

5.1 | OVERVIEW OF CONTENTS

Buildings and Grounds Condition Assessment

Within Section 5 the first three pages of the each of the Tahoe Truckee Unified School District's (12) School Site Master Plans includes a representation of the current state of each school site at the time of the school site survey. The forth page is a summary of the project goals prioritized cost estimate and the fifth and sixth pages are diagrams showing the existing conditions at each school site and the proposed changes. Each package comprises:

- **School Aerial**
  Indicates building placement, hardscape and landscaped areas. This aerial is used in the Site Master Plan and scaled to confirm location of proposed existing facilities improvements and/or new building structures.
- **School Information**
  Includes information about the school facility such as address, year constructed/modernized, square footage, site size and modular classroom counts. Also included is a list of recent construction and modernization projects.
- **Facility Condition Assessment**
  Includes a description of building and grounds issues identified in the LPA survey completed as part of the on-site architectural and engineering services investigations, interviews of school site Principals and meetings with the facility department staff.

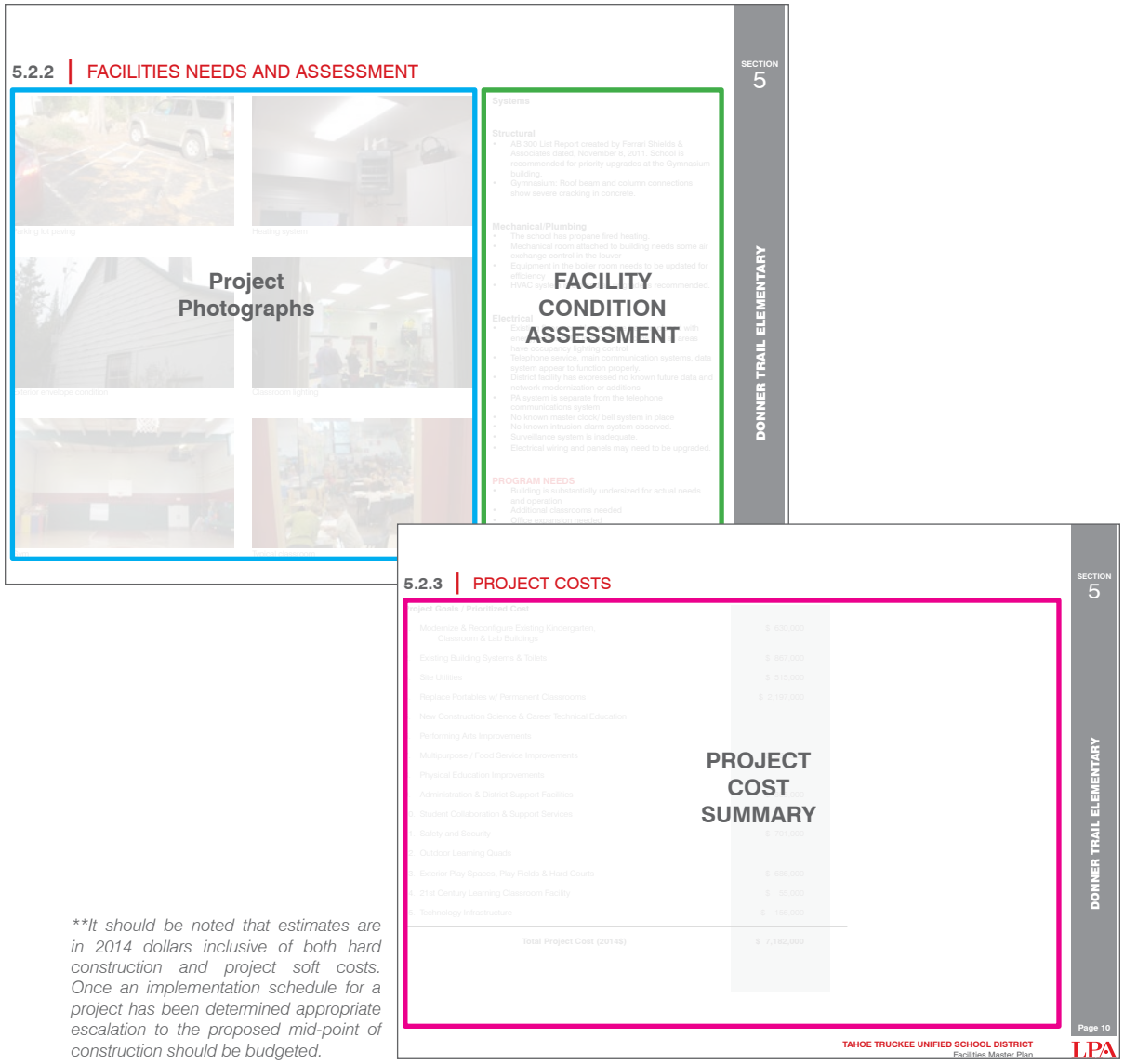
  A separate Maintenance Condition Assessment has been performed by Sierra West and the District's facility department. This document is contained in the Appendix Section 6.6 of this Facilities Master Plan document. This study focused on the immediate and on-going maintenance needs at the campuses as opposed to the LPA analysis which looks forward to a long term master plan solution for each school site.

- **Exterior Photographs**
  Includes representative photographs of the facility and site during the time of the LPA site observation and school site Principal needs interviews during August and September 2013.



5.1 | OVERVIEW OF CONTENTS

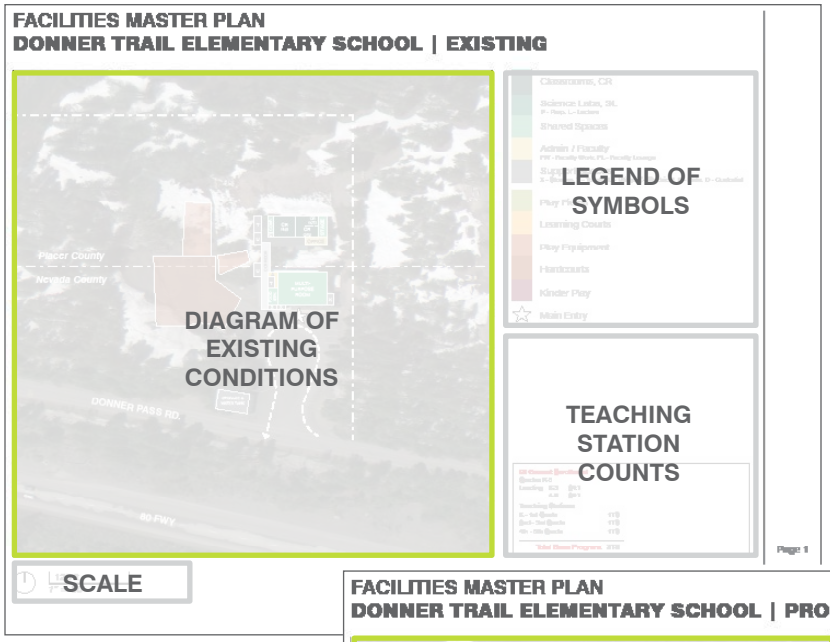
- **Project Photographs**
  Includes representative photographs of the facility and site during the time of the LPA site observation and school site Principal needs interviews during August and September 2013.
- **Project Cost Summary**
  Includes a description of overall costs of proposed facilities improvements.**

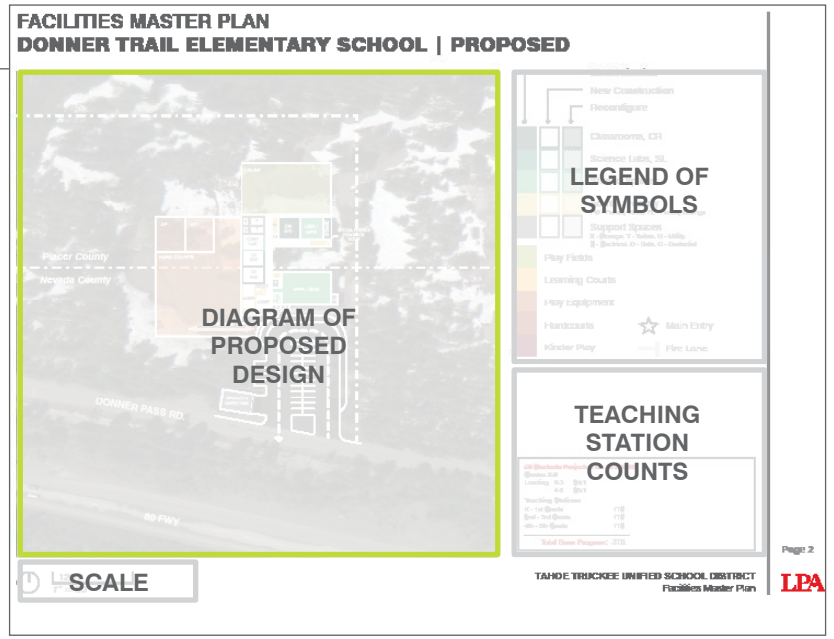


***It should be noted that estimates are in 2014 dollars inclusive of both hard construction and project soft costs. Once an implementation schedule for a project has been determined appropriate escalation to the proposed mid-point of construction should be budgeted.*

5.1 | OVERVIEW OF CONTENTS

- **Existing Site Diagram**
  Indicates existing building placement, hardscape and landscaped areas. In addition, the existing site diagram locates relevant program spaces, adjacencies and current uses.
- **Proposed Site Diagram**
  Includes proposed building placement and hardscape and landscape reconfiguration, if needed. The proposed site diagram notes proposed new construction, reconfiguration of existing spaces and the modernization of all existing spaces to the standards outlined in the 2013 Facilities Master Plan.





5.2 | DONNER TRAIL ELEMENTARY







52755 Donner Pass Rd,
Truckee, CA 96161

Year Constructed	1948
Year Modernized	Not Applicable
Square Footage	9,250 SF
Site Size	6.2 acres
Grade Levels	K-5
Current Enrollment	59 students
Total No. Portables	0
Total Teaching Stations	3

CONDITIONS ASSESSMENT

Site

Note: Implementation of the proposed Facilities Master Plan recommendations at the Donner Elementary School site are dependent on an evaluation and verification of water, septic, fire flow and propane gas systems capacities to accommodate additional program square footage.

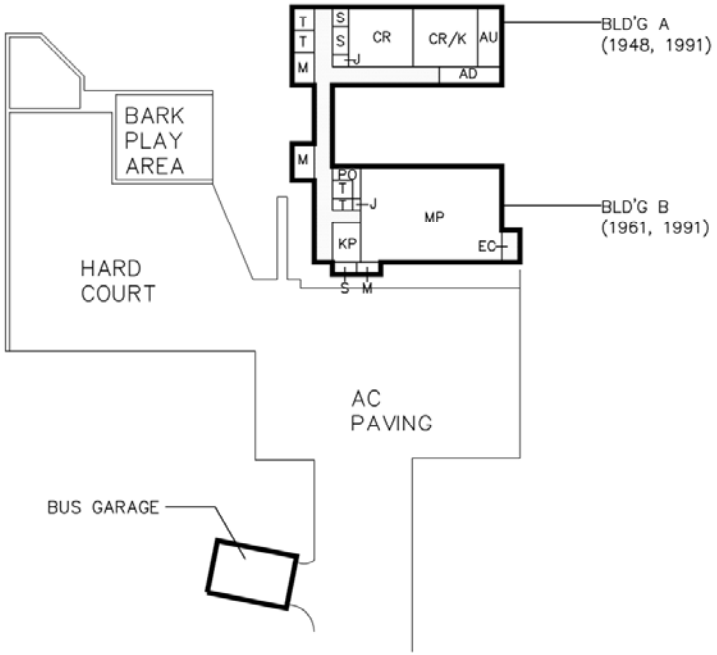
- Parking lot is in fair condition.
- Hard courts are in poor condition with large cracks.
- Concrete and AC walks adjacent to building are spalling.
- There is no accessible connecting walk to the playgrounds.
- There is no accessible walk between building doors.
- Playground equipment is in excellent condition and have recently been replaced.
- There are no turf playfields available for student physical education.

Roof

- District Roofing Inspection Report created by Benchmark Inc in 2008 and 2010.
- In 2010 the 2008 recommended repairs were completed. This coated built-up roof is in maintainable condition. Leaks reported on Section A are likely due to window and/or drain defects. These should be water tested to identify the leak source.
- There is also a leak on the standing seam metal roof. Isolated fasteners are loose or missing. This may be the leak source. These fasteners should be tightened or replaced and leak source should be identified and repaired.
- Section C roof is maintainable, but a damaged wall requires repair.
- In 2008 - As Section A drains poorly, ponding water runs throughout. Some areas of coating have delaminated from the modified bitumen membrane. Isolated blistering is also occurring. The perimeter fascia boards have deteriorated and should be repaired and painted. Missing drain bolts need to be replaced. Loose fasteners are evident on the metal roof of Section B. Closure strips are missing. Snow guards would help eliminate the damage caused by sliding ice and snow.
- With repairs and annual maintenance, the service life of this roof system should be 6-10 year.

5.2.1 | DONNER TRAIL ELEMENTARY

Existing Facilities Plan



Exterior

- The building exterior is in poor condition and needs maintenance and painting.
- The older classroom building has wood siding and is in poor condition.
- Lighting fixtures are in poor condition.
- Several exterior single pane windows have not been replaced.
- Crawl space ventilation louvers have been sealed and no longer have ventilation.

Interior

- The Interior is in poor condition.
- Classrooms are awkward and are separated with a demountable partition. Existing stage has been converted to a classroom and open storage for the classroom.
- There are several converted office spaces however there only appears to be two small rooms for office/ break out space.
- A storage room has been converted to a computer lab
- There is a school wide shortage of storage space.

Code Compliance

- Classroom exterior doorways lead to stairs in most cases with no accessible means of egress.
- The fire alarm system does not appear to provide full coverage with multiple missing devices.
- Corridor doors are propped open.
- Exit signage is required.
- The kitchen was recently updated, however does not meet requirements for a commercial kitchen.
- A structural upgrade of the MPR and corridor is scheduled for 2014.

Access Compliance

- The accessible parking is non-compliant and lacks signage.
- The accessible path to the building requires extensive review.
- Restrooms, corridor sinks are non-compliant.
- No apparent accessible signage.
- Casework is non-compliant.
- Computer lab space is non-compliant for minimum. clearances and egress.
- Drinking fountains are non-compliant.

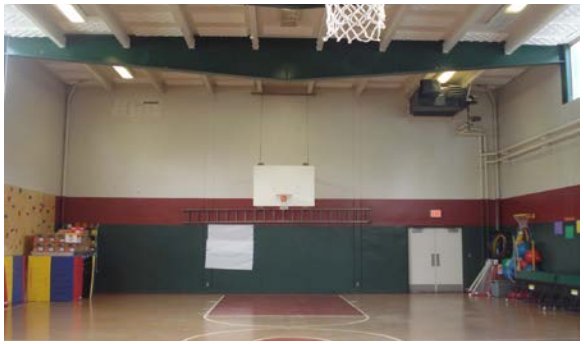
5.2.2 | FACILITIES NEEDS AND ASSESSMENT


Parking lot paving


Heating system


Exterior envelope condition


Classroom lighting


Gym


Typical classroom

Systems

Structural

- AB 300 List Report created by Ferrari Shields & Associates dated, November 8, 2011. School is recommended for priority upgrades at the Gymnasium building.
- Gymnasium: Roof beam and column connections show severe cracking in concrete.

Mechanical/Plumbing

- The school has propane fired heating.
- Mechanical room attached to building needs some air exchange control in the louver.
- Equipment in the boiler room needs to be updated for efficiency.
- HVAC system is old and an upgrade is recommended.

Electrical

- Existing fluorescent lamps have been replaced with energy efficient T-8 lamps in all rooms and all areas have occupancy lighting control.
- Telephone service, main communication systems, data system appear to function properly.
- District facility has expressed a future data and network modernization is planned in 2014.
- PA system is separate from the telephone communications system.
- No known master clock/ bell system in place
- Intrusion alarm system observed.
- Security system is inadequate.
- Electrical wiring and panels need to be upgraded.

PROGRAM NEEDS

- Building is substantially undersized for actual needs and operation.
- Additional classrooms needed.
- Office expansion needed.
- Hallway used as a teaching space.

5.2.3 | PROJECT COSTS

Project Goals / Prioritized Cost	Master Plan Cost	Prioritized Projects Cost
1. Modernize & Reconfigure Existing Kindergarten, Classroom & Lab Buildings	$ 630,000	$ 630,000
2. Existing Building Systems & Toilets	$ 867,000	$ 867,000
3. Site Utilities	$ 515,000	$ 515,000
4. New Construction Classrooms	$ 2,197,000	$ 1,013,000
5. New Construction Science & Career Technical Education		
6. Performing Arts Improvements		
7. Multipurpose / Food Service Improvements	$ 520,000	
8. Physical Education Improvements		
9. Administration & District Support Facilities	$ 855,000	
10. Student Collaboration & Support Services		
11. Safety and Security	$ 701,000	$ 97,000
12. Outdoor Learning		
13. Exterior Play Spaces, Play Fields & Hard Courts	$ 686,000	
14. 21st Century Learning Classroom Facility	$ 55,000	$ 55,000
15. Technology Infrastructure	$ 156,000	$ 156,000
Total Project Cost (2014$)	**$ 7,182,000**	**$ 3,621,000**

5.2.4 | EXISTING SITE PLAN



120 ft
1" = 120'

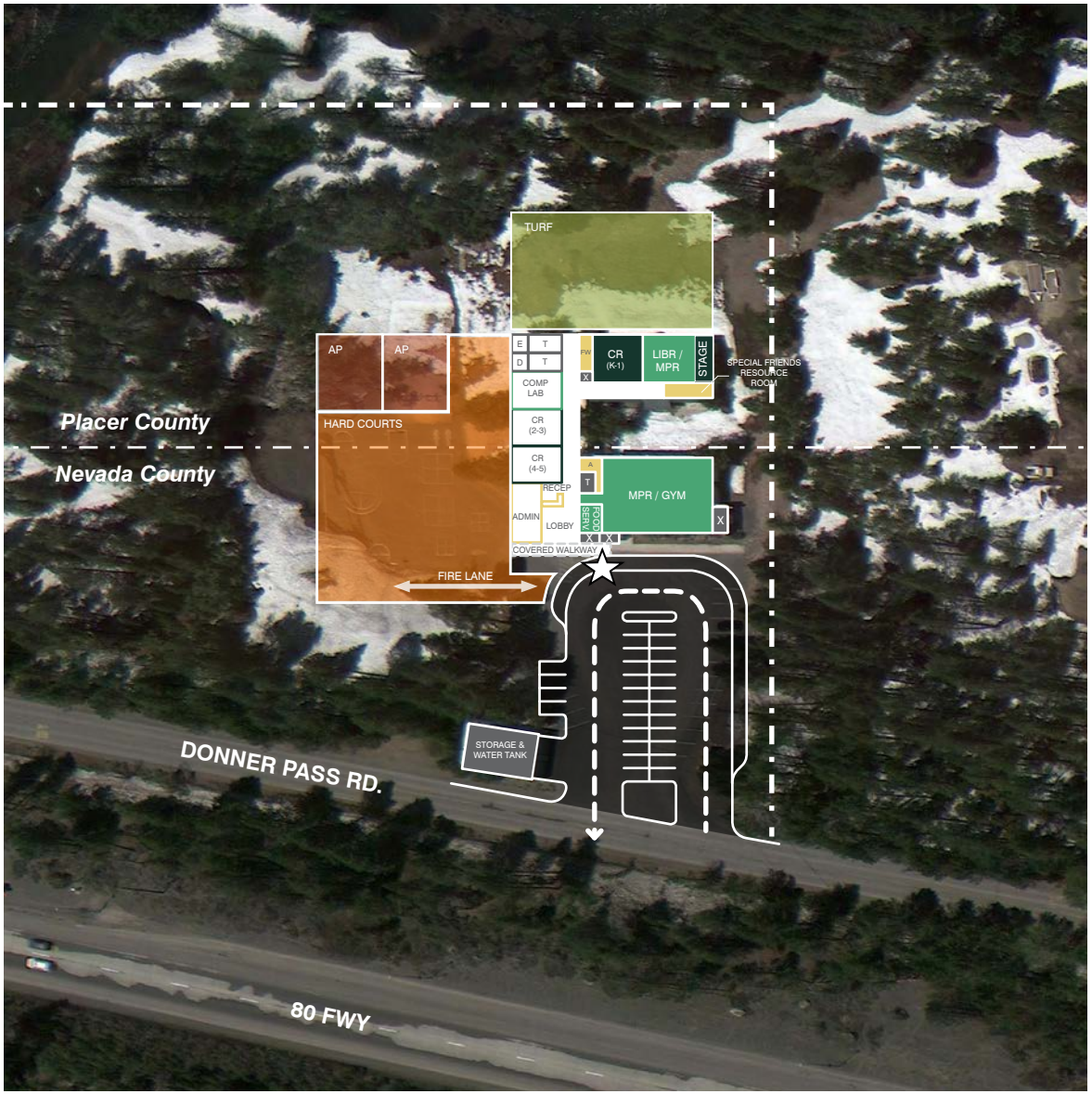
- Classrooms, CR
- Science Labs, SL
  P - Prep, L - Lecture
- Shared Spaces
- Admin / Faculty
  FW - Faculty Work, FL - Faculty Lounge
- Support Spaces
  X - Storage, T - Toilets, U - Utility, E - Electrical, D - Data, C - Custodial
- Play Fields
- Learning Courts
- Play Equipment
- Hardcourts
- Kinder Play
- ☆ Main Entry

59 Current Enrollment
Grades K-5
Loading K-3 24:1
4-5 28:1

Teaching Stations

K - 1st Grade	1TS
2nd - 3rd / 4th-5th Grade	1TS
Total Base Program:	2TS

5.2.5 | PROPOSED SITE PLAN



120 ft
1" = 120'

Modernization
New Construction
Reconfigure

Classrooms, CR
Science Labs, SL
Shared Spaces
Admin / Faculty
FW - Faculty Work, FL - Faculty Lounge
Support Spaces
X - Storage, T - Toilets, U - Utility,
E - Electrical, D - Data, C - Custodial

Play Fields
Learning Courts
Play Equipment
Hardcourts
Kinder Play

Main Entry
Fire Lane

58 Students Projected for 2019/2020
Grades K-5
Loading K-3 24:1
4-5 28:1

Teaching Stations

K - 1st Grade	1TS
2nd - 3rd Grade	1TS
4th - 5th Grade	1TS

Other

Computer Lab	1TS

Total Base Program: 4TS

5.3 | GLENSHIRE ELEMENTARY







10990 Dorchester Dr,
Truckee, CA 96161

Year Constructed	1995
Year Modernized	Not Applicable (*Eligible in 2020 for State SFP program funding*)
Square Footage	61,500 SF
Site Size	9.3 acres
Grade Levels	TK-5
Current Enrollment	533 students
Total No. Portables	17
Total Teaching Stations	28

CONDITIONS ASSESSMENT

Site

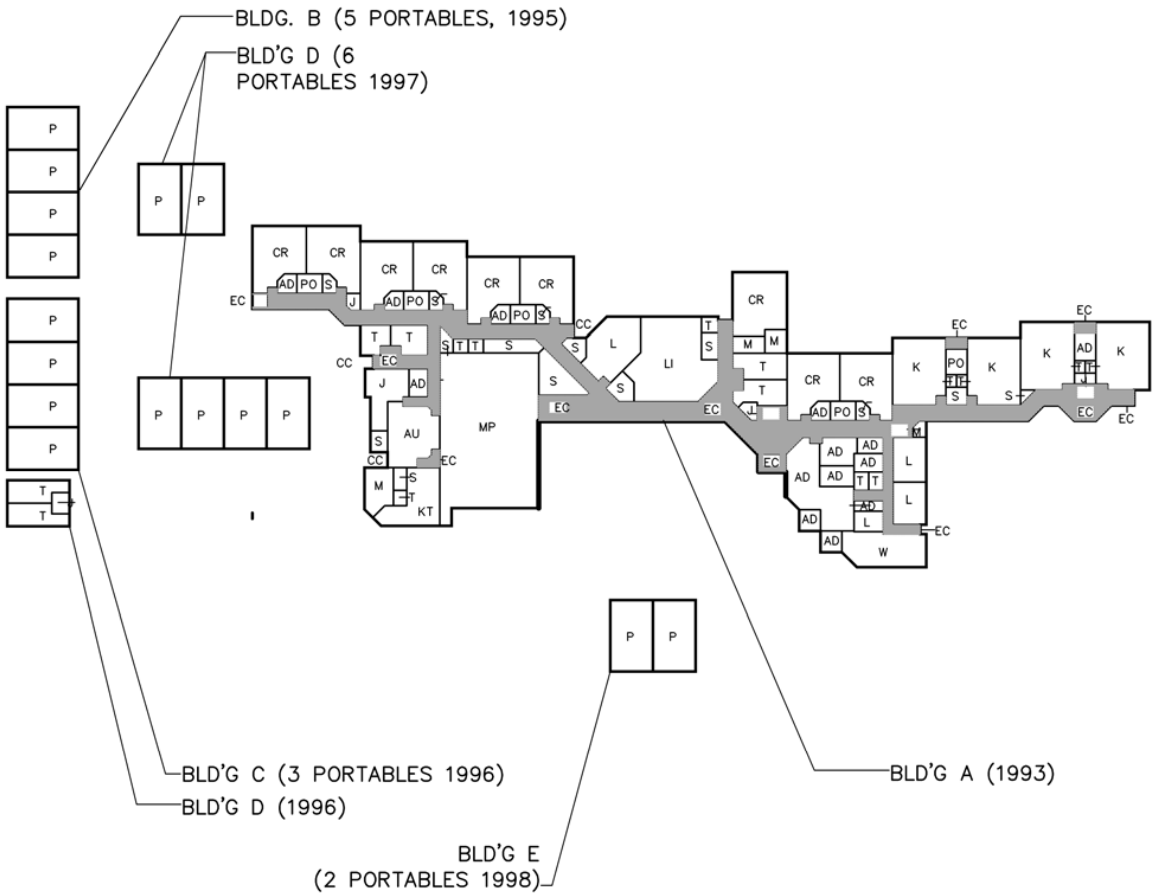
- School bus drop-off and parking circulation needs to be addressed; there are two portables installed in the parking/ drop off area.
- AC paving is in poor shape.
- Concrete curbs, curb ramps are damaged and non-complaint.
- Parking lot is in poor condition; need restriping and needs additional lighting with cut-off feature.
- Hard Courts in poor condition with large cracks with multiple areas of repair.
- Concrete walk adjacent to asphalt is crumbling.
- Concrete walk to relocatable buildings is spalling.
- Playground equipment is original and needs to be replaced.
- Relocatable at main entry is awkward and causes site observation issues. Additionally it blocks the accessible parking and entry from the site paving.
- Grass playfields are Joint Use and are in good condition.
- Gates and steps at mechanical enclosure need to be replaced.
- Steps and rails leading to portables need to be replaced.
- Site directional signage is missing.

Roof

- District Roofing Inspection Report created by Benchmark Inc in 2008 and 2010.
- 2010 - The 2008 recommended repairs were completed. The main school modified bitumen roofs and metal roofs are in good condition. One leak is reported below a window on Section D. The source is likely the deteriorated sealant at the bottom of the frame. Minor repairs are required on these roofs.
- The portable classroom roofs require some repairs. They are weathered and should be monitored, but with repairs and maintenance it's anticipated that they will be serviceable beyond the 5-year planning period.
- 2008 - Only very minor deficiencies are noted in the elastomeric coated granular surfaced modified bitumen roof.
- The portable classroom roofs are much more weathered with brittle and blistered felts and isolated deficiencies.

5.3.1 FACILITIES NEEDS AND ASSESSMENT

Existing Facilities Plan



- These roofs are more likely to become a greater concern within the next 5-6 years. Some may require replacement near that time period.

Exterior

- Building exterior is in good condition and well maintained.
- A larger window is required at Administration to view the front entrance of the school.
- Exposed steel door frames are in poor condition.
- Fix leaking skylights.
- Snow on North side covers windows.

Interior

- The Interior is in good condition.
- Classrooms are in good condition.
- Restrooms are in poor condition.
- Replace carpet.
- Resurface Gym floor.
- Kitchen serving window and rated overheard coiling door are not in proper working condition.
- Pendant light fixtures need seismic bracing.
- Provide cooling at the MDF.
- ADA complaint counters missing at reception and library circulation desks.

Code Compliance

- ADA power door actuators are not working.
- Exit signage is required, ADA signage needs to be updated.
- The kitchen does not meet current health department standards.
- Egress from back of stage does not extend to area of refuge.

Access Compliance

- The accessible parking is non-compliant.
- The accessible path to the building requires extensive review.
- Restrooms require minor adjustments to provide compliance. Restroom accessories need updates.
- Signage typical is non-compliant.
- Campus-wide drinking fountains are non-compliant.
- Back stage exit door discharges to exterior steps, need an ADA lift or ramp.

5.3.2 | FACILITIES NEEDS AND ASSESSMENT


Drop-off and parking


Current bathroom fixtures


Portables


Computer lab



Gym / Multi-Purpose Room


Typical classroom

Systems

Structural
- AB 300 List Report created by Ferrari Shields & Associates dated, November 8, 2011. School is not recommended for priority upgrades.

Mechanical/Plumbing
- HVAC system is original and an upgrade is recommended.
- Campus hydronic piping is prone to external corrosion with history of failures or rupture.
- Boiler plant pump upgrade and pipe protection is recommended.
- Chiller water system is non-operational. Removal is recommended.
- Replacement of standard plumbing fixtures with low consumption fixtures is recommended to support the District's sustainable approach.

Electrical
- Existing fluorescent lamps have been replaced with energy efficient T-8 lamps in all rooms and all areas have occupancy lighting control.
- Telephone service, main communication systems, data system appear to function properly.
- PA system is separate from the telephone communications system.
- Intrusion alarm system observed.
- No known CCTV security system observed.
- Campus-wide fire alarm system was replaced 2 years back with adequate devices in all rooms.

PROGRAM NEEDS
- Replace portables with permanent construction.
- Expand Administration to accommodate ELD program and improve entry visibility.
- Improve internet connectivity.

5.3.3 | PROJECT COSTS

Project Goals / Prioritized Cost	Master Plan Cost	Prioritized Projects Cost
1. Modernize & Reconfigure Existing Kindergarten, Classroom & Lab Buildings	$ 499,000	$ 517,000
2. Existing Building Systems & Toilets	$ 1,865,000	
3. Site Utilities		
4. New Construction Classrooms	$ 9,317,000	$ 45,000
5. New Construction Science & Career Technical Education	$ 2,213,000	$ 180,000
6. Performing Arts Improvements	$ 1,576,000	
7. Multipurpose / Food Service Improvements	$ 2,030,000	
8. Physical Education Improvements		
9. Administration & District Support Facilities	$ 27,000	$ 27,000
10. Student Collaboration & Support Services	$ 2,140,000	
11. Safety and Security	$ 1,914,000	$ 1,786,000
12. Outdoor Learning	$ 129,000	$ 129,000
13. Exterior Play Spaces, Play Fields & Hard Courts	$ 351,000	$ 105,000
14. 21st Century Learning Classroom Facility	$ 308,000	$ 308,000
15. Technology Infrastructure	$ 884,000	$ 884,000
Total Project Cost (2014$)	**$ 23,253,000**	**$ 3,981,000**

5.3.4 | EXISTING SITE PLAN



160 ft
1" = 160'

- Classrooms, CR
- Science Labs, SL
  P - Prep, L - Lecture
- Shared Spaces
- Admin / Faculty
  FW - Faculty Work, FL - Faculty Lounge
- Support Spaces
  X - Storage, T - Toilets, U - Utility, E - Electrical, D - Data, C - Custodial
- Play Fields
- Learning Courts
- Play Equipment
- Hardcourts
- Kinder Play
- ☆ Main Entry

533 Current Enrollment
Grades TK-5
Loading K-3 24:1
4-5 28:1

Teaching Stations

TK	1 TS
K	4 TS
1st - 3rd Grade	11 TS
4th - 5th Grade	6 TS
After School / SDC Flexibility	1 TS
Total Base Program:	23 TS

Non-Teaching Stations

D.I.S. / Learning Ctr.	1 TS
Innovation Lab @ Library	1 TS
PBL Sci/Art w/ Green House	1 TS
Music	1 TS
Total Program:	27 TS

5.3.5 | PROPOSED SITE PLAN



Modernization
New Construction
Reconfigure

Classrooms, CR
Science Labs, SL
Shared Spaces
Admin / Faculty
FW - Faculty Work, FL - Faculty Lounge
Support Spaces
X - Storage, T - Toilets, U - Utility,
E - Electrical, D - Data, C - Custodial

Play Fields
Learning Courts
Play Equipment
Hardcourts
Kinder Play

Main Entry
Fire Lane

459 Students Projected for 2019/2020
Grades TK-5
Loading K-3 24:1
4-5 28:1

Teaching Stations

TK	1 TS
K	4 TS
1st - 3rd Grade	11 TS
4th - 5th Grade	6 TS
After School / SDC Flexibility	1 TS
Total Base Program:	23 TS

Non-Teaching Stations

D.I.S. / Learning Ctr.	1 TS
Innovation Lab @ Library	1 TS
PBL Sci/Art w/ Green House	1 TS
Music	1 TS
Future / SDC Flexibility	1 TS
Total Program:	27 TS

5.4 | KINGS BEACH ELEMENTARY







8125 Steelhead Ave,
Kings Beach, CA 96143

Year Constructed	
Original Building	1957
Classroom Addtion	1959
Kindergarten	1963
Portables were placed	1990-1997
LIbrary / Media Center Addition	1999
Boys/Girls Club	2003
Year Modernized	Several Projects 1993-1995
Square Footage	72,350 SF
Site Size	6.3 acres
Grade Levels	TK-4
Current Enrollment	374 Students
Total No. Portables	11
Total Teaching Stations	17

CONDITIONS ASSESSMENT

Site

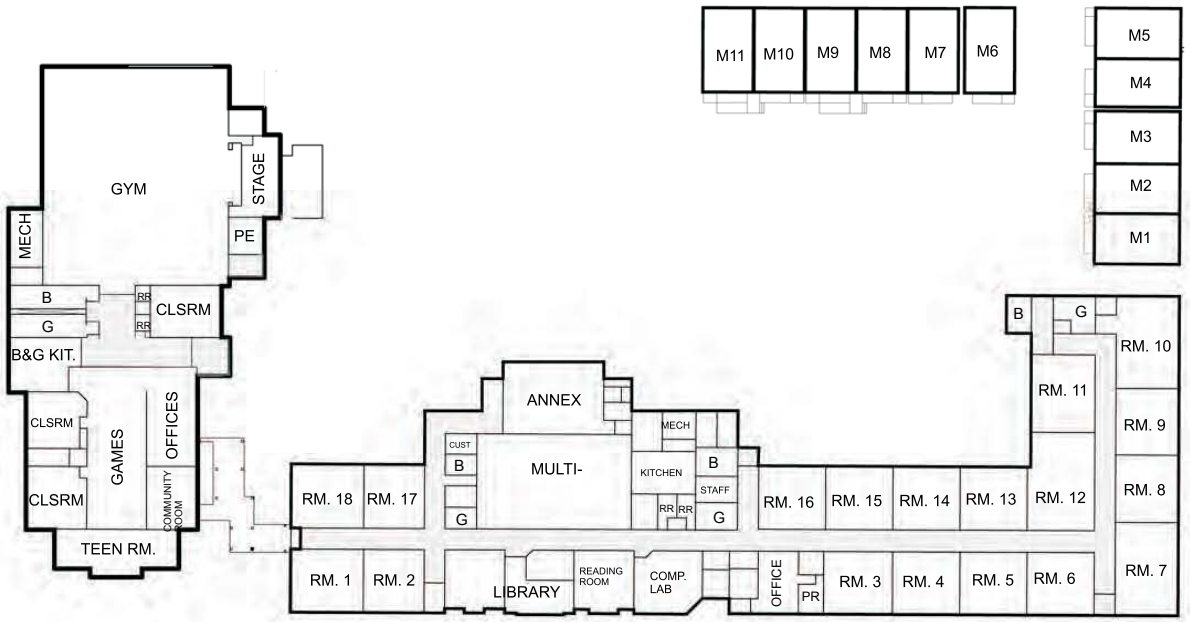
- Parking lot is in poor condition and needs seal coating.
- Grass playfields are joint-use and in good condition.
- Drop off is at front of school and in the adjacent Church property.
- Improve drainage at asphalt paving.
- Hard Courts in good condition and have been seal coated.
- Concrete walk adjacent to asphalt is crumbling.
- Concrete walk to accessible parking is spalling.
- Concrete stairs are very damaged.
- Playground equipment is in good condition and portions of equipment have recently been replaced.
- Campus is almost completely fenced but the campus gates are non-compliant.
- Bus drop-off is by Church.

Roof

- District Roofing Inspection Report created by Benchmark Inc in 2008 and 2010.
- In 2010 - Most of the designated repairs from the 2008 report were completed. They have significantly improved the performance of these roofs.
- Minor repairs are all that is required, most notably a damaged vent stack on Section W of the Boys and Girls Club, which appears to allow water entry into the building.
- In 2008 - Because the School District is responsible for maintaining the adjacent Boys and Girls Club roof, it was also included in this report.
- Since the last inspection in 2006, several more blisters have developed that require repair. Some of these blisters are in the same location the past repairs were made. These blisters and other isolated repairs are recommended and designated on the roof plan. These roofs should be closely monitored for further blistering. This may be an ongoing concern. The roof inspector was not aware of the age of this roof or if it is under warranty; however, this problem should be discussed with the installing contractor and may be a warrantable item.
- Removing pine needles to ensure proper drainage will be an ongoing maintenance requirement.
- Significant repairs are required on portable classroom roof FF6 and isolated repairs on other portables as designated on the roof plan.

5.4.1 | KINGS BEACH ELEMENTARY

Existing Facilities Plan



Exterior

- Boys and Girls Club exterior wall is corrugated metal.
- Exposed steel door frames are in poor condition.
- Mouse infestation issues.

Interior

- The Interior is in good condition, but carpet needs replacement.
- Classrooms are in good condition .
- Restrooms serving the multipurpose room are in poor condition.
- Administration is in poor condition and is awkward.

Code Compliance

- Exit signage is required.

Access Compliance

- The accessible parking appears to be complian.t
- The accessible path to the building requires extensive review.
- Campus-wide doors are non-complaint and are in need of new hardware.
- Ramps and landings at portables should be replaced
- Student restrooms in east wing are non –compliant; in other locations require minor adjustments to provide compliance. Toilet fixture sensors and valves need adjustment.
- Signage typical is non-compliant.
- Drinking fountains are non-compliant.

5.4.2 | FACILITIES NEEDS AND ASSESSMENT


Hard Courts and Play Equipment


Boiler Room


Gym / Multi-Purpose Room


Portable Classrooms


Interior Lighting


Typical doors and hallway

Systems

Structural

- AB 300 List Report created by Ferrari Shields & Associates dated, November 8, 2011. School is recommended for priority upgrades at the MPR building.

Mechanical/Plumbing

- HVAC system and boiler plant are outdated.
- Air handling equipment is in poor condition and a complete replacement is recommended.
- Boiler plant pump upgrade is recommended.
- Campus-wide hot and cold water piping shows multiple failures that have been difficult to repair. East wing does not have hot water in classrooms due to damaged piping.

Electrical

- Existing fluorescent lamps have been replaced with energy efficient T-8 lamps in all rooms and all areas have occupancy lighting control.
- Telephone service, main communication systems, data system appear to function properly..
- PA system is separate from the telephone communications system..
- Intercom and master clock/ bell system appear to function properly.
- No known intrusion alarm system observed.
- CCTV security system observed.
- Fire alarm system was upgraded in 2010, but it does not appear to provide full coverage.
- Fire Sprinklers.
- Building is partially sprinklered at the library and computer labs only.
- Boys and girls building is sprinklered.

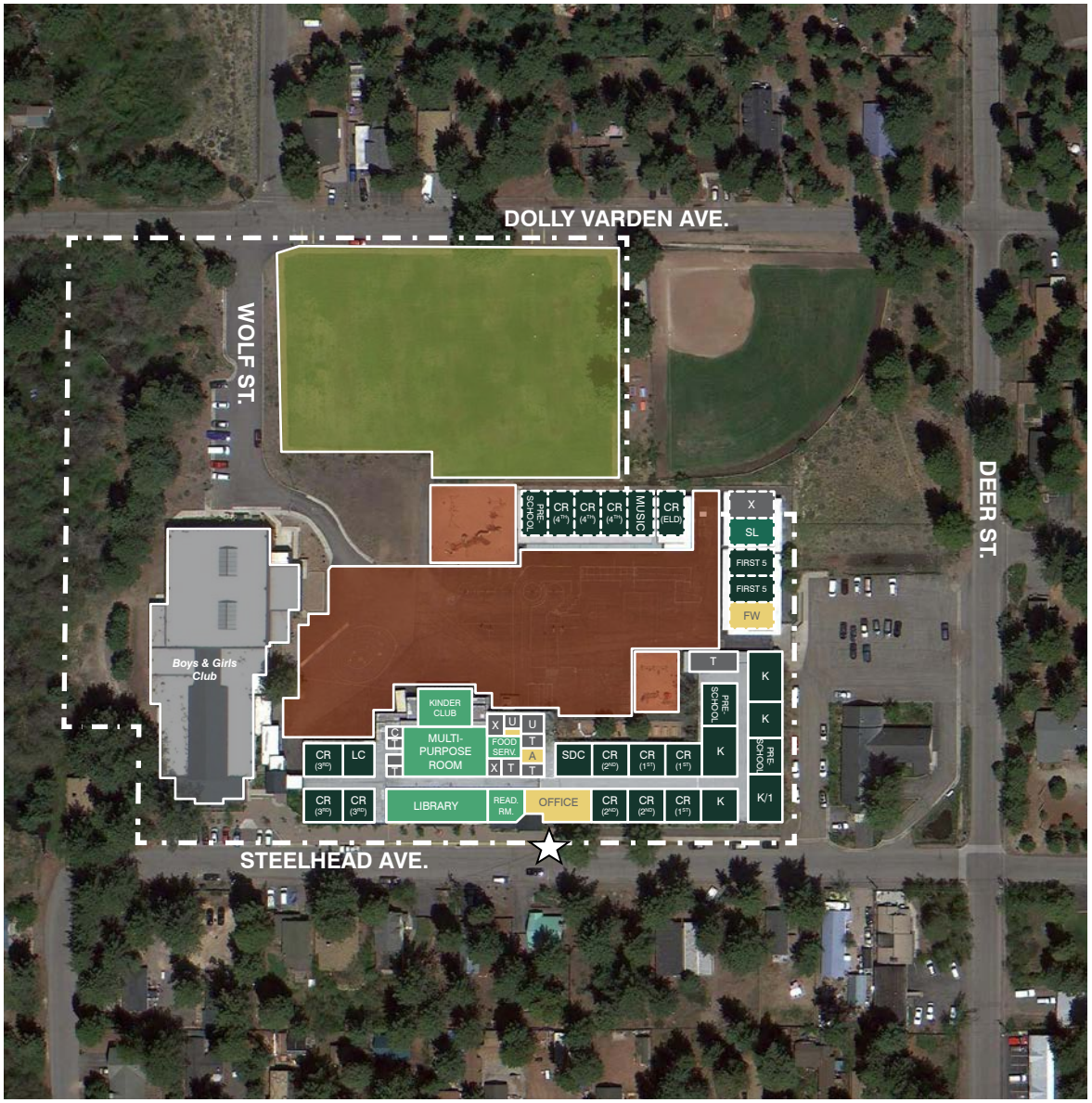
PROGRAM NEEDS

- Provide wiring for projectors in Classrooms.
- Improve sound control at Music Room.
- Provide furniture upgrades at Science Room.
- Replace portables with permanent construction.

5.4.3 | PROJECT COSTS

Project Goals / Prioritized Cost	Master Plan Cost	Prioritized Projects Cost
1. Modernize & Reconfigure Existing Kindergarten, Classroom & Lab Buildings	$ 1,996,000	$ 1,996,000
2. Existing Building Systems & Toilets	$ 2,903,000	$ 2,903,000
3. Site Utilities	$ 315,000	$ 315,000
4. New Construction Classrooms	$ 7,324,000	$ 7,324,000
5. New Construction Science & Career Technical Education	$ 346,000	$ 180,000
6. Performing Arts Improvements		$ 366,000
7. Multipurpose / Food Service Improvements	$ 366,000	
8. Physical Education Improvements		$ 1,220,000
9. Administration & District Support Facilities	$ 1,220,000	$ 295,000
10. Student Collaboration & Support Services	$ 295,000	$ 2,536,000
11. Safety and Security	$ 3,135,000	$ 166,000
12. Outdoor Learning	$ 166,000	$ 371,000
13. Exterior Play Spaces, Play Fields & Hard Courts	$ 371,000	$ 330,000
14. 21st Century Learning Classroom Facility	$ 330,000	$ 1.065,000
15. Technology Infrastructure	$ 1.065,000	
Total Project Cost (2014$)	**$ 19,832,000**	**$ 19,067,000**

5.4.4 | EXISTING SITE PLAN



160 ft
1" = 160'

- Classrooms, CR
- Science Labs, SL
  P - Prep, L - Lecture
- Shared Spaces
- Admin / Faculty
  FW - Faculty Work, FL - Faculty Lounge
- Support Spaces
  X - Storage, T - Toilets, U - Utility, E - Electrical, D - Data, C - Custodial
- Play Fields
- Learning Courts
- Play Equipment
- Hardcourts
- Kinder Play
- ☆ Main Entry

374 Current Enrollment
Grades TK-4
Loading K-3 24:1
4 28:1

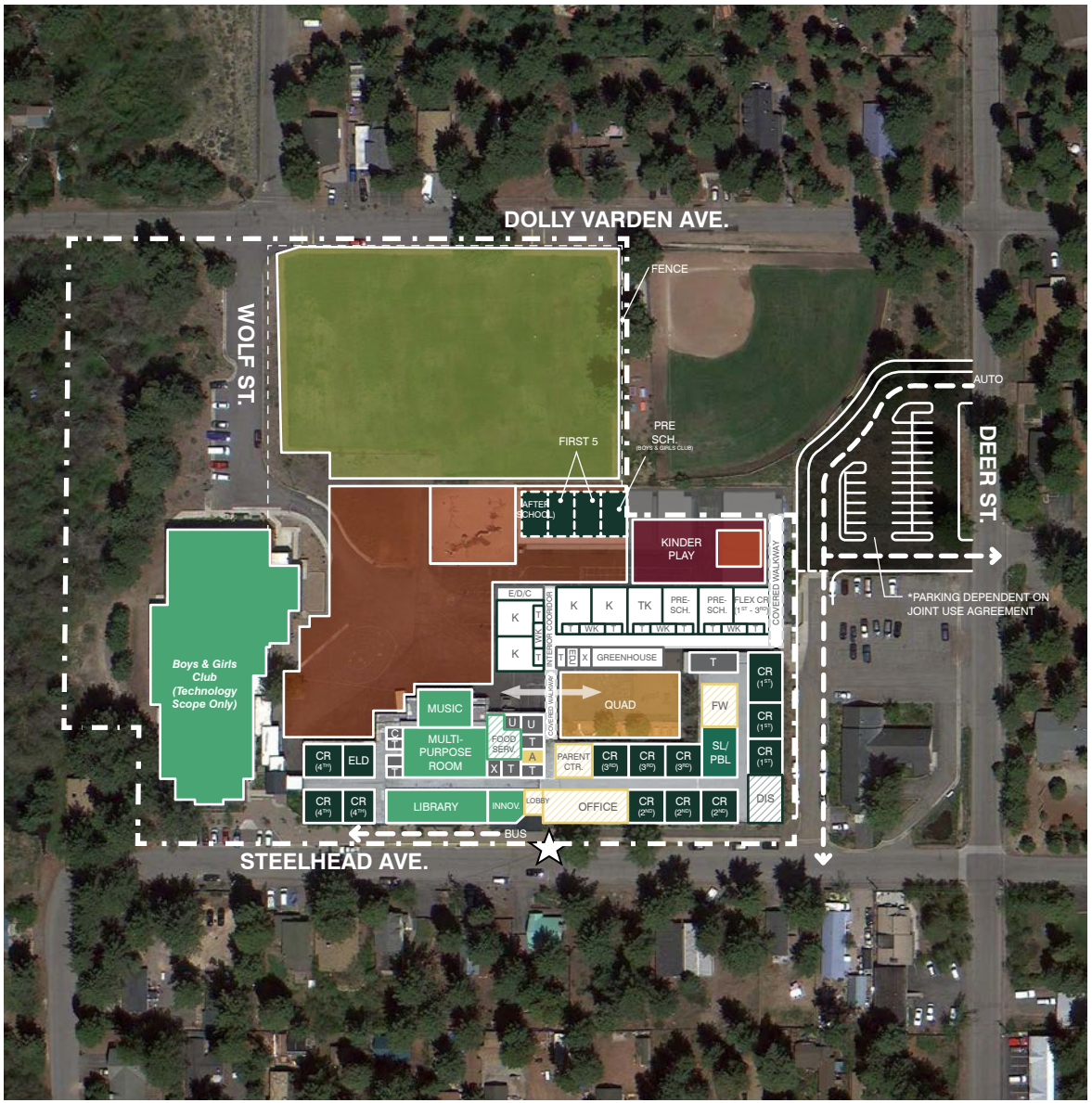
Teaching Stations

TK	0 TS
K	5 TS
1st - 3rd Grade	9 TS
4th Grade	3 TS
Growth / SDC Flexibity	1 TS
Total Base Program:	18 TS

Non-Teaching Stations

D.I.S. / Learning Ctr.	2	Preschool	3
Innovation Lab @ Library	0	Boys & Girls Club Preschool	1
PBL Sci/Art w/ Green House	1		
Music	1		
		Total Program:	26 TS

5.4.5 | PROPOSED SITE PLAN



Modernization
New Construction
Reconfigure

- Classrooms, CR
- Science Labs, SL
- Shared Spaces
- Admin / Faculty
  FW - Faculty Work, FL - Faculty Lounge
- Support Spaces
  X - Storage, T - Toilets, U - Utility,
  E - Electrical, D - Data, C - Custodial
- Play Fields
- Learning Courts
- Play Equipment
- Hardcourts
- Kinder Play
- Main Entry
- Fire Lane

394 Students Projected for 2019/2020

Grades TK-4

Loading K-3 24:1
4 28:1

Teaching Stations

TK	1 TS
K	4 TS
1st - 3rd Grade	9 TS
4th Grade	3 TS
Growth (1-3 Flex / SDC Flexibility	1 TS
Total Base Program:	18 TS

Non-Teaching Stations

D.I.S. / Learning Ctr.	1	Preschool	3
Innovation Lab @ Library	1	After School	1
PBL Sci/Art w/ Green House	1	First 5	2
Music	1	Boys & Girls Club Preschool	1
ELD	1		
		Total Program:	30 TS

5.5 | TAHOE LAKE ELEMENTARY







375 Grove
Tahoe City, CA 96145

Year Constructed	
Library, Admin, Classrooms	1934
MPR, Kitchen	1958
Portables were placed	1992-1997
Year Modernized	Office 1997 Auditorium 2002
Square Footage	38,200 SF
Site Size	7.4 acres
Grade Levels	TK-4
Current Enrollment	327 students
Total No. Portables	3
Total Teaching Stations	16

CONDITIONS ASSESSMENT

Site

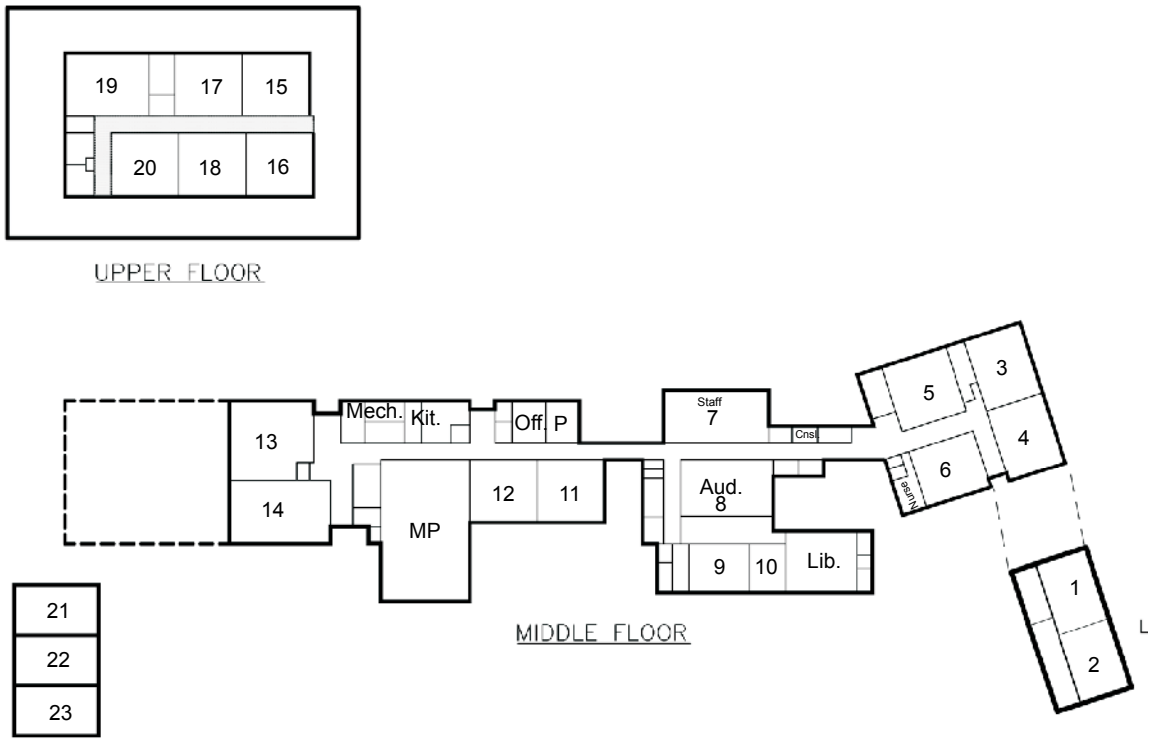
- Lower parking lot is in poor condition and needs seal coating. Upper parking lot is in good condition.
- Parking reconfiguration is recommended since it is complicated and inefficient.
- Parking areas need restriping, including ADA stalls, path of travel areas, fire lanes.
- Slope of driveway at bus drop-off needs to be reworked to be a less steep grade.
- Truncated domes at ramps are not complaint.
- grass playfields are joint-use and are in good condition.
- Drop off at the school is at the lower parking lot – which lacks security.
- Hard Courts in good condition and have been seal coate.d
- Concrete walk adjacent to asphalt is crumbling
- AC paving is in bad shape and non-compliant at landings.
- Campus wide damaged concrete – steps, walks, drain trenches, etc.
- Playground equipment is in good condition and portions of equipment have recently been replaced.
- Need trash enclosure for bins.
- South main access stairs and rails need replacement
- There are no bike racks at the front of school.
- Site drainage is an issue in Classrooms that have below grade walls.
- Moisture leaking into walls above grade in the south wing. Staff noted there is extensive below grade. water issues at this site and several rooms have been flooded.

Roof

- District Roofing Inspection Report created by Benchmark Inc in 2008 and 2010.
- In 2010 - Most of the designated repairs from the 2008 report were completed. Flat roofs replaced in 2012. The low sloped roof areas (Sections A-E, G, and H) have had leaks in the past and numerous repairs have been made. Several blisters have again developed that require repair. This roof system likely has moisture in it, is very weathered, and will continue to blister. Because of its poor condition, leaks and the amount of repair work being required each year, this roof is recommended for replacement along with the portable classroom roofs (Buildings I1 and I2) in 2012.

5.5.1 | TAHOE LAKE ELEMENTARY

Existing Facilities Plan



- In 2008 - Though the 2006 report recommended repairs were completed, numerous blisters have developed throughout the granular surfaced built-up roofs. Snow removal from these roofs could puncture these blisters. The number that have developed is a concern.
- An infrared moisture survey is recommended to determine if moisture has entered the roof system. Repairing the blisters is recommended. As a precautionary measure roof replacement is budgeted for 2012. The infrared moisture survey and monitoring the roofs performance will help determine if replacement should be delayed or accelerated.
- Replacement of the two portable roofs is recommended for 2012 due to the brittleness of felts and expected ongoing deterioration.

Exterior

- Building exterior is in poor condition.
- Several areas of masonry block spalling noted.
- Wood siding at the historic school building is in poor condition.
- Exposed steel door frames are in poor condition
- Several trees are very close to the buildings and appear to be a hazard to the building.
- Windows have been replaced but metal spandrel panels are in poor condition.
- More security cameras desired.

Interior

- The Interior is in good condition.
- Classrooms are in good condition.
- Several classrooms have been previously flooded and smell musty.
- Restrooms serving the multipurpose room are in poor condition.
- Administration is in poor condition and is awkward.
- Casework is needed in several classrooms.
- Kitchen exhaust systems is not discharging to the exterior.

Code Compliance

- Classroom exterior doorways lead to stairs in most cases with no accessible means of egress.
- Exit signage is required.
- The kitchen does not meet requirements for a commercial kitchen.
- Fence gates are non-compliant.

5.5.2 | FACILITIES NEEDS AND ASSESSMENT


Parking and drop-off


Trash bin area


Exterior siding


Exterior metal spandrel panel


Typical classroom


Portable classrooms

Access Compliance

- The accessible parking appears to be compliant at the main entry, other areas are non-compliant.
- There does not appear to be an accessible path from the lower parking lot to the building.
- The accessible path to the building requires extensive review. Landing at south and exterior doors is non-compliant, side access at old drop off area needs accessible ramp, south main access area needs accessible ramp or lift.
- Restrooms require major adjustments for compliance.
- Signage typical is non-compliant.
- Drinking fountains are non-compliant.
- ADA site, parking and directional signage is missing.
- Door hardware is non-complaint.

Systems

Structural

- AB 300 List Report created by Ferrari Shields & Associates dated, November 8, 2011. School is recommended for priority upgrades at the Gymnasium building. Work was completed in 2012.

Mechanical/Plumbing

- HVAC control system outdated and inefficient, needs replacement.
- Upper and lower boiler plant: replacement of pump and controls is recommended. Installation of glycol management system for water treatment and freeze protection is recommended.
- Replacement of control devices and instrumentation of all air distribution equipment is recommended.

Electrical

- Existing fluorescent lamps have been replaced with energy efficient T-8 lamps in all rooms and all areas have occupancy lighting control.
- Telephone service, main communication systems, data system appear to function properly.
- PA system is separate from the campus telephone communication system.
- Intercom and master clock/ bell system appear to function properly. Each classroom has a handset and combination secondary clock and speaker.
- CCTV security system is in good working condition.
- Fire alarm system does not appear to provide full coverage and has multiple missing devices

5.5.3 FACILITIES NEEDS AND ASSESSMENT


Computer lab


Stage


Library


Play equipment


Classroom lighting


Stair with chair Lift

Fire Sprinklers

- Building is partially sprinklered.

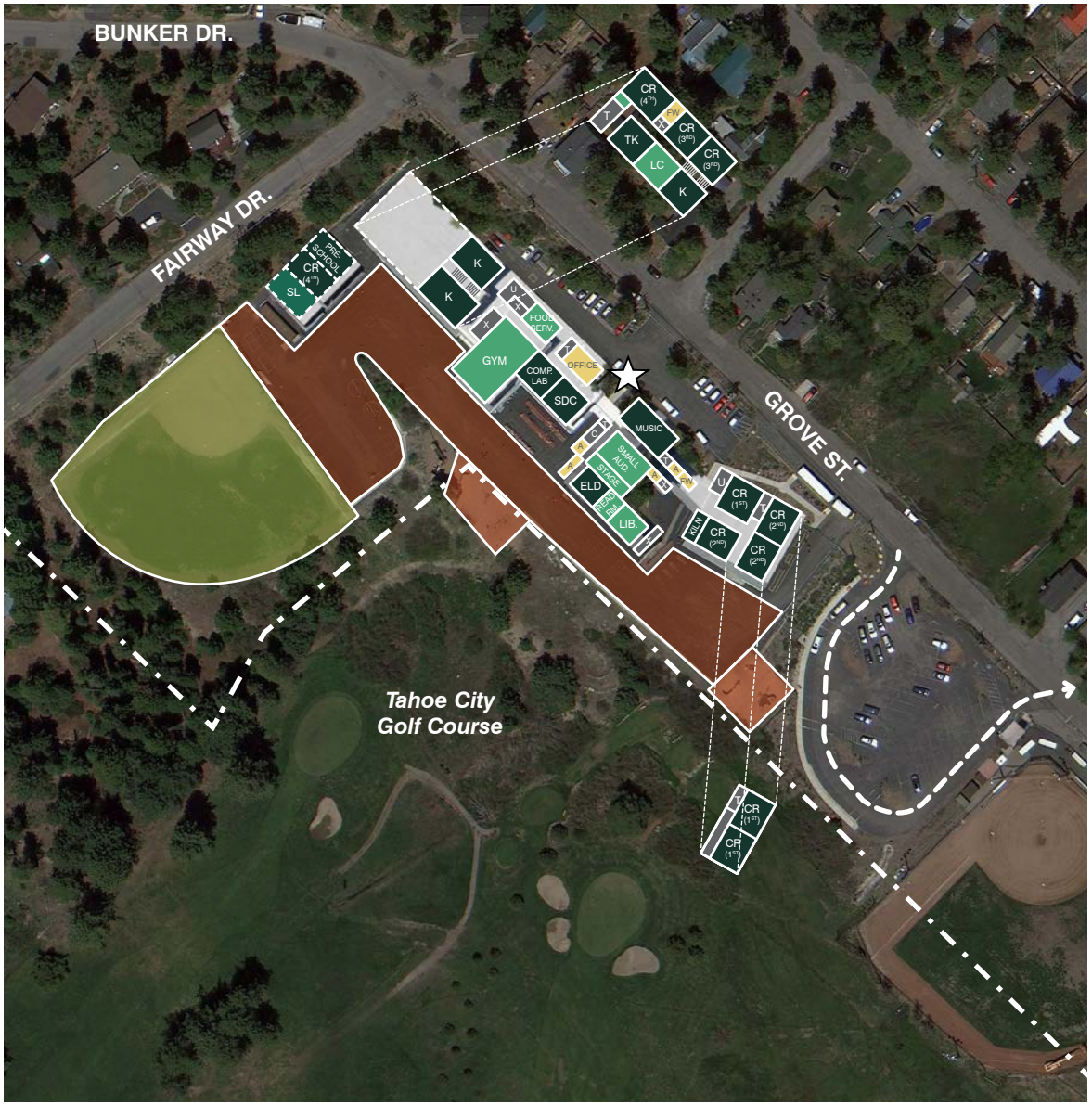
PROGRAM NEEDS

- Additional instructional space and small group space needed.
- Improved technology and power to accommodate 1:1 computing.
- Prefer Administration at lower parking area.
- Replace portables with permanent construction.
- Preserve the historic Library, but expand Media.

5.5.4 | PROJECT COSTS

Project Goals / Prioritized Cost	Master Plan Cost	Prioritized Projects Cost
1. Modernize & Reconfigure Existing Kindergarten, Classroom & Lab Buildings	$ 1,696,000	$ 1,696,000
2. Existing Building Systems & Toilets	$ 1,770,000	$ 1,770,000
3. Site Utilities	$ 914,000	$ 914,000
4. New Construction Classrooms	$ 10,127,000	$ 10,127,000
5. New Construction Science & Career Technical Education	$ 367,000	$ 347,000
6. Performing Arts Improvements	$ 223,000	$ 223,000
7. Multipurpose / Food Service Improvements	$ 1,224,000	$ 512,000
8. Physical Education Improvements		
9. Administration & District Support Facilities	$ 2,075,000	$ 2,075,000
10. Student Collaboration & Support Services	$ 1,716,000	$ 1,716,000
11. Safety and Security	$ 2,065,000	$ 2,065,000
12. Outdoor Learning	$ 247,000	$ 247,000
13. Exterior Play Spaces, Play Fields & Hard Courts	$ 606,000	$ 606,000
14. 21st Century Learning Classroom Facility	$ 253,000	$ 253,000
15. Technology Infrastructure	$ 554,000	$ 554,000
Total Project Cost (2014$)	**$ 23,837,000**	**$ 23,092,000**

5.5.5 | EXISTING SITE PLAN



160 ft
1" = 160'

- Classrooms, CR
- Science Labs, SL
  P - Prep, L - Lecture
- Shared Spaces
- Admin / Faculty
  FW - Faculty Work, FL - Faculty Lounge
- Support Spaces
  X - Storage, T - Toilets, U - Utility, E - Electrical, D - Data, C - Custodial
- Play Fields
- Learning Courts
- Play Equipment
- Hardcourts
- Kinder Play
- ☆ Main Entry

327 Current Enrollment
Grades TK-4
Loading K-3 24:1
4 28:1

Teaching Stations

TK	1 TS
K	3 TS
1st - 3rd Grade	8 TS
4th Grade	2 TS
SDC	1 TS
Total Base Program:	15 TS

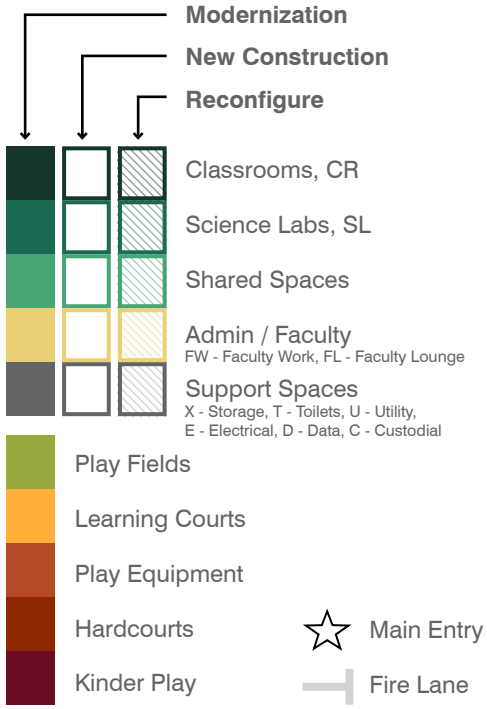
Non-Teaching Stations

D.I.S. / Learning Ctr.	1	ELD	1
Computer Lab	1	Pre School	1
PBL Sci/Art w/ Green House	1		
Music	1		
		Total Program:	21 TS

5.5.6 | PROPOSED SITE PLAN



160 ft
1" = 160'



331 Students Projected for 2019/2020
Grades TK-4
Loading K-3 24:1
4 28:1

Teaching Stations

TK	1 TS
K	3 TS
1st - 3rd Grade	9 TS
4th Grade	3 TS
SDC	1 TS
Total Base Program:	17 TS

Non-Teaching Stations

D.I.S. / Learning Ctr.	1	ELD	1
Innovation Lab @ Library	1	Flex Room or Preschool	1
PBL Sci/Art w/ Green House	1		
Music	1		
		Total Program:	23 TS

5.6 | TRUCKEE ELEMENTARY







11911 Donner Pass Rd,
Truckee, CA 96161

Year Constructed	1957 & 1971
MPR	2001
Portables were placed	1990-1999
Year Modernized	2001 Gym Constructed
Square Footage	69,268 SF
Site Size	7.1 acres
Grade Levels	TK-5
Current Enrollment	550 Students
Total No. Portables	20
Total Teaching Stations	23

CONDITIONS ASSESSMENT

Site

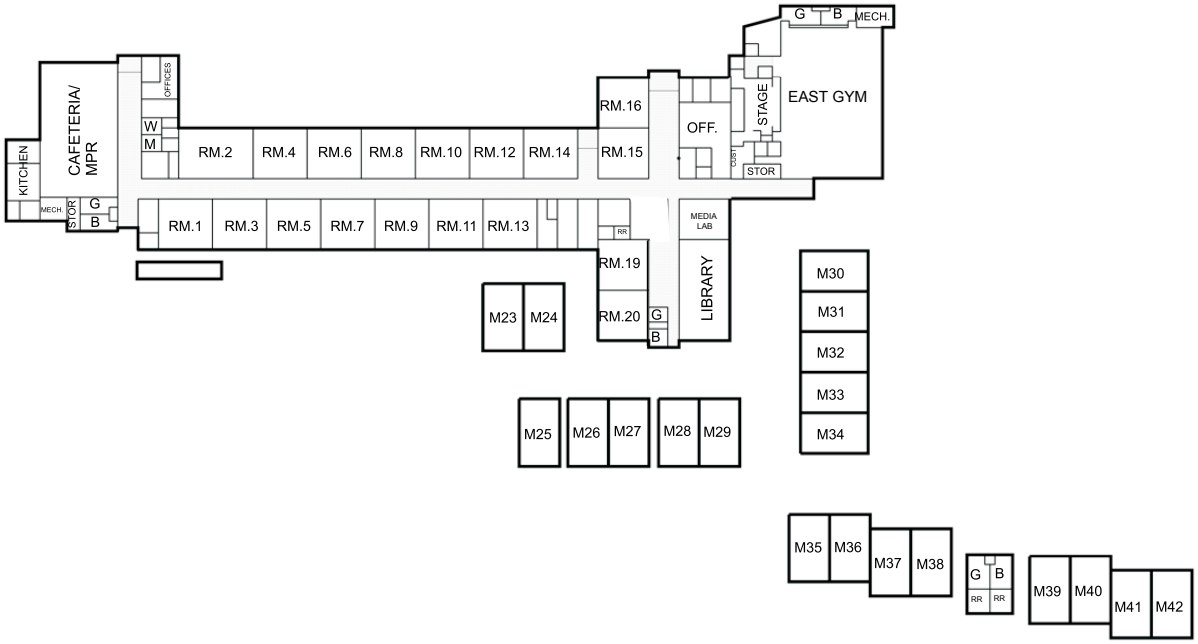
- Parking lot and site wide AC paving is in poor condition and needs seal coating.
- Parking area needs restriping, including ADA stalls, path of travel, fire lane, etc.
- Bus drop-off takes place on adjacent maintenance facility and is not the best configuration for safety.
- Artificial playfield is in poor condition.
- Hard Courts in poor condition and have been seal coated in some areas. The site paving has large cracks over 2-3" in width.
- Playground equipment is in good condition and portions of equipment have recently been replaced.
- Provide fencing over barriers at drop-off area.
- Provide more lunch tables and covered lunch area.
- Site drainage, in several areas adjacent the portables, slopes towards the buildings.

Roof

- District Roofing Inspection Report created by Benchmark Inc in 2008 and 2010.
- In 2010 - The designated repairs from the 2008 report, mostly blister repairs, were completed.
- The original main building roof (Sections A-D) is performing well. However, numerous small surface cuts in the coating are due to shoveling of snow off the roof. This should be closely watched so the roof isn't severely damaged. These little nicks should be repaired so the system isn't compromised over a period of time.
- The new gym addition (Sections E-I) reported leaks at some of the drains. Replacement of drain rings has reportedly corrected these leaks sources. Several blisters have been repaired in the past and additional blisters have developed that again require repair. Because the granular surfacing of these modified bitumen roofs is eroding, coating the roof in 2014 is recommended to extend its service life.
- In 2008 - Blistering of the granular surfaced modified bitumen membrane on the east school gymnasium addition is the primary concern. Several blisters have developed since the 2006 inspection that require repair. Repairs to these blisters are recommended and the cost should be covered by a warranty if one exists.
- Other minor deficiencies are also noted on the roof plan that require repairs. These roofs are projected to be serviceable with maintenance for 6-10 more years.

5.6.1 | FACILITIES NEEDS AND ASSESSMENT

Existing Facilities Plan



Exterior

- Building exterior is in good condition and well maintained.
- Exposed steel door frames are in poor condition
- Paint at portables is in poor condition.
- Paint is peeling at exposed metal decking at eaves.
- Metal edge flashing at exterior eaves is rusting and is in poor condition.
- Exterior of portable buildings are in poor condition.

Interior

- The interior is in good condition.
- Classrooms are in good condition.
- Restrooms serving the multipurpose room are in poor condition.
- Carpeting in corridors are in poor condition.
- Striping in both the PE cafeteria & Multipurpose building is in poor condition.
- Additional review of acoustical panels in PE cafeteria room is needed.
- The staff room, and adjacent corridor ceiling panels are in poor condition.
- The kitchen needs modernization.

Code Compliance

- Exit signage is required.
- Site directional signage, ADA site signage, parking signage needs to be updated or provided where missing.
- The kitchen does not meet requirements for a commercial kitchen.
- Rated overhead door at kitchen wash area is missing.
- Several doors need ADA upgrade.
- Several rails needs ADA upgrade.

Access Compliance

- The accessible path to the building requires extensive review.
- Landings at portables are non-complaint.
- Restrooms require minor adjustments to provide compliance.
- Restrooms at portables require major adjustments to provide compliance.
- Portables have multiple accessible barriers.
- There are several items in the main entry which project more than 4” from the wall surface.
- Accessible restroom signage should be removed from non-accessible restrooms. Several instances were noted to have received signage but the restroom clearly had no accessible amenities.

Systems

5.6.2 | FACILITIES NEEDS AND ASSESSMENT

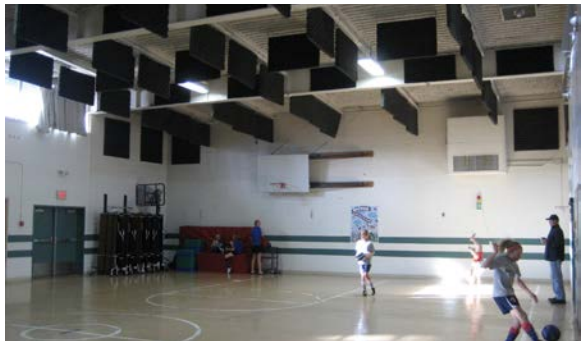

Playfield and hardcourts


Gym floor


Parking and drop-off


Exposed metal decking and flashing at exterior eaves


Portable ramps and landings


Gym / Multi -Purpose Room

Structural
- AB 300 List Report created by Ferrari Shields & Associates dated, November 8, 2011. School is recommended for priority upgrades at the Gymnasium building.

Mechanical/Plumbing
- Newer HVAC system in the modernized part of campus, older system in the rest of campus that needs to be upgraded.
- Boiler plant has two new boilers with provisions for snow melt in east wing only.
- Upgrade fan coil units with air louvers to back of ventilators, replace control devices at all air distribution equipment, replace failed fire/ smoke dampers and related devices.
- No hot water piping in classroom and office wings. Some rooms have individual heaters. New hot water piping and recirculation system at more readily accessible locations is recommended.

Electrical
- Campus electrical main switchboard and panels have exceeded their life expectancy and need replacement
- Campus peak load demand is within the electrical service load.
- Telephone service, main communication systems, data system appear to function properly.
- PA system is separate from the telephone communications system. Each classroom has a handset, secondary clock and speaker.
- Intercom and master clock/ bell system appear to function properly. No known intrusion alarm system observed.
- No known CCTV surveillance system observed. A campus wide surveillance system is recommended.
- Fire alarm system does not appear to provide full coverage. Smoke detectors are installed only in the administration areas.

Fire Sprinklers
- Building is not sprinklered.

PROGRAM NEEDS
- Improve technology in Classrooms.

5.6.3 | FACILITIES NEEDS AND ASSESSMENT


Typical Classroom


Play equipment

- Replace portables with permanent construction.
- Use of one gym for lunch reduces P.E. availability.
- Reconfigure/expand Admin to include Speech, Psych, Counselor, etc.
- Special Ed/Pre-school is detached, should be more centrally located.


Mechanical equipment


Office space


Hallway


Library

5.6.4 | PROJECT COSTS

Project Goals / Prioritized Cost	Master Plan Cost	Prioritized Projects Cost
1. Modernize & Reconfigure Existing Kindergarten, Classroom & Lab Buildings	$ 1,476,000	$ 1,476,000
2. Existing Building Systems & Toilets	$ 2,430,000	$ 2,354,000
3. Site Utilities	$ 1,349,000	$ 1,349,000
4. New Construction Classrooms	$ 11,063,000	$ 11,063,000
5. New Construction Science & Career Technical Education	$ 1,693,000	$ 1,873,000
6. Performing Arts Improvements	$ 1,447,000	
7. Multipurpose / Food Service Improvements	$ 2,246,000	
8. Physical Education Improvements		
9. Administration & District Support Facilities	$ 872,000	$ 872,000
10. Student Collaboration & Support Services	$ 2,681,000	$ 2,681,000
11. Safety and Security	$ 2,316,000	$ 2,316,000
12. Outdoor Learning	$ 573,000	
13. Exterior Play Spaces, Play Fields & Hard Courts	$ 2,375,000	$ 1,674,000
14. 21st Century Learning Classroom Facility	$ 374,000	$ 374,000
15. Technology Infrastructure	$ 255,000	$ 255,000
Total Project Cost (2014$)	**$ 31,150,000**	**$ 26,287,000**

5.6.5 | SITE CIRCULATION DIAGRAM



TRUCKEE ELEMENTARY SCHOOL

5.6.6 | EXISTING SITE PLAN



160 ft
1" = 160'

- Classrooms, CR
- Science Labs, SL
  P - Prep, L - Lecture
- Shared Spaces
- Admin / Faculty
  FW - Faculty Work, FL - Faculty Lounge
- Support Spaces
  X - Storage, T - Toilets, U - Utility, E - Electrical, D - Data, C - Custodial
- Play Fields
- Learning Courts
- Play Equipment
- Hardcourts
- Kinder Play
- ☆ Main Entry

550 Current Enrollment
Grades TK-5
Loading K-3 24:1
4-5 28:1

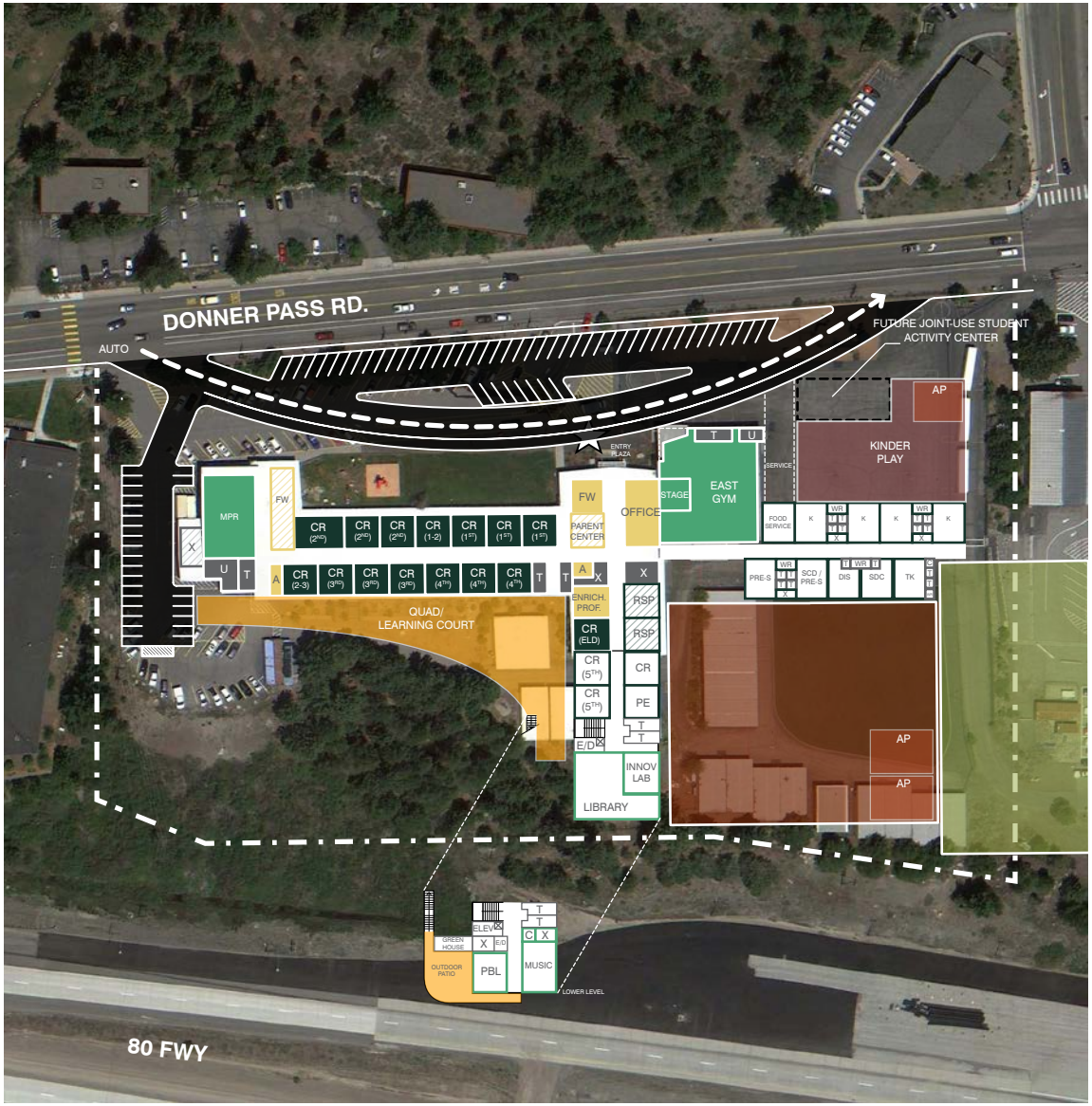
Teaching Stations

TK	1 TS
K	4 TS
1st - 3rd Grade	12 TS
4th - 5th Grade	6 TS
SDC	2 TS
Total Base Program:	25 TS

Non-Teaching Stations

RSP	1	ELD	1
D.I.S. / OT & PT	1	Pre-School	1
Computer Lab	1	PE & Fitness	1
PBL Sci/Art w/ Green House	1		
Music	1		
		Total Program:	33 TS

5.6.7 | PROPOSED SITE PLAN



160 ft
1" = 160'

Modernization
New Construction
Reconfigure

Classrooms, CR
Science Labs, SL
Shared Spaces
Admin / Faculty
FW - Faculty Work, FL - Faculty Lounge
Support Spaces
X - Storage, T - Toilets, U - Utility,
E - Electrical, D - Data, C - Custodial

Play Fields
Learning Courts
Play Equipment
Hardcourts
Kinder Play

Main Entry
Fire Lane

497 Students Projected for 2019/2020
Grades TK-5
Loading K-3 24:1
4-5 28:1

Teaching Stations

TK	1 TS
K	4 TS
1st - 3rd Grade	12 TS
4th - 5th Grade	6 TS
SDC - SH w/Toilet	1 TS
SDC - SH Pre-School	1 TS
Total Base Program:	25 TS

Non-Teaching Stations

RSP	1	ELD	1
D.I.S. / OT & PT	1	State Pre-School	1
Innovation Lab @ Library	1	PE & Fitness	1
PBL Sci/Art w/ Green House	1		
Music	1		
		Total Program:	33 TS