated with the District's intentions. One facet which needs to work together with this building is the extension of an emergency vehicle access road. The current fire code requires that this lane loop the site due to the distance around the buildings comprising the campus.

A manual readerboard sign is currently in use on the site. Staff desires to have a digital marquee sign that is highly visible and can communicate multiple messages to parents and the community.

Various site path of travel elements need to be updated to current disabled accessibility code requirements.

Buildings

The seven permanent buildings are in very good condition having been extensively renovated in a 2002 modernization. Interior finishes were significantly improved then and the buildings have held up well through the years. The exception here is certain rooms where resilient flooring is damaged by moisture and should be repaired. Also, in the 2002 modernization, staff restrooms in the administration building A, along with student restrooms in buildings B, and one kindergarten toilet room in building F were improved to then current disabled accessible code requirements and generally meet today's standards. In addition, drinking fountains and classroom sinks were made accessible at this time. There will however be the need to improve various path of travel and building component elements into conformance with current disabled accessibility requirements.

The 1961 multi-use room is small relative to the current enrollment. Ideally it should be replaced or expanded to include a raised platform. Alternatively an outdoor area with a shade structure could serve to expand the capacity of the lunch time function.

The library / computer lab / speech therapy portable and four classroom portables are in poor condition. At 27-29 years old, the buildings are quite old, and are at the end of their serviceable lifespan. These buildings should be replaced. In imagining these buildings being replaced the administration staff visualizes the creation of an outdoor courtyard space which could handle the assembly of the entire school population. Some type of shade structure in this area would also be desired.

Currently one of the two kindergarten classrooms for the site is housed in an undersized portable classroom while a preschool uses the kindergarten building G. The desire is to get the kindergarten back into this space while finding a new adequate location for the preschool.

The doors in all of the buildings are in good shape while all of the door hardware with the exception of the administration building H are worn and need replacing. At all existing classroom doors to remain, hardware needs to be upgraded to include 'safe school' cylinders which can be locked from the inside. All new classroom doors in the proposed solution shall also include this feature.



Due to contemplated program enhancements on the site as part of this plan solution, there will be the need to improve at least one of the three sets of student restrooms not currently in conformance to current disabled accessibility codes. An additional set of accessible staff restrooms will also likely be needed for the site.

Utility Services

The rooftop package mechanical units in all of the original seven permanent campus buildings were placed as part of the 2002 modernization when a central boiler heating system with floor mounted unit ventilators was abandoned. Exhaust fans, water heaters, and other mechanical systems were also replaced in 2002. The systems are managed on this campus by an energy management system installed in this same modernization.

This school, for the most part, was found to be in good operating order with respect to electrical systems. Electrical low voltage systems (fire alarm, intercom, telephone, etc.) were found to be fully operational and other equipment and materials (panelboards, lighting fixtures, wiring devices, etc.) were found to be operational and in good physical condition, with exceptions as noted in the following paragraphs.

Some suggestions can be made related to energy savings. Parking lot lighting is comprised of fixtures using HID lamps; these fixtures can be changed to ones having LED sources for lighting. Classroom lighting and lighting in other spaces were found to provide lighting levels above latest Illuminating Engineering Society (IES) recommendations. Where this is the case, lamps or even fixtures may be removed to take advantage of energy savings. Additional reduction of energy usage may be realized by replacing interior and exterior fixtures with LED fixtures. Also, lighting controls could be added to turn artificial lights off where adequate natural light illuminates portions of rooms. Existing lighting controls should be supplemented to conform to newer energy standards.

One isolated item needs attention. Wire guards should be provided over the multi-purpose room stage lights and emergency lighting battery packs.

Equipment and Furnishings

In the administration areas, classrooms, and other student use areas the casework and most furnishings were improved in the 2002 modernization and are in good repair.

Building Program

Due to the age of this campus, the classroom organization does not contain pull-out spaces like the current prototype design or what is being structured for the educational specification moving forward. To align with the District's educational model the replacements should align with current recommendations and include instructional pull-out spaces The site waste and recycling containers are left exposed by the adjacent food service loading dock. These should be housed in an enclosure.

Master Plan





Measure G Funded Work



General Notes

- Remove existing portable media center and classroom building replace with permanent buildings
- Expand and re-organize parking lot and drop-off pick up area
- Coordinate master planning with Folsom's Hope community group
- Install VolP telephone system upgrade intercom, clock, bell system
- Upgrade classrooms to 21st century standards
- Replace/re-key to safe classroom door locks
- Disabled accessible path of travel improvements to Measure G improved areas

Keyotes

- Add lunch / pick-up / drop-off court with shade shelter
- 2. Add ornamental fence with rolling gate
- Remove existing fence replace with ornamental metal fence with concrete masonry columns
- Add raised platform at courtyard with shade structure overhead
- Add shelter at bus pick-up / drop-off area
- 6. Remove trees refresh landscaping
- Re-purpose existing clinc portable into preschool with playground
- 8. Add digital marquee to replace existing reader board sign
- Modernize restrooms to comply with current disabled accessibility codes
- 10. Add trash enclosure
- 11. Relocated storage containers



Legend

- Existing permanent building
- Existing storage
- New landscaping and irrigation
- Measure G landscaping and irrigation
- Existing Portable building

- New permanent building
- New shade structure
- Safety markings at paving
- 3° Restroom Facilities
- --- New fence / gate control

General Notes

- Refresh landscaping and modify irrigation for water efficiency
- Accessibility improvements per disabled access compliance reports
- Mechanical, electrical, and interior finish improvements

Keynotes

- Upgrade irrigation controller, backflow device, and booster pump
- 2. Upgrade irrigation controller
- Upgrade landscape and irrigation at areas not improved in Measure G phased work
- Various disabled accessibility improvements not in Measure G ADA path of travel improvemer work
- 5. Upgrade lighting to LED fixtures typical all existing buildings
- Replace 2002 vintage mechanical units - typical all existing buildings
- 7. Refresh interior finishes typical all existing buildings
- 8. Relocated cricket pitch to allow for Folsom's Hope building
- 9. Relocated baseball diamond to allow for Folsom's Hope building







Campus Data

School Type Grades Served Year Built Additions Modernizations Portables Total SF Site area Current Enrollment SF per student Middle School 6-8 1967 1999, 2002 2001 1985, 1989, 1998 154,333 37.74 acres 1,295 1,312

Folsom Middle School is comprised of three permanent single story buildings, one permanent 2-story building and 12 relocatable buildings. The site is fronted by Blue Ravine Road and is adjacent to Ed Mitchell Park.

The original building, A-wing, was built in 1968. The 2-story and multipurpose buildings were added in 1995. The gymnasium was added in 2003. The relocatable buildings on site range from 1985 to 1999. In 2001 a partial modernization was completed.

Enrollment



Enrollment Map



Existing Site Plan



- Existing permanent structure Existing portable structure Existing storage
- AD Administration
- CR Classroom
- LB Library
- MP Multipurpose
- SC Special Classroom
- SS Shade Structure
- ST Storage
 - Gymnasium

Assessment

The Folsom Middle School administration / classroom building A was built in 1967 as the anchor for a new middle school campus which would then expand over time. This main building was supplemented by as many as fifteen portable structures into the early 1990's. When a two story classroom building B and multi-use building C were constructed in 1993, the District intention was to transition this site into use as a comprehensive high school. The adjacency of the multi-use building to the then proposed gymnasium site on the campus placed this building several hundred feet away from the administration offices in building A and the then new two story classroom building B. This expanse between the buildings was to be filled with additional structures as the site transformed into a high school. As growth in the Folsom area boomed in the mid 1990's the need arose for two middle schools in the area. A new comprehensive high school site was found and the plan to convert the Folsom Middle site to a high school was abandoned. The gymnasium, running track, and football field were added in the originally intended locations in 2002.

Sitework

With the evolution of the campus as a potential comprehensive high school, the site is very large for the middle school population it serves. The area between the classroom buildings and the multi /gymnasium structures allows for future expansion if ever needed. This area was improved in 2002 to include flatwork and landscaping in large part designed as an outdoor assembly area. The grounds and large parking areas are in generally good shape. Access to the site from the north by bicyclists and pedestrians can be through the unfenced border with Mitchell Park. This uninhibited access to the park is a security concern. From the south, pedestrian access could be improved with an added crosswalk to the eastern leg of the signalized intersection at Blue Ravine and the main parking lot. A city bike path on the south edge of Blue Ravine terminates on the west leg of this intersection forcing students to cross vehicular circulation which could be avoided with a crosswalk on the opposite side.

A manual readerboard sign is currently in use on the site. Staff desires to have a digital marquee sign that is highly visible and can communicate multiple messages to parents and the community.

Various site path of travel elements need to be updated to current disabled accessibility code requirements.

Buildings

The core grouping of four permanent buildings are in relatively good shape for their age. The administration / classroom building A is a wood framed structure with a brick veneer exterior finish and concrete columns. The original wood shake decorative mansard roof element was re-finished with metal roofing in 2002. This building was modernized extensively in 2002 and in general is in adequate condition. The administration portion of this building, which includes a health office that is inadequate for a school of this size, is poorly organized and in need of renovation. The entry into this administration office is difficult to locate by a first time visitor to the school. The two story classroom building B and the multi-use building C date from 1993 and are built of steel framed construction with some concrete elements. The exterior finishes include brick veneer and plaster with metal roofing on decorative mansards. The multi-use lobby area is oversized for the adjacent spaces and may be re-purposed for needed uses. A snack bar off of the lobby area is not needed and primarily used as storage. A staff break room adjacent to the kitchen also does not seem to be utilized. The gymnasium building D added in 2002 is a steel and concrete masonry structure with metal roofing elements. The low slope roofs on all of the permanent buildings have single ply roofing membranes which on buildings A, B, and C replaced the original built-up roofing. There are eleven portable classroom buildings located to the north of building B some of which will need replacing in the next ten years.

The interior finishes in building A are in adequate shape having been replaced and improved in 2001. The finishes in buildings B and C in some areas are showing age and need replacing. Specific areas include the flooring in the multi-use room and the stage. The gymnasium building finishes are in good condition.

The music program is primarily housed in a portable building which is too small and there is inadequate instrument storage. Band instruction also takes place on the multi-use stage.

The doors in all of the buildings are in good shape while all of the door hardware with the exception of building A are worn and need replacing. At all existing classroom doors to remain, hardware needs to be upgraded to include 'safe school' cylinders, which can be locked from the inside. All new classroom doors in the proposed solution shall also include this feature.



Various sinks, drinking fountains, stair components, and signage need to be updated to current disabled accessibility code requirements.

Utility Services

As most of the portable buildings have been determined to be at the end of their life expectancy and scheduled for replacement, only the permanent buildings were assessed for utility services.

In regard to heating, ventilation, and air conditioning at this site the rooftop package mechanical units at the 1967 administration / classroom building A were replaced in a 2001 modernization and are scheduled for replacement in 2021. The two story classroom building B and the multi-use building C are also served by rooftop package units which are original 1993 vintage units and will need replacement within five to ten years. Similarly the water heaters and exhaust fans in building A were replaced in the 2001 modernization while the building B and C equipment are original and will need replacement. The gymnasium building D from 2001 was constructed with an air handling unit for the main gym space with no air conditioning. The rooftop package HVAC units, exhaust fans, and water heaters at the locker room area are original and should be scheduled for replacement before 2021. The roof top package unit serving the wrestling room off the gym does not change air fast enough and needs to be upsized. The systems are managed on this campus by separate out of date energy management systems installed in the original construction with the exception of building A where this was added in 2001. A single unified EMS system needs to installed and tied in to replace the older systems on the campus.

This school, for the most part, was found to be in good operating order with respect to electrical systems. Electrical low voltage systems (fire alarm, intercom, telephone, etc.) were found to be fully operational and other equipment and materials (panelboards, lighting fixtures, wiring devices, etc.) were found to be operational and in good physical condition, with exceptions as noted in the following paragraphs. The existing fire alarm control panel is the District's standard Notifier NFS-3030, and was recently installed. The rest of the system does not meet current codes and an upgrade should be considered with specific attention to five items. First, many of the rooms are protected by heat detectors. Newer codes require smoke detectors to provide earlier detection. Second, some smoke detectors exist, but are non-addressable type. These should be replaced with addressable type to assist with maintenance and identification of trouble or alarm location. Third, visual indication devices (strobes) should be replaced with new high intensity type. Strobes should be added and located to provide coverage required by current codes. Fourth, a voice evacuation system will need to be provided when the existing system upgrade is made. Finally, the wall-mounted strobe in the Gymnasium should be provided with wire guards to prevent damage when ball type activity occurs.

The existing intrusion alarm system is old—Flair Model 203A—and obsolete. The system should be upgraded to the District's standard Bosch 9412G addressable system. New devices such as keypads, motion detectors, and door switches should be replaced to provide an addressable system campus-wide and programmed and zoned per District standards.

Some suggestions can be made related to energy savings. For instance, parking lot lighting is comprised of fixtures using HID lamps; these fixtures can be changed to ones having LED sources for lighting. Also, classroom lighting and lighting in other spaces were found to provide lighting levels above latest Illuminating Engineering Society (IES) recommendations. Where this is the case, lamps or even fixtures may be removed to take advantage of energy savings. Additionally, reduction of energy usage may be realized by replacing interior and exterior fixtures with LED fixtures. Another suggestion is to add lighting controls to turn artificial lights off where adequate natural light illuminates portions of room. Existing lighting controls should be supplemented to conform to newer energy standards. A priority program scope item is to replace the lighting in the multi-use room. Finally, occupancy sensors should be added to rooms and areas where none exist, such as in the Administration.

Certain other isolated items need attention. Receptacles near sinks should be changed to GFI type. Receptacles should be added at HVAC units where none exist or are not within 25' of all HVAC units. In the Library, a floor box is missing a cover. In the Servery, a floor box is missing a cover. In the Kitchen, the 120V, 20-amp receptacles are not GFI type, though new codes require such outlets to be GFI. Wire guards should be added over the clock/speakers in the Gymnasium. In the Library Workroom, existing receptacles at sinks should be replaced with GFI type. One of the panels in the Kitchen area is missing its circuit assignment directory, so one should be provided.

Equipment and Furnishings

The casework in building A classrooms are in good shape having been refurbished and modernized in 2001. An exception in building A is the administration area where the permanent casework layout is inadequate and needs to be replaced. In general in buildings B and C the casework is in adequate condition with the exception of classroom sinks which need to be replaced.

In the building C kitchen, unused equipment needs to be removed and be replaced by preparatory countertops. This unused equipment includes a steamer, a braise machine, and a pizza oven. Additional point of sale locations need to be provided along with a new dishwasher.

Building Program

The existing track and field on the eastern edge of the site was added in 2001. A possible joint use venture with the City to improve this feature will include a synthetic track and turf field has been expressed by current physical education staff.


Master Plan





Measure G Funded Work



Legend

- Existing permanent building
- Existing storage
- Minor Modernization
- Modernization
- Existing Portable building

- Measure G landscaping and irrigation
- Add entry plaza to mark administration location
- Safety markings at paving
- 3[♀] Restroom Facilities
- --- New fence / gate control

General Notes

- Remodel aministration area and create entry plaza to identify as main office to public
- Re-organize main parking lot and drop-off pick up area adjacent building C
- Upgrade fire and intrusion alarm systems
- Install VolP telephone system upgrade intercom, clock, bell system
- Upgrade classrooms to 21st century standards
- Replace/re-key to safe classroom door locks
- Disabled accessible path of travel improvements to Measure G improved areas

- 1. Re-purpose existing seminar room into detention room
- 2. Re-purpose existing office into engineering lab
- 3. Add suncontrol to existing computer classroom
- 4. Re-purpose existing snack bar area into pysical education classroom
- 5. Modrenize finishes and lighting in multi-purppose room
- 6. Remodel portion of (e) multi-purpose lobby into music classroom
- Mechanical improvements in Bldg. D - Add cooling in gym, improve ventilation in wrestling and locker rooms
- 8. Relocated bicycle parking area
- 9. Add digital marquee sign adjacent entry plaza
- 10. Regrade and lanandscape into usable area
- 11. Add ball wall
- 12. Add site lighting at portable classrooms
- 13. Work with city of Folsom ot add signalized crosswalk at this location
- 14. Add ±3'-0" high barrier fence
- 15. Add anti-graffiti coating at exterior walls
- 16. Add 'funnel fence' at public park border to denote school boundary

Folsom Middle School

Unfunded Future Work



General Notes

- Refresh landscaping and modify irrigation for water efficieny
- Accessibility improvements per disabled access compliance reports
- Mechanical, electrical, and interior finish improvements

Keynotes

- Various disabled accessibility improvements not in Measure G ADA path of travel improvement work
- 2. Upgrade irrigation controller and booster pump
- Upgrade landscape and irrigation at areas not improved in Measure G phased work
- 4. Upgrade lighting to LED fixtures
- 5. Replace 1999 vintage mechanical units
- 6. Refresh interior finishes

- Existing permanent building
- Existing storage
- New landscaping and irrigation
- Measure G landscaping and irrigation
- Existing Portable building

- Add entry plaza to mark administration location
- Safety markings at paving
- d[♀] Restroom Facilities
 - New fence / gate control



Campus Data

School Type Grades Served Year Built, 2005

Additions Modernizations Portables Total SF Site area Current Enrollment SF per student Middle School 6-8 1927, 1932, 1951, 1954, 1956, 1957, 1961 1963, 1989, 1990, 1992, 1993, 1995, 1999, 2003 18 114,124 21.80 acres 1,312 86.9

Enrollment



Sutter Middle School is comprised of 18 permanent single story buildings and 21 relocatable buildings. This site was the original home of Folsom High until the new campus opened in 1998. The site is bounded by Riley Street, E Bidwell Street, Persifer Street, and Coloma Street.

The only original building remaining is the library, which was built in 1927. The café annex building which was originally a shop building was built in 1948. The cafeteria was built in 1957. The gymnasium and shop buildings were constructed in 1951 and 1961, respectively. Half of C-wing was constructed in 1954 and the other half in 1992. The administration building E, B-wing classroom buildings, music building M, and snack bar were added in 1961. A total of 18 relocatable classrooms and one relocatable restroom were added from 1989 to 2005. Currently, Folsom Community Charter is housed in five of these relocatable classrooms.

Enrollment Map





Existing Site Plan



Existing permanent structure Existing portable structure Existing storage

- AD Administration
- CR Classroom
- LB Library
- MP Multipurpose
- SC Special Classroom
 - Shade Structure
- ST Storage
 - Gymnasium

Assessment

Located adjacent to the historic center of Folsom the current Sutter Middle School site beginning in the 1920's was Folsom High School. Growing with the town over the years the campus evolved with the primary public entry point located off of a portion of East Bidwell St. that no longer exists. This right of way, which connected current day Bidwell St. with E. Bidwell intersecting near the gymnasium building J, was abandoned in the early 1960's and deeded along with adjacent land currently housing the portable buildings set around heritage oak trees in the mid- 1960's. This evolution has left the school without an easily recognizable public front door. Upon completion of the new Folsom High School in the late 1990's the school was converted to a middle school.

Sitework

The main parking lot adjacent to East Bidwell is in generally good repair but with the evolution of the site it is located awkwardly far from the campus core. The parking lot accessed from Riley St. which bounds the main classroom building B is a dead-end 'L' shaped lot with the interior leg being roughly in the abandoned Bidwell St. right of way. The site has a considerable variation in vertical grade, which coupled with the piecemeal growth of the campus has created many stairs and ramp structures not in compliance with current accessibility codes. The turf fields in the northwest and north eat corners of the site are bisected by the old Folsom High football fields. The condition of these fields is in generally poor condition as are the irrigation systems which serve them. The southern corner of the site features a grouping of heritage oak trees around which an elementary charter school is currently located.

A manual readerboard sign is currently in use on the site. Staff desires to have a digital marquee sign that is highly visible and can communicate multiple messages to parents and the community.

Due to the amount of vertical grade change across the site there are a significant amount of ramps and stairways, most of which do not comply with current disabled accessibility codes. All essential path of travel elements will be replaced and or renovated as part of the master plan solution.

Buildings

The bulk of the permanent buildings were built in the 50's and 60's and are old but generally well maintained considering their age. The original portion of building C includes five undersized classrooms, while the newer portion includes three science classrooms designed for a high school curriculum. This portion was built in 1990 in roughly the same footprint of a 1920's era building that was torn down.

The cafeteria building I is undersized for the campus and was originally constructed in 1956 and then modernized in 2001. Originally a structure housing shop classrooms, building D was constructed in 1948 and then modernized to include a cafeteria annex in the early 2000's. The administration building E, originally built along Bidwell St. in the 1960's, is poorly organized and due to the closure of Bidwell, it is very hard to locate as the organizational center of the school. Building F is in generally good condition, but the library component is small for the Sutter enrollment magnitude. The music building M and larger sized classroom building S are in adequate condition.

As they are hallmarks in the Folsom curriculum the band and choral classrooms are suited to larger spaces with some amount of acoustical treatment. The gymnasium building J flooring and bleachers were recently replaced while the boys' and girls' locker rooms are inadequately sized for the current student population.

At all existing classroom doors to remain the hardware needs to be upgraded to include 'safe school' cylinders which can be locked from the inside. All new classroom doors in the proposed solution shall also include this feature.

Throughout all campus buildings there will be considerable need to bring restrooms, sinks, and drinking fountains into current compliance with disabled accessibility code requirements.



With placement beginning in the late 1980's and continuing into the early 2000's, the portable classroom buildings are situated on land annexed to the site after the Bidwell St. abandonment. With the exception of portable buildings A1 and A2, which were placed in 2005, the balance of the portables are quite old, and are at the end of their serviceable lifespan. These buildings should be replaced. Five of these portable buildings house a charter elementary school which is currently planned to be relocated to another site allowing more flexibility for the future planning at Sutter.

Utility Services

With the exception of the recently renovated gymnasium building J and possibly the existing food service Building I, virtually all of the buildings which remain as a part of this master plan solution will need their respective heating, ventilation and air conditioning systems replaced. This includes a mixture of rooftop mounted packaged units and split systems. Building I has rooftop package units dating from a 2001 modernization.

This school, for the most part, was found to be in good operating order with respect to electrical systems. Electrical low voltage systems (fire alarm, intercom, telephone, etc.) were found to be fully operational and other equipment and materials (panelboards, lighting fixtures, wiring devices, etc.) were found to be operational and in good physical condition, with exceptions as noted in the following paragraphs.

The existing fire alarm system is an old non-addressable Notifier system and is functioning. However, it is no longer supported by the manufacturer and replacement parts are no longer available. The existing system should be replaced with an addressable Notifier NFS-3030, the District's standard. All new devices should be replaced with addressable devices, with all of the system brought up to current codes. A voice evacuation system will need to be provided.

The existing intrusion alarm system is an old Morse 20/20 and is functioning. It too, is no longer supported by the manufacturer and replacement parts are no longer available. The existing system should be replaced with a District standard Bosch 9412G addressable system. New devices such as keypads, door switches, and motion sensors should be provided, programmed, and zoned per District standards. The new system also should be extended to the Gym/Locker Room Buildings.

The existing intercom system is Rauland Telecenter, which represents old technology no longer supported by the manufacturer. The system head-end should be replaced with District-standard Class Connection and connected to District's network.

Most panelboards on site, with the exception of those in portable classrooms, are old and deteriorating and should be replaced with new panels.

New head-end equipment should be located in the new administration building, along with the telephone system. Incoming telephone service will need to be rerouted. Site low-voltage wiring will need to be intercepted with new cables from the new Admin Building.

Some suggestions can be made related to energy savings. Parking lot lighting is comprised of fixtures using HID lamps; these fixtures can be changed to those with LED sources for lighting. Classroom lighting and lighting in other spaces were found to provide lighting levels above latest Illuminating Engineering Society (IES) recommendations. Where this is the case, lamps or even fixtures may be removed to take advantage of energy savings. Reduction of energy usage may be realized by replacing interior and exterior fixtures with LED fixtures. Controls can be added to turn off artificial lights where adequate natural light illuminates portions of rooms, and existing lighting controls should be supplemented to conform to newer energy standards. Occupancy sensors can be added where rooms or areas have none.

Equipment and Furnishings

The main classroom building B was modernized in 2002 and in general the casework in this building is in good condition. The casework in the older portion of the C classroom building should be considered for modernization. Based on the findings of building life expectancy and functionality, the majority of the casework and equipment in the balance of the classroom buildings will be replaced as part of the solution, so the existing casework and furnishings were not assessed for need in these areas.

Building Program

At the football field the wooden bleachers and press box left over from the high school era are in disrepair and not used. These elements should be removed from the site.

Master Plan







Legend

- Existing permanent building
- Existing storage to be relocated
- Existing Portable building
- Existing shade structure
- New permanent building

- Exist. landscaping and irrigation
- Meas. G landscaping and irrigation
- Safety markings at paving
- (F)F.H. Existing fire hydrant
- -- New fence / gate control
- ↔ New decorative screen fence
- Construction phase limit line
- ₽ð Restroom Facilities

General Notes

- Relocaate existing portable classrooms on interim basis
- Construct new classroom, media center, and administration buildings
- New main parking lot and drop-off / pick-up lane accesed from

- Approximate extent of phase 1a work area
- 2. Accessible parking for interim housing portables
- Add restroom portable for staff and students
- Portables relocated to thsi area for use as interim classroom housing
- 5. Remove bleachers and pave area for storage containers
- Add vehicular entry and parking lot at Riley St.
- Add retaining walls to make grade for new parking lot
- 8. Relocated student garden and solar sunflower
- Drop-off / pick-up lane +/- 400 lineal feet
- Add monument sign with digital marquee
- Add main parking lot built in two phases
- 12. Future portable classrooms
- Portion of existing parking lot to be used as phase 2 contractor layout area
- Add new main vehicular entry drive - coordinate new intersection signal with city of Folsom
- 15. Approximate extent of phase 1c work area
- 16. Add right turn only vehicular exit
- Add low ornamental metal and masonry fence to control pedestrian access to street
- Approximate extent of phase 1b work area



Sutter Middle School

General Notes

- Construct new multi-purpose building, music, food service, and lunch shelter building
- New site work to connect exisiting campus to new phase 1 and 2 buildings
- Complete bus drop-off / pick-up and parking lot at western edge of site

- Approximate extent of phase 1a 1. work area
- 2. Accessible parking for interim housing portables
- 3. Add restroom portable for staff and students
- 4. Portables relocated to thsi area for use as interim classroom housing
- 5. Remove bleachers and pave area for storage containers
- 6. Add vehicular entry and parking lot at Riley St.
- 7. Add retaining walls to make grade for new parking lot
- Relocated student garden and 8. solar sunflower
- 9. Drop-off / pick-up lane - +/- 400 lineal feet
- 10. Add monument sign with digital marquee
- 11. Add main parking lot built in two phases
- 12. Future portable classrooms
- 13. Portion of existing parking lot to be used as phase 2 contractor layout area
- 14. Add new main vehicular entry drive - coordinate new intersection signal with city of Folsom
- 15. Approximate extent of phase 1c work area
- 16. Add right turn only vehicular exit
- 17. Add low ornamental metal and masonry fence to control pedestrian access to street
- 18. Approximate extent of phase 1b work area

- Existing permanent building
- Existing storage to be relocated
- 100 Existing Portable building
- Existing shade structure
- New permanent building

- Minor Modernization
- New shade structure
- Exist. landscaping and irrigation
- Meas. G landscaping and irrigation
- Safety markings at paving

- (BF.H. Existing fire hydrant
- New fence / gate control
- New decorative screen fence
- Construction phase limit line
- 23 **Restroom Facilities**





Legend

- Existing permanent building
- Existing storage to be relocated
- Existing Portable building
- Existing shade structure
- New permanent building

- Minor Modernization
- Modernization
- New shade structure
- Safety markings at paving
- ₽ð Restroom Facilities

- (B.F.H. Existing fire hydrant
- New fence / gate control
- New decorative screen fence
 - Construction phase limit line

General Notes

- Major modernization to buildings C, F, I, M, S, and potions of J includes mechanical, electrical and interior finish improvements
- Minor modernization to building B
- Upgrade fire and intrusion alarm systems
- Install VolP telephone system upgrade intercom, clock, bell system
- Upgrade classrooms to 21st century standards
- Replace/re-key to safe classroom door locks
- Disabled accessible path of travel improvements to Measure G improved areas

Keynotes

- Remodel building F into three classrooms - teacher work room and utility area to remain as is
- 2. Remodel building M into physical education weight room and classroom
- Modernize two classrooms at building S - add restrooms to Cave
- Add enclosure to waste / recycling area
- 5. Appoximate extent of phase 3 work area
- 6. Remodel building I into project lead the way classrooms
- 7. Add accessible drop-off / pickup area at special education bus area
- Replace landscaping in existing interior courtyards - create more usable space for outdoor learning
- 9. Minor modernization to bldg. B
- Modernize existing bulding J remodel existing biys and girls locker rooms
- 11. Remove existing mid block pedestrian cross-walk

121

Exist. landscaping and irrigation Meas. G landscaping and irrigation



General Notes

- Remove interim housing portables
- Construct covered outdoor basketball court
- Replace existing track and field with synthetic systems

Keynotes

- 1. Reseal and re-stripe exsiting parking lot
- 2. Appoximate extent of phase 4 work area
- Restore custodial shop yard are to original limits
- Add 90' x 55.5' shade shelter with clearance for basket ball - provide wind screen fence at south and west
- 5. Replace existing field with synthetic sytem
- Replace existing track with synthetic sytem

- Existing permanent building
- Existing storage to be relocated
- Existing Portable building
- Existing shade structure
- New permanent building

- Minor Modernization
- New shade structure
- New synthetic Turf Field
- New synthetic track surface
- Safety markings at paving
- ₽_ð Restroom Facilities
- ↔ New decorative screen fence
- Construction phase limit line
- (E), F.H. Existing fire hydrant

- -- New fence / gate control
- Exist. landscaping and irrigation
- Meas. G landscaping and irrigation



Unfunded Future Work



General Notes

 Refresh landscaping and modify irrigation for water efficieny

Keynotes

- 1. Irrigation improvements at turf field
- 2. Upgrade irrigation controller
- 3. Replace irrigation booster pump and upgrade irrigation controllers
- Upgrade landscape and irrigation at areas not improved in Measure G phased work

- Existing permanent building
- Existing storage to be relocated
- New permanent building
- New shade structure

- New landscaping and irrigation
- Measure G landscaping and irrigation







Campus Data

School Type Grades Served Year Built Additions Modernizations Portables Total SF Site area Current Enrollment SF per student High School 9-12 1998 2000, 2002, 2003, 2004, 2005 None 10 267, 789 61.80 acres 2,028 (2014-15) 132

Enrollment



Folsom High School is comprised of twelve permanent, single-story buildings, three two-story buildings, and ten relocatable buildings. The site is bounded by Iron Point Road, Prairie City Road, and the Willow Creek Reservoir.

The first phase of Folsom High was built in 1998 and included the Administration building, SETA building, Gymnasium, Multipurpose building, Cluster A, and the Learning Resource Center. Phase 2 was constructed in 2000 and included Cluster B, Cluster C, Cluster D, the ACA/IBA building, Music building, and the World Language building. The Theater, Stadium, and Concession buildings were added in 2003, and the Field House was added in 2004. Four relocatable buildings were added in 2002, two in 2004 and four in 2005. Three of the relocatable buildings placed in 2005 were built in 1989, and are now used strictly for storage.

Enrollment Map



Existing Site Plan



- Existing permanent building
- Existing portable building
- Existing storage
- Existing shade structure
- AD Administration
- CO Concessions
- CR Classrooms
- FH Field House
- GY Gymnasium
- LB Library
- MP Multipurpose
- MU Music
- SS Shade Structure
- ST Storage
- TH Theater

Assessment

Folsom High's initial phase was constructed on this site in 1998, with several phases in the early 2000's. It was built using the California educational model Second-to-None. The classroom buildings are organized in clusters designed to support academy instruction. The Learning Resource Center is the center of campus and the remainder of the buildings radiate outward in a circular form. The permanent buildings are clad in plaster with barrel metal roofing and single-ply roofing. The portable buildings are clad with plywood siding and metal roofing.

Sitework

This campus has been challenging for maintenance and is showing its age. The asphalt paving has been patched and repaired over time and should continue on a regular maintenance schedule to continue to protect its functionality.

Over time the parking and drop off areas have been routinely modified to improve the conflicts between student drivers, parent drop-offs, longterm parking and pedestrians intermixed on high traffic frontage streets. The modifications have helped, but there is still room for improvement. Pedestrian flow at the Iron Point entrance continues to be a major safety concern and buses have difficulty navigating the turns at the round-about and end up stacking in the student parking lot causing more congestion. A concept to widen the sidewalk and install fencing at the Iron Point entrance is in process to improve the safety concerns.

From a fencing standpoint, this is an open campus with multiple open entry points onto campus. However, aside from what was noted above, there is no recommendation to further restrict access.

The landscape and irrigation do not meet current District standards but are in fair operating condition. To align with District standards and in mindfulness of water conservation, the controllers should be updated, the hillside and shrub bed spray heads should be converted to drip irrigation and other nozzle heads should be replaced with rotary type. The shrub beds should be refreshed with new material to fill in where plants have died. Lawn areas not used for gathering could be converted to shrub beds for water conservation.

There is outdoor covered dining attached to the multipurpose building. The space functions adequately, but is undersized for the demand. Adding additional covered outdoor dining is desired as well as providing shading at the outdoor amphitheater. The accessible parking stalls, loading areas and many walks, exterior ramps and stairways do not meet current accessibility requirements. These need to be modified to provide adequate path of travel.

Buildings

For their age, the buildings are generally in satisfactory condition. They have received general maintenance over the years, but at 10-15 years, the buildings are aging and are due for refreshing. Painting, flooring, finishes and casework are all due for refinishing and/or replacement.

The metal doors at the gymnasium building should be replaced. The door hardware needs to be replaced on all doors, except at the Administration and re-keyed to the master. The existing exterior cylinders can be retained, but new interior cylinders will be needed to comply with "safe school" function.

Utility Services

The HVAC systems serving the Administration, Multipurpose, Classrooms, Music, Gym, Dance/Wrestling, Locker Rooms, and Library buildings are all 1998 and 1999 rooftop packaged gas/electric units which are original to the school's 1998/1999 construction. Most of the units are Carrier and BDP (a Division of Carrier). At 17 years old, most units appear to be declining and nearing the end of their life expectancy and should be scheduled for replacement in the next couple of years. Exhaust fans, water heaters and other mechanical systems are of similar age and should be replaced at the same time. Comfort issues in the Music building and the Library should be addressed. When the units are replaced, air distribution in the spaces should be evaluated and modified as needed. It was noted that several water heaters exhibit significant signs of corrosion and/or leaks.

The Energy Management System (EMS) is an outdated Alerton system. This system should be replaced with a new Alerton BACtalk system that aligns with current District Standards.

For the most part, the electrical systems were found to be in good operating order. Electrical low voltage systems (fire alarm, intercom, telephone, etc.) were found to be fully operational and other equipment and materials (panelboards, lighting fixtures, wiring devices, etc.) were found operational and in good physical condition, with a few exceptions. The existing Notifier 2020 fire alarm system is old (installed in Phase I of the three phase project), is no longer supported by the manufacturer, and does not serve the school well. The complete system, including site wiring, needs to be replaced. The existing Radionics intrusion alarm system is old and has been added to over the three phases. The systems need to be consolidated by removing some of the control panels and rewiring such that the system is controlled by only two control panels in lieu of ten. Exterior bells need to be added to the system to improve coverage. The existing Simplex intercom system is obsolete and of old technology. The system should be replaced.

Parking lot lighting is comprised of fixtures using High Intensity Discharge (HID) lamps. Classroom lighting and lighting in other spaces were found to provide lighting levels above latest Illuminating Engineering Society (IES) recommendations. Where this is the case, lamps or even fixtures may be removed to take advantage of energy savings. Reduction of energy usage may be realized by replacing interior and exterior fixtures with LED fixtures. Existing lighting controls will need to be supplemented to conform to newer energy standards.

In general, the current technology has been acquired overtime in a piecemeal fashion as department budgets and grants permit. Most classrooms have access to LCD projectors on carts and a low resolution document camera. Many computers are greater than 5 years old. Improvement of projection and sound capabilities in the multi, library and conference room spaces is needed as well as improving capabilities within the instructional spaces. The District technology department is developing a plan to implement an improved backbone infrastructure and wireless technology system that will service the campus.

There is some video surveillance on this campus. However, it would improve security to have a system installed that has the ability to remote to tablet for on-the-go use in emergency situations.

Equipment and Furnishings

The casework and equipment is original construction and showing age. There are many broken, chipped and damaged items that require repair and some components do not meet current accessibility requirements. The Food Service equipment is generally in good functioning order. The staff would like to see the food court and prep areas updated with new paint, laminate and FRP, an increase in outdoor covered dining space outside with side bar service stations, the back door threshold repaired, another double stack oven in lieu of the steamer and wider openings for stock lid inserts.

The existing furniture and equipment will be assessed by a separate consultant who will provide recommendations for replacement.

Building Program

Overall, this campus is functioning satisfactorily, but there are a few areas that need enhancement.

Due to the original vision of this campus, there is a lack of instructional spaces designed for Career Technology programs (non-computer based) and as such are being taught in less than ideal conditions. It is recommended that spaces be reworked within the campus to provide for the functional needs of these programs for both interior and exterior spaces.

There is also a desire to consolidate programs into common locations so that improved department collaboration can occur. Science, Math, English and Social Studies could all benefit from re-organization.

Technology is continuing to change instruction and the original computer labs on the second floor of the IB building should be remodeled to support current technology and instruction.

There is a priority from the PE and athletics departments to get the Auxiliary Gym and instructional space constructed from the original design of the campus.

There are some challenges in supervision in the organization of the Administration. Improving the supervision of Suspension and access to the Vice Principal's area would be of benefit. There is also a lack of conference space on the campus. Converting the former Career Center and Art Gallery into conference spaces would improve this situation.

With the latest code adoption cycle, accessibility standards have changed. There are several items on this campus that will require remediation if significant work is performed on this campus. In particular the unisex restrooms will be difficult to alter to meet current requirements based on locations in the buildings.

Master Plan



Measure G Funded Work Phase I - Gymnasium



Gymnasium

GY

General Notes

Build new auxiliary
gymnasium

- Existing permanent building
- Existing portable building
- Existing storage
- Existing shade structure
- New permanent building

Measure G Funded Work Phase II - CTE



Legend

Existing permanent building

Existing portable building

- Existing storage
- Existing shade structure
- New permanent building

1	Modernization	AD	Adminis
	New site flat work	CR	Classro
	New landscaping and irrigation	LB	Library
		MP	Multipu

stration

- oms
- rpose

General Notes

- Upgrade data infrastructure
- Upgrade classrooms to 21st century standards
- Enhance video surveillance

- 1 CTE classroom space
- CTE outdoor yard
- 3 Reconfigure computer classrooms on 2nd floor of IB Building
- 4 Reconfigure classroom space on 2nd floor of SETA Building
- 5 Convert home economics to culinary on 1st floor
- 6 Improve conference room spaces
- Conference room projection
- Multipurpose projection and sound
- Library projection
- 10 Rework pedestrian flow
- 11 Rework bus dropoff

Measure G Funded Work Phase III - Mechanical



General Notes

All buildings to receive the following:

- Replace HVAC equipment
- Replace water heaters/ fixtures
- Upgrade EMS system
- · Replace intercom system
- · Upgrade fire alarm system
- Consolidate intrusion alarm controls
- Add audible bells to intrusion system
- Replace/re-key to safe classroom door locks

Legend

- Existing permanent building
- Existing portable building
- Existing storage
- Existing shade structure
- New permanent building

- Modernization
 - Modernization

- AD Administration CO Concessions CR Classrooms FH Field House GY Gymnasium
 - LB Library

MPMultipurposeMUMusicSSShade StructureSTStorageTHTheater

Unfunded Future Work



Legend

Existing permanent building

Existing portable building

Existing storage

Existing shade structure

New permanent building

	Modernization
2	New site flat work
-	

- New landscaping and irrigation New shade structure
- New equipment

- AD Administration
- CR Classrooms
- GY Gymnasium
- LB Library
- MP Multipurpose
- SS Shade Structure
- TH Theater

General Notes

- Modernize existing buildings and paint exteriors
- Retrofit lighting and add daylighting controls
- Add photovoltaics
- Complete bird deterrents at eaves
- Refresh landscaping and modify irrigation for water efficiency

- 1 Improve acoustics in high volume spaces
- 2 Add dock leveler at theater loading dock
- 3 Expand covered outdoor dining at Multipurpose Building
- 4 Revise Vice Principal/ detention
- 5 Add high density storage with overhead coiling door at Administration general storage
- 6 Create centralized teachers lounge
- 7 Convert student showers to locker space
- 8 Additional bike storage
- 9 Add privacy slats at visitor bleacher fencing
- 10 Add double-stack oven
- 11 Re-laminate food court equipment
- 12 Replace stadium scoreboard
- 13 Add school signage
- 14 Add shade structure
- 15 Upgrade irrigation controllers
- 16 New digital marquee



Campus Data

School Type Grades Served Year Built Additions Modernizations Portables Total SF Site area Current Enrollment SF per student High School 9-12 2007 2015 None 3 191,465 52.11 acres 1463 (2014-15) 131

Enrollment



Vista del Lago High School is comprised of four permanent single-story buildings, three two-story buildings and three relocatable buildings. The site is fronted by Broadstone Parkway, residential housing to the west and south, and a future park to the east.

Vista del Lago High opened in 2007 to relieve overcrowding at Folsom High School, and provide housing for students from new housing developments. The site offers a block schedule and also offers programs that complement the high school offerings at Folsom High School. Three portable classrooms were added in 2015 to accommodate increased enrollment.

Enrollment Map



Existing Site Plan



- Existing permanent building
- Existing portable building
- Existing storage
- Existing shade structure
- AD Administration
- CO Concessions
- CR Classrooms
- GY Gymnasium
- LB Library
- LR Locker Rooms
- MP Multipurpose
- SS Shade Structure
- ST Storage

Assessment

Vista del Lago was constructed on this site in 2007. It was built in California campus-style layout. Due to difficult terrain, there are several two story buildings, two of which are built into the hillside. The buildings are organized to form small courtyards between buildings, with a main student gathering quad adjacent to the multipurpose and student union. The permanent buildings are clad in plaster with sloped metal roofing and single-ply roofing. The recently added portable buildings are clad with plaster and metal roofing.

Sitework

This campus has been well maintained and being one of the newer campuses, it is still in good condition. There are no current maintenance needs for the ac paving.

This campus is on a single frontage, which is less than ideal for a high school. However, since the fire lane restriction has been resolved with the City, the parking and drop-off activities flow fairly well. No improvements are recommended at this time.

From a fencing standpoint, there are some points of control, but it is an open campus. The site would like a fence and gate provided between the baseball fields to control flow from the future adjacent park.

As one of the newest campuses, the landscaping and irrigation are in fair condition but do not completely align with current District standards. The controllers need to be enhanced to provide handheld remote capabilities. The hillside shrub spray heads should be changed to drip and all other nozzles converted to rotary type to conserve water. There are some drainage issues at the baseball field that could use improvement. Lawn areas that are not for gathering could be converted to shrub areas to conserve water.

There is free standing outdoor covered dining adjacent to the multipurpose and student union. It is functioning adequately and in good condition. The need for additional shade was not identified.

The accessible parking stalls, loading areas and a few walks, exterior ramps and stairways do not meet current accessibility requirements. These need to be modified to provide adequate path of travel.

The main priority of the site is to have the stadium completed so they can operate fully from their own campus in lieu of sharing with the Prairie City facility.

Buildings

As this school is newer construction, the buildings are in good condition for their age. It has received general maintenance over the years, but finishes from the original campus construction will be due for refreshing both on the interior and exterior in the next 8-10 years.

Utility Services

The HVAC systems serving the Administration, Multipurpose, Student Union, Classrooms, Main Gymnasium, Small Gymnasium, Dance/ Wrestling, Locker Rooms, and Library buildings are all 2006 and 2007 rooftop packaged gas/electric units which are original to the school's 2006/2007 construction. Most of the units are Carrier, with a few AAON units at locations such as science classrooms. At 8 years old, most units appear in good condition and should have another 10 years of life expectancy. Similarly, the exhaust fans, water heaters and other mechanical equipment are of similar age of the original campus construction, in good condition and should have another 10 years of life expectancy. However, the two large Carrier units serving the Main Gym have evaporative pre-coolers on their condenser air intakes which are leaking on the roof and need maintenance/service.

The Energy Management System (EMS) is a Johnson Metasys system for the whole campus with the exception of the Portable buildings which are not on the EMS but are controlled by programmable thermostats. The Portables should be connected to the EMS.

As this school is newer construction, the electrical systems were found to be in good operating order. Electrical low voltage systems (fire alarm, intercom, telephone, etc.) were found to be fully operational and other equipment and materials (panelboards, lighting fixtures, wiring devices, etc.) were found operational and in good physical condition. There are a couple of recommended improvements. Additional exterior intrusion system bells should be added (at least one exterior bell per building) to improve coverage at the two Bosch panels. For improved energy efficiency, door switches should be installed at all exterior doors at the Multipurpose, Career Center, Main Administration Lobby, Library Lobby, Building G Lobby, and Student Union. Reduction of energy usage may be realized by replacing interior and exterior fixtures with LED fixtures.

Currently, classrooms have LCD projectors and sound that was installed during the construction of the school in 2007. Projection and sound systems were also provided within the library, multi and conference room spaces. As this is aging equipment, repair and replacement will become a factor. The District technology department is developing a plan to implement an improved backbone infrastructure and wireless technology system that will service the campus.

Equipment and Furnishings

Overall, the casework and equipment is original construction and still in good condition. There are isolated items that require repair and some components do not meet current accessibility requirements.

The Food Service equipment is generally in good functioning order. The staff would like to create interior access from the kitchen to the MP, improve the operation of the folding security door, add another double stack oven, remove the pasta machine and wok, improve the function of the loading dock and repair the service door doorbell.

The existing furniture and equipment will be assessed by a separate consultant who will provide recommendations for replacement.

Building Program

Overall, this campus is functioning well programmatically and not many items were identified for functional improvement in the assessment process. No specific needs for classrooms spaces were identified. It was noted that as this campus's enrollment continues to rise, teacher workroom space will be necessary for hot-seated teachers. It is recommended that the under-utilized Career Center be converted to this use. With the latest code adoption cycle, accessibility standards have changed. There are a few items on this campus that will require remediation if significant work is performed in the buildings. In particular the unisex restrooms will be difficult to alter to meet current requirements based on locations in the buildings.

Master Plan



Measure G Funded Work



Legend

- Existing permanent building
- Existing storage
- Existing shade structure
- New permanent building
- New equipment

New fence/gate control

ADAdministrationFHField HouseHBHome bleachersLBLibraryMPMultipurposeVBVisitor bleachers

General Notes

- · Upgrade data infrastructure
- Upgrade classrooms to 21st century standards

- 1 New home bleachers
- 2 New visitor bleachers
- 3 New fieldhouse/restrooms
- 4 Add fencing/gate control at east boundary
- 5 Conference room projection
- 6 Multipurpose projection and sound
- 7 Library projection

Unfunded Future Work



General Notes

- Add additional building signage
- Add EMS to portables
- Add EMS door contacts to main public entries
- Improve exterior bell coverage intrusion system
- Retrofit lighting and add daylighting controls
- Add photovoltaics
- Modify irrigation/planting for water efficiency

Keynotes

- 1 Modify soccer field irrigation
- 2 Modify kitchen security coiling door
- 3 Modify interior access from Multipurpose to kitchen
- 4 Add double-stack oven
- 5 Upgrade irrigation controllers

Legend

- Existing permanent building
- Existing storage
- Existing shade structure
- New permanent building
- Modernization



- New fence/gate control

MP Multipurpose


Campus Data

School Type Grades Served Year Built Additions Modernizations Portables Total SF Site area Current Enrollment SF per student Alternative High School 9-12 2000 2001 None 11 13,920 0.32 acres 105 (2014-15) 132.6

Folsom Lake High School is comprised of eleven portable buildings. It is located on the old District Office site and is fronted by Riley Street and adjacent to a commercial shopping mall.

Folsom Lake High opened in 2000 as a temporary location for the alternative high school. An additional portable classroom was added in 2001 to accommodate special education programs.

Enrollment



Enrollment Map



Existing Site Plan



Assessment

Folsom Lake was constructed on this site in 2000. It was built entirely of portable construction due to this being a temporary location. The buildings are clustered to form a central courtyard between buildings. The portable buildings are clad with plywood siding and metal roofing.

Sitework

This campus has been well maintained, but with all of the hard surface area being ac paving, it is starting to show wear. The asphalt paving should be scheduled for patch, repair, and reseal to continue to protect its functionality.

Due to the operational nature of this campus, parking and drop-off are not problematic. Having improved supervision over student parking would be beneficial, but this issue should be eliminated when the District Office parking changes ownership and use; pushing the students to park entirely in the main school parking lot. No improvements are recommended at this time.

There is some security fencing on the campus already. The site would like to see fencing and gates added to the north side of the property to control flow between the two parking lots and/or separate from the future parcel development.

The landscape and irrigation do not meet current District standards and are in poor operating condition. To align with District standards and in mindfulness of water conservation the landscaping and irrigation should get re-worked and replaced. However, as this is a temporary location, it should be discussed whether improvements should be made or held off until a more permanent location is determined.

This campus does not have any existing shade structures. Wherein the campus might benefit from having some shade in the quad area, none was identified to be added.

The accessible parking stalls, loading areas and exterior ramps do not meet current accessibility requirements. These need to be modified to provide adequate path of travel.

Buildings

The portable buildings are in reasonably good condition for their age. They have received general maintenance over the years, but are due for refreshing both on the interior and exterior. Painting, flooring, finishes and casework are all due for refinishing and/or replacement.

The campus needs to be re-keyed to the District master.

Utility Services

The Administration and Classroom buildings are served primarily by Marvair wall hung heat pumps, but four classrooms are served by rooftop packaged heat pumps and one small room is served by a small thru-wall heat pump. Age of this equipment is unknown, but most of the units appear to be quite old and will likely need replacement within the next 5 years if not sooner. Exhaust fans, water heaters and other mechanical systems appear to be of similar age and should be replaced at the same time.

The Student Restrooms are in very bad shape and smell terrible. The restrooms should be removed and replaced. The new restrooms should be provided with proper exhaust fans for good toilet room ventilation.

There is no Energy Management System (EMS) at this campus, the HVAC units are controlled by programmable thermostats. This campus should be added to the District EMS system.

For the most part, the electrical systems were found to be in good operating order. Electrical low voltage systems (fire alarm, intercom, telephone, etc.) were found to be fully operational and other equipment and materials (panelboards, lighting fixtures, wiring devices, etc.) were found operational and in good physical condition, with a few exceptions.

The existing Valcom intercom system is obsolete and of old technology. The system should be replaced. The existing Lucent/ Merlin telephone system is obsolete and of old technology. The system should be replaced with a Voice over IP system to align with current District standards. With the campus utilizing the spaces of the former Facilities and ETIS buildings, the intrusion alarm systems need to be merged and integrated into the Folsom Lake HS control system. Beyond obsolete systems, reduction of energy usage may be realized by replacing interior and exterior fixtures with LED fixtures. Existing lighting controls will need to be supplemented to conform to newer energy standards.

Currently classrooms have LCD projectors/smart carts and a few smartboards. Improvement of projection and sound capabilities in the multi and conference room spaces is needed as well as updating the computers in the lab to support CTE curriculum. The District technology department is developing a plan to implement an improved backbone infrastructure and wireless technology system that will service the campus.

Equipment and Furnishings

Overall, the casework and equipment is original construction and still in good condition. There are isolated items that require repair and some components do not meet current accessibility requirements. In particular, the laminate on the clerical counter is chipped and damaged and is in need of replacement.

The Food Service equipment is generally in good functioning order. The service area could use improvement. The staff did not identify any specific items for attention.

The existing furniture and equipment will be assessed by a separate consultant who will provide recommendations for replacement.

Building Program

There is a lot of churn on this campus throughout the year which impacts how the facilities are utilized and could potentially change demand on spaces. Additionally there are several District programs running simultaneously on the campus which also leads to challenges in space usage. Conference space for IEPs is in higher demand and the space in the Administration is undersized for most.

The current Multipurpose does not house all of the students nor is it large enough for PE activities or assemblies. It is recommended that a larger multipurpose space be added to this campus. The campus inherited the former ETIS computer lab when the Educational Services Center was occupied. This space could use remodeling to support a CTE classroom environment. The existing science classroom is inadequate to teach A-G ranked curriculum. It is recommended that the space previously used as the multipurpose get remodeled into a wet-lab Science Lab to improve curriculum offerings.

The student restrooms are in poor condition and in need of refurbishing. There are no overhangs protecting the exterior doors which is contributing to their rusting and deterioration.

With the latest code adoption cycle, accessibility standards have changed. There are a few items on this campus that will require remediation if significant work is performed on this campus. In particular the unisex restrooms will be difficult to alter to meet current requirements based on locations in the buildings

Master Plan



149

Measure G Funded Work



General Notes

- · Replace intercom system
- Combine existing intrusion
 alarm systems
- Replace/re-key to safe classroom door locks
- Upgrade data infrastructure
- Upgrade classrooms to 21st century standards
- Install VoIP telephone system
- · Install video surveillance

Keynotes

- 1 New half-court basketball/ volleyball court
- 2 New modular Multipurpose
- 3 New portable student restrooms
- 4 Upgrade/relocate science classrooms
- 5 Renovate computer lab
- 6 Add fencing/gate control at north boundary
- 7 Conference room projection
- 8 Multipurpose projection

Legend

- Existing portable building
- Modernization
- New portable building
- New hardcourts

New modular building
 New fence/gate control

- AD Administration
- CL Computer Lab
- MP Multipurpose
- RR Restroom

Science Room

SR

150

Unfunded Future Work



General Notes

- Modernize existing buildings
- Paint exteriors
- Replace HVAC equipment
- Replace water heaters/ fixtures
- · Add EMS to campus
- Retrofit lighting and add daylighting controls

Keynotes

1 New shade structure

Legend

- Existing portable building
- Modernization
- New portable building
- New hardcourts

	New modular building
	New shade structure
_	New fence/gate control

ACTT	Special Education	MP
AD	Administration	RR
CL	Computer Lab	SR
CR	Classrooms	SS
LB	Library	SW

Multipurpose Restroom Science Room Shade Structure Staff Workroom





