# 5.7 | ALDER CREEK MIDDLE








10931 Alder Drive,
Truckee, CA 96161

| | |
|---|---|
| Year Constructed | 2004 |
| Year Modernized | Not Applicable (*Eligible for State SFP funding in 2029*) |
| Square Footage | 95,300 SF |
| Site Size | 24 acres |
| Grade Level | 6-8 |
| Current Enrollment | 491 Students |
| Total No. Portables | 8 |
| Total Teaching Stations | 25 |

## CONDITIONS ASSESSMENT

### Site

- Parking lot is in good condition, but needs seal coating and restriping.
- Truncated domes missing at bus drop off and curb ramps.
- Hard Courts are in good condition with small cracks.
- AC paving in parking area is damaged and in need of a heavy slurry coat.
- Concrete curbs adjacent to asphalt is crumbling.
- Concrete at bus drop off is spalling.
- Planting areas are well draining.
- Concrete walk at main entry has rust stains, probably from insufficient concrete coverage over rebar.
- Concrete control joints don't have sealant.

### Roof

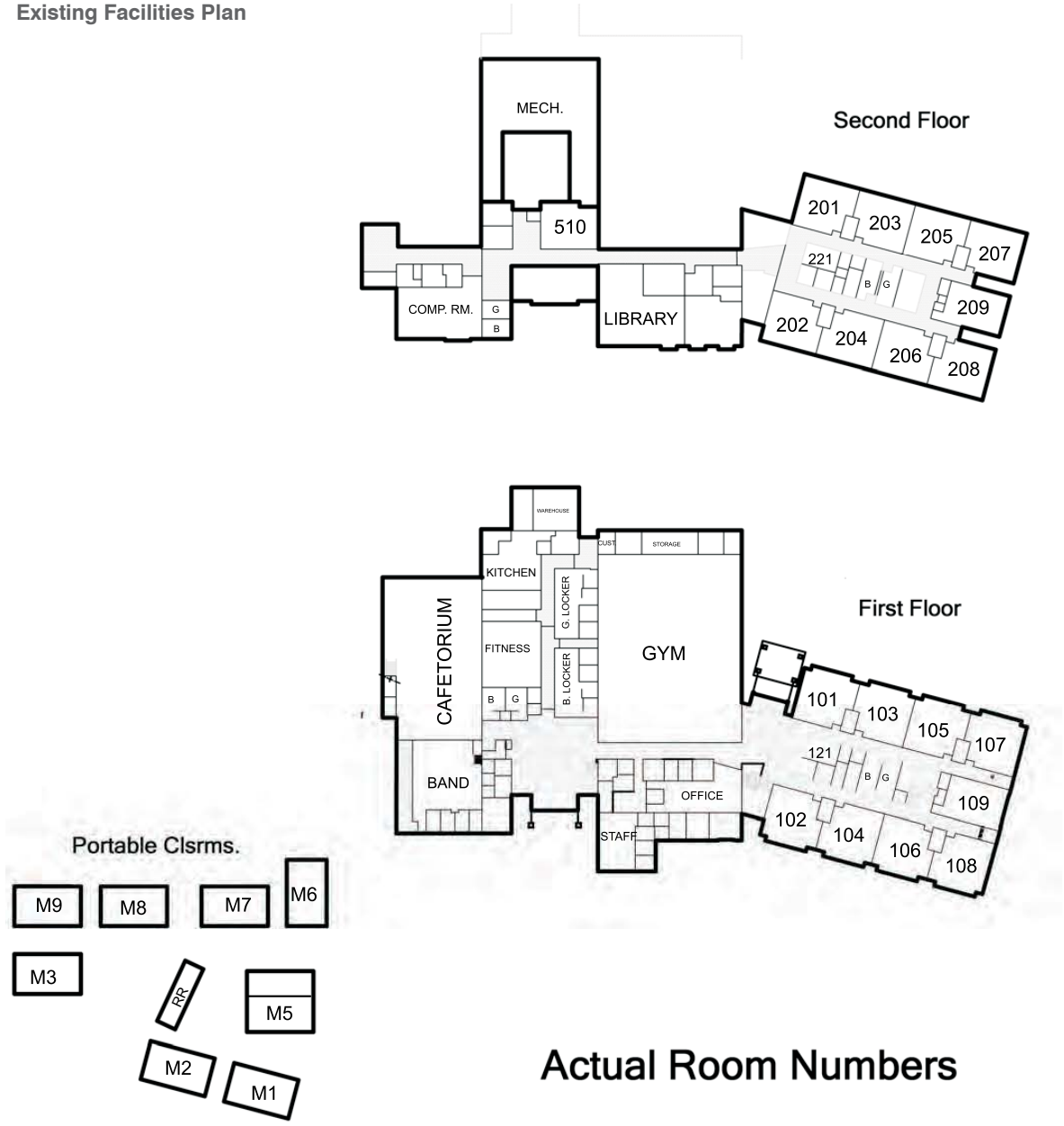
- District Roofing Inspection Report created by Benchmark Inc in 2008 and 2010.
- In 2010 - The 2008 recommended repairs were completed. The modified bitumen roof system is in good condition. One leak was reported on Modular Building #9 and its source could not be identified. It's suggested that water testing be performed to identify the leak source.
- In 2008 - The built-up roof on the main school was installed in 2004. The elastomeric coating installed over the top of the granular surfaced cap sheet continues to delaminate and is accelerating. Several other isolated defects require attention. THE MEMBRANE MANUFACTURER SHOULD BE CONTACTED TO ADDRESS THIS ISSUE.
- Leaks have been reported on the Modular #4 classrooms. This is likely due to deficient soil pipe flashings. All these pipe flashings are recommended for replacement. The expansion joints have been repaired at all modulars. Further caulking of the expansion joints is recommended.
- With repairs and proper maintenance, these roof areas are expected to be serviceable for 11+ years.

### Exterior

- Building exterior is in good condition and well maintained. South facing painted walls are in need of repainting.
- Main entry covered space with exposed metal is rusting and needs to be repainted.
- CMU walls need anti-graffiti protection.
- Efflorescence present in CMU walls.
- Exterior steel has rust showing in select areas and needs to be repainted.

# 5.7.1 | FACILITIES NEEDS AND ASSESSMENT

**Existing Facilities Plan**




- Exterior exposed masonry capping blocks have areas of efflorescence showing on the surface and have been capped with metal coping caps.
- Relocatable building(s) have exterior damage from ice damming and caving.
- Expansion joints at CMU walls and walks are missing
- Exterior wall lamps are rusted.

### Interior
- The interior is in good condition.
- Pipe penetrations are missing acoustical or fire resistant sealant.

### Code Compliance
- Lobby structural steel fire proofing is damaged.

### Access Compliance
- The accessible parking is non-compliant.
- The accessible path to the building requires extensive review.
- Restrooms require minor adjustments to provide compliance.
- Signage typical is non-compliant - Site directional signage, ADA site signage, parking signage needs to be updated or provided where missing.

### 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 in good working condition and has a modern digital control system.
- Hydronic piping has high static and differential pressure.

### Electrical
- District has no known problems with electrical or low voltage systems.
- Telephone service, main communication systems, data system appear to function properly.
- District facility has expressed intent to add expansion to the existing building and replace the existing portables, for which further electrical calculation for compliance would be required.
- PA system seems to be functioning properly
- Intercom, master clock/ bell system seem to be functioning properly.
- Intrusion alarm system seems is functioning properly.

# 5.7.2 | FACILITIES NEEDS AND ASSESSMENT


Parking lot


Typical Classroom


Hard courts


Band room


Portables


Gym / Multi-Purpose Room

- Fire alarm system is in good working condition and has campus wide DSA compliant devices, including smoke and heat detectors.

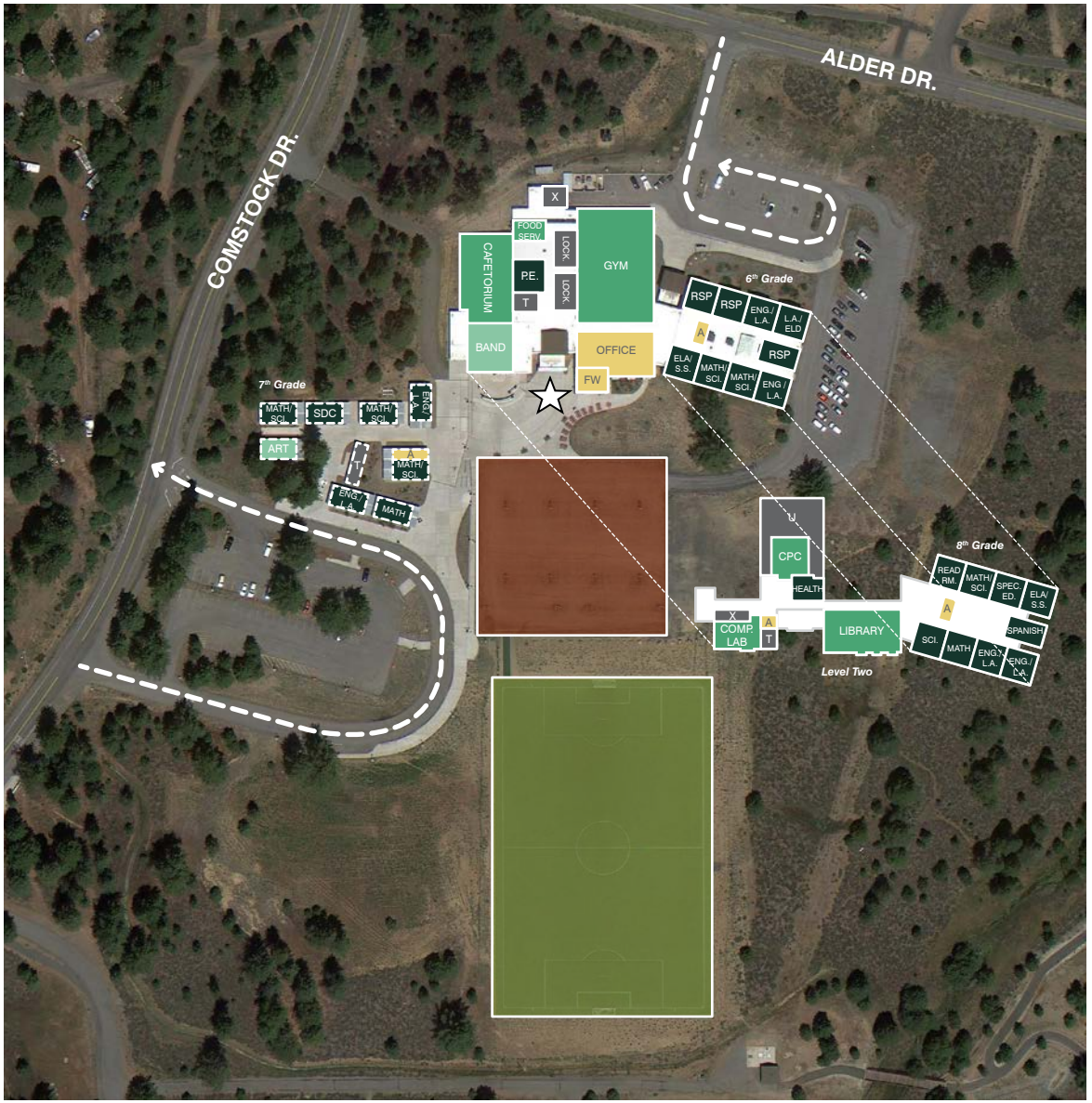
## PROGRAM NEEDS

- Replace portables with permanent construction.
- Provide lighting & sound at stage.
- New Science rooms.
- Provide a dedicated Art Room.
- Provide new Band Room with sound & lighting system.
- Expand Counseling area to accommodate confidential meetings.
- New permanently mounted projectors at Classrooms.

# 5.7.3 | PROJECT COSTS

| Project Goals / Prioritized Cost | Master Plan Cost | Prioritized Projects Cost |
|---|---|---|
| 1. Modernize & Reconfigure Existing Kindergarten, Classroom & Lab Buildings | | |
| 2. Existing Building Systems & Toilets | $ 557,000 | |
| 3. Site Utilities | | |
| 4. New Construction Classrooms | $ 4,446,000 | |
| 5. New Construction Science & Career Technical Education | $ 4,820,000 | $ 180,000 |
| 6. Performing Arts Improvements | | |
| 7. Multipurpose / Food Service Improvements | $ 456,000 | |
| 8. Physical Education Improvements | | |
| 9. Administration & District Support Facilities | $ 180,000 | |
| 10. Student Collaboration & Support Services | | |
| 11. Safety and Security | $ 1,067,000 | $ 599,000 |
| 12. Outdoor Learning | $ 227,000 | |
| 13. Exterior Play Spaces, Play Fields & Hard Courts | | |
| 14. 21st Century Learning Classroom Facility | $ 352,000 | $ 352,000 |
| 15. Technology Infrastructure | $ 240,000 | $ 240,000 |
| **Total Project Cost (2014$)** | **$ 12,345,000** | **$ 1,371,000** |

# 5.7.4 | EXISTING SITE PLAN




200 ft
1" =200'

- Classrooms, CR
- Science Labs, SL
- Shared Spaces
- Elective Classrooms
- 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
- Hardcourts
- ☆ Main Entry

**491 Current Enrollment**
Grades 6-8
Loading 6-8 28:1

**Teaching Stations**

| | |
|---|---|
| 6th Grade | 7 TS |
| 7th - 8th Grade | 16 TS |
| (3) Language Arts / English | |
| (3) Social Studies | |
| (3) Math | |
| (3) Science | |
| (1) Physical Education | |
| (3) Electives | |
| (1) Foreign Language | |
| Special Education | 1 TS |
| Total Base Program: | 25 TS |

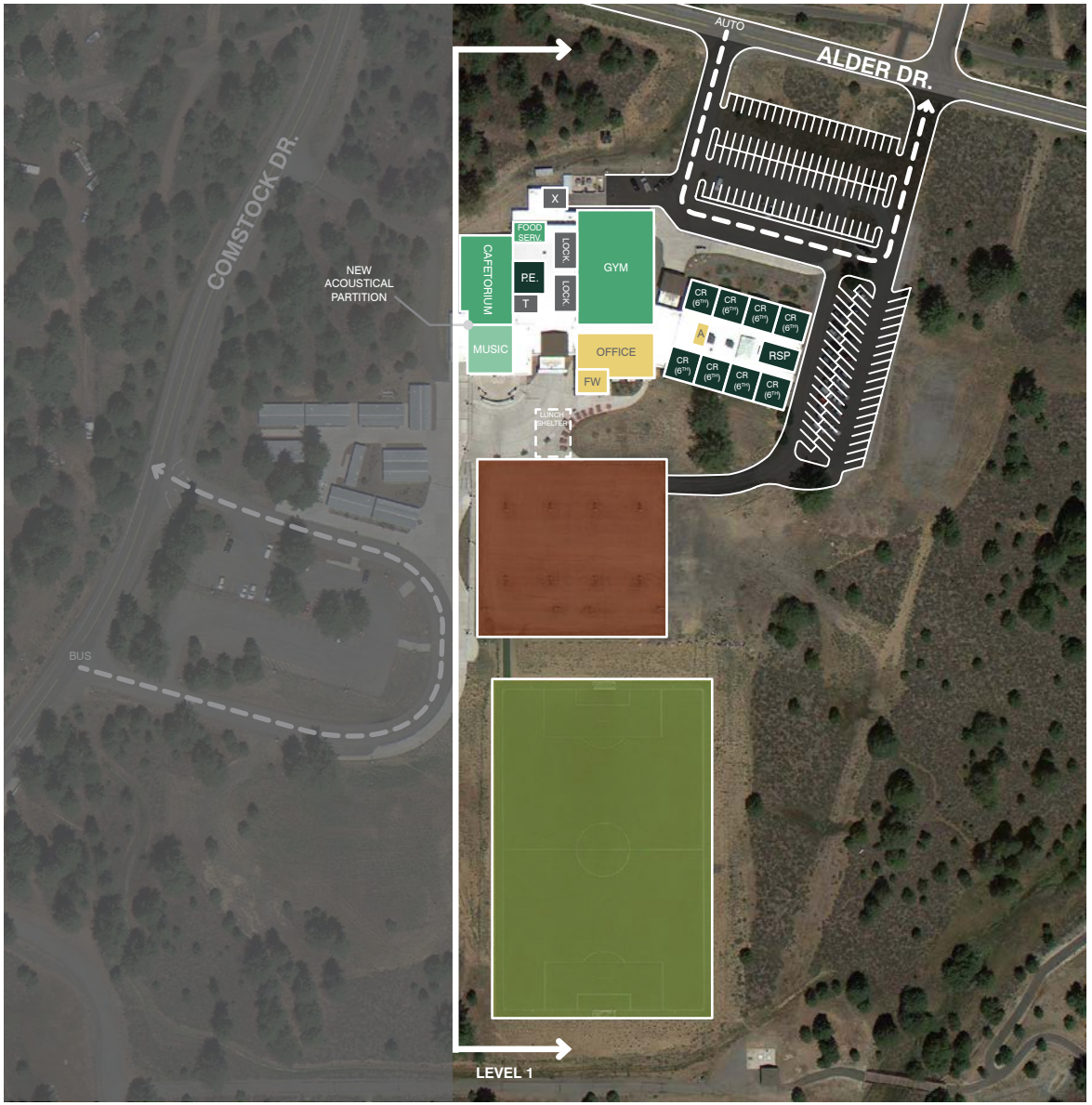
*Elective (3):*
-Music
-Art
-Computer

**Non-Teaching Stations**

| | |
|---|---|
| RSP | 3 |
| Reading | 1 |
| CPC | 1 |
| Health | 1 |

Total Program: 31 TS

# 5.7.5 | PROPOSED SITE PLAN LEVEL 1




200 ft
1" =200'

**Existing Conditions**
**New Construction**
**Reconfigure**

- Classrooms, CR
- Science Labs, SL
  P - Prep, L - Lecture
- Shared Spaces
- Elective Classrooms
- 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
- Hardcourts
- Main Entry
- Fire Lane

**660 Students Projected for 2019/2020**
Grades 6-8
Loading 6-8 28:1

**Teaching Stations**

| | |
|---|---|
| 6th Grade | 8 TS |
| 7th - 8th Grade | 18 TS |
| (4) Language Arts / English | |
| (3) Social Studies | |
| (3) Math | |
| (3) Science | |
| (1) Physical Education | |
| (3) Elective | |
| (1) Foreign Language | |
| Special Education | 1 TS |
| Total Base Program: | 27 TS |

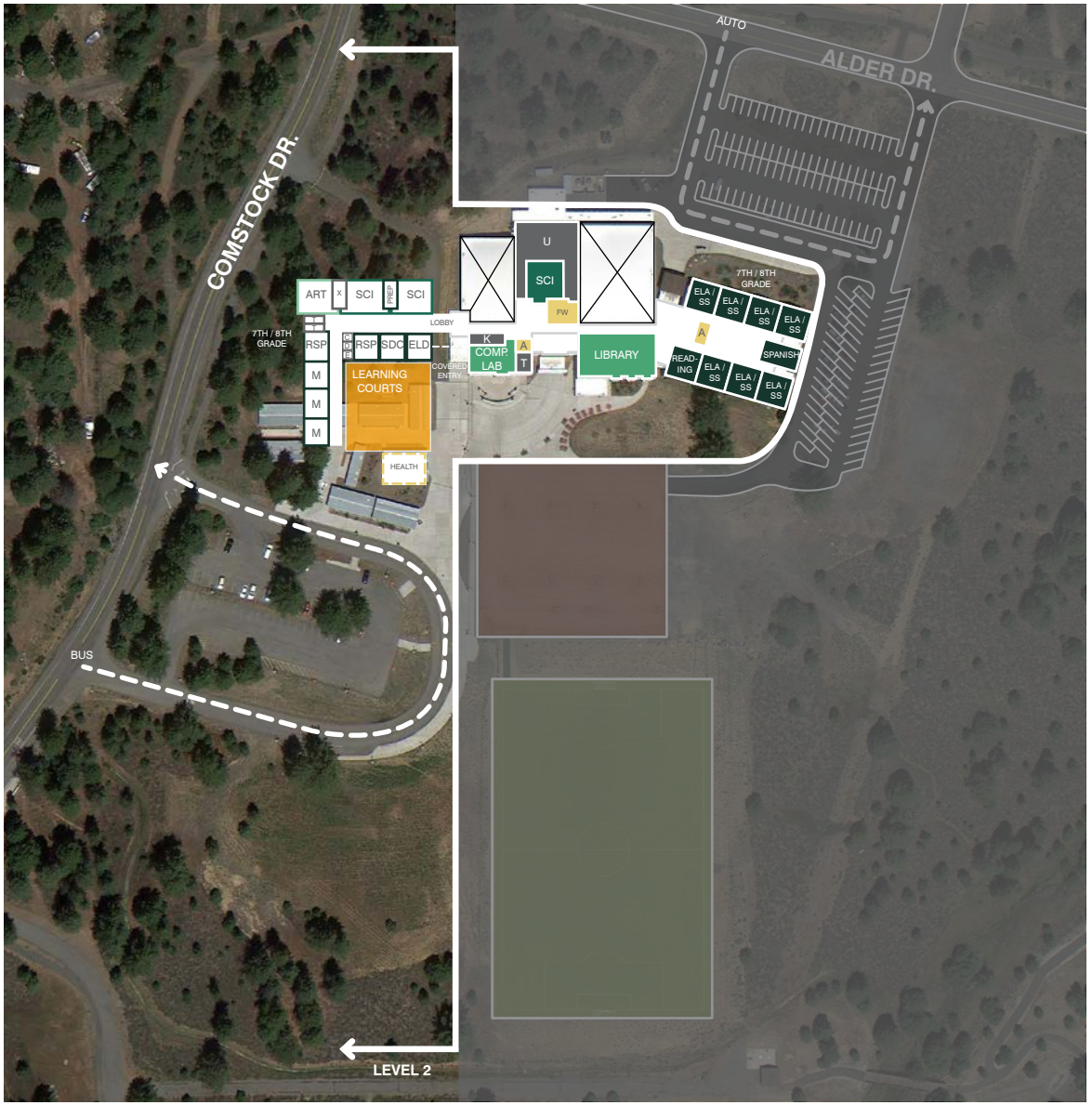
*Elective (3):*
-Music
-Art
-Computer

**Non-Teaching Stations**

| | |
|---|---|
| RSP | 3 |
| ELD | 1 |
| Reading | 1 |
| Health | 1 |

Total Program: 33 TS

# 5.7.6 | PROPOSED SITE PLAN LEVEL 2




200 ft
1" =200'

**Existing Conditions**
**New Construction**
**Reconfigure**

Classrooms, CR

Science Labs, SL
P - Prep, L - Lecture

Shared Spaces

Elective Classrooms

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

Hardcourts

Main Entry

Fire Lane

# 5.8 | NORTH TAHOE SCHOOL








2945 Polaris Road / PO Box 794,
Tahoe City, CA 96145

(Site and Building are shared between Middle School and High School)

| | |
|---|---|
| Year Constructed | 1972 |
| Additional Gym | 2002 |
| Administration, Circulation, Additional Classrooms | 2006 |
| Year Modernized | 2005 & 2009 |
| Square Footage | 76,000 SF |
| Site Size | 16 acres |
| Grade Levels | 5-8 |
| Current Enrollment | 407 Students |
| Total No. Portables | 0 |
| Total Teaching Stations | 17 |

## CONDITIONS ASSESSMENT

### Site

- Note this campus is a joint site and building complex with North Tahoe High School.
- Parking lot is in excellent condition, but needs seal coating and restriping & painting of curbs.
- Hard Courts are in good-poor condition with medium sized cracks.
- Pavers at walks adjacent to asphalt are lifting and depressing in areas.
- Playground equipment is in good condition.
- Walks adjacent to the old gym are in poor condition.
- Grass playfields are in good condition.
- Basketball courts need restriping and heavy coat of slurry seal.
- There are observed erosion issues at the middle school playfield.
- The accessible path of travel to the lower playfield is non-compliant and is blocked by a shed.
- Permanent shade structures are desired for seating and exterior activities.
- Existing chain link fence is in need of repair and adjustments.

### Roof

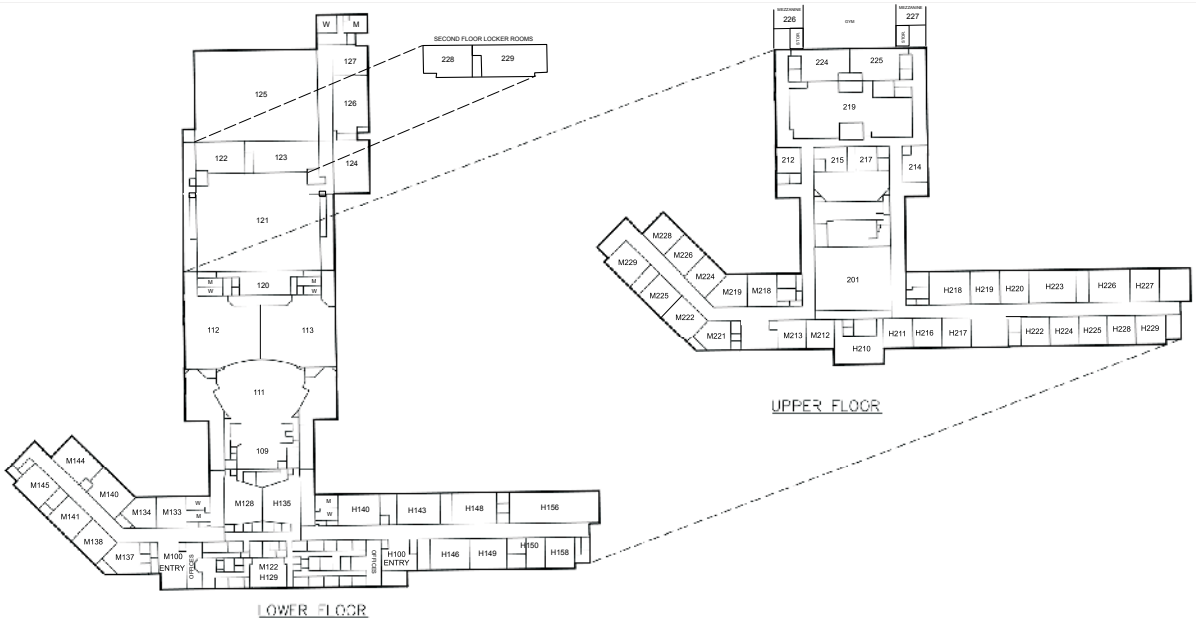
- District Roofing Inspection Report created by Benchmark Inc in 2008 and 2010.
- In 2010 - The designated repairs from the 2008 report were completed. The coating on the original high school gym (Section E) has numerous small splits/cracks and some isolated areas of coating delamination. This roof is recommended for recoating in 2013.
- Minor repairs and cleaning of debris are the only other items to be attended to currently on this school roof.
- In 2008 - Roof Sections A - D, F, and G are new and in acceptable condition with minor deficiencies noted. Roof Section E, the original high school gym, has a sprayed polyurethane roof and is recommended for recoating in 2010.
- With repairs and annual maintenance, the service life of this roof system should be 11+ years.

### Exterior

- Building exterior is in good condition and well maintained.
- Wood sealant is needed at architecturally exposed wood elements of the building roof system (glulams, wood fascia, wood posts, etc.)
- Select portions of exposed concrete capping at the exterior stairways are spalling.

# 5.8.1 | FACILITIES NEEDS AND ASSESSMENT

**Existing Facilities Plan**




### Interior
- The interior is in excellent condition.
- Classrooms are in excellent condition.
- Restrooms serving the cafeteria are in poor condition.
- The old gymnasium is in good condition.
- Kitchen equipment needs replacement.
- Walk-in freezer unit is old (approx. 1974) system is not operating efficiently and needs replacement.

### Code Compliance
- Exit signage is required.
- ADA site signage and directional signage needs to be upgraded.

### Access Compliance
- The accessible parking appears to be compliant.
- ADA walks to most fields (baseball, track, tennis courts sports booth, bleachers, soccer, stadium playfield) is non-compliant and is need to ramps, landings etc.
- Truncated domes missing at curb ramps; flush conditions at ramps need to be reviewed.
- Bleachers are non-complaint.
- Restrooms require minor adjustments to provide compliance.
- Typical Signage is compliant and requires minor adjustments.
- Site drinking fountains are non-compliant.

### 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 control system has issues with local communication bus and an upgrade is recommended
- Boiler plant seems to be ok; expansion tank is undersized and an upgrade is recommended.
- Air handling units in the area adjacent the high school gym area has a problem and causes wind tunnel effect in the corridor area.

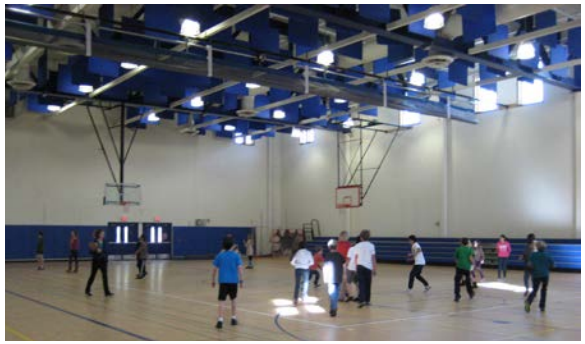
### Electrical
- Electrical and low voltage systems are in good working condition.
- Telephone service, main communication systems, data system appear to function properly.
- PA system appears to function properly.
- Intercom and master clock/ bell system appear to function properly.

# 5.8.2 | FACILITIES NEEDS AND ASSESSMENT


Parking lot


Computer stations


Shared cafeteria with North Tahoe High School


Gym


Exterior walkway and site conditions


Library

- Intrusion alarm has no known problems.
- CCTV security system is in very poor working condition.
- Fire alarm system is in good working condition and has campus wide DSA compliant devices.
- A few fire dampers were closed after the fire alarm test, an investigation is recommended to remedy the problem.

### Fire Sprinklers

- Building is fully sprinklered.

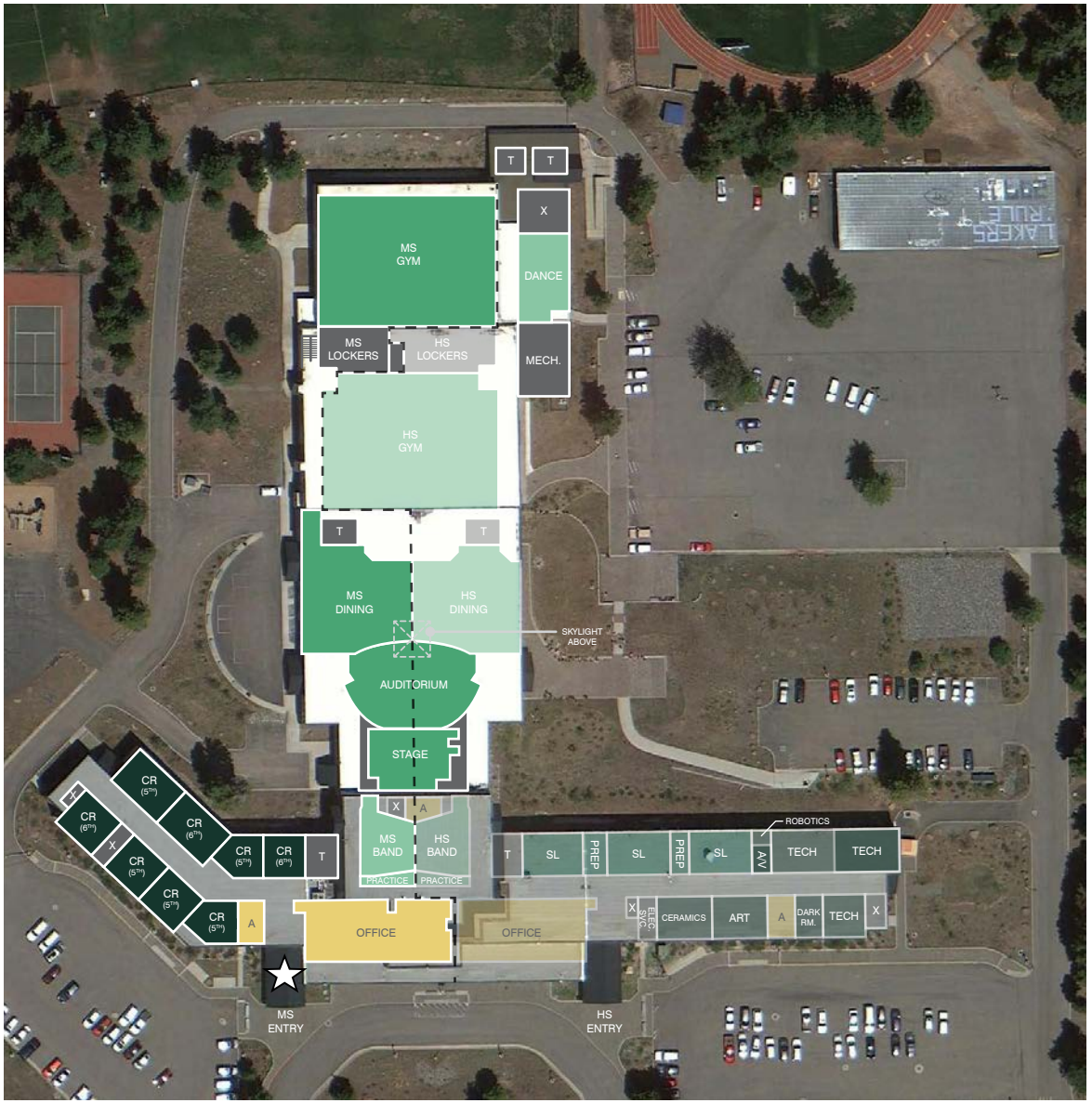
## PROGRAM NEEDS

- Expand wireless.
- Provide additional, larger Band Room with sound insulation.
- See NTHS notes.
- Need more sinks in 5-6 grade rooms.

# 5.8.3 | PROJECT COSTS

| Project Goals / Prioritized Cost | Master Plan Cost | Prioritized Projects Cost |
|---|---|---|
| 1. Modernize & Reconfigure Existing Kindergarten, Classroom & Lab Buildings | | |
| 2. Existing Building Systems & Toilets | $ 728,000 | |
| 3. Site Utilities | $ 190,000 | $ 190,000 |
| 4. New Construction Classrooms | | |
| 5. New Construction Science & Career Technical Education | $ 1,076,000 | $ 1,028,000 |
| 6. Performing Arts Improvements | $ 519,000 | $ 519,000 |
| 7. Multipurpose / Food Service Improvements | | |
| 8. Physical Education Improvements | $ 1,576,000 | |
| 9. Administration & District Support Facilities | | |
| 10. Student Collaboration & Support Services | $ 3,030,000 | |
| 11. Safety and Security | $ 356,000 | $ 101,000 |
| 12. Outdoor Learning | $ 81,000 | |
| 13. Exterior Play Spaces, Play Fields & Hard Courts | $ 96,000 | |
| 14. 21st Century Learning Classroom Facility | $ 187,000 | $ 187,000 |
| 15. Technology Infrastructure | $ 274,000 | $ 274,000 |
| **Total Project Cost (2014$)** | **$ 8,113,000** | **$ 2,299,000** |

# 5.8.4 | EXISTING SITE PLAN **LEVEL 1**




120 ft
1" = 120'

- Classrooms, CR
- Science Labs, SL
  P - Prep, L - Lecture
- Shared Spaces
- Elective Classrooms
- 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
- Hardcourts
- ☆ Main Entry

**407 Current Enrollment**

| | | |
|---|---|---|
| Grades | 5-8 | |
| Loading | 5 | 28:1 |
| | 6-8 | 28:1 |

| Core Program | |
|---|---|
| 5th Grade | 5 TS |
| 6th Grade | 5 TS |
| 7th/8th Grade | 5 TS |
| Science | 3 TS |
| Physical Education | 1 TS |
| Electives | 2 TS |
| Total Base Program: | 21 TS |

*Electives (2):*

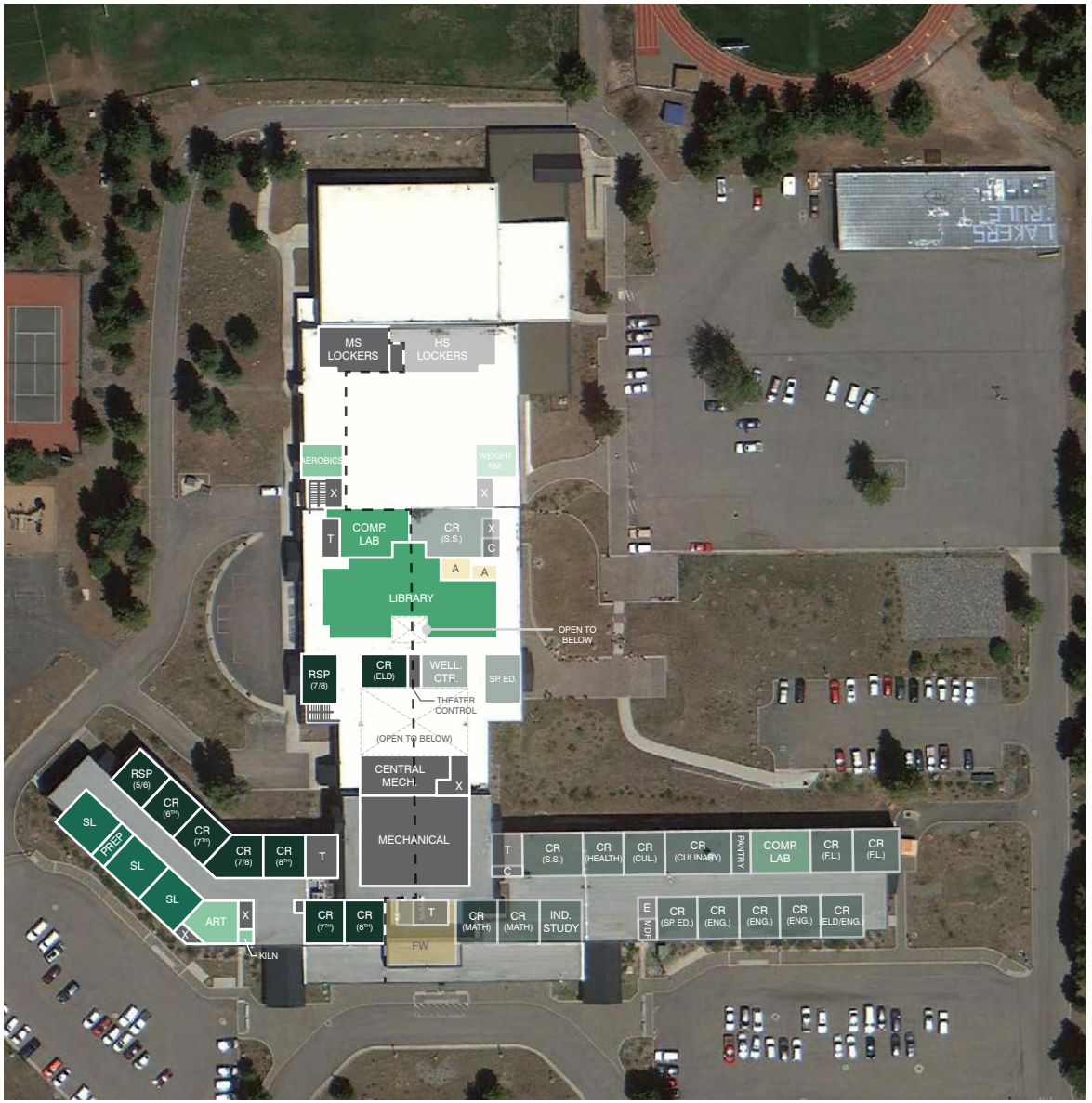
| | |
|---|---|
| -Art | 1 |
| -Music / Band | 1 |

*Non-Teaching Stations*

| | |
|---|---|
| RSP | 1 |
| ELD | 1 |
| Computer | 1 |

Total Program: 24 TS

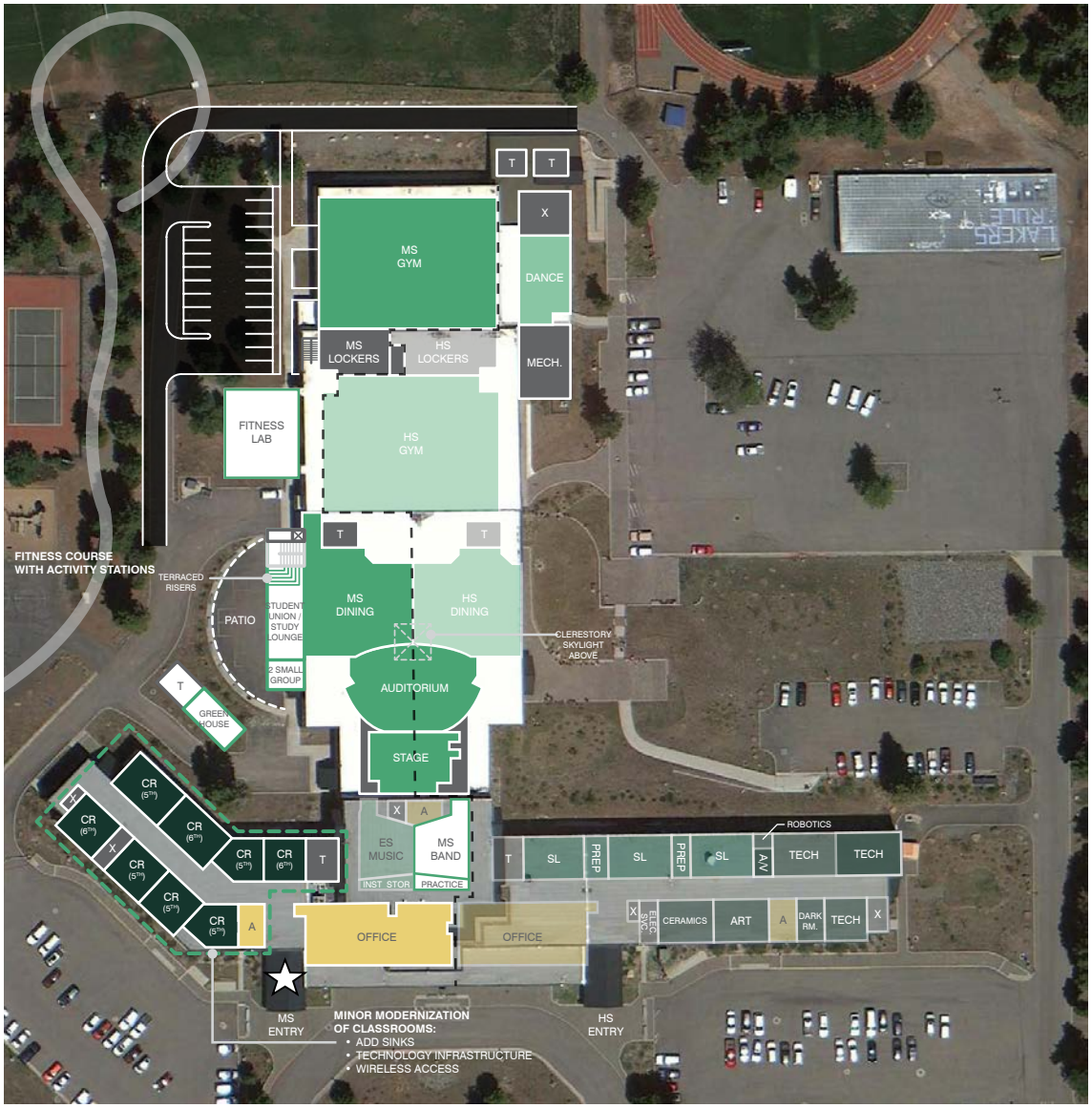
# 5.8.5 | EXISTING SITE PLAN **LEVEL 2**




120 ft
1" = 120'

- Classrooms, CR
- Science Labs, SL
  P - Prep, L - Lecture
- Shared Spaces
- Elective Classrooms
- 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
- Hardcourts
- Main Entry

# 5.8.6 | PROPOSED SITE PLAN **LEVEL 1**




120 ft
1" = 120'

**Modernization**
**New Construction**
**Reconfigure**

- Classrooms, CR
- Science Labs, SL
  P - Prep, L - Lecture
- Shared Spaces
- Elective Classrooms
- 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
- Hardcourts
- Main Entry
- Fire Lane

**425 Students Projected for 2019/2020**

Grades 5-8
Loading 5 28:1
6-8 28:1

| | |
|---|---|
| 5th Grade | 5 TS |
| 6th Grade | 5 TS |
| 7th/8th Grade | 5 TS |
| Science | 3 TS |
| PE/Fitness/Aerobics | 2 TS |
| Electives | 2 TS |
| Total Base Program: | 22 TS |

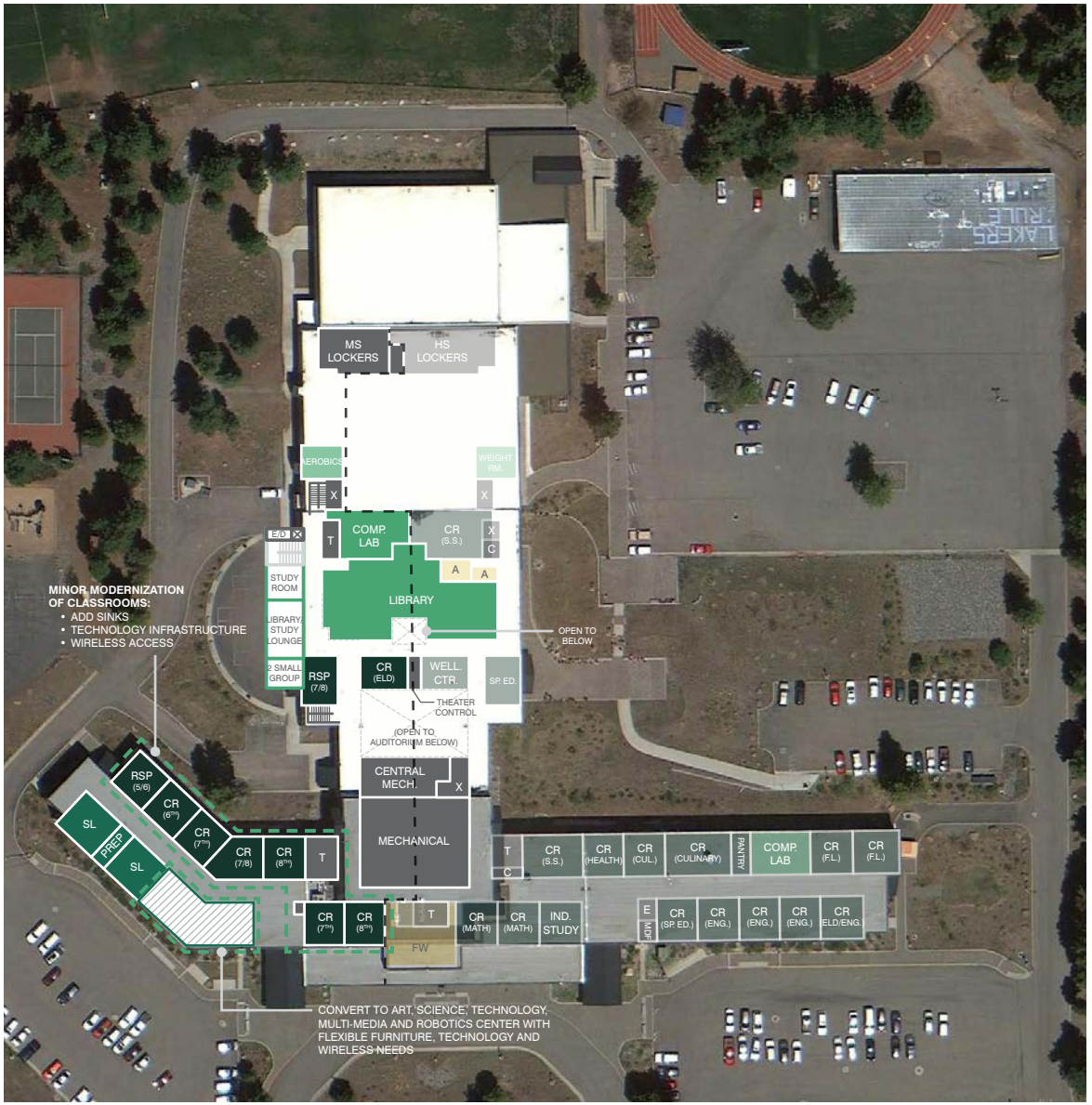
*Elective (2):*
- Art/Engineering/Tech
- Music / Band

*Non-Teaching Stations*

| | |
|---|---|
| RSP | 1 |
| ELD | 1 |
| Computer | 1 |

Total Program: 25 TS

# 5.8.7 | PROPOSED SITE PLAN **LEVEL 2**




**Modernization**
**New Construction**
**Reconfigure**

Classrooms, CR

Science Labs, SL
P - Prep, L - Lecture

Shared Spaces

Elective Classrooms

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

Hardcourts

Main Entry

Fire Lane

# 5.9 | NORTH TAHOE HIGH








2945 Polaris Road / PO Box 5099,
Tahoe City, CA 96145

(Site and Building are shared between Middle School and High School)

| | |
|---|---|
| Year Constructed | 1972 |
| Additional Gym | 2002 |
| Administration, Circulation, Additional Classrooms | 2006 |
| Year Modernized | 2005-2006 |
| Square Footage | 87,750 SF |
| Site Size | 16 acres |
| Grade Levels | 9-12 |
| Current Enrollment | 330 Students |
| Total No. Portables | 0 |
| Total Teaching Stations | 23 |

## CONDITIONS ASSESSMENT

### Site

- Note this campus is a joint site and building complex with North Tahoe School.
- Parking lot is in good condition, but needs seal coating and restriping & painting of curbs.
- Hard Courts in good-poor condition with medium sized cracks.
- Tennis Hard Courts in poor condition with large cracks Previous repairs to surfacing appears to be failing.
- Pavers at walks adjacent to asphalt are lifting and depressing in areas.
- Walks adjacent to old gym are in poor condition.
- Grass playfields are in good condition.
- Stadium seating and decking are in poor condition.
- Stadium restrooms are undersized, but are in excellent condition.
- Select portions of exposed exterior stairways are spalling the front edge of the stair treads.
- Basketball courts need restriping and heavy coat of slurry seal.
- Permanent shade structures are desired for seating and exterior activities.
- Existing chain link fence is in need of repair and adjustments.

### Roof

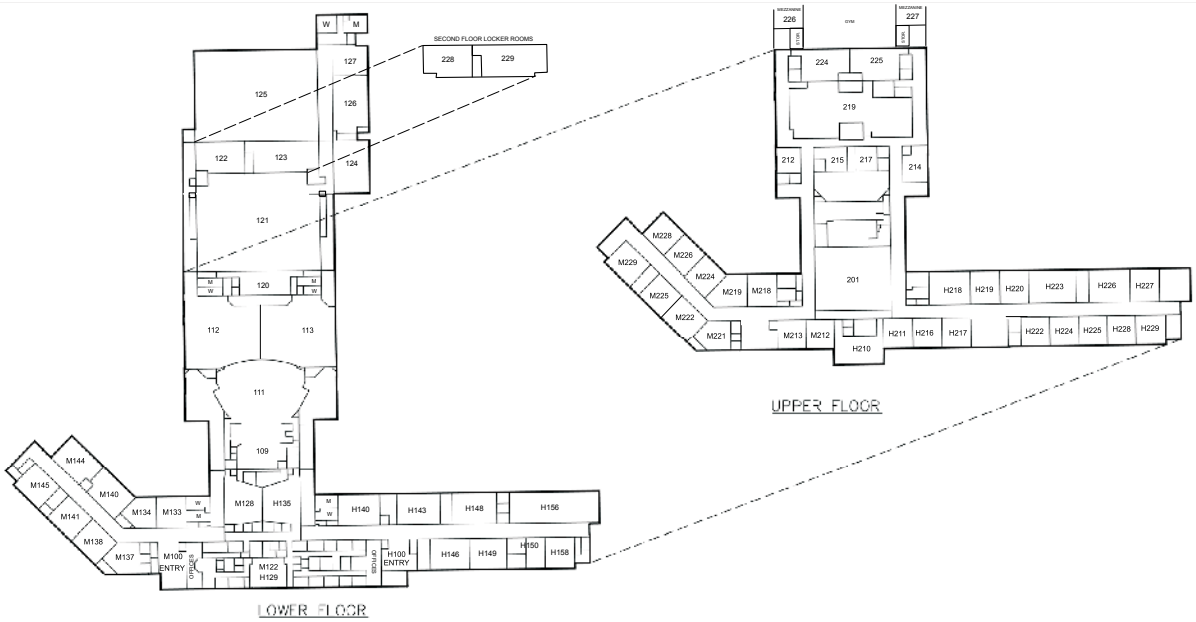
- District Roofing Inspection Report created by Benchmark Inc in 2008 and 2010.
- In 2010 - The designated repairs from the 2008 report were completed. The coating on the original high school gym (Section E) has numerous small splits/cracks and some isolated areas of coating delamination. This roof is recommended for recoating in 2013.
- Minor repairs and cleaning of debris are the only other items to be attended to currently on this school roof.
- In 2008 - Roof Sections A - D, F, and G are new and in acceptable condition with minor deficiencies noted. Roof Section E, the original high school gym, has a sprayed polyurethane roof and is recommended for recoating in 2010.
- With repairs and annual maintenance, the service life of this roof system should be 11+ years.

### Exterior

- Building exterior is in good condition and well maintained.
- Wood sealant is needed at architecturally exposed wood elements of the building roof system (glulams, wood fascia, wood posts, etc.).

# 5.9.1 | FACILITIES NEEDS AND ASSESSMENT

**Existing Facilities Plan**




- Select portions of exposed concrete capping at the exterior stairways are spalling.

### Interior
- The interior is in excellent condition.
- Classrooms are in excellent condition.
- Restrooms serving the cafeteria are in poor condition.
- The multipurpose is in good condition. Acoustics are poor in this room.
- The kitchen area is in good-poor condition. Kitchen equipment needs replacement.
- Walk-in freezer unit is old (approx. 1974) system is not operating efficiently and needs replacement.

### Code Compliance
- Exit signage is required.
- ADA site signage and directional signage needs to be upgraded.

### Access Compliance
- The accessible parking appears to be non-compliant and needs to be restriped.
- ADA walks to most fields (baseball, track, tennis courts sports booth, bleachers, soccer, stadium playfield) is non-compliant and is need to ramps, landings etc.
- Truncated domes missing at curb ramps and flush conditions need to be reviewed.
- Bleachers are non-complaint.
- Restrooms require minor adjustments to provide compliance.
- Typical Signage is compliant and requires minor adjustments.
- Drinking fountains at site are non-compliant.

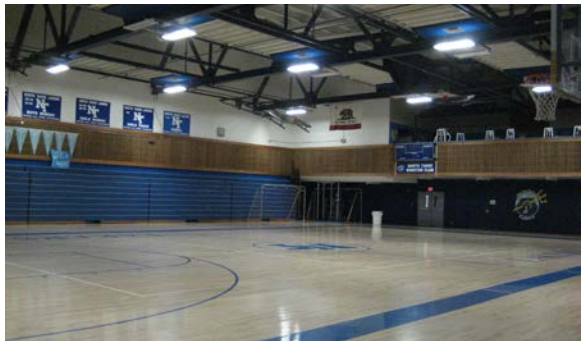
### Mechanical / Electrical
- Ventilation systems are in good condition.
- Replace phone system.
- Walk-in freezer unit is old (approx. 1974) system is not operating efficiently and needs replacement.

# 5.9.2 | FACILITIES NEEDS AND ASSESSMENT


Exterior walkway and site conditions


Cafeteria


Track and football field


Gym


Auditorium


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 control system is in good working condition.
- Boiler plant is in good working condition; installation of glycol management system for water treatment and freeze protection is recommended.

### Electrical
- Electrical and low voltage systems are in good working condition.
- Telephone service, main communication systems, data system appear to function properly.
- PA system appears to function properly.
- Intercom and master clock/ bell system appear to function properly.
- Intrusion alarm has no known problems.
- CCTV security system is in good working condition.
- Fire alarm system is in good working condition and has campus wide DSA compliant devices.
- A few fire dampers were closed after the fire alarm test, an investigation is recommended to remedy the problem.

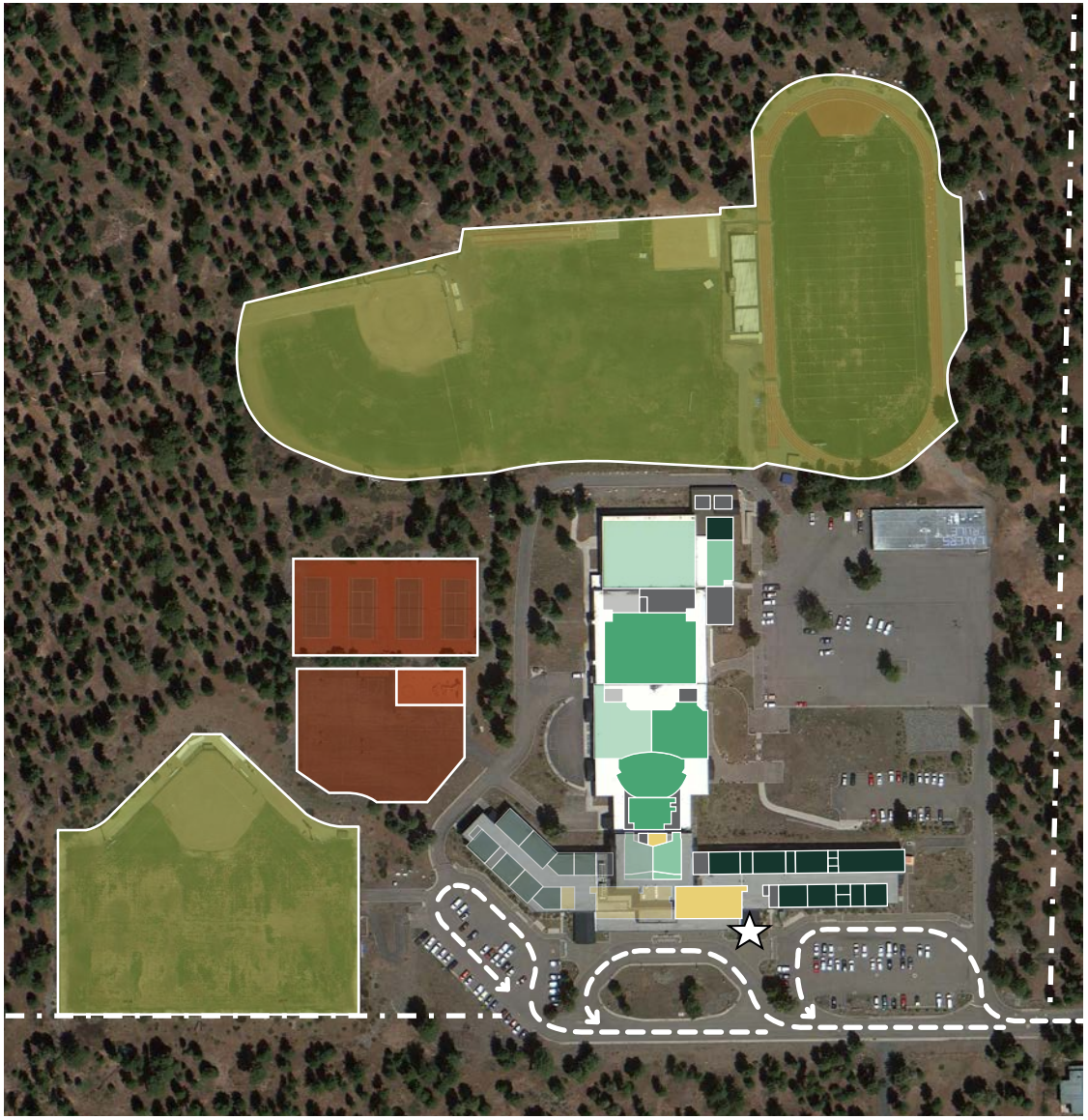
### Fire Sprinklers
- Building is fully sprinklered.

## PROGRAM NEEDS
- Expand wireless to dining and gyms.
- Improve cell/radio reception.
- Update computer lab.
- Expand Engineering Tech program as it articulates with Sierra College.
- Kiln needs its own space.
- Stadium bleachers and weight room need improvement.
- Need more office space for part-time staff, RSO, etc.

# 5.9.3 | PROJECT COSTS

| Project Goals / Prioritized Cost | Master Plan Cost | Prioritized Projects Cost |
|---|---|---|
| 1. Modernize & Reconfigure Existing Kindergarten, Classroom & Lab Buildings | $ 348,000 | $ 348,000 |
| 2. Existing Building Systems & Toilets | $ 386,000 | |
| 3. Site Utilities | $ 190,000 | $ 190,000 |
| 4. New Construction Classrooms | $ 827,000 | |
| 5. New Construction Science & Career Technical Education | $ 569,000 | $ 456,000 |
| 6. Performing Arts Improvements | $ 3,781,000 | $ 2,175,000 |
| 7. Multipurpose / Food Service Improvements | | |
| 8. Physical Education Improvements | | |
| 9. Administration & District Support Facilities | | |
| 10. Student Collaboration & Support Services | $ 4,178,000 | $ 301,000 |
| 11. Safety and Security | $ 101,000 | $ 101,000 |
| 12. Outdoor Learning | $ 503,000 | $ 100,000 |
| 13. Exterior Play Spaces, Play Fields & Hard Courts | $ 1,801,000 | |
| 14. 21st Century Learning Classroom Facility | $ 264,000 | $ 264,000 |
| 15. Technology Infrastructure | $ 348,000 | $ 348,000 |
| **Total Project Cost (2014$)** | **$ 13,296,000** | **$ 4,283,000** |

# 5.9.4 | EXISTING OVERALL SITE PLAN



- Classrooms, CR
- Science Labs, SL
  P - Prep, L - Lecture
- Shared Spaces
- Elective Classrooms
- 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
- Hardcourts
- Main Entry

240 ft
1" =240'

# 5.9.5 | EXISTING SITE PLAN LEVEL 1




120 ft
1" = 120'

- Classrooms, CR
- Science Labs, SL
  P - Prep, L - Lecture
- Shared Spaces
- Elective Classrooms
- 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
- Hardcourts
- ☆ Main Entry

**330 Current Enrollment**
Grades 9-12
Loading 9-12 27:1

**Core Program**

| | |
|---|---|
| English | 3 TS |
| Social Science | 2 TS |
| Math | 2 TS |
| Science | 3 TS |
| Foreign Language | 2 TS |
| Health | 1 TS |
| Physical Education | 1 TS |
| Electives | 7 TS |
| Special Education | 2 TS |
| Total Base Program: | 23 TS |

**Electives**

| | |
|---|---|
| Fine Arts / Performing Arts | 4 |
| Vocational Arts | 3 |

**Non-Teaching Stations**

| | |
|---|---|
| ELD | 1 |
| Independent Study | 1 |
| Computer Lab | 1 |

Total Program: 26 TS

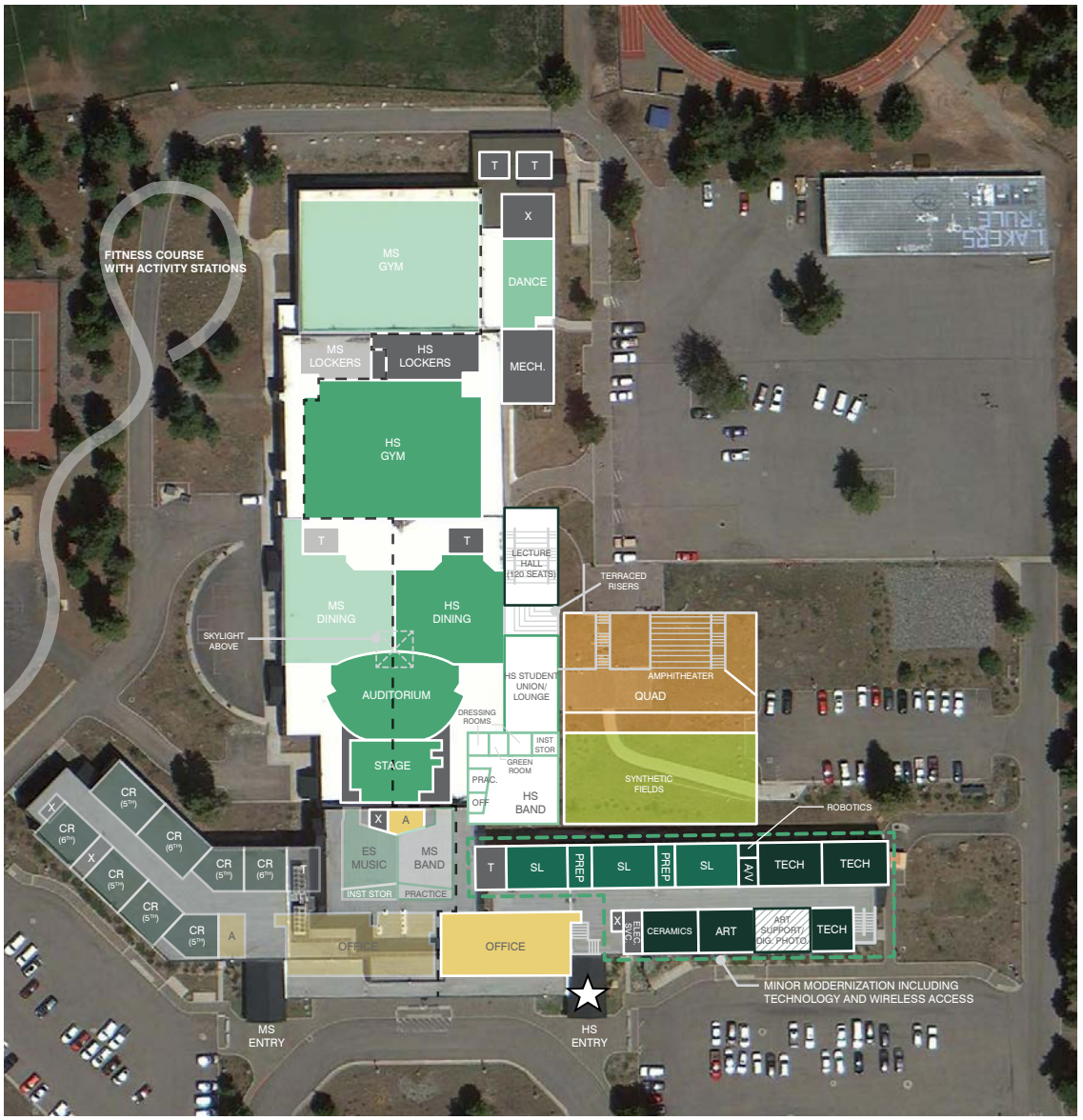
# 5.9.6 | EXISTING SITE PLAN LEVEL 2




120 ft
1" = 120'

- Classrooms, CR
- Science Labs, SL
  P - Prep, L - Lecture
- Shared Spaces
- Elective Classrooms
- 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
- Hardcourts
- Main Entry

# 5.9.7 | PROPOSED SITE PLAN LEVEL 1




**Modernization**
**New Construction**
**Reconfigure**

Classrooms, CR

Science Labs, SL
P - Prep, L - Lecture

Shared Spaces

Elective Classrooms

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

Hardcourts

Main Entry

Fire Lane

**306 Students Projected for 2019/2020**
Grades 9-12
Loading 9-12 27:1

**Core Program**

| | |
|---|---|
| English | 3 TS |
| Social Science | 2 TS |
| Math | 2 TS |
| Science | 3 TS |
| Foreign Language | 2 TS |
| Health | 1 TS |
| Physical Education | 1 TS |
| Electives | 7 TS |
| Special Education | 2 TS |
| Total Base Program: | 23 TS |

**Electives**

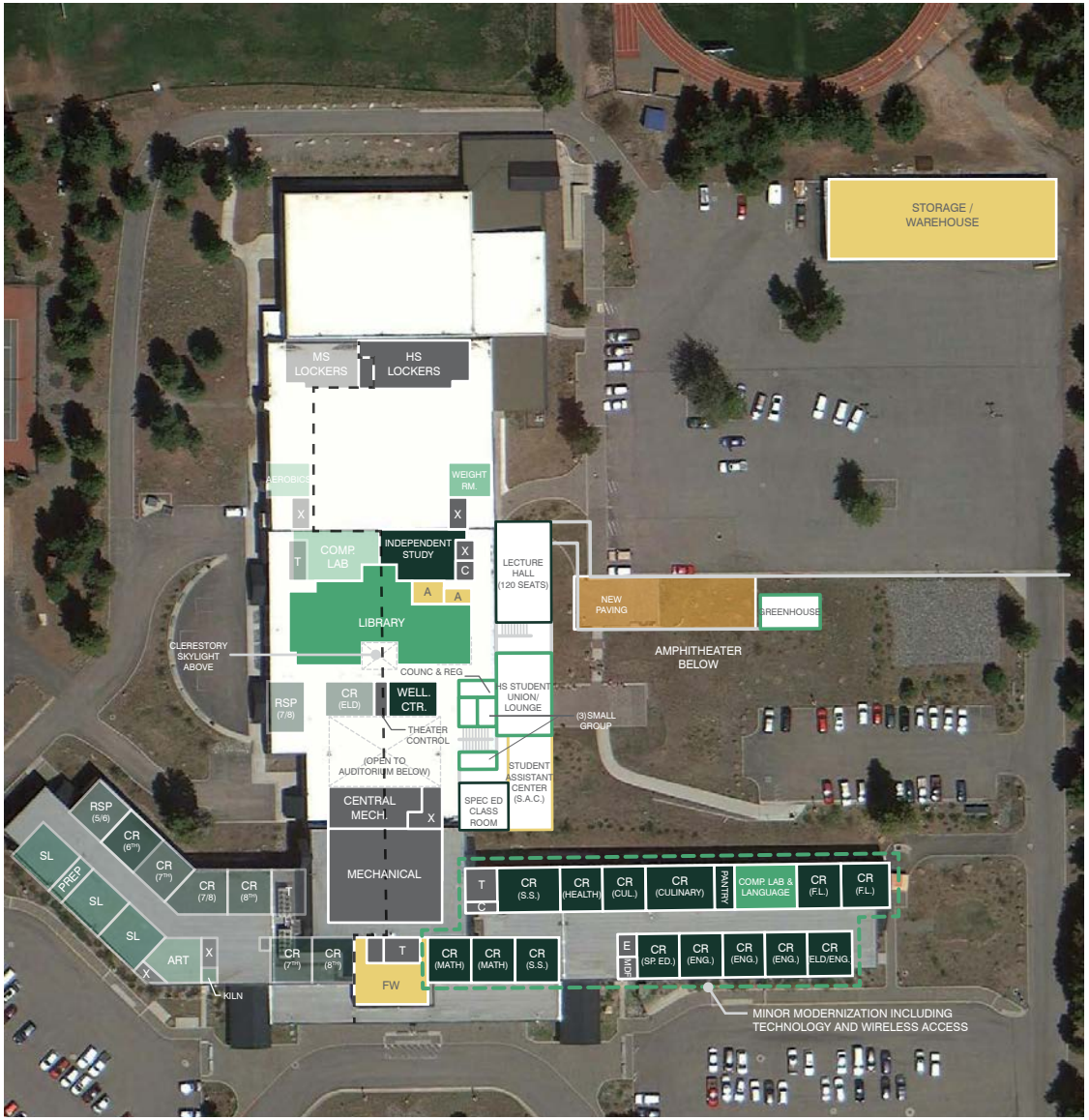
| | |
|---|---|
| Fine Arts / Performing Arts | 4 |
| Vocational Arts | 3 |

**Non-Teaching Stations**

| | |
|---|---|
| ELD | 1 |
| Independent Study | 1 |
| Computer Lab | 1 |

Total Program: 26 TS

# 5.9.8 | PROPOSED SITE PLAN LEVEL 2




120 ft
1" = 120'

**Modernization**
**New Construction**
**Reconfigure**

Classrooms, CR

Science Labs, SL
P - Prep, L - Lecture

Shared Spaces

Elective Classrooms

Admin / Faculty
FW - Faculty Work, FL - Faculty Lounge

Support Spaces
X - Storage, T - Toilets, U - Utility,
E - Electrical, D - Data, C - Custodial

Play Fields

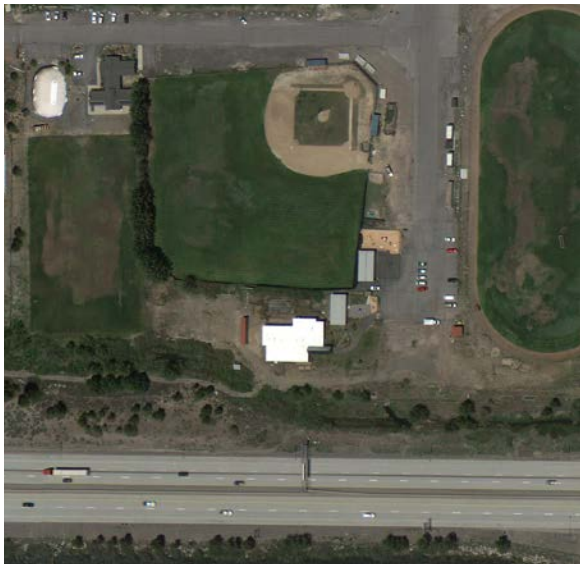
Learning Courts

Hardcourts

Main Entry

Fire Lane

# 5.10 | SIERRA CONTINUATION HIGH








11661 Donner Pass Rd,
Truckee, CA 96161

(The school is housed in modular buildings on the Truckee High School campus and has three classrooms, common spaces and two separate portables housing the Sierra Teen Education & Parenting Program (STEPP) for pregnant and parenting teens and Next STEPP, a pre-school program. )

| | |
|---|---|
| Year Constructed | 1993 |
| Year Modernized | Not Applicable |
| Square Footage | 7,680 SF |
| Site Size | Not Applicable |
| Grade Levels | 9-12 |
| Current Enrollment | 32 Students |
| Total No. Portables | Modular Construction |
| Total Teaching Stations (Inclusive of Sierra Continuation High School and STEPP/Next STEPP programs.) | 5 |

## CONDITIONS ASSESSMENT

### Site
- Parking lot and site wide AC paving is in poor condition (cracks, slopes at landings, poor drainage) and needs seal coating.
- Parking lot has drainage issues.
- Irrigation system needs to be repaired – broken line under sidewalk.
- Provide shade structure at STEPP portable.
- Parking area needs restriping, including ADA stalls, path of travel, fire lane, etc.
- Some paved areas need pavers to be replaced or leveled.
- North landscape areas of some buildings seem to flood. Drainage at these locations needs attention.
- Outdoor space on the south and east side of the building are very small and barely accommodate a table and chairs.

### Roof
- District Roofing Inspection Report created by Benchmark Inc in 2008 and 2010.
- 2010 - The designated repairs from the 2008 report were completed. The roofs are in good condition. Minor perimeter repairs on Portable Building Roof C1 are all that is required at this time.
- 2008 - All roofs are performing well. Only minor deficiencies require attention.

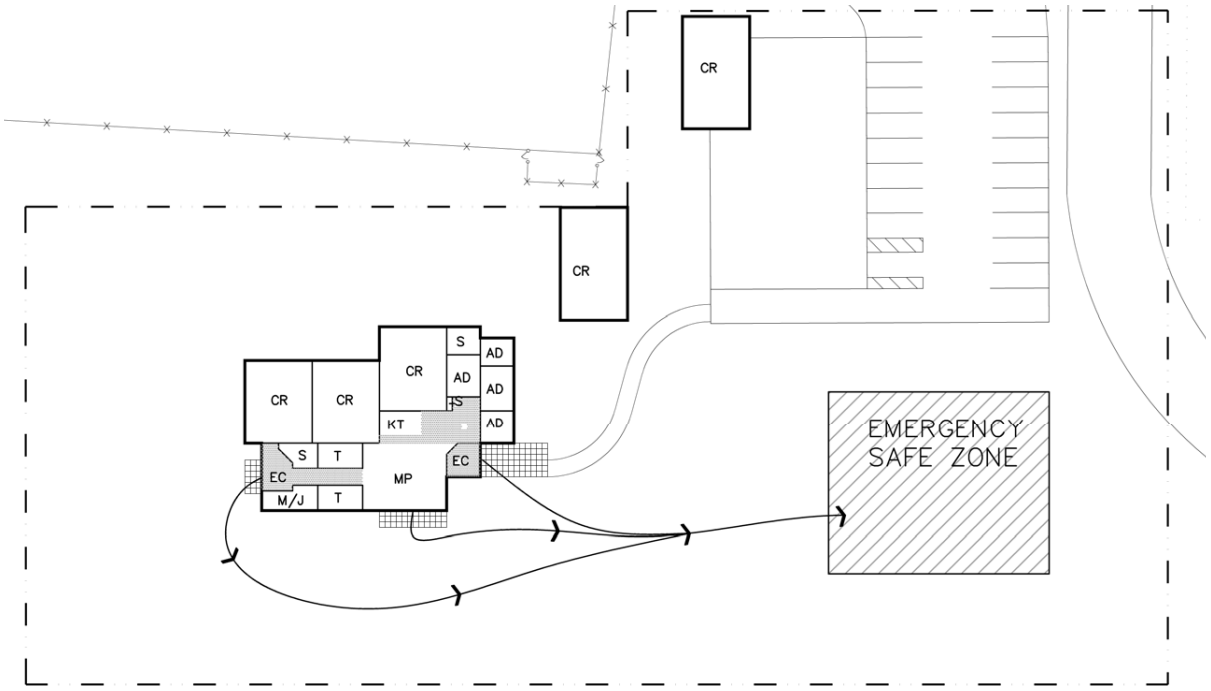
### Exterior
- Metal building exterior is in good condition and well maintained.
- Exterior fiber cement lap siding has cracks. District informed that they had issues with material and installation.
- Roof has shingle type solar panels.

### Interior
- The Interior is in fair condition.

### Code Compliance
- All doors and windows facing common area do not meet rating compliance.
- Classrooms converted to labs do not meet code compliance.
- Review code compliance of kitchen.

# 5.10.1 | FACILITIES NEEDS AND ASSESSMENT

**Existing Facilities Plan**




### Access Compliance

- Site directional signage, ADA site signage, parking signage needs to be updated or provided where missing.
- Staff restrooms are non-complaint.
- Walkway to entry is non-compliant.

### Systems

### Structural

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

### Mechanical/Plumbing

- Ventilation improvements needed.
- Correct condensate line freezing problem.

### Electrical

- Existing fluorescent lamps have been replaced with energy efficient T-8 lamps in all rooms and all areas have occupancy lighting control.
- Electrical and low voltage systems are in good working condition.
- Telephone service, main communication systems, data system appear to function properly.
- New clocks installed 2013.
- Bell system is not being used.
- Intrusion alarm system observed.
- New CCTV security system observed.
- Fire alarm system does not appear to provide full coverage and has multiple missing devices.

### Fire Sprinklers

- Building is not sprinklered.

### PROGRAM NEEDS

- Improve internet connectivity, completed in 2013.

# 5.10.2 | FACILITIES NEEDS AND ASSESSMENT


Parking lot


Conference space

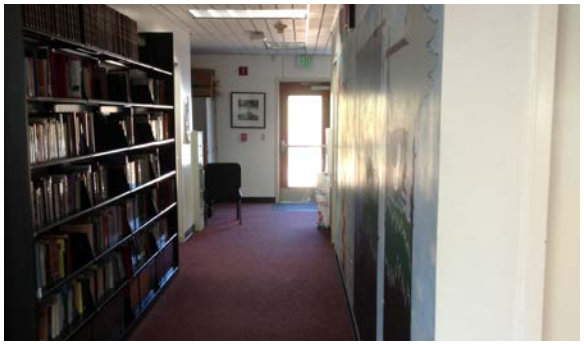

Exterior Walkway


Bathroom fixtures


Kitchen


Exterior siding and utilities


Back of baseball field adjacent to school


Interior hallway

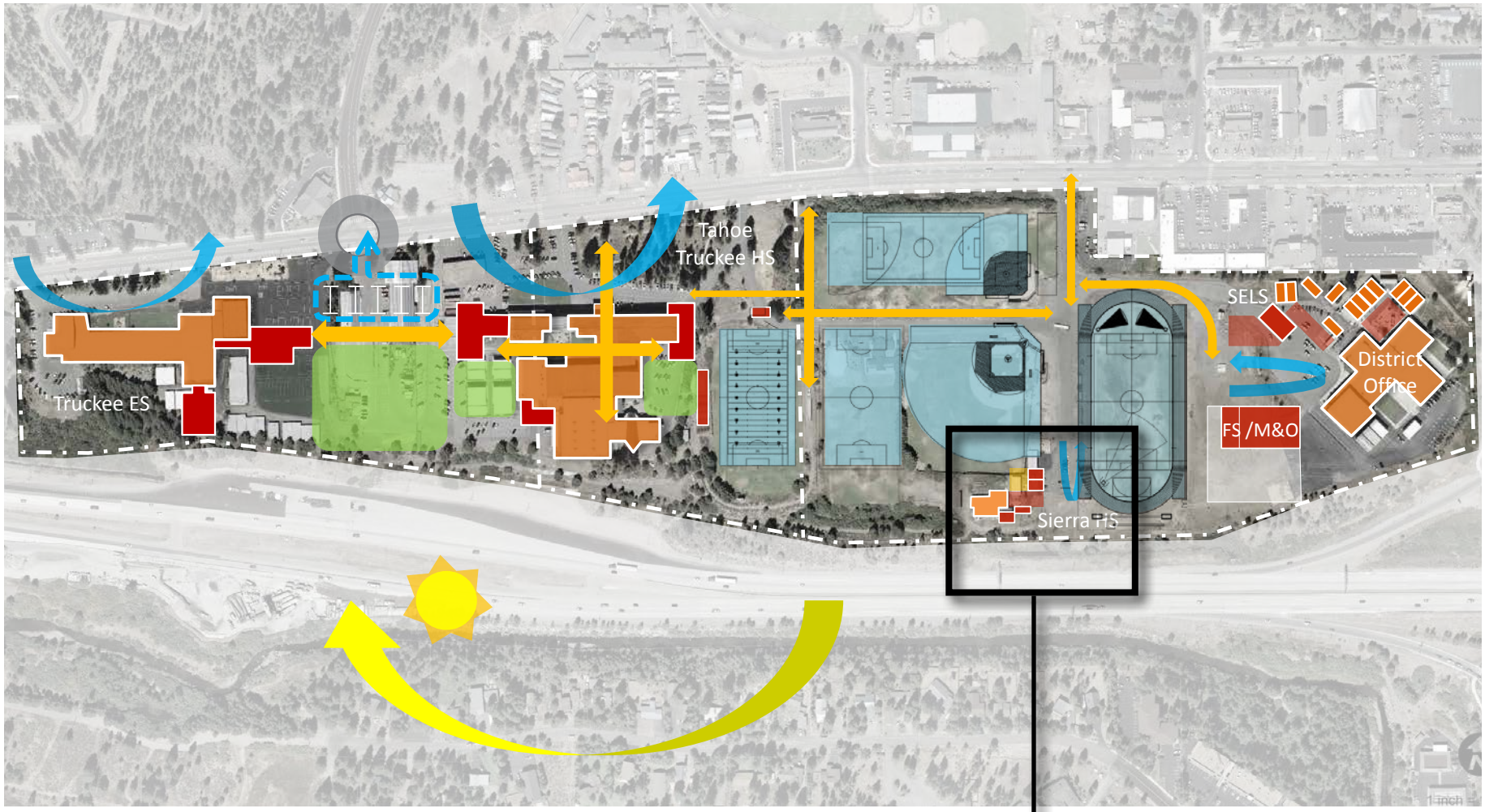


Ceiling and lighting

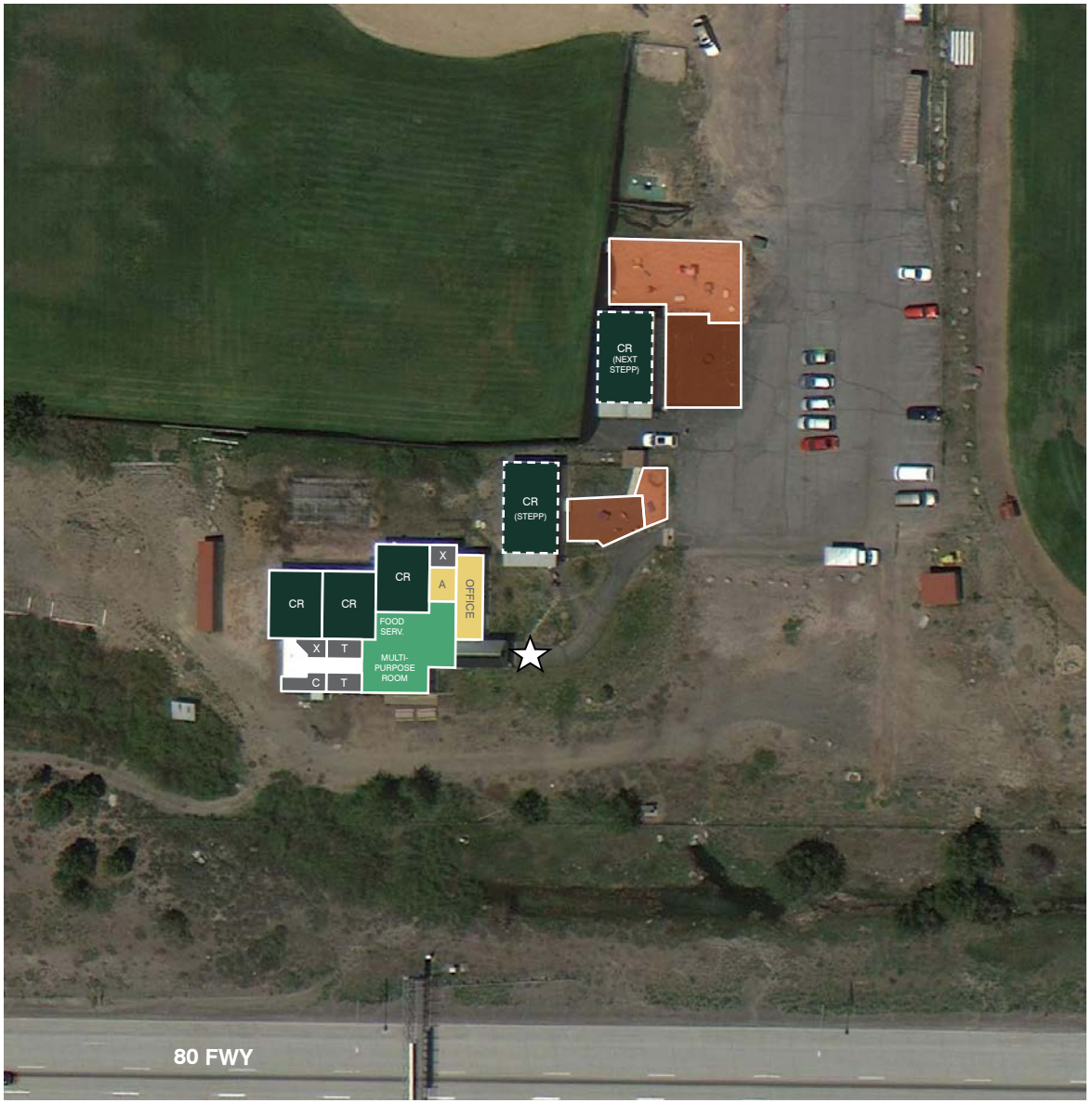
# 5.10.3 | PROJECT COSTS

| Project Goals / Prioritized Cost | Master Plan Cost | Prioritized Projects Cost |
|---|---|---|
| 1. Modernize & Reconfigure Existing Kindergarten, Classroom & Lab Buildings | $ 44,000 | $ 44,000 |
| 2. Existing Building Systems & Toilets | | |
| 3. Site Utilities | | |
| 4. New Construction Classrooms | $ 1,113,000 | |
| 5. New Construction Science & Career Technical Education | | |
| 6. Performing Arts Improvements | | |
| 7. Multipurpose / Food Service Improvements | $ 833,000 | |
| 8. Physical Education Improvements | | |
| 9. Administration & District Support Facilities | | |
| 10. Student Collaboration & Support Services | $ 90,00 | |
| 11. Safety and Security | $ 545,000 | $ 294,000 |
| 12. Outdoor Learning | $ 41,000 | |
| 13. Exterior Play Spaces, Play Fields & Hard Courts | $ 77,000 | |
| 14. 21st Century Learning Classroom Facility | $ 33,000 | $ 33,000 |
| 15. Technology Infrastructure | $ 23,000 | $ 23,000 |
| **Total Project Cost (2014$)** | **$ 2,799,000** | **$ 394,000** |

# 5.10.4 | SITE CIRCULATION DIAGRAM



# 5.10.5 | EXISTING SITE PLAN




80 ft
1" =80'

- Classrooms, CR
- Science Labs, SL
  P - Prep, L - Lecture
- Shared Spaces
- Elective Classrooms
- 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
- Hardcourts
- Main Entry

**32 Current Enrollment**
Grades 9-12
Loading 6-12 27:1

Existing

| | |
|---|---|
| 9-12 Grades | 3 TS |

**Other Spaces**

| | |
|---|---|
| STEPP Classroom | 1 TS |
| Next STEPP Classroom | 1 TS |
| Multi-Purpose Room | 1 TS |
| Computer Lab Area | 1 TS |
| Total Program: | 7 TS |

# 5.10.6 | PROPOSED SITE PLAN




80 ft
1" =80'

Modernization
New Construction
Reconfigure

Classrooms, CR

Science Labs, SL
P - Prep, L - Lecture

Shared Spaces

Elective Classrooms

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

Hardcourts

Main Entry

Fire Lane

**37 Students Projected for 2019/2020**
Grades 9-12
Loading 6-12 27:1

Existing
9-12 Grades 3 TS

**Other Spaces**

| | |
|---|---|
| STEPP Classroom | 1 TS |
| Next STEPP Classroom | 1 TS |
| Commons / Computer /Career Lab | 1 TS |
| Multi-Purpose | 1 TS |
| Total Program: | 7 TS |

# 5.11 | TAHOE TRUCKEE HIGH





11725 Donner Pass Road,
Truckee, CA 96161

| | |
|---|---|
| Year Constructed | 1950, 58 & 65 |
| Library, Performing Arts, Music Room | 1972 |
| Pool | 1974 |
| Gym | 2006 |
| Year Modernized | Cafeteria & East Wing 2004 |
| Square Footage | 109,700 SF |
| Site Size | 16 acres |
| Grade Levels | 9-12 |
| Current Enrollment | 638 |
| Total No. Portables | 10 |
| Total Teaching Stations | 35 |




## CONDITIONS ASSESSMENT

### Site

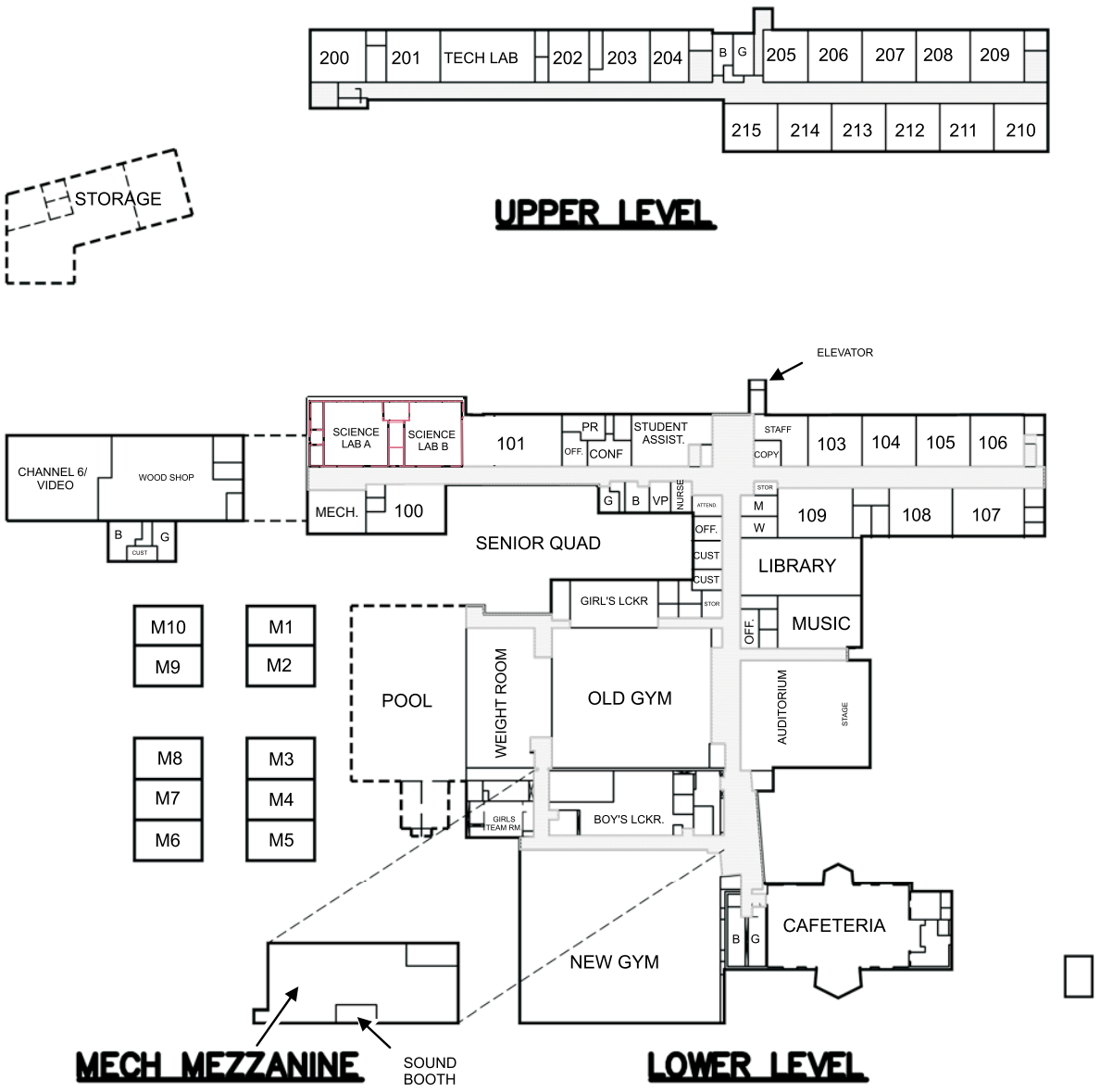
- Parking lot and site wide AC paving is in poor condition (cracks, slopes at landings, poor drainage) and needs seal coating.
- Parking area needs restriping, including ADA stalls, path of travel, fire lane, etc.
- Hard courts currently used for parking and temporary modular classrooms is in poor condition and has been seal coated in select cases. The site paving has large cracks in the paving over 2-3" in width.
- Snow melt system at front of campus needs verification that it works.
- Need safety improvements at front of campus to control students near automobiles.
- Reconfigure drop-off to separate cars from building
- Provide new marquee sign (must comply with lighting ordinance).
- Non-compliant material transition at walking surfaces such as pavers, wood, etc.
- Permanent shade structure desired for seating and other exterior activities.

### Roofing Main Building

- The mineral surfaced, modified bitumen membranes are weathering and losing their granular surfacing. This granular loss varies in severity throughout the roof sections.
- Other isolated deficiencies noted are membrane blistering and ridging, and continued damage to the roof membrane caused by the movement of the wood block pipe supports. Repairs have been made to some of the field sheets in this area, but others are also damaged.
- To extend the life of these roofs an elastomeric coating is recommended. The granular surface erosion is increasing, exposing the asphalt to ultraviolet degradation. The coating would protect the membrane and slow this deterioration. Isolated blistering is also occurring.
- Walkway pads should be installed outside the door from Section M.
- Repair the defects in the perimeter base flashings and penetration flashings.

# 5.11.1 | FACILITIES NEEDS AND ASSESSMENT

### Existing Facilities Plan




### Roofing New Addition

- The identified defects to the single-ply membrane observed in the 2010 roof evaluation were completed. However, several seam voids in the membrane repairs are noted and additional seam voids have developed in numerous locations. One membrane fracture on Section U was also noted, which appears to be due to a heavy object being dropped on the membrane. The majority of these required repairs should be covered under the warranty if one exists.
- At a minimum, repair of the seam voids and membrane delamination should be covered under the warranty.
- With completed repairs, preventive maintenance, and annual inspections, an additional 11+ years of service life can be anticipated.

### Exterior

- Building exterior is in good condition and well maintained.
- Exposed steel door frames are in poor condition
- Exterior of portable buildings are in fair condition, siding replaced in 2010.
- Old Gym roof leaks.
- Wood seating on existing bleachers needs replacement.
- Mesh at louvers is broken at many locations.
- Concrete panels at exterior walls are in deteriorating condition.
- Downspouts are not connected to underground storm water drains (connecting extensions were removed) causing problems.
- Plaster and precast concrete panel walls have cracks and failed joints.
- Top connection of precast concrete panels and perimeter curb is very humid and potentially being water by the adjacent sprinkler (presence of moss in the wall).
- Envelope of shop building needs a major finish update, rotten plywood, paint, etc.

### Interior

- The interior is in good condition.
- Classrooms are in good condition.
- Restrooms serving the multipurpose room are in poor condition.

# 5.11.2 | FACILITIES NEEDS AND ASSESSMENT


Parking and drop-off


Additional parking


Portables


The KidZone and Family Resource Center


Playfields


Warehouse

### Code Compliance

- Site directional signage, ADA site signage, parking. signage need to be updated or provided where missing
- Exit signage is required.
- The roll of the kitchen has changed and does not meet requirements for a commercial kitchen.
- Old Gym structural upgrade is planned.

### Access Compliance

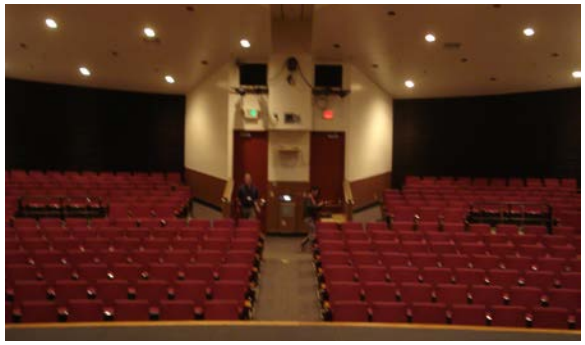
- The accessible parking appears to be non-compliant, at west end the parking appears compliant.
- The accessible path to the building requires extensive review.
- Exterior door landings are non -compliant
- Rails need ADA upgrade.
- Drinking fountains are non-compliant.
- Access to theater room is complicated and not compliant.
- There is no ADA access to the theater control room (elevator/ ramp). Controls are located on the main theater level to facilitate access.
- Restrooms require minor adjustments to provide compliance.
- Restrooms at portable require major adjustments to provide compliance.
- Signage typical is non-compliant.
- Portables have multiple accessible barriers in the path of travel. New ramps were installed in 2012.
- There are several items in the main entry which project more than 4” from the wall surface.

# 5.11.3 | FACILITIES NEEDS AND ASSESSMENT


Library


Book stacks


Band room


Auditorium


Auditorium and stage


Hallway lockers

## 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.

### Mechanical/Plumbing

- Replace campus wide mechanical system to respond to system load, replace control valves and equipment for new distribution system.
- Installation of glycol management system for water treatment and freeze protection 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.
- Campus electrical main switchboard and panels have exceeded their life expectancy and need replacement.
- One of the existing old distribution panel emits arc flashes and is hazardous to staff, this panel is urgently required to be replaced.
- Campus peak load demand is within the electrical service load.
- Telephone service, main communication systems, data system appear to function properly.
- New clocks in 2011.
- New PA, phone, and access points in 2013.
- Intrusion alarm system observed.
- CCTV security system observed. A campus wide surveillance system is recommended.
- Fire alarm system does not appear to provide full coverage and has multiple missing devices. Smoke detectors are installed only in the administration areas.
- District wishes to have campus wide power upgrade.

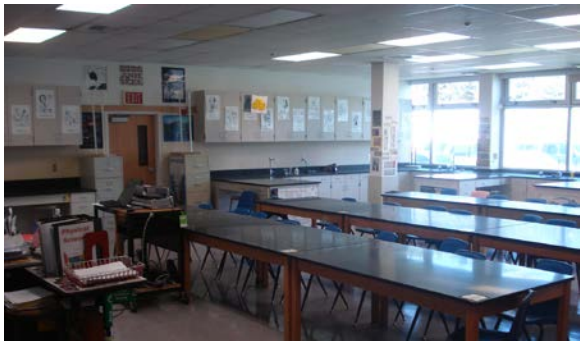
### Fire Sprinklers

- Building is not sprinklered.

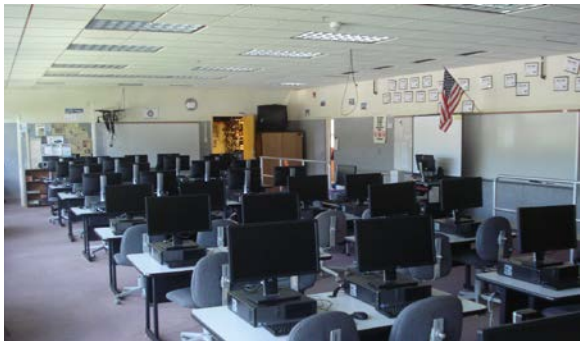
# 5.11.4 | FACILITIES NEEDS AND ASSESSMENT


Foods lab


Foods lab


Science room


Science room


Computer lab

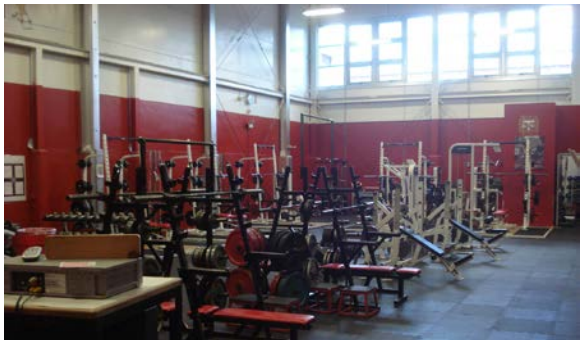

Kitchen

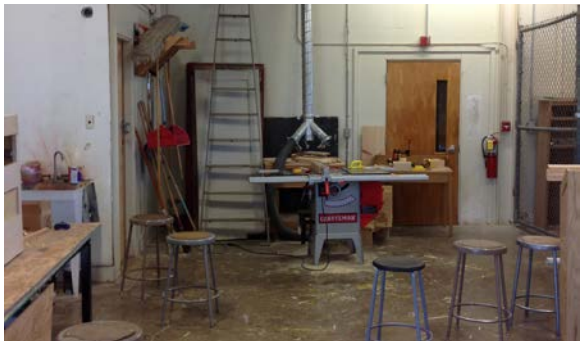
## PROGRAM NEEDS

- More storage needed campus-wide.
- Provide Restrooms, Snack Bar and Scoring Booth at Athletic Fields.
- Consider reconfiguring fields and relocating programs (Kid Zone & Family Resource Center).
- Provide fencing and parking at fields.
- Provide additional storage at Music Room.
- Replace portables with permanent construction.
- Central Quad desired.
- Provide Classroom technology upgrades.
- Upgrade TV Studio.
- School wants to offer more CTE programs (Auto, Fabrication, Welding).
- Provide Classrooms specific to CTE programs (Medical, STEM, Expeditionary – SELS).
- Modernize Theater and Music Rooms.
- Provide flat screen TV's for announcements around campus.
- Need Special Ed rooms for life skills in a mini-apartment set-up.
- Provide more storage for Band and Auditorium.
- Provide set building area for Auditorium.

# 5.11.5 | FACILITIES NEEDS AND ASSESSMENT


Swimming pool


Weight room


Shop facilities


Hallway


Cafeteria


Gym

# 5.11.6 | PROJECT COSTS

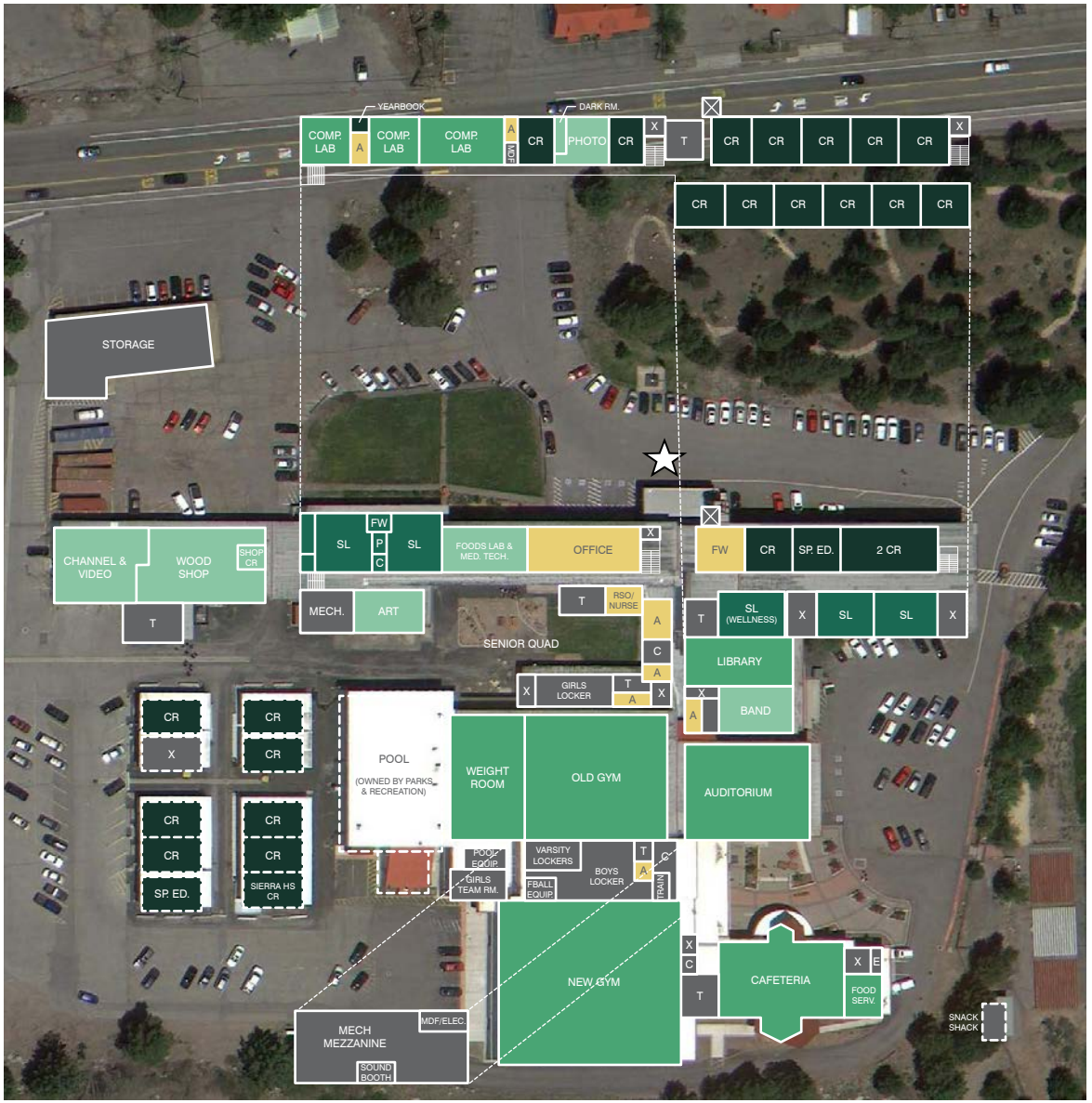
| Project Goals / Prioritized Cost | Master Plan Cost | Prioritized Projects Cost |
|---|---|---|
| 1. Modernize & Reconfigure Existing Kindergarten, Classroom & Lab Buildings | $ 6,545,000 | $ 6,545,000 |
| 2. Existing Building Systems & Toilets | $ 6,810,000 | $ 6,810,000 |
| 3. Site Utilities | $ 1,456,000 | $ 1,456,000 |
| 4. New Construction Classrooms | $ 6,199,000 | $ 6,199,000 |
| 5. New Construction Science & Career Technical Education | $ 16,098,000 | $ 16,278,000 |
| 6. Performing Arts Improvements | $ 3,812,000 | $ 3,812,000 |
| 7. Multipurpose / Food Service Improvements | | |
| 8. Physical Education Improvements | $ 4,296,000 | $ 750,000 |
| 9. Administration & District Support Facilities | $ 1,069,000 | $ 1,069,000 |
| 10. Student Collaboration & Support Services | $ 6,461,000 | $ 3,227,000 |
| 11. Safety and Security | $ 7,102,000 | $ 5,712,000 |
| 12. Outdoor Learning | $ 924,000 | $ 200,000 |
| 13. Exterior Play Spaces, Play Fields & Hard Courts | $ 10,999,000 | $ 1,999,000 |
| 14. 21st Century Learning Classroom Facility | $ 440,000 | $ 440,000 |
| 15. Technology Infrastructure | $ 300,000 | $ 300,000 |
| **Total Project Cost (2014$)** | **$ 72,511,000** | **$ 54,797,000** |

# 5.11.7 | SITE CIRCULATION DIAGRAM




TAHOE TRUCKEE HIGH SCHOOL

# 5.11.8 | EXISTING SITE PLAN




120 ft
1" = 120'

- Classrooms, CR
- Science Labs, SL
  P - Prep, L - Lecture
- Shared Spaces
- Elective Classrooms
- 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
- Hardcourts
- Main Entry

**638 Current Enrollment**
Grades 9-12
Loading 9-12 27:1

**Core Program**

| | |
|---|---|
| Classrooms | 23 TS |
| Science | 5 TS |
| Electives | 9 TS |
| Special Education | 2 TS |
| Total Base Program: | 39 TS |

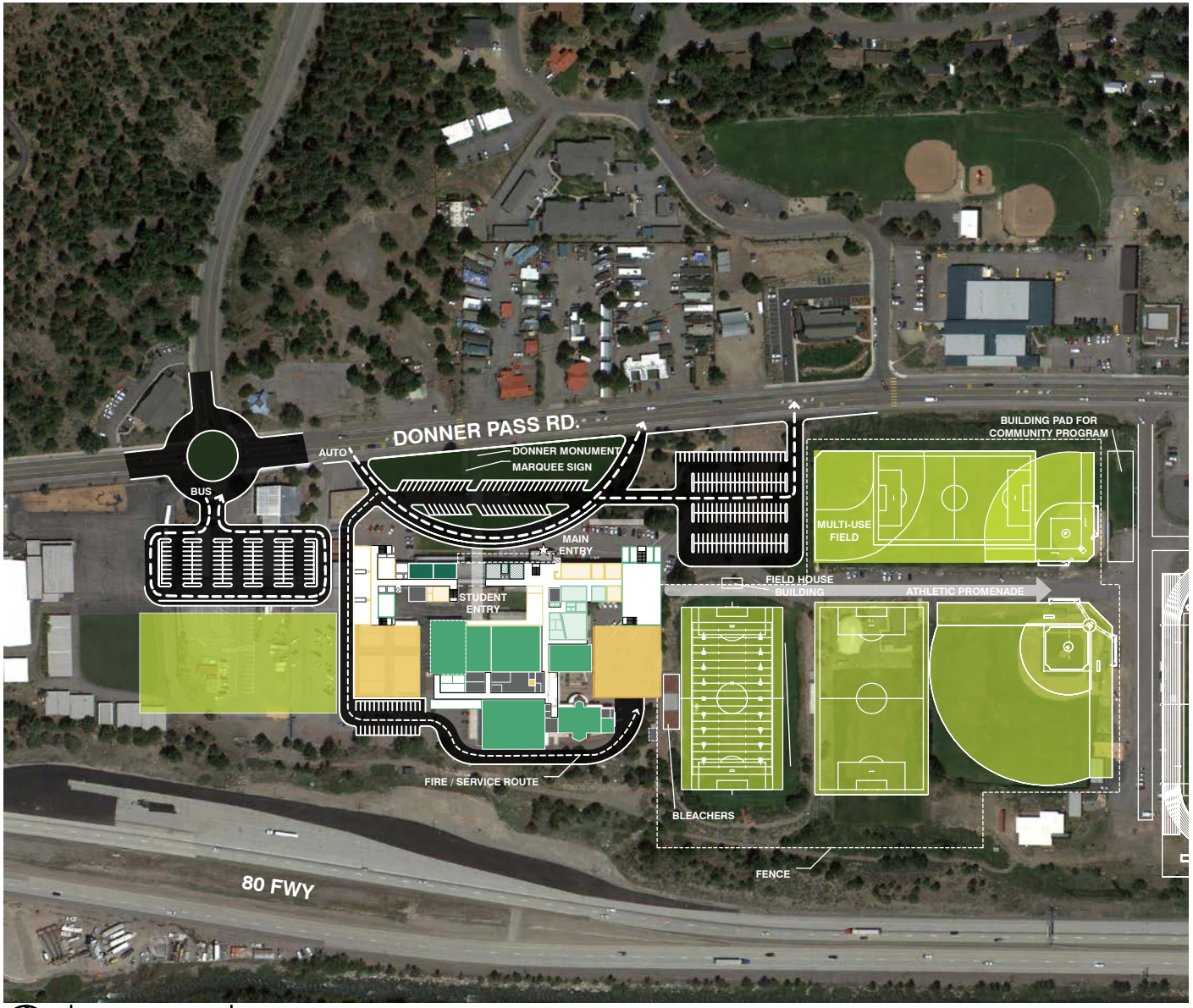
**Electives**

| | |
|---|---|
| Fine Arts / Performing Arts | 3 |
| Vocational Arts / Technology | 6 |

**Non-Teaching Stations**

| | |
|---|---|
| Sierra High School CR | 1 |
| Weight Room | 1 |
| Total Program: | 41 TS |

# 5.11.9 | PROPOSED SITE PLAN




320 ft
1" =320'

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

# 5.11.10 | PROPOSED SITE PLAN




120 ft
1" = 120'

**Modernization**
**New Construction**
**Reconfigure**

Classrooms, CR

Science Labs, SL
P - Prep, L - Lecture

Shared Spaces

Elective Classrooms

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

Hardcourts

Main Entry

Fire Lane

**794 Students Projected for 2019/2020**
Grades 9-12
Loading 9-12 27:1

**Core Program**

| | |
|---|---|
| English | 6 TS |
| Social Science | 4 TS |
| Math | 6 TS |
| Science | 5 TS |
| Foreign Language | 4 TS |
| Health | 1 TS |
| Electives | 9 TS |
| Special Education | 2 TS |
| Total Base Program: | 37 TS |

**Electives**

| | |
|---|---|
| Fine Arts / Performing Arts | 3 |
| Vocational Arts | 6 |

**Non-Teaching Stations**

| | |
|---|---|
| Flex / Independent Study | 1 |
| ELD | 2 |
| Weight Room | 1 |

Total Program: 41 TS

# 5.12 | COLDSTREAM ALTERNATIVE

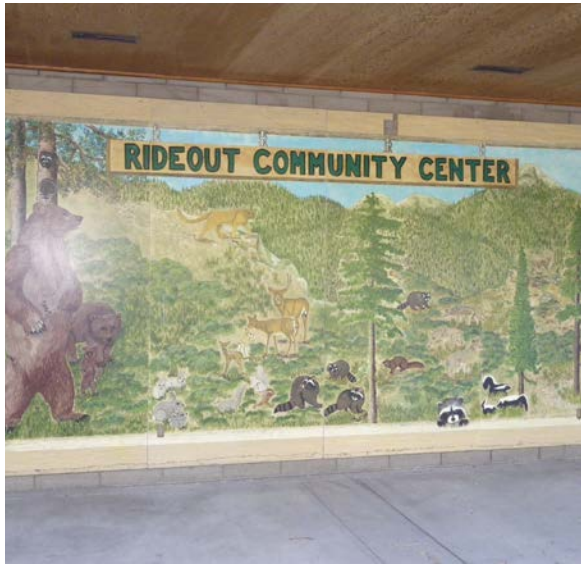




740 Timberland Lane,
Tahoe City, CA 96145

( Coldstream uses four of the building's eight classrooms and shares the remaining spaces with the Utility District, which operates the facility as a community activity center for classes, events and athletics, open to the public. )

| | |
|---|---|
| Year Constructed | 1971 |
| Year Modernized | 2002 |
| Square Footage | 4TS Portion of Building |
| Site Size | 6.5 acres |
| Grade Levels | 9-12 |
| Current Enrollment | 11 Students |
| Total No. Portables | 0 |
| Total Teaching Stations | 4 |




## CONDITIONS ASSESSMENT

### Site
- Parking lot is in excellent condition.
- Hard Court is in poor condition with large cracks.
- Walkway asphalt is crumbling.

### Roof
- District Roofing Inspection Report created by Benchmark Inc in 2008 and 2010.
- 2010 - Sections of the coating on this modified bitumen roof are being peeled off the membrane due to the weight of sliding ice and snow pressing down on roof debris such as rocks and branches. The movement and weight is so great that the coating has ripped off the membrane. These areas require repair and debris be removed from the roof, specifically before the snow falls.
- The gutters are full of pine needles and debris, and require cleaning periodically. Some of the gutters are heavily damaged and need to be replaced.
- 2008 - The elastomeric coating on this roof is peeling off in some areas and requires attention. This roof is expected to be serviceable for 6-10 more years.

### Exterior / Interior
- Building exterior is in good condition and well maintained.
- The interior is in good condition.

### Access Compliance
- The accessible parking appears to be compliant.
- The accessible path to the building appear compliant.

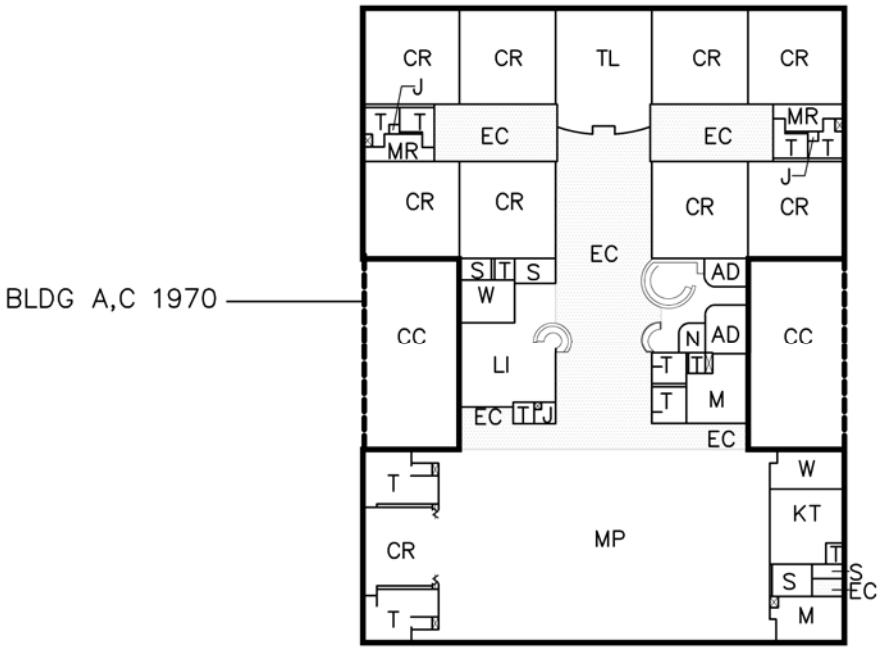
### Systems

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

### Mechanical/Plumbing
- Boiler replaced in September, 2013.
- Air handlers were replaced recently.

# 5.12.1 | FACILITIES NEEDS AND ASSESSMENT

**Existing Facilities Plan**




**Electrical**

- Existing fluorescent lamps have been replaced with energy efficient T-8 lamps in all rooms and all areas have occupancy lighting control.
- District has expressed no need for renovation or expansion.
- Electrical and low voltage systems are in good working condition.
- Telephone service, main communication systems, data system appear to function properly.
- PA and intercom systems are not being used.
- Master clock/ bell system is not being used.
- Intrusion alarm system observed.
- No known CCTV security system observed.
- Fire alarm system seems to be in good condition with smoke detectors, horn/strobe combinations in classrooms and manual pull stations locations throughout campus.

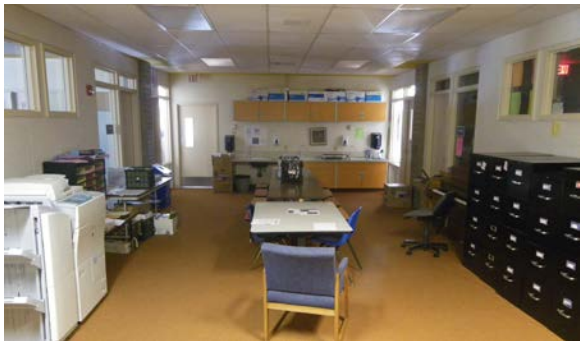
# 5.12.2 | FACILITIES NEEDS AND ASSESSMENT


Hard courts


Play equipment


TCPUD Office


Gym


Faculty workroom


Typical classroom


Commons


Bathrooms and drinking fountains


TCPUD Play area

# 5.12.3 | PROJECT COSTS

| Project Goals / Prioritized Cost | Master Plan Cost | Prioritized Projects Cost |
|---|---|---|
| 1. Modernize & Reconfigure Existing Kindergarten, Classroom & Lab Buildings | $ 870,000 | $ 176,000 |
| 2. Existing Building Systems & Toilets | | |
| 3. Site Utilities | | |
| 4. New Construction Classrooms | | |
| 5. New Construction Science & Career Technical Education | | |
| 6. Performing Arts Improvements | | |
| 7. Multipurpose / Food Service Improvements | | |
| 8. Physical Education Improvements | | |
| 9. Administration & District Support Facilities | | |
| 10. Student Collaboration & Support Services | | |
| 11. Safety and Security | $ 63,000 | $ 31,000 |
| 12. Outdoor Learning | | |
| 13. Exterior Play Spaces, Play Fields & Hard Courts | $ 114,000 | |
| 14. 21st Century Learning Classroom Facility | | |
| 15. Technology Infrastructure | $ 30,000 | $ 30,000 |
| **Total Project Cost (2014$)** | **$ 1,077,000** | **$ 237,000** |

# 5.12.4 | EXISTING SITE PLAN




- Classrooms, CR
- Science Labs, SL
  P - Prep, L - Lecture
- Shared Spaces
- Elective Classrooms
- 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
- Hardcourts
- Main Entry

**11 Current Enrollment**
Grades 9-12
Loading 9-12 27:1

**Core Program**

| | |
|---|---|
| District Classrooms | 4 TS |
| TCPUD Spaces | 5 TS |
| Total Program: | 9 TS |

120 ft
1" = 120'

# 5.12.5 | PROPOSED SITE PLAN




120 ft
1" = 120'

Modernization
New Construction
Reconfigure

Classrooms, CR

Science Labs, SL
P - Prep, L - Lecture

Shared Spaces

Elective Classrooms

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

Hardcourts

Main Entry

Fire Lane

**13 Students Projected for 2019/2020**

Grades 9-12
Loading 9-12 27:1

**Core Program**

| | |
|---|---|
| District Classrooms | 4 TS |
| TCPUD Spaces | 5 TS |
| Total Program: | 9 TS |

# 5.13 | SIERRA EXPEDITIONARY LEARNING





11661 Donner Pass Rd ,
Truckee, CA 96161

| | |
|---|---|
| Year Constructed | 2010<br>Addition in 2013 |
| Year Modernized | Not Applicable |
| Square Footage | 11,520 SF |
| Site Size | Part of District Office Site |
| Grade Levels | K-8 |
| Current Enrollment | 210 |
| Total No. Portables | 12 |
| Total Teaching Stations | 11 |



## CONDITIONS ASSESSMENT

### Site
- Campus is a K-8 charter school program.
- Parking lot shared with District office is in poor condition and presents drop-off student safety concerns.
- The campus building complex can not be secured.
- Students travel between the campus and District Office to utilize the Gym.
- Limited exterior hard court area is in poor condition with large cracks. An area has been recently installed with play pad surface.
- Playground equipment is in good condition.
- There are no turf playfields.

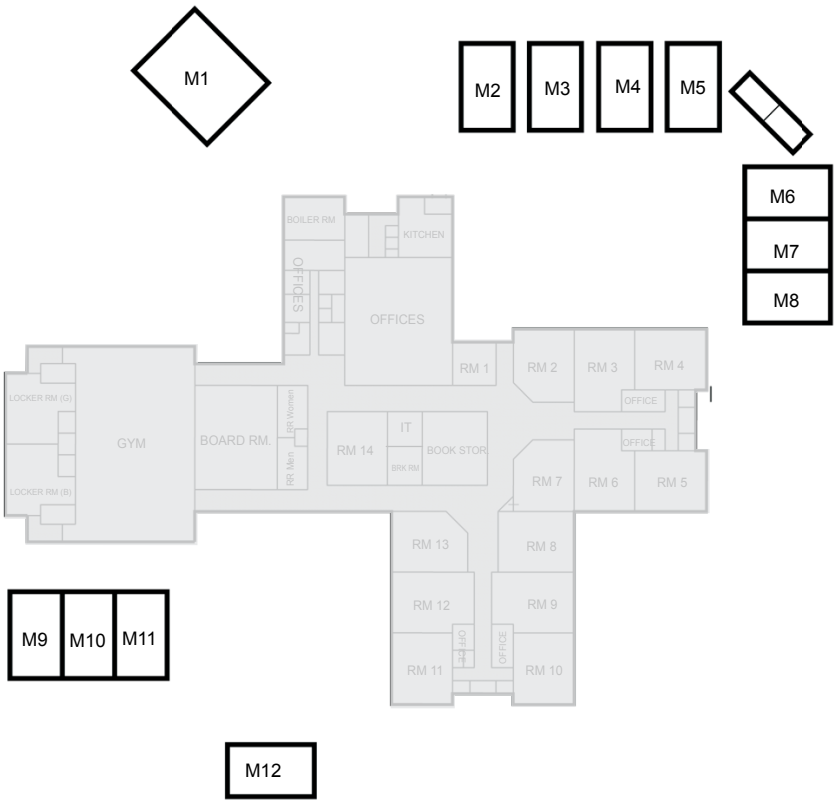
### Exterior
- Exteriors of modular buildings are in fair condition and there are locations particularly near grade that could use maintenance and paint.
- Lighting fixtures are in poor condition.
- Roofing is in fair condition.

### Interior
- The interiors are in fair condition.
- Classrooms are self contained modular units.
- There are no sinks at the classrooms.
- Library, administrative and resource programs share the same building spaces.

### Code Compliance
- Classroom doors lead to an exit ramp which appears to be code compliant.
- The fire alarm system does not appear to provide full coverage.
- Exit signage is required.

# 5.13.1 FACILITIES NEEDS AND ASSESSMENT

**Existing Facilities Plan**




**Program Needs**

- Additional spaces to separate Library, administration and resource teacher functions.
- A Multi-Purpose Room is desired.
- A small turf play field area.
- Additional hard courts for middle school age students.
- Enhanced campus security perimeter and reconfigured student drop-off area.
- Sinks at the classrooms.

# 5.13.2 | PROJECT COSTS

| Project Goals / Prioritized Cost | Master Plan Cost | Prioritized Projects Cost |
|---|---|---|
| 1. Modernize & Reconfigure Existing Kindergarten, Classroom & Lab Buildings | $ 105,000 | $ 105,000 |
| 2. Existing Building Systems & Toilets | $ 197,000 | $ 125,000 |
| 3. Site Utilities | | |
| 4. New Construction Classrooms | | |
| 5. New Construction Science & Career Technical Education | $ 118,000 | $ 118,000 |
| 6. Performing Arts Improvements | | |
| 7. Multipurpose / Food Service Improvements | $ 1,041,000 | |
| 8. Physical Education Improvements | | |
| 9. Administration & District Support Facilities | | |
| 10. Student Collaboration & Support Services | $ 520,000 | |
| 11. Safety and Security | $ 600,000 | $ 1,393,000 |
| 12. Outdoor Learning | $ 101,000 | |
| 13. Exterior Play Spaces, Play Fields & Hard Courts | $ 188,000 | $ 94,000 |
| 14. 21st Century Learning Classroom Facility | $ 121,000 | $ 121,000 |
| 15. Technology Infrastructure | $ 83,000 | $ 83,000 |
| **Total Project Cost (2014$)** | **$ 3,074,000** | **$ 2,039,000** |

# 5.13.3 | SITE CIRCULATION DIAGRAM



# 5.13.4 | EXISTING SITE PLAN




80 ft
1" =80'

- 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

**210 Current Enrollment**
Grades 9-12
Loading 9-12 27:1

| | |
|---|---|
| K | 1 TS |
| 1st - 3rd Grade | 3 TS |
| 4th - 5th Grade | 2 TS |
| 6th - 8th Grade | 3 TS |
| Total Base Program: | 9 TS |

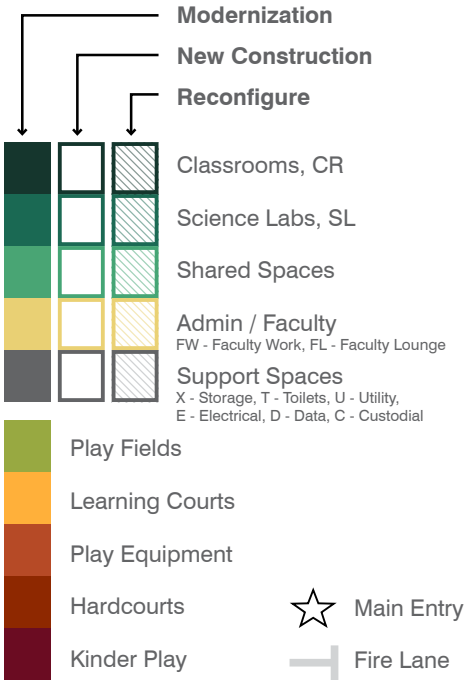
**Other Spaces**

| | |
|---|---|
| Resource Room / Library | 1 TS |
| Total Program: | 10 TS |

# 5.13.5 | PROPOSED SITE PLAN




120 ft
1" = 120'




**210 Students Projected for 2019/2020**
Grades 9-12
Loading 6-12 27:1

| | |
|---|---|
| K | 1 TS |
| 1st - 3rd Grade | 3 TS |
| 4th - 5th Grade | 2 TS |
| 6th - 8th Grade | 3 TS |
| Total Base Program: | 9 TS |

**Other Spaces**

| | |
|---|---|
| Resource | 1 TS |
| Enrichment Room | 1 TS |
| New | |
| Library | 1 TS |
| Multi-Purpose Room | 1 TS |
| Total Program: | 13 TS |

# 5.14 | DISTRICT OFFICE







11603 Donner Pass Rd ,
Truckee, CA 96161

| | |
|---|---|
| Year Constructed | 1972 |
| Year Modernized | 2004 & 2010 |
| Square Footage | 41,267 SF |
| Site Size | 9.92 acres |

## CONDITIONS ASSESSMENT

### Site
- AC paving is in bad shape and has cracks and slopes at landings.
- The concrete at several retaining walls and steps is loose, broken, cracked.
- Rails are rusted and some are non-compliant.
- Parking areas need restriping, including ADA stalls, path of travel areas, fire lanes.

### Roof
- 2010 - The designated repairs from the 2008 report were completed. Sections of the elastomeric coating are again peeling off the membrane and require repair. This is becoming a little more prevalent, especially in the ponded area and will continue to occur, although if corrected, should not become a significant problem in the near future.
- Some of the portable classroom roofs (F1-F9) are weathering significantly and are nearing the end of their service life. The felts are very brittle, several repairs have been made in the past, and splitting continues to occur. These roofs are budgeted for replacement in 2012.
- 2008 - These roofs are in maintainable condition and performing well. Only minor defects require attention. The granular surfaced modified bitumen roofs on Portable Classrooms F1-F9 are brittle with some blistering and ridging evident. As a precautionary measure these roofs are budgeted for replacement in 2013.

### Exterior
- Some exterior concrete walls have cracks.
- There are no parapet caps on concrete walls.

### Interior
- Need storage space for Gym equipment.
- Some wall elements at gym need protective cages.
- Locker rooms are not being used.
- Existing kitchen can become operational for off-site support.

### Code Compliance
- Exit signs missing in some areas.

# 5.14.1 | FACILITIES NEEDS AND ASSESSMENT


Large meeting room


Existing hallway


Gym


Mechanical room


Electrical Panel


Bathrooms sinks

### Access Compliance
- Site directional ADA signs are missing.
- Truncated domes are missing at flush conditions (driveways and path of travel).
- Need Access ramp to mechanical.
- Gym bleachers are too old, outdated and non ADA compliant (they are retractable but were welded, the seats are made of bent steel plate which is a hazard. They can't be folded and are too close to the court, approx. a foot away).
- Doors need to be updated for access compliance.

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

### Mechanical/Plumbing
- Upgrade old pneumatic system for better controllability.
- Connect HVAC equipment to campus BMCS (Building management and control system).
- Boiler equipment is fairly new.
- Equipment long term cost and maintenance an issue.
- Replacement of multi-zone units with fan coil units to meet zone requirements.
- Office has standard code compliant plumbing. fixtures. Replacement with low consumption fixtures is recommended.
- Generator needed.

### Electrical
- District has no known problems with electrical or low voltage systems.
- 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 and intercom systems are not being used.
- No known intrusion alarm system observed.
- CCTV security system installed in 2013.
- Fire alarm system does not appear to provide full coverage.

# 5.14.2 | PROJECT COSTS

| Project Goals / Prioritized Cost | Master Plan Cost | Prioritized Projects Cost |
|---|---|---|
| 1. Modernize & Reconfigure Existing Kindergarten, Classroom & Lab Buildings | | |
| 2. Existing Building Systems & Toilets | $ 1,597,000 | |
| 3. Site Utilities | | |
| 4. New Construction Classrooms | | |
| 5. New Construction Science & Career Technical Education | | |
| 6. Performing Arts Improvements | | |
| 7. Multipurpose / Food Service Improvements | | |
| 8. Physical Education Improvements | | |
| 9. Administration & District Support Facilities | $ 2,238,000 | |
| 10. Student Collaboration & Support Services | | |
| 11. Safety and Security | | |
| 12. Outdoor Learning | | |
| 13. Exterior Play Spaces, Play Fields & Hard Courts | | |
| 14. 21st Century Learning Classroom Facility | | |
| 15. Technology Infrastructure | | |
| **Total Project Cost (2014$)** | **$ 3,835,000** | **$ 0** |

# 5.14.3 | PROPOSED SITE PLAN




Existing Building

# 5.15 | MAINTENANCE & OPERATIONS







11839 Donner Pass Rd ,
Truckee, CA 96161

| | |
|---|---|
| Year Constructed | 1973 |
| Year Modernized | Not Applicable |
| Square Footage | 19, 785 SF |
| Site Size | 3.3 acres |

## CONDITIONS ASSESSMENT

Note: The Maintenance and Operations facility is currently housed in the former District Office, Warehouse and work shed structures (added later). These building are old an have a number of maintenance and program support issues. In order to provide space required for play fields, and safe bus drop-off at Truckee Elementary School and Tahoe Truckee High School, it is proposed to relocate the existing facility to a facility adjacent to the District Office. As a result of this proposed relocation a Conditions Assessment was not performed of the existing facilities.

The proposed 15,400 square foot new facility program has been on based on prior planning studies performed by the District. It includes space for Maintenance and Operations Administration, Maintenance Shops, Equipment Garage, Warehouse and Technology department functions. Site area and an adjacent future building pad is also provided for a potential Centralized Food Service production facility if relocated from Alder Creek Middle School.

# 5.15.1 | PROJECT COSTS

| Project Goals / Prioritized Cost | Master Plan Cost | Prioritized Projects Cost |
|---|---|---|
| 1. Modernize & Reconfigure Existing Kindergarten, Classroom & Lab Buildings | | |
| 2. Existing Building Systems & Toilets | | |
| 3. Site Utilities | | |
| 4. New Classrooms Classrooms | | |
| 5. New Construction Science & Career Technical Education | | |
| 6. Performing Arts Improvements | | |
| 7. Multipurpose / Food Service Improvements | | |
| 8. Physical Education Improvements | | |
| 9. Administration & District Support Facilities | $ 3,821,000 | $ 3,821,000 |
| 10. Student Collaboration & Support Services | | |
| 11. Safety and Security | $ 919,000 | $ 919,000 |
| 12. Outdoor Learning | | |
| 13. Exterior Play Spaces, Play Fields & Hard Courts | | |
| 14. 21st Century Learning Classroom Facility | | |
| 15. Technology Infrastructure | | |
| **Total Project Cost (2014$)** | **$ 4,740,000** | **$ 4,740,000** |

# 5.15.2 | PROPOSED SITE PLAN




Existing Building

Proposed New Construction

480 ft
1" =480'

# 5.16 | TRANSPORTATION






12485 Joerger Dr,
Truckee, CA 96161

| | |
|---|---|
| Year Constructed | 2003 |
| Year Modernized | Not Applicable |
| Square Footage | 31,110 SF |
| Site Size | 25 acres |



## CONDITIONS ASSESSMENT

Since it is a new building a Conditions Assessment of the existing Transportation facility was not performed. The proposed master plan program recommendation includes the addition of a heated bus barn that was a part of the original facility design.

Additional amenities desired include security cameras, technology upgrades, technology access points, phones and speakers.

# 5.16.1 | PROJECT COSTS

| Project Goals / Prioritized Cost | Master Plan Cost | Prioritized Projects Cost |
|---|---|---|
| 1. Modernize & Reconfigure Existing Kindergarten, Classroom & Lab Buildings | | |
| 2. Existing Building Systems & Toilets | | |
| 3. Site Utilities | $ 133,000 | |
| 4. New Construction Classrooms | | |
| 5. New Construction Science & Career Technical Education | | |
| 6. Performing Arts Improvements | | |
| 7. Multipurpose / Food Service Improvements | | |
| 8. Physical Education Improvements | | |
| 9. Administration & District Support Facilities | $ 6,606,000 | |
| 10. Student Collaboration & Support Services | | |
| 11. Safety and Security | | |
| 12. Outdoor Learning | | |
| 13. Exterior Play Spaces, Play Fields & Hard Courts | | |
| 14. 21st Century Learning Classroom Facility | | |
| 15. Technology Infrastructure | | |
| **Total Project Cost (2014$)** | **$ 6,739,000** | **$ 0** |

# 5.16.2 | PROPOSED SITE PLAN




Existing Building

Proposed New Construction

160 ft
1" =160'