



**PASADENA UNIFIED SCHOOL DISTRICT (PUSD)
CITIZENS' OVERSIGHT COMMITTEE (COC) MEETING
Meeting Minutes of February 15, 2017**

Location: Pasadena Unified School District Education Center, Room 229, 351 S. Hudson Ave., Pasadena, CA. 91109

Date & Time of meeting: February 15, 2017 at 6:30 p.m.

Present: Quincy Hocutt, Clifton Cates, Geoffrey Commons, Mikala Rahn, Glen DeVeer, Diana Verdugo, Willie Ordonez, Jen Wang, and Steven Cole.

Absent: Chris Romero, Derek Walker, Gretchen Vance and Joelle Morisseau-Phillips.

Pasadena Unified School District (PUSD) Board Member Liaison to COC: Pat Cahalan

PUSD Staff: Nadia Zendejas, Executive Secretary; Miguel Perez, Construction Specialist; and Nelson M. Cayabyab, Chief Facilities Officer.

I. CALL TO ORDER

Mr. Cates

The meeting was called to order at 6:32 p.m.

II. APPROVAL OF January 18, 2017 MEETING MINUTES

Action: Ms. Verdugo moved to approve the meeting minutes as submitted. Mr. Commons seconded.

Vote: 6 to 0. 1 abstention.

III. NEW BUSINESS

A. Reappointment of members with terms expiring on February 28, 2017.

Mr. Cates

Mr. Cates informed the Committee that Ms. Vance had submitted a written request to the Facilities Committee of the Board of Education asking for reappointment of the current committee. District Staff prepared a Board Report for the Citizens' Oversight Committee for the February 23 Board of Education meeting requesting the reappointments.

B. Solicitation and appointment of new members to the Citizens' Oversight Committee

Staff will solicit the public for new member applications by the end of February. The application period will close on March 14, 2017 and interviews will then be scheduled. The COC will participate in the interviews of prospective new members.

C. Uniform standards for Proposition TT expenditures.

Mr. Cates and Mr. Hocutt drafted a "guidelines/standards" document to help clarify the areas appropriate for the expenditure of Measure TT bond funds. District staff and Board member input and feedback is being solicited on this document. COC members were asked to prepare comments on the document for the subsequent Committee meeting.

D. Uniform procedures for enabling timely Committee review of proposed Proposition TT expenditures

Mr. Cates called on suggestions from Mr. Hocutt and Mr. Cayabyab to respond with a procedure covering any instances wherein the Committee does not approve a particular proposed expenditure or if the expenditure is not legally allowed to consume TT bond funds. The question was: how does this information get relayed to the PUSD Board of Education? Mr. Cahalan reassured the Committee that the Committee's concerns regarding appropriate expenditure are being addressed at the Facilities subcommittee meetings. He added that they go through the Board analysis spreadsheet that the COC puts together and staff provides justification as to why the expense is appropriate. The Committee will continue to work with District staff on formalizing the process or if possible changing the meeting date. Everyone in attendance was asked to reflect on the ideas and be prepared to reach a decision as to how to proceed by the next meeting and Facilities agreed to derive a proposal for consideration.

E. Review of previously considered Proposition TT expenditures

i. Board Reports (BR's) 1153 to 1167 (*BR's are requests for Measure TT expenditures*) were individually discussed and then the Committee voted on whether they recommended disapproval or approval of the expenditure. BRs 1153, 1154, and 1155 and 1156 were approved. Mr. Hocutt requested Staff to consider the questions posed by the Committee on the Board Report analysis spreadsheet. Staff agreed to address those questions.

BR's 1157 and 1158 were presumed to be "placeholders" since specific data was not available at the time the BR was prepared. Discussion indicated this data would become available in time for a review by the Facilities Committee and for presentation to the Board of Education to make a decision regarding going forward with the work on Blair High School. Based on this explanation, the Committee approved going forward with 1157 and 1158.

On BR1159, the Committee did not agree with paying an outside consultant for closing out projects. They feel it is the job of the contractor to close the projects out and certify them closed with DSA (*the Division of the State Architects*). Mr. Cahalan suggested that staff prepare a presentation for the Facilities Committee on the process of closing out a project certified with DSA. The Committee did not approve 1159.

On BR 1160 and 1161 questions were raised as to whether the Board had previously approved to spend funds on the San Rafael and Linda Vista sites. Mr. Cahalan responded that the Board authorized certain expenditures on both of these sites to move the studies ahead.

BR 1162 was noted as essentially accepting poor performance by a contractor and the Committee voted to not approve this BR. BR's 1165 through 1167 were approved.

ii. Payment of the salaries and benefits of District employees out of Proposition TT funds, as shown on the schedule entitled "Agenda Item IV.C.iii presented at the December 21, 2016 meeting

Mr. Hocutt asked if consultants ("*Project Managers*") were paid from Measure TT funds and why they didn't appear on the employee list. Staff confirmed that consultants are contracted workers and they are not District employees and the Committee had only requested a listing of District employees. (*It is noted that salaries paid to the Project Managers have been stated by Facilities as being charged to the various projects they manage and thus are paid from Measure TT funds.*)

iii. Review of single sheet engineering drawing showing various changes at Norma Coombs referred to in BR 1124

Mr. DeVeer provided a sample of how architects come up with plans. He feels that the district paid too much for the single drawing at Norma Coombs, as an example, and that the District should be paying closer attention to the procedures for approving cost proposals. It was agreed that further discussions on costs being considered as “inflated” in various categories should be on future agendas.

F. Review of proposed Proposition TT expenditure Report

Ms. Rahn requested Staff to prepare a budget presentation for the Committee showing the current status of the budget and how much more is left to go. Staff agreed to provide this presentation.

G. Reports by the Chief of Facilities

Mr. Cayabyab provided the Committee with pictorial handouts on building proposals for the following sites: Roosevelt, Norma Coombs and Don Benito. No facilitating discussion was provided.

H. Status of Educational Master Plan and Facilities Master Plan update

Mr. Cayabyab informed the Committee that the Facilities Master plan study session will be held in April and his goal for the completed Facilities Master Plan is December of 2017. There was a brief discussion of the volume of reports the Committee receives before its meeting and it was agreed by Facilities that if a member requested a paper copy in addition to the electronically provided documents, then Facilities would provide one.

I. Report on activities of the New Members Subcommittee

This item was deferred until March since the two members on the sub-committee, Ms. Vance and Ms. Morisseau-Phillips, were not present.

J. Report by the Board liaison to the COC

Mr. Cahalan had been required to leave the meeting early, so this item was deferred to the March meeting. .

K. Report by COC liaison to Facilities Committee

Mr. Cole informed the Committee that at the Facilities Committee meeting the Board Report analysis spreadsheet prepared by the COC was discussed and the concerns of the COC were addressed.

L. Report from site council representatives

This item was deferred until next month because Ms. Verdugo had to leave the meeting early.

M. Review of site council “talking points”

This item was not discussed and was deferred to a future meeting.

IV. Public Comment

There were no public comments.

V. Future meeting agenda items, dates, and locations

The next COC meeting will be held on Wednesday, March 15, 2017 at 6:30 p.m. at the PUSD education center on Hudson Avenue.

VI. Adjournment

The meeting was adjourned at 8:35 p.m.

Mr. Cates



**PASADENA UNIFIED SCHOOL DISTRICT (PUSD)
CITIZENS' OVERSIGHT COMMITTEE (COC) MEETING
Meeting Minutes of March 15, 2017**

Location: Pasadena Unified School District Education Center, Room 229, 351 S. Hudson Ave., Pasadena, CA. 91109

Date & Time of meeting: March 15, 2017 at 6:30 p.m.

Present: Quincy Hocutt, Clifton Cates, Glen DeVeer, Diana Verdugo, Gretchen Vance, Willie Ordonez, Jen Wang, and Steven Cole.

Absent: Chris Romero, Derek Walker, Joelle Morisseau-Phillips, Geoffrey Commons and Mikala Rahn.

Pasadena Unified School District (PUSD) Board Member Board Liaison: Pat Cahalan. Kim Kenne, President of the Board of Education, was also in attendance.

PUSD Staff: Miguel Perez, Construction Specialist.

Absent: Nelson Cayabyab, Chief Facilities Officer and Nadia Zendejas, Executive Secretary

I. Call to Order

Mr. Cates

The meeting was called to order at 6:30 PM

II. Approval of minutes of February 15, 2017 meeting

Ms. Wang

February minutes was not available in the meeting package for members to vote upon for approval. District staff had not provided draft minutes in a timely manner for Committee members to review before the meeting.

III. BUSINESS

A. Preparation of meeting minutes

Ms. Wang, Messrs. Hocutt & Cates

i. Current state of affairs

There was a lengthy discussion regarding preparation of the minutes, specifically questioning the District's duty to provide services as part of the District's administrative support included in the language of Prop 39 and the COC by-laws. Staff agreed they were recording the current meeting and hoped to provide the verbatim transcript and the minutes for this meeting.

ii. Plan adopted at September 21, 2016 meeting

Mr. Cates stated that at the September 2016 meeting, the District had agreed with the COC to prepare and provide the minutes.

iii. Education Code sec. 15280(a), COC bylaws sec. 7.1(c)

Mr. Cates stated that base on the COC bylaws the District has the obligation to provide administrative assistant to the COC; he also noted that this administrative assistance couldn't be paid from Measure TT funds, per the Education Code.

iv. History: Mr. Cates stated that there wasn't a problem with the October, November, December or January minutes and questioned why things had changed.

Action: Mr. Cahalan offered to take the problem of preparation of the minutes to the person(s) who could resolve it.

B. Proposition TT Financial Report: Current status, problems, action *Mr. Hocutt*

Mr. Hocutt made an extensive presentation demonstrating that the information contained in the current Financial Reports provided by Facilities is not transparent, hard to understand, and in some cases they are misleading the public. The central questions discussed were regarding an inherent conflict of interest, as the entity controlling the budget is the same entity reporting performance against the budget. The current reports are also less useful than they should be from a managerial viewpoint.

A transcript of the questions asked and answers provided is shown below:

Statement on PUSD Website

The Citizens' Oversight Committee is responsible for monitoring project management and expenditures for the \$350 million local school facilities bond passed by voters in November 2008. The Citizens' Oversight Committee members play a critical role in ensuring fiscal accountability and transparency to the public about progress on construction projects undertaken with Measure TT funds. The Committee works closely with the Board of Education and the Superintendent to ensure that projects are completed as planned, within budget, and in accordance with the law.

"Jeopardy" Questions

Where would you publicly access the Measure TT budget to study it? Until last month, it was not posted. At the COC's request, it is now on the COC website.

What were the actual expenditures to build the Blair MIDDLE School? History of completed projects does not appear in the reports.

What types of costs are covered in Career Technical Education at Blair High School? What has been spent on it? \$26 million budgeted in total with \$1.4 million at Blair. Nothing spent. Originally set up to procure computers & laptops. Will be phased out and returned to contingency.

Roosevelt Elementary School is budgeted for a multipurpose facility. What percent complete are they on that project? What quarter of what year are they scheduled to be complete? No data of this type exists.

What were the actual costs to construct Sierra Madre Middle School? BR 1165 reported the cost at \$ 27.8 million. Do the two reports agree? \$37.8 million on the report does not agree with the BR data.

What is covered in the line item entitled "Measure T E-rate" at Marshall Fundamental Secondary School? It has been stated it is for technology infrastructure to support computers. Expenditures on the report are \$438,000 at Marshall and \$5.1 million in total. Can be returned to contingency.

What is covered under the heading of "Technology Modification?" Are we about complete with that program? It appears similar to Measure T E-rate??? Percent complete is undetermined.

How much have we expended on the modernization of Linda Vista Elementary School? Were we budgeted for that? \$129,000 is spent, perhaps for a needs analysis or CEQA or architectural history. Budget appears to be zero.

What organization's performance is being tracked by this financial report? What organization allocates the budgets and reports the actuals for this report? Facilities and Facilities. This non-separation violates budgeting principles.

Bonus question: Measure TT is a \$350 million bond. What is the total budget on this report? \$343.8 million

The Facilities Committee of the Board of Education has approved a large number of Board Reports in the last six months. Where are those indicated on the report with a line item and showing an increase in budget? Nothing indicated. Covered under modernization. As a BR is approved, it is assumed to be covered under the previously established modernization budget. They will be adjusted over time as they are needed.

Where do you see coverage for the salaries of the Project Managers for the various school projects? Doesn't show. They may be in the individual projects but there are indications it may be in Facilities Administration.

WHO is the project manager for the modernization of Blair High School? That information doesn't appear.

Is "Facilities Administration" (under District Service Center) currently on budget? How is that budget allocated?
It is currently over by about \$400,000. Facilities meets quarterly to adjust the budgets.

ACTION: The COC will formally ask Staff to consider revising the format of the financial report to provide improved information to the Board of Education and the public.

C. Uniform standards for Proposition TT expenditures *Mr. Cates, Mr. Cayabyab*

- i. Member Comments: Mr. Cates informed the Committee that he has received several comments on the draft of the "Guidelines For The Expenditure Of Measure TT Bond Funds," and that the Committee would wait for other comments; no further action on the matter will be taken until the next meeting.
- ii. District Comments: District staff has responded via iPhone that no new guidelines were needed and that Proposition 39 statements were sufficient.

D. Uniform procedures for enabling timely Committee review of proposed Proposition TT expenditures

- i. Possible change of COC meeting date to precede Facilities Committee meeting
- ii. Other steps to ensure that the Board has a real opportunity to consider the COC's recommendations

With regard to items "i" and "ii", a discussion was held presenting the pros and cons of moving the COC meeting to a previous week to ensure the Board has time to consider COC recommendations.

Due to complications in that proposed process, no decision was made and the item was tabled for the next meeting.

E. Review of proposed Proposition TT Expenditures: Board Reports 1168-1179

Mr. Perez provided information on the positive results achieved in staff's negotiations with PJHM for Engineering Services for running track resurfacing and other related improvements at Blair High, Elliot, and Washington. After negotiations, proposal costs were reduced by 30% (\$54,307) for Blair and Elliot; and an additional scope was added for Washington with no increase in fees. Mr. Perez informed the COC that the fee reduction was in good part the result of staff's classification of the track resurfacing projects as non-DSA projects, which by their nature generate additional work for the architects.

Mr. Perez explained that the option of getting an overall lower price by joining all three projects into one with a reduced cost due to a volume discount, as had been suggested by the Committee, was not possible.

Mr. Cates asked Facility to provide a copy of bylaw to the Committee which stating why projects have to be independent, even though they are almost identical in content.

Action: BR's 1169, 1170, 1171, 1174, 1175 and 1176 were approved with 6 votes for, 0 against and 1 abstention.

BR's 1172 and 1173 previously proposed to be disapproved, due to the non-combining of three projects into one, were also approved (with 2 votes against) based upon the explanation of the non-option of combining the designs for three almost identical running tracks, and the cost savings resulting from Staff negotiations.

F. Reports by the Chief of Facilities

There was no report on the status of construction projects by District Staff.

To help facilitate future status reports on construction, Mr. Hocutt distributed a proposed "Construction Status Report" form for consideration. He proposed that Project Managers would make inputs to such a consolidated form on a monthly basis. The information requested for each school with ongoing construction projects would be: Projects in Work, Progress/Issues this Month, an estimated percentage of completion, and the Project Manager's name. Staff and COC members were asked to consider using this form and to provide input by the next COC meeting.

G. Committee membership

- i. Reappointment of members with terms expiring on February 28, 2017:

Action: The names submitted to the Board of Education were approved unanimously for an extended term.

- ii. Solicitation and appointment of new members:

Pat Cahalan informed the Committee that two seats are still open, and recommended to extend the period for accepting new members. As two current members must be excused, four seats will be required.

Action: The proposal to extend the deadline for new applicants was approved unanimously

- iii. Membership criteria

A suggestion was made on the advisability of a background check requirement. No decision was made at this time.

H. Report by Board Liaison to the COC

There was no new information reported by the Board Liaison.

I. Report by COC liaison to Facilities Sub-Committee

It was reported that the Board Liaison has conveyed COC concerns to the Facilities Sub-committee.

J. Report from site council representatives

Ms. Verdugo informed the Committee that parents at her school sites keep thinking that she is a District representative, and she keeps reminding people she is not. It was also mentioned that the PHS Principal had a problem cleaning the goose excrement, which

cannot be power washed due to Pasadena water restrictions. It was noted that the current water restrictions have exemptions for instances of sanitary clean ups.

IV. Public Comment

A public comment was made that delays in repairing of the roof at Linda Vista had increase the possibility to the District that it will have to construct a new building.

V. Future meeting agenda items, dates, and locations

The next COC meeting will be held on Wednesday, April 19, 2017 at 6:30 p.m. at the PUSD education center on Hudson Avenue. Agenda items will be developed and distributed before this meeting date.

VI. Adjournment

Mr. Cates

The meeting was adjourned at 9:08 PM.

1st Set of Comments to COC Requested Report (RR)

The COC has asked the Facilities Department to provide them, on a monthly basis, a report similar to the one provided by Mr. Quincy Hocutt, which we will refer, from now on, as QR. The COC has specifically requested to include in the RR the following information:

1. The original amount budgeted
2. The current budget (including all changes to the current budget)
3. The amounts expended to date (including current commitments for expenditures not yet made)
4. Percentage of completion
5. Estimated date of completion
6. Estimated remaining cost of completion
7. Estimated total cost of construction
8. How such estimated total cost compares with the most recently budgeted amount
9. Whether line items have been approved by the Board
10. Identification of contractors and program managers

At the coordination meeting held on April, 4, 2017 between COC members and Facilities Staff, it was agreed that item 9 could be removed from the list.

Staff understood that the RR should be something that could be generated by Cobi Technologies as one more of the reports included in their Account-Ability software package. It was clear that the intention is to maintain the work load on the accounting staff as close as possible to their actual level (hyper-busy); therefore, the RR should be generated mostly with the information already in the system, with very few additional data to be entered by staff.

Most of PUSD Projects are composed of numerous activities assigned, according to the scope of work of each task, to many contractors, and under several contracts (often some contractors have more than one Purchase Order (PO) in the same project).

Next we will review several type of projects to analyze the feasibility of the RR

A. COMPLETED PROJECTS

We selected randomly (as it's the first one in alphabetical order) the Altadena Modernization Project; this project had 105 contracts with 56 different contractors. The attached spread sheet "Altadena Contract Summary-mvpe", shows in full detail the contract information for this project.

The large number of contractors (56) and contracts (105) with different scopes, budgets, start dates, completion dates etc., makes it impossible, as you desire, to place Schedule, Budget, Expenditures, and Physical Completion Percentage (%) in a single line, unless all contracts are joined together.

In this “1st Set of Comments” we will refer to the Project Schedule area of QR (copied below).

PROJECT SCHEDULE							
2008 - 2016	2017 Qtr 1	2017 Qtr 2	2017 Qtr 3	2017 Qtr 4	2018	2019	FUTURE

In order to fill the cells for the Project Schedule the start and duration dates need to be identified. But which of the 105 contracts will be identified as **Start** and **End Dates**, should the Start Date be the date of Project’s first contract? Or, the date of the General Contractor’s contract? Or, the date of the Architect’s contract? Or, the date of the Feasibility Analysis’ contract? Should the End Date be the date of the last contract with the our DSA closing agent? Or the date of the last payment to the independent Inspector? Or the dated of the last payment to the General Contractor? What if there is more than one General Contractor? Etc., etc., etc. It is evident that there are many different ways to select the **Start** and **End Dates** of the project, but in order to generate a report **one** set of dates has to be defined; even if **Start** and **End Dates** are defined, will this dates reflect and match the rest of the project information that will be placed in the same line? Won’t this information misguide the common reader of the report? The option of adding a note doesn’t seem to be a valid option, because there might be different type of Notes to each particular project resulting in many notes added to the RR; for instance, QR has 3 pages, therefore we might end up with 10, 15 or 30 notes, which is in total contradiction with one of the fundamental objectives of the RR - Having a simple to read report.

In the event the RR includes the information associated only with the General Contractor’s contract the Start Date would be the Notice To Proceed (NTP), and the End Date would be the date when the Notice of Completion is executed; this option has the inconvenience that the single line associated with the project, including budget, expenditures, change orders amount, etc., would be related to the General Contractor’s contract, and our understanding is that the COC wants to know the budget, expenditures and remaining funds available for the project as a whole, not only the data associated with the General Contractor.

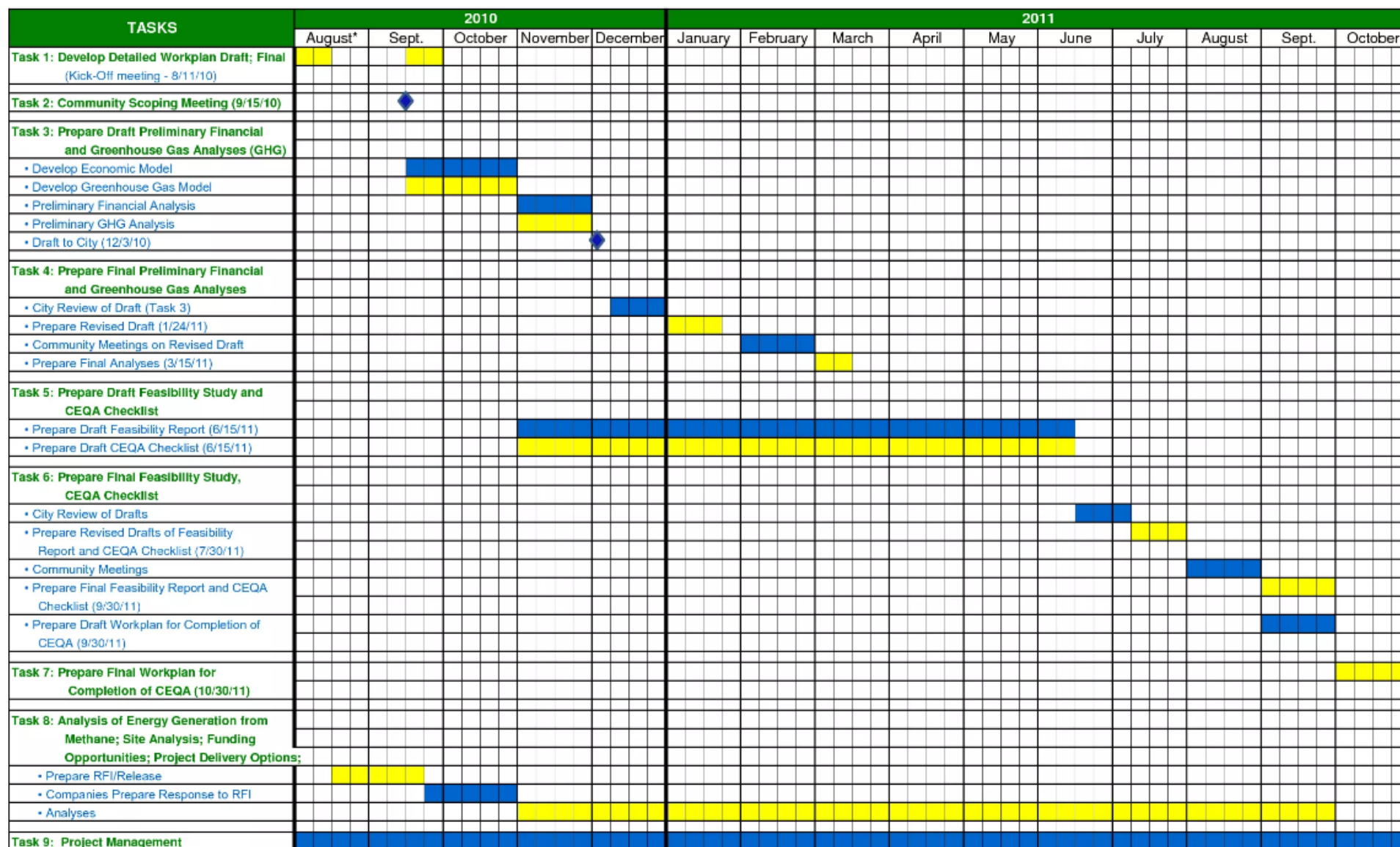
B. ACTIVE PROJECTS

We selected a midsize project, the Jackson Modernization Project; this project has 52 contracts with 32 different contractors. The attached spread sheet "Jackson Contract Summary-mvpe", shows in full detail the contract information for this project.

The same comments for Completed Projects included above, in regards to the Project Schedule area of QR are valid for this project and any other active large/midsize/small project; therefore, there is no need to repeat said comments here.

Gant Chart Sample

PROJECT SCHEDULE



Dear Nelson:

I'm not sure what to make of Miguel's "1st Set of Comments" except to note that it is largely nonresponsive to our request. The COC has asked the Facilities Department whether it will provide the COC and the Board of Education with a report showing the 10 items listed at the beginning of those Comments. Miguel's lengthy discussion does not answer this fundamental question. It does, however, endeavor to explain why it is impossible to report percentage of project completion and estimated date of completion.

You were not at the April 4 meeting and, therefore, did not hear our discussion of why this information is essential for the COC, the Board, and the public. Any interested party needs to be able to compare where a project is supposed to be, where it actually is, what remains to be done, when it will be done, and how much more it will cost. If, for example, a project is 50% complete but 90% of the budgeted funds have already been spent, there may well be a problem.

Miguel asks rhetorically how one can make these estimates given the large number of contracts and subcontracts associated with the typical project. This kind of reporting is routine in the commercial world, and it applies to projects that are much larger than any school construction project. Consider, for example, your typical Department of Defense weapons system contract. The DOD needs to know—in fact, it demands to know on a regular basis—where the contract stands: how much has been spent, whether the contract is over or under budget, how much more needs to be spent to complete the contract, and when the weapons system will be ready for delivery to the armed forces. If Boeing or Northrop Grumman or Ingalls cannot provide this information, they will quickly be replaced as prime contractor and subjected to monetary penalties.

It is inconceivable that no one in the Facilities Department can provide the information about projects that we seek. (If no one can, then we have a far more serious problem.) Yes, that information requires some estimates, but estimates, made by knowledgeable people and based upon current facts and reasonable projections, are used all the time in contract budgeting and reporting.

The COC repeats its request for this basic information and asks for your response, not merely a general discussion of problems in providing some of it. In addition, we would like you to advise us whether Miguel speaks for the Facilities Department. While we appreciate his hard work, we need to know what is the position of the Chief of Facilities.

Sincerely,

Clif

Clifton B. Cates
Chair, Citizens' Oversight Committee

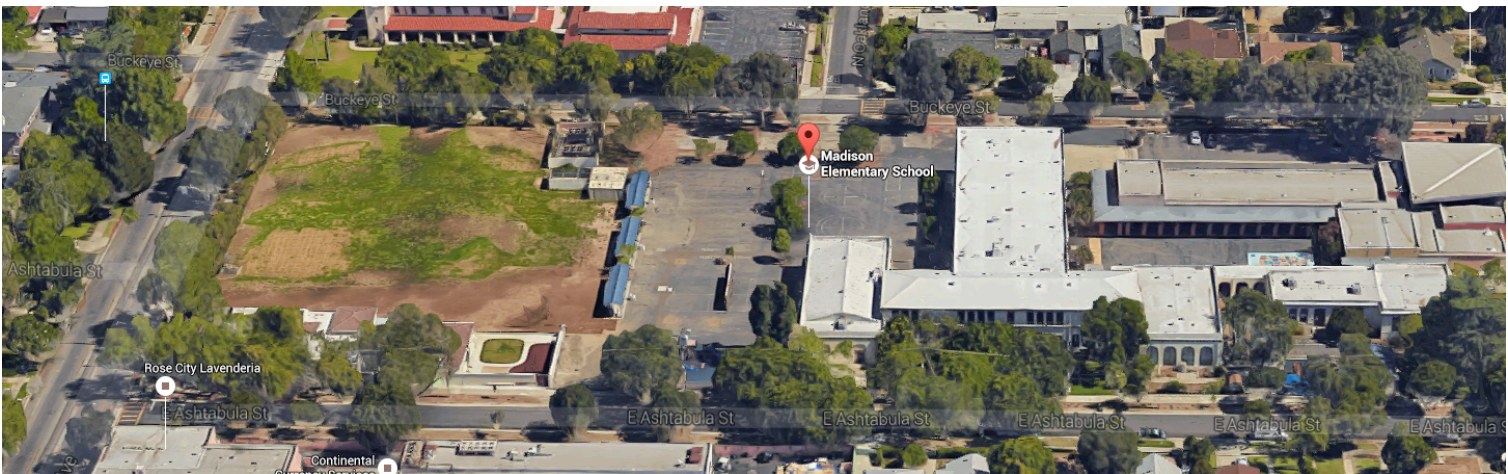
PASADENA UNIFIED SCHOOL DISTRICT

FACILITIES ASSESSMENT REPORT JAMES MADISON ELEMENTARY SCHOOL

September 27, 2016



pjhm
architects



JAMES MADISON ELEMENTARY SCHOOL FACILITIES ASSESSMENT REPORT

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DATE

September 30, 2016

FACILITIES
ASSESSMENT
COMMITTEE

Nelson Cayabyab, Chief Facilities Officer, PUSD
Anson Rane, Project Manager, PUSD
Jessica Frasier, Construction Specialist, PUSD
Leo Johnson, President + Principal, PJHM Architects
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Young Nam, S.E., P.E., Principal, VCA Structural Engineers
Alan L. Bravo, Principal, FBA Electrical Engineering
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EXECUTIVE SUMMARY

In May 2016, the Pasadena Unified School District solicited multiple architects to provide comprehensive campus facilities needs assessments for their existing school sites. PJHM began working with PUSD specifically for the James Madison Elementary School site. PJHM asked to assess the school's current physical and programmatic needs, in relationship to the PUSD Educational Master Plan.

JAMES MADISON ELEMENTARY SCHOOL FACILITIES ASSESSMENT REPORT

ASSESSMENT OVERVIEW

PHYSICAL ASSESSMENT

PJHM began their assessment by attending the May 4th, 2016 meeting with Superintendent Brain McDonald, Ed. D., District Facilities staff Nelson Cayabyab, Anson Rane, Jessica Frasier, Madison ES principal Juan Ruelas, and Leo Johnson and James Bucknam of PJHM Architects. Initial facilities and programmatic needs were discussed, as well as the key milestones of the assessment. The assessment is broken into two stages; Physical facilities assessment and programmatic assessment. Both assessment stages include feedback and peer review from facilities and maintenance staff, as well as structural, civil, electrical, mechanical and plumbing engineers. Costing, prioritization is adhered to the Physical and Programmatic assessments, and presented in the form of estimation and master planning deliverables.

Facilities Needs Assessment:

The Planning Team shall determine and document the existing physical condition of all building components and site elements at the campus and determine the need for repair, modernization and/or upgrades. The Planning Team shall:

Review the Deferred Maintenance Plan and consult and work closely with the maintenance and school site staff to secure input regarding that status of the existing condition of all facilities and grounds.

Collect and review all as-built documents.

Conduct on-site investigations to document the physical condition of all existing building components, systems and grounds.

Provide a detailed report and prioritized list of all upgrades and/or repairs required to make all facilities and grounds safe, sound and compliant with existing building codes.

EDUCATIONAL ASSESSMENT

Community, Staff and Board Meetings:

The scope of services shall include the planning, implementation and management of school site and community meetings designed to facilitate the discussion and input regarding key issues related to school programs and facilities. The Planning Team shall facilitate these meetings, collect and document the input from participants and provide reports to the District, school and community regarding all program and facility discussion and suggestions.

Capacity, Space Utilization and Configuration Analysis:

The Planning Team shall analyze the student capacity, space utilization and configuration of the campus in terms of the existing configuration of all existing buildings. The Planning Team shall also analyze the campus based on the ideal capacity, space utilization and configuration of the campus. Specifically the Planning Team shall:

JAMES MADISON ELEMENTARY SCHOOL FACILITIES ASSESSMENT REPORT

Collect and analyze student enrollment data, projections (as provided by the District) and loading standards as provided by the District.

Develop capacity analysis and facility configuration design guidelines.

Document all capacity, space utilization and configuration findings and recommendations including recommendations regarding the need to reconfigure existing facilities or add new facilities as required to support the desired programs and maximum capacity.

FINANCIAL ASSESSMENT

Facilities Master Plan Deliverables:

The Planning Team shall provide all services noted above in a manner so as to produce a fully coordinated, comprehensive and integrated Facilities Master Plan document. Any needed Community presentations will be determined by the District. At minimum the Master Plan shall include the following:

An introduction the documents the goals and objectives, the planning process and methodology used to prepare the Master Plan and a section dedicated to the history and background of the District.

An executive summary that documents the essential findings and recommendations of the Planning Team.

A section that provides a campus master plan that includes the following:

An assessment of the existing physical condition of all buildings and site components including all findings and recommendations.

The capacity, space utilization and configuration study and analysis of the campus.

A site plan of the campus that graphically identifies and communicates the planning improvement projects and objectives recommended by the Planning Team.

A prioritized list of all proposed campus improvements including an opinion of probable construction and project soft costs for all improvements based on the cost models developed as part of the planning process.

A section dedicated to the financial plan supporting the implementation of the Facilities Master Plan.

Develop Cost Models:

The Planning Team shall develop cost models for all projects identified. The cost models shall identify the construction cost, project soft costs and escalation factors typically associated with recommended facility modernizations, renovations and/or additions.

Financial Plan:

The Planning Team shall work closely with District staff to investigate and document all reasonable and reliable funding sources available for use in funding the implementation of the projects identified.

JAMES MADISON ELEMENTARY SCHOOL FACILITIES ASSESSMENT REPORT

CAMPUS OVERVIEW

ADDRESS: 515 Ashtabula Street, Pasadena, CA 91104

GRADES : KG-5

HEIGHT: Two Stories

NUMBER OF PERMANENT BUILDINGS: 4

NUMBER OF CLASSROOMS: 31

SITE SIZE: 4.96 Acres

BUILDING SIZE:

Building A – 37,974 sf

Building B – 3,741 sf

Building C – 5,922 sf

Building D – 12,786 sf

CURRENT NUMBER OF STUDENTS:

Preschool – 50 students

K-5 – 475 students

CURRENT SF/STUDENT: 122 sf

LISTING OF CAMPUS ALTERATIONS + A#’S

1925 Original Construction

1934 Structural Reinforcements – A# 807

2000 Relocatable Classroom Buildings – A# 03-101154

2000 Whole Site Modernization – A# 03-108861

2011 Family Center – A# 03-113534

2011 Lunch Shelter – A# 03-113778

BUSINESS AND COMMUNITY PARTNERS

Aspire Ministry

All Saints Church

Armory of the Arts Center

Cal Tech

CATZ Gymnasium

Covenant Church

El Portal Restaurant

Junior League of Placentia

JPL – Jet Propulsion Laboratory

Latino Heritage Committee

Pasadena Councilman Victor Gordo

Pasadena Police Department

Sycamore Mental Health

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University of Southern California
Pasadena City College Mesa Program

THEME / EXISTING SIGNATURE PROGRAM

Focus

EDUCATIONAL TECH CLASSROOM APPLICATION NEEDS

Safari Montago
Typing Without Tears
Newsela
Front Row
Stemscapes
Common Sense Media
Nearpod

FEEDER PATTERNS

Washington STEAM Magnet Academy
John Muir High School

EXISTING SITE PLAN

Refer to Key Plan on Prioritized Site Plans within this Report

DISTRICT GOALS

The District's intent for the Facilities Assessment Report is to evaluate Madison Elementary's physical assets to provide a master plan laying out physical and educational goals for the campus over the next 5-10 years. This master plan is in conjunction with the PUSD Educational Master Plan. Higher student enrollment and retention, smaller class sizes, and campus safety are of primary concerns to be addressed.

James Madison Elementary School Mission Statement:

Together we will provide your child with a positive and challenging learning environment. We will consistently improve overall achievement, strengthen parental and community involvement, and maintain a safe, responsible, and respectful school.

District Mission Statement:

The dedicated professionals of Pasadena Unified School District provide caring, engaging, challenging educational experience for every student, every day in partnership with our families and communities.

District Vision Statement

We are the first choice in education for families and students who value academic excellence, innovation, and diversity in programs and students. We will maximize our fiscal, human, and community resources to:

- Prepare our students today for the opportunities of tomorrow
- Provide a safe and supportive environment
- Cultivate individual abilities and talents
- Graduate our students ready for college and career success
- Enable our students to be responsible and productive citizens
- Become employer of choice

JAMES MADISON ELEMENTARY SCHOOL FACILITIES ASSESSMENT REPORT

Per the 2016-2017 School Vision + Mission, via the 'Pasadena Unified School District James Madison Elementary School Accountability Plan', (Rev. 5/2016):

"It is Madison's vision to support all students to meet their fullest potential through the implementation of the 4C's and 21st Century skills. By implementing and modeling Collaboration, Communication, Critical Thinking, and Creativity we can provide an environment that is safe, challenging, and one which supports and invites risk-taking and a sharing of ideas. Our mission is to establish and maintain this environment - one which provides, 21st Century access to technology and which facilitates learning, in which highly qualified teachers are knowledgeable of content standards, supportive of our school, our parents and where students are consistently engaged and promoted to productive citizens."

GUIDING PRINCIPLES

See District Goals above.

EDUCATIONAL PLAN OVERVIEW

The PUSD Educational Master Plan serves as a blue print to guide program development, facility investments, and ultimately student success. The process will ensure that team members gather several data points to ensure that innovative, attractive, and successful educational programs are well-supported by capital expenditures. Vigorous visioning will lead to the development of a robust five-year Educational Master Plan, which will in turn lead to a Facilities Master Plan, ensuring that instruction drives construction.

The Superintendent's Executive Leadership Team has organized the work of the Master Plan into four key areas of focus:

- Community
- Instruction
- Leadership
- Facilities

The PUSD Master Plan process is designed to engender great dividends – not only as it relates to the wise investment of the remainder of Measure TT funds, but also in building community goodwill as the District prepares for a potential 2020 bond.

Having made communication, collaboration, and community engagement top priorities, PUSD is committed to making bold and courageous changes to chart a successful future. The Superintendent has elevated this master planning initiative to be one of his highest strategic priorities, stating "It is absolutely critical that we invest in state-of-the-art planning – not only to build capacity in our educational system, but also to ensure that the innovative and successful programs we envision are well supported by capital expenditures."

DEMOGRAPHIC + ENROLLMENT PROJECTIONS

2015-16 Enrollment – 474
School Capacity per PUSD Loading Capacity – 814
Total # of Students Residing in Attendance Area – 850
of PUSD Students Attending School of Residence – 364
% of PUSD Students Attending School of Residence – 43%

JAMES MADISON ELEMENTARY SCHOOL FACILITIES ASSESSMENT REPORT

STATE MANDATED IMPROVEMENTS

ACCESS COMPLIANCE

It is the intent of the California Legislature that the building standards published in the California Building Standards Code (Title 24) relating to accessibility by people with disabilities shall be used as minimum requirements to ensure that buildings, structures, and related facilities are accessible to, and functional for, every member of the public, so as to provide equal opportunity to access public accommodations. Access is to be provided to, through, and within the buildings, without loss of function, space, or facility where the general public is concerned.

The Division of the State Architect (DSA) promulgates California Building Code (CBC) provisions to address accessibility for persons with disabilities. These provisions are applicable to State and local government buildings and facilities, privately owned public accommodations and commercial facilities, and public housing.

Keep in mind, The 2016 CBC is published on July 1, 2016, and becomes effective on January 1, 2017. The advisory manual includes the provisions adopted by DSA for access compliance, pertinent advisories developed by DSA and advisories from the US Department of Justice from the 2010 ADA Standards for Accessible Design

FIRE + LIFE SAFETY

DSA's Fire and Life Safety (FLS) program serves DSA stakeholders in its role in the plan review of school construction projects and by providing regulation recommendations to the State Fire Marshal for incorporation into the California building and fire codes. The FLS program also develops DSA Interpretation of Regulations (IR), bulletins, policies and procedures pertaining to FLS issues. DSA FLS is dedicated to the safety of occupants in buildings under DSA's jurisdiction, as related to fire resistive building materials, fire alarms, fire suppression equipment, safe occupant egress, and firefighting equipment access.

STRUCTURAL SAFETY

California Building Code requires the establishment of minimum requirements for state run schools to safeguard the public health, safety and general welfare through structural strength and stability.

SA-SS Division of the State Architect-Structural Safety.

Application - Public elementary and secondary schools, community colleges and state-owned or state leased essential services buildings. Enforcing agency-The Division of the State Architect. Structural Safety (DSA-SS) has been delegated the responsibility and authority by the Department of General Services to review and approve the design and observe the construction of public elementary and secondary schools, community colleges and state-owned or state-leased essential services buildings.

PRIORITIZATION OUTLINE

PRIORITY 1 – IMMEDIATE NEEDS (0-5 YEARS)

Priority One includes upgrades/modernization of systems infrastructure, main structures and

PASADENA UNIFIED SCHOOL DISTRICT / FACILITIES NEEDS ASSESSMENT / PJHM ARCHITECTS

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deferred maintenance items such as, roofing, heating, ventilating and air conditioning (HVAC), electrical, fire alarm, clock/bell/intercom/communication, removal of hazardous materials, etc. that have reached or are about to reach critical condition where failure to address will cause addition damage or endangerment to students/staff and or facilities. Priority One also includes health, safety and welfare items to meet code, to address fire/life-safety issues, and to achieve full access compliance as required by law, and as listed in the State Mandated Improvement category. These items have to be completed if upgrades are initiated at the campus.

PRIORITY 2 – INTERMEDIATE NEEDS (5-10 YEARS)

Priority Two addresses the need to provide adequate housing and improvement of educational facilities, including instructional, administration, food services, extracurricular, and support facilities to meet the needs of existing programs and activities. This may include modernization and seismic retrofit of existing facilities, the replacement of existing outdated facilities (or facilities in disrepair), as well as the construction of new facilities to meet the immediate programmatic needs of the school/District.

PRIORITY 3 - DEFERRED NEEDS (10-15 YEARS)

Priority Three includes the modernization of existing facilities or the replacement of existing facilities that do not fall within Priority Two. Priority Three also encompasses identified needs/issues that are not of an immediate nature. These items, while important, do not need to be addressed immediately, but should be addressed if sufficient resources are available.

IDENTIFIED NEEDS

ASSESSMENT CATEGORIES

Below is the condition + expected life of site assets, broken down by building and site areas, and/or systems.

SITE DEFICIENCIES

Hardscapes

- ADA Path of Travel: The site currently has grade differentials or physical steps at most exterior door locations, specifically at Bldg's A + B. The interior courtyard also has a raised step from the concrete walkway down to the interior courtyard that would require an accessible ramp or sloped sidewalk to make an ADA compliant access point. Recommend constructing new stair and ramp combinations for ADA access at all exterior doors. Priority 1.
- Paving within the campus (A/C & concrete) have been patched repaired with various Mod / upgrade work and is inconsistent in appearance and quality. Priority 1.

Concrete:

- Block Walls: Concrete retaining wall at southeast edge of campus along Ashtabula Street is cracked and chipping. Recommend patching and painting existing concrete wall. Priority 2.

Fencing:

- Chainlink Fencing: Fencing along Buckeye Street is rusted and damaged in multiple areas. Recommend full replacement of fencing along north and west campus perimeters. Priority 1.
- Joint-Use Fencing: A recent city/school joint use agreement has been reached to

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allow public use of the field and playground equipment during designated hours. A fence w/gates is recommended to secure the campus east of the play yards during public usage. Priority 1.

Signage:

- Existing Marquee signage is not adequately sized and lit to provide ample reading of school information. Recommend to replace the marquee sign with digital marquee. Priority 2.

Landscape:

- Existing South Entrance is in need of landscaping/aesthetic upgrade, based on further ADA path-of-travel recommendations within this report. Priority 1.

Trash Enclosure:

- Trash Enclosure at northwest corner of site recommended by site staff to be relocated closer to food service entry. PJHM to evaluate. Priority 2.

Auditorium Restrooms:

- Currently no adjacent restrooms to auditorium space. Occupants are forced to travel to the other end of Building A in order to access a restroom. Priority 1.

Wayfinding:

- District staff recommends replacing/redefining wayfinding and signage throughout entire campus. Priority 2.

Plumbing:

- Existing exterior drinking fountains non-compliant with current ADA codes. Priority 1.

HVAC Systems:

Chilled Water Plan – refer to 'HVAC SYSTEMS' assessment category below.

Site Lighting:

- The exterior light fixtures have been retrofitted with LED but some of the lenses of most fixtures are worn out. There are still metal halide lamps on the exterior fixtures that need to be replaced. The exterior lighting controls are not consistent with Title-24 requirements. A complete retrofit of exterior light fixtures, emergency lights and controls is recommended, Priority 1.

Site Security:

- See 'SITE SECURITY' assessment category below.

Misc:

- Campus does not currently have exterior shaded seating areas for lunch. Priority 3.

DEFERRED MAINTENANCE ITEMS

HVAC:

- The Cafeteria and Auditorium buildings HVAC equipment upgrades are not tied into the site wide Energy Management Control System (EMCS) and require interconnection for proper monitoring and control. Priority 1.
- The Cafeteria and Auditorium buildings duct smoke detector are not tied into the site wide fire alarm system and require interconnection. Priority 1.

Plumbing:

- 3" domestic cold water line coming into building A up to outlet of backflow preventer is galvanized steel piping and was not replaced during previous modernizations. All main water lines in building A have been replaced with copper pipe during previous modernizations. Priority 1.
- Cold water supply to outdoor chilled water plant was removed when north side meter serving old child care was removed during previous modernization. Line required for proper maintenance. Priority 1.

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- Issues with site drainage system. Building roof drains have been cut and demolished, gutters are damaged or missing. Underground storm water piping is in need of repair. Priority 1.

Roofing:

- All roofs are in poor condition with exception of recent building additions. Expected life – 3-5 years before failure. Refer to Appendix: Garland Roof Assessment Report for further information. Priority 1.

Electrical Power Distribution:

- Building local panels to be replaced with newer panels in Bldg's A + B. The loads are to be diagggregated in accordance with CA Title-24. Priority 2.
- There is limited power outlets in Bldg B. Priority 2.
- Cleanup of all surface mounted raceways. Priority 2.
- Replacement of the site feeders and removal of original service. Priority 3.

Lighting:

- Nighttime security lighting is poor in most areas of campus (lighting at courtyard / quad is o.k.). Light fixtures are older and do not produce adequate light levels – not enough light for security cameras. Priority 1.
- Parking lot lighting is poor. Priority 1.

Painting:

- New paint needed throughout campus with exception of new building additions. (New paint is due per typical PUSD repaint cycle schedule). Priority 1.

ACCESSIBILITY + ADA COMPLIANCE

Building A:

- Existing stair handrails throughout building non-ADA compliant. Priority 1.
- All existing cooridor drinking fountains non-ADA compliant. Hi-Low model needed. Priority 1.
- Elevator and exterior exit egress stairway added during 2000 modernization. Currently compliant.
- Building exit stairways at south and east entrances non compliant. Exit to on-grade at Auditorium and north exits only. Priority 1.
- Classroom casework and sinks compliant but many are damaged. Priority 2
- Extinguisher cabinets throughout building protrude >4", non-ADA compliant, recommend replacing with low profile extinguishers. Priority 1.
- Chipped and damaged tile flooring at restrooms, possible ADA path-of-travel impediment. Priority 2.

Building A-Auditorium:

- Existing stair handrails throughout at stage front non-ADA compliant. Priority 1.
- Accessible lift to stage in working order but currently being used as storage for musical equipment. Recommend keeping equipment clear. Priority 1.
- Exit stair handrails from stage east non-ADA compliant. Priority 1.
- South end of Auditorium main floor is raised approximately 12", with stairs only, non-ADA compliant. Recommend removal of non-compliant raised floor, non-ADA compliant ramp/handrails, and restoring direct access to south entrance. Priority 1.
- Exterior south entrance currently without handrails, non-ADA compliant, and no ramp for public access. West entrance not ideal for public access due to security reasons. Priority 1.

Building B:

- Existing exit ramp slopes and ramp/stair handrails throughout building non-ADA

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compliant. Priority 1.

- All existing drinking fountains non-ADA compliant. Hi-Low model needed. Priority 1.
- Kitchen area door swing clearance non-ADA compliance. Priority 1.
- Kitchen staff restroom non-ADA compliant. Priority 1.
- Floor drains in kitchen and serving areas without covers, possible tripping hazard. Priority 1.

Building D:

- Sinks at restroom non-ADA to current code, yet comply with prior code. Once future CBC code update is in place, sinks and other possible elements may become non-compliant. Priority 2.
- All existing drinking fountains non-ADA compliant. Hi-Low model needed. Priority 1.

AESTHETICS + CURB APPEAL

Building A:

- Multitude of fire suppression, plumbing piping, electrical conduit and misc. low voltage devices exposed within corridors level 1 + 2. Recommend placing ceiling elements to provide coverage and proper lighting fixture mounting heights. Priority 1.
- Fire suppression lines were installed in 1999 directly through existing clerestory windows to classrooms. This eliminated the opportunity for natural daylighting to and through the classrooms + corridors. Recommend re-routing penetrating lines to walls and replacing clerestory openings with rated windows. Priority 2.
- Tackable wall surfaces within corridors are mismatched and damaged. Recommend replacement in-kind with uniformly sized tackable surfaces, or digital display screens. Priority 2.
- Interior + exterior paint is in fair condition. Recommend new paint throughout, based on district standard colors, or variance of color selection. Priority 2.

Building B:

- Existing ceiling in serving/eating area is damaged and physically deflecting/sagging. Immediate replacement recommended. Priority 1.
- Window shading devices damaged. Replace. Priority 1.
- Interior + exterior paint is in fair condition. Recommend new paint throughout, based on district standard colors, or variance of color selection. Priority 2.

Building D:

- Library shading devices mismatched, recommend replacement. Priority 1.
- Interior + exterior paint is in fair condition. Recommend new paint throughout, based on district standard colors, or variance of color selection. Priority 2.
- Multiple classroom window lites at RSP room were at one point replaced with acrylic/plexi-glas in lieu of glass, and does not match adjacent glazing, as well as does not provide ample insulative value. Priority 1.

PEDESTRIAN + TRAFFIC FLOW

Building A:

- Main entrance is not secure and does not provide adequate signage/wayfinding elements to direct users to Administration. Main desk within corridor possible needed. Priority 1.
- Interior signage/wayfinding non-existent. Recommend wayfinding elements. Priority 3.

Building B:

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- Interior signage/wayfinding non-existent. Recommend wayfinding elements. Priority 3.
- No direct large openings or access to adjacent courtyard/eating area, recommend providing roll-up or folding doors at north side of cafeteria. Priority 3.

WAYFINDING + CIRCULATION

Building A:

- Main entrance is not secure and does not provide adequate signage/wayfinding elements to direct users to Administration. Main desk within corridor possible needed. Priority 1.
- Interior signage/wayfinding non-existent. Recommend wayfinding elements. Priority 3.

Building B:

- Interior signage/wayfinding non-existent. Recommend wayfinding elements. Priority 3.
- No direct large openings or access to adjacent courtyard/eating area, recommend providing roll-up or folding doors at north side of cafeteria. Priority 3.

ADMINISTRATIVE + SUPPORT FACILITIES

Building A:

- Administration casework was replaced as part of the 2000 whole site modernization, and is showing slight signs of wear. Casework currently meets ADA. Priority 3.

CAREER TECHNICAL EDUCATION (CTE), ROP + STEAM PROGRAM FACILITIES

TBD by district via programming meetings

BUILDING ENVELOPES / ASSEMBLIES

Building A:

- Building construction type is 8" brick wall construction with raised wood floor. The building was built circa 1925. During the 1955 seismic retrofit, concrete floor and roof reinforcement was added.
- Single ply Roofing is showing signs of bubbling throughout. Roofing consultant Garland, per the '2016 Roofing Report' states the roof is in poor condition, and will begin to fail in 2-5 years without a complete restoration, due to bubbling drying out and cracking. Priority 1.

Building B:

- Building construction is wood framed shear wall on raised floor and wood framed roof. This building does not appear to have any seismic retrofits since its 1925 origin.
- Single ply Roofing is showing signs of bubbling throughout. Roofing consultant Garland, per the '2016 Roofing Report' states the roof is in poor condition, and will begin to fail in 2-5 years without a complete restoration, due to bubbling drying out and cracking. Priority 1.

Building D:

- This building was built as part of the 2000 whole site modernization. Building construction is wood framed shear wall on concrete slab and wood framed roof. The exterior shade canopies are steel.

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- Upgrades/repairs to the valleys and crickets were done by Garland in 2010 at the Library high roof. Single ply Roofing is showing signs of bubbling throughout. Roofing consultant Garland, per the '2016 Roofing Report' states the roof is in poor condition, and will begin to fail in 2-5 years without a complete restoration, due to bubbling drying out and cracking. Priority 1.
- Portions of the exterior plaster, specifically at the south façade doorway jambs, show signs of cracking due to no expansion joints in these locations, although due to these areas being covered by the steel shade canopy, no major water infiltration is foreseen. Priority 2.

ENERGY EFFICIENCY

Campus Wide:

- About 30% of a school power consumption is contributed to their lighting system. The current lighting system is mostly consists of fluorescent T8 lamps. In newer classrooms three (3) 32 watts T8 lamps in each 2x4 fixture consume a total of about 90 watts of electricity. By replacing each with an equivalent LED fixture the consumption could be reduced by about 50% and the light levels will be improved. In the older classrooms in building "A" the replacement of 1x4 with LED version only improves the power consumption by about 15% but it will drastically help in light levels. Exterior MH fixtures should be replaced with LED types as well. Priority 1.
- Additionally lighting controls that include daylight controls and dimming will provide more efficiency to the lighting system. Priority 1.
- The chilled water generating chillers are rated to an EER of 9.2 at ARI conditions and with entering water at 54 degrees F and leaving water at 44.0 degrees F. This EER rating typically decreases as the chiller ages and as such the site cooling efficiency is lower than the 9.2 rating.
- The heating hot water boilers are currently rated as follows: the Raypak Hi Delta Boiler is rated to be 86% efficient and the Teledyne Laars boiler is rated to be 82% efficient.

GREEN TECHNOLOGY UPGRADES

The school contains large open spaces that could be utilized for installation of solar PV panels. Most, if not all, the load of the buildings and site could be offset if the correct amount of solar panels installed in addition to other energy efficiency measures taken at the school, namely complete retrofit of the lighting systems.

CLASSROOMS / FACILITIES FOR CORE EDUCATION PROGRAMS

Building A:

- Classrooms are in fair condition, with last major modernization happening in 2000. Classroom size is slightly less than 960 sf, due to classroom standards at time of construction (1925).
- Most classrooms provide ample daylight, yet have broken or missing shading devices. Priority 1.
- Site staff has stated acoustic disturbance from the 2000 modernization installed HVAC systems within the classroom soffits. Refer to assessment category 'ACOUSTICS' + 'HVAC SYSTEMS' for more information. Priority 1.
- Site staff has stated the District sealed up all exterior windows in the classrooms, not

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allowing staff to open for natural ventilation. Recommend select windows be replaced with operable functionality, tied into HVAC controls. Priority 1.

- Flooring is original tongue and groove, yet fairly maintained and is adequate. VCT tile at work areas at classrooms was installed during the 2000 modernization and is in poor shape. Recommend replacement. Priority 2.
- Some classrooms on level 2 have original chalkboards and should be replaced with whiteboards. Priority 2.
- All classrooms recently have received wi fi / data coverage via facilities installation. AV equipment is lacking, no projection systems, refer to assessment category 'COMPUTER TECHNOLOGY + INFRASTRUCTURE for further information. Priority 1.
- 12"x12" glue-up ceiling tile is sporatically damaged, yet in fair condition. Recommend replacement. Priority 2.
- Casework was installed as part of the 2000 modernization, and is in poor condition. Most laminate is beginning to peel off or has been removed. Priority 2

Building D:

- Classrooms are in fair to good condition, with building constructed in 2000.
- Most classrooms provide ample daylight, yet have broken shading devices. Priority 1.
- HVAC systems show signs of dirty filters and ducts, as diffusers have stained the adjacent ceiling tiles. Ceiling tiles are damaged and chipped, most likely due to maintenance access. Priority 2.
- Carpet is slightly stained in most classrooms, yet overall carpet is in fair condition. Priority 2.
- Classroom 104 shows signs of water damage from pressurized water line in ceiling plenum. Priority 1.
- Library 109 lighting is set at an inefficient height and should be repositioned. Centralize or consolidation of stacks was mentioned by site staff to accommodate floor area for future computer stations. Carpet in fair condition. Priority 2.
- Library 109 does not contain AV projection system and screen. Priority 1.

DAYLIGHTING

Building A and C:

- Most school classrooms contain large amount of fenestration. Use of daylight controls could contribute to the saving of energy. Priority 1.

Building B:

- The dining area in building B contains large amount of fenestration. Use of daylight controls could contribute to the saving of energy. Priority 1.

ACOUSTICS

Building A:

- There have been complaints by the staff in regard to the noise produced by the above ceiling mounted 4-pipe fan coils when they are in operation. We recommend the problematic units be inspected to verify proper operation of the fan coil components, flexible ductwork connectors be inspected for proper isolation, and inspection of equipment mounting to ensure units are properly secure and static. Replacement units should be provided with ECM direct drive fans, and insulated cabinets to reduce noise transmission into the space. Priority 1.

Building D Library:

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- Large expansive space currently has no absorptive material to mitigate refraction of sound, recommend sound absorptive or diffusing material be installed. Priority 2.

MUSIC + PERFORMING ARTS FACILITIES

Building A Auditorium:

- The existing auditorium has an old theatrical system, projection system or sound system. A simple system could be installed that would meet all the needs of a 21 century auditorium. Priority 1.
- Refer to assessment category 'ACCESSIBILITY + ADA COMPLIANCE' for further information.
- Existing plaster wall casts are in need of cleaning/repair. Priority 2.
- Chandelier light fixtures are in need of restoration. Priority 1.
- Existing abandoned low voltage wall mounted conduit throughout. Recommend removal. Priority 2.

COMPUTER TECHNOLOGY + INFRASTRUCTURE

Campus Wide:

- The data network infrastructure has been kept up to date with district standards. All classrooms contain wireless access points and all MDF and IDF cabinets have been upgraded to contain 48 port switches. Most classrooms other than teacher's location don't have computers and use portable devices per school district standards.

Building A:

- The older classrooms in building "A" require projection system in order to comply with requirements of a 21 century classroom. Priority 1.

Building C:

- The newer classrooms in building "C" contain projection system but of an older kind and they need to be upgraded as well. Priority 1.

FIRE ALARM, CLOCK, BELL + INTERCOM SYSTEMS

Existing Fire Alarm panel is NFS-3030 panel that is a fully automatic and addressable fire alarm system. The Fire alarm system has been upgraded in the year 2000 and is a code cycle old. The new Fire Alarm system requires a voice evacuation option to be included for the fire alarm system. Priority 1.

The Clock/Speaker system is Bogen Multicom 2000 system with clock/speakers combination in all classrooms. This is consistent with school district standard.

SITE SECURITY

The campus is monitored through an analog system CCTV system. The district is in the process of upgrading the system to a fully IP based camera system in replacing the existing system. Priority 1.

Although there seems to be an intrusion detection system, it has been communicated that the system is not working. Priority 1.

SEISMIC + EARTHQUAKE UPGRADES / RETROFITS (AB 300)

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Building A – Administration + Classroom (2-story) (37,974 sf):

- History of design drawings and Construction:
- 1925 original construction (document is not available)
- 1934 structural retrofit (structural drawing is available)
- 2000 whole site modernization –
- Admin and class room building: Elevator addition and ceiling framing addition (structural drawing is available)
- Auditorium: minor interior remodel
- Kindergarten: minor interior remodel
- Not listed in the AB 300 list. (This building should have been listed)
- In 2012, a minor modernization work was performed. New elevator was added and some interior remodeling was done.
- This building (and all other building in this school site) is not listed in the AB300.
- The building type is C1 (Concrete Moment Frame with Flexible Diaphragm) and/or C2A (Concrete Shear Walls with Flexible Diaphragm) which are Category 2 Building Typed by Seismic Vulnerability Category. These type of building are not expected to perform well and will not achieve life safety performance when subjected to the specified ground motion. Several risk reduction options are available, including (1) Seismically rehabilitating the building to meet DSA's Life-Safety requirements, (2) a change in use, or (3) demolition.
- 2 story with partial basement
- Roof Concrete Roof slab, retrofitted with new concrete slab in 1934
- 2nd Floor concrete deck with rib beam: retrofitted with new concrete slab in 1934
- First Floor: raised wood framed floor with wood posts
- Foundation – pad footing connected with continuous footings along the wall lines and pier footing under interior raised floor- retrofitted in 1934
- Walls-combination with concrete and brick wall, retrofitted in 1934 with Gunitite (shotcrete) concrete.
- Pier post and concrete pier: retrofitted in 1934
- Basement – Concrete retaining walls (HVAC and Mechanical room)
- New Elevator was added in 2000.- concrete caisson footing with steel braced frame with 2x wood stud infills.
- Seismic Retrofit is recommended, Refer to RECOMMENDED PRIORITIZATION / CONDITION ASSESSMENT SUMMARY, Priority 1.

Building A – Auditorium (1-story):

- Structural system at Auditorium:
- Roof: wood trusses
- First Floor: raised wood framed floor with wood posts
- Foundation – pad footing connected with continuous footings along the wall lines and pier footing under interior raised floor- retrofitted in 1934
- Walls-combination with concrete and brick wall, retrofitted in 1934 with Gunitite (shotcrete) concrete.
- Pier post and concrete pier: retrofitted in 1934
- Seismic Retrofit is recommended, Refer to RECOMMENDED PRIORITIZATION / CONDITION ASSESSMENT SUMMARY, Priority 1.

Building A – Kindergarten (1-story):

- Structural system at Kindergarten:
- Roof: wood trusses
- First Floor: raised wood framed floor with wood posts

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- Foundation – pad footing connected with continuous footings along the wall lines and pier footing under interior raised floor- retrofitted in 1934
- Walls-combination with concrete and brick wall, retrofitted in 1934 with Gunitite (shotcrete) concrete.
- Pier post and concrete pier: retrofitted in 1934
- Seismic Retrofit is recommended, Refer to RECOMMENDED PRIORITIZATION / CONDITION ASSESSMENT SUMMARY, Priority 1.

Building B – Cafeteria (1-story) (3,741 sf):

- History of design drawings and Construction:
- Original construction (document is not available)
- 2002 Modernized design drawing (No structural drawing is available)
- Structural system:
- Roof: wood joists
- First Floor: raised wood framed floor with wood posts
- Foundation – pad footing connected with continuous footings along the wall lines and pier footing under interior raised floor
- Walls-combination with concrete
- No record of previous seismic retrofit.
- Seismic Retrofit is recommended, Refer to RECOMMENDED PRIORITIZATION / CONDITION ASSESSMENT SUMMARY, Priority 1.

Building D Classrooms + Library (1-story) (12,786 sf):

- History of design drawings and Construction:
- Original construction (Part of 2000 Modernized design drawing)
- 2000 original construction (Based on 1998 California Building Code with Title 24 revision)
- Structural system: 1 story wood frame building
- Wood Roof Framing (2x and 4x) with plywood sheathing
- Wood stud walls (2x)
- Concrete slab on grade
- Concrete footing (shallow)
- A relatively new building and it appears to be structurally in good condition and will meet the Life-Safety requirement. No further seismic evaluation/ assessment deemed to be necessary. Priority 3.

REMOVAL OF HAZARDOUS MATERIALS

Building A:

- There are a few insulated steam pipes that are original to the school down in the basement that currently have asbestos insulation. The pipes are currently abandoned, and not in use, but any disturbance of the insulation will require proper removal and remediation procedures. Priority 3.

Building A + B:

- Due to their age, may contain hazardous materials, such as asbestos and lead paint. A full hazardous materials report should be done prior to any modification or work done on site. Building D, built in 2002, mostly likely does not contain any asbestos and/or lead paint, although the haz mat report should include all campus buildings. Priority 1.

STORM WATER

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Awaiting underground utility survey via district.

FOOD SERVICE FACILITIES (KITCHENS + CAFETERIAS)

Building B:

- District staff has initially stated the existing kitchen Room 103 is to remain a warming kitchen. Initial findings show equipment is outdated and in need of replacement. Priority 1.
- Staff restroom is non-ADA compliant. Priority 1.
- District staff has indicated existing tables are inadequate for their needs. Priority 2.
- Ceiling within serving and dining area is deflecting/sagging and should be replaced. Priority 1.
- Casework is original and damaged. Recommend replacement. Priority 2.
- Refer to assessment category 'HVAC SYSTEMS' for further information.
- Staff office contains plaster damage. Priority 1.
- Resource Specialist Room 104 does not contain HVAC. Priority 2.

COMMUNITY FACILITIES USES / NEEDS

Building A Auditorium:

- Original design of Auditorium was for public/joint-use. Currently the main south entrance is blocked from public, and is in need of ADA ramp access. Priority 1.

Current Joint-Use Agreement with the City of Pasadena is in place for usage of the fields during non-school hours. Site staff has indicated the need for fencing to separate field from hardscape play, for security reasons. Priority 1.

HVAC SYSTEMS

Chilled Water Plant:

- The existing chillers are (2) 100 ton (nominal) York YCAS011 chillers, 9.2 EER. These chillers were manufactured in 2002 and are currently located on the North West end of the playground area in a mechanical CMU enclosure. The chillers appear to be in fair condition, but a lack of water supply at chiller plant hinders coil maintenance required wash downs. Priority 1.
- The distribution piping from these chillers is routed underground back to the mechanical room which is located in the basement of building A, where (2) chilled water base mounted end suction pumps are housed.
- The associated chilled water accessories: air separator, expansion tank and chemical pot feeder are also housed in the basement and were installed in 2002
- Outdoor jacketed chilled water piping has visible physical damage to the metal jacket due to being stepped on. Priority 2.

Boiler Plant:

- Consists of (2) heating hot water boilers located in the mechanical room at the basement of building A:
- (1) 1,260 MBH Raypak 86% efficient boiler which was manufactured in 2002 and appears to be in fair condition.
- (1) 1,010 MBH Teledyne Laars 82% efficient boiler which was manufactured in 2000 and is in need of immediate replacement due to failing operation. Priority 1.
- (2) Base mounted end suction heating hot water pumps are located in the

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mechanical room at the basement of building A.

Building A:

- Classrooms and other spaces in building A are supplied with chilled and heating hot water through basement routed piping that penetrate up through the 1st floor, most commonly in a closet, and up to a ceiling mounted 4-pipe fan coil. Second floor spaces extend piping up to the 2nd floor ceiling mounted 4-pipe fan coils.
- Each classroom in this building is served by a single fan coil unit. The 4-pipe fan coil is typically located in the hard lid ceiling area of the classroom with access through a ceiling mounted access panel. Each fan coil is suspended from the structure with vibration isolation mounts and is provided with flexible connectors at the supply and return duct outlets. Circuit setters are provided for the chilled and heating hot water piping. Unit capacities vary from 1500 CFM, 2800 CFM, 1125 CFM, 1875 CFM, and 300 CFM, depending on the space type. Units exceeding 2000 CFM are provided with duct mounted smoke detectors in compliance with the California Mechanical Code. There are (25) above ceiling 4-pipe fan coils mounted throughout building A. These fan coils were installed in 2002 and appear to be in fair condition. Priority 2.
- Each fan coil is provided with a thermostat without a display that allows for a pre-configured level of temperature adjustment. Priority 2.
- Air distribution is provided at the classrooms through the exposed supply ductwork that exits the hard lid soffit area along the inside corridor wall and distributes supply air through the duct mounted supply grilles. A wall mounted return air grille located at the face of the hard lid soffit connects to the soffit encased ductwork and back to the fan coil unit. In addition, outside air is ducted into the return duct as is a relief air which is mounted downstream of the outside air duct connection.
- Air distribution at the kindergarten classrooms and administrative spaces is provided through the above ceiling ductwork and distributed through the ceiling mounted supply and return diffusers. Outside and relief air is ducted back to the return duct serving each fan coil.
- Roof mounted exhaust fans and gravity ventilators were installed in 2002 and appear to be in good to fair condition. Priority 3.

Building A: Auditorium:

- The auditorium is served by (3) 5 ton rooftop mounted, packaged, gas heating, electric DX cooling AC units. These three units serve the front, center area, and rear of the auditorium, respectively. Access to these units is through the exterior second floor maintenance stairway and up to the high roof of the auditorium. The units serving the front and rear of the auditorium are down discharge units while the unit serving the center portion of the auditorium is a horizontal discharge unit that has a small run of rooftop mounted ductwork running above the roof and down through the roof. These units were manufactured in 2007. Priority 3.
- Fall protection at the center unit is required to be provided as the unit is within 10 feet of the roof edge. This fall protection is currently not installed. Priority 1.
- Roof mounted gas piping is not securely braced to the structure per the National Gas Code and the California Building Code requirements. Priority 1.
- Air distribution in the conditioned space is provided through exposed spiral ductwork and duct mounted circular diffusers which extend down to the bottom chord of the trusses.
- All three units are provided with standalone thermostats with 6 hour rotary timers and are not connected to the school's Energy Management Control System (EMCS). Thermostats are mounted at non-ADA heights and should be re-mounted. Priority 1.
- Duct smoke detectors are provided on all three units as they exceed 2,000 CFM, but

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are not tied into the school's fire alarm system. Priority 1.

Building B: Cafeteria / Kitchen:

- The cafeteria is served by (2) rooftop mounted, packaged, gas heating, electric DX cooling AC units. Both units are down discharge 5 ton units that were manufactured in 2007. Priority 3.
- Supply air is distributed to above ceiling ductwork and supplied through surface mounted ceiling diffusers.
- Both units are provided with standalone thermostats with 6 hour rotary timers and are not connected to the school's Energy Management Control System (EMCS). Thermostats are mounted at non ADA heights and should be re-mounted. Priority 1.
- Duct smoke detectors are provided on both units as they exceed 2,000 CFM, but are not tied into the school's fire alarm system. Priority 1.
- There is a 1/3 HP up-blast exhaust fan centered on the roof, that is providing relief air to the space and utilizes above ceiling ductwork air distribution.
- The rooftop exhaust fan serving the type 2 hood in the kitchen requires replacement as it past its useful life. Additionally, the make-up air to the hood exhaust appears to be provided through the use of the kitchen operable windows. A mechanical make-up air system is recommended to be provided to ensure proper ventilation. Priority 1.
- All doors to the exterior in the cafeteria and the kitchen are provided with ceiling mounted fly fans.

Building D -

- The classrooms in building D are supplied with chilled and heating hot water piping that is located in the attic space and routed down to the serve the ceiling mounted 4-pipe fan coils. Circuit setters are provided for the chilled and heating hot water piping. Priority 2.
- Each fan coil is suspended from the structure with vibration isolation mounts and is provided with flexible connectors at the supply and return duct outlets. Unit capacities vary from 1875 CFM, 2800 CFM, and 1125 CFM, depending on the space type. Units exceeding 2000 CFM are provided with duct mounted smoke detectors in compliance with the California Mechanical Code. All classrooms with the exception of classroom 101, utilize (1) fan coil to serve 2 spaces. There are (8) above ceiling 4-pipe fan coils mounted throughout building D that were installed in 2002. Priority 2.
- Each fan coil is provided with a thermostat without a display that allows for a pre-configured level of temperature adjustment. Priority 2.
- Air distribution at the classrooms is provided through the above ceiling ductwork and distributed through the ceiling mounted supply and return diffusers. Outside and relief air is ducted back to the return duct serving each fan coil.
- The library is served by two fan coils that are located over Resource RM 108 and Classroom 110. Air distribution is provided by wall mounted supply grilles and return grilles.
- Roof mounted exhaust fans and gravity ventilators were installed in 2002. Priority 3.

HVAC Controls:

- The school Energy Management Control System (EMCS) is an Andover Controls system. All units, and thermostats with the exception of the units at the Cafeteria, Auditorium, and the kitchen hood exhaust system, operate on the school wide EMCS. The EMCS was installed during the 2002 site wide modernization. Priority 3.

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HVAC Maintenance:

- Routine maintenance is provided by the district staff every 6 months or as needed to all mechanical equipment. Monthly chemical water treatment is subcontracted to an outside contractor.

PLUMBING SYSTEMS

Site:

- The gas meter resides outside the mechanical room on grade. Gas piping is routed from the meter to the basement to feed the heating hot water boilers and water heater.
- Domestic cold water enters the campus at the front of building A at the street side. There is an existing reduced pressure backflow preventer that was installed in 2002. The associated piping from this reduced pressure preventer is existing 3" galvanized piping up to the point where it enters Building A. Priority 1.
- Site storm water drainage is reported to be problematic by maintenance personnel. Gutters and laterals are in need of repair and roof drain covers are for the most part wire mesh screens which are filled with compost and trash. Priority 1.

Building A:

- The domestic cold water piping inside Building A has been replaced with copper piping and is mounted exposed on the underside of the main corridors. This replacement was estimated to have been done within 8 years per discussion with district maintenance personnel.
- There are (10) classrooms on the 1st floor level that have (1) counter mounted sink in each classroom that were replaced during the latest modernization.
- There are (11) classrooms on the 2nd floor level that have (1) counter mounted sink in each classroom that were replaced during the latest modernization.
- The waste lines serving the respective modernized restrooms have been replaced to within the boundaries of work of the respective spaces.
- Boys 101 restroom has (4) lavatories (3) urinals, (1) floor drain, (1) trap primer and (4) water closets. Of the existing fixtures, (4) lavatories, (1) floor drain, (1) trap primer and (1) water closet were replaced during the latest modernization.
- Mens 102 restroom has (1) lavatory, (1) floor drain, (1) trap primer and (2) water closets all of which were replaced during the latest modernization. Mens 102 restroom is provided with hot water through an electric shelf mounted 15 gallon water heater mounted over the service sink at Janitor RM 103.
- There is a corridor mounted drinking fountain adjacent to Janitor RM 103 that has been replaced during the latest modernization.
- Girls 111 restroom has (2) lavatories, (1) floor drain, (1) trap primer and (4) water closets. Of the existing fixtures, (3) lavatories, (1) floor drain, (1) trap primer and (1) water closet were replaced during the latest modernization.
- The womens staff restroom has (1) lavatory, (1) floor drain, (1) trap primer and (2) water closets all of which were replaced during the latest modernization. The womens staff restroom is provided with hot water through a 53 gallon water heater mounted in the mechanical room basement.
- There is a corridor mounted drinking fountain adjacent to Classroom 107 that has been replaced during the latest modernization.
- Toilet 124 at the Nurse's Station has (1) water closet and (1) lavatory that was replaced during the latest modernization. Hot water is provided to this lavatory from

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the same water heater serving the womens staff restroom.

- There is (1) sink in the adjacent Waiting Area 122 that was replaced during the latest modernization.
- The 1st floor kindergarten area has (2) toilet rooms: Toilet 132 and Toilet 133. Both these spaces have (1) water closet that was replaced during the latest modernization.
- The second floor Boys 201 restrooms have (3) lavatories (4) urinals, (2) floor drain, (2) trap primer and (4) water closets, which were all replaced during the latest modernization.
- There are corridor mounted drinking fountains adjacent to Storage RM 202 and Classroom 207 that have been replaced during the latest modernization.
- The second floor Girls 211 restroom has (3) lavatories, (1) floor drain, (1) trap primer and (4) water closets. Of the existing fixtures, (3) lavatories, (1) floor drain, (1) trap primer and (1) water closet were replaced during the latest modernization.

Building A: Auditorium:

- The auditorium plumbing scope is relegated to the roof mounted gas piping that is routed to feed the three AC units on the roof. There are no restrooms in this portion of the building and path of travel to the nearest restrooms are towards those provided in the Building A corridor. Priority 1.

Building B: Cafeteria / Kitchen:

- The Cafeteria has a serving line that is no longer in operation located in the serving area in-between the cafeteria and the kitchen. This serving area is indirectly drained to the floor sinks, which are abandoned in place. The kitchen area, has (1) three compartment sink that is drained indirectly to a floor sink. Existing hot and cold water piping is routed in the ceiling crawl space where the piping drops down to feed the kitchen fixtures and is supplied with hot water from the exterior mounted gas water heater, adjacent to the can wash. Priority 2.
- There is a toilet room adjacent to the kitchen that has (1) lavatory and (1) water closet. These fixtures have not been replaced. Priority 1.

Building D:

- This building was constructed during the 2002 modernization. Domestic cold water enters the building through the Madison Avenue street side and the sewer point of connection is to a sewer line that also is on the Madison Avenue street side.
- There are (9) classrooms that have (1) counter mounted sink in each classroom.
- Boys 113 restroom has (2) lavatories (2) urinals, (1) floor drain, (1) trap primer and (2) water closets.
- Girls 114 restroom has (2) lavatories, (1) floor drain, (1) trap primer and (2) water closets.
- Janitor 117 has (1) service sink (1) and an electric 30 gallon shelf mounted water heater that serves the service sink as well as the lavatories in the men's and womens staff restrooms and the teachers lounge sink with hot water.
- Women 115 restroom has (1) lavatory and (1) water closet.
- Mens 116 restroom has (1) lavatory and (1) water closet.
- There is an exterior mounted drinking fountain adjacent to Classroom 111.
- There are (5) exterior mounted hose bibs.

ELECTRICAL SYSTEMS

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Campus Wide:

- The Electrical Power service has been upgraded to a 1600A-480/277V-3Phase-4Wire as part of the modernization. It is not apparent if this service backfeeds the original service to the campus at minimum capacity. Site distribution provided as part of the modernization in the basement of building "A". Based on the demand information available the service has more than ample capacity for expansion or addition on the campus as required. There are two meters one on the new service as part of the modernization and one older original school service. The school power demands were provided to us by the school district and the new service capacity is more than sufficient for any future expansion and modernization. Per maximum demand numbers, the highest month of power usage are usually in September with September 2015 having the actual high demand of 284kW of power. That is at 480/277V is equal to 300A out of the 1600 amp service available. There is a small demand load on the original existing meter. It is recommended that this service will be disconnected and removed and any load connected on this meter to be backed by the new service. Priority 3.

RECOMMENDED PRIORITIZATION / CONDITION ASSESSMENT SUMMARY

PRIORITY 1 – IMMEDIATE NEED (0-5 YEARS)

SEISMIC + EARTHQUAKE UPGRADES / RETROFITS (AB 300)

- Building A - Main Classroom (2-story) needs a seismic retrofit.
- Seismic Deficiency and required structural work:
- Roof: 1934 retrofitted concrete slab needs positive connections to the existing slab: use ½" rod/ rebar epoxy anchors.
- Roof: 1934 retrofitted concrete slab needs positive out-of-plan wall anchor- the current connection does not comply with current building codes: Steel angles connecting slab and walls with epoxy threaded rod.
- Lack of Positive connection between Gunite and brick: Drill in epoxy anchors are required.
- Precast stones near entrances- currently no positive connection between concrete and precast stone exists. Falling hazard: Remove the precast stone and re-attached with positive anchors such as epoxy bolts connections in the drilled holes.
- Basement walls: Structural reinforcement and improving mechanical equipment anchorage system is needed: Add more epoxy anchors and straps around the unit. Overhead utility pipes need to be replaced with new code allowed connections.
- Fire sprinkler line supporting connections: Need to replace the anchorages of the fire sprinkler pipe lines.
- Building A – Auditorium (1-story) needs a seismic retrofit.
- Seismic Deficiency and required structural work:
- Roof sheathing: add new plywood sheathing over the existing 2x straight sheathing.
- Roof structural trusses to concrete walls: Out of plane wall anchors are not complying current Codes: install supplementary out-of-plan wall anchors such as epoxy anchors, straps, thru bolts with steel plate, etc.
- Positive connection between Gunite and brick: Drill in epoxy anchors are required.
- Building A – Kindergarten (1-story) needs a seismic retrofit.

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- Seismic Deficiency and required structural work:
- Roof sheathing: add new plywood sheathing over the existing 2x straight sheathing.
- Roof structural trusses to concrete walls: Out of plane wall anchors are not complying current Codes: install supplementary out-of-plan wall anchors such as epoxy anchors, straps, thru bolts with steel plate, etc.
- Positive connection between Gunitite and brick: Drill in epoxy anchors are required.

- Building B - Cafeteria (1-story) needs a seismic retrofit.
- Seismic Deficiency and required structural work:
- Roof sheathing: add new plywood sheathing over the existing 2x straight sheathing.
- Roof structural members connection to concrete walls: Out of plane wall anchors are not complying current Codes: install supplementary out-of-plan wall anchors such as epoxy anchors, straps, thru bolts with steel plate, etc.

HVAC SYSTEMS

- Integrate the Cafeteria and Auditorium buildings HVAC into the site wide Energy Management Control System (EMCS).
- Integrate the Cafeteria and Auditorium buildings duct smoke detector into the site wide fire alarm system.
- Provide fall protection to rooftop units at Auditorium that are within 10 feet of roof edge.
- Replace failing Teledyne Laars boiler in mechanical room.
- Replace Kitchen hood exhaust fan and provide mechanical make-up air ventilation.
- Relocate all thermostats to be mounted at ADA required heights. Currently thermostats at Cafeteria and Auditorium are mounted higher than allowed.
- Replace exhaust fan or provide cooling for basement electrical room.

PLUMBING SYSTEMS

- Replace galvanized piping entering into building A from existing reduced pressure backflow preventer to be copper pipe.
- Remediate leaks from second and first floor restrooms that are visibly causing damage to ceiling below.
- Provide and install P-Trap covers for all sinks with burning characteristics and for all water supply pipes accessible under fixtures. (Site Wide)
- Secure all rooftop gas piping to be statically mounted to roof. Current installation has gas piping mounted on unsecured wood sleepers. (Site Wide)
- Provide proper drainage for leaking condensate in mechanical room.
- Clean all existing roof drains and provide actual roof drain covers.
- Addition of domestic cold water to chilled water plant.
- Addition of emergency eyewash/shower to chilled water plant and boiler room.

ELECTRICAL SYSTEMS

Buildings A, B and C:

- As stated Fire Alarm system needs to be upgraded to comply with the new Fire alarm requirement per NFPA and DSA.

Buildings A, B and C:

- Additionally exterior and interior lighting systems needs to be upgraded in order to

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provide higher lighting levels, in the classrooms, and in corridors and to comply with the new California Title-24 requirements in controllability and light levels.

Building A:

- Projector and audio/visual system in accordance to a 21 century classroom needs and per district standards to be provided for each classroom and auditorium.

Building D:

- Additionally existing projector system provided under the classroom building addition, to upgraded to match the existing building standard.

ARCHITECTURAL

Site:

- Construct new stair and ramp combinations for ADA access at all exterior doors off grade at Buildings A + B.
- Replacement of fencing along north and west campus perimeters.
- Fence w/gates is recommended to secure the campus east of the play yards during public usage
- South Entrance is in need of landscaping/aesthetic upgrade, based on further ADA path-of-travel recommendations within this report.

Building A:

- Replace non-ADA compliant stair handrails throughout building
- Replace corridor drinking fountains with code compliant Hi-Low model.
- Provide ADA access exit stairways and ramp at south and east entrances.
- Replace current non-compliant fire extinguishers with low profile extinguishers
- Restore roof, per Appendix: Garland Roof Assessment Report 2011 + 2016
- Place drop ceiling elements to provide utility coverage and proper lighting fixture mounting heights.
- Main desk and/or secure barrier within corridor needed to direct users to Administration.
- Replace shading devices, typ.
- Provide operable windows at Classrooms

Building A Auditorium:

- Replace non-ADA compliant stage stair handrails.
- Replace exit stair non-ADA compliant handrails from stage east.
- Remove non-ADA compliant raised floor, ramp/handrails, and restore direct access to south entrance.
- Provide compliant stair and ramp access at south entrance
- Restore roof, per Appendix: Garland Roof Assessment Report 2011 + 2016
- Provide shading devices, typ.
- Provide projection, sound system, refer to electrical, priority 1.
- Restore chandelier lighting fixtures.
- Provide restrooms adjacent to auditorium space.

Building B:

- Replace non-ADA compliant stage stair handrails
- Replace western exit stair + ramp
- Replace drinking fountains with code compliant Hi-Low model.
- Provide adequate door swing clearance at Kitchen area.
- Provide food service equipment per District standards
- Repair plaster damage in office
- Reconfigure Kitchen staff restroom to be ADA compliant.

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- Provide Floor drains covers in Kitchen and serving areas.
- Existing ceiling in serving/eating area is damaged and physically deflecting/sagging. Immediate replacement recommended.
- Restore roof, per Appendix: Garland Roof Assessment Report 2011 + 2016
- Provide shading devices, typ.

Building D:

- Replace cooridor drinking fountains with code compliant Hi-Low model
- RSP Room replace acrylic/plexi-glas with glazing lites
- Restore roof, per Appendix: Garland Roof Assessment Report 2011 + 2016
- Replace shading devices, typ.
- Replace damaged ceiling tiles and water line @ Room 104

PRIORITY 2 – INTERMEDIATE NEED (5-10 YEARS)

SEISMIC + EARTHQUAKE UPGRADES / RETROFITS (AB 300)

- Building B needs seismic retrofit

HVAC SYSTEMS

- Replacement of (2) air cooled chillers at chilled plant
- Replacement of outdoor chilled water piping
- Replacement of (25) 4-pipe fan coils at building A and (8) 4-pipe fan coils at building D

PLUMBING SYSTEMS

- Replacement of plumbing main distribution systems not updated during 2002 modernization– waster, water, gas piping (Site Wide)

ELECTRICAL SYSTEMS

- Replacement of older the panelboards and some of the original electrical components, and cleanup of the power distribution system that contains older wiring and panels

Building A:

- MPR building needs to have an audio/visual upgrade, including but not limited to theatrical lighting, audio system and video projector system per district standard

ARCHITECTURAL

Site:

- Patch and paint existing damaged concrete site perimeter walls
- Relocate Trash Enclosure at northwest corner of site closer to food service entry
- Replace/redefine wayfinding and signage throughout entire campus
- New paint throughout campus, based on district standard colors, or variance of color selection

Building A:

- Replace Classroom casework
- Replace Classroom Linoleum tile

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- Replace Restroom finishes
- Re-route penetrating fire suppression lines to walls and replace clerestory openings with rated clear windows
- Corridor, replace in-kind uniformly sized tackable surfaces, or provide digital display screens
- Replace chalkboards with whiteboards, typ.
- Replace glue-up acoustical ceiling tile

Building A Auditorium:

- Remove abandoned low voltage wall mounted conduit throughout
- Clean/repair existing plaster proscenium wall casts

Building B:

- Provide additional folding lunch tables
- Replace casework throughout
- Provide HVAC to Resource Specialist Room

Building D:

- Replace carpet throughout building
- Library, sound absorbative or diffusing material be installed
- Library, reposition lighting fixtures
- Library, consolidate stacks, provide computer stations

PRIORITY 3 – DEFERRED NEED (10-15 YEARS)

HVAC SYSTEMS

- Replacement of rooftop mounted powered ventilators. (Site Wide)
- Replacement/upgrade of campus wide Energy Management Control System (EMCS). (Site Wide)
- Replacement of roof mounted AC units at Cafeteria and Auditorium

PLUMBING SYSTEMS

- Replacement of plumbing fixtures. (Site Wide)

ELECTRICAL SYSTEMS

- Replacement of campus overall power systems and power distribution being at the end of the cycle and age of the system which is about 30 years old. The original campus service may still be energized and abackfed by the new service. This is service seems to be still feeding some original electrical components of the campus and needs to be removed.

ARCHITECTURAL

Site:

- Provide Shaded lunch area north adjacent to Building B Cafeteria

Building A:

- Replace Administration casework

Building B:

- Provide roll-up or folding doors at north side of Building B Cafeteria

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**FACILITIES
IMPROVEMENT PLANS**

See attached Assessment/Modernization/Improvement Plans

**PROJECT + COST
TRACKING CHECKLIST**

See attached Project + Cost Tracking Checklist, broken out by phase and building.

**ASSESSMENT
PHOTOGRAPHS**

See attached Assessment Photographs

ATTACHMENTS

Meeting Agendas

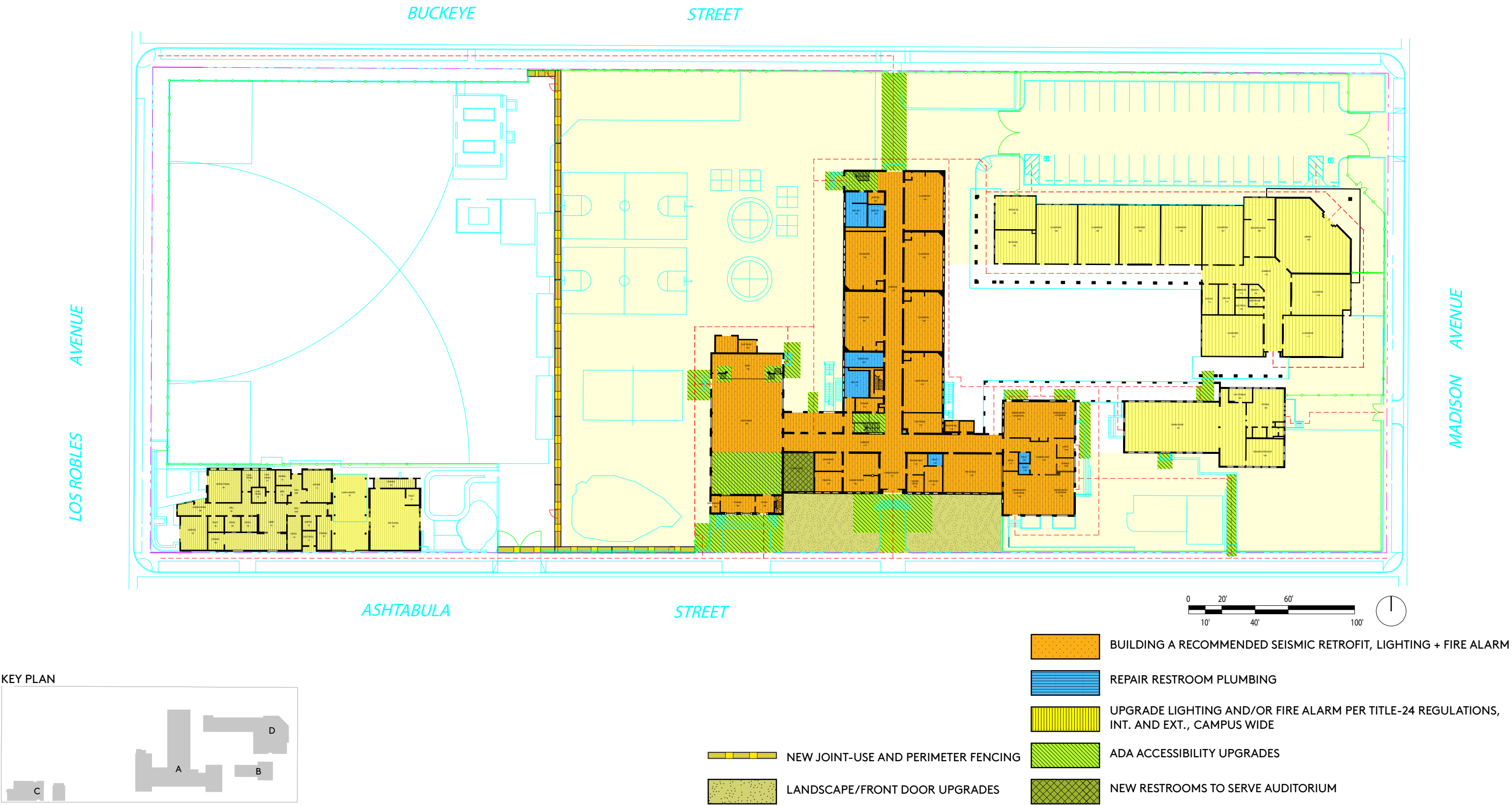
Meeting Minutes

Roof Asset Management Roof Facility Reports – Garland 2011 - 2013

Surveys (digital files provided via Box)

CCTV Sewer / Storm Drain Investigation Report + Control Plan (digital files provided via Box)

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FACILITIES ASSESSMENT REPORT



EXISTING SITE PLAN
SITE PLAN REFLECTS MAJOR PRIORITY ITEMS.
REFER TO FOLLOWING PAGE FOR COMPLETE
PRIORITIZED SCOPE OF ALL DISCIPLINES

PRIORITY 1 (0-5 YEARS)

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FACILITIES ASSESSMENT REPORT

SEISMIC + EARTHQUAKE UPGRADES / RETROFITS (AB 300)

- Building A needs seismic retrofit.

HVAC SYSTEMS

- Integrate the Cafeteria and Auditorium buildings HVAC into the site wide Energy Management Control System (EMCS).
- Integrate the Cafeteria and Auditorium buildings duct smoke detector into the site wide fire alarm system.
- Provide fall protection to rooftop units at Auditorium that are within 10 feet of roof edge.
- Replace failing Teledyne Laars boiler in mechanical room.
- Replace Kitchen hood exhaust fan and provide mechanical make-up air ventilation.
- Relocate all thermostats to be mounted at ADA required heights. Currently thermostats at Cafeteria and Auditorium are mounted higher than allowed.
- Replace exhaust fan or provide cooling for basement electrical room.

PLUMBING SYSTEMS

- Replace galvanized piping entering into building A from existing reduced pressure backflow preventer to be copper pipe.
- Remediate leaks from second and first floor restrooms that are visibly causing damage to ceiling below.
- Provide and install P-Trap covers for all sinks with burning characteristics and for all water supply pipes accessible under fixtures. (Site Wide)
- Secure all rooftop gas piping to be statically mounted to roof. Current installation has gas piping mounted on unsecured wood sleepers. (Site Wide)
- Provide proper drainage for leaking condensate in mechanical room.
- Clean all existing roof drains and provide actual roof drain covers.
- Addition of domestic cold water to chilled water plant.
- Addition of emergency eyewash/shower to chilled water plant and boiler room.

ELECTRICAL SYSTEMS

Buildings A, B and C:

- As stated Fire Alarm system needs to be upgraded to comply with the new Fire alarm requirement per NFPA and DSA.

Buildings A, B and C:

- Additionally exterior and interior lighting systems needs to be upgraded in order to provide higher lighting levels, in the classrooms, and in corridors and to comply with the new California Title-24 requirements in controllability and light levels.

Building A:

- Projector and audio/visual system in accordance to a 21 century classroom needs and per district standards to be provided for each classroom and auditorium.

Building D:

- Additionally existing projector system provided under the classroom building addition, to upgraded to match the existing building standard.

ARCHITECTURAL

Site:

- Construct new stair and ramp combinations for ADA access at all exterior doors off grade at Buildings A + B.
- Replacement of fencing along north and west campus perimeters.
- Fence w/gates is recommended to secure the campus east of the play yards during public usage
- South Entrance is in need of landscaping/aesthetic upgrade, based on further ADA path-of-travel recommendations within this report.

Building A:

- Replace non-ADA compliant stair handrails throughout building
- Replace cooridor drinking fountains with code compliant Hi-Low model.
- Provide ADA access exit stairways and ramp at south and east entrances.
- Replace current non-compliant fire extinguishers with low profile extinguishers
- Restore roof, per Appendix: Garland Roof Assessment Report 2011 + 2016
- Place drop ceiling elements to provide utility coverage and proper lighting fixture mounting heights.
- Main desk and/or secure barrier within corridor needed to direct users to Administration.
- Replace shading devices, typ.
- Provide operable windows at Classrooms

Building A Auditorium:

- Replace non-ADA compliant stage stair handrails
- Replace exit stair non-ADA compliant handrails from stage east.
- Remove non-ADA compliant raised floor, ramp/handrails, and restore direct access to south entrance.
- Provide compliant stair and ramp access at south entrance
- Restore roof, per Appendix: Garland Roof Assessment Report 2011 + 2016
- Provide shading devices, typ.
- Provide projection, sound system, refer to electrical, priority 1.
- Restore chandelier lighting fixtures
- Provide restrooms adjacent to auditorium space.

Building B:

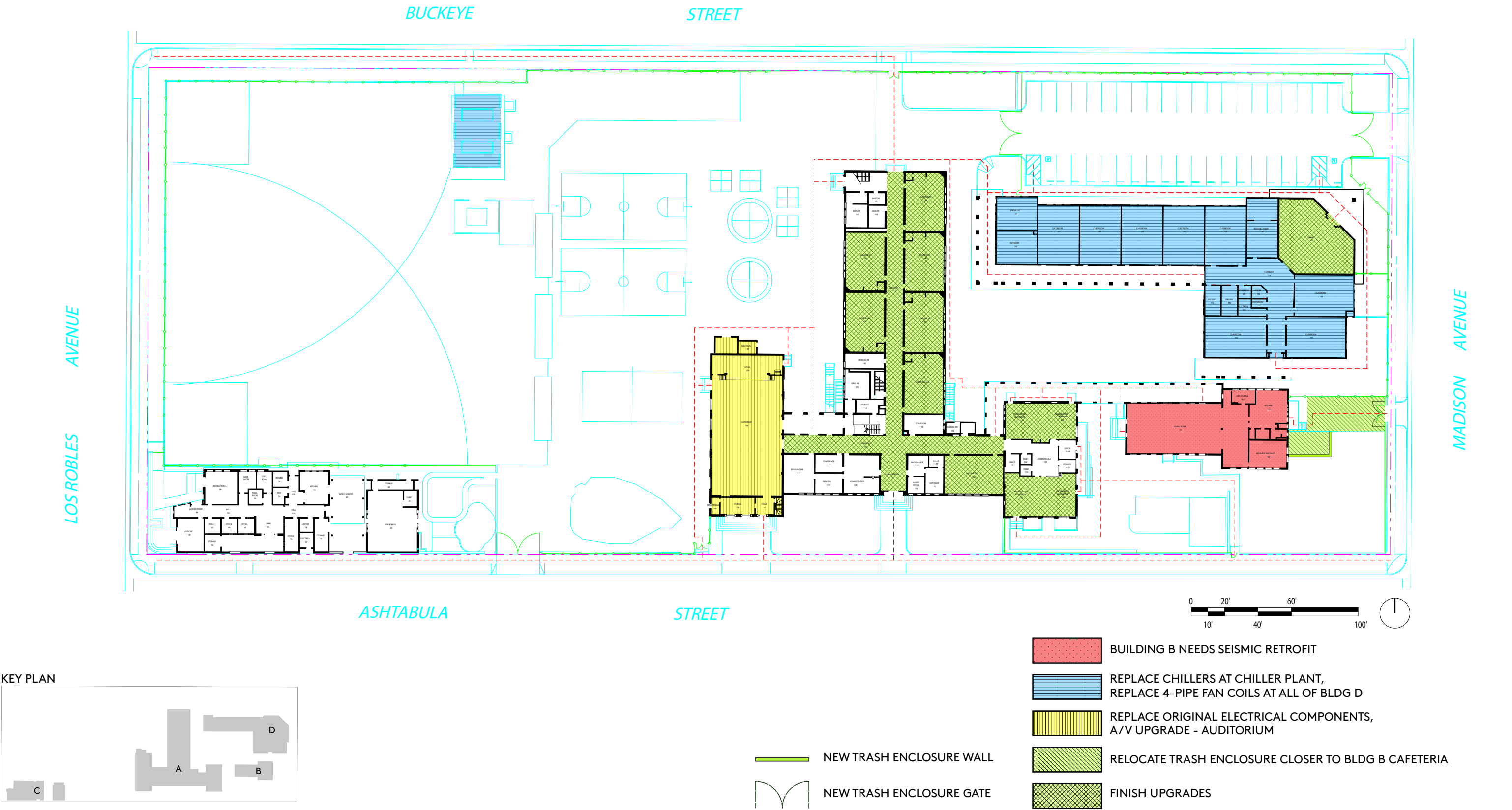
- Replace non-ADA compliant stage stair handrails
- Replace western exit stair + ramp
- Replace drinking fountains with code compliant Hi-Low model.
- Provide adequate door swing clearance at Kitchen area.
- Provide food service equipment per District standards

- Repair plaster damage in office
- Reconfigure Kitchen staff restroom to be ADA compliant.
- Provide Floor drains covers in Kitchen and serving areas.
- Existing ceiling in serving/eating area is damaged and physically deflecting/sagging. Immediate replacement recommended.
- Restore roof, per Appendix: Garland Roof Assessment Report 2011 + 2016
- Provide shading devices, typ.

Building D:

- Replace cooridor drinking fountains with code compliant Hi-Low model
- RSP Room replace acrylic/plexi-glas with glazing lites
- Restore roof, per Appendix: Garland Roof Assessment Report 2011 + 2016
- Replace shading devices, typ.
- Replace damaged ceiling tiles and water line @ Room 104

JAMES MADISON ELEMENTARY SCHOOL
FACILITIES ASSESSMENT REPORT



PRIORITY 2 (5-10 YEARS)

JAMES MADISON ELEMENTARY SCHOOL
FACILITIES ASSESSMENT REPORT

SEISMIC + EARTHQUAKE UPGRADES / RETROFITS (AB 300)

- Building B needs seismic retrofit

HVAC SYSTEMS

- Replacement of (2) air cooled chillers at chilled plant
- Replacement of outdoor chilled water piping
- Replacement of (25) 4-pipe fan coils at building A and (8) 4-pipe fan coils at building D

PLUMBING SYSTEMS

- Replacement of plumbing main distribution systems not updated during 2002 modernization– waster, water, gas piping (Site Wide)

ELECTRICAL SYSTEMS

- Replacement of older the panelboards and some of the original electrical components, and cleanup of the power distribution system that contains older wiring and panels

Building A:

- MPR building needs to have an audio/visual upgrade, including but not limited to theatrical lighting, audio system and video projector system per district standard

ARCHITECTURAL

Site:

- Patch and paint existing damaged concrete site perimeter walls
- Relocate Trash Enclosure at northwest corner of site closer to food service entry
- Replace/redefine wayfinding and signage throughout entire campus
- New paint throughout campus, based on district standard colors, or variance of color selection

Building A:

- Replace Classroom casework
- Replace Classroom Linoleum tile
- Replace Restroom finishes
- Re-route penetrating fire suppression lines to walls and replace clerestory openings with rated clear windows
- Corridor, replace in-kind uniformly sized tackable surfaces, or provide digital display screens
- Replace chalkboards with whiteboards, typ.
- Replace glue-up acoustical ceiling tile

Building A Auditorium:

- Remove abandoned low voltage wall mounted conduit throughout
- Clean/repair existing plaster proscenium wall casts

Building B:

- Provide additional folding lunch tables

PRIORITIZED SCOPE

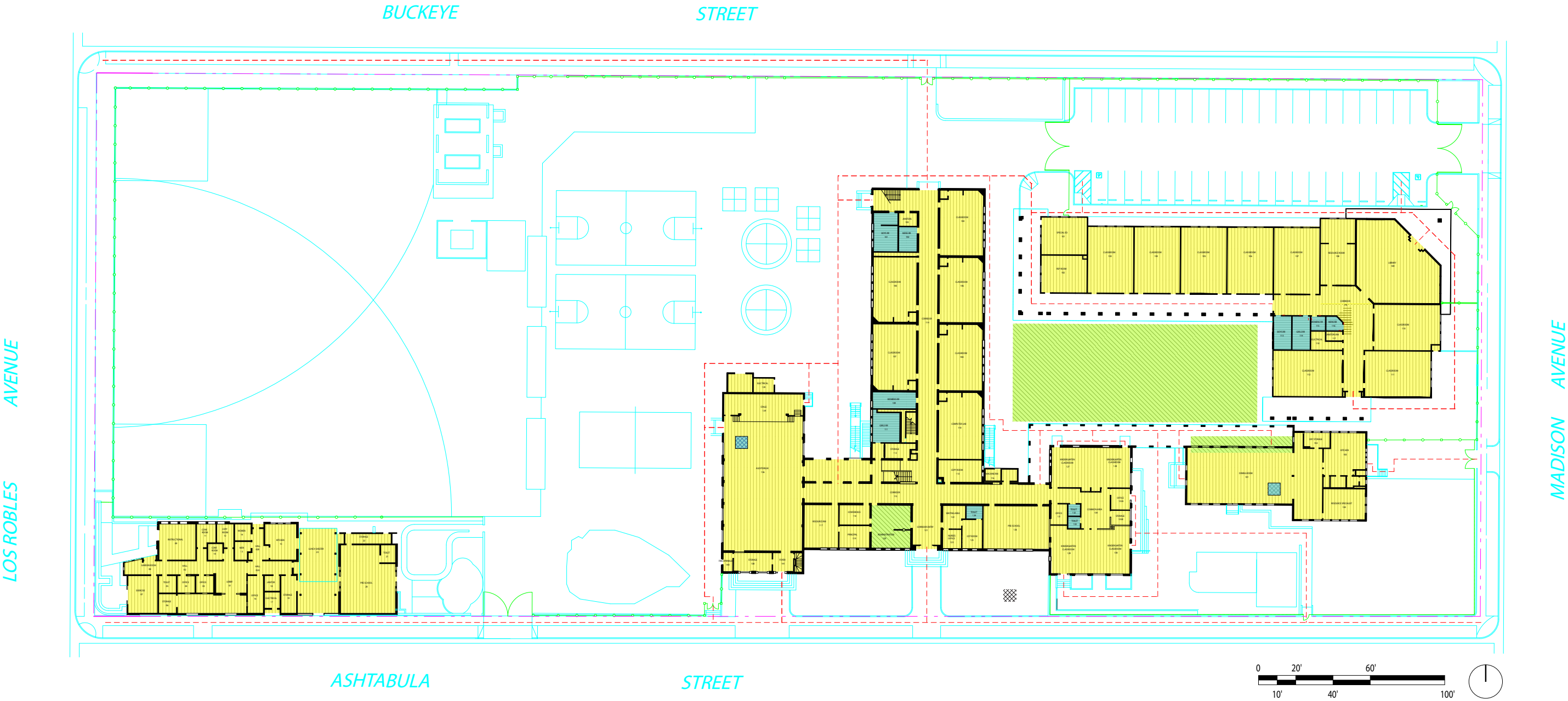
- Replace casework throughout
- Provide HVAC to Resource Specialist Room

Building D:

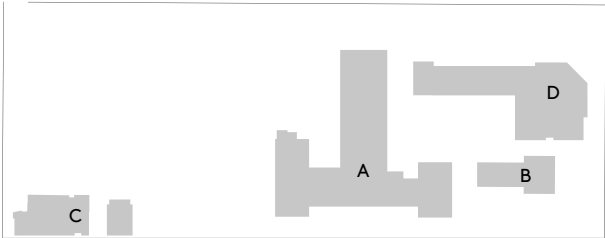
- Replace carpet throughout building
- Library, sound absorbative or diffusing material be installed
- Library, reposition lighting fixtures
- Library, consolidate stacks, provide computer stations

PRIORITY 2 (5-10 YEARS)

JAMES MADISON ELEMENTARY SCHOOL
FACILITIES ASSESSMENT REPORT







KEY PLAN



EXISTING SITE PLAN

SITE PLAN REFLECTS MAJOR PRIORITY ITEMS.
REFER TO FOLLOWING PAGE FOR COMPLETE
PRIORITIZED SCOPE OF ALL DISCIPLINES

-  REPLACE ROOF MOUNTED AC UNITS AT CAFETERIA AND AUDITORIUM
-  REPLACEMENT OF PLUMBING FIXTURES
-  REPLACEMENT OF CAMPUS OVERALL POWER SYSTEMS
-  REPLACE ADMIN CASEWORK, PROVIDE ROLL-UP CAFETERIA DOORS, PROPOSED SHADED LUNCH STRUCTURE ADJACENT TO BLDG B CAFETERIA

PRIORITY 3 (10-15 YEARS)

JAMES MADISON ELEMENTARY SCHOOL
FACILITIES ASSESSMENT REPORT

HVAC SYSTEMS

- Replacement of rooftop mounted powered ventilators. (Site Wide)
- Replacement/upgrade of campus wide Energy Management Control System (EMCS). (Site Wide)
- Replacement of roof mounted AC units at Cafeteria and Auditorium

PLUMBING SYSTEMS

- Replacement of plumbing fixtures.(Site Wide)

ELECTRICAL SYSTEMS

- Replacement of campus overall power systems and power distribution being at the end of the cycle and age of the system which is about 30 years old. The original campus service may still be energized and abackfed by the new service. This is service seems to be still feeding some original electrical components of the campus and needs to be removed.

ARCHITECTURAL

Site:

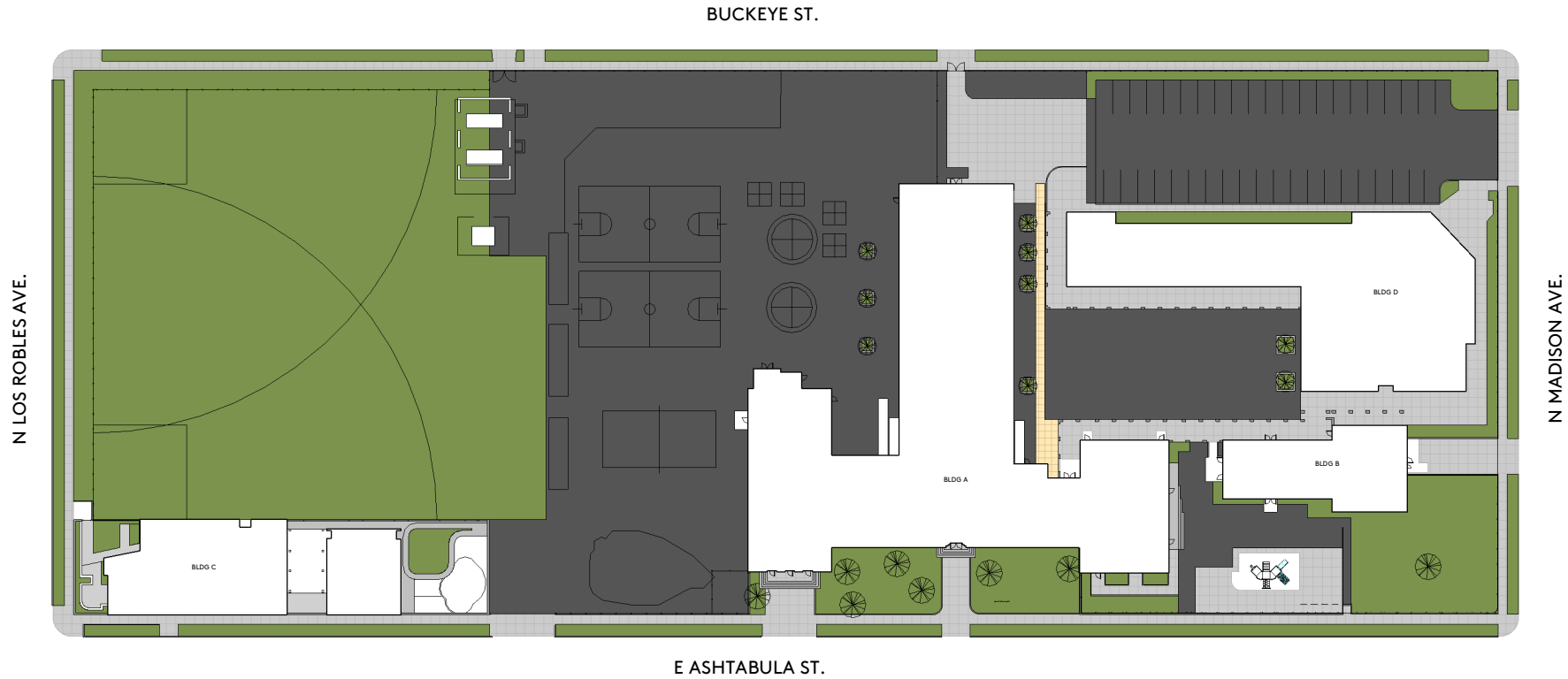
- Provide Shaded lunch area north adjacent to Building B Cafeteria

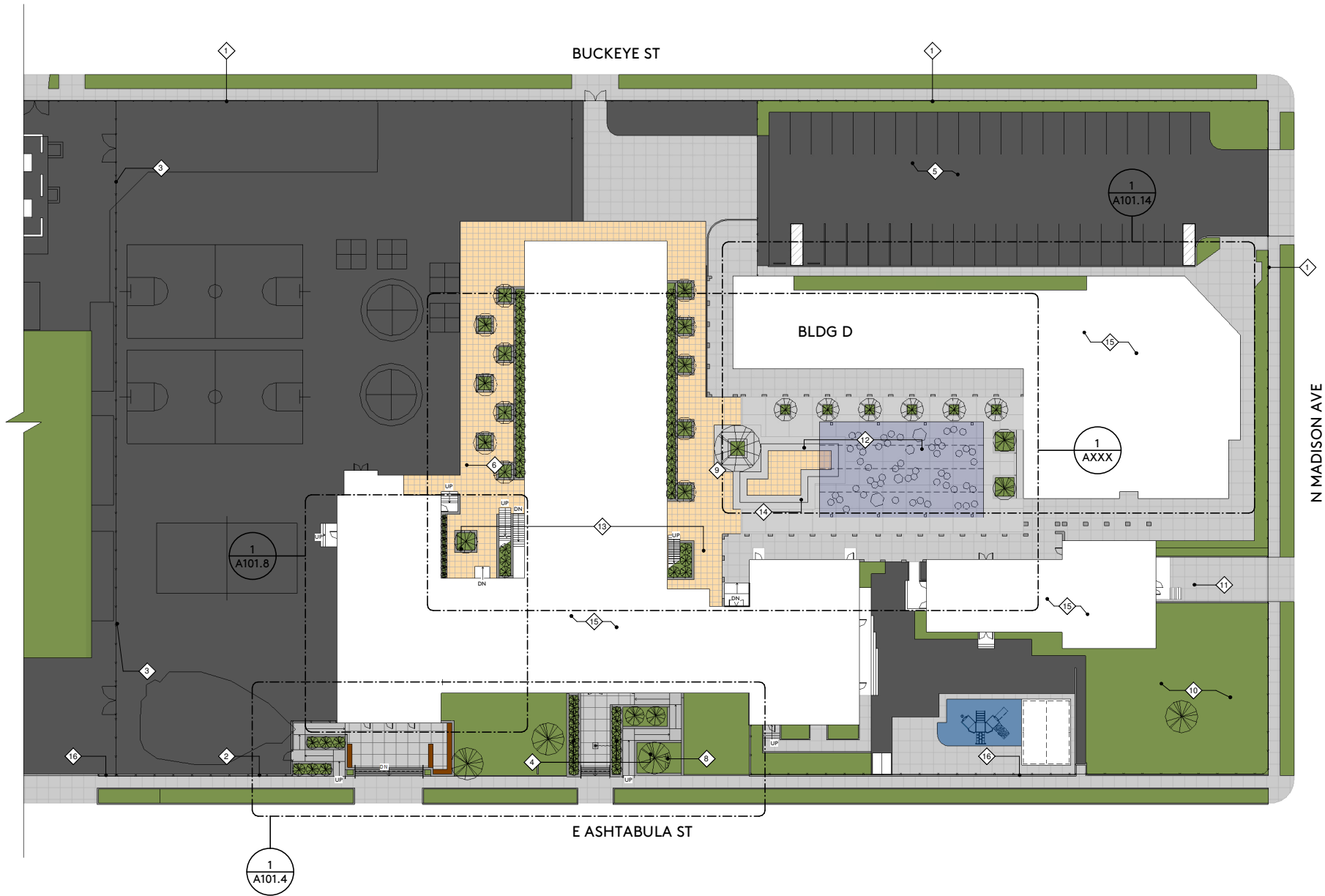
Building A:

- Replace Administration casework

Building B:

- Provide roll-up or folding doors at north side of Builidng B Cafeteria





1. CHAIN LINK FENCING AT WEST, NORTH, + EAST PERIMETER
2. DECORATIVE FENCING AT SOUTH PERIMETER
3. CHAIN LINK - HARDSCAPE TO FIELD SEPARATION
4. LANDSCAPING + IRRIGATION - SOUTH ENTRY
5. PARKING LOT LIGHTING
6. CONCRETE WALK AT ACCESIBLE P.O.T.
7. ASPHALTIC CONCRETE PAVING AT ACCESSIBLE P.O.T.
8. RELOCATE AND REPLACE EXISTING MARQUEE AT SOUTH ENTRY
9. WAYFINDING UPGRADES - CAMPUS WIDE
10. PLANTER BOX GARDEN EXPANSION
11. RELOCATE EXISTING TRASH ENCLOSURE TO FOOD SERVICE ENTRY
12. SHADE CANOPY STRUCTURE AT MAIN COURTYARD
13. EXTERIOR LEARNING AREAS
14. STEPPED SEATING AT MAIN COURTYARD
15. RESTORATION OF ALL EXISTING ROOFS
16. REPAIR EXISTING CONCRETE PERIMETER SITE WALLS
17. JET BLAST EXISTING STORM DRAINS
18. REPAIR EXISTING STORM DRAIN, AS NEEDED

KEYNOTES - COMPREHENSIVE NEEDS

SITE IMPROVEMENTS PLAN

RECOMMENDED MODERNIZATIONS

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Pasadena Unified School District
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San Diego Office: Address: 804 Pier View Way #103, Oceanside, CA 92054

Leo J. Johnson
Lic # C25377
06/17
Professional Seal
State of California

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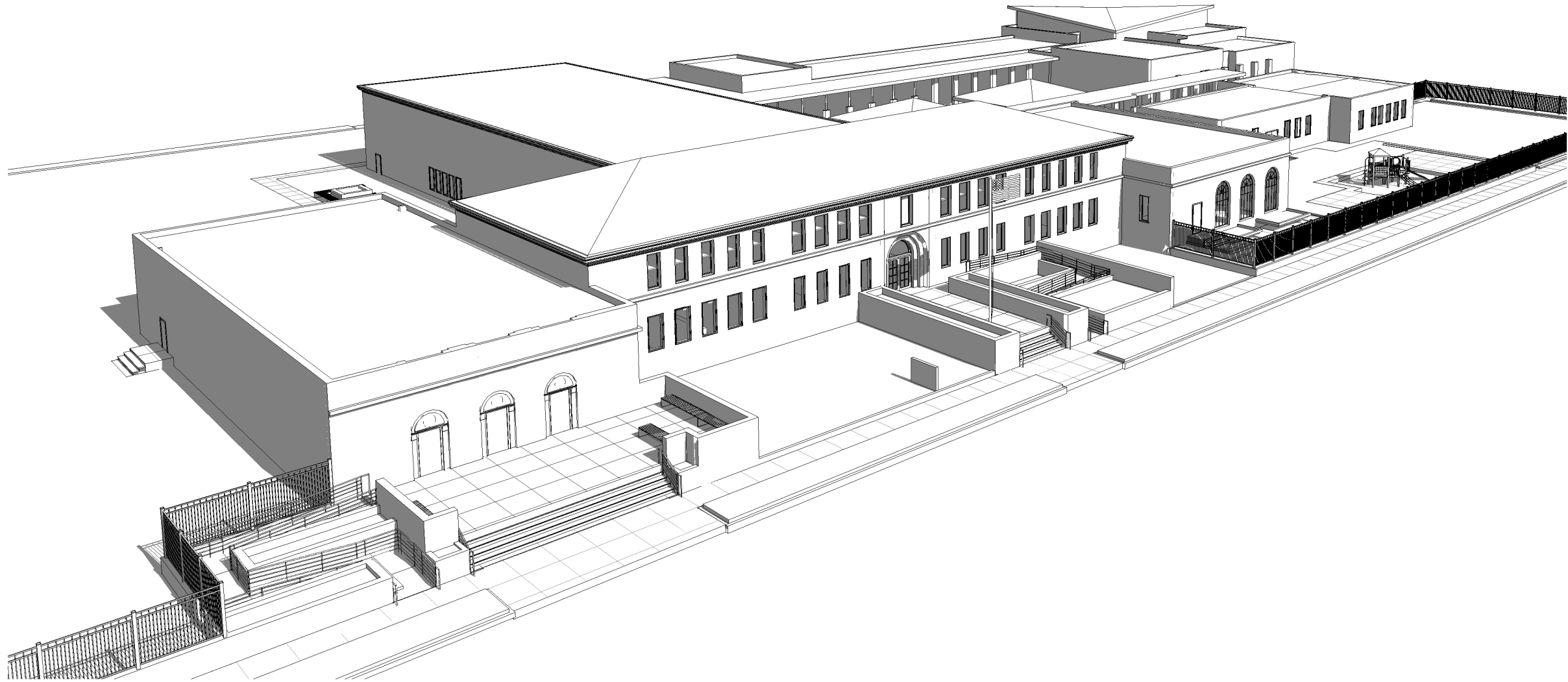
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Phone: 760.730.5537, Fax: 760.730.5627
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1

1" = 20'-0"

A101



OPTION 1

3D CAMERA VIEW FACADE

RECOMMENDED MODERNIZATIONS

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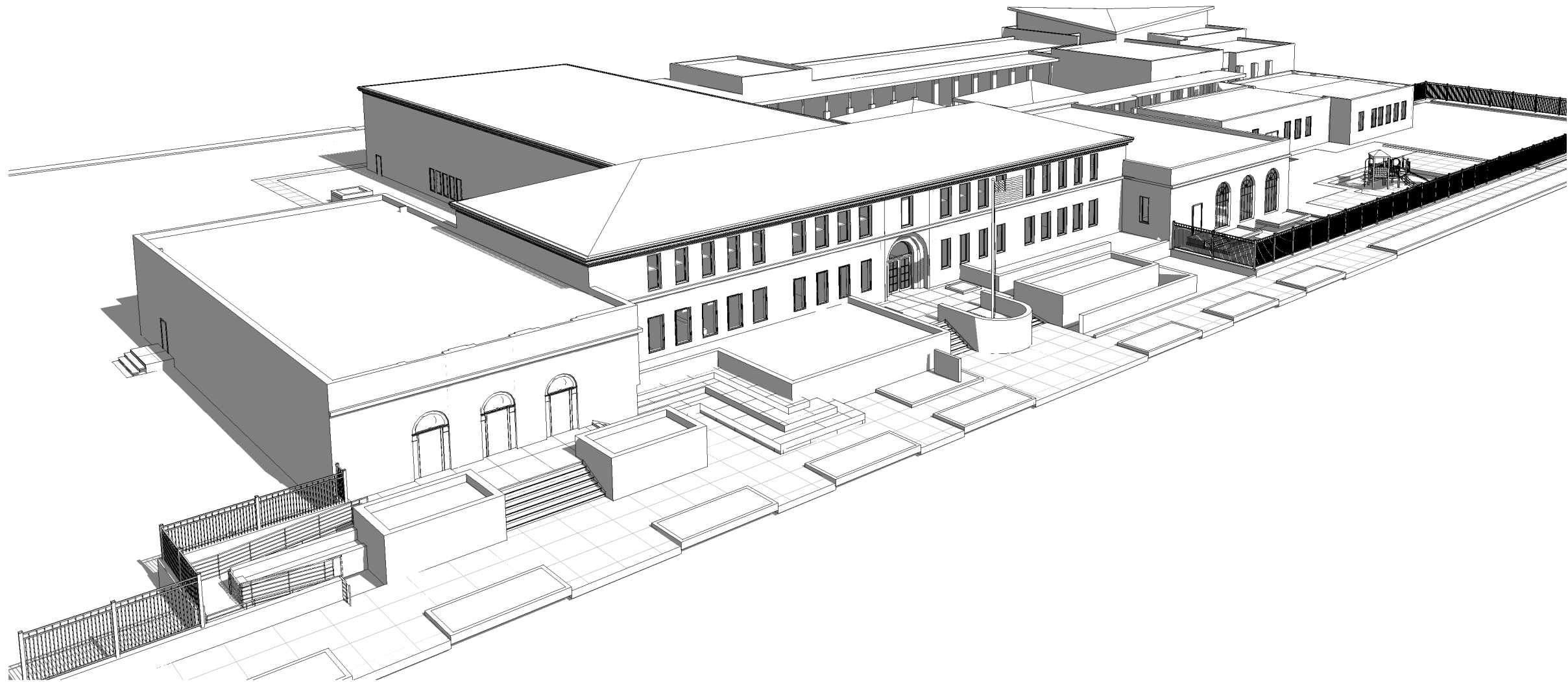
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OPTION 2

JAN 1 - 3D CAMERA VIEW FACADE | RECOMMENDED MODERNIZATIONS

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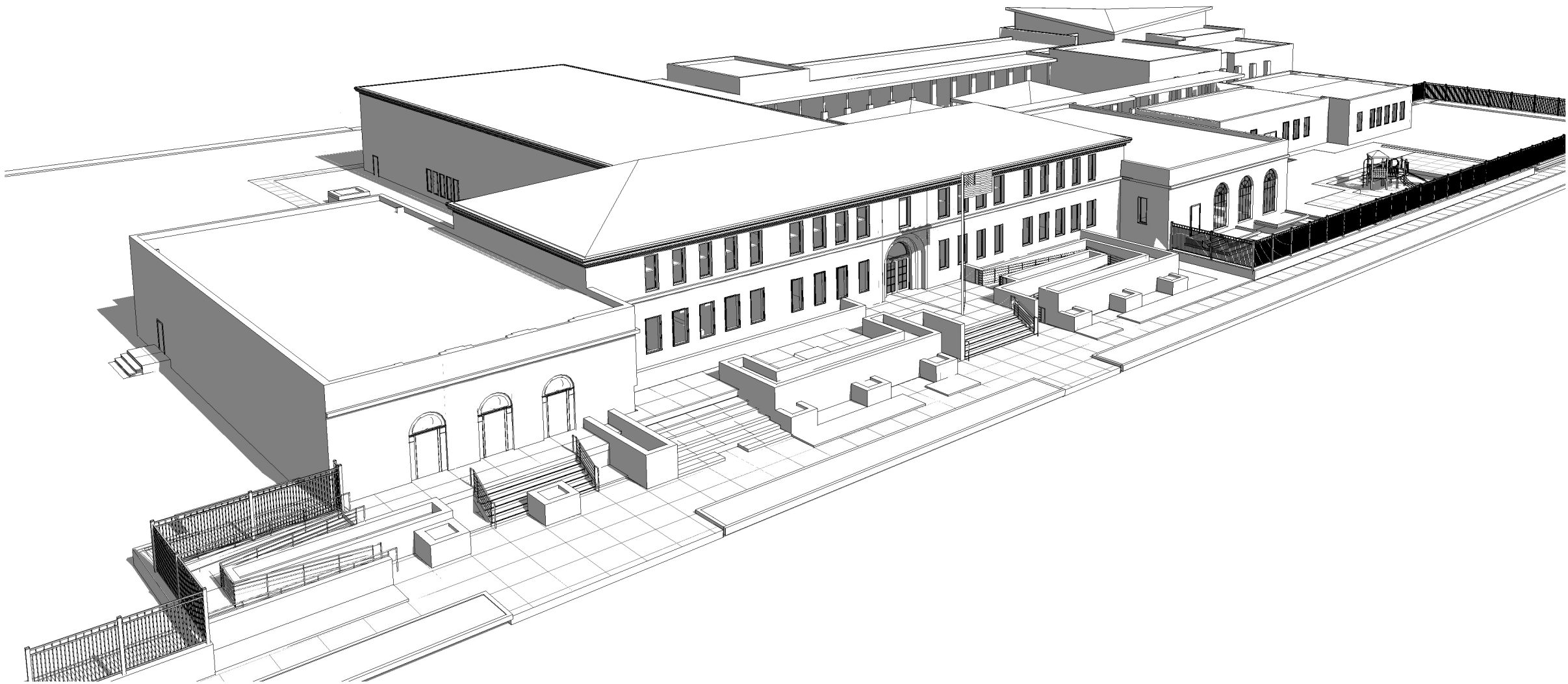
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OPTION 1

JAMES SCHEME

RECOMMENDED MODERNIZATIONS

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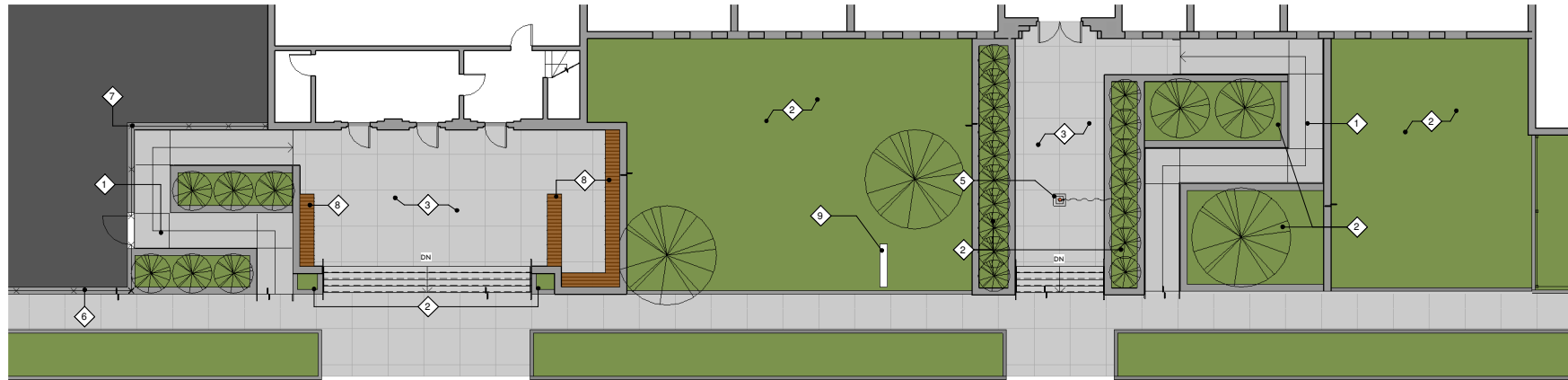
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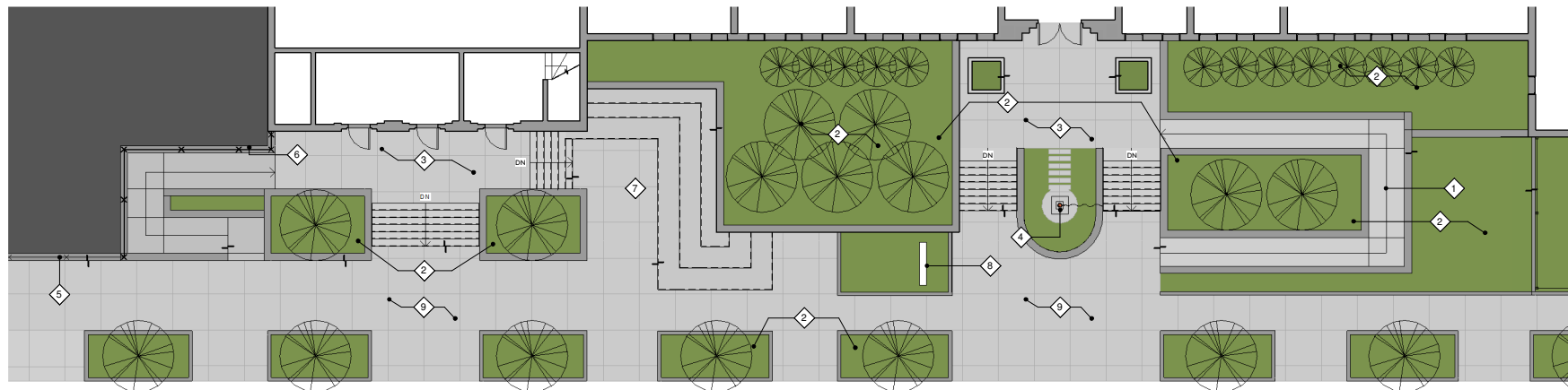
- 1. MAIN ENTRY RAMP ACCESS
- 2. MAIN ENTRY LANDSCAPING & PLANTERS
- 3. EXTENDED MAIN ENTRY STAIR AREA
- 5. RELOCATE FLAG POLE
- 6. EXISTING DECORATIVE FENCING, PROTECT IN PLACE
- 7. DECORATIVE FENCING
- 8. SEATING
- 9. REMOVE + REPLACE EXISTING MARQUEE SIGN (PH2)



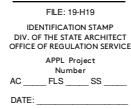
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MAIN ENTRY OPTION 1

1/8" = 1'-0" 1 KEYNOTES - MAIN OPTION 1



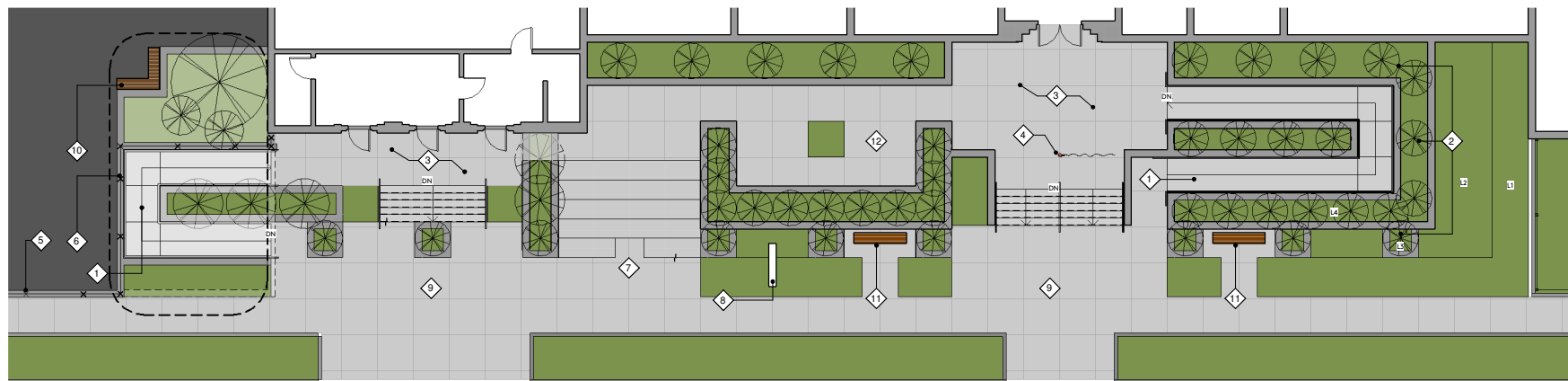
- 1. MAIN ENTRY RAMP ACCESS
- 2. MAIN ENTRY LANDSCAPING & PLANTERS
- 3. CURVED MAIN ENTRY STAIR + EXTENSION
- 4. RELOCATE FLAG POLE
- 5. EXISTING DECORATIVE FENCING, PROTECT IN PLACE
- 6. DECORATIVE FENCING
- 7. STEPPED CONCRETE SEATING
- 8. REMOVE + REPLACE EXISTING MARQUEE SIGN (PH2)
- 9. CONCRETE HARDSCAPING



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MAIN ENTRY OPTION 2

1/8" = 1'-0" 2 KEYNOTES - MAIN OPTION 2



- 1. MAIN ENTRY RAMP ACCESS
- 2. MAIN ENTRY LANDSCAPING & PLANTERS
- 3. MAIN ENTRY STAIR + EXTENSION
- 4. RELOCATE FLAG POLE
- 5. EXISTING DECORATIVE FENCING, PROTECT IN PLACE
- 6. DECORATIVE FENCING
- 7. STEPPED CONCRETE SEATING
- 8. REMOVE + REPLACE EXISTING MARQUEE SIGN (PH2)
- 9. CONCRETE HARDSCAPING
- 10. SEATING FOR PLAY YARD
- 11. DROP-OFF SEATING
- 12. COURTYARD

* NOTE : OPTION TO OPEN MAIN AND AUDITORIUM ENTRANCES, REMOVAL OF PROPOSED RAMP AND LANDSCAPING

RECOMMENDED MODERNIZATIONS

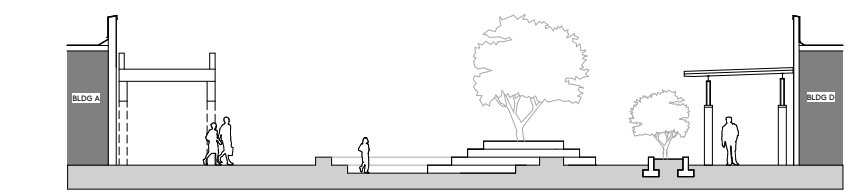
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MAIN ENTRY OPTIONS

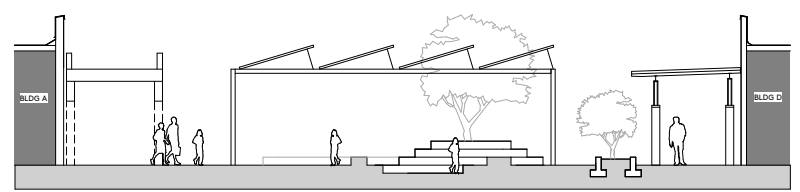
MAIN ENTRY OPTION 3

1/8" = 1'-0" 3 KEYNOTES - MAIN OPTION 3



SECTION A

2
1/8" = 1'-0"

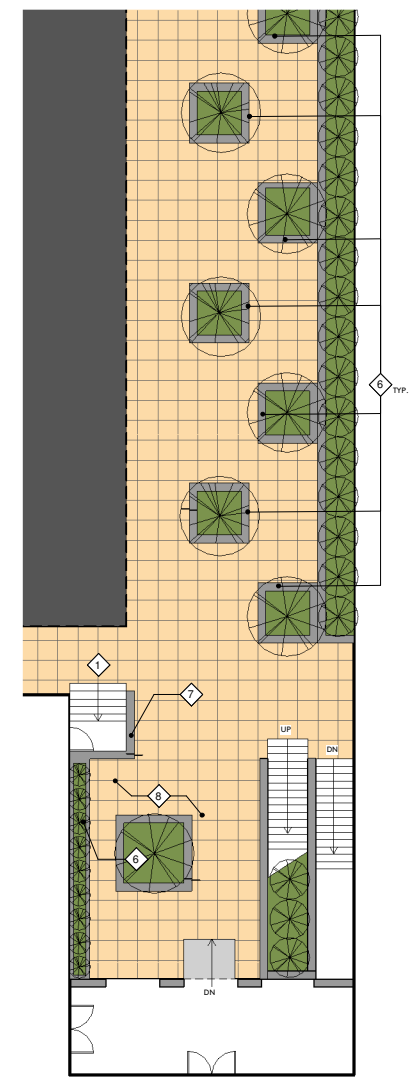


SECTION B

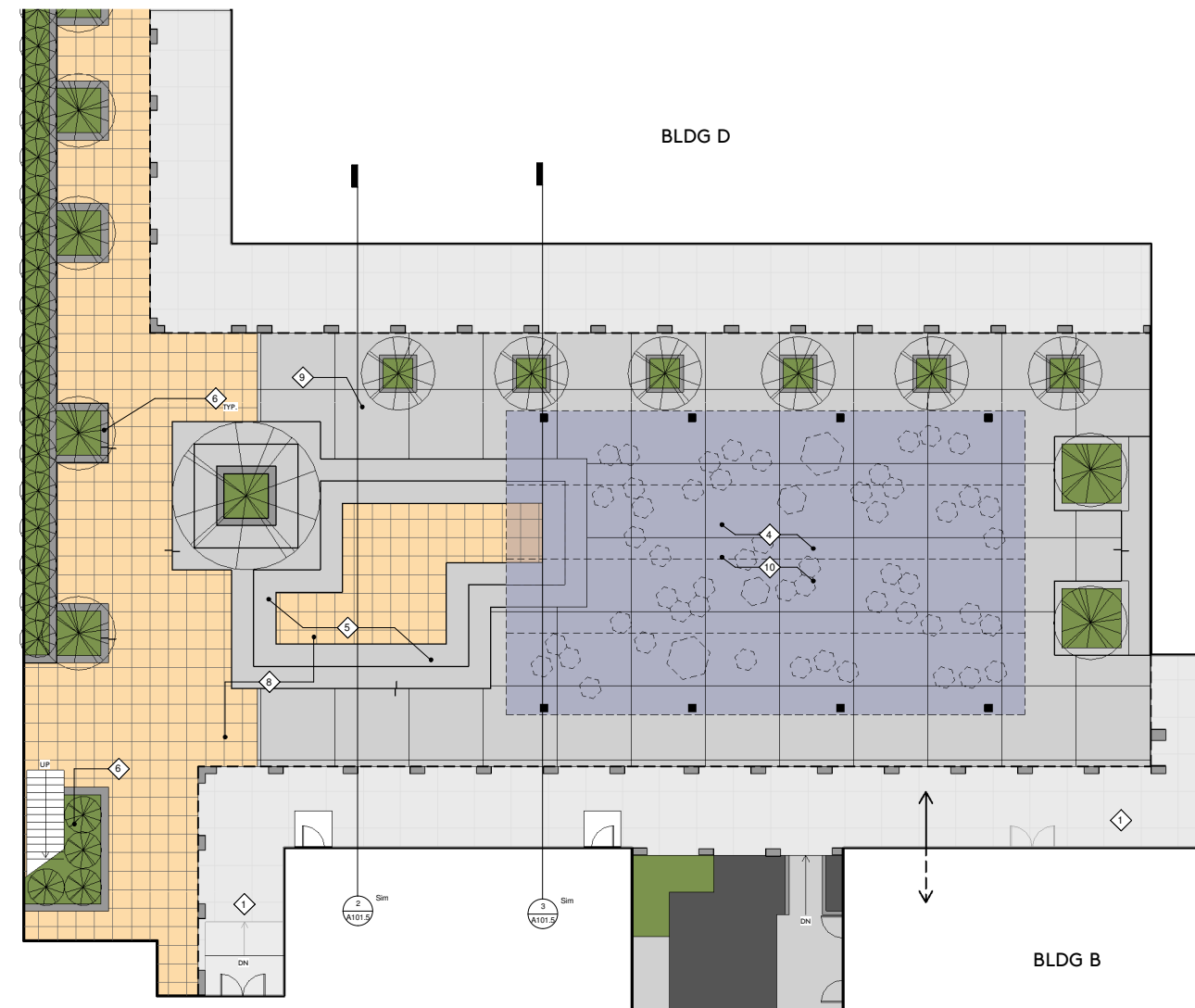
3
1/8" = 1'-0"

- 1. ADA ACCESS UPGRADES
- 2. MISCELLANEOUS ELECTRICAL UPGRADES
- 3. MISCELLANEOUS PLUMBING UPGRADES
- 4. SHADE CANOPY STRUCTURE AT MAIN COURTYARD, WITH PHOTOVOLTAIC ARRAY
- 5. STEPPED SEATING AT MAIN COURTYARD
- 6. RAISED PLANTER WITH SEATING ADDITION
- 7. 12" THICK CONCRETE WALL
- 8. PAVER HARDSCAPING
- 9. CONCRETE HARDSCAPING
- 10. OUTDOOR EATING/LEARNING AREA WITH MODULAR OUTDOOR FURNITURE

KEYNOTES - COMPREHENSIVE NEEDS



BLDG A



BLDG D

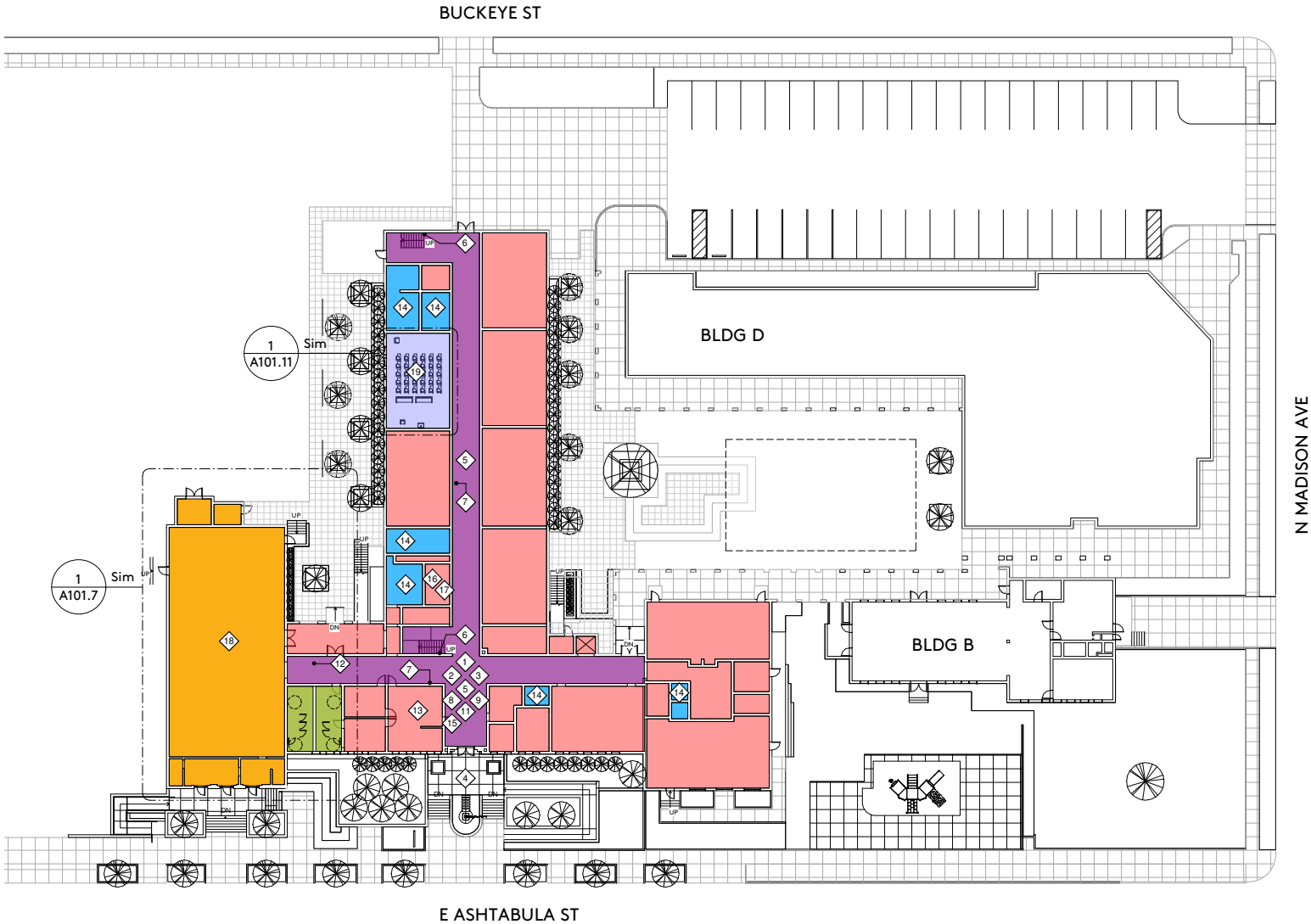
BLDG B

COURTYARD + OUTDOOR LEARNING SPACES
OPTION 2

1
1/8" = 1'-0"



COURTYARD + OUTDOOR LEARNING SPACES OPTION 2
A101.5
RECOMMENDED MODERNIZATIONS
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BUILDING A IMPROVEMENTS

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19.
- EXISTING DOOR HARDWARE TO BE REPLACED WITH NEW CLOSER AND PANIC HARDWARE
- EXISTING FIRE EXTINGUISHERS TO BE REPLACED WITH LOW PROFILE CABINETS
- EXISTING SIGNAGE TO BE REPLACED
- MAIN ENTRY STAIR + RAMP UPGRADES
- LEVEL 1+2 CEILING UPGRADE THROUGHOUT CORRIDORS, A-106.2
- HANDRAIL REPLACEMENT AT STAIRS, TYP.
- EXISTING DRINKING FOUNTAIN TO BE REPLACED WITH ADA COMPLIANT HI-LO FOUNTAIN
- MISCELLANEOUS PLUMBING UPGRADES
- MISCELLANEOUS ELECTRICAL UPGRADES
- EXTERIOR PAINT
- INTERIOR PAINT
- AUDITORIUM MAIN DESK ENTRY
- REPLACE CASEWORK THROUGHOUT ADMINISTRATION
- RESTROOM MODERNIZATION
- SEISMIC RETROFIT
- MISCELLANEOUS PLUMBING UPGRADES
- MISCELLANEOUS ELECTRICAL UPGRADES
- AUDITORIUM MODERNIZATION
- CLASSROOM MODERNIZATION

KEYNOTES - COMPREHENSIVE NEEDS

- AUDITORIUM
- RESTROOMS
- NEW RESTROOM
- CORRIDOR
- CLASSROOMS
- SEISMIC UPGRADE, WHOLE BUILDING

LEGEND



FILE: 19-H19

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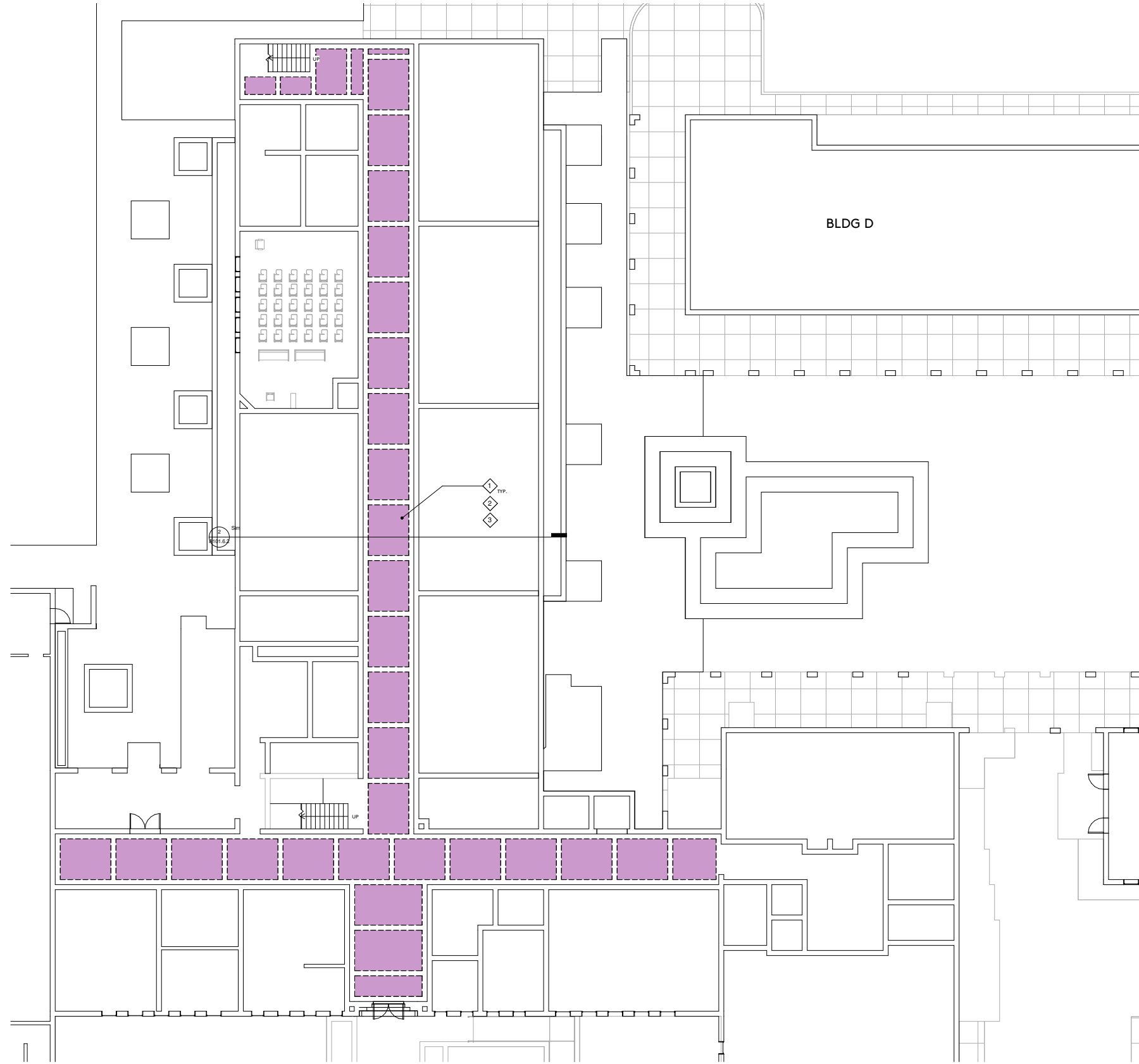
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PASADENA UNIFIED SCHOOL DISTRICT

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BUILDING A IMPROVEMENTS

OVERALL SITE PLAN

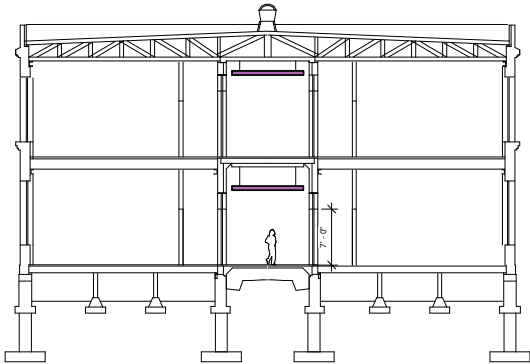


BLDG A RCP

1
1/8" = 1'-0"

- 1. LEVEL 1 + 2 CEILING UPRGRADE, SUSPENDED PANEL CEILING, THROUGHOUT CORRIDOR
- 2. MISCELLANEOUS LIGHTING UPGRADES
- 3. MISCELLANEOUS PLUMBING UPGRADES

KEYNOTES - COMPREHENSIVE NEEDS



BLDG A RCP

2
1/8" = 1'-0"

BUILDING A - RCP

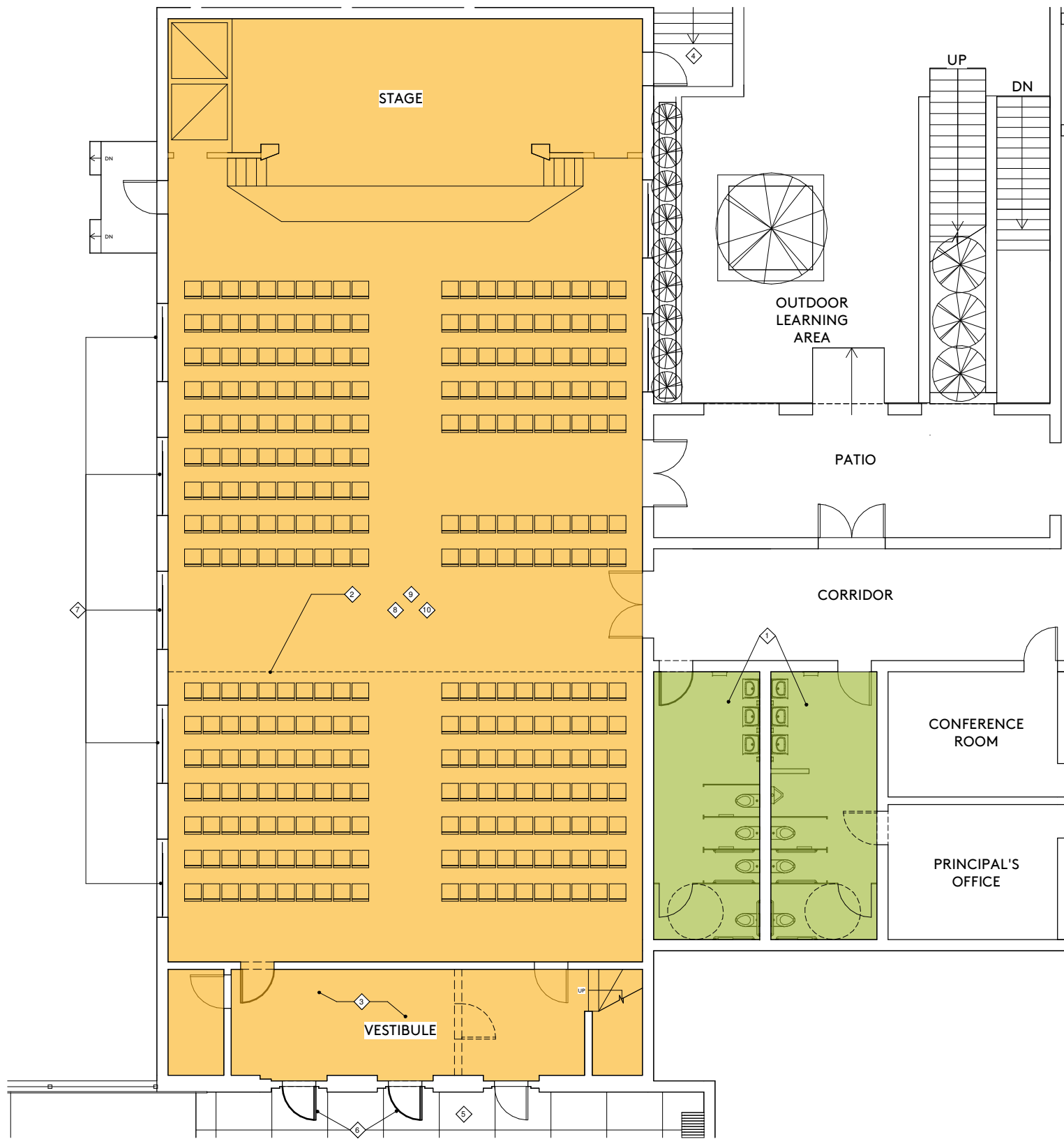
RECOMMENDED MODERNIZATIONS

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1. PROVIDE RESTROOMS ADJACENT TO AUDITORIUM, RESOURCE ROOM TO BE RELOCATED TO STAFF LOUNGE
2. REMOVE EXISTING RAISED FLOOR PLATFORM, REPAIR FLOOR FINISH
3. ENTRY VESTIBULE MODERNIZATION
4. EXTERIOR EAST ENTRY ACCESSIBLE RAMP
5. SOUTH ENTRY STAIR + ACCESSIBLE RAMP
6. SOUTH ENTRY DOORS TO BE REPLACED
7. INSTALL NEW SHADING DEVICES, AT ALL EXISTING WINDOWS
8. INSTALL PA SYSTEM
9. INSTALL PROTECTION SYSTEM
10. INSTALL THEATRICAL LIGHTING SYSTEM AND DIMMING

KEYNOTES - COMPREHENSIVE NEEDS

- EXISTING DOOR TO BE DEMOLISHED
- EXISTING WALL TO BE DEMOLISHED
- DOOR TO BE INSTALLED, PATCH AS REQUIRED

SYMBOLS - AUDITORIUM

- * NOTE : RESOURCE ROOM WOULD NEED TO BE RELOCATED TO ACCOMODATE RESTROOM LOCATION
- * NOTE : DISCUSS KEEPING RAISED PLATFORM

AUDITORIUM PLAN W/
RESTROOM OPTION 1

RECOMMENDED MODERNIZATIONS

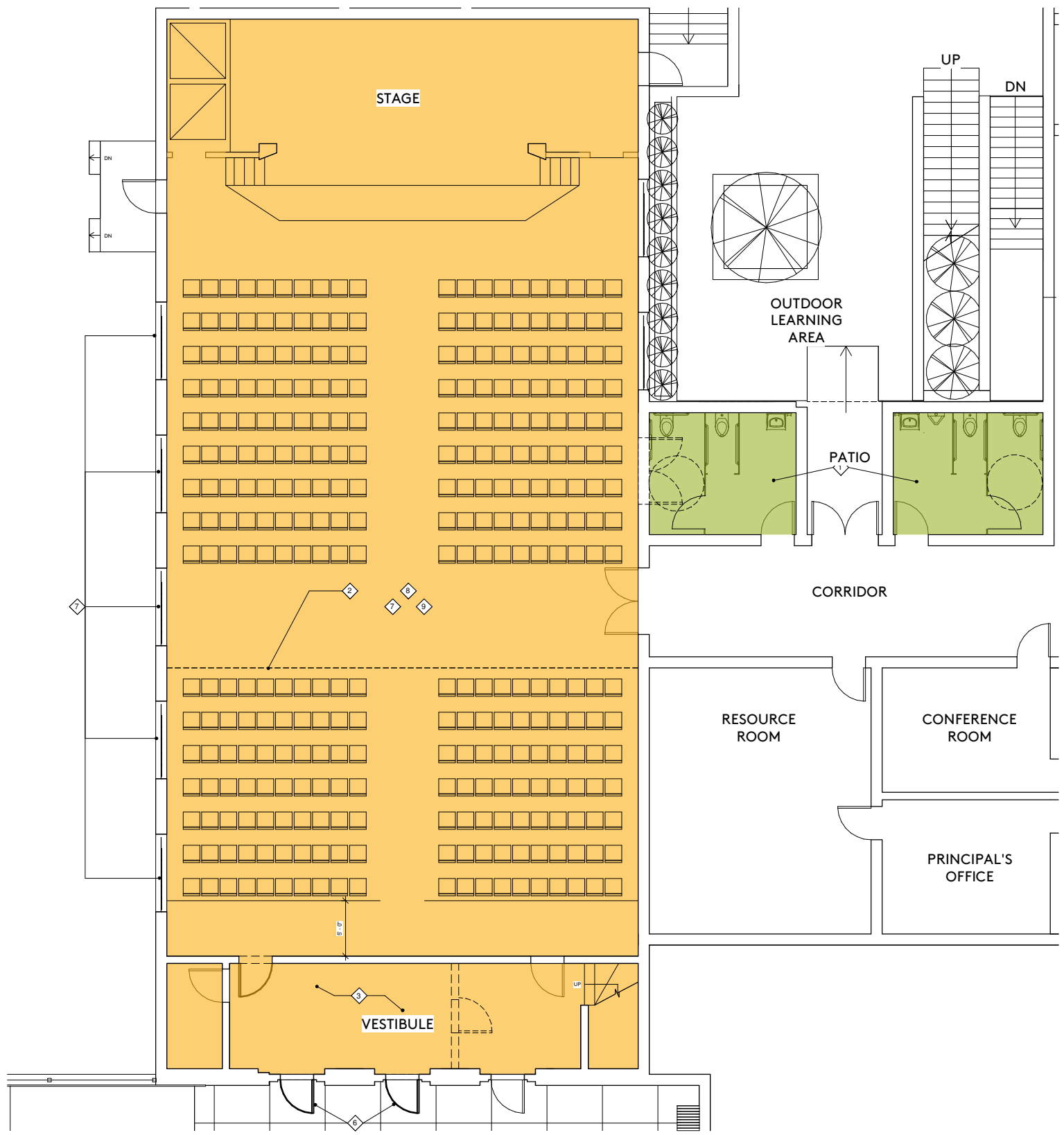
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ENLARGED AUDITORIUM WITH RESTROOM OPTION 1



- 1. PROVIDE RESTROOMS ADJACENT TO AUDITORIUM, RESOURCE ROOM TO BE RELOCATED TO STAFF LOUNGE
- 2. REMOVE EXISTING RAISED FLOOR PLATFORM, REPAIR FLOOR FINISH
- 3. ENTRY VESTIBULE MODERNIZATION
- 4. EXTERIOR EAST ENTRY ACCESSIBLE RAMP
- 5. SOUTH ENTRY STAIR + ACCESSIBLE RAMP
- 6. SOUTH ENTRY DOORS TO BE REPLACED
- 7. INSTALL NEW SHADING DEVICES, AT ALL EXISTING WINDOWS
- 8. INSTALL PA SYSTEM
- 9. INSTALL PROTECTION SYSTEM
- 10. INSTALL THEATRICAL LIGHTING SYSTEM AND DIMMING

KEYNOTES - COMPREHENSIVE NEEDS

- EXISTING DOOR TO BE DEMOLISHED
- EXISTING WALL TO BE DEMOLISHED
- DOOR TO BE INSTALLED, PATCH AS REQUIRED

SYMBOLS - AUDITORIUM



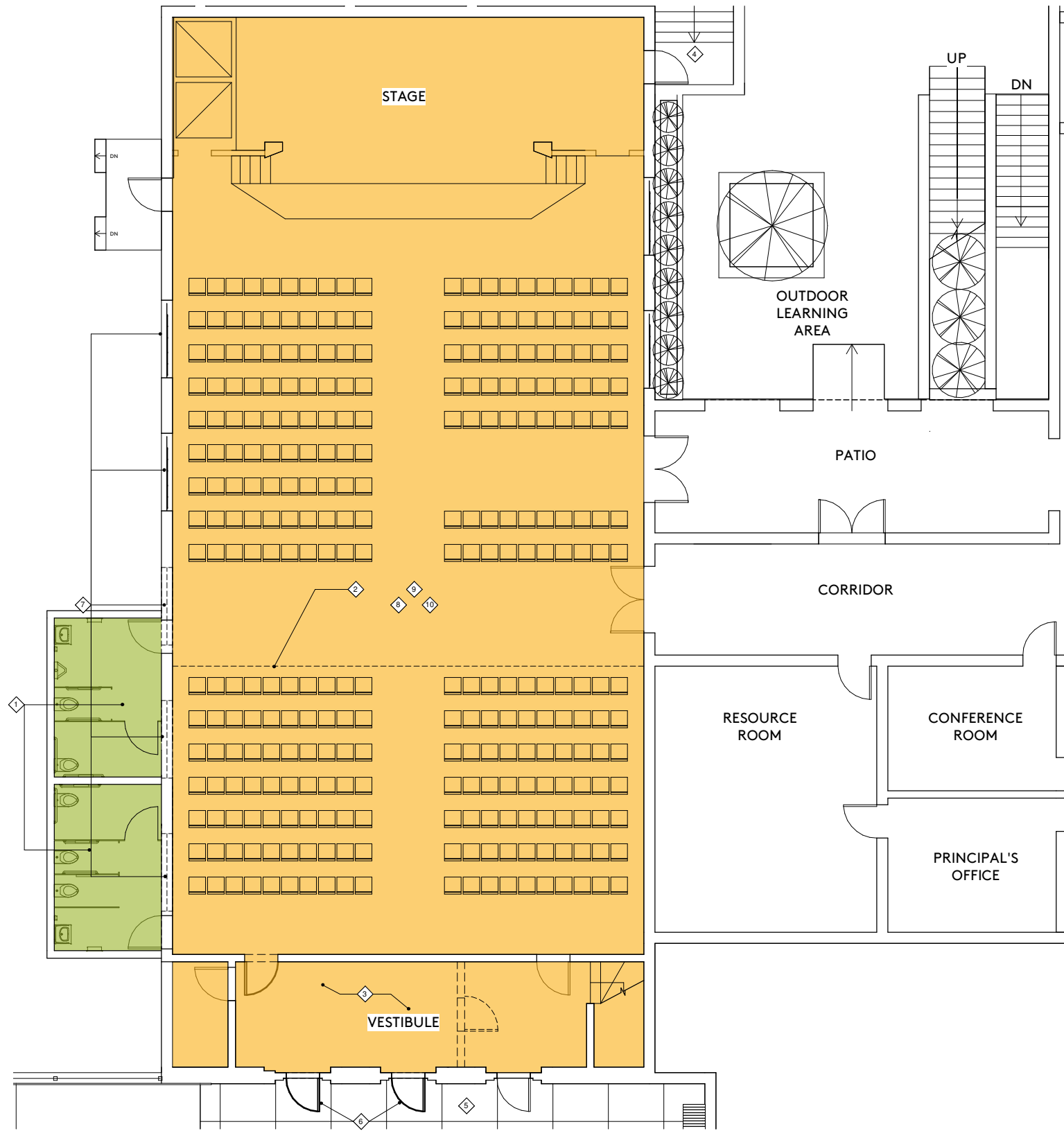
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AUDITORIUM PLAN W/
RESTROOM OPTION 2

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ENLARGED AUDITORIUM WITH RESTROOM OPTION 2



- 1. PROVIDE RESTROOMS ADJACENT TO AUDITORIUM, RESOURCE ROOM TO BE RELOCATED TO STAFF LOUNGE
- 2. REMOVE EXISTING RAISED FLOOR PLATFORM, REPAIR FLOOR FINISH
- 3. ENTRY VESTIBULE MODERNIZATION
- 4. EXTERIOR EAST ENTRY ACCESSIBLE RAMP
- 5. SOUTH ENTRY STAIR + ACCESSIBLE RAMP
- 6. SOUTH ENTRY DOORS TO BE REPLACED
- 7. INSTALL NEW SHADING DEVICES, AT ALL EXISTING WINDOWS
- 8. INSTALL PA SYSTEM
- 9. INSTALL PROTECTION SYSTEM
- 10. INSTALL THEATRICAL LIGHTING SYSTEM AND DIMMING

KEYNOTES - COMPREHENSIVE NEEDS

- EXISTING DOOR TO BE DEMOLISHED
- EXISTING WALL TO BE DEMOLISHED
- DOOR TO BE INSTALLED, PATCH AS REQUIRED

SYMBOLS - AUDITORIUM



RECOMMENDED MODERNIZATIONS

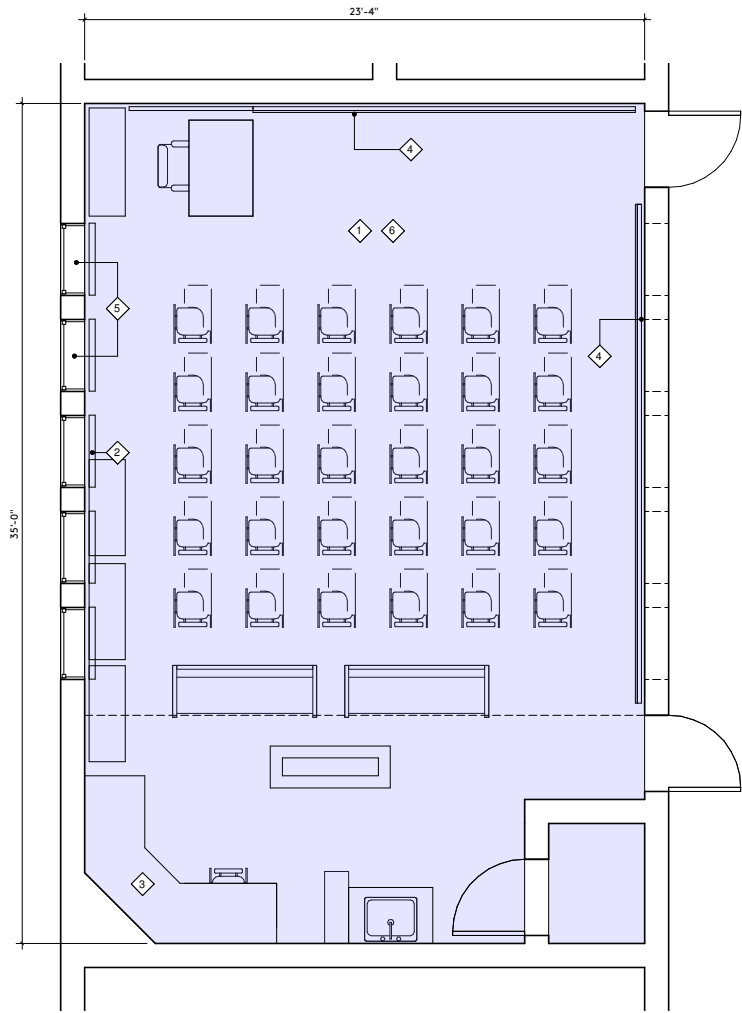
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AUDITORIUM PLAN W/
RESTROOM OPTION 3

A101.9

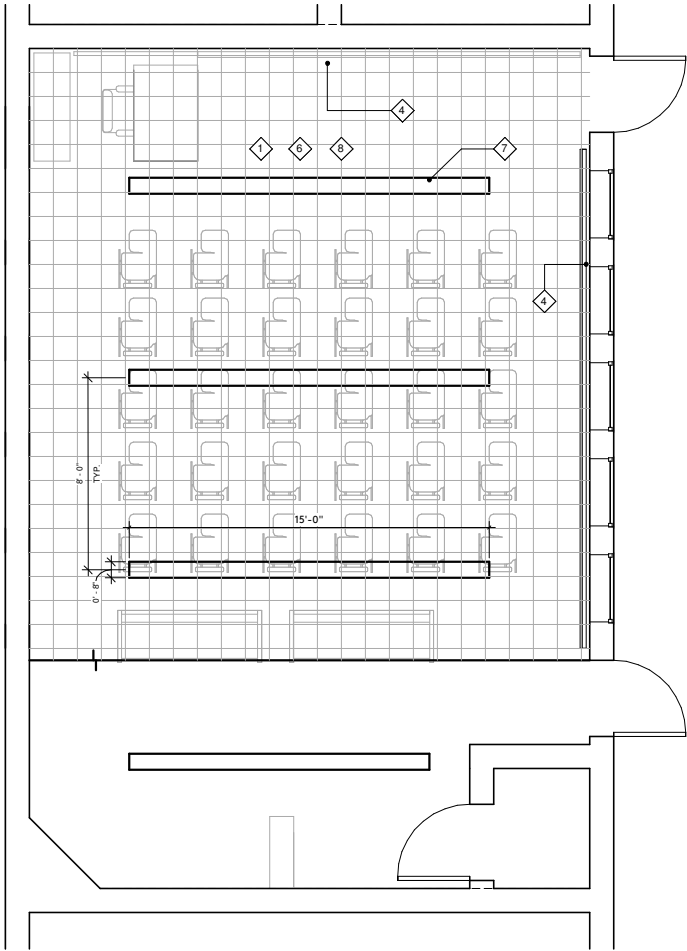
ENLARGED AUDITORIUM WITH RESTROOM OPTION 3

CLASSROOM - TYP.



1
3/8" = 1'-0"

RCP - CLASSROOM TYP



2
3/8" = 1'-0"

- 1.>

A/V PROJECTORS AND SOUND UPGRADES
2.

SHADING DEVICE REPLACEMENT
3.

CASEWORK REPLACEMENT
4.

WHITEBOARDS + TACKABLE SURFACES
5.

REPLACE EXISTING WINDOWS WITH OPERABLE (2) PER CR
6.

FINISH UPGRADES THROUGHOUT
7.

PENDANT LIGHTING
8.

MECHANICAL ACOUSTICAL MITIGATION

KEYNOTES - COMPREHENSIVE NEEDS

CLASSROOM IMPROVEMENTS

RECOMMENDED MODERNIZATIONS

PASADENA UNIFIED SCHOOL DISTRICT
515 E ASHTABULA ST, PASADENA, CA 9104

Orange County Office: Address: 2440 Ridge Route Drive #100, Laguna Hills, CA 92653 Phone: 949.496.6191 Fax: 949.496.0269

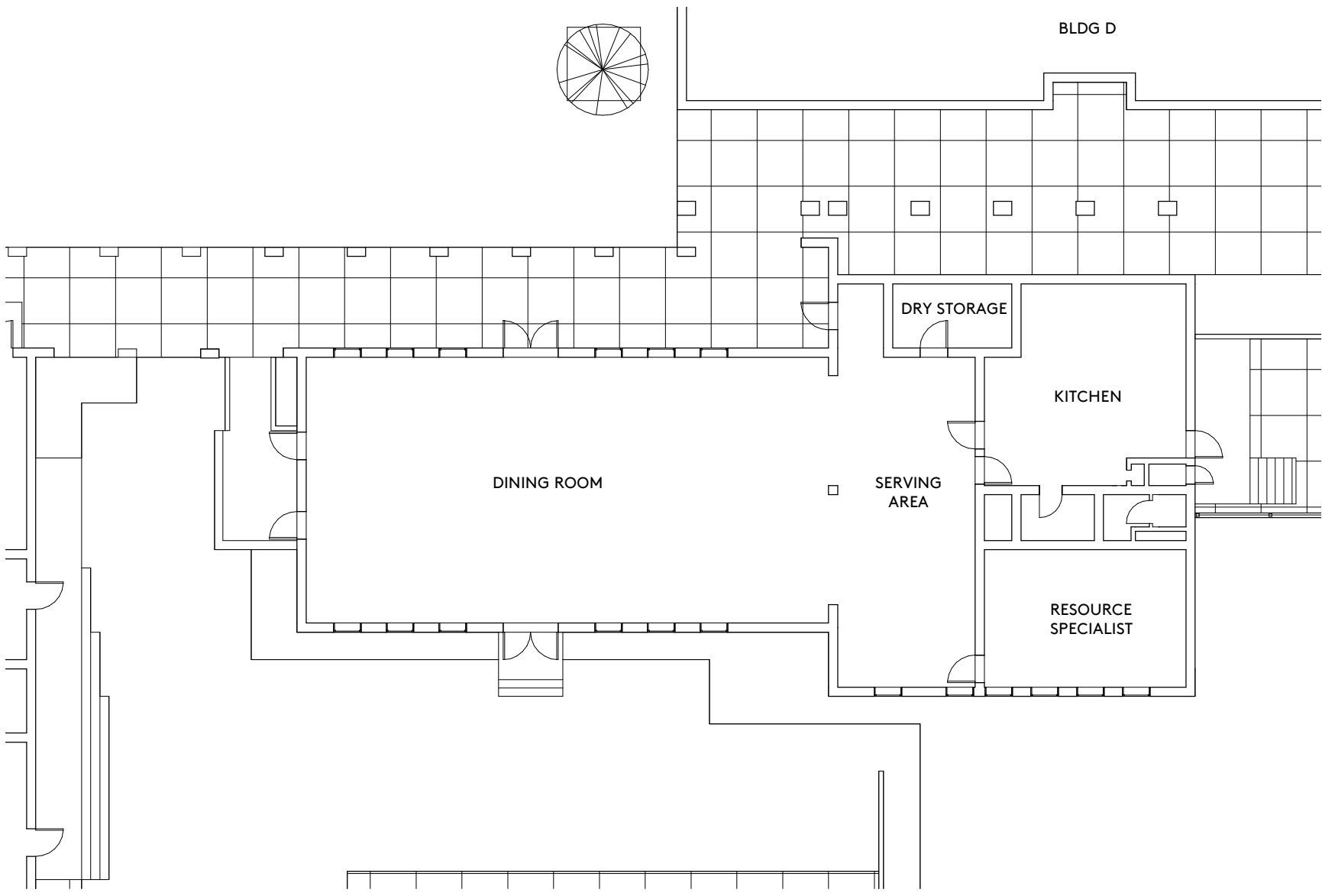
San Diego Office: Address: 804 Pier View Way #103, Oceanside, CA 92054

Web: www.pjhm.com

FILE: 19-H19
IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICE
APPL Project
Number
AC FLS SS
DATE:



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EXISTING BUILDING B PLAN

BUILDING B PLAN - EXISTING

RECOMMENDED MODERNIZATIONS

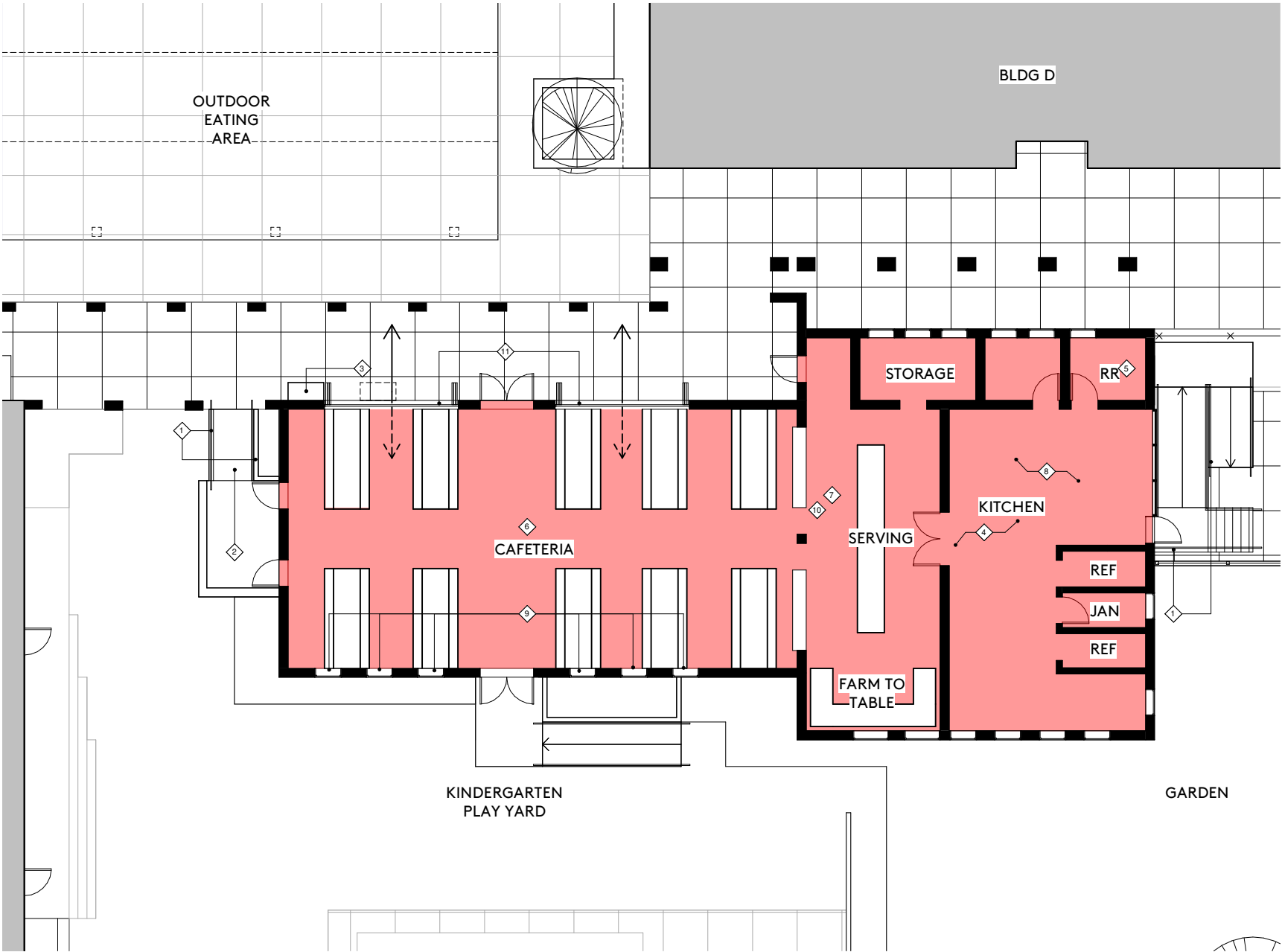
PASADENA UNIFIED SCHOOL DISTRICT
515 E ASHTABULA ST., PASADENA, CA 91104

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Orange County Office: Address: 2440 Ridge Route Drive #100, Laguna Hills, CA 92653 • Phone: 949.466.6191, Fax: 949.466.0269 • San Diego Office: Address: 804 Pier View Way #103, Oceanside, CA 92054 • Phone: 760.730.5537, Fax: 760.730.5627 • Web: www.pjhm.com



- 1. REPLACE HANDRAILS AT EXISTING EAST + WEST STAIR
- 2. REPLACE WEST RAMP
- 3. REPLACE DRINKING FOUNTAINS
- 4. ALLEVIATE DOOR CLEARANCE NON-COMPLIANCE AT KITCHEN
- 5. RECONFIGURE EXISTING STAFF RR FOR COMPLIANCE
- 6. REPLACE DAMAGED CEILING AT FOOD SERVICE AREA
- 7. MISCELLANEOUS MEP UPGRADES
- 8. FOOD SERVICE EQUIPMENT
- 9. PROVIDE SHADING DEVICES THROUGHOUT
- 10. SEISMIC RETROFIT
- 11. ENLARGED OPENINGS TO PROVIDE DIRECT ACCESS TO OUTDOOR EATING AREA

KEYNOTES - COMPREHENSIVE NEEDS



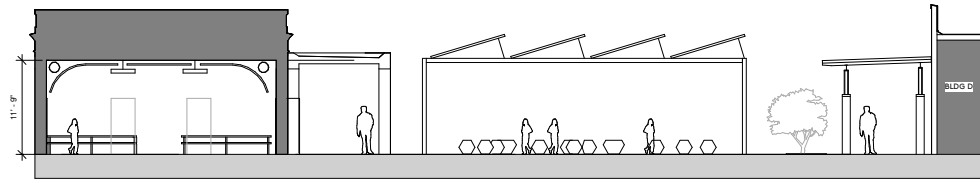
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RECOMMENDED MODERNIZATIONS

PASADENA UNIFIED SCHOOL DISTRICT
515 E ASHTABULA ST., PASADENA, CA 91104

BUILDING B PLAN

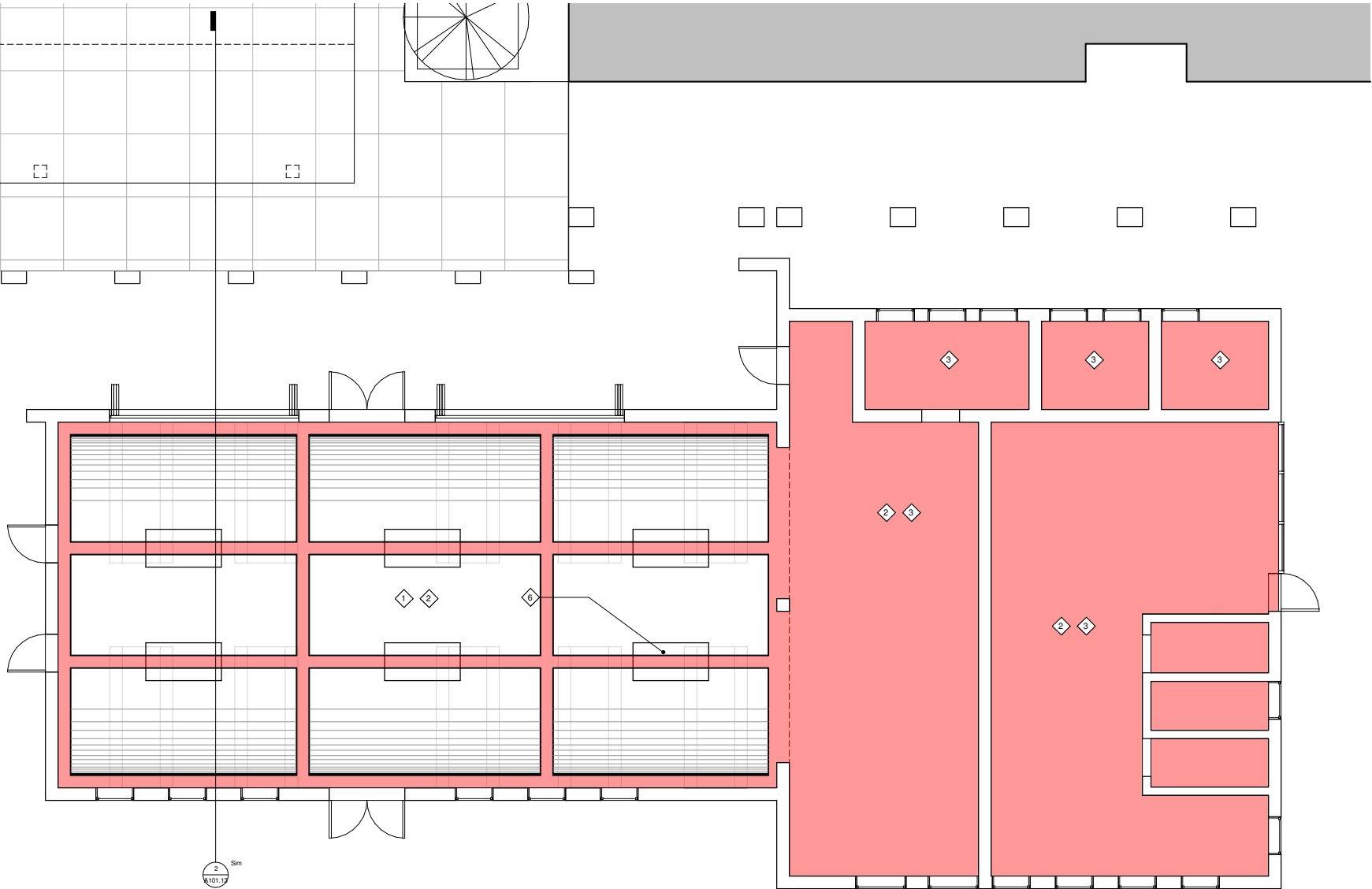
RECOMMENDED MODERNIZATION PLAN



BLDG B + SITE SECTION

2

1/8" = 1'-0"



RCP - BLDG B - NANAWALL SCHEME

1

1/4" = 1'-0"

1. >
2.
3.
- REPLACE COLLAPSING FOOD SERVICE
CEILING WITH PANEL CEILING
LIGHTING UPGRADES
HARDLID CEILING

KEYNOTES - COMPREHENSIVE NEEDS

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RECOMMENDED MODERNIZATIONS

PASADENA UNIFIED SCHOOL DISTRICT
515 E ASHTABULA ST., PASADENA, CA 91104

BUILDING B RCP

A101.13



- 1. > UPGRADE CLASSROOM WITH A/V PROJECTORS AND SOUND
- 2. REPLACE EXTERIOR PLEXIGLASS LITES WITH GLAZED UNITS
- 3. REPLACE SHADING DEVICES
- 4. REPLACE EXISTING DRINKING FOUNTAINS WITH ADA-COMPLIANT HI-LO FIXTURES
- 5. MISCELLANEOUS MEP UPGRADES THROUGHOUT BUILDING
- 7. PAINT BUILDING EXTERIOR
- 8. PAINT INTERIOR
- 9. RECONFIGURE ROOM LAYOUT TO DIGITAL RESOURCE CAPABILITY

KEYNOTES - COMPREHENSIVE NEEDS

BUILDING D IMPROVEMENT PLAN

RECOMMENDED MODERNIZATIONS

PASADENA UNIFIED SCHOOL DISTRICT
515 E ASHTABULA ST, PASADENA, CA 9104

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Web: www.pjhm.com

Phone: 760.730.5537 Fax: 760.730.5627

PROJECT + COST TRACKING CHECKLIST

James Madison Elementary School Whole Site Assessment + Modernization

SF - Square Feet
LS - Lump Sum
LF - Linear Feet
EA - Each

Assessment Areas		Unit cost	Quantity	Unit	(Includes Priority 1) Phase 1	(Includes Priority 2+3) Phase 2	Phase	Full Build-out Total
1 Building A								
Architectural								
	General - Access - Door Hardware Replacement - Closer	\$210.00	106	ea	\$22,260.00		1	\$22,260.00
	General - Access - Door Hardware Replacement - Panic	\$622.00	25	ea	\$15,550.00		1	\$15,550.00
	General - Access - Fire Extinguisher Replacement w/Accessible Cabinet	\$381.00	50	ea	\$19,050.00		1	\$19,050.00
	General - Access - Signage	\$31.00	150	ea	\$4,650.00		1	\$4,650.00
OPT	General - Access - Exterior Main Entry Stair + Ramp - Opt 1	\$75.00	400	sf	\$30,000.00		1	\$30,000.00 (Opt 2) 1,300sf (Opt 3)
OPT	Auditorium - Add Restrooms adjacent to Auditorium- Opt 1	\$400.00	525	sf	\$210,000.00		1	\$210,000.00 (Opt 2) 400sf (Opt 3) 500sf
	Auditorium - Removal of Raised Floor Platform, Repair Floor Finish	\$9.00	1,105	sf	\$9,945.00		1	\$9,945.00
	Auditorium - Entry Vestibule Modernization	\$100.00	403	sf	\$40,300.00		1	\$40,300.00
	Auditorium - Access - Exterior East Entry Ramp	\$55.00	50	sf	\$2,750.00		1	\$2,750.00
	Auditorium - Main Entry Desk at Corridor	\$360.00	10	lf		\$3,600.00	2	\$3,600.00
OPT	Auditorium - Access - South Entry Stair + Ramp - Opt 1	\$75.00	1,700	sf	\$127,500.00		1	\$127,500.00 (Opt 2) 1,800sf (Opt 3)
	Auditorium - Access - South Entry Doors	\$1,442.00	5	ea	\$7,210.00		1	\$7,210.00
	Auditorium - Shading Devices	\$7.00	1,500	sf		\$10,500.00	2	\$10,500.00
	Corridor - Level 1+2 Ceiling Upgrade	\$75.00	750	sf	\$56,250.00		1	\$56,250.00
	Corridor - Access - Handrail Replacement	\$8.00	90	lf	\$720.00		1	\$720.00
	Corridor - Access - Drinking Fountain Replacement	\$2,500.00	8	ea	\$20,000.00		1	\$20,000.00
	Restrooms - Modernization - Finishes + Fixtures	\$200.00	2,000	sf		\$400,000.00	2	\$400,000.00
	Classroom - Shading Device Replacement	\$51.00	3,000	sf	\$153,000.00		1	\$153,000.00
	Classroom - Casework Replacement	\$350.00	480	lf	\$168,000.00		1	\$168,000.00
	Classroom - Whiteboards + Tackable Surface	\$30.00	5,100	sf	\$153,000.00		1	\$153,000.00
	Classroom - Replace existing windows with Operable (2) per CR	\$50.00	510	sf	\$25,500.00		1	\$25,500.00
	Classroom - Finish Upgrades	\$100.00	16,320	sf	\$1,632,000.00		1	\$1,632,000.00
	Administration - Replace Casework	\$350.00	30	lf		\$10,500.00	2	\$10,500.00
	General - Paint Exterior	\$0.40	23,200	sf		\$9,280.00	2	\$9,280.00
	General - Paint Interior	\$0.20	23,200	sf		\$4,640.00	2	\$4,640.00
Subtotal - Building A - Architectural					\$2,697,685.00	\$438,520.00		\$3,136,205.00
Structural								
	Seismic Retrofit	\$40.00	37,974	sf		\$1,518,960.00	2	\$1,518,960.00
Subtotal - Building A - Structural					\$0.00	\$1,518,960.00		\$1,518,960.00
Electrical								
	General - Lighting and Lighting Control	\$10.00	37,974	sf	\$379,740.00		1	\$379,740.00
	General - Fire Alarm Voice Evacuation System	\$8.00	37,974	sf	\$303,792.00		1	\$303,792.00
	Classroom - A/V Projectors and Sound	\$7,500.00	20	ls	\$150,000.00		1	\$150,000.00
	Auditorium - Theatrical Lighting System and Dimming	\$50,000.00	1	ls		\$50,000.00	2	\$50,000.00
	Auditorium - PA System	\$80,000.00	1	ls		\$80,000.00	2	\$80,000.00
	Auditorium - Protection System	\$50,000.00	1	ls		\$50,000.00	2	\$50,000.00
	General - Power System Replacement	\$10.00	37,974	lf		\$379,740.00	2	\$379,740.00
	Access - Entry Lighting System	\$12,000.00	1	ls	\$12,000.00		1	\$12,000.00
	General - Signal System additions and replacement	\$9.00	37,974	lf		\$341,766.00	2	\$341,766.00
Subtotal - Building A - Electrical					\$845,532.00	\$901,506.00		\$1,747,038.00
Mechanical / Plumbing								
	Heating Hot water System Upgrade / Replacement	\$497,074.00	1	ls	\$497,074.00		1	\$497,074.00
	Chilled Water System Upgrade / Replacement	\$914,276.00	1	ls		\$914,276.00	2	\$914,276.00
	Plumbing Repair	\$36,900.00	1	ls	\$36,900.00		1	\$36,900.00
	Controls Upgrade	\$90,090.00	1	ls	\$90,090.00		1	\$90,090.00
	MAU's EF's, Ductwork and Accessories	\$80,000.00	1	ls		\$80,000.00	2	\$80,000.00
	Test, balance, Commission, Smoke Detectors, Sensors, etc.	\$700,000.00	1	ls	\$700,000.00		1	\$700,000.00
	Replace 25 Fan Coils and pies fittings and modify duct - Acoustic	\$15,778.00	25	ea	\$394,450.00		1	\$394,450.00
	FC's Controls	\$2,366.00	28	ea		\$66,248.00	1	\$66,248.00
	Replace 3 package units with AHU's, and piping and duct -tied to chiller	\$21,000.00	3	ea		\$63,000.00	2	\$63,000.00
	Replace EF's, and modify duct	\$4,100.00	16	ea		\$65,600.00	2	\$65,600.00
Subtotal - Building A - Mechanical/Plumbing					\$1,718,514.00	\$1,189,124.00		\$2,907,638.00
Total - Building A					Phase 1 \$5,261,731.00	Phase 2 \$4,048,110.00		\$9,309,841.00
2 Building B - Kitchen + Cafeteria								
Architectural								
	Access - Replace handrails at existing East + West Stair	\$8.00	30	lf	\$240.00		1	\$240.00
	Access - Replace West Ramp	\$50.00	50	sf	\$2,500.00		1	\$2,500.00
	Access - Replace Drinking Fountains	\$2,500.00	2	ea	\$5,000.00		1	\$5,000.00
	Access - Alleviate Door Clearance non-compliance at Kitchen	\$100.00	20	sf	\$2,000.00		1	\$2,000.00
	Access - Reconfigure existing staff RR for compliance	\$200.00	90	sf	\$18,000.00		1	\$18,000.00
	General - Food Service Equipment, Allowance	\$120,000.00	1	ls		\$120,000.00	2	\$120,000.00
	General - Replace Damaged Ceiling at Cafeteria, Finish Upgrades	\$100.00	1,740	sf	\$174,000.00		1	\$174,000.00
	General - Provide Shading Devices at Cafeteria area	\$51.00	640	sf		\$32,640.00	2	\$32,640.00
	General - Modernize Kitchen + Food Service Area	\$150.00	1,720	sf		\$258,000.00	2	\$258,000.00
	General - Paint Exterior	\$0.40	3,700	sf		\$1,480.00	2	\$1,480.00
	General - Paint Interior	\$0.20	3,700	sf		\$740.00	2	\$740.00
Subtotal - Building B - Architectural					\$201,740.00	\$412,860.00		\$614,600.00
Structural								
	Seismic Retrofit	\$40.00	3,741	sf		\$149,640.00	2	\$149,640.00
Subtotal - Building B - Structural					\$0.00	\$149,640.00		\$149,640.00
Electrical								
	Lighting and Lighting Control	\$10.00	3,741	sf	\$37,410.00		1	\$37,410.00
	Fire Alarm Voice Evacuation System	\$8.00	3,741	sf	\$29,928.00		1	\$29,928.00
	Power System Replacement	\$10.00	3,741	sf		\$37,410.00	2	\$37,410.00
	Signal System additions and replacement	\$9.00	3,741	sf		\$33,669.00	2	\$33,669.00
Subtotal - Building B - Electrical					\$67,338.00	\$71,079.00		\$138,417.00
Mechanical / Plumbing								
	Replace 2 Package Units with AHU's and ductwork & piping -tied to chiller	\$21,000.00	2	ea		\$42,000.00	2	\$42,000.00
Subtotal - Building B - Electrical					\$0.00	\$42,000.00		\$42,000.00
Total - Building B					Phase 1 \$269,078.00	Phase 2 \$675,579.00		\$944,657.00
3 Building C - Childcare								
Electrical								
	Lighting and Lighting Control	\$10.00	5,922	sf		\$59,220.00	2	\$59,220.00
	Fire Alarm Voice Evacuation System	\$8.00	5,922	sf	\$47,376.00		1	\$47,376.00
	Power System Replacement	\$10.00	5,922	sf		\$59,220.00	2	\$59,220.00
	Signal System additions and replacement	\$9.00	5,922	sf		\$53,298.00	2	\$53,298.00
Subtotal - Building C - Electrical					\$47,376.00	\$171,738.00		\$219,114.00
Total - Building C					Phase 1 \$47,376.00	Phase 2 \$171,738.00		\$219,114.00
4 Building D - Classroom								
Architectural								
	General - Replace Exterior Plexiglas Lites w/Glazed Units	\$50.00	150	sf	\$7,500.00		1	\$7,500.00
	Classroom - Replace Shading Devices	\$51.00	675	sf	\$34,425.00		1	\$34,425.00
	Library - Shading Devices	\$51.00	75	sf	\$3,825.00		1	\$3,825.00

PROJECT + COST TRACKING CHECKLIST

James Madison Elementary School Whole Site Assessment + Modernization

SF - Square Feet LS - Lump Sum LF - Linear Feet EA - Each							
Assessment Areas	Unit cost	Quantity	Unit	(Includes Priority 1)		(Includes Priority 2+3)	
				Phase 1	Phase 2	Phase	Full Build-out Total
Library - Reconfigure Room Layout to Digital Resource	\$25.00	2,500	sf		\$62,500.00	2	\$62,500.00
Access - Replace Drinking Fountains	\$2,500.00	4	ea	\$10,000.00		1	\$10,000.00
General - Paint Exterior	\$0.40	12,500	sf	\$5,000.00		2	\$5,000.00
General - Paint Interior	\$0.20	12,500	sf	\$2,500.00		2	\$2,500.00
Subtotal - Building D - Architectural				\$63,250.00	\$62,500.00		\$125,750.00
Electrical							
Lighting and Lighting Control	\$10.00	12,786	sf	\$127,860.00		1	\$127,860.00
Fire Alarm Voice Evacuation System	\$8.00	12,786	sf	\$102,288.00	\$0.00	1	\$102,288.00
Classroom A/V Projectors and Sound	\$7,500.00	10	ls	\$75,000.00	\$0.00	1	\$75,000.00
Power System Replacement	\$10.00	12,786	sf		\$127,860.00	2	\$127,860.00
Signal System additions and replacement	\$9.00	12,786	sf		\$115,074.00	2	
Subtotal - Building D - Electrical				\$305,148.00	\$242,934.00		\$548,082.00
Mechanical / Plumbing							
Replace 8 Fan Coils, pipe fittings modify duct -acoustic	\$15,776.00	8			\$126,208.00	1	\$126,208.00
Controls for FC's	\$2,366.00	8			\$18,928.00	1	\$18,928.00
Plumbing Repair and Emergency Eye washes	\$10,000.00	1		\$10,000.00		1	\$10,000.00
Smoke Detectors Replacement and Accessories	\$1,000.00	5		\$5,000.00		1	\$5,000.00
Replace EF's	\$4,500.00	6			\$27,000.00	2	
Plumbing Repair and Replacement	\$12,000.00	1			\$12,000.00	1	\$12,000.00
Subtotal - Building D - Mechanical / Plumbing				\$15,000.00	\$184,136.00		\$199,136.00
Total - Building D				Phase 1 \$383,398.00	Phase 2 \$489,570.00		\$872,968.00
5 Site Wide							
OPT	General - Fencing - Chain Link - West, North East Campus Perimeter	\$20.00	1,000	lf	\$20,000.00		\$20,000.00
	General - Fencing - Decorative - South Campus Perimeter	\$55.00	160	lf	\$8,800.00	1	\$9,800.00
	General - Fencing - Chain Link - Hardscape to Field Separation	\$20.00	290	lf	\$5,800.00	1	\$5,800.00
	General - Signage - Marquee at South Entry	\$180,000.00	1	ea		2	\$180,000.00
	General - Signage - Wayfinding Campus Wide	\$0.48	45,600	sf		2	\$21,888.00
	General - Landscaping + Irrigation at South Entry - Opt 1	\$100.00	800	sf	\$80,000.00	1	\$80,000.00
	General - Planter Box Garden Expansion - Allowance	\$10,000.00	1	ls		2	\$10,000.00
	General - Relocate (E) Trash Enclosure to Food Service Entry	\$12.00	900	sf		2	\$10,800.00
	General - Shade Canopy Structure at Main Courtyard	\$50.00	2,500	sf		2	\$125,000.00
	General - Photovoltaic Panels/Service/Distribution at Shade Canopy Structure	\$500,000.00	1	ls		2	\$500,000.00
	General - Exterior Learning Areas	\$25.00	2,000	sf		2	\$50,000.00
	General - Stepped Seating at Main Courtyard	\$30.00	1,300	sf		2	\$39,000.00
	General - Roof Restoration - All Roofs	\$550,000.00	1	ls		2	\$550,000.00
	General - Repair Existing Concrete Perimeter Site Walls	\$9.00	12,786	sf		2	\$115,074.00
	General - Parking lot lighting	\$25,000.00	1	ls		1	\$25,000.00
	General - Storm Drain - Jet Blast Existing - Allowance	\$25,000.00	1	ls		2	\$25,000.00
	General - Storm Drain - Repair Existing as Required - Allowance	\$25,000.00	1	ls		2	\$25,000.00
	Access - Concrete Walk at accessible P.O.T.	\$3.75	20,000	sf	\$75,000.00	1	\$75,000.00
	Access - Asphaltic Concrete Paving at accessible P.O.T.	\$2.00	10,000	sf	\$20,000.00	1	\$20,000.00
Subtotal - Site Wide				\$209,600.00	\$1,676,762.00		\$1,886,362.00
Total - Site Wide				Phase 1 \$209,600.00	Phase 2 \$1,676,762.00		\$1,886,362.00
Allowance - Unforeseen Underground Utilities				\$10,000.00	\$10,000.00		
Allowance - Unforeseen Hazardous Materials Remediation				\$10,000.00	\$10,000.00		
Totals - Construction Cost Estimate				Phase 1 \$6,191,183.00	Phase 2 \$7,081,759.00		\$13,272,942.00
General Conditions / Overhead +Profit / Bonds + Insurance (20%)				\$1,238,236.60	\$1,416,351.80		
Escalation (3% annually)				Phase 1 (4.5%) \$334,323.88	Phase 2 (13.5%) \$382,414.99		
Total Project Cost Estimate (Includes Mark-ups + Escalation)				\$7,763,743.48	\$8,880,525.79		\$16,644,269.27

**JAMES MADISON ELEMENTARY SCHOOL
FACILITIES ASSESSMENT REPORT**



Building A – Exterior



Building A – Exterior



Building A – Exterior



Building A – Exterior



Building A – Exterior



Building A – Exterior



Building A – Exterior
ADA violation – Hi-Lo fountain



Building A – Exterior



Building A – Exterior



Building A – Exterior
ADA violation – Hi-Lo fountain



Building A – Exterior



Building A – Exterior

**JAMES MADISON ELEMENTARY SCHOOL
FACILITIES ASSESSMENT REPORT**



Building A – Exterior



Building A – Exterior



Building B – Exterior



Building A – Exterior



Building B – Exterior
Potential ADA violation –
grade



Building B - Exterior



Building A – Exterior



Building B – Exterior
ADA violation – Hi-Lo bubbler



Building B - Exterior



Building A – Exterior



Building B – Exterior



Building B - Exterior

**JAMES MADISON ELEMENTARY SCHOOL
FACILITIES ASSESSMENT REPORT**



Building C - Exterior



Exterior



Exterior



Building D - Exterior
Column/decking damage



Exterior



Exterior



Building D - Exterior



Exterior



Exterior
Curb damage



Exterior

**JAMES MADISON ELEMENTARY SCHOOL
FACILITIES ASSESSMENT REPORT**



Building A – Room 101



Building A – Room 106



Building A – Room 110



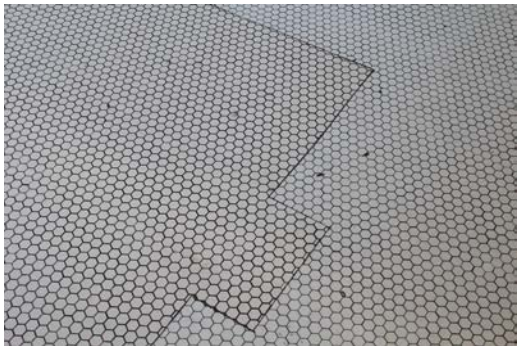
Building A – Room 101



Building A – Room 106



Building A – Room 110



Building A – Room 101
Mismatched flooring tiles



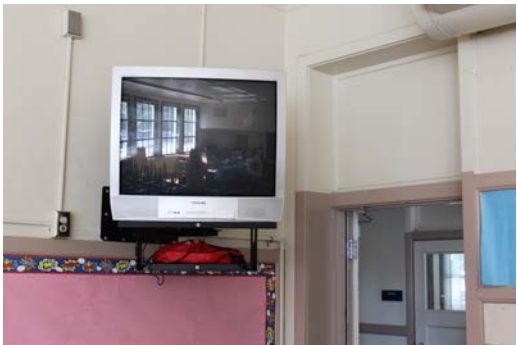
Building A – Room 106
Sprinkler/lighting overlapping



Building A – Room 110



Building A – Room 101
Mirror damage

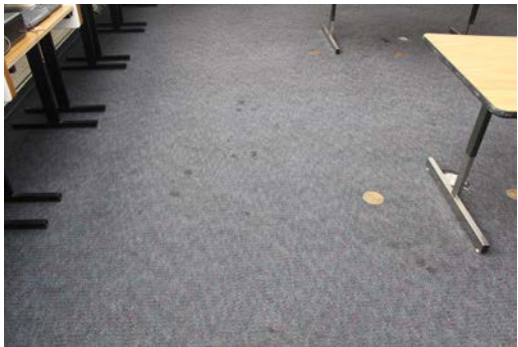


Building A – Room 106



Building A – Room 110

**JAMES MADISON ELEMENTARY SCHOOL
FACILITIES ASSESSMENT REPORT**



Building A – Room 110
Carpet damage



Building A – Room 110



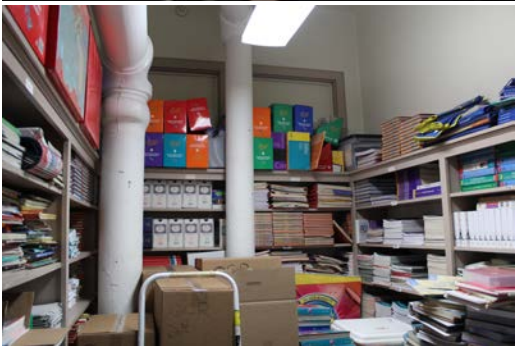
Building A – Room 110



Building A – Room 110



Building A – Room 110



Building A – Room 112
Excessive clutter –
Address programmatic need
For more storage



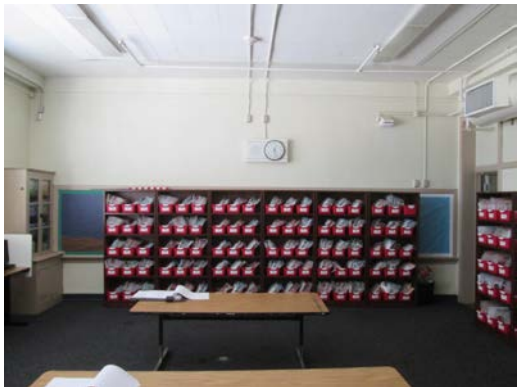
Building A – Room 110



Building A – Room 110
Ceiling damage



Building A – Room 112
Crisscrossing pipes
Relocate per mechanical



Building A – Room 110



Building A – Room 110



Building A – Room 113

**JAMES MADISON ELEMENTARY SCHOOL
FACILITIES ASSESSMENT REPORT**



Building A – Room 113



Building A – Room 114
Under stair



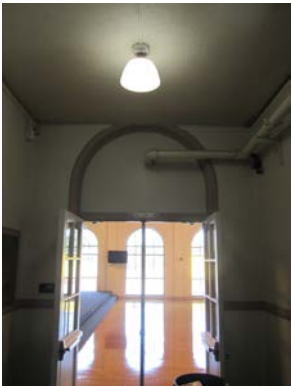
Building A – Room 115



Building A – Room 113



Building A – Room 114
Under stair



Building A – Room 115



Building A – Room 113



Building A – Room 114
ADA violation – Hi-Lo bubbler



Building A – Room 115
ADA violation – 4 in. max protrusion for fire extinguisher



Building A – Room 114



Building A – Room 114
ADA violation – Hi-Lo bubbler



Building A – Room 115

**JAMES MADISON ELEMENTARY SCHOOL
FACILITIES ASSESSMENT REPORT**



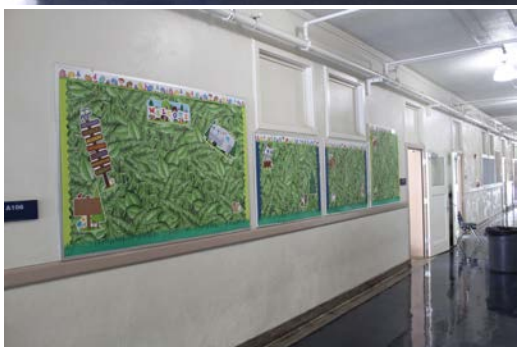
Building A – Room 115
ADA violation – 4 in. max
protrusion for fire extinguisher



Building A – Room 115
ADA violation – 4 in. max
protrusion for fire extinguisher



Building A – Room 115
ADA violation – Hi-Lo bubbler



Building A – Room 115
Closed clerestory windows



Building A – Room 115
ADA violation – Non-accessible
elevator



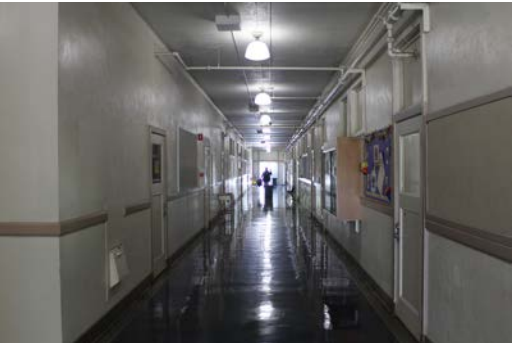
Building A – Room 115
Exposed wire pipe



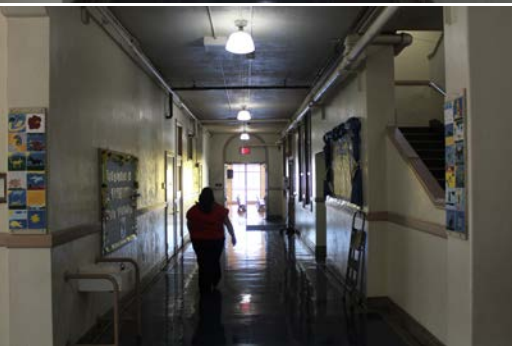
Building A – Room 115
Low light conditions



Building A – Room 115
Low light conditions



Building A – Room 115
Low light conditions



Building A – Room 115
Low light conditions



Building A – Room 115
Exposed wire pipe



Building A – Room 118

**JAMES MADISON ELEMENTARY SCHOOL
FACILITIES ASSESSMENT REPORT**



Building A – Room 118



Building A – Room 119



Building A – Room 119



Building A – Room 120



Building A – Room 120



Building A – Room 120



Building A – Room 120



Building A – Room 120
Electrical panel exposed



Building A – Room 121



Building A – Room 121
ADA violation – Hi-Lo bubbler

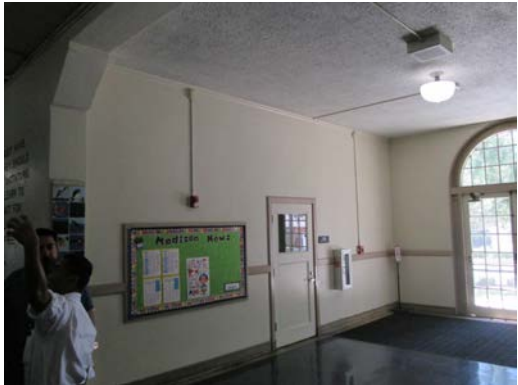


Building A – Room 121



Building A – Room 121

**JAMES MADISON ELEMENTARY SCHOOL
FACILITIES ASSESSMENT REPORT**



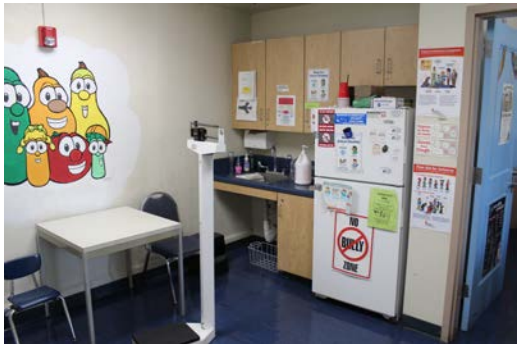
Building A – Room 121



Building A – Room 123
Fire alarm



Building A – Room 128
ADA



Building A – Room 122



Building A – Room 124
Flooring in poor condition



Building A – Room 128



Building A – Room 123



Building A – Room 124
Flooring in poor condition



Building A – Room 128
Tile flooring damage



Building A – Room 123



Building A – Room 126



Building A – Room 128

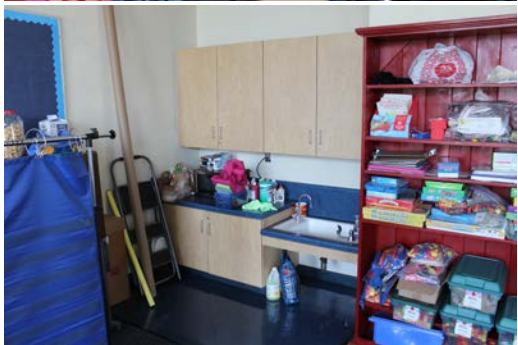
**JAMES MADISON ELEMENTARY SCHOOL
FACILITIES ASSESSMENT REPORT**



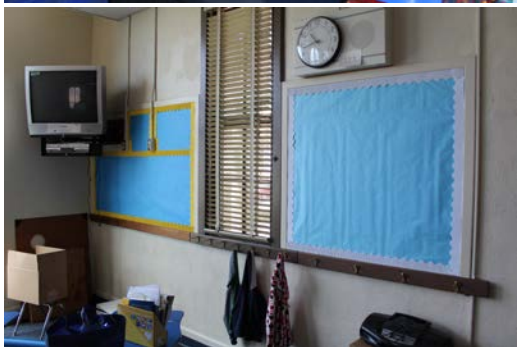
Building A – Room 128
Window cutting through A/V
and ceiling



Building A – Room 129



Building A – Room 129



Building A – Room 129



Building A – Room 130



Building A – Room 130



Building A – Room 130
ADA violation – door clearance



Building A – Room 132



Building A – Room 132



Building A – Room 132



Building A – Room 133

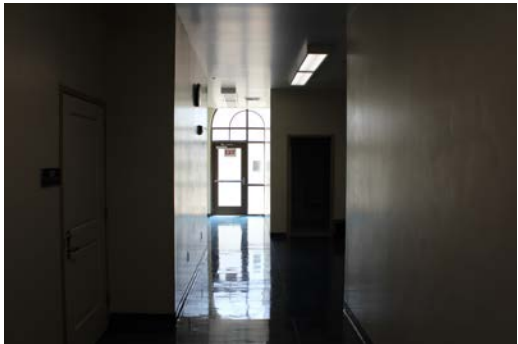


Building A – Room 133

**JAMES MADISON ELEMENTARY SCHOOL
FACILITIES ASSESSMENT REPORT**



Building A – Room 133



Building A – Room 134
Low light conditions



Building A – Room 136
ADA violation – ramp access



Building A – Room 136



Building A – Room 136



Building A – Room 136



Building A – Room 136



Building A – Room 136



Building A – Room 136



Building A – Room 136



Building A – Room 136
Ductwork/lighting



Building A – Room 136

**JAMES MADISON ELEMENTARY SCHOOL
FACILITIES ASSESSMENT REPORT**



Building A – Room 136



Building A – Room 136
ADA violation – exit fire line



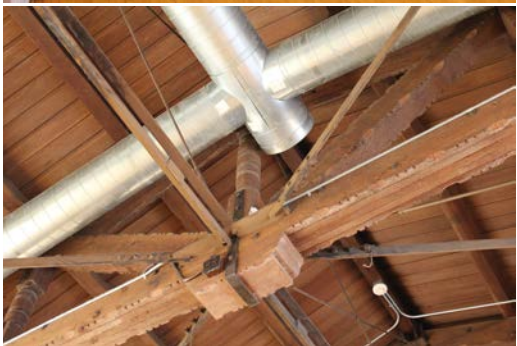
Building A – Room 136
ADA violation – wheelchair
lift used as storage



Building A – Room 136
Raised floor



Building A – Room 136
Raised floor



Building A – Room 136
HVAC noise



Building A – Room 136
HVAC noise



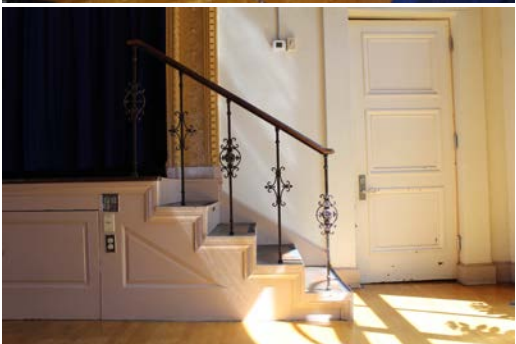
Building A – Room 136
Lighting rehab



Building A – Room 136
Low volt - fire line



Building A – Room 137
ADA violation – accessibility
and railing



Building A – Room 137
ADA violation - railing



Building A – Room 137
Stage lighting

**JAMES MADISON ELEMENTARY SCHOOL
FACILITIES ASSESSMENT REPORT**



Building A – Room 203
Low light conditions



Building A – Room 204
Sink damage



Building A – Room 204
Sink damage



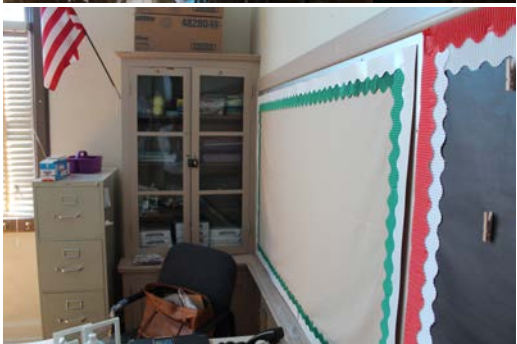
Building A – Room 204



Building A – Room 204



Building A – Room 204



Building A – Room 204



Building A – Room 204



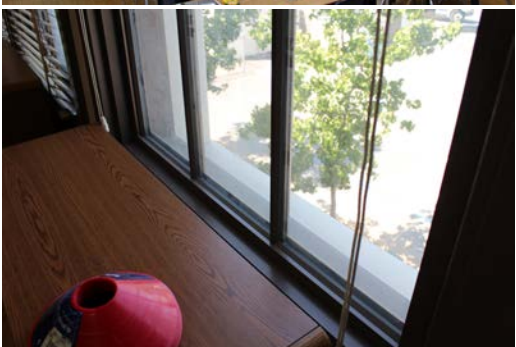
Building A – Room 205



Building A – Room 205
Damaged furniture



Building A – Room 205



Building A – Room 205
ADA violation – blocked window

**JAMES MADISON ELEMENTARY SCHOOL
FACILITIES ASSESSMENT REPORT**



Building A – Room 205
ADA violation – light switch height



Building A – Room 211



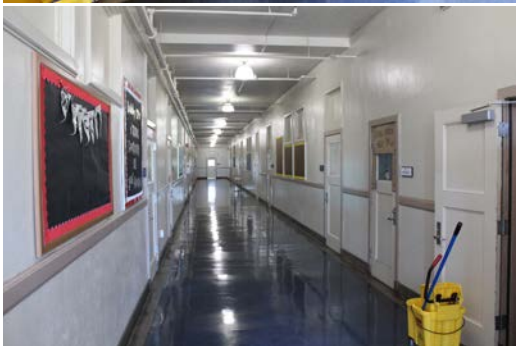
Building A – Room 211
Dated toilet partitions



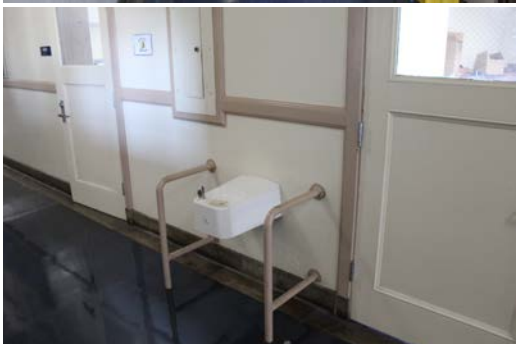
Building A – Room 212
ADA violation – 4 in. max
protrusion fire extinguisher



Building A – Room 212
ADA violation – Hi-Lo bubbler



Building A – Room 212



Building A – Room 212
ADA violation – Hi-Lo bubbler



Building A – Room 212
ADA violation – Hi-Lo bubbler



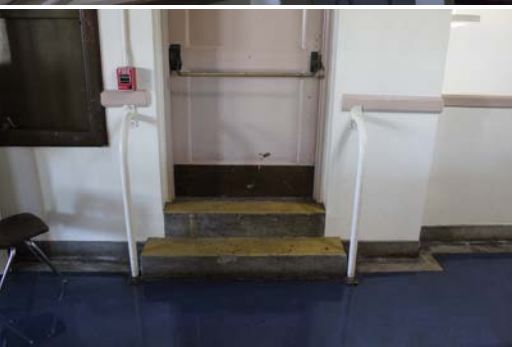
Building A – Room 214
ADA violation – Hi-Lo bubbler



Building A – Room 214
ADA violation – objects in aisle



Building A – Room 214
Exposed piping

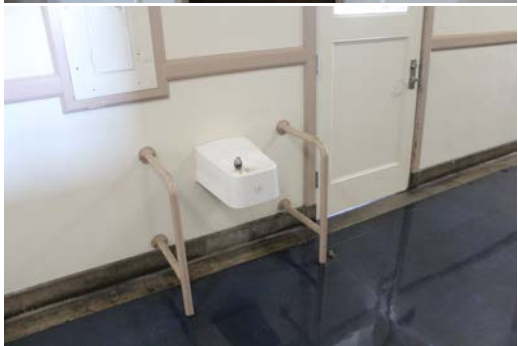


Building A – Room 214
ADA violation - accessibility

**JAMES MADISON ELEMENTARY SCHOOL
FACILITIES ASSESSMENT REPORT**



Building A – Room 214



Building A – Room 214
ADA violation – Hi-Lo bubbler



Building A – Room 215



Building A – Room 215
Damaged sink



Building A – Room 215
Dated casework



Building A – Room 215
Missing chalkboard



Building A – Room 215
Diffuser



Building A – Room 215



Building A – Room 215
Emergency exit



Building A – Room 219

**JAMES MADISON ELEMENTARY SCHOOL
FACILITIES ASSESSMENT REPORT**



Building B – Room 101



Building B – Room 101



Building B – Room 101



Building B – Room 101



Building B – Room 101
Floor drain unused



Building B – Room 101
Outdated casework



Building B – Room 101
Damaged wall



Building B – Room 102
Unfinished painting



Building B – Room 102
Unfinished painting



Building B – Room 103
ADA violation - accessibility



Building B – Room 103



Building B – Room 103

**JAMES MADISON ELEMENTARY SCHOOL
FACILITIES ASSESSMENT REPORT**



Building B – Room 103



Building B – Room 103



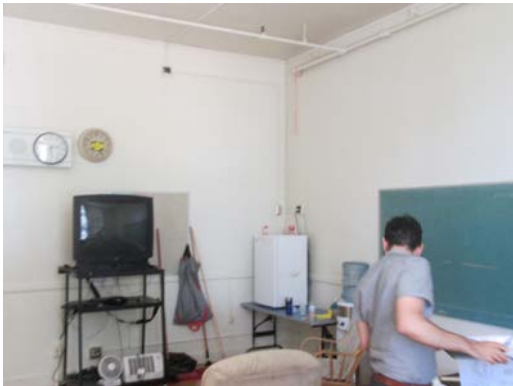
Building B – Room 103
Dated casework



Building B – Room 103
ADA violation – Door clearances



Building B – Room 103
ADA violation – Door clearances



Building B – Room 104
No air conditioning



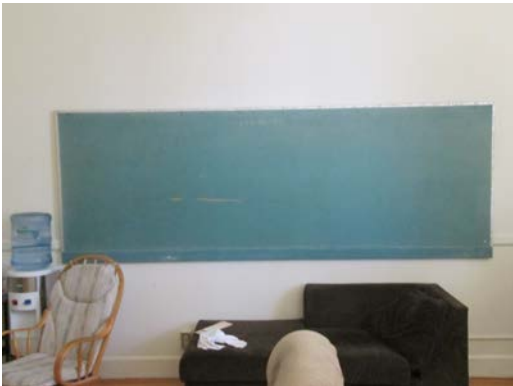
Building B – Room 104



Building B – Room 104



Building B – Room 104



Building B – Room 104

**JAMES MADISON ELEMENTARY SCHOOL
FACILITIES ASSESSMENT REPORT**



Building D – Room 101



Building D – Room 102



Building D – Room 104
Ceiling damage



Building D – Room 101



Building D – Room 102
Replace acrylic window



Building D – Room 104



Building D – Room 102



Building D – Room 104



Building D – Room 104



Building D – Room 102
Split ceiling tile



Building D – Room 104



Building D – Room 105

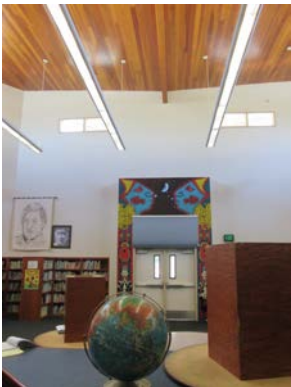
**JAMES MADISON ELEMENTARY SCHOOL
FACILITIES ASSESSMENT REPORT**



Building D – Room 105



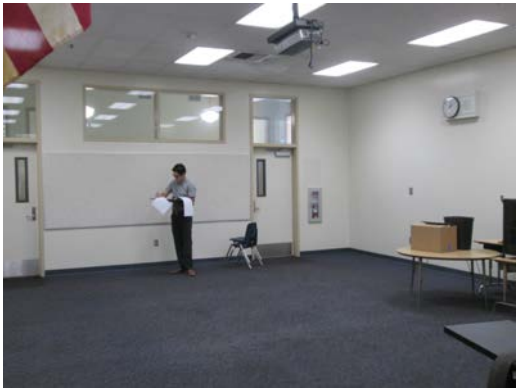
Building D – Room 107



Building D – Room 109



Building D – Room 106



Building D – Room 107



Building D – Room 109



Building D – Room 106



Building D – Room 109
Low hanging lighting
Replace per Electrical



Building D – Room 109



Building D – Room 106
Diffuser filter requires maintenance



Building D – Room 109
Low light conditions



Building D – Room 109

PASADENA UNIFIED SCHOOL DISTRICT

JAMES MADISON ELEMENTARY SCHOOL

FACILITIES ASSESSMENT REPORT



Building D – Room 109



Building D – Room 109



Building D – Room 109



Building D – Room 109



Building D – Room 109



Building D – Room 110



Building D – Room 109



Building D – Room 110



Building D – Room 110



Building D – Room 110
Carpet damage



Building D – Room 110
Ceiling tile damage

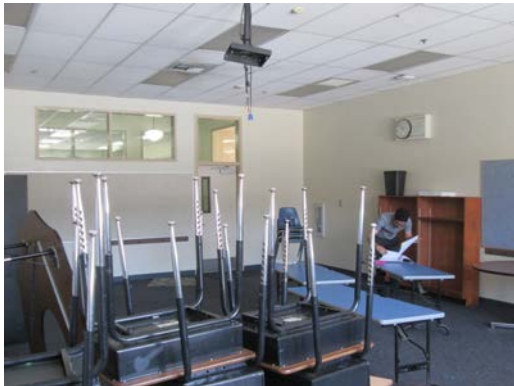


Building D – Room 110
Ceiling tile water damage

**JAMES MADISON ELEMENTARY SCHOOL
FACILITIES ASSESSMENT REPORT**



Building D – Room 112



Building D – Room 112



Building D – Room 112
Potential A/V upgrades



Building D – Room 113



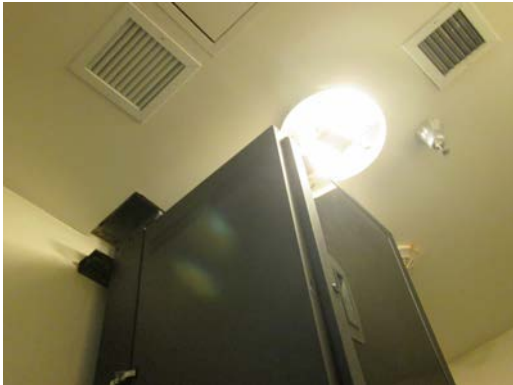
Building D – Room 114
ADA violation – sink fixture hardware



Building D – Room 115



Building D – Room 116



Building D – Room 117
Replace light fixture per Electrical



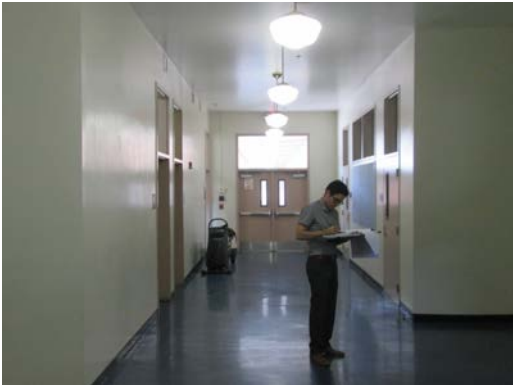
Building D – Room 119



Building D – Room 119

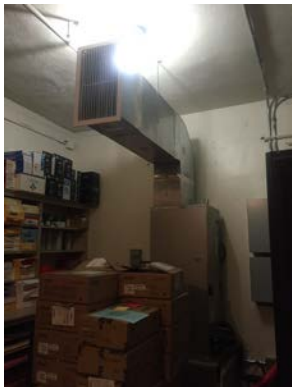


Building D – Room 119



Building D – Room 119

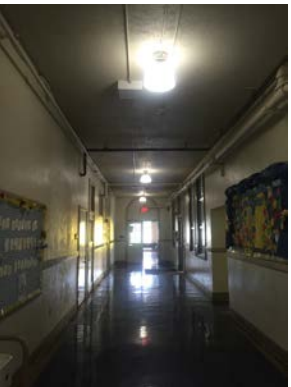
**JAMES MADISON ELEMENTARY SCHOOL
FACILITIES ASSESSMENT REPORT**



Building A – Room 113
DX fan coil installation



Building A – Room 101



Building A – Room 115
Replaced copper piping



Building A – Room 201
Missing insulation on fixtures



Building A – Room 103
Janitor closet water heater serving
mens restroom pipes uninsulated



Building A – Room 109
Staff women’s restroom missing
insulation on fixture



Building A – Room 201
Previously replaced urinals and
floor drain



Building A –
Leaking ceiling at 1st floor due to
issues with saw cut restroom on
second floor above



Building A –
Typical above ceiling 4-pipe fan
coil installation with showing HHW
piping and condensate
connections



Building A –
Compressed supply air flexible
connector



Building A – Room 111
Previously relocated floor drain

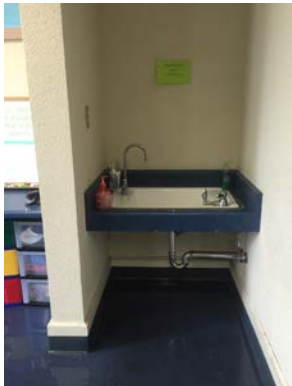


Building A –
Typical above ceiling 4-pipe fan
coil installation with vibration
isolation

**JAMES MADISON ELEMENTARY SCHOOL
FACILITIES ASSESSMENT REPORT**



Building A –
Typical above ceiling fan coil
access panel



Building A –
Typical classroom countertop
mounted sink



Building A –
Typical corridor mounted drinking
fountain



Building A –
Typical supply air ductwork



Building A –
Typical duct smoke detector
installation for units over 2000CFM



Building A –
Typical non-ADA thermostat
mounting height



Building A – 136
Auditorium ductwork



Building A – Exterior
Auditorium rooftop mounted AC
unit within 10 feet of roof edge



Building A – Auditorium
Rooftop mounted gas piping
sleeper attached with mastic



Building A – B01
Chemical pot feeders for heating
hot water and chilled water
systems

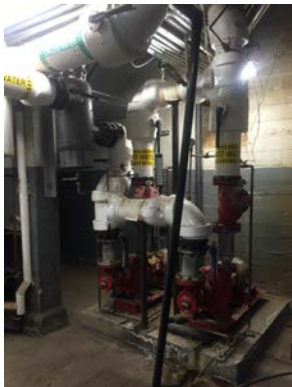


Building A – B01
Chilled water pumps and piping



Building A – B01
Heating hot water boilers and
piping

**JAMES MADISON ELEMENTARY SCHOOL
FACILITIES ASSESSMENT REPORT**



Building A – B01
Heating hot water pumps and
piping



Building A – B01
Failing boiler



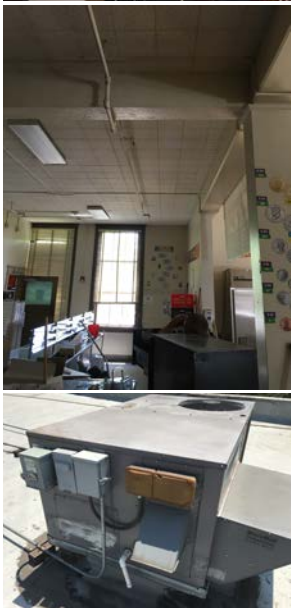
Building A – B02
Propped open electrical room fire
rated doors



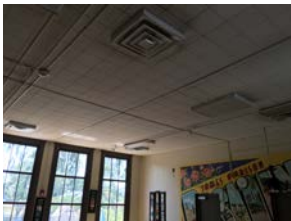
Building A – B02
Non operating exhaust fan



Building A
Typical classroom air distribution
with above ceiling fan coil



Building B – Room 101
Abandoned serving line



Building B – Room 101
Surface mounted air distribution
diffusers



Building B – Room 101
Typical non-ADA thermostat
mounting height



Building B – Exterior
Roof drain wire mesh cover and
built up surrounding grime



Building B – Room 103
Kitchen 3 compartment sink



Building B – Exterior
Kitchen exhaust fan serving hood
in kitchen

**JAMES MADISON ELEMENTARY SCHOOL
FACILITIES ASSESSMENT REPORT**



Building B – Room 103
Kitchen type 2 hood



Building D – Room 109
Library typical wall mounted air
distribution



Exterior –
Chiller installation at outdoor yard



Building B – Room 103
Kitchen typical ceiling mounted



Building A – Room B01
Water heater serving women’s staff
restroom and other spaces



Exterior –
Existing gas meter installation



Building D –
Typical classroom ceiling air
distribution



Building A – Room 215
Air distribution



Exterior –
Reduced pressure backflow
preventer



Building D – Room 109
Library thermostat control
installation



Exterior –
Chilled water piping installation at
outdoor yard



Building X –
Typical Andover controls
thermostat

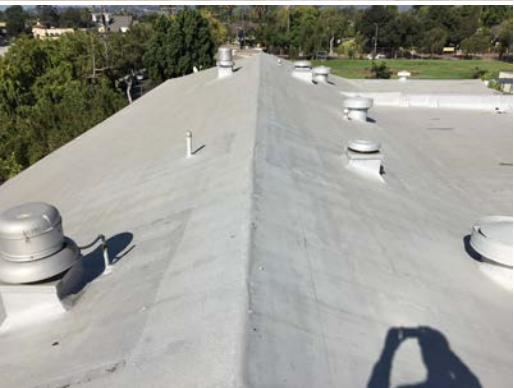
JAMES MADISON ELEMENTARY SCHOOL FACILITIES ASSESSMENT REPORT



**JAMES MADISON ELEMENTARY SCHOOL
FACILITIES ASSESSMENT REPORT**



Building A – Roof



Building A – Roof



Building A – Roof



Building A – Roof
Bubbling



Building A – Roof
Bubbling



Building A – Roof
Core sample



Building A – Roof
Vent damaged



Building A – Roof
Water accumulation



Building AB – Courtyard

Minutes

MEETING MINUTES

PROJECT: Madison Elementary Site Assessment/Programming/Master Plan

DATE: May 4th, 2016

TIME: 9am-11am

LOCATION: District Office, Hudson Ave

ATTENDEES:

NC Nelson Cayabyab, PUSD

LJ Leo Johnson, PJHM

AN Anson Rane, PUSD

JF Jessica Frazier, PUSD

JR Juan Ruelas, PUSD

JB James Bucknam, PJHM

MM Mason McCarthy, PJHM

GK George Kwiter, PUSD

KZ Kris Zazirski, PUSD

BM Brian McDonald, Ed. D., PUSD

ITEMS DISCUSSED

1. GENERAL

- a. Project is going for Board approval in June
- b. Minimal modernization work can be done on campus, due to limited budget, until further funding becomes available
- c. JF to review architects scope of work for Madison & Franklin ES needs assessment project
- d. NC mentioned making sure seismic upgrade analysis is mentioned in the needs assessment/facility replacement assessment plan
- e. AR to schedule contact with Madison M+O staff for consultant site analysis visits
- f. District mentioned a preference of having the needs assessment portion of the overall plan completed by end of July

2. PRINCIPAL + DISTRICT STAFF RECOMMENDATIONS

- a. Below is a list of recommendations made by JR for possible incorporation into the site assessment and ultimate modernization of Madison ES

1. GENERAL INFORMATION

- a) Currently 515 students, Pre-K, TK through 5th grade
- b) 20 Classrooms

Minutes

- c) 4-6 Classrooms currently utilized as LEARNs, Speech, and/or Occupational Therapist
- d) Measure Y – 2001 Modernization
- e) Measure T – 2010 Family Center

2. SITE

- a) Trash enclosure at northwest corner of site to be relocated closer to food service entry. PJHM to study validity of relocation
- b) ADA and entry upgrades to school south entrance
- c) Decorative fencing at campus perimeter, possible fencing between hardscape + field activities
- d) Marquee signage at school south entrance
- e) Replace wayfinding for entire campus

2. ACTION ITEMS

- a. PJHM to incorporate District recommended items into overall Assessment and Prioritization matrix.

5. Next Meeting

Agenda

PROJECT: James Madison Elementary School Assessment

DATE: September 27TH, 2016

TIME: 1:00pm-2:30pm

LOCATION: District Facilities Office, 740 Woodbury Rd

ATTENDEES:

Nelson Cayabyab, PUSD
Jessica Frazier, PUSD
James Bucknam, PJHM
Max Pajouhesh, PMPE M/P
Juan Ruelas, PUSD

Anson Rane, PUSD
Leo Johnson, PJHM
Young Nam, VCA Structural Engineers
Sam Mahdavian, FBA Electrical Engineers

AGENDA:

1. Introduction + Assessment Recap
2. Structural Prioritization Review
3. Mechanical / Plumbing Prioritization Review
4. Electrical Prioritization Review
5. Architectural / Civil Prioritization Review
 - a. Key Items
 - I. Accessibility + Entry
 - II. Restrooms
 - III. Food Service
 - IV. Classrooms + Corridors
6. Schedule Programming Meetings with District Staff (within one week)
 - a. Food Service
 - b. Maintenance + Operations (Electrical/Mechanical)
 - c. Grounds Facilities
7. Schedule Meeting to Discuss Costs and Schematic Layouts (two weeks time)
8. Deliverables Pending from District
 - a. Field Survey
 - b. Underground Utilities Survey
9. Franklin Elementary
10. Conclude

Minutes

MEETING MINUTES

PROJECT: James Madison Elementary School Assessment

DATE: September 27th, 2016

TIME: 1:00pm-2:30pm

LOCATION: District Facilities Office, 740 Woodbury Rd

ATTENDEES:

NC Nelson Cayabyab, PUSD

JB James Bucknam, PJHM

YN Young Nam, VCA Structural

SM Sam Mahdavian, FBA Electrical

AR Anson Rane, PUSD

LJ Leo Johnson, PJHM

MP Max Pajouhesh, PMPE Mech/Plum

ITEMS DISCUSSED

1. GENERAL

- a. PUSD is proceeding with the programmatic assessment, physical assessment, and ultimate phased master planning of James Madison Elementary School. It was discussed amongst the team this assessment would be a road map for allocation of remaining Measure TT funding and potential future bond monies. Currently Madison is allotted approx. \$2 million of Measure TT funds, and should be allocated in Phase 1 of the master plan. All additional scope above and beyond the \$2 million will be placed in Phase 2, under a separate A#. Structural, Mechanical, Plumbing, Electrical, Architectural and Civil disciplines presented their current findings. JB stated programmatic evaluation with site staff, and survey information is pending per the District, and will be included in the final report.

1. STRUCTURAL PRIORITIZATION REVIEW

- a) NY presented VCA's structural evaluation, which included the ultimate recommended need to seismically retrofit Building's A and B.
- b) NC requested VCA to provide a detailed seismic evaluation, including costing for voluntary seismic upgrades, to bring Building's A + B to within safe evacuation time periods. NC stressed the importance of student safety, and want's to make seismic upgrades a top priority, budget permitting.
- c) LJ stated in order to keep seismic retrofits to a 'voluntary' level, total cost of modernization must be <50% the total replacement cost of the building, and YN stated the total mass of structure must not rise more than 10%.
- d) YN stated without seismic retrofitting, the building is vulnerable.
- e) NC shared two prior seismic studies with PJHM and VCA. VCA to based their seismic studies on these documents. NC stated VCA to look into seismic zone, possible local fault lines, and any possible liquefaction.

2. MECHANICAL PRIORITIZATION REVIEW

Minutes

- a) MP presented PMPE's initial findings regarding Mechanical and Plumbing deficiencies.
- b) NC requested PMPE to look deeper into the actual functionality of M/P systems, and project costs and life cycle analysis, in order for the District to make educated decisions as to what should be modernized, and when.
- c) NC and MP agreed an underground utility survey is needed, including a pressure testing of the boiler lines and chilled water testing.
- d) MP mentioned hydronic control testing will be done.
- e) Classroom acoustical mitigation is also a large concern and will be further studied by MP.
- f) NC requested MP study possibility of connecting the remainder of the campus to the boiler system and remove package units, as a long term goal.

3. ELECTRICAL PRIORITIZATION REVIEW

- a) SM presented FBA's initial findings regarding Electrical deficiencies and recommendations.
- b) NC requested further study into programming needs, and how lighting layout should support alternative learning furniture layouts.
- c) NC asked whether or not replacement with LED lamps in existing ballasts is more efficient than a full replacement of fixtures with LED. SM stated it is ideal to replace the fixture itself, as any alterations to existing fixtures void warranties and provide untested light levels and energy usage. In some cases, such as the 2012 Family Center fixtures, it may be possible to replace the lamps only with LED, as these fixtures are fairly new.
- d) NC stated audio visual equipment within Auditorium should have full control, as well as an upgrade to the PA system.
- e) SM stressed lighting levels within the classrooms and corridors were lower than accepted by current code, and should be upgraded to pendant direct/indirect LED lighting. Exterior lighting, once night testing is conducted, will most likely need to be replaced.

4. ARCHITECTURAL + CIVIL PRIORITIZATION REVIEW

- a) JB + LJ presented PJHM's and SLR's initial findings regarding architectural and civil deficiencies, such as Accessibility, Entry, Restrooms, Food Service, Classrooms + Corridors, as stated in the current assessment report.
- b) Various main exits from multiple buildings, most importantly the main campus and Auditorium entry, are currently non-compliant, as well as cross slopes throughout the campus, and must be addressed in Priority 1.
- c) The team agreed the existing Auditorium main entry should be opened back up for the opportunity for full community usage. PJHM to study possibilities of restrooms within vestibule area.

2. ACTION ITEMS

- a. YN to provide a detailed seismic evaluation of Building's A + B, with costing, for PUSD's review.

Minutes

- b. MP to meet with James Vu and Chris Anderson of PUSD to coordinate mechanical system needs.
- c. SM + AR to meet at Madison to study night lighting.
- d. AR + PJHM to meet with District Food Service and grounds facilities staff to evaluate current assets.
- e. PJHM to provide schematic level layouts for Priority 1 items, as well as costing at the next District assessment meeting, preferably in two weeks time.

The Garland Company, Inc.

Roof Asset Management Program



Franklin and Madison

Prepared By
Sean Magee

Prepared For
Anson Rane

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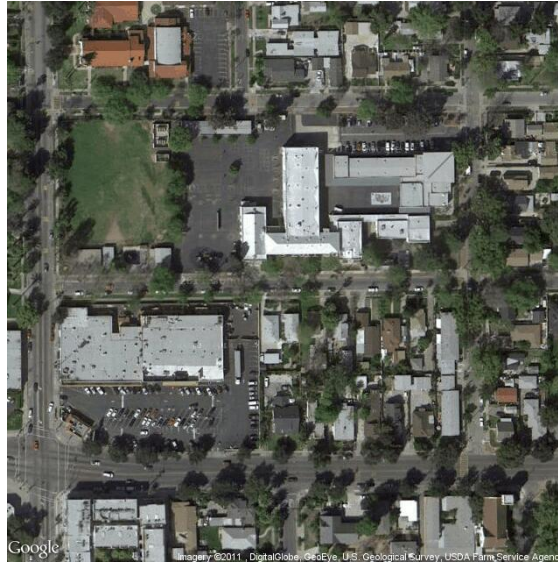
<i>Madison / Facility Summary</i>	3
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Facility Summary

Client: Pasadena USD

Facility: Madison



Facility Data

Address 1	515 east Ashtabula St
Address 2	-
City	Pasadena
State	CA
ZIP	91104
Type of Facility	School
Square Footage	8,502
Contact Person	Anson Rane

Asset Information

Name	Date Installed	Square Footage	Roof Access
All ModBit		48,926	Internal Roof Hatch
Childrens Center		-	
Classrooms 105/106	15 plus	5,254	Ladder Needed
Library	15 plus	3,248	Ladder Needed
Main Building		-	Internal Roof Hatch
Portable		-	



Construction Details

Client: Pasadena USD

Facility: Madison

Roof Section: All ModBit

Information

Year Installed	-	Square Footage	48,926
Slope Dimension	1/4:12-1:12	Eave Height	28'
Roof Access	Internal Roof Hatch	System Type	Modified Bitumen

Assembly

Roof #	Layer Type	Description	Attachment	R-Value	Thickness
1	System	Modified Bitumen	Hot asphalt	-	-

Details

Perimeter Detail	Parapet Wall, Drip Edge
Drain System	Internal Roof Drains, Scuppers
Coping Cap	Metal

Notes

Modbit over wood deck
A Building has henry's aluminized coating -32,754 sqft
D Building is granulated capsheet - 16,172 sqft
Internal Drains and through wall scuppers
No Coping cap on building A
Coping cap on building B parapet walls
1/4:12 slope-1:12 slope
28' roof height
Roof hatch ladder doesn't reach the roof hatch
Mole runs and blisters need to be repaired
Holes in capsheet on parapet wall need to be repaired
Recommend - Restoration
Need to use Energizer LO on building A due to aluminized coating.





Inspection Report

Client: Pasadena USD

Facility: Madison

Report Date: 09/07/2016

Roof Section: All ModBit

Inspection Information

Inspection Date	09/07/2016	Core Data	Yes
Inspection Type	Core Analysis	Leakage	Yes
Deck Conditions	Fair		

Flashing Conditions

Perimeter	Poor	Wall	Fair
Projections	Poor	Counterflashing	Poor

Miscellaneous Details

Reglets	-	Debris	No
Control Expansion Joints	-	Ponding Water	Minor
Parapet Wall	Poor	Coping Joints	-

Perimeter

Rating	Poor
Condition	

Field

Rating	Poor
Condition	Moleruns and blisters

Penetrations

Rating	Poor
Condition	

Drainage

Rating Fair

Condition Minor ponding around drain areas.

Overall

Rating Poor

Condition Capsheet core is still semi-pliable.
Roof is starting to fail around penetrations, parapet walls and small areas in the field.



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26

Roof hatch ladder should be extended all the way to the roof hatch for safety.



Photo 27



Photo 28



Photo 29



Photo 30



Solution Options

Client: Pasadena USD

Facility: Madison

Roof Section: All ModBit

Restore Options

Solution Option:	Restore	Action Year:	2016
Square Footage:	48,926	Expected Life Years:	10
Budget:	\$500,000.00		

1. Repair all imperfections in the roof system such as blisters, mole runs, splits, and tears with a three course application of Green Lock VOC moisture cured mastic and Garmesh.
2. Reinforce all base flashings by torch applying StressPly IV mineral Torch LEED MR 4 recycled content 15% percent pre-consumer and .5% post consumer. UL Environment Certified. For new curbs apply HPR Torch base sheet and then apply Stressply IV mineral over an approved torchable insulation or surface.
3. Power wash entire roof surface with TSP or simple green.
4. For emulsion aluminized roofs (A Buildings) Apply Energizer LO at 2 gallons per square. For cap sheet roof sections (D Buildings) Energizer LO in not applicable.
5. Apply White Star Polyurea with 3/8 inch A-1 Grit Glacier White Gravel; SRI 112, LEED MR 5 Regional Resource, LEED SS 7.2 Heat Island Effect, LEED EA1 Optimize Energy performance



Facility Summary

Client: Pasadena USD

Facility: Franklin

Facility Data

Address 1	527 W. Ventura
Address 2	-
City	Alta Dena
State	CA
ZIP	91001
Type of Facility	School
Contact Person	Anson Rane

Asset Information

Name	Date Installed	Square Footage	Roof Access
All Gravel		9,242	Ladder Needed
All ModBit		44,446	Ladder Needed
Cafeteria		-	



Construction Details

Client: Pasadena USD

Facility: Franklin

Roof Section: All Gravel

Information

Year Installed	-	Square Footage	9,242
Slope Dimension	1/4:12	Eave Height	10'
Roof Access	Ladder Needed	System Type	Gravel Surface BUR

Assembly

Roof #	Layer Type	Description	Attachment	R-Value	Thickness
1	System	Gravel surface BUR	Hot asphalt	-	-

Notes

Gravel roof over wood deck
1/4:12 slope
11' roof at cafeteria
significant damage to wood beams in various locations due to leakage
Very busy canopy with conduit
Bellow style expansion joint is cracked
Lights under canopy need to have proper jacks installed
Extreme tree debris on roof at South canopy

Recommend - Re-roof





Inspection Report

Client: Pasadena USD

Facility: Franklin

Report Date: 09/07/2016

Roof Section: All Gravel

Inspection Information

Inspection Date	09/07/2016	Core Data	No
Inspection Type	Visual Inspection	Leakage	Yes
Deck Conditions	Failed		

Flashing Conditions

Perimeter	Failed	Wall	Fair
Projections	Failed	Counterflashing	Failed

Miscellaneous Details

Reglets	-	Debris	Yes
Control Expansion Joints	Failed	Ponding Water	Moderate
Parapet Wall	-	Coping Joints	-

Perimeter

Rating	Failed
Condition	

Field

Rating	Poor
Condition	

Penetrations

Rating	Failed
Condition	

Drainage

Rating Poor

Condition

Other

Rating Failed

Condition Damaged deck and support beams.

Overall

Rating Failed

Condition Major leak issues under roof.
Damaged wood decking and support beams.
Failed electrical jacks on roof.



Photo 1

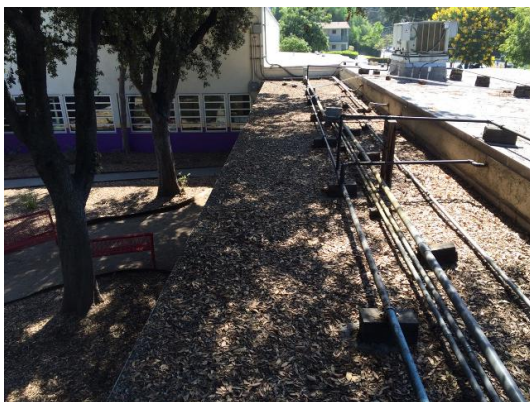


Photo 2



Photo 3



Photo 4



Photo 5

This modbit patch was a repair a few years ago where a vent pipe was kicked out and there was a hole leaking straight through to the kitchen.



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Solution Options

Client: Pasadena USD

Facility: Franklin

Roof Section: All Gravel

Repair Options

Solution Option:	Repair	Action Year:	2016
Square Footage:	9,242	Expected Life Years:	1
Budget:	\$50,000.00		

1. Remove roofing above any damaged wood deck areas.
2. Repair wood deck.
3. Install red-rosin, Stressbase 80 and StressPly Plus FR mineral with a flood coat of gravel.
4. Replace all galvanized jacks with zinc jacks and flash in with Stressbase 80 and StressPly Plus FR mineral with a flood coat of gravel.

Replace Options

Solution Option:	Replace	Action Year:	2016
Square Footage:	9,242	Expected Life Years:	30
Budget:	\$175,000.00		

1. Remove existing roof.
2. Repair damaged deck/supports
3. Install mechanically red rosin and Type II base sheet
4. Install in hot asphalt Stressbase 80 and Stressply Plus FR Mineral with a flood coat of gravel.
5. Install metal drip edge and flash in.



Construction Details

Client: Pasadena USD

Facility: Franklin

Roof Section: All ModBit

Information

Year Installed	-	Square Footage	44,446
Slope Dimension	1:12	Eave Height	16'
Roof Access	Ladder Needed	System Type	Modified Bitumen

Assembly

Roof #	Layer Type	Description	Attachment	R-Value	Thickness
1	System	Modified Bitumen	Hot asphalt	-	-

Details

Perimeter Detail	Drip Edge
Flashing Material	Modified Membrane
Drain System	External Rainwater Guttering
Coping Cap	Metal

Notes

Modbit roof sections over wood deck
1/4:12 - 1:12
Cafeteria 16' at top of parapet wall
Capsheet on all roofs is delaminating with areas of alligating
Flashing on walls and curbs is alligating vertical lapseams on curbs are failing
Excessive tree debris on South roofs
Capsheet failing at the drip edge in various locations
Penetrations have mastic repairs due to leakage
Cracking around rooftop vents

Recommend -Restore all modbit roof sections
Repair at the minimum





Inspection Report

Client: Pasadena USD

Facility: Franklin

Report Date: 09/07/2016

Roof Section: All ModBit

Inspection Information

Inspection Date	09/07/2016	Core Data	Yes
Inspection Type	Core Analysis	Leakage	No
Deck Conditions	Fair		

Flashing Conditions

Perimeter	Failed	Wall	Fair
Projections	Failed	Counterflashing	Poor

Miscellaneous Details

Reglets	Fair	Debris	Yes
Control Expansion Joints	-	Ponding Water	-
Parapet Wall	Fair	Coping Joints	Poor

Perimeter

Rating	Failed
Condition	

Field

Rating	Poor
Condition	

Penetrations

Rating	Failed
Condition	

Drainage

Rating Fair

Condition

Overall

Rating Poor

Condition Capsheet is delaminating.
Alligatoring flashings.
Penetration flashings are failing.
Perimeter of roofs are failing in several locations.



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24

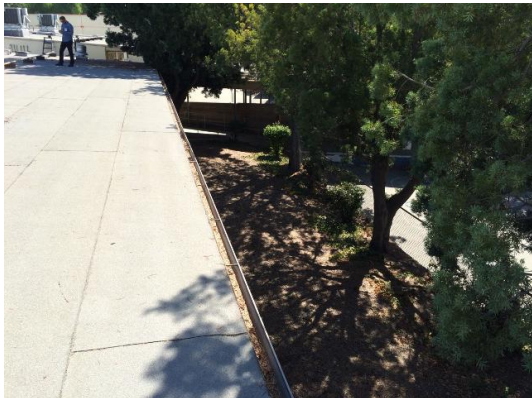


Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39

April 13, 2017

Agenda Item III.
I

Pasadena Unified School District Board of Education

Presented by Nelson Cayabyab Chief of Facilities



PASADENA UNIFIED SCHOOL DISTRICT

Our Children Learning Today Leading Tomorrow 우리 아이들 오늘 배우고 내일 선도한다 我们的孩子 今天学习知识 明天主导未来
Մեր Զաւակները Կուսանին Այսօր Կառաջնորդեն Վաղը Nuestros Niños estudiantes hoy mañana líderes
我们的孩子 今天学习知识 明天主导未来 Our Children Learning Today Leading Tomorrow 우리 아이들 오늘 배우고 내일 선도한다
Nuestros Niños estudiantes hoy mañana líderes Մեր Զաւակները Կուսանին Այսօր Կառաջնորդեն Վաղը

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- Education Master Plan to Facilities Master Plan Study Session
- Education Master Plan to Facilities Master Plan Outline (5-yr Master Plan)
- Capacity Study/Current Enrollment
- MTT Expenditures (List project priorities)
- Feasibility Study Results & Format
- Future Bond When, AV, PAR Value and timeline
- Tools in Creating a Facilities Master Plan
- Next Steps from now to FY 2020

A Report to Inform the Educational Master Plan for Pasadena Unified School District

September 2016

Education Master Plan 2016 to Facilities Master Plan



Executive Summary

The journey begins with the end in mind – the vision of the optimal future of the PUSD

We are the first choice in education for families and students who value academic excellence, innovation, and diversity in programs and students. We will maximize our fiscal, human and community resources to prepare our students today for the opportunities of tomorrow, provide a supportive environment, cultivate individual abilities and talents, graduate our students ready for college and career success, enable our students to be responsible and productive citizens, and become the employer of choice.

The beginning of the journey

This Educational Master Plan first grew out of the work of a committee convened in 2014-15 to go beyond aligning the three legs of facilities master planning (Programs, Facilities, and Demographics) to focus on three essential areas and questions below:

- **Equity** – how do we integrate students from all sub groups; create equity of programs across the district for all students; and strengthen all schools' core academic offerings (yet offer distinctive programs)?
- **Access for all students** – Open enrollment vs. Neighborhood Schools – where on the continuum do we want to be?
- **Quality learning environment and sustainable campuses** – what is the appropriate/sustainable school size?

A Master Planning Team was then given a scope of work to develop a clear vision for the above, measure and analyze data related to current realities and stated priorities of the Board, and to direct staff to develop plans and processes to meet these priorities as well as design an effective monitoring and evaluation system to ensure their efficient implementation. This Educational Master Plan presented here in 2016 represents a distillation of the work to date and consists of three components.

1. **The Educational Master Plan Report** - lays out seven recommendations as well as research, data, study findings, survey results, and stakeholder input to provide the context for decision-making and strategic planning moving forward. The report lays out the ideals and values of the PUSD, from Instructional Design to its Graduate Profile to its Strategic Plan.
2. **The Road Map** is a five-year implementation plan for achieving the strategic directives and goals of the PUSD, informed by the recommendations of the EMP
3. **The Educational Specifications** delineate guidelines for facilities that meet the recommendations outlined in EMP report

LEARNING AND CULTURE

- 1 To ensure that students learn in meaningful and active ways, the District will provide caring, engaging, and challenging experiences for every student, every day, in partnership with families and the community.
- 2 To ensure that every school and classroom meets the challenges of 21st-century learning, the District will recruit, place, and retain teachers and leaders with exceptional qualifications, sustaining them through professional development linked to teacher performance standards, student data, and community needs.

- Make sure each student is known well by at least one adult, in a school culture of shared expectations for deeper learning.
- Encourage dynamic programs of study that integrate academic disciplines, focus on solving authentic problems, and feature projects relating to students' communities and interests.
- Build a managed curriculum across grade levels, aligned with national standards like the Common Core and Next Generation Science Standards.
- Integrate school learning with the larger world through partnerships, fieldwork, service learning, and student internships.
- Use formal and informal opportunities to draw students into the discourse on school improvement and involve them in community affairs.
- Integrate English language learners in challenging academic courses, whether in Dual Language Immersion Programs or English-only classes.
- Create a class assignment process in all District schools that increases opportunities for students to communicate, collaborate, and solve problems with genuinely diverse peers.
- Encourage and reward schools that assign students to heterogeneous groups and that train teachers to address learner variability through differentiated instruction.
- Include students with identified special needs in mainstream classes, with appropriate assistance from licensed teachers.
- Align budgets strategically with the priorities that emerge.
- Align curriculum and instruction to achieve coherence across classrooms and grade levels, while meeting agreed-upon standards.
- Form professional learning communities and enhance existing ones.
- Conduct instructional rounds as a means of improving professional practice.
- Schedule time for teachers to collaborate during the school day.
- Co-locate teachers who share students to foster collaboration.
- Provide teachers with training in project-based learning to support the Graduate Profile outcomes.
- Align budgets strategically with the priorities that emerge.



Education Master Plan to Facilities Master Plan FY-2017

- 3 To meet the social, emotional, and academic needs of widely variable learners, the District will provide robust supports for the development and well-being of all students, at risk or not.

- 4 To harness and organize the energies and resources of its community partners, the District will ensure that all its divisions collaboratively develop, align, coordinate, and routinize effective practices to support the needs of all students.

LEADERSHIP

- Retool and align school and community safety among all students and staff.
- Educate teachers and families on competencies, and environmental potential, as individuals and in communities.
- Teach students how to acquire attitudes, and skills necessary to set and achieve positive goals, maintain positive relationships.
- Cultivate systems that link inside and outside school, and ensure between teachers, support staff.
- Include all students fully in the accommodate their differences.
- Partner with the cities of Pass provide free early childhood in income families, with the goal of third grade.
- Add more Healthy Start program.
- Develop a "parent university" development, engage parents assist families in preparing for families with educational needs and opportunities.
- Align budgets strategically with

- 5 To facilitate the necessary management supports for high-performing learning communities, the District will review and revise its communication mechanisms with school sites regarding such fundamental services as operations, maintenance, and budget.

- Upgrade all communication technology to a common platform that has proved itself reliable and user-friendly in comparable school districts.
- Centralize and streamline the District's process of supplying goods and services to its schools.
- Centralize and streamline the process by which PUSD schools request and receive maintenance of their facilities and systems.
- Hire a Director of School Transformation.
- Align budgets strategically with the priorities that emerge.

- 6 To ensure that no PUSD student lacks access to a high-quality learning environment, the District will improve its open-enrollment process.

- Analyze the information gathered by Davis Demograph open enrollment, including the distribution of students low-income and higher-income families in PUSD schools.
- Address the causes of parent concerns regarding their as shown by 2016 survey data from Goodwin Simon S Research, and attend to disparities expressed by respect different race, ethnicity, and income levels.
- Use data to strengthen potential feeder patterns and provide so families can more easily see coherent K-12 pathways.
- When elementary schools in a neighborhood show signs of improvement, prioritize supports to transform underperforming and high schools in geographical proximity.
- Address inequities in access to transportation by study families choose schools outside of their neighborhood partnerships with local public transportation systems.
- Take steps to augment the (already increasing) number of district students choosing to enroll in PUSD schools, a schools near major transportation routes such as the rail lines.
- Ensure support for unique academic programs not filled either through recruitment to increase enrollment or by substantial state assistance.
- Focus on improving middle and high schools, the level parents report the least satisfaction and students least pursue other educational options.
- Develop a plan and timeline for selection, startup, and PUSD "innovation schools" to exemplify and demonstrate research on 21st-century learning environments.
- Align budgets strategically with the priorities that emerge.

FACILITIES

- 7 To propel all teachers and students toward high performance in a changing world, the District will upgrade facilities to provide the spaces and technological infrastructures capable of connecting people as learners and leaders.

- Use the District's Guiding Principles in conducting facilities audits of all District schools.
- Audit the facilities of schools with signature programs to determine whether their campuses support their educational goals.
- Audit the conditions of current facilities with intended educational programs in mind.
- Adopt the proposed revised Educational Specifications for new school facilities.
- Act on the recommendations included in the District's 2014-17 Technology Plan.
- Prioritize frequent and inclusive communication with voters about PUSD successes and needs, in order to build support for future bond measures.
- Fund and conduct study tours in which educators, facilities staff, and community stakeholders visit exemplary K-12 campuses designed to support 21st-century learning.
- Engage in vigorous educational planning to help prioritize capital expenditures.
- Consider the sale or lease of the current District offices and relocation of District leaders into spaces in undersubscribed schools.
- Balance the need for facilities improvements with the educational needs of schools and communities.
- To ensure the wise use of public funds, pay particular attention to undersubscribed schools and consider closure only after diligent study.

- During the 2016-17 school year, review the improvement strategies in underperforming and undersubscribed schools, and determine if any schools need to be closed or consolidated.
- Provide a Facilities Master Plan that spells out the necessary improvements to bring PUSD schools into the 21st century.



Site Programs

A Report to Inform the Educational Master Plan for Pasadena Unified School District

September 2016



Programs by Site

Tier I Schools	
School Name	Programs
Altadena	Inclusion and in 17-18 DLIP French
Cleveland	STEAM Focus (Wednesday Science/Caltech Partnership, Education Through Music-LA), Therapeutic Class, ETK: Early Transitional Kindergarten, STEM Physical Education
Eliot MS	VAPA (Visual and Performing Arts) Magnet School
Jackson	DLIP Spanish STEM Magnet (STEAM focus) Caltech Partnership Garden School Foundation
Madison	Neighborhood School
Washington MS	STEAM Magnet
Tier II Schools	
School Name	Programs
Blair	IB; Health Careers Academy (HCA); DLIP Spanish, AP offerings and Dual Enrollment with PCC
Don Benito ES	Neighborhood
Field	DLIP Mandarin
Hamilton	Leadership Focused Math, Science and Technology Academy
J. Muir High	Arts, Entertainment, Media Academy (AEM); Business & Entrepreneurship Academy (BE); Engineering & Environmental Sciences Academy (EESA); Dual Enrollment/Early College w/ PCC

Site Programs

A Report to Inform the Educational Master Plan for Pasadena Unified School District

September 2016



Programs by Site

Linda Vista ES	NA
Longfellow	Neighborhood, Harmony Project, Caltech Affiliate
Marshall Fundamental	Pre-AP; Academy for Creative Industries (ACI); AP offerings, Dual Enrollment with PCC
McKinley	Arts Focus Early Transitional Kindergarten and Transitional Kinder. Vanguard- Personalized Learning Platforms Institute for Educational Advancement (GATE) English Language Classes for Adults
Norma Coombs Alternative	Reading
Pasadena High	Creative Arts, Media & Design Academy (CAMAD); Law & Public Service Academy (LPS); APP Academy; AP offerings and Dual Enrollment with PCC
San Rafael	DLIP Spanish
Sierra Madre Elementary	Visual and Performing Arts Focus STEAM focus Blended Inclusion Model Math Academy(5th grade) Writer's Workshop Pilot School for 2017-2018 ?
Sierra Madre MS	Robotics Visual and Performing Arts Mandarin Dual Language Immersion Program Expanded Special Academic Instruction Program Math Academy
Washington ES	STEM Magnet
Webster	Modified Inclusion Model; Music Through Education-LA; Instrumental Music (3-5); After -School student enrichment classes
Willard	International Baccalaureate

Facilities Master Plan – Goals to the next 5 to 10 years

Facilities, Planning + Construction

District Goals for Facilities Master Plan

- The District's intent for the Facilities Assessment Report is to evaluate physical assets to provide a master plan laying out physical and educational goals for multiple campuses throughout the District over the next 5-10 years. This master plan is in conjunction with the PUSD Educational Master Plan. Higher student enrollment and retention, smaller class sizes, and campus safety are of primary concerns to be addressed.

Facilities Master Plan Outline

Facilities, Planning + Construction

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 - B. Background
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 - A. PUSD 2016-2020 Strategic Plan
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 - D. 2015-2016 Parent Survey
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 - F. Upcoming Signature Programs
- III. Priorities and Future Site Work
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Facilities Master Plan Outline continued

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- VI. District Business Plan and Future funding Sources
- VII. Facilities Replacement Plan
- VIII. Appendices
 - A. Exhibit A: Project Front Ends
 - B. Exhibit B: Project Surveys
 - C. Exhibit C: Project conceptual
 - D. Exhibit D: Project Assigned to MTT and Next Bond
 - E. Exhibit E: Preliminary Endangerment Assessments
 - F. Exhibit F: ADHERA Reports
 - G. Exhibit G: IT District Standards
 - H. Exhibit H: District Procurement and Bidding Standards
 - I. Exhibit I: CEQA & Environmental Reports

MTT Funds Expenditure Matrix

FY 2009 to March 15, 2017

Measure TT Expenditures To-Date as of 03-15-17

Project	Total	Sum of Expenditures - Fund 21.1 (Measure TT)										
		Warrant FY										
		2009	2010	2011	2012	2013	2014	2015	2016	2017	(blank)	
(UnRestricted Resource)	\$ 1,471,308.17	\$ 206,318.65	\$ 920,925.83	\$ 332,438.89	\$ 11,825.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Altadena Addition of 3 Shade Structures	\$ 77,236.68	\$ -	\$ 77,236.68	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Altadena Modernization	\$ 10,195,154.39	\$ -	\$ 418,418.84	\$ 269,735.25	\$ 89,532.08	\$ 132,389.53	\$ 5,350,848.03	\$ 3,623,048.07	\$ 210,456.69	\$ 90,120.53	\$ 10,605.37	\$ -
Blair HS 9th Grade CR Wing Seal-Off	\$ 1,126,069.48	\$ -	\$ 339,286.50	\$ 594,142.17	\$ 190,125.81	\$ 2,515.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Blair HS Main Building Modernization	\$ 2,622,342.82	\$ -	\$ 294,618.34	\$ 386,126.68	\$ 139,939.93	\$ 174,034.90	\$ 115,413.12	\$ 381,228.59	\$ 345,673.43	\$ 787,527.68	\$ 17,782.15	\$ -
Blair HS Water Meter Separation	\$ 20,710.00	\$ -	\$ -	\$ 20,710.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Blair Middle School Campus	\$ 13,870,823.51	\$ 200.00	\$ 3,246,835.42	\$ 8,338,790.51	\$ 2,227,288.82	\$ 47,455.05	\$ 10,253.71	\$ -	\$ -	\$ -	\$ -	\$ -
Burbank Electrical Panel Upgrade	\$ 87,606.37	\$ -	\$ 80,114.77	\$ 7,491.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Burbank Lunch Shelter & Renovation (Plumbing / ADA)	\$ 13,553.15	\$ -	\$ 3,336.16	\$ 10,216.99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Burbank Lunch Shelter / Renovation	\$ 163,721.18	\$ -	\$ 163,721.18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Burbank Modernization (Kitchen / Cafeteria / Lunch Shelter)	\$ 195,478.36	\$ -	\$ 88,701.70	\$ 106,025.16	\$ -	\$ -	\$ -	\$ 751.50	\$ -	\$ -	\$ -	\$ -
Burbank Renovation & Lunch Shelter	\$ 744,672.56	\$ -	\$ -	\$ -	\$ 154,834.99	\$ 227,243.74	\$ 500.00	\$ 25,352.67	\$ 70,535.47	\$ 139,666.15	\$ 126,539.54	\$ -
Burbank Renovation of Hodges	\$ 1,295.00	\$ -	\$ -	\$ -	\$ -	\$ 1,295.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cleveland Kitchen Modernization	\$ 107,444.75	\$ -	\$ -	\$ 37,628.00	\$ 5,220.00	\$ 28,266.68	\$ 900.00	\$ 14,586.23	\$ 17,380.96	\$ 1,820.00	\$ 1,642.88	\$ -
Cleveland New Classroom Wing & Modernization	\$ 4,594,036.57	\$ -	\$ 273,970.15	\$ 18,405.72	\$ 618,196.08	\$ 3,017,289.05	\$ 665,158.17	\$ 1,017.40	\$ -	\$ -	\$ -	\$ -
District-Wide Bogen Clock Speaker System	\$ 1,436,404.96	\$ -	\$ 1,436,404.96	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
District-Wide CTE Projects	\$ 3,053,374.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,237,618.91	\$ 984,504.47	\$ 808,611.79	\$ 20,710.75	\$ 1,928.58	\$ -
District-Wide Energy Conservation Measures	\$ 4,990,490.51	\$ -	\$ 3,321,694.80	\$ 1,615,374.66	\$ 52,443.75	\$ 977.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
District-Wide E-Rate	\$ 5,293,677.52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,803,128.77	\$ 226,646.55	\$ 263,902.20	\$ -
District-Wide Exterior Improvements	\$ 3,154.30	\$ -	\$ 3,154.30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
District-Wide Priority 0 HVAC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
District-Wide Roofing	\$ 91,966.00	\$ -	\$ -	\$ -	\$ -	\$ 27,000.00	\$ 63,176.00	\$ 1,790.00	\$ -	\$ -	\$ -	\$ -
District-Wide Technology Modernization	\$ 3,075,433.52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,503,184.87	\$ 1,813,665.09	\$ (241,416.44)	\$ -	\$ -	\$ -
District-Wide Windows	\$ 116,236.06	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,122.43	\$ 8,950.66	\$ 9,430.00	\$ 51,732.97	\$ -	\$ -
Don Benito Campus Modernization & New Admin Bldg	\$ 602,108.12	\$ -	\$ 1,160.63	\$ 146,338.88	\$ 102,699.12	\$ 76,567.63	\$ 38,908.62	\$ 64,041.13	\$ 72,228.18	\$ 96,665.55	\$ 3,497.38	\$ -
Don Benito Interim Housing	\$ 397,778.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 241,835.00	\$ 152,534.18	\$ 3,409.32	\$ -
Don Benito Playground Structures	\$ 173,442.14	\$ -	\$ 171,413.39	\$ 2,028.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Don Benito Water Meter Separation	\$ 52,075.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,075.50	\$ -	\$ -
DSC Culinary Academy / Kitchen	\$ 1,219,893.69	\$ 49,259.18	\$ 909,875.99	\$ 267,679.32	\$ 7,179.20	\$ -	\$ (14,100.00)	\$ -	\$ -	\$ -	\$ -	\$ -
DSC Facilities Admin	\$ 9,683,423.07	\$ 245,991.47	\$ 703,179.71	\$ 1,153,331.86	\$ 1,176,526.43	\$ 1,639,985.07	\$ 678,624.16	\$ 1,062,262.99	\$ 1,844,351.75	\$ 1,172,746.64	\$ 6,422.99	\$ -
Eliot Cafeteria / Auditorium / Kitchen Modernization	\$ 7,382,753.06	\$ -	\$ 90,986.90	\$ 314,443.59	\$ 42,484.97	\$ 1,013,634.73	\$ 1,303,038.32	\$ 4,093,621.53	\$ 399,138.86	\$ 51,597.48	\$ 73,806.68	\$ -
Eliot Field Bleacher Replacement & ADA Upgrades	\$ 92,834.58	\$ -	\$ 28,111.52	\$ 2,455.02	\$ 7,814.40	\$ -	\$ 54,453.64	\$ -	\$ -	\$ -	\$ -	\$ -
Eliot Kitchen Modernization	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Eliot Lunch Shelter	\$ 419,442.51	\$ -	\$ 8,424.96	\$ 1,838.84	\$ 406,128.13	\$ 3,250.58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Eliot Lunch Shelter	\$ 12,000.00	\$ -	\$ 8,500.00	\$ -	\$ 3,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Eliot Science Lab Acoustical Upgrades	\$ 95,612.00	\$ -	\$ 87,418.80	\$ 8,193.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Eliot Tower Structural Assessment & Lunch Shelter	\$ 36,764.00	\$ -	\$ 26,489.00	\$ 10,275.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Eliot Water Meter Separation	\$ 52,783.28	\$ -	\$ -	\$ 52,069.00	\$ 690.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Café / MPR / Kitchen Modernization	\$ 3,398,526.45	\$ -	\$ 45,952.51	\$ 113,715.35	\$ 64,896.81	\$ 51,102.64	\$ 77,543.81	\$ 995,740.80	\$ 1,774,149.79	\$ 281,148.30	\$ 14,276.44	\$ -
Field Shade Structure & Playground Modernization	\$ 65,164.24	\$ -	\$ 8,283.72	\$ 43,941.56	\$ 12,938.96	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Water Meter Separation	\$ 39,013.00	\$ -	\$ -	\$ 39,013.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Franklin Cafeteria & MPR Modernization	\$ 2,113,395.00	\$ -	\$ 143,575.21	\$ 9,123.36	\$ 444,322.81	\$ 1,242,313.04	\$ 15,157.23	\$ 135,186.42	\$ 43,161.93	\$ 80,555.00	\$ -	\$ -
Franklin Library Addition	\$ 570,822.01	\$ -	\$ 539,777.38	\$ 31,044.63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

MTT Funds Expenditure Matrix

FY-2009 to March 15, 2017

Measure TT Expenditures To-Date as of 03-15-17

Project	Total	Sum of Expenditures - Fund 21.1 (Measure TT)									
		Warrant FY	2009	2010	2011	2012	2013	2014	2015	2016	2017 (blank)
Marshall Auditorium Restoration	\$ 281,354.23	\$ -	\$ 83,142.95	\$ 190,624.73	\$ 30,249.42	\$ 524.07	\$ (3,199.94)	\$ -	\$ -	\$ -	\$ -
Marshall Electrical Upgrades	\$ 352,801.28	\$ -	\$ 17,928.80	\$ 74,703.05	\$ 14,880.04	\$ 240,317.44	\$ 4,962.15	\$ -	\$ -	\$ -	\$ -
Marshall Kitchen & Cafeteria Renovations	\$ 147,865.95	\$ -	\$ 48,575.00	\$ 13,250.00	\$ 26,918.85	\$ 56,122.10	\$ -	\$ -	\$ -	\$ -	\$ -
Marshall Library & Site Improvements	\$ 1,730,971.97	\$ -	\$ 110,497.97	\$ 73,247.50	\$ 1,537,167.86	\$ 8,845.74	\$ 1,212.90	\$ -	\$ -	\$ -	\$ -
Marshall Library Modernization & Site Improvements	\$ 29,243.44	\$ -	\$ 9,362.50	\$ 4,213.13	\$ 15,667.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Marshall Old Gym Renovation	\$ 1,249,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,186,550.00	\$ 62,450.00
Marshall Sports Complex & Campus Improvements	\$ 11,986,796.56	\$ -	\$ 86,297.29	\$ 351,234.46	\$ 55,409.50	\$ 80,635.43	\$ 226,884.14	\$ 2,132,088.54	\$ 5,674,675.14	\$ 2,807,806.17	\$ 530,685.89
Marshall Water Meter Separation	\$ 21,090.00	\$ -	\$ -	\$ 21,090.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Marshall Window Replacement	\$ 1,767,862.04	\$ -	\$ 213,873.88	\$ 1,360,672.18	\$ 163,510.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
McKinley Campus Improvements Phase I	\$ 19,150,092.09	\$ -	\$ 378,706.28	\$ 702,300.91	\$ 284,506.38	\$ 1,118,881.99	\$ 3,234,872.78	\$ 6,024,569.99	\$ 4,111,913.02	\$ 63,543.17	\$ 232,877.81
McKinley Phase II	\$ 519,802.68	\$ -	\$ -	\$ 149,037.08	\$ 262,124.59	\$ 2,915.97	\$ 21,856.89	\$ -	\$ 500.00	\$ 84,240.55	\$ 128.70
McKinley Water Meter Separation	\$ 112,484.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 112,484.66	\$ -	\$ -	\$ -	\$ -
Norma Coombs ADA Compliance Upgrade	\$ 21,169.75	\$ -	\$ 19,803.31	\$ 1,243.52	\$ 110.45	\$ 12.47	\$ -	\$ -	\$ -	\$ -	\$ -
Norma Coombs CR Wing & Admin	\$ 850.92	\$ -	\$ -	\$ 850.92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Norma Coombs CR Wing & Admin Bldg	\$ 62,971.43	\$ -	\$ -	\$ -	\$ 62,546.43	\$ 425.00	\$ -	\$ -	\$ -	\$ -	\$ -
Norma Coombs New CR Wing & Admin Bldg	\$ 1,803.45	\$ -	\$ 1,803.45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Norma Coombs New CR Wing & Admin Bldg	\$ 1,025,517.00	\$ -	\$ -	\$ -	\$ -	\$ 150,130.36	\$ 97,224.54	\$ 60,393.23	\$ 319,651.63	\$ 397,608.75	\$ 508.49
Norma Coombs Shade Structures / Field Renovation	\$ 54,158.91	\$ -	\$ 40,879.74	\$ 4,279.17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Norma Coombs Water Meter Separation	\$ 21,400.00	\$ -	\$ -	\$ 21,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Noyes Elementary Portable N Demolition	\$ 22,419.02	\$ -	\$ 22,419.02	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PHS Artificial Surface Field & Track	\$ 1,269,765.59	\$ 1,302.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PHS Campus Security	\$ 248,424.26	\$ -	\$ -	\$ 102,593.00	\$ -	\$ 87,598.88	\$ 51,712.88	\$ 22,002.95	\$ 13,946.65	\$ -	\$ -
PHS Campus-Wide ADA Compliance	\$ 471,656.05	\$ -	\$ 3,943.79	\$ 276,238.55	\$ 31,849.28	\$ 3,967.58	\$ 78,809.93	\$ 227.47	\$ 47,421.52	\$ 29,103.18	\$ 94.79
PHS Campus-Wide Signage & Identity	\$ 124,653.52	\$ -	\$ 945.00	\$ 55,759.79	\$ 20,043.94	\$ 23,410.33	\$ 21,006.78	\$ 668.21	\$ 2,382.50	\$ 556.99	\$ -
PHS CTE Project - Print Shop	\$ 292,434.72	\$ -	\$ -	\$ -	\$ 292,434.72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PHS Drainage at Fields	\$ 626,076.58	\$ 5,500.00	\$ 607,221.15	\$ 13,355.43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PHS Electrical / Campus / Restroom Upgrades	\$ 45,704.00	\$ -	\$ 14,940.00	\$ 10,775.00	\$ 12,238.00	\$ 7,751.00	\$ -	\$ -	\$ -	\$ -	\$ -
PHS Fire Alarm Corrections	\$ 36,004.90	\$ -	\$ -	\$ -	\$ -	\$ 36,004.90	\$ -	\$ -	\$ -	\$ -	\$ -
PHS Kitchen	\$ 285,458.88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,757.72	\$ 218,307.02	\$ 394.14	\$ -
PHS Modernize Gym Complex	\$ 1,912,092.12	\$ -	\$ 8,598.22	\$ 348,620.85	\$ 406,884.40	\$ 37,461.87	\$ 82,952.13	\$ 24,757.77	\$ 122,985.80	\$ 853,107.43	\$ 26,734.56
PHS Modernize Gym Complex	\$ 1,919,434.24	\$ -	\$ 27,376.17	\$ 296,787.79	\$ 190,693.14	\$ 24,612.40	\$ 30,728.12	\$ 141,884.04	\$ 894,484.65	\$ 313,560.94	\$ 20,610.00
PHS Sanitary Sewer Upgrade	\$ 7,303.50	\$ -	\$ -	\$ 7,303.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roosevelt Auto Door Openers	\$ 98,843.78	\$ -	\$ 98,843.78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roosevelt Multipurpose Facility, Site Work, & Drainage	\$ 1,728,960.08	\$ -	\$ 8,250.00	\$ 417,728.25	\$ 120,039.70	\$ 192,720.78	\$ 102,091.87	\$ 342,828.04	\$ 144,992.35	\$ 400,412.29	\$ -
Rose City Modifications	\$ 153,882.94	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102,695.47	\$ 18,378.02	\$ 31,554.95	\$ 490.00	\$ 784.50
San Rafael Lunch Shelter (Phase I Work)	\$ 96,991.23	\$ -	\$ 96,989.88	\$ 301.35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
San Rafael Modernization	\$ 1,424,767.88	\$ -	\$ 288,204.94	\$ 63,988.17	\$ 162,759.88	\$ 81,181.31	\$ 160,944.74	\$ 33,040.55	\$ 254,176.93	\$ 358,887.69	\$ 21,003.67
San Rafael Phase I	\$ 3,250.00	\$ -	\$ 3,250.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sierra Madre ES Phase I Upgrades	\$ 4,074,221.47	\$ -	\$ 170,516.41	\$ 523,032.07	\$ 481,424.50	\$ 2,880,821.75	\$ 15,551.74	\$ 2,875.00	\$ -	\$ -	\$ -
Sierra Madre ES Phase II	\$ 460,542.71	\$ -	\$ -	\$ 11,750.00	\$ 91,174.98	\$ 18,951.50	\$ 1,035.00	\$ 19,411.98	\$ 84,184.86	\$ 225,962.04	\$ 8,091.66
Sierra Madre MS New Campus	\$ 37,701,284.02	\$ -	\$ 1,507,132.15	\$ 1,528,308.34	\$ 221,405.98	\$ 595,362.56	\$ 10,839,029.94	\$ 16,553,870.29	\$ 5,788,387.22	\$ 429,869.44	\$ 238,888.10
Washington AES Child Care Center & Playground	\$ 31,696.52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,451.52	\$ 7,245.00	\$ -	\$ -
Washington AES Classroom and MPR	\$ 12,621,672.18	\$ -	\$ 112,800.05	\$ 476,003.99	\$ 262,917.78	\$ 32,337.17	\$ 70,836.87	\$ 3,678,028.28	\$ 3,557,881.43	\$ 2,709,960.28	\$ 1,221,308.33

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John Muir Black Box Theater	\$ 1,983,072.84	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
John Muir Culinary Arts	\$ 7,593.64	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
John Muir Gym Bleacher Project	\$ 66,836.63	\$ -	\$ -	\$ -	\$ 66,836.63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
John Muir Kitchen Modernization	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000.00	\$ -	\$ -
John Muir Modernization	\$ 4,586,156.35	\$ -	\$ 102,685.71	\$ 208,999.28	\$ 521,844.44	\$ 185,795.81	\$ 202,623.64	\$ 134,641.91	\$ 527,228.75	\$ 2,575,824.10	\$ 126,512.71
John Muir Modernization (Gym & HVAC)	\$ 649,799.15	\$ -	\$ 109,770.67	\$ 339,179.61	\$ 200,411.37	\$ 437.50	\$ -	\$ -	\$ -	\$ -	\$ -
John Muir Security System	\$ 159,784.88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,235.54	\$ 134,368.41	\$ 3,488.08	\$ 5,695.85
John Muir Window Replacement (Bldgs G & L)	\$ 404,282.08	\$ -	\$ -	\$ -	\$ 13,680.00	\$ 349,188.54	\$ 41,413.54	\$ -	\$ -	\$ -	\$ -
Linda Vista Interior Structural Cleanup	\$ 34,800.00	\$ -	\$ 34,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Linda Vista Modernization	\$ 103,291.15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 86,963.30
Loma Alta Modernization	\$ 164,852.21	\$ -	\$ 113,962.61	\$ 23,967.86	\$ 24,601.74	\$ 2,320.00	\$ -	\$ -	\$ -	\$ -	\$ -
Loma Alta Pre K Conversion & Fire Sprinkler Enclosure	\$ 188,179.58	\$ 532.37	\$ 187,647.21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loma Alta Retaining Wall & Street Improvements	\$ 1,013,582.76	\$ -	\$ 222,836.48	\$ 780,746.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loma Alta Water Meter Separation	\$ 27,355.16	\$ -	\$ -	\$ 27,355.16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Longfellow Auditorium Renovation	\$ 154,211.44	\$ -	\$ 52,600.91	\$ 91,266.57	\$ 10,353.96	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Longfellow Child Care Center	\$ 299,375.34	\$ -	\$ 49,670.29	\$ 246,890.63	\$ 2,814.42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Longfellow Kitchen / Lunch Shelter / Auditorium	\$ 366,312.25	\$ -	\$ 40,569.17	\$ 74,274.33	\$ 72,553.53	\$ 42,693.02	\$ 23,765.08	\$ 29,962.98	\$ 25,947.20	\$ 54,405.00	\$ 2,141.94
Longfellow Shade Structure	\$ 15,750.00	\$ -	\$ 5,625.00	\$ 9,000.00	\$ 1,125.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Madison Auditorium & Bldg A Restoration	\$ 578,168.44	\$ -	\$ 274,346.31	\$ 248,727.83	\$ 36,599.61	\$ 5,648.09	\$ 2,710.60	\$ -	\$ 9,328.50	\$ 916.50	\$ -
Madison Bldg A & Auditorium Renovation	\$ 18,974.20	\$ -	\$ 9,215.04	\$ 9,758.15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Madison Drop-Off Area	\$ 44,607.93	\$ -	\$ 17,558.32	\$ 14,494.09	\$ 12,556.52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Madison Kitchen / Cafe Mod w/ Restroom & Library	\$ 290,102.03	\$ -	\$ 129,738.81	\$ 80,979.32	\$ 58,893.11	\$ 8,793.29	\$ -	\$ -	\$ -	\$ 11,707.50	\$ -
Madison Modernization	\$ 3,787,597.95	\$ -	\$ 96,224.95	\$ 39,886.35	\$ 688,376.69	\$ 2,112,194.12	\$ 336,179.62	\$ 430,021.05	\$ 46,132.67	\$ 68,582.50	\$ -

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MTT Funds Expenditure Matrix

FY -2009 to March 15, 2017

Measure TT Expenditures To-Date as of 03-15-17

Project	Total	Sum of Expenditures - Fund 21.1 (Measure TT)									
		Warrant FY									
		2009	2010	2011	2012	2013	2014	2015	2016	2017	(blank)
Washington MS New Construction & Modernization	\$ 13,578,297.84	\$ -	\$ 203,646.26	\$ 977,709.62	\$ 334,705.16	\$ 88,134.35	\$ 48,685.30	\$ 4,005,772.98	\$ 5,161,533.08	\$ 2,226,926.78	\$ 531,184.33
Washington MS Upgrade / Fencing	\$ 61,506.25	\$ -	\$ 61,506.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Webster Modernize Auditorium / Admin / Kitchen	\$ 1,991,773.76	\$ -	\$ 93,512.45	\$ 112,715.26	\$ 140,724.24	\$ 1,568,940.80	\$ 30,463.36	\$ 19,067.13	\$ 26,210.52	\$ 140.00	\$ -
Webster Modernize Kitchen	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Webster Pre-K Playground & Shade Structure	\$ 131,305.98	\$ -	\$ -	\$ 131,305.98	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Willard Exterior Upgrade & Window Replacement	\$ 657,373.51	\$ 123,413.71	\$ 531,312.92	\$ 2,646.88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Willard Field Installation / Irrigation	\$ 1,084.41	\$ -	\$ 1,084.41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Willard HVAC	\$ 28,178.63	\$ -	\$ -	\$ 28,178.63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Willard Kinder & Pre-K Complex	\$ 3,853,627.22	\$ -	\$ 3,481.88	\$ 148,464.93	\$ 107,874.85	\$ 1,426,308.07	\$ 1,801,100.67	\$ 285,227.24	\$ 62,577.39	\$ 18,445.00	\$ 147.19
Willard Multi-Use Room	\$ 358,177.18	\$ 34,224.00	\$ 323,458.34	\$ 494.84	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Willard New HVAC	\$ 2,555.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,555.00	\$ -
Willard Power & Fire Alarm Upgrade	\$ 393,697.75	\$ -	\$ 87,796.28	\$ 303,401.47	\$ -	\$ 2,500.00	\$ -	\$ -	\$ -	\$ -	\$ -
Willard Water Meter Separation	\$ 47,115.00	\$ -	\$ -	\$ 47,115.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wilson Classroom Demolition	\$ 62,760.42	\$ -	\$ 62,760.42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wilson Electrical Panel Upgrade	\$ 21,988.48	\$ -	\$ 21,988.48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wilson Gym / Locker Rm / Courtyard Modernization & Campus Upgrades	\$ 5,024,935.78	\$ -	\$ 11,105.00	\$ 644,985.78	\$ 259,565.25	\$ 21,492.65	\$ 3,275,535.15	\$ 646,356.64	\$ 109,709.28	\$ 48,708.51	\$ 7,477.52
Wilson Painting & Window Replacement	\$ 774,607.33	\$ -	\$ 774,607.33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wilson Water Meter Separation	\$ 79,225.00	\$ -	\$ -	\$ 79,225.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total MTT Expenditures to Date as of 3/15/17 \$ 235,169,045.09

Remaining MTT Commitments & Budget \$ 126,750,280.12

Total MTT Budget & Expenditures \$ 361,919,325.21

MTT Interest Earned & Utilized over Time & other Grants Rec'd \$ 11,919,325.21

\$ 235,169,045.09 Total MTT Expenditures to Date as of 3/15/17

\$ 126,750,280.12 Remaining MTT Commitments & Budget

\$ 361,919,325.21 Total MTT Budget & Expenditures

\$ 11,919,325.21 MTT Interest Earned & Utilized over Time & other Grants Rec'd



MTT Projects Current Budget List

Facilities, Planning + Construction

Remaining MTT Budget & Commitments (based on expenditures to 3/04/17)

School Name - Project Name	FY 16-17 Remaining Encumbrances	FINAL BUDGET AFTER ENCUMBRANCES (FY 16-17 thru 2020)	TOTAL MTT Cash Req'd
Altadena Elementary School - Modernization Project (95068.0) — Completed	111,326	0	
Altadena Elementary School - Modernization Project (95068.0) Total	111,326	0	111,326
Blair High School - Modernization of Main Building (95056.0) — Under Contract & Budgeted	511,911	22,905,729	
Blair High School - Modernization of Main Building (95056.0) Total	511,911	22,905,729	23,417,640
Burbank Elementary School - Lunch Shelter/Renovation (95131.0) — Pending Lease Agreement	124,979	(0)	
Burbank Elementary School - Lunch Shelter/Renovation (95131.0) Total	124,979	(0)	124,979
Career Technical - Career Technical Education Projects (95145.0) — Project Closed	72,370	0	
Career Technical - Career Technical Education Projects (95145.0) Total	72,370	0	72,370
Cleveland Elementary School - CLEVE - Student Safety Wall & Flooring Padding (95814.0) — Project In Progress	8,515	35	
Cleveland Measure TT (95814.0)	8,515	35	8,550
Cleveland Elementary School - Modernize Kitchen (95121.0) — Project Closed		-	
Cleveland Elementary School - Modernize Kitchen (95121.0) Total		-	-
District Service Center - Facilities Administration (95000.0)	1,029,927	4,888,778	
District Service Center - Facilities Administration (95000.0) Total	1,029,927	4,888,778	5,918,705
DW E-Rate 95180.0 — Project Complete April 2017	341,825	0	
District-Wide - E-Rate (95180.0) Total	341,825	0	341,825
District-Wide - DW - PRI 0 - Windows (95136.0) — Project Pending	20,000	0	
District-Wide - DW - PRI 0 - Windows (95136.0) Total	20,000	0	20,000
Don Benito Elementary School - HVAC (95146.0) — In Planning	152,755	-	
Don Benito Elementary School - HVAC (95146.0) Total	152,755	-	152,755
Don Benito Elementary School - Interim Housing (95181.0) — In Planning	3,815	344,061	
Don Benito Elementary School - Interim Housing (95181.0) Total	3,815	344,061	347,876
Don Benito Elementary School - New Admin Bldg (95097.0) = Phase I — Expect to bid in August 2017	186,144	3,636,239	
Don Benito Elementary School - New Admin Bldg (95097.0) Total	186,144	3,636,239	3,822,383

MTT Projects Current Budget List

Facilities, Planning + Construction

Remaining MTT Budget & Commitments (based on expenditures to 3/04/17)

School Name - Project Name	FY 16-17 Remaining Encumbrances	FINAL BUDGET AFTER ENCUMBRANCES (FY 16-17 thru 2020)	TOTAL MTT Cash Req'd
Eliot Middle School - Auditorium/Cafe Modernization (95015.0) --- In Planning	247,339	1,000,000	
Eliot Middle School - Auditorium/Cafe Modernization (95015.0) Total	247,339	1,000,000	1,247,338
Eliot Middle School - Kitchen Modernization (95147.0)--- Project Closed		-	
Eliot Middle School - Kitchen Modernization (95147.0) Total		-	-
Field Elementary School - Modernization (95069.0) --- Project in Closed-Out & Completed	44,989	(0)	
Field Elementary School - Modernization (95069.0) Total	44,989	(0)	44,988
Franklin Elementary School - Modernize Cafe/MPR/Windows (95066.0)---Project in Close-Out & Completed	1,623	(1)	
Franklin Elementary School - Modernize Cafe/MPR/Windows (95066.0) Total	1,623	(1)	1,622
Hamilton Elementary School - Modernization MPR/Café (95071.0) --- Project in Close-out & Completed	14,519	(0)	
Hamilton Elementary School - Modernization MPR/Café (95071.0) Total	14,519	(0)	14,519
Jackson Elementary School - Modernize of MPR/Cafe/Admin (95052.0) --- In Planning (MTT Funds) & Construction Next Bond	785,870	-	
Jackson Elementary School - Modernize of MPR/Cafe/Admin (95052.0) Total	785,870	-	785,870
Jefferson Elementary School - Modernization (95079.0)---In Planning (MTT)	177,300	(0)	
Jefferson Elementary School - Modernization (95079.0) Total	177,300	(0)	177,300
Jefferson Elementary School - Kindergarten Renovation (95072.0)--- In Planning (MTT Funds) & Construction Next Bond	-	0	
Jefferson Elementary School - Kindergarten Renovation (95072.0) Total	-	0	0
Jefferson Elementary School - New Child Care Center (95073.0) --- Planning and Construction Next Bond	67,176	(0)	
Jefferson Elementary School - New Child Care Center (95073.0) Total	67,176	(0)	67,176
John Muir High School - ADA / CDBG Project (95812.0) (and 95182.0)--- Under Contract	24,183	113,654	
John Muir High School - ADA / CDBG Project (95812.0) Total	24,183	113,654	137,837
John Muir High School - JMuir Black Box Theater Project (95183.0) --- Under Contract & at 90% Completed	1,902,343	0	
John Muir High School - JMuir Black Box Theater Project (95183.0) Total	1,902,343	0	1,902,343
John Muir High School - JMuir Culinary Arts Project (95184.0) --- In Planning (MTT Funds) & Construction Next Bond	23,354	469,053	
John Muir High School - JMuir Culinary Arts Project (95184.0) Total	23,354	469,053	492,406

MTT Projects Current Budget List

Facilities, Planning + Construction

Remaining MTT Budget & Commitments (based on expenditures to 3/04/17)

School Name - Project Name	FY 16-17 Remaining Encumbrances	FINAL BUDGET AFTER ENCUMBRANCES (FY 16-17 thru 2020)	TOTAL MTT Cash Req'd
John Muir High School - Modernization, Abatement & Kitchen (95051.0) — Under Contract	21,486,709	5,895,024	
John Muir High School - Modernization, Abatement & Kitchen (95051.0) Total	21,486,709	5,895,024	27,381,733
Linda Vista Elementary School - Linda Vista ES Modernization (95188.0) — In Planning (MTT Funds) & Construction Next Bond	37,379	500,000	
Linda Vista Elementary School - Linda Vista ES Modernization (95188.0) Total	37,379	500,000	537,379
Longfellow Auditorium (95095.0)—In Planning (MTT Funds) & Construction Next Bond		-	
Longfellow Auditorium (95095.0)		-	-
Longfellow Elementary School - New Kitchen Bldg/Lunch Shelter/Auditorium (95050.0)—In Planning & Construction (MTT Funds)	36,715	1,963,960	
Longfellow Elementary School - New Kitchen Bldg/Lunch Shelter/Auditorium (95050.0) Total	36,715	1,963,960	2,000,675
Madison Elementary School - Bldg A & Auditorium Renovation (95010.0) — In Planning (MTT Funds) & Construction Next Bond	51,588	0	
Madison Elementary School - Bldg A & Auditorium Renovation (95010.0) Total	51,588	0	51,589
Madison Elementary School - Kitchen Modernization (95048.0)		-	
Madison Elementary School - Kitchen Modernization (95048.0) Total		-	-
Madison Elementary School - Modernization (95063.0) — In Planning (MTT Funds) & Construction Next Bond	14,520	516,898	
Madison Elementary School - Modernization (95063.0) Total	14,520	516,898	531,418
Marshall Fundamental Secondary School - Marshall Old Gym Renovation Project (95185.0) — Project Completed (MTT)	62,450	-	
Marshall Fundamental Secondary School - Marshall Old Gym Renovation Project (95185.0) Total	62,450	-	62,450
Marshall New AC in Auditorium (95186.0) — Inplanning & Construction (MTT Funds & Prop 39 Funds)		999,150	
Marshall New AC in Auditorium (95186.0)		999,150	999,150
Marshall Fundamental Secondary School - Sports Complex (95049.0) — Project Completed	860,454	113,531	
Marshall Fundamental Secondary School - Sports Complex (95049.0) Total	860,454	113,531	973,985
McKinley Elementary School - Phase I New Construction (95046.0) — Project Completed	(114,643)	1,542,551	
McKinley Elementary School - Phase I New Construction (95046.0) Total	(114,643)	1,542,551	1,427,908
McKinley Elementary School - Phase II Modernization (95123.0) — School Modernization (Next Bond Planning & Construction)	1,447,772	0	
McKinley Elementary School - Phase II Modernization (95123.0) Total	1,447,772	0	1,447,772

MTT Projects Current Budget List

Facilities, Planning + Construction

Remaining MTT Budget & Commitments (based on expenditures to 3/04/17)

School Name - Project Name	FY 16-17 Remaining Encumbrances	FINAL BUDGET AFTER ENCUMBRANCES (FY 16-17 thru 2020)	TOTAL MTT Cash Req'd
Norma Coombs Alternative - New CR Wing & Admin Bldg (95133.0)—In the bid process (MTT Funds)	126,590	6,879,023	
Norma Coombs Alternative - New CR Wing & Admin Bldg (95133.0) Total	126,590	6,879,023	7,005,614
Pasadena High School - ADA Upgrade (DSA) (95074.0)	99,147	(0)	
Pasadena High School - ADA Upgrade (DSA) (95074.0) Total	99,147	(0)	99,147
Pasadena High School - Campus Appearance/Identity (95080.0) — Project Under Contract	28,824	1,730,064	
Pasadena High School - Campus Appearance/Identity (95080.0) Total	28,824	1,730,064	1,758,888
Pasadena High School - Campus Upgrds/Restrooms Upgrades (95119.0) — Project Under Contract	384,541	474,676	
Pasadena High School - Campus Upgrds/Restrooms Upgrades (95119.0) Total	384,541	474,676	859,217
Pasadena High School - Drainage at Fields (95006.0) — Project Complete		-	
Pasadena High School - Drainage at Fields (95006.0) Total		-	-
Pasadena High School - Kitchen Project (95139.0)— In Planning (MTT Funds) & Construction Next Bond	160,135	(0)	
Pasadena High School - Kitchen Project (95139.0) Total	160,135	(0)	160,135
Pasadena High School - Modernize Gymnasium Complex (95075.0) — Under Contract (MTT Funds)	14,484,535	680,000	
Pasadena High School - Modernize Gymnasium Complex (95075.0) Total	14,484,535	680,000	15,164,535
Roosevelt Elementary School - Multi-purpose Facility (95025.0) — In Planning & Construction (MTT Funds)	133,238	5,065,340	
Roosevelt Elementary School - Multi-purpose Facility (95025.0) Total	133,238	5,065,340	5,198,579
Rose City High School - Rose City Modification (95170.0) — Project Completed	91,081	75,054	
Rose City High School - Rose City Modification (95170.0) Total	91,081	75,054	166,135
San Rafael Elementary School - Modernization (95030.0) — In Planning (MTT Funds) & Modernization Next Bond Project	133,195	1,456,135	
San Rafael Elementary School - Modernization (95030.0) Total	133,195	1,456,135	1,589,329
Sierra Madre Elementary School (Lower) - Phase II - HVAC Auditorium Upgrades (95126.0) — In Planning (MTT Funds) & Construction Next Bond	78,618	787,590	
Sierra Madre Elementary School (Lower) - Phase II - HVAC Auditorium Upgrades (95126.0) Total	78,618	787,590	866,208
Sierra Madre Middle School (Upper) - New MS Campus (95038.0) — Project Completed and In-Close-out.	379,221	0	
Sierra Madre Middle School (Upper) - New MS Campus (95038.0) Total	379,221	0	379,221

MTT Projects & Future List of Priorities

Facilities, Planning + Construction

Remaining MTT Budget & Commitments (based on expenditures to 3/04/17)

School Name - Project Name	FY 16-17 Remaining Encumbrances	FINAL BUDGET AFTER ENCUMBRANCES (FY 16-17 thru 2020)	TOTAL MTT Cash Req'd
Washington Accelerated Elementary School - New Child Care Center (95067.0) — In Planning(MTT funds, Fund 25 and CDBG Grant - EC moves to Hodges and Peoria)	97,128	-	
Washington Accelerated Elementary School - New Child Care Center (95067.0) Total	97,128	-	97,128
Washington Accelerated Elementary School - New Classroom/MPR Bldg (95045.0) — Project Under Contract	7,811,634	2,200,000	
Washington Accelerated Elementary School - New Classroom/MPR Bldg (95045.0) Total	7,811,634	2,200,000	10,011,634
Washington Middle School - New Constr. & Mod. (95081.0) — Project Completed in the Close-out Process	794,335	1,626,454	
Washington Middle School - New Constr. & Mod. (95081.0) Total	794,335	1,626,454	2,420,790
Webster Elementary School - Aud/AdminBldg/Kitchen/Playground (95047.0) — In Planning & Construction Next Bond	3,616	0	
Webster Elementary School - Aud/AdminBldg/Kitchen/Playground (95047.0) Total	3,616	0	3,616
Willard Elementary School - Kinder and Pre-K Complex (95115.0) — Project Completed (Drainage & Rain Scuppers in Planning)	175,539	0	
Willard Elementary School - Kinder and Pre-K Complex (95115.0) Total	175,539	0	175,539
Willard Elementary School - New HVAC (95187.0) — In Planning (MTT Funds) & Construction Next Bond		352,813	
Willard Elementary School - New HVAC (95187.0) Total		352,813	352,813
Wilson Middle School - Gym/Locker RM Courtyard Mod (95113.0) —In Planning (MTT Funds) & Construction Next Bond	9,408	1,355,795	
Wilson Middle School - Gym/Locker RM Courtyard Mod (95113.0) Total	9,408	1,355,795	1,365,203
Program Contingency		4,452,683	
Program Contingency - Total	-	4,452,683	4,452,683
	54,725,992	72,024,289	\$ 126,750,280.12

TOTAL Remaining MTT Requirements

 \$126,750,280.12

MTT Projects & Future List of Priorities Provided for Discussion

Facilities, Planning + Construction

TT Expenditures over time										
Proj. Num.	Project Name	School	2012 or New	Complete?	On 3/16 Rpt	2017 Plan	Staff Prior.	Total Expend. 08-09 to 15-16	16-17 Expenditures - thru 2/27/17	Remaining Expense per TT 3/16 rpt
95814.0	Cleveland - Student Safety	Cleveland	New	N	Y	In Pr				8,550
95136.0	DW Priority 0 Window Replaceme	District-Wide	2012	N	y	??		50,003	51,627	20,000
95181.0	Don Benito Intern Housing	Don Benito	New	N	Y	Prior.		257,669	152,124	347,876
95052.0	Jackson MPR/Cafe/Admin	Jackson	2012	N	Y	??		2,374,741	150,943	785,870
95072.0	Jefferson Kindergarten Renovat	Jefferson	2012	N	Y	Fut.		184,331	25,172	
95073.0	Jefferson Child Care Center	Jefferson	2012	N	Y	Fut.		332,171		67,176
95079.0	Jefferson Modernization	Jefferson	2012	N	Y	Fut.		357,220	25,858	177,300
95095.0	Longfellow Auditorium	Longfellow	New	N	Y	Fut.		154,212	(1,680)	
95063.0	Madison Modernization	Madison	2012	N	Y	Fut.		3,730,705	68,583	531,418
95048.0	Madison Campus (Kitchen) Improver	Madison	2012	N	Y	??		297,688	11,708	-
95010.0	Audobon/Madison Paint & Window	Madison	2012	N	Y	Fut.		577,252	917	51,589
95123.0	McKinley Modernize Phase II	McKinley	2012	N	Y	Prior.		435,435	82,891	1,447,772
95139.0	Kitchen PHS (old name -District Wide	PHS	New	N	Y	Fut.		88,958	196,107	160,135
95126.0	Phase II New Construction	SMES	2012	N	Y	Prior.		228,251	113,231	866,208
95067.0	Washington ES CC & Plygrnd	Wash Elem	2012	N	Y	Prior.		31,697		97,128
95047.0	Webster Modernize Aud/Admin	Webster	2012	N	Y	Fut.		1,951,718	140	3,616
95113.0	Wilson Gym/Locker/Courtyard	Wilson	2012	N	Y	Prior.		4,970,935	48,499	1,365,203
								-		

MTT Projects & People Soft Spreadsheet- Daily Cash Balance Report, April 7, 2017.

Report ID: LAGL021C

District: 64881

Fiscal Year: 2017

PASADENA UNIFIED SD

Daily Cash Balance report

Page: 1

Run Date: 04/07/2017

Run Time: 03:40:13AM

	<u>Fund</u>	<u>Obj</u>	<u>Sum Total Amt</u>
	01.0	9110	21,490,616.09
	11.0	9110	0.00
Measure Y/21.0: \$647,209.45	12.0	9110	1,523,712.10
	13.0	9110	1,275,529.37
	14.0	9110	0.00
	17.0	9110	0.00
	21.0	9110	647,209.45
	21.1	9110	123,277,571.22
	25.0	9110	4,133,637.00
	30.0	9110	0.00
	35.0	9110	18,874.52
	40.0	9110	3,779,307.41
Measure TT/21.1: \$123,277,571.22	40.1	9110	0.00
	40.2	9110	1,525,198.70
	66.0	9110	0.00
	67.0	9110	27,767.52
	67.1	9110	7,048,655.98
	67.2	9110	2,767,052.83
	71.0	9110	1,211,097.41
	76.0	9110	1,844,086.18
Capital Improvement 25.0:\$4,133,637.00			<hr/> \$170,570,315.78

End of Report

MTT Projects & Future List of Priorities

Recommended List of Priorities for the remaining MTT Funds – #1 the highest

- Agree with staff recommendation
- Reprioritize #5 to #25
- Take the priority list so that when Bids are high the lowest projects on the list will be cut to supplement the added cost. The other will be plan for the next bond project.
- Approved list will be formally approved on the May 25th Board
- This is the projects expenditure plan for the remaining \$126M of the Measure TT Funds.

Contracted Projects				
Staff Priority	Location	Project	Contracted Costs	
1)	Washington Accelerated	Modernization	\$10.1Million	
2-a)	Pasadena High School	Modernization & gym	\$15.2M	
2-b)	Pasadena High School	Campus Appearance	\$1.8 Million	
2-c)	Pasadena High School	ADA Upgrades	\$100K	
2-d)	Pasadena High School	Campus Restrooms	\$800K	
3-a)	John Muir High School	Modernization	\$27.3Million	
3-b)	John Muir High School	Black Box	\$1.9 Million	
3-c)	John Muir High School	ADA Campus-Wide	\$113K	
4)	Blair High School	Modernization	\$24 Million	
Proposed Projects				
BoE Priority	Staff Priority	Location	Project	Estimated Costs
	5)	Norma Coombs Elementary School	Modernization	\$6.9 Million
	6)	Don Benito Elementary School	Modernization	\$3.8 Million
	7)	Roosevelt Elementary School	Modernization	\$5.2 Million
	8-a)	Longfellow Elementary School	Kitchen & Shade structure	\$2 Million
	8-b)	Longfellow Elementary School	Chiller & Plant Replacement	\$1.3 Million
	9)	San Rafael Elementary School	Parking Expansion & Modernization Plans	\$2 Million
	10)	Linda Vista New Construction	Plans and A&E Services only	\$900 K
	11)	Eliot Middle School	HVAC Café/Modernization	\$1M
	12)	Marshall	Auditorium HVAC & EMS	\$1M
	13)	Blair High School	Track & Field	\$900 K
	14)	Washington Middle School	Track & Field	\$700 K
	15)	Eliot Middle School	Track & Field	\$700 K
	16)	Wilson Middle School	Auditorium Upgrade	\$1.5 Million
	17)	Willard Elementary School	Campus Drainage and Bldg Rain Scuppers	\$50K
	18)	Pasadena High School	Pool Replacement	\$7 Million
	19)	McKinley	Basement Damage Repair	\$45K
	20)	Jackson Elementary School	Parking Lot Drop-Off/Expansion	\$1.8 Million
	21)	Don Benito Elementary School	HVAC/Kitchen & HVAC (Plans Only)	\$152K
	22)	Wilson Middle School	Auditorium HVAC/HAZMAT	\$2 Million
	23)	Willard Elementary School	Auditorium HVAC	\$1.2 Million
	24)	Jefferson Elementary School	Access Campus-Wide	\$1 Million
	25)	John Muir High School	Culinary Labs	\$460K
	26)	Madison Elementary School	Madison Access and Phase One (Plans Only)	\$51 K
	27)	Franklin Elementary School	Franklin Structural and Drainage	TBD

MTT Projects & Future List of Priorities

BOE	School Locations	Contracted Costs
#1	1) Washington Accelerated Modernization	\$10.1 Million
#2a	2a) Pasadena High School Modernization/gym	\$15.2 Million
#2b	2b) Campus Appearance	\$1.8 Million
#2c	2c) ADA Upgrades	\$100K
#2d	2d) Campus Restrooms	\$800K
#3a	3a) John Muir High School Modernization	\$27.3 Million
#3b	3b) Black Box	\$1.9 Million
#3c	3c) ADA Campus -Wide	\$113K
#4	4) Blair High School Modernization	\$24 Million
	5) Norma Coombs Elementary Modernization	\$6.9 Million
	6) Don Benito Elementary Modernization	\$3.8 Million
	7) Roosevelt Elementary Modernization	\$5.2 Million

MTT Projects & Future List of Priorities

Recommended List of Priorities for the remaining MTT Funds – #1 the highest

	Schools	Projected Cost
	8a) Longfellow Elementary Kitchen & Shade Structure	\$ 2 Million
	8b) Longfellow Elementary School Chiller & Plant Replacement	\$1.3 Million
	9) San Rafael ES Parking Expansion & Modernization Plans	\$2 Million
	10) Linda Vista New Construction – Plans & AE Services (only)	\$900 K
	11) Eliot Middle School – HVAC Café/Modernization	\$1 million
	12) Marshall Auditorium – HVAC & EMS	\$1 Million
	13) Blair High School Track & Field	\$900 K
	14) Washington Middle Track & Field	\$700 K
	15) Eliot Middle School Track & Field	\$700 K
	16) Wilson Middle School Auditorium Upgrade	\$1.5 Million
	17) Willard ES – Campus Drainage and Bldg Rain Scuppers	\$50 K
	18) Pasadena High Pool Replacement	\$7 Million

MTT Projects & Future List of Priorities

Recommended List of Priorities for the remaining MTT Funds – #1 the highest

	School	Projected Cost
	19) McKinley – Basement Damage Repair	\$45 K
	20) Jackson ES – Parking Lot Drop-Off/Expansion	\$ 1.8 Million
	21) Don Benito ES – HVAC Kitchen & HVAC (Plans Only)	\$ 152K
	22) Wilson Middle School Auditorium (HVAC & HAZMAT)	\$2 Million
	23) Willard ES – Auditorium HVAC	\$1.2 Million
	24) Jefferson ES – Access Campus-Wide	\$1 Million
	25) John Muir HS – Culinary Labs	\$460 K
	26) Madison Access and Phase One (Plans Only)	\$51 K
	27) Franklin Structural and Drainage	TBD

The remainder of the funds and the construction timeline are both Expected to be completed in FY 2021. District will be in compliance with the required 3 yr/85% expended of the last bond issuance and will not be subjected to arbitrage or a tax audit. DISTRICT IS FINALLY IN COMPLIANCE!

Questions & Comments

MTT Remaining Projects & Priority of Expenditures

Next Steps:

Re-prioritize list if needed.

Provide BOE for approval
after each bid-opening on
projects where funds will
come from.

Formalize list of prioritize
at the May Board Meeting.



Steps & Tools Needed from EMP to Facilities Master Plan 5 to 10 years

Facilities, Planning + Construction

- A) Complete the EMP – Completed November 2016
- B) Transition from EMP to FMP – November 2016 to May 2017
- C) Formulate the FMP – ongoing with the following recommended steps:
 - Step #1: Determine School Capacities
 - Step #2: School Consolidation & Closure Processes
 - Step #3: Determine As-Built Conditions
 - Step #4: Determine Facility Priorities
 - Step #5: Determine what is needed to support assigned instructional programs.

Continued....

Step #6: Determine work that still needs to be completed—construction to support future programs

Step #7: Develop costs on future builds at each site

Step #8: Develop a spending plan to accomplish future builds

Step #9: Start Conceptual plans from CD – submission to DSA

Step #10: Prioritize Sites with the Tier 1, 2, & 3 Process

Step #11: Establish time line and process for the next bond election

D. Deliver FMP – December 2017

Step #1 & 2

Capacity, Loading and Classroom Utilization

Criteria Used to Determine Capacity



Data for this study were collected from the following sources:

- Site verifications
- School site evacuation maps
- Online school website
- Facility office "As Built" site plans
- Google maps

The Contractual class size ratios are as follows:

Elementary

Grades TK to 3 24 students to 1 teacher
Grades 4 to 6 32.75 students to 1 teacher (approx 31-33 students in a classroom)

Middle School

Grades 6 to 8 29.5 students to 1 teacher (approx 28 to 31 students in a classroom)

High School

Grades 9 to 12 29.5 students to 1 teacher (approx 28 to 31 students in a classroom)

Middle/High Schools

Grades 6 to 8 29.5 students to 1 teacher (approx 28 to 31 students in a classroom)

Grades 9 to 12 29.5 students to 1 teacher (approx 28 to 31 students in a classroom)

Please advise if you are in need of additional information.

The criteria to determine classroom capacity used in this Study are based on the following class size loading standards from the District's School Capacity Study dated October 2013.

- | | |
|--------------------------------|-------------------------|
| • Prekindergarten | 18-24 Student Capacity* |
| • Kindergarten - Grade 3 | 24 Student Capacity |
| • Grades 4 - 5 | 32 Student Capacity |
| • Grades 6 - 8 | 29 Student Capacity |
| • Grades 9 - 12 | 30 Student Capacity |
| • Special Education Elementary | 10 Student Capacity |
| • Special Education Secondary | 15 Student Capacity |

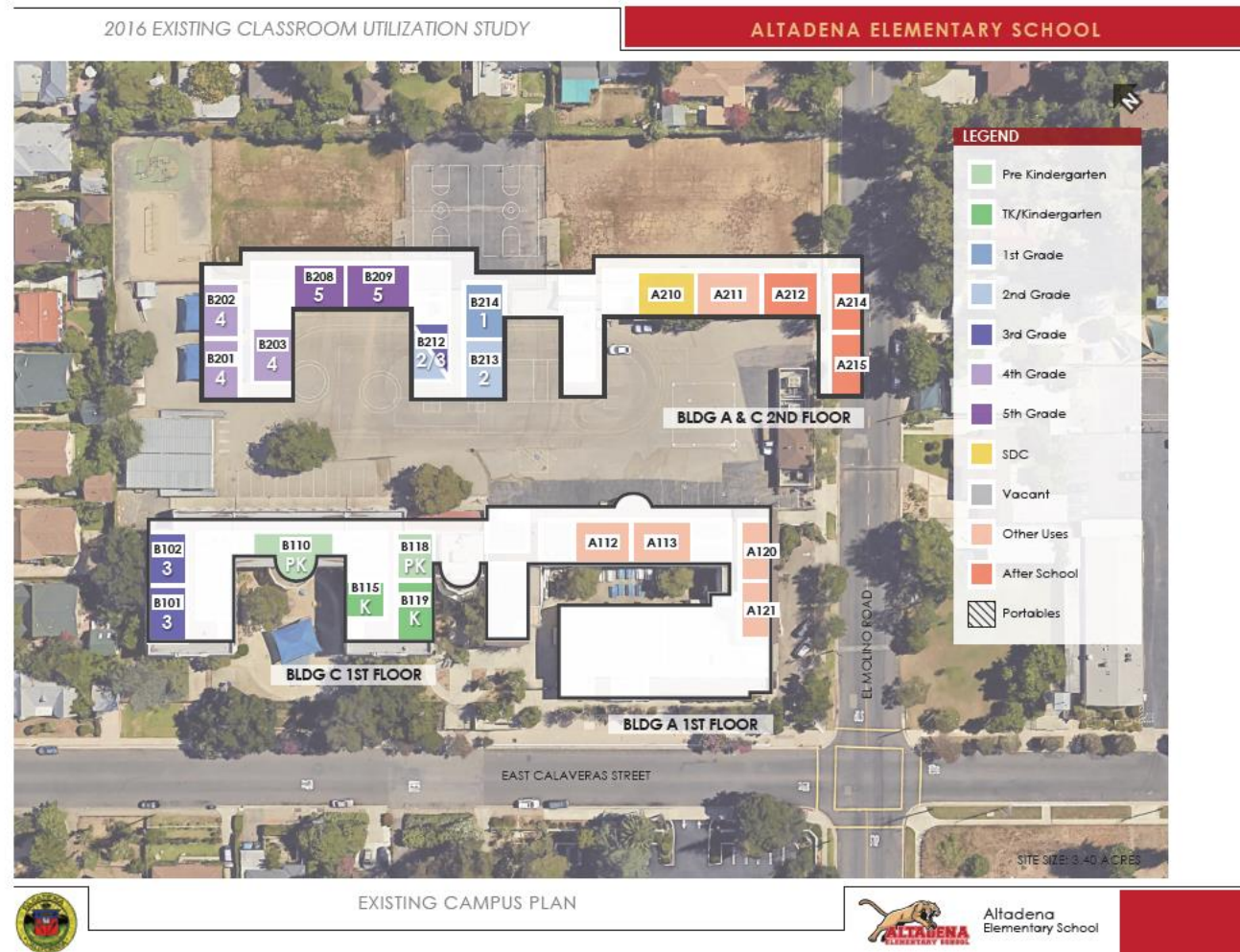
The California Department of Education (CDE) establishes standards for school sites pursuant to Education Code Section 17251 which are contained in the California Code of Regulations, Title 5, Section 14001. The following CDE loading standards are used in this study to assist the District in evaluating their existing classroom facilities with current standard classroom sizes as well as classroom loading:

- | | |
|--------------------------------|---------------------|
| • Kindergarten - Grade 6 | 25 Student Capacity |
| • Grades 7 - 8 | 27 Student Capacity |
| • Grades 9 - 12 | 27 Student Capacity |
| • Special Education Non-Severe | 13 Student Capacity |
| • Special Education Severe | 9 Student Capacity |

Capacity Survey – program adjacency analysis, rooms used and classrooms availability

Facilities, Planning + Construction

- Classrooms by grades
Classroom Locations
Building site maps
School site maps
- Playgrounds
 - Access
 - Drop-off
 - Emergency egress
 - Safety/Security



- Room #s
- Square Footage
- Current Enrollment
- PUSD Loading Standard
- CDE Minimum Loading Standard
- Total Classroom Utilization
- Available Classrooms

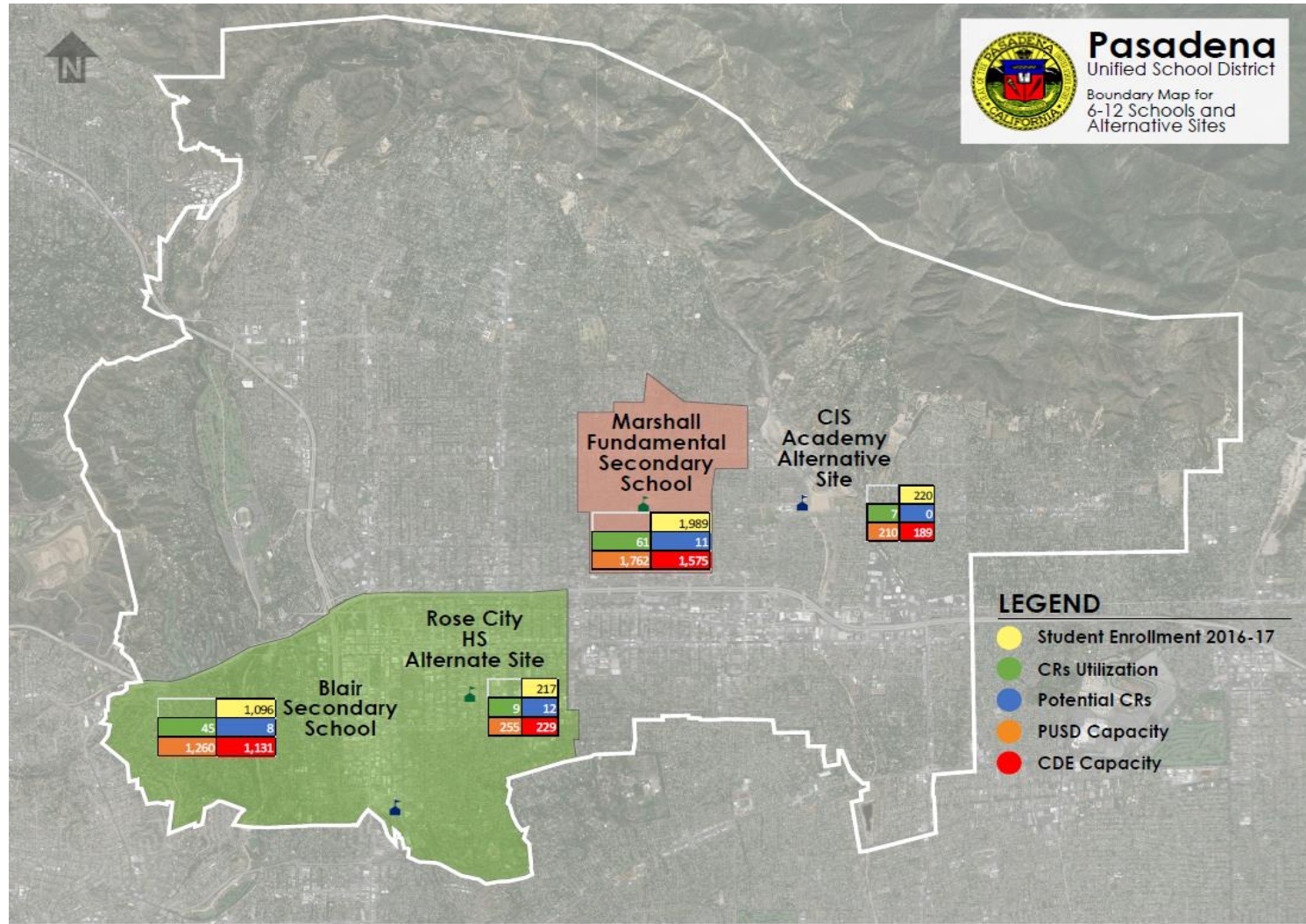
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Capacity, Loading and Classroom Utilization Summary Matrix

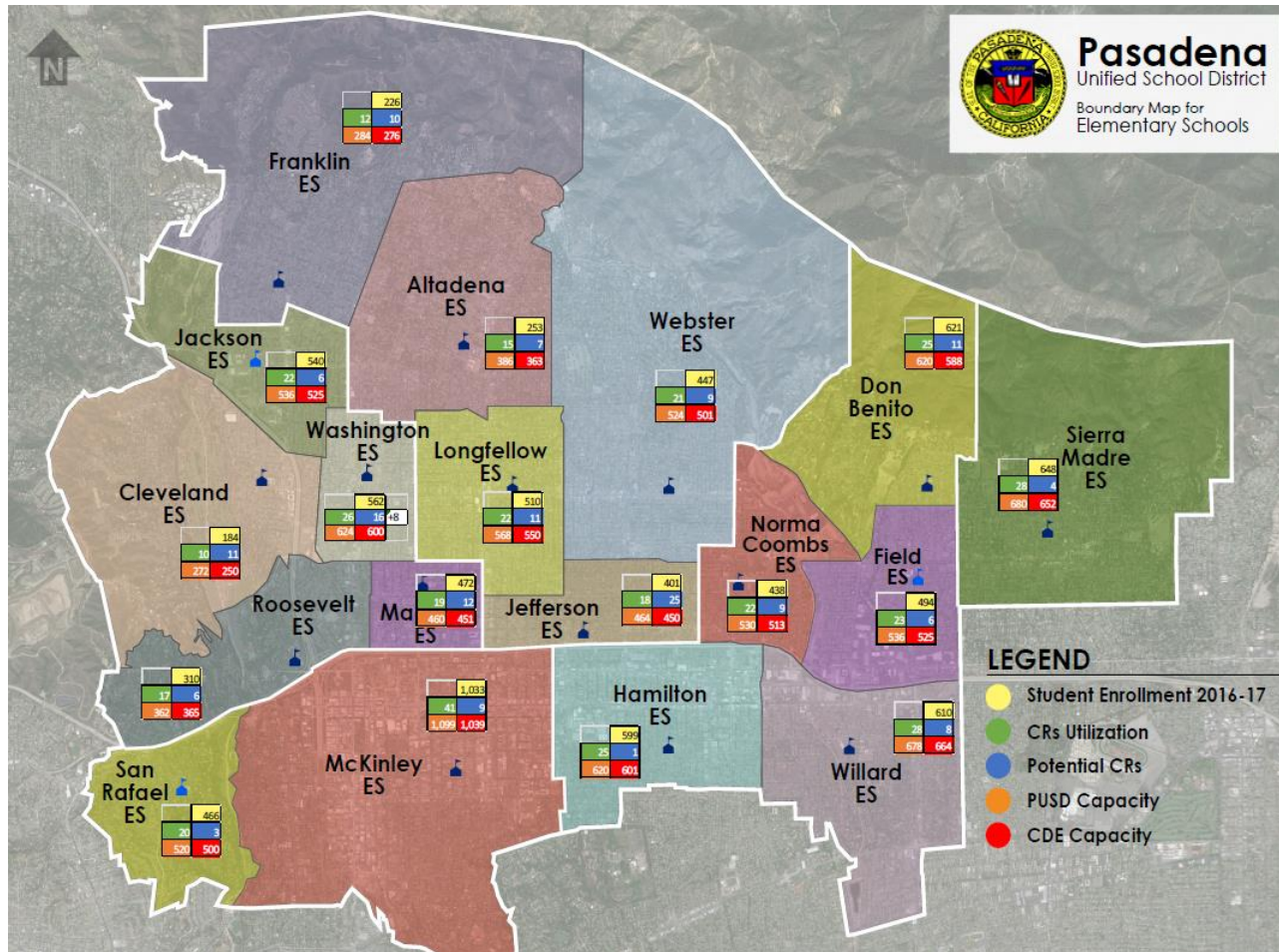
- Tool to use in the decisions
- Available school sites to move students within district

SUMMARY Classroom Utilization/Capacity Study							
PUSD Schools	2015-16 Enrollment	2016-17 Enrollment	CRs Utilization	Potential CRs	Available Capacity	PUSD Capacity	CDE Capacity
Elementary Schools (18)							
Altadena (K-5)	308	253	15	7	133	386	363
Cleveland (K-5)	184	184	10	11	88	272	250
Don Benito Fundamental (K-5)	602	621	25	11	-1	620	588
Eugene Field (K-5)	481	494	23	6	98	592	575
Franklin (K-5)	258	224	12	10	58	284	276
Hamilton (K-5)	576	599	25	1	21	620	601
Jackson STEM Dual Language Magnet Academy (K-5)	504	540	22	6	-4	536	525
Jefferson (K-5)	384	401	18	25	63	464	450
Longfellow (K-5)	525	510	22	11	58	568	550
Madison (K-5)	474	472	19	12	-12	460	451
McKinley (K-8)	924	1,033	41	9	66	1,099	1,039
Norma Coombs (K-5)	464	438	22	9	92	530	513
Roosevelt (K-5)	338	310	17	6	52	362	365
San Rafael (K-5)	449	464	20	3	54	520	500
Sierra Madre (K-5)	668	648	28	4	32	680	662
Washington STEM Magnet (K-5)	600	562	26	16	62	624	600
Webster (K-5)	451	447	21	9	77	524	501
Willard (K-5)	644	610	28	8	68	678	664
Total All Elementary Schools	8,834	8,814				9,819	9,463
Middle Schools (4)							
Eliot Arts Magnet Academy	428	423	18	26	43	466	418
Sierra Madre	447	484	17	12	-47	437	393
Washington STEAM Magnet Academy	520	517	18	25	-23	494	448
Wilson	528	532	19	32	-23	509	463
Total All Middle Schools	1,923	1,956				1,906	1,722
6-12 Schools (2)							
Blair School	990	1,096	45	8	164	1,260	1131
Marshall Fundamental School	1,945	1,989	61	11	-227	1,762	1575
Total All 6-12 Schools	2,935	3,085				3,022	2,706
High Schools (2)							
John Muir High School	844	831	45	42	459	1,290	1159
Pasadena High School	1,792	1,741	90	20	944	2,685	2416
Total All High Schools	2,636	2,572				3,975	3,575
Alternative School Sites (2)							
CIS Academy (of PHS)	242	220	7	0	-10	210	189
Rose City Continuation HS	305	217	9	12	38	255	229
Total All Alternative Schools	547	437				465	418
GRAND TOTAL ALL SCHOOLS (28)	16,875	16,864				19,187	17,884

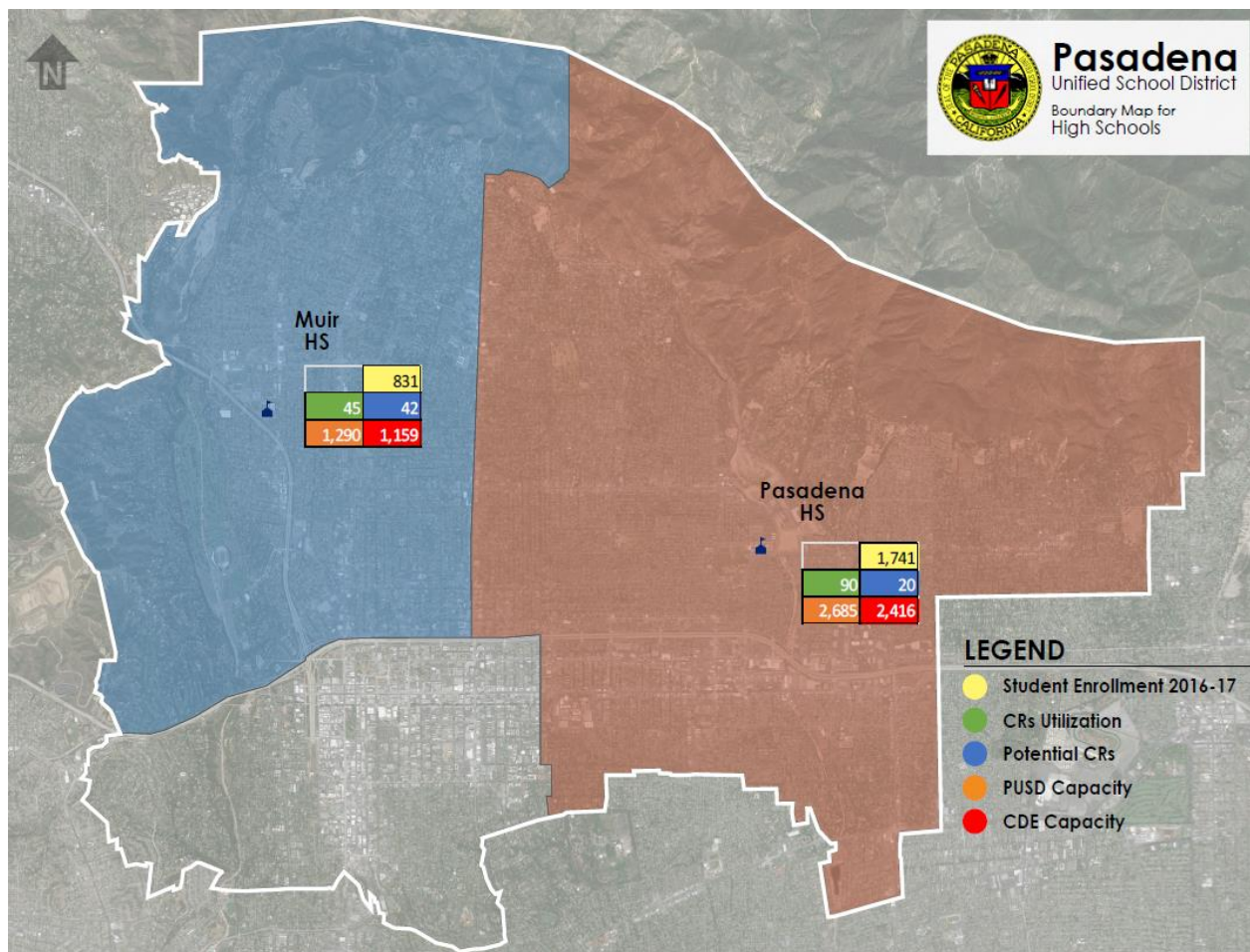
6-12 School & Alternative Boundary Map



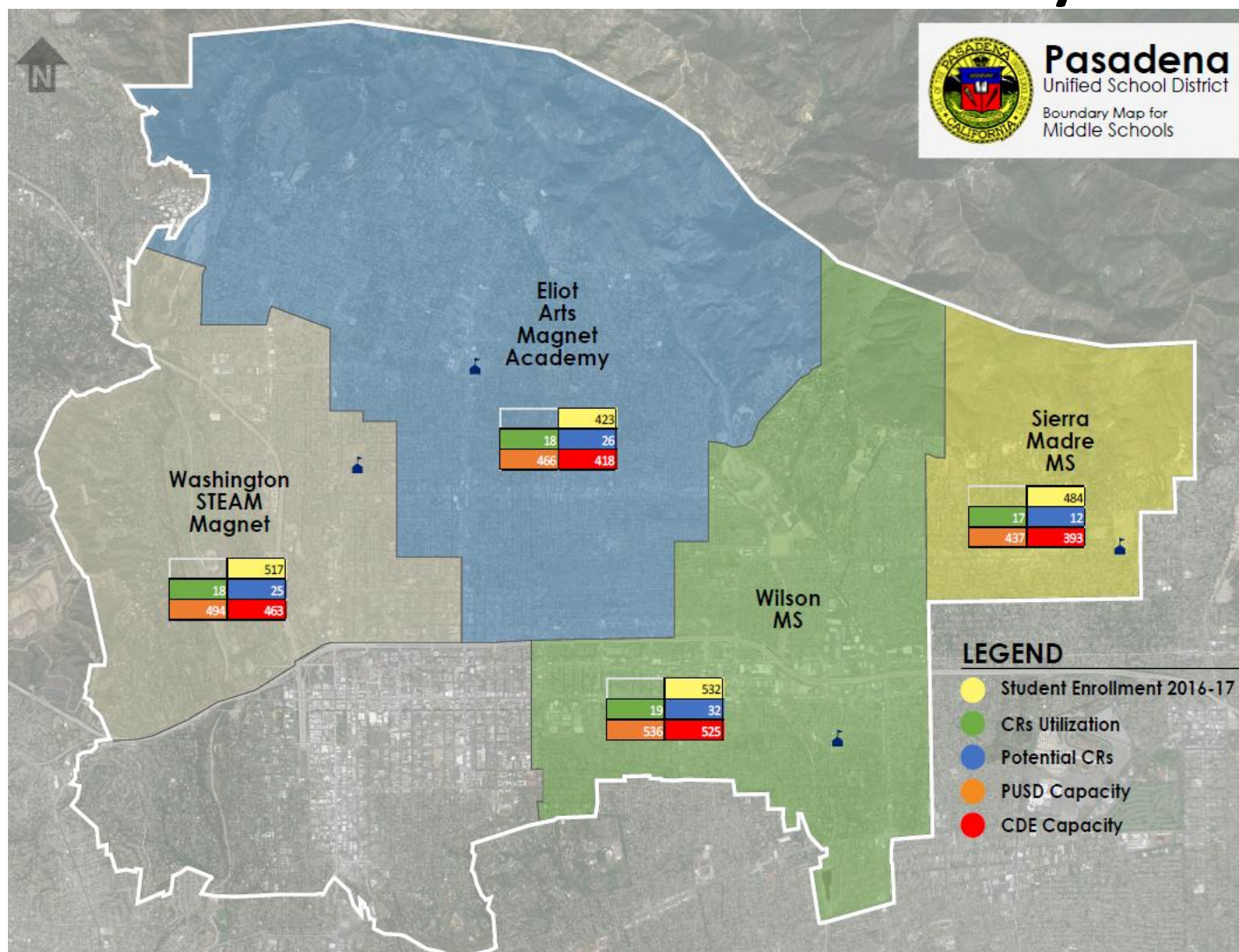
Elementary School Boundary Map



High School Boundary Map



Middle School Boundary Map



School Closure – A Method of Selection with Factors for Consideration

Facilities, Planning + Construction

The California Education Department recommends that the following steps are followed to ensure that the district makes the right decision to close a school

- Step 1: Gathering the Facts. The decision to close a school should be done using empirical data as to the schools overall performance and the overall cost to maintain the school.
- Step 2: Deciding which school (s) to close. Even though declining enrollment is one of the major deciding factors when thinking to close a school it is important to look at other factors like the condition of the school facility, the operating cost of the school and educational programs.
- Step 3: Making the decision. When closing a school it may be helpful to put together a school closure committee to analysis and make a recommendation to the superintendent and the board.

School Closure – A Method of Selection with Factors for Consideration

Facilities, Planning + Construction

- Step 4: Making the Transition: Once the decision has been made to close a school it is imperative to ensure that all important information about school closure is communicated quickly and efficiently to staff, students and parents directly
- Step 5: Disposing of school property. Each site should be looked at independently and should be considered for the possibility of reopening in the future. Sites then should be either leased, or re-used for other district functions.
- The district should also take into consideration:
 - School Site Utilization
 - Current School Programing
 - Facility and site information
 - Facility operation issues and Financial Implications

Questions & Comments

Capacity Surveys & Closure Methodology

Next Steps:

Determine which capacity

Loading table to use:

- 1) Yr 2013 Capacity Study
- 2) CDE Standard
- 3) Contract Capacity

Convene a Superintendent's
Consolidation and Boundary
Advisory Committee
(April Board for approval to
convene the committee)



Step 4

Facilities Assessment & Feasibility Study Process

Facilities, Planning + Construction

- **Feasibility & Assessment Overview**

- Physical Assessment
 - Determine and document the existing physical condition of all building components and site elements at the campus and determine the need for repair, modernization and/or upgrades.
 - Review of Maintenance Plan
 - Review of As-Built Conditions
 - On-Site Investigations of Buildings + Grounds

Facilities Assessment & Feasibility Study Process

Facilities, Planning + Construction

State Mandated Improvements

Structural Safety

- California Building Code requires the establishment of minimum requirements for state run schools to safeguard the public health, safety and general welfare through structural strength and stability.
- Fire + Life Safety
- Dedicated to the safety of occupants in buildings under DSA's jurisdiction, as related to fire resistive building materials, fire alarms, fire suppression equipment, safe occupant egress, and firefighting equipment access.

Facilities Assessment & Feasibility Study Process

Facilities, Planning + Construction

State Mandated Improvements

Access Compliance

- Relating to accessibility by people with disabilities, minimum requirements are in place to ensure that buildings, structures, and related facilities are accessible to, and functional for, every member of the public, so as to provide equal opportunity to access public accommodations. Access is to be provided to, through, and within the buildings, without loss of function, space, or facility where the general public is concerned.

Facilities Assessment & Feasibility Study Process

Facilities, Planning + Construction

Prioritization Overview

Priority 1 (Immediate Needs) (0-5 Years)

- Priority One includes upgrades/modernization of systems infrastructure, main structures and deferred maintenance items such as, roofing, heating, ventilating and air conditioning (HVAC), electrical, fire alarm, clock/bell/intercom/communication, removal of hazardous materials, etc. that have reached or are about to reach critical condition where failure to address will cause addition damage or endangerment to students/staff and or facilities. Priority One also includes health, safety and welfare items to meet code. These items have to be completed if upgrades are initiated at the campus.

Facilities Assessment & Feasibility Study Process

Facilities, Planning + Construction

Prioritization Overview

Priority 2 (Intermediate Needs) (5-10 Years)

- Priority Two addresses the need to provide adequate housing and improvement of educational facilities, including instructional, administration, food services, extracurricular, and support facilities to meet the needs of existing programs and activities. This may include modernization and seismic retrofit of existing facilities, the replacement of existing outdated facilities (or facilities in disrepair), as well as the construction of new facilities to meet the immediate programmatic needs of the school/District.

Facilities Assessment & Feasibility Study Process

Facilities, Planning + Construction

Prioritization Overview

Priority 3 (Deferred Needs) (10-15Years)

- Priority Three includes the modernization of existing facilities or the replacement of existing facilities that do not fall within Priority Two. Priority Three also encompasses identified needs/issues that are not of an immediate nature. These items, while important, do not need to be addressed immediately, but should be addressed if sufficient resources are available.

Facilities Assessment & Feasibility Study Process

Facilities, Planning + Construction

Campus Overview – Madison ES

For
Example:



Facilities Assessment & Feasibility Study Process

Facilities, Planning + Construction

Campus Overview – Madison ES

- Address: 515 Ashtabula Street, Pasadena CA 91104
- Grades: KG-5
- Height: Two Stories
- Number of Permanent Buildings: 4
- Number of Classrooms: 31
- Site Size: 4.96 Acres
- Building Size:
 - Bldg A: 37,974 sf
 - Bldg B: 3,741 sf
 - Bldg C: 5,922 sf
 - Bldg D: 12,786 sf

Facilities Assessment & Feasibility Study Process

Facilities, Planning + Construction

Campus Overview – Madison ES

- Current Number of Students: K-5, 475
- Current Sf/Student: 122 sf
- List of Campus Alterations + A#'s:
 - 1925 Original Construction
 - 1934 Structural Reinforcements – A# 807
 - 2000 Relocatable Classroom Buildings – A# 03-101154
 - 2000 Whole Site Modernization – A# 03-108861
 - 2011 Family Center – A# 03-113534
- Theme/Existing Signature Program: Focus
- Feeder Patterns:
 - Washington STEAM Magnet Academy
 - John Muir High School

Facilities Assessment & Feasibility Study Process

Facilities, Planning + Construction

Assessment Categories— Madison ES

- Site Deficiencies
- Deferred Maintenance Items
- Accessibility + ADA Compliance
- Aesthetics + Curb Appeal
- Pedestrian + Traffic Flow
- Wayfinding + Circulation
- Administrative + Support Facilities
- Building Envelopes / Assemblies
- Energy Efficiency
- Green Technology Updates
- Classrooms/Core Education Programs
- Daylighting
- Acoustics
- Music + Performing Arts Facilities
- Computer Technology + Infrastructure
- Fire Alarm, Clock, Bell + Intercom Systems
- Site Security
- Seismic + Earthquake Upgrades/Retrofits (AB 300)
- Removal of Hazardous Materials
- Stormwater
- Food Service Facilities (Kitchens + Cafeterias)
- Community Facilities Uses/Needs
- HVAC Systems
- Plumbing Systems
- Electrical Systems
- Programmatic Needs
- Educational Plan Support Spaces

Facilities Assessment & Feasibility Study Process

Facilities, Planning + Construction



Building A – Room 136



Building A – Room 136
ADA violation – exit fire line



Building A – Room 136
ADA violation – wheelchair lift used as storage



Building A – Room 136
Raised floor



Building A – Room 136
Raised floor



Building A – Room 136
HVAC noise



Building A – Room 136
HVAC noise



Building A – Room 136
Lighting rehab



Building A – Room 136
Low volt - fire line



Building A – Room 137
ADA violation – accessibility and railing



Building A – Room 137
ADA violation - railing



Building A – Room 137
Stage lighting

Facilities Assessment & Feasibility Study Process

Facilities, Planning + Construction

Assessment Category Example

ENERGY EFFICIENCY

- About 30% of a school power consumption is contributed to their lighting system. The current lighting system is mostly consists of fluorescent T8 lamps. In newer classrooms three (3) 32 watts T8 lamps in each 2x4 fixture consume a total of about 90 watts of electricity. By replacing each with an equivalent LED fixture the consumption could be reduced by about 50% and the light levels will be improved. In the older classrooms in building “A” the replacement of 1x4 with LED version only improves the power consumption by about 15% but it will drastically help in light levels. Exterior MH fixtures should be replaced with LED types as well. Priority 1.

Facilities Assessment & Feasibility Study Process

Facilities, Planning + Construction

Recommended Priority/Phase 1

SEISMIC + EARTHQUAKE UPGRADES / RETROFITS (AB 300)

- Building A needs seismic retrofit.

HVAC SYSTEMS

- Integrate the Cafeteria and Auditorium buildings HVAC into the site wide Energy Management Control System (EMCS).
- Integrate the Cafeteria and Auditorium buildings duct smoke detector into the site wide fire alarm system.
- Provide fall protection to rooftop units at Auditorium that are within 10 feet of roof edge.
- Replace failing Teledyne Laars boiler in mechanical room.
- Replace Kitchen hood exhaust fan and provide mechanical make-up air ventilation.
- Relocate all thermostats to be mounted at ADA required heights. Currently thermostats at Cafeteria and Auditorium are mounted higher than allowed.
- Replace exhaust fan or provide cooling for basement electrical room.

PLUMBING SYSTEMS

- Replace galvanized piping entering into building A from existing reduced pressure backflow preventer to be copper pipe.
- Remediate leaks from second and first floor restrooms that are visibly causing damage to ceiling below.
- Provide and install P-Trap covers for all sinks with burning characteristics and for all water supply pipes accessible under fixtures. (Site Wide)
- Secure all rooftop gas piping to be statically mounted to roof. Current installation has gas piping mounted on unsecured wood sleepers. (Site Wide)
- Provide proper drainage for leaking condensate in mechanical room.
- Clean all existing roof drains and provide actual roof drain covers.
- Addition of domestic cold water to chilled water plant.
- Addition of emergency eyewash/shower to chilled water plant and boiler room.

Facilities Assessment & Feasibility Study Process

Recommended Upgrades & Repairs

Facilities, Planning + Construction



Facilities Assessments & Feasibility Study Processes

Facilities, Planning + Construction

Costing Checklist + Master Planning

Cost Models / Checklist

- Cost models are developed for all recommended improvements identified. The cost models identify the construction cost, project soft costs and escalation factors typically associated with recommended facility modernizations, renovations and/or additions.
- The Planning Team shall work closely with District staff to investigate and document all reasonable and reliable funding sources available for use in funding the implementation of the projects identified. Phasing allocation via a campus financial master plan will take place.

Cost Models For Madison

PROJECT + COST TRACKING CHECKLIST

James Madison Elementary School Whole Site Assessment + Modernization

SF - Square Feet
LS - Lump Sum
LF - Linear Feet
EA - Each

	Assessment Areas	Unit cost	Quantity	Unit	Phase 1
1	Building A				
	Architectural				
	General - Access - Door Hardware Replacement - Closer	\$210.00	106	ea	\$22,260.00
	General - Access - Door Hardware Replacement - Panic	\$622.00	25	ea	\$15,550.00
	General - Access - Fire Extinguisher Replacement w/Accessible Cabinet	\$381.00	50	ea	\$19,050.00
	General - Access - Signage	\$31.00	150	ea	\$4,650.00
	General - Access - Exterior Main Entry Stair + Ramp - Opt 2	\$200.00	1,300	sf	\$260,000.00
	Auditorium - Removal of Raised Floor Platform, Repair Floor Finish	\$9.00	1,105	sf	\$9,945.00
	Auditorium - Entry Vesibule Modernization	\$100.00	403	sf	\$40,300.00
	Auditorium - Access - Exterior East Entry Ramp	\$55.00	50	sf	\$2,750.00
	Auditorium - Main Entry Desk at Corridor	\$360.00	10	lf	\$3,600.00
	Auditorium - Access - South Entry Stair + Ramp - Opt 2	\$200.00	1,800	sf	\$360,000.00
	Auditorium - Access - South Entry Doors	\$1,442.00	5	ea	\$7,210.00
	Corridor - Access - Handrail Replacement	\$8.00	90	lf	\$720.00
	Corridor - Access - Drinking Fountain Replacement	\$2,500.00	8	ea	\$20,000.00
	Subtotal - Building A - Architectural				\$766,035.00
	Structural				
	Subtotal - Building A - Structural				\$0.00
	Electrical				
	Access - Entry Lighting System	\$12,000.00	1	ls	\$12,000.00
	Subtotal - Building A - Electrical				\$12,000.00
	Mechanical / Plumbing				
	Subtotal - Building A - Mechanical/Plumbing				\$0.00
	Total - Building A				Phase 1 \$778,035.00

Questions & Comments

On the purpose of a site feasibility study

Next Steps:

Continue Site Feasibility
Studies as economically
feasible.





Step #5, #6 & #7

Determine Type of Classrooms to support Instructional Programs

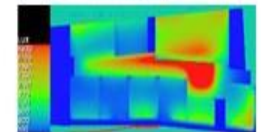
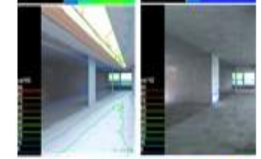
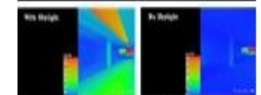
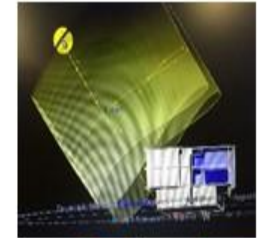
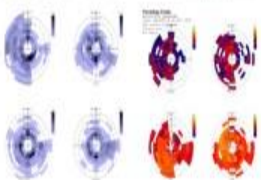
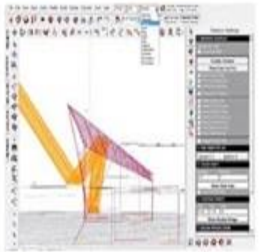
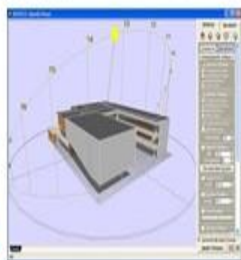
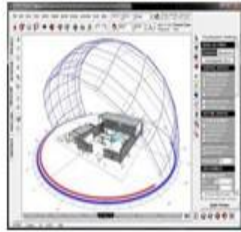
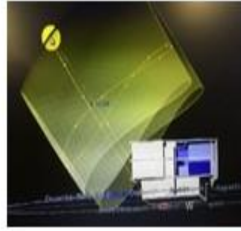
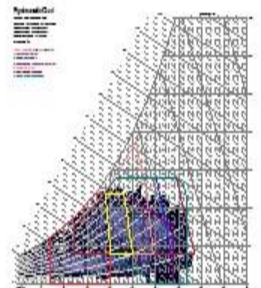
Architectural Plans + Images

BUILDING ANALYSIS SECTIONAL VIEW



- Reliable Instruction Labs
- Next Generation Classrooms
- Technology Genius Bar
- Dynamic Innovative Lab
- Digital Arts Computer Labs





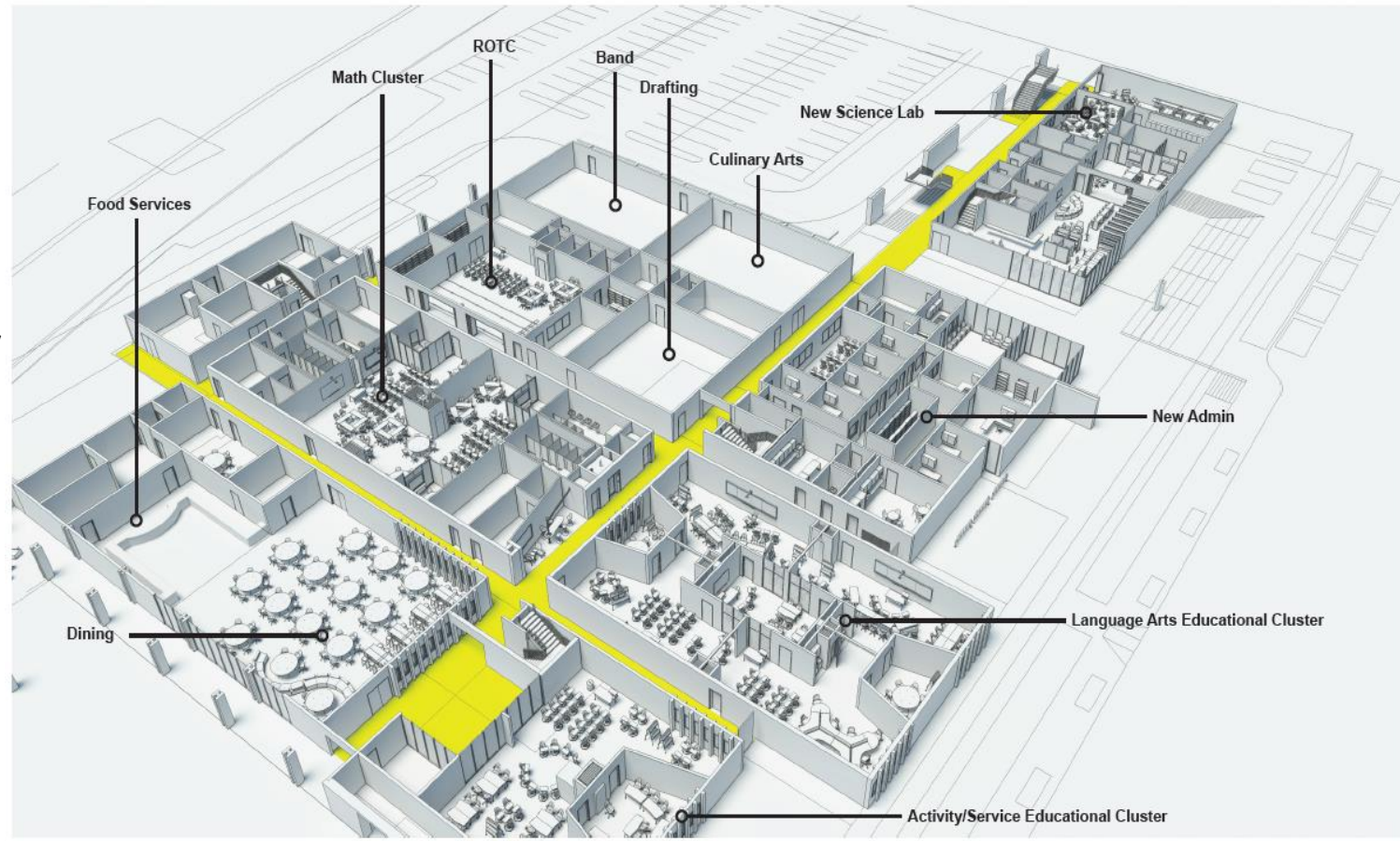
Analysis Driven Design



Classroom adjacencies and Instructional Cluster Stations

Architectural Plans + Images

BUILDING ANALYSIS FIRST FLOOR CIRCULATION



Program Considerations in Design

- Circulation
- Cluster Stations
- Space Adjacency



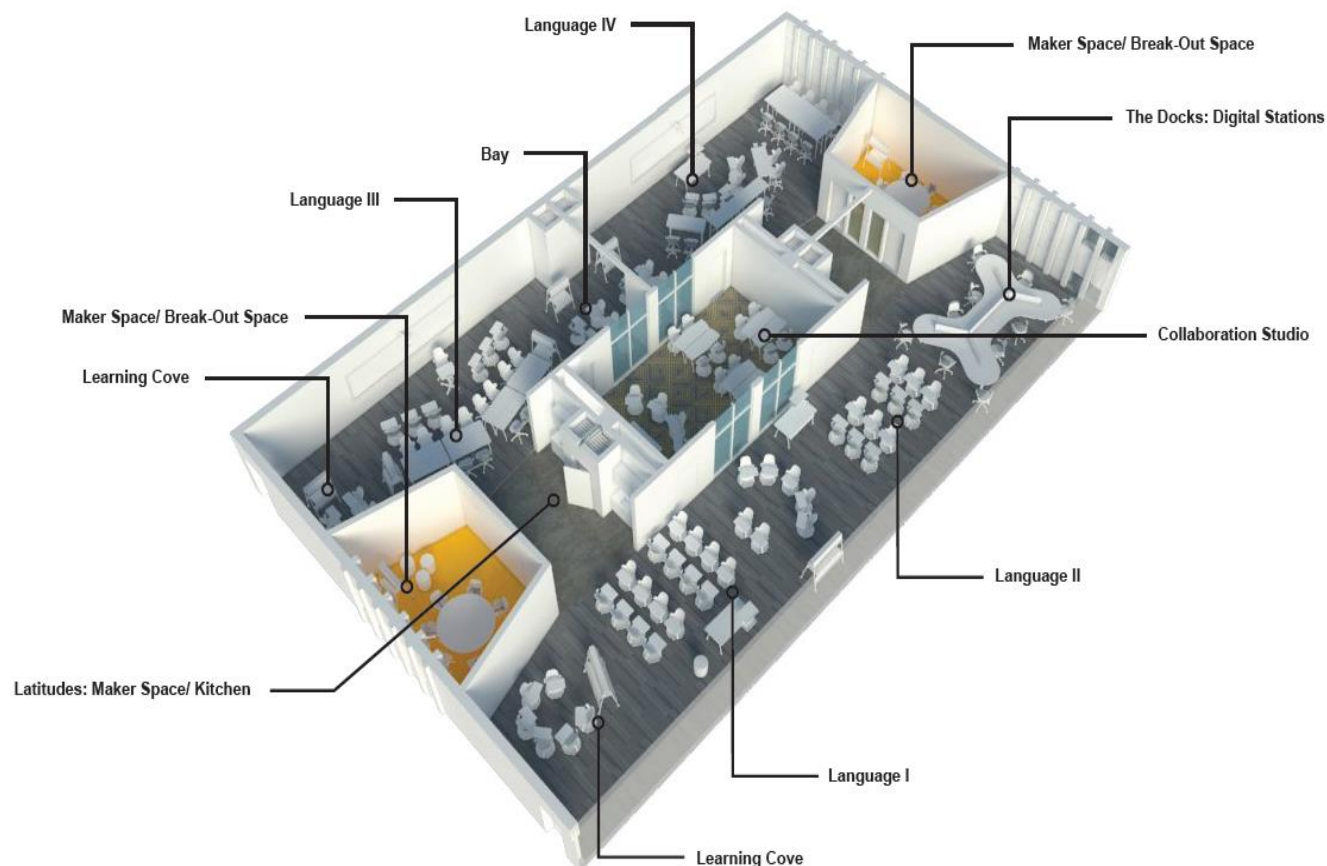
Language and Dual Language Immersion Programs



Architectural Plans + Images

PBL ACADEMIC CLUSTER - ISOMETRIC VIEW PHASE I

- Language Bay
- Break-out Spaces
- Learning Coves
- Collaboration Studio
- Digital Stations



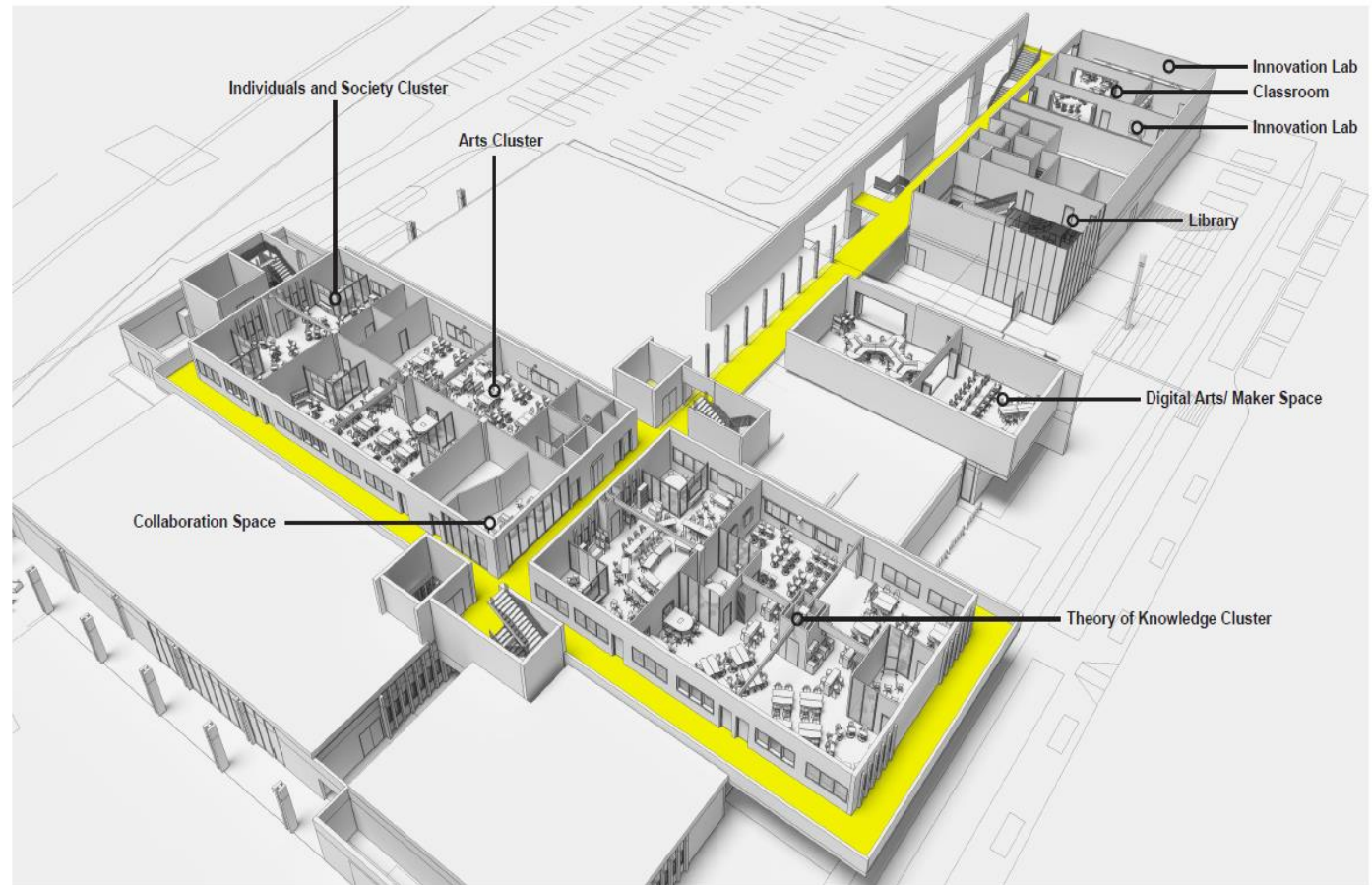


Quality Learning in Arts

- Individual Society Cluster
- Innovation Labs
- Theory of Knowledge Cluster
- Digital Arts Maker Space
- Arts Cluster
- Circulation/accessibility is very important

Architectural Plans + Images

BUILDING ANALYSIS SECOND FLOOR CIRCULATION



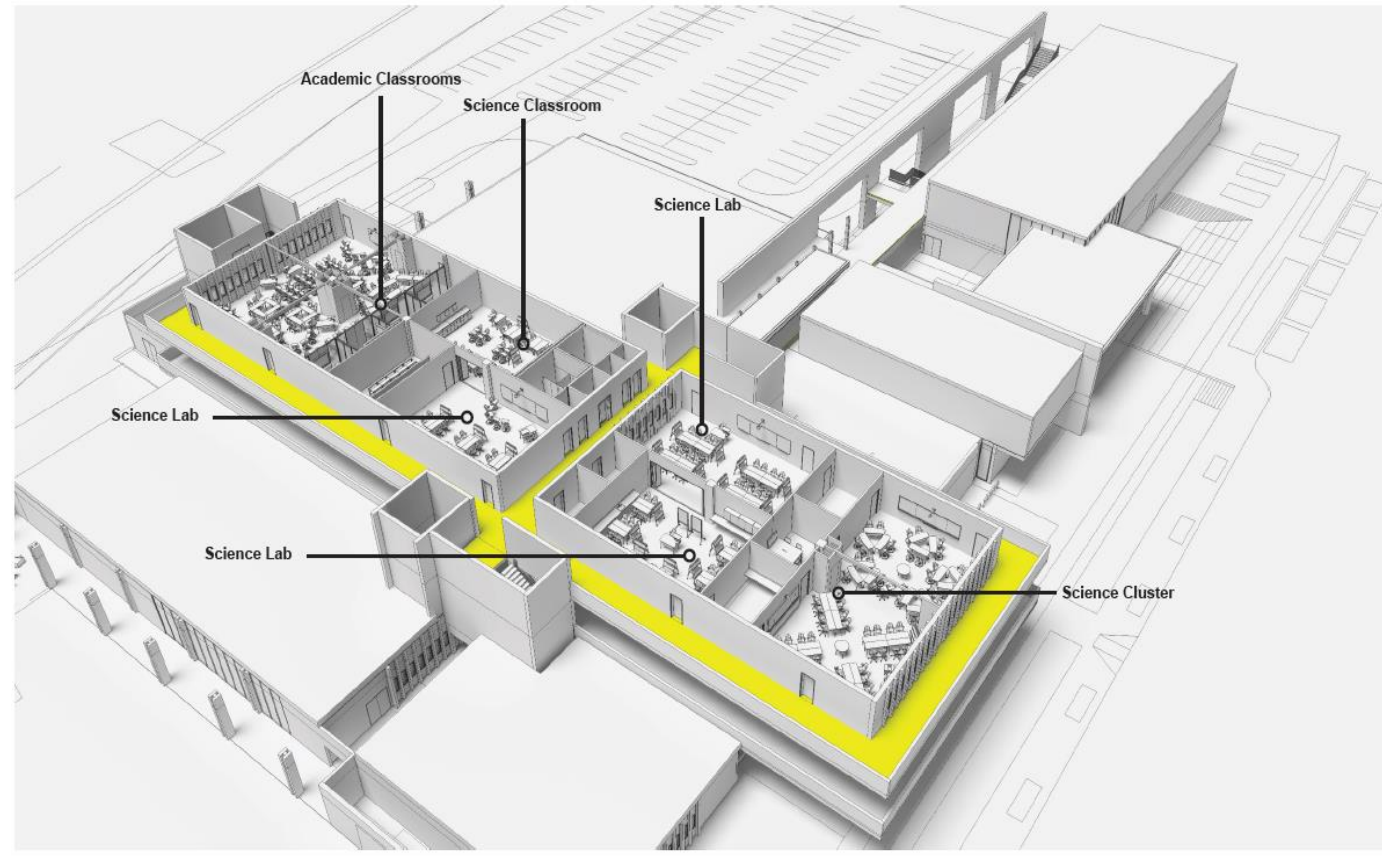


Providing quality learning environment- Science

- Science Academic Classrooms
- Science Wet Labs
- Science Dry Labs
- Build – in Utility & Technology To Support Science

Architectural Plans + Images

BUILDING ANALYSIS THIRD FLOOR CIRCULATION



STEM Environments

❖ High Schools –

- ❖ Capistrano Valley HS Performing Arts Center
- ❖ Monterrey County CTE Media Arts
- ❖ St. Helena Vocational Education
- ❖ Hawthorne High School
- ❖ Merritt College

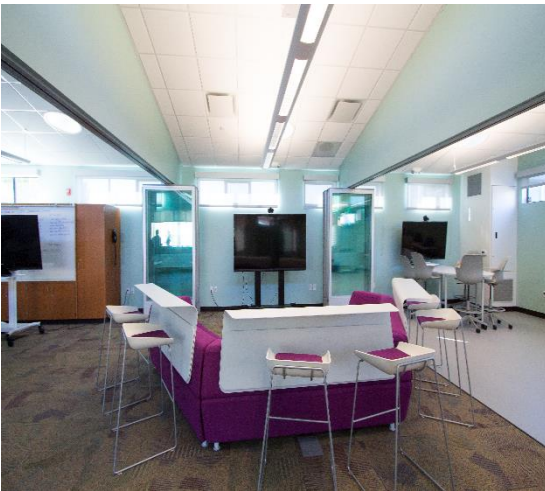
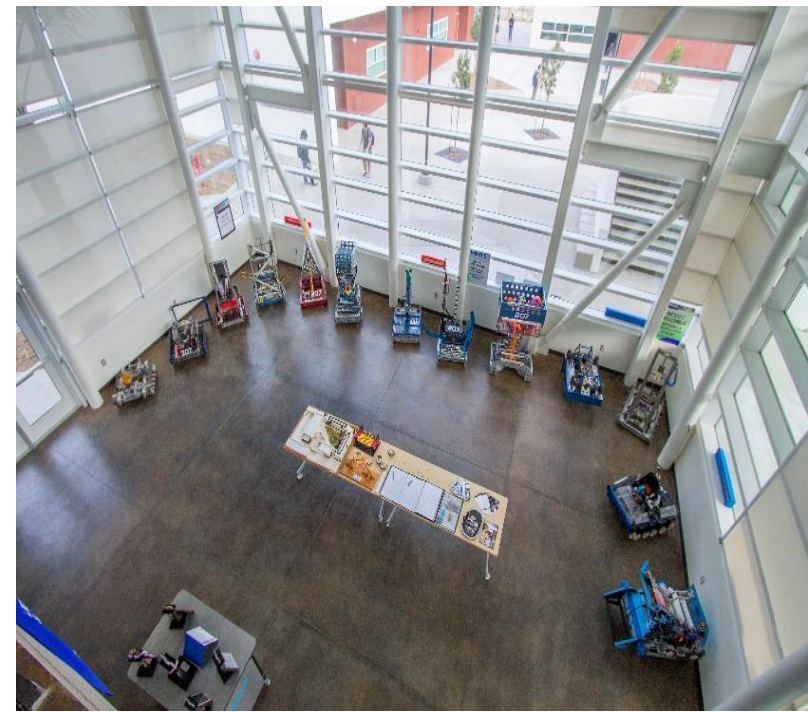


Designing: K-12 Educational
Facilities

STEM Environments

❖ High Schools –

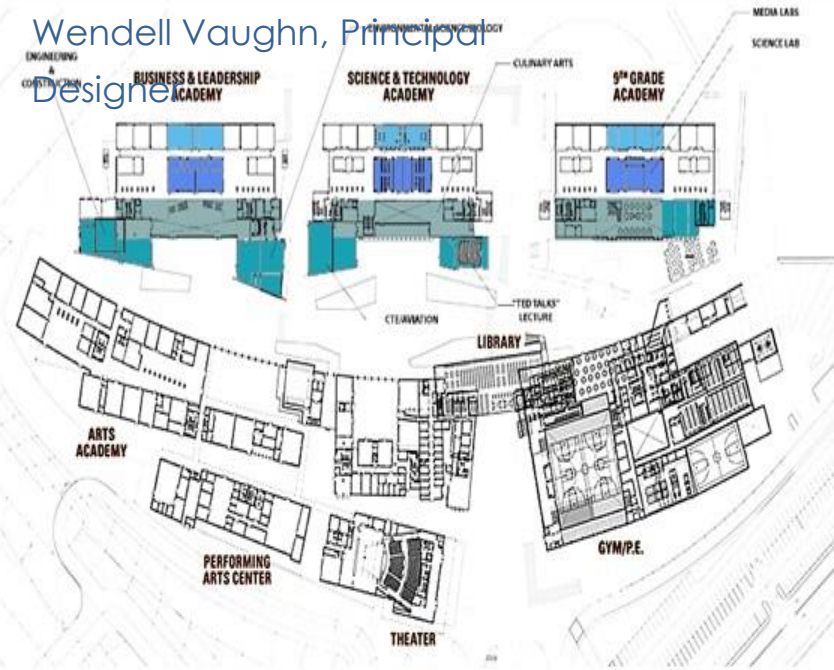
- ❖ Hawthorne High School
- ❖ Marin Community School



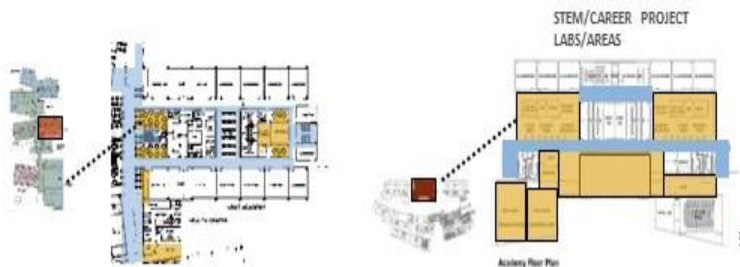
Designing: K-12 Educational
Facilities

Atrisco Heritage Academy High School

Wendell Vaughn, Principal
Designer



1. CONSTRUCTION ENGINEERING
2. LIFE SCIENCES
3. AVIATION/TRANSPORTATION
4. TECHNOLOGY "TED-TALKS" LECTURE SPACE
5. NUTRITIONAL SCIENCES



Previous Campus By OTHERS

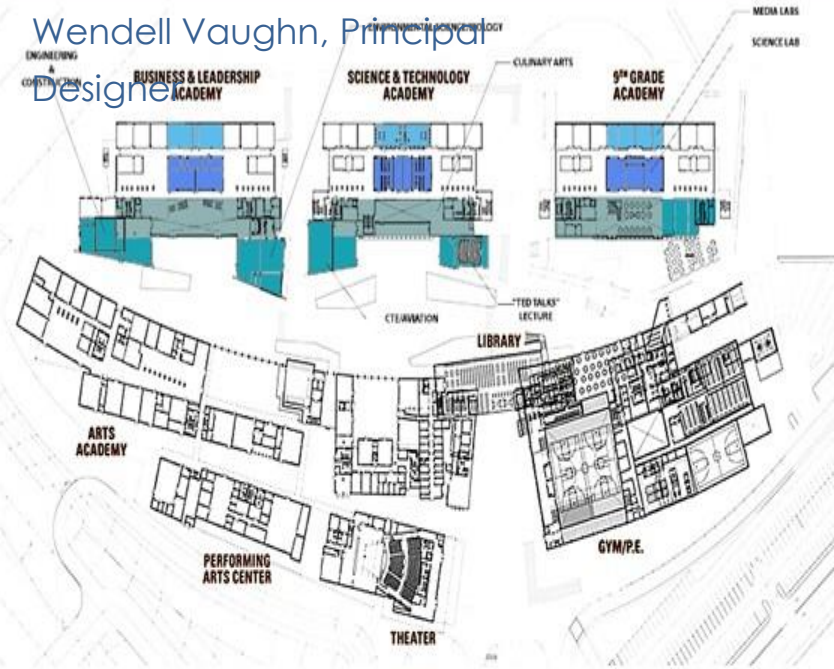
NEW CAMPUS DESIGN



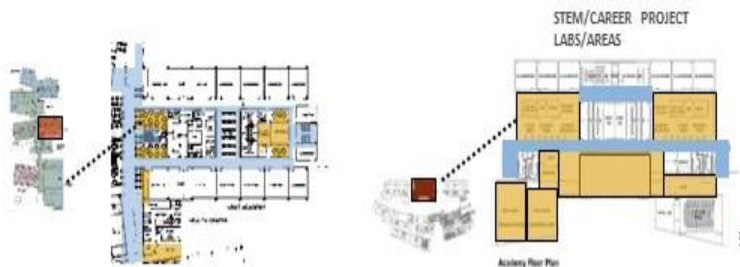
STUDENT PROJECT EXHIBITION SPACES

Atrisco Heritage Academy High School

Wendell Vaughn, Principal
Designer



1. CONSTRUCTION ENGINEERING
2. LIFE SCIENCES
3. AVIATION/TRANSPORTATION
4. TECHNOLOGY "TED-TALKS" LECTURE SPACE
5. NUTRITIONAL SCIENCES



Previous Campus By OTHERS

NEW CAMPUS DESIGN



STUDENT PROJECT EXHIBITION SPACES



Art Classroom

STEAM CLASSROOMS:

Art classrooms are becoming increasingly cross-curricular and need to integrate different aspects of specialized classrooms to adapt to 21st Century learning. Classrooms may need to consider Makerspaces, digital art, CAD, and 3D printing.



Teachers



- Teacher prep areas help to organize current lesson plan, and make student turnover easy between class periods.
- Plan classroom layout to facilitate teacher supervision – all levels. i.e. supervision required for specialized materials/supplies, x-acto knives, student storage, etc.



Clean-Up

- Art classrooms should have at least 2 sinks, each should have a separate drainage system and clay traps.
- Surfaces, flooring should durable, low maintenance, and easy to clean
- Provide floor drains for easy mopping

Display Areas



- Plan for display areas in classroom, and adjacent hallways, throughout school
- Display cases: more formal display cases should be lockable, and include area for both flat work and 3D/sculptural work.
- In classroom: maximize wall area for display.
- Locate switches and fixtures on CDs specifically – maximize usable wall space
- Walk-in display vitrine facing corridor to display flat or 3D artwork



Lighting and Ventilation

- Provide natural daylight with tall, north-facing windows
- Provide a combination of general and task lighting is especially important for drawing and visual arts
- Operable windows for natural ventilation to remove dust and fumes
- Wall, ceiling, and floor finishes should have a light color for maximum light reflection



Storage

- Provide storage for student work, both flat and 3D
- Student individual storage – portfolios, lockers, cubbies
- Storage for work in progress, i.e. drying racks
- Closed, secure storage room - K-5: 350 SF & 6-12: 400 SF
- Teacher storage room – configure with shelving and cabinetry for supplies, and supplies that are not used for current lesson
- Provide lots of built-in storage, i.e. cabinets and work benches with integrated storage



Technology

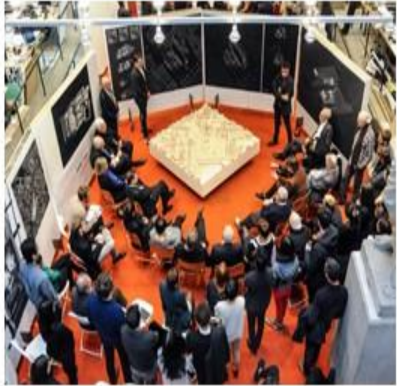
- Computer workstation & printer for digital media
- Wifi
- Digital projector
- Retractable pull-down outlets

- Large double doors to easily move supplies and artwork in and out of the classroom



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what if.....

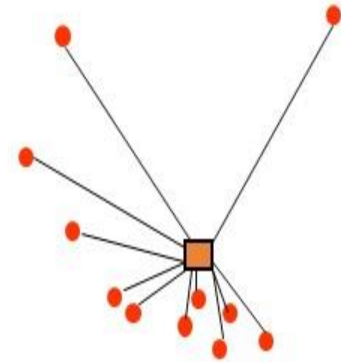


We engage an INTERACTIVE SPACE
which SUPPORTS COLLABORATION
while Promoting:

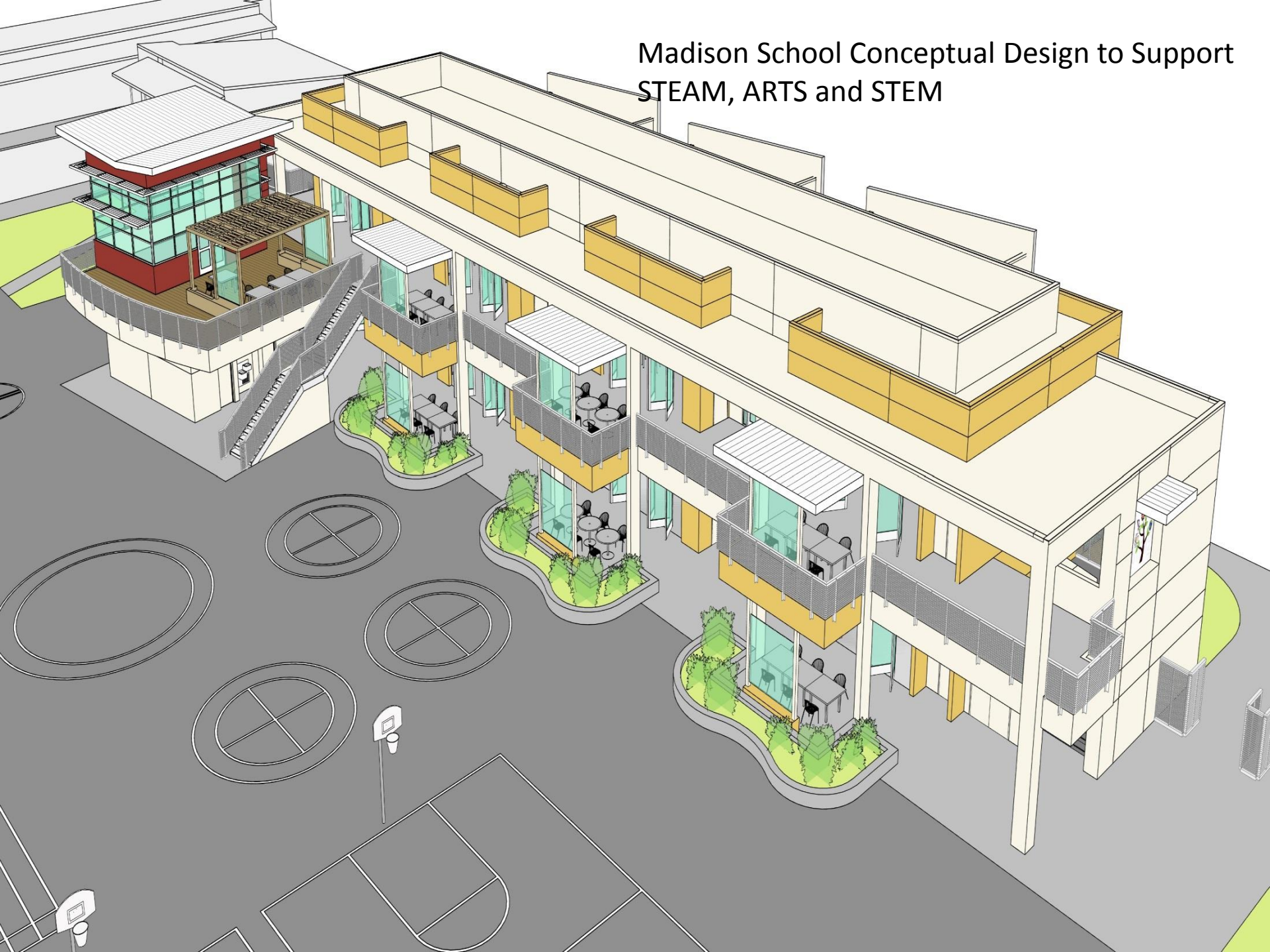
FOCUSED COLLABORATION
INTERACTIVE KNOWLEDGE SHARING
COLLECTIVE RESOURCES
WORK IS CONSTANTLY on DISPLAY

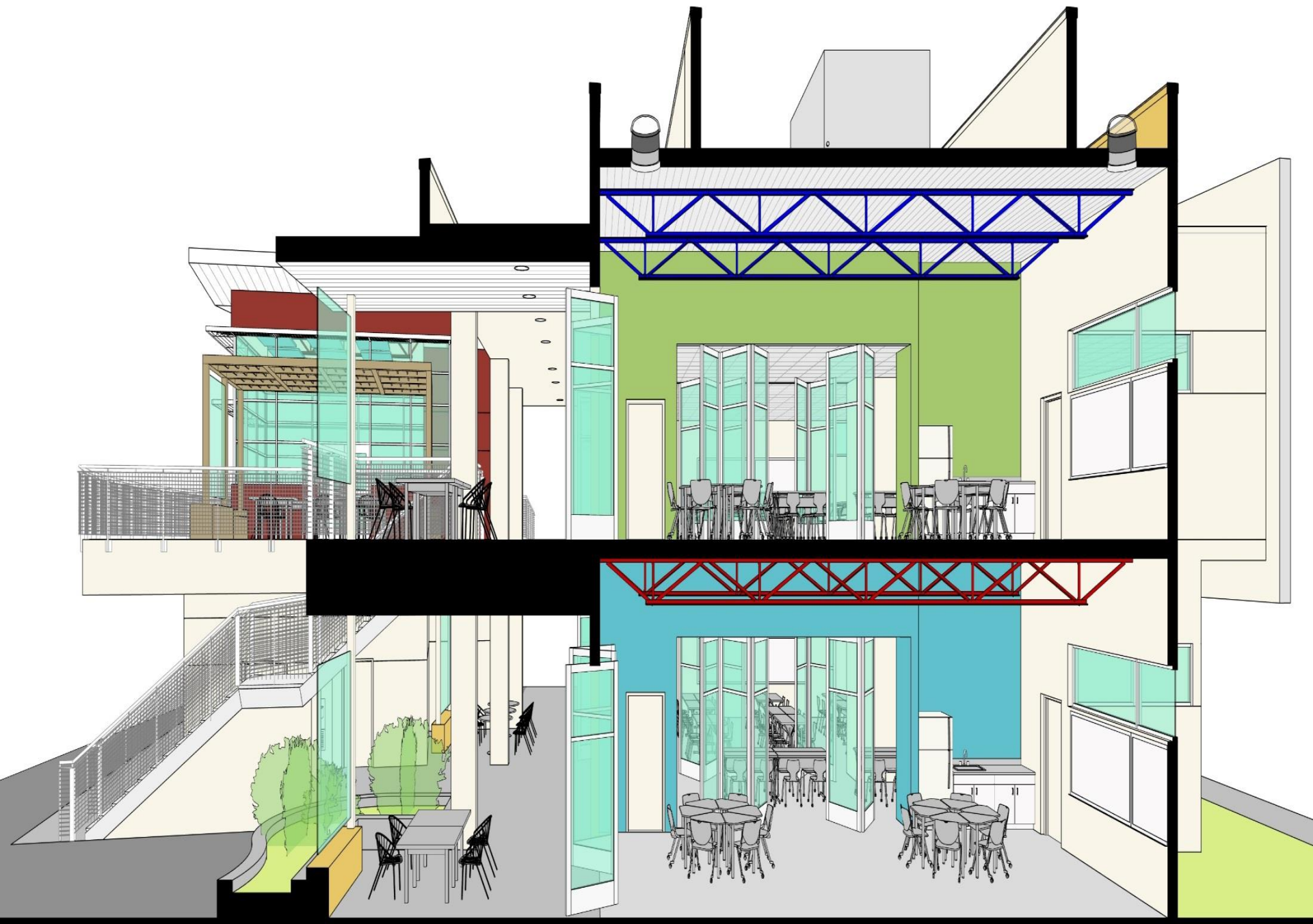


HS CAMPUS LEARN Shops



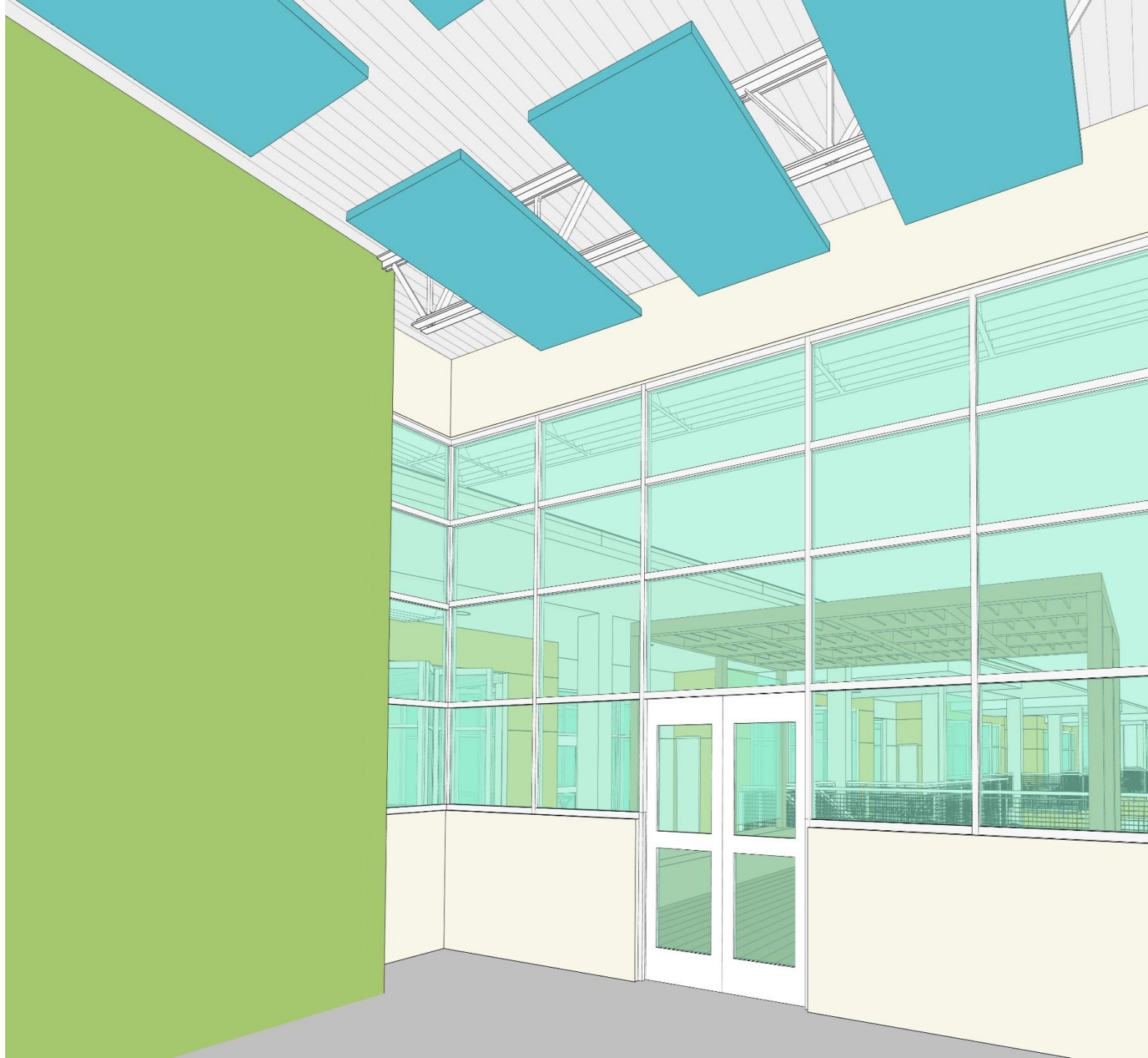
Madison School Conceptual Design to Support STEAM, ARTS and STEM



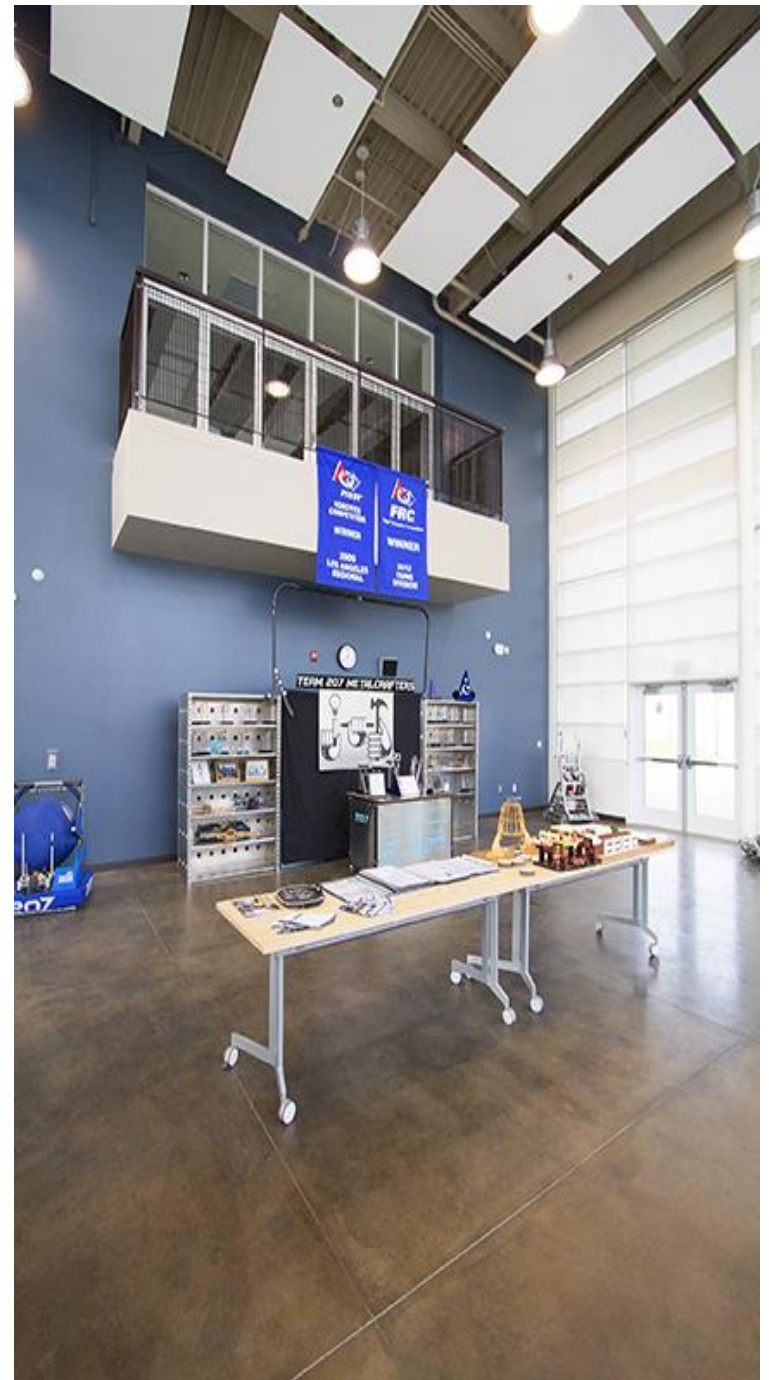








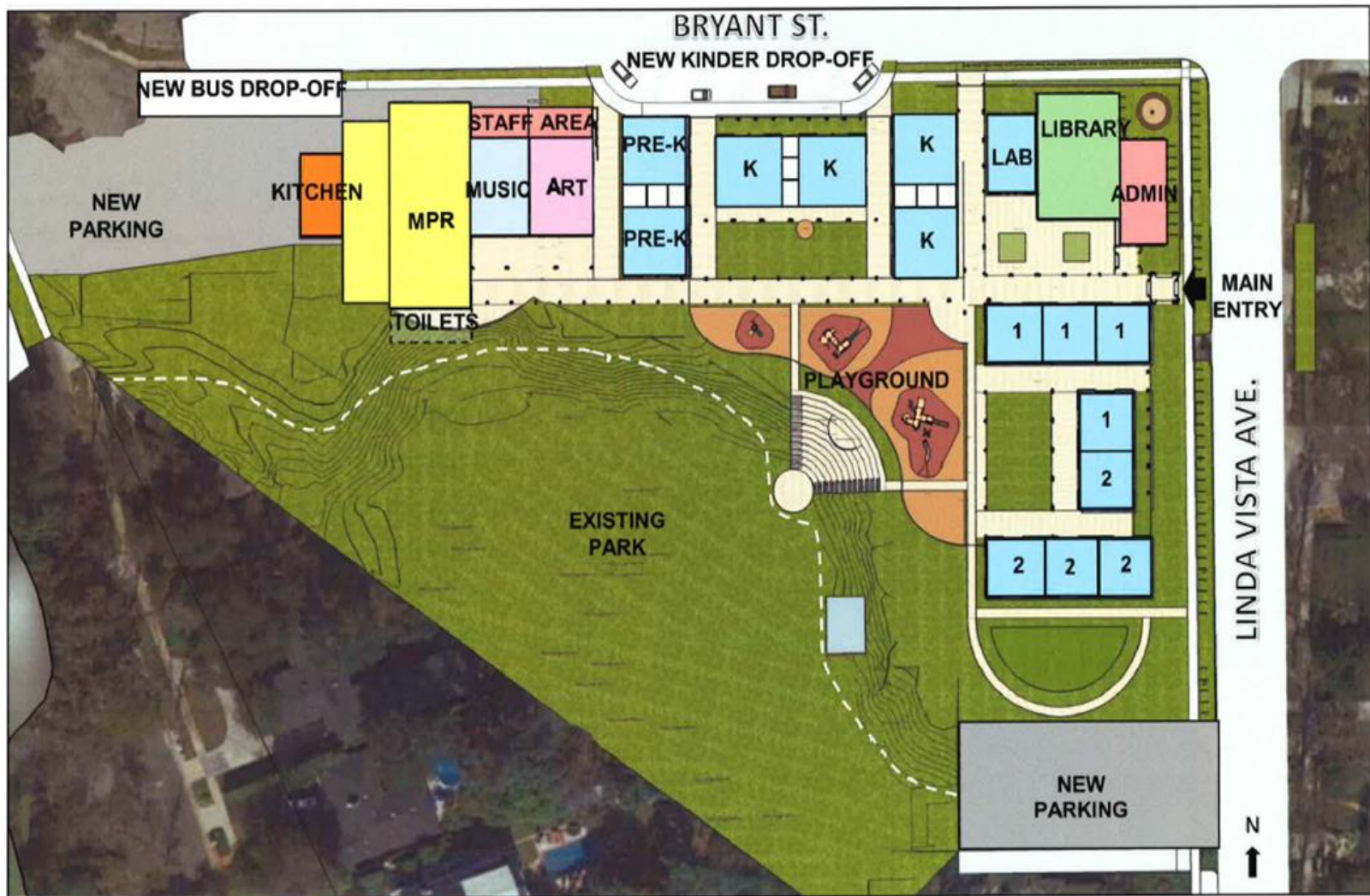








Linda Vista Proposed Modernization



LINDA VISTA AERIAL SITE STUDY

PROPOSED DESIGN

PRE – K TO 2 CLASSROOMS



NEXT – GENERATION MODEL – RIVERSIDE USD

K 3 TO 5 CLASSROOMS



NEXT – GENERATION MODEL – SADIE HARRIS

PRECEDENT

Linda Vista Aerial Site Study



LINDA VISTA AERIAL SITE STUDY

PROPOSED DESIGN

Linda Vista Aerial Site Study



LINDA VISTA AERIAL SITE STUDY

PROPOSED DESIGN

Linda Vista Aerial Site Study



LINDA VISTA AERIAL SITE STUDY

PROPOSED DESIGN

Linda Vista Exterior View



LINDA VISTA EXTERIOR VIEW



San Rafael Proposed Modernization

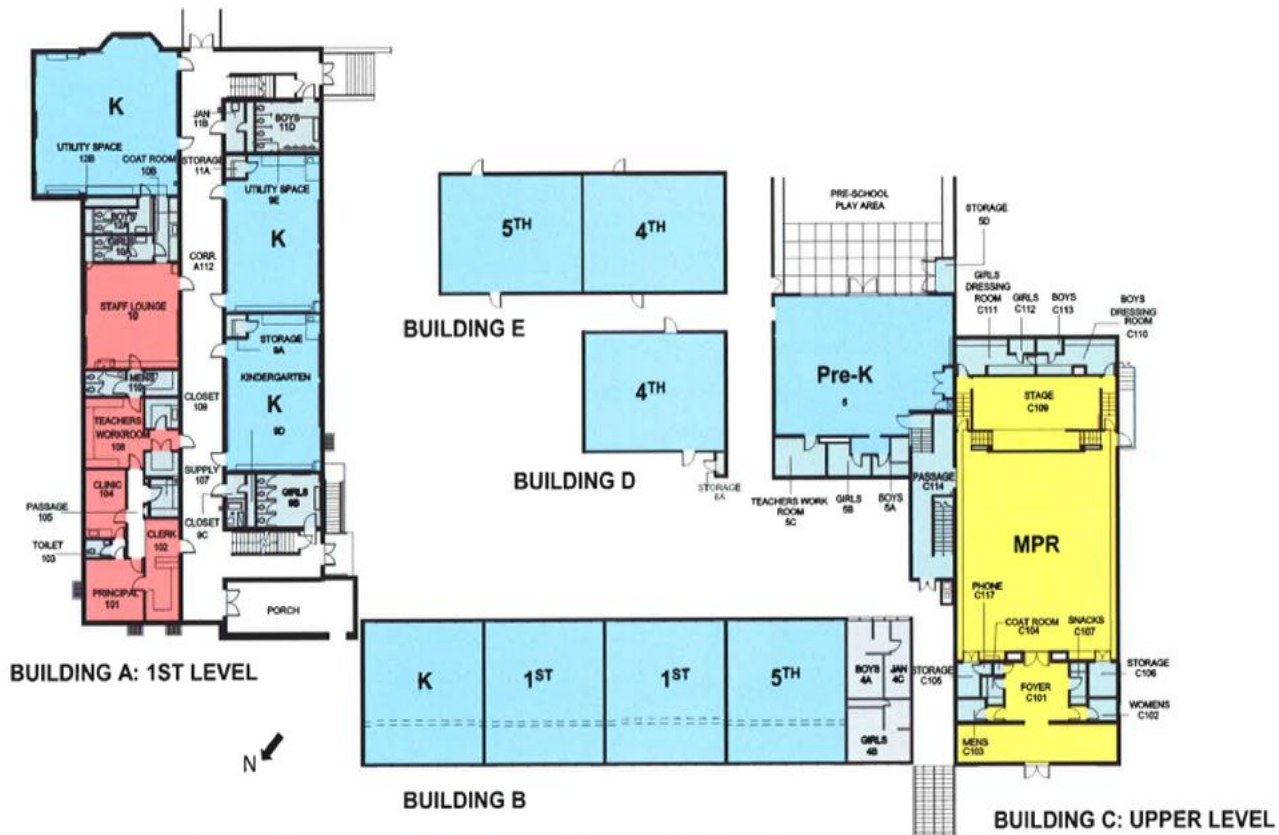
Existing Site Layout



- San Rafael Elementary School is one of the oldest schools in Pasadena
- It is well-known for its Spanish/English Dual Language Immersion Program and the Armory Center for the Arts' Art and Math program
- San Rafael strives to engage children in becoming enthusiastic, self-motivated learners



Existing Classroom Utilization

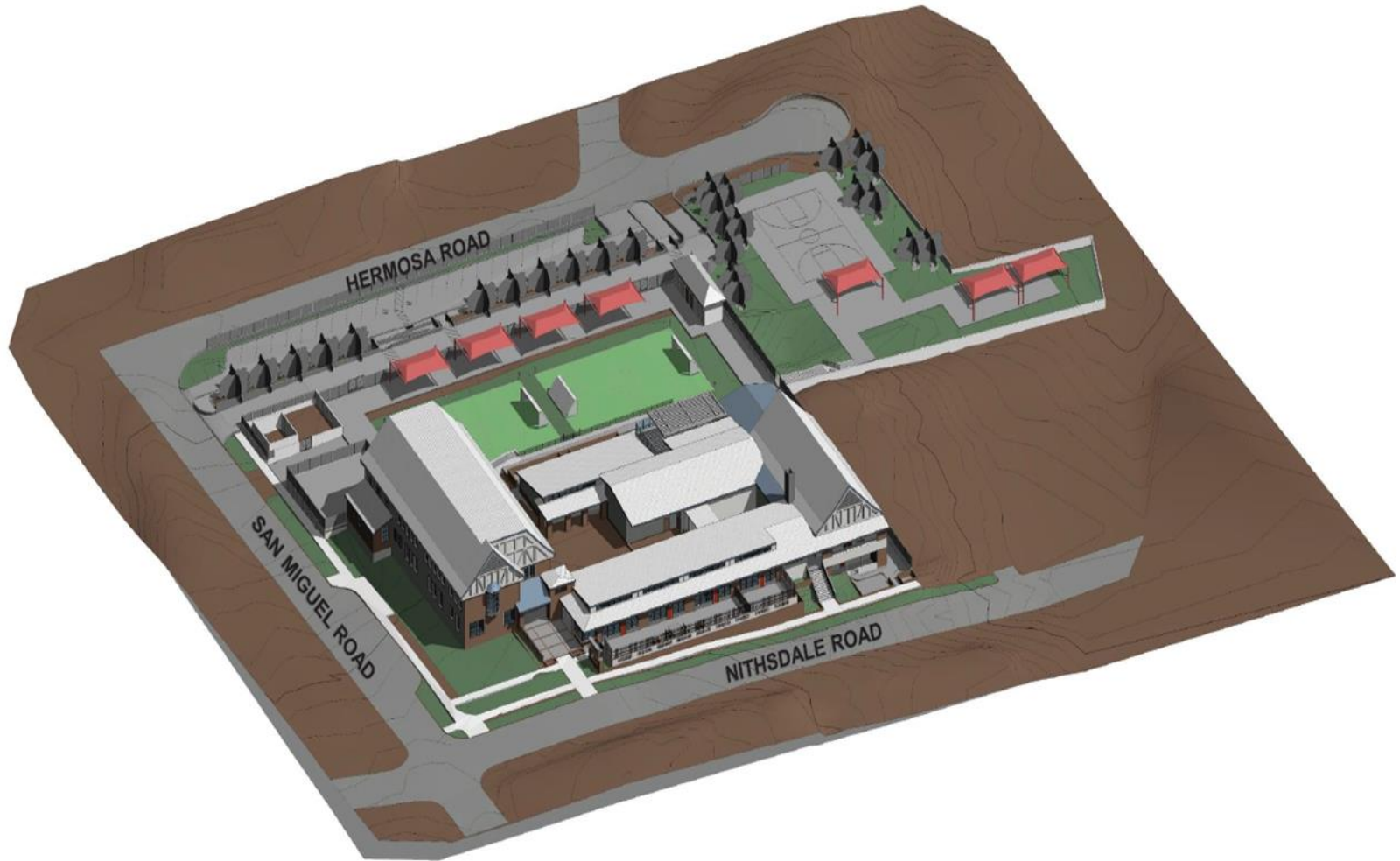


PROGRAM	CLASSROOMS (GRADE 1-5)	PRE-K KINDERGARTEN	SPECIALTY ROOM	ADMINISTRATION	ASSEMBLY	KITCHEN/ UNDESIGNATED RM	RESTROOMS DRESS RM & TOILET	MECH RM/ SUPPORT	CIRCULATION	TOTAL
BUILDING A	-	2,849	155	1,218	-	-	758	860	1,504	7,530
BUILDING B	2,779	357	-	-	-	-	374	101	-	4,211
BUILDING C	-	860	-	111	2,933	-	503	184	982	5,760
BUILDING D & E	2,638	-	-	-	-	-	-	10	-	2,638
TOTAL NUMBER OF ROOMS	6	5	1	5	2	-	16	19	4	58
NET FLOOR SQ. FT.	6,600	4,786	155	1,347	2,533	-	1,613	965	2,486	20,317

EXISTING SPACE UTILIZATION PLAN - SAN RAFAEL ELEMENTARY SCHOOL
(SCHOOL YEAR 2019-2020)

SAN RAFAEL FIRST FLOOR PLANS - EXISTING

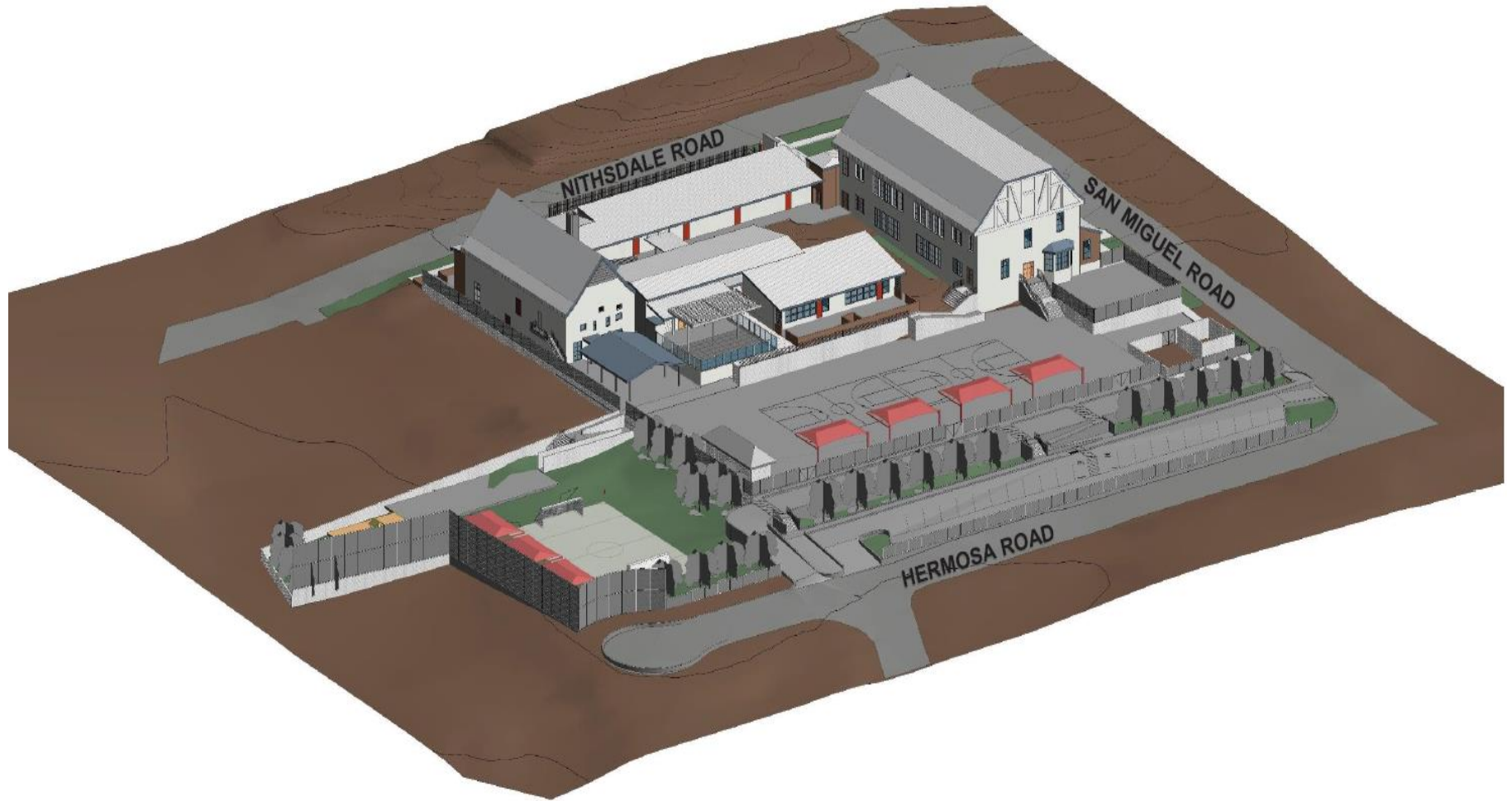
Aerial Site Study of Nithsdale Road



SAN RAFAEL AERIAL SITE STUDY

PROPOSED DESIGN

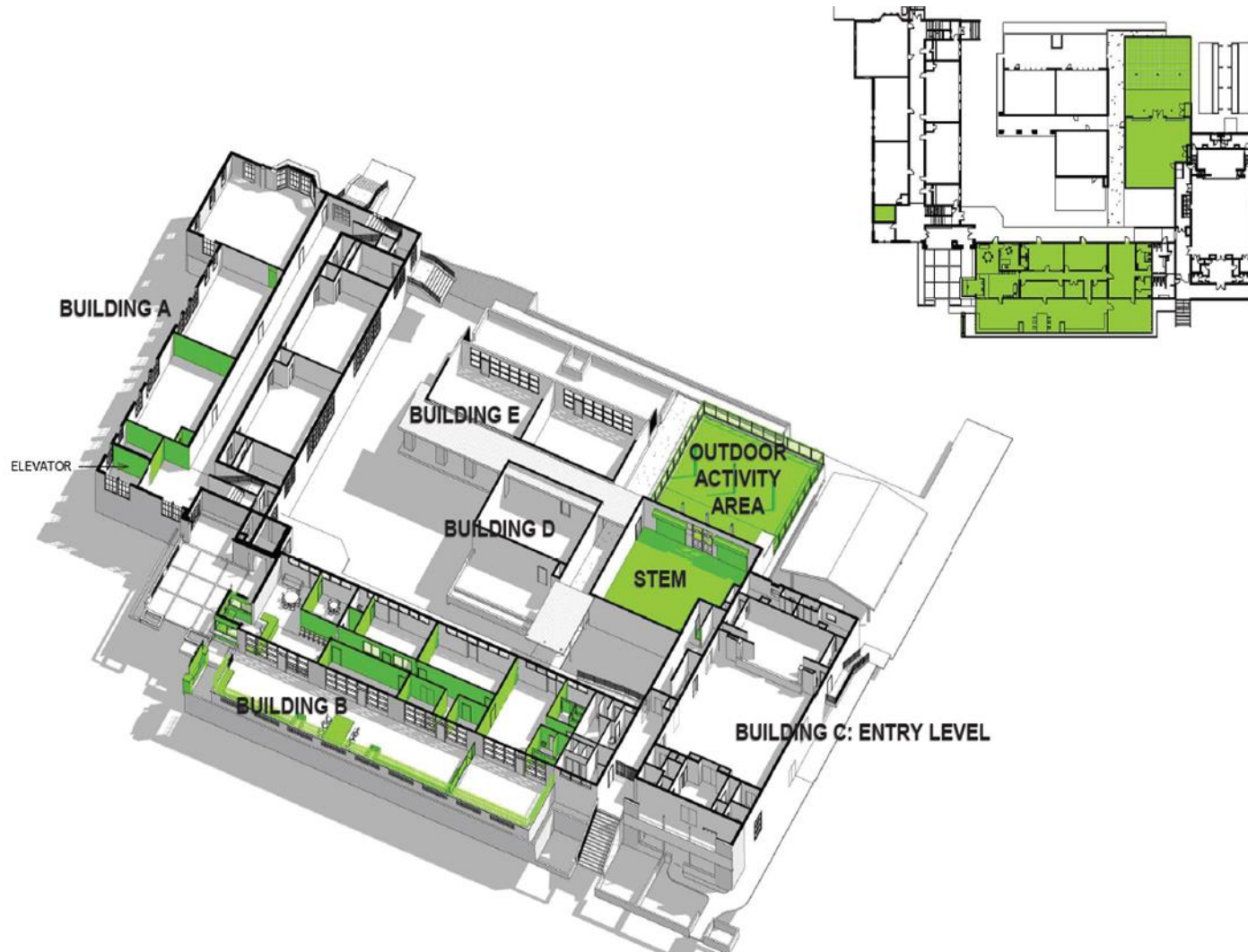
Aerial Site Study of Hermosa Road



SAN RAFAEL AERIAL SITE STUDY - OPTION

PROPOSED DESIGN

Repurposing Plan Level 1



SAN RAFAEL BUILDING REPURPOSING PLAN – LEVEL 1

DEMO/REPURPOSING

Proposed Front View Design for San Rafael



FRONT VIEW

PROPOSED DESIGN

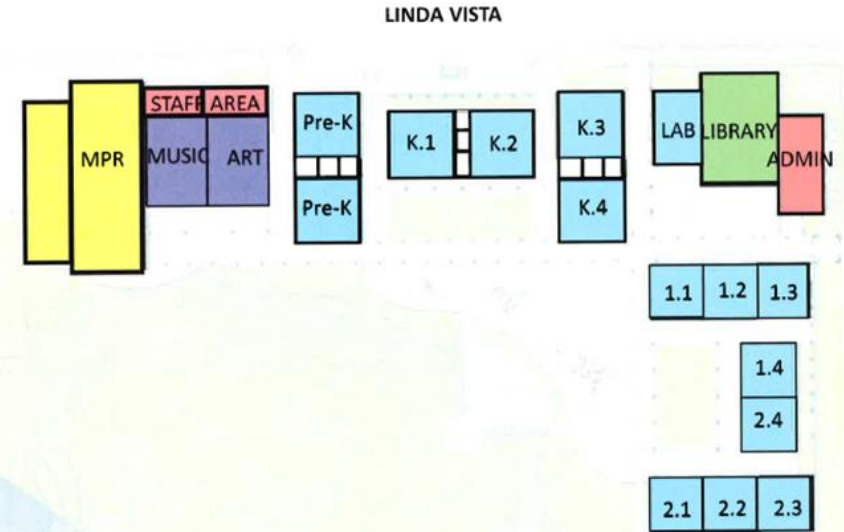
Proposed Design of STEAM Building



STEAM BUILDING

PROPOSED DESIGN

Construction Phases Planning



PROPOSED BUILDING PLANS

Linda Vista Elementary School:

Existing Building Area:	21,295 sq.ft.
Improved Building Area:	39,936 sq.ft.
Total Building Area:	39,936 sq.ft.

San Rafael Elementary School:

Existing Building Area:	30,800 sq.ft.
Improved Building Area:	31,296 sq.ft.
Total Building Area:	31,296 sq.ft.

SAN RAFAEL & LINDA VISTA

PHASING

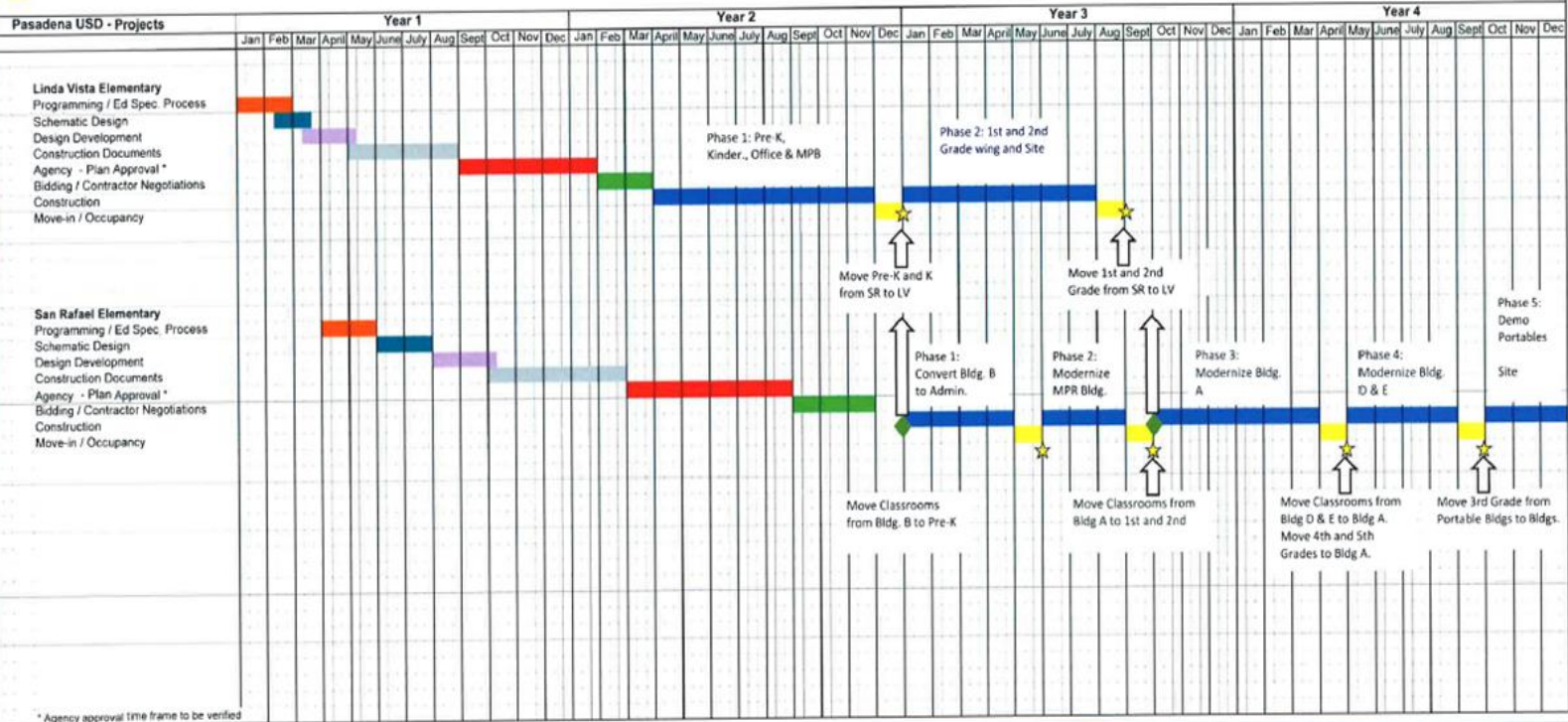
Construction Timeline

Preliminary Projects Schedule for
Pasadena Unified School District
Linda Vista Elementary - San Rafael Elementary



March 17, 2017

- Programming / Ed. Specs/ Needs Assessments
- Schematic Design
- Design Development
- Construction Documents
- DSA - Plan Approval
- Bidding / Contractor Negotiations
- Construction / Const. Administration
- Move-in



* Agency approval time frame to be verified



PASADENA UNIFIED SCHOOL DISTRICT
Our Children. Learning Today. Leading Tomorrow.

SAN RAFAEL & LINDA VISTA PROJECT SCHEDULE



Questions & Comments

Building Through Analysis to Support 21st Century Programs

Next Steps:

Continue Building
Analysis per Site to
Support the Assigned
Programs.



Step #8: Existing Bond and Future Bond Options



Summary of Outstanding Debt

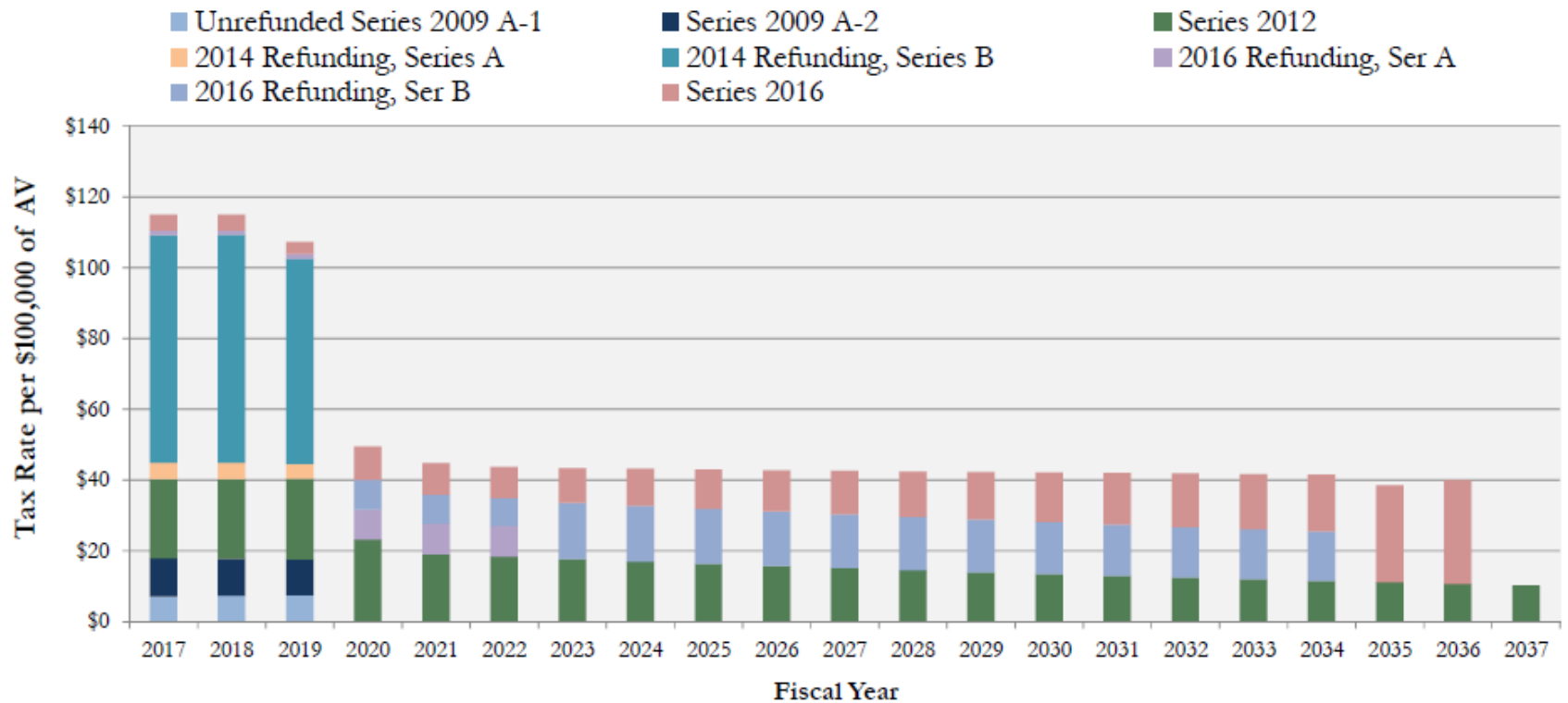
Issue	Dated Date	Final Maturity	Original Principal	Principal Outstanding as of 3/3/17	Next Call Date (Any Date)
GO Bonds, 2008 Election, Series 2009 A-1	9/17/09	8/1/22	\$40,320,000	\$7,605,000	Not callable
GO Bonds, 2008 Election, Series 2009 A-2 (BABs)	9/17/09	8/1/34	\$84,680,000	\$84,680,000 ⁽¹⁾	Not callable
GO Bonds, 2008 Election, Series 2012	7/3/12	5/1/37	\$125,000,000	\$110,205,000	5/1/22 @ 100%
2014 GO Refunding, Series A	3/20/14	11/1/19	\$5,985,000	\$4,560,000	Not callable
2014 GO Refunding, Series B	3/20/14	11/1/19	\$96,045,000	\$68,715,000	Not callable
2016 GO Refunding, Series A	5/25/16	8/1/22	\$11,025,000	\$10,830,000	Not callable
2016 GO Refunding, Series B (2019 Crossover)	5/25/16	8/1/34	\$78,470,000	\$78,470,000	8/1/2026 @ 100%
GO Bonds, 2008 Election, Series 2016	5/25/16	8/1/36	\$100,000,000	\$100,000,000	8/1/2026 @ 100%
				\$465,065,000	

⁽¹⁾ The crossover refunding of the 2009 A-2 BABs are not considered a legal defeasance, and will remain outstanding until the August 1, 2019 call date.



Election of 1997 and 2008 – Combined Tax Rates

Aggregated Projected Tax Rates *1997 and 2008 Election Bonds Outstanding⁽¹⁾*



⁽¹⁾ Assumes 4.00% growth for FY 17-18 and every year thereafter.



Future Bond

2018 Election Scenario Summary

Scenario	Tax Rate(per \$100,000 of AV)	Par Amount	Year of Final Maturity	Repayment Ratio
1	\$60	\$842,825,000	2052	1.86
2	\$60	\$797,000,000	2051	1.89
3	\$50	\$657,000,000	2051	1.88
4	\$40	\$515,000,000	2051	1.89
5	\$30	\$373,000,000	2051	1.91

Future Bond



2020 Election Scenario Summary

Scenario	Tax Rate (per \$100,000 of AV)	Par Amount	Year of Final Maturity	Repayment Ratio
1	\$60	\$934,000,000	2053	1.81
2	\$60	\$902,000,000	2053	1.84
3	\$50	\$746,000,000	2053	1.84
4	\$40	\$579,000,000	2053	1.85
5	\$30	\$402,000,000	2053	1.84

Questions & Comments On Future Bond Scenarios

Next Steps:

Formalize or Receive
Direction from the BOE
when to start the timeline
for the next Bond?

FY 2018?

FY 2020?

RFQ for Bond Survey Team?
Revisit with FA on Timeline!
Start the Marketing Process!



Steps & Tools Needed from EMP to Facilities Master Plan 5 to 10 years

Facilities, Planning + Construction

- A) Complete the EMP – Completed November 2016
- B) Transition from EMP to FMP – November 2016 to May 2017
- C) Formulate the FMP – ongoing with the following recommended steps:
 - Step #1: Determine School Capacities
 - Step #2: School Consolidation & Closure Processes
 - Step #3: Determine As-Built Conditions
 - Step #4: Determine Facility Priorities
 - Step #5: Determine what is needed to support assigned instructional programs.
 - Step #6: Determine what is left to be done – construction to support future programs
 - Step #7: Develop costs on future builds at each site
 - Step #8: Develop a business plan to accomplish future builds
 - Step #9: Start Conceptual plans from CD – submission to DSA
 - Step #10: Prioritize Sites with the Tier 1, 2, & 3 Process
 - Step #11: Establish time line and process for the next bond election
- D) Deliver FMP – December 2017

FMP Outline – 2 of 2

Facilities, Planning + Construction

- V. Site specific completed projects from Measure TT Funding
- VI. District business plan and future Funding Sources
- VII. Facilities Replacement Plan
- VIII. Appendices
 - a. Appendix a: Project Front Ends
 - b. Appendix b: Projects Surveys
 - c. Appendix c: Projects Conceptual
 - d. Appendix d: Projects Assigned to MTT and Next Bond
 - e. Appendix e: Preliminary Endangerment Assessments
 - f. Appendix f: ADHERA Reports
 - g. Appendix g: ITS District Standards
 - h. Appendix f: District Facilities and Maintenance Standards
 - i. Appendix g: Districts Procurement & Bidding Standards
 - j. Appendix h: CEQA & Environmental Reports

Questions & Comments

On the FMP for next 5 to 10 yrs

Any questions on the
FMP Format?

Any Additional Items
to be Included in the
FMP?

Thank You!
The Facilities Staff

