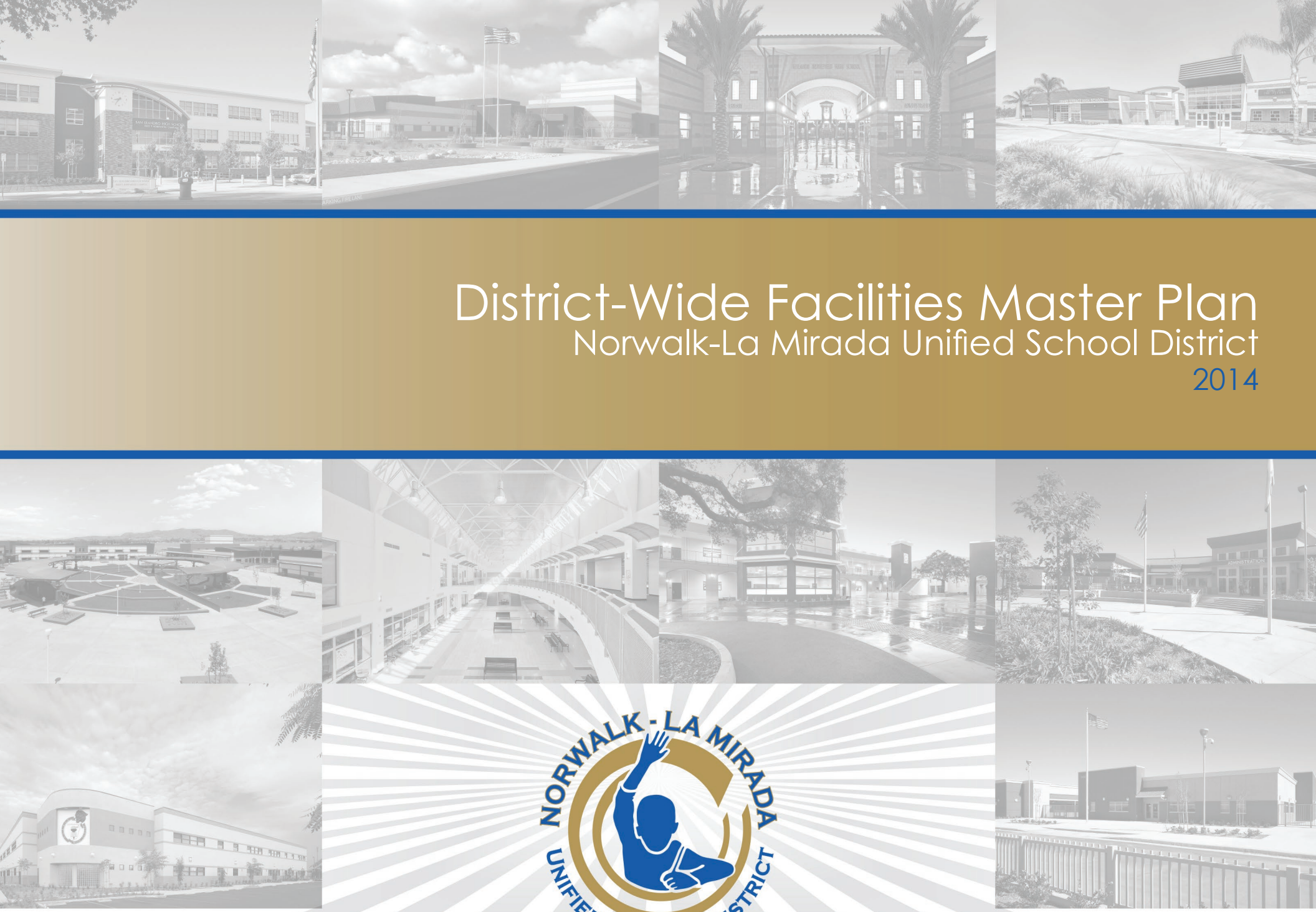


District-Wide Facilities Master Plan

Norwalk-La Mirada Unified School District

2014

ARCHITECTS WLC

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NORWALK-LA MIRADA
UNIFIED SCHOOL DISTRICT

June 1, 2014

Dr. Ruth Perez
Superintendent
Norwalk-La Mirada Unified School District
12820 Pioneer Boulevard
Norwalk, CA 90650-2013

Re: District-Wide Facilities Master Plan
Norwalk-La Mirada Unified School District
Project 1411200.06

Dear Dr. Perez:

It is with great pleasure that WLC Architects, Inc. presents the enclosed District-Wide Facilities Master Plan (FMP) to the Norwalk-La Mirada Unified School District. This document is intended to serve as a road map for the District to follow over the next 20 to 25 years with regard to facilities improvements, alterations, and new construction.

The FMP was created with the input of numerous District, site, and community representatives. It is the product of countless meetings and presentations that were made in multiple venues across the District. As such, we believe that the document represents a consensus based assessment of the District's pending facilities challenges and opportunities.

The FMP is intended to be easy to follow and adapt over time. There is no expectation that this document will remain 'under glass.' Instead, the hope is that the FMP will become a work tool that the District can refer to over the next many years as it continues to meet the ever-evolving facilities needs of the District, sites, and varied communities which it serves.

The document begins with a preamble that describes the methodology that was used to assemble the FMP and the parameters around which it is shaped. It then includes an Executive Summary that looks at the District's needs as a whole. It concludes with a site-by-site facility plan presented in narrative, spread sheet, and diagrammatic formats.

A significant appreciation is owed to everyone who assisted in the creation of this comprehensive Facilities Master Plan.

Sincerely,

JAMES P. DiCAMILLO
Architect, AIA
LEED™ AP
President, Principal

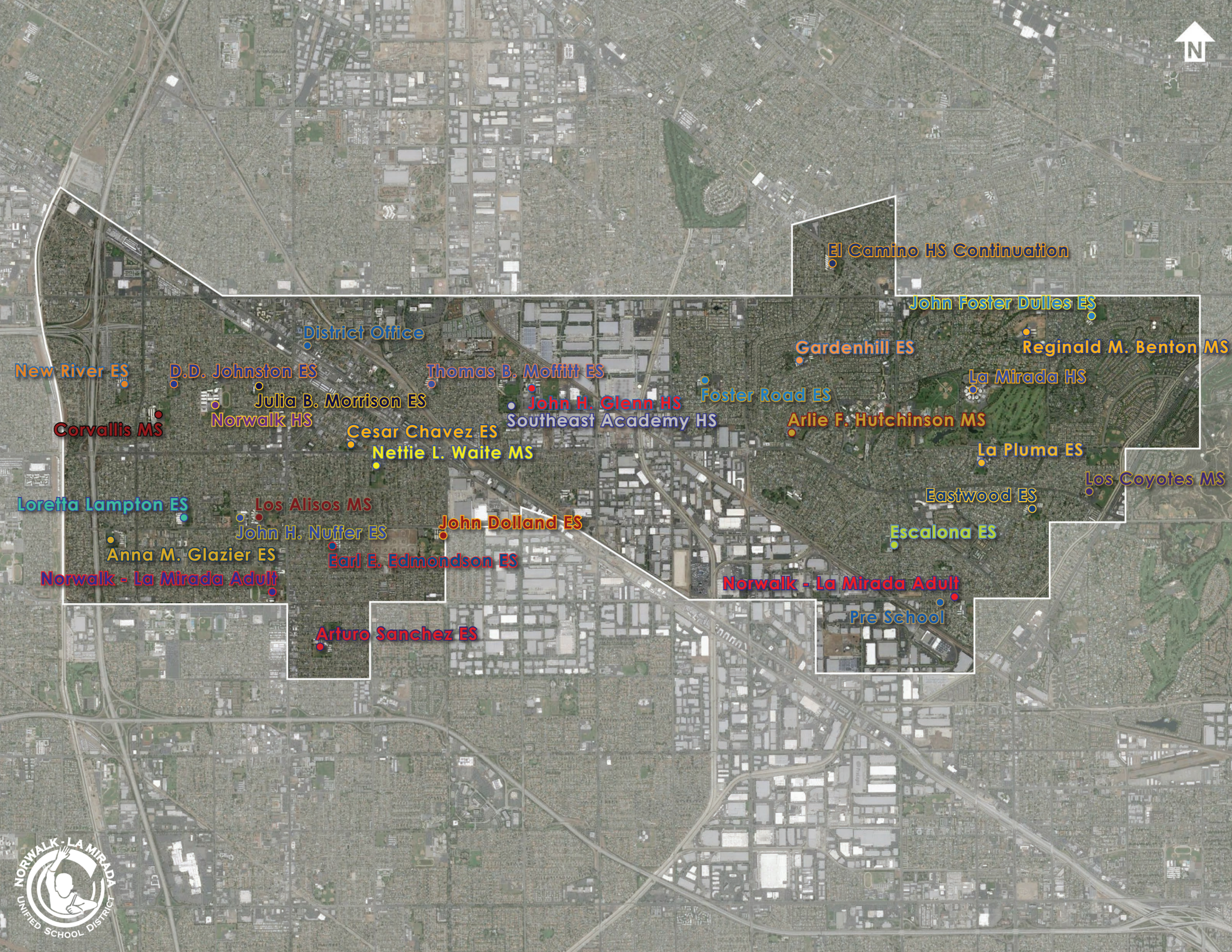

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El Camino HS Continuation
John Foster Dulles ES
District Office
Gardenhill ES
Reginald M. Benton MS
New River ES
D.D. Johnston ES
Thomas B. Moffitt ES
La Mirada HS
Julia B. Morrison ES
John H. Glenn HS
Foster Road ES
Norwalk HS
Southeast Academy HS
Arlie F. Hutchinson MS
Corvallis MS
Cesar Chavez ES
La Pluma ES
Nettie L. Waite MS
Los Coyotes MS
Eastwood ES
Loretta Lampton ES
Los Alisos MS
John Dolland ES
John H. Nuffer ES
Escalona ES
Anna M. Glazier ES
Earl E. Edmondson ES
Norwalk - La Mirada Adult
Norwalk - La Mirada Adult
Pre School
Arturo Sanchez ES
NORWALK - LA MIRADA UNIFIED SCHOOL DISTRICT

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FACILITY MASTER PLAN: A DEFINITION

This document is a Facilities Master Plan (FMP). As such, the Facilities Master Plan is intended to provide a pathway forward to address pending facilities related projects for the foreseeable future. That pathway has three major components: Scope, Cost, and Time Line.

The Scope component identifies 'what' projects are intended to be addressed. The Cost component considers the projected cost of the improvements (both hard and soft costs). The Time Line component attempts to forecast an order and cadence in which projects will be addressed.

The FMP is neither a 'wish list' nor is it a 'needs assessment.' A wish list would suggest a random set of desires and requests. The FMP is not random. It represents a very strategic plan starting from the current state of the District's facilities. A needs assessment would be a document that looks more specifically at existing conditions to forecast smaller scope repairs. The FMP is a much broader planning/budgeting tool.

CONSTITUENCIES

The Facilities Master Plan looks at the District from the perspective of three distinct constituencies, or stakeholders.

The Norwalk-La Mirada community brings a unique perspective. The community has expectations for their local schools that are generally outcome based and visually oriented. In other words, that community wants their schools to look good and produce well educated students. They expect that the schools will be safe and clean. They want schools that are keeping up with current instructional trends, post-K12 career and school opportunities, and they have an expectation that their local schools will have the technology infrastructure to do so.

The Norwalk-La Mirada Unified School District brings a similar, but slightly different perspective. The District staff is in charge of a fleet of buildings totaling well over 1 million square feet of interior space and hundreds of acres of school grounds. It is the District's role to make sure that the buildings are sound, dry, and outfitted with the backbone of systems that allow the site based instructional staff to be able to meet the instructional goals of the curriculum. The District also has a duty to maintain a certain level of parity of facilities from school to school. It is essential that a student or teacher at any school in the District have access to similar tools, technology, and facilities.

The site based staff, teachers, and students bring a more sharply focused perspective. The site based group knows best how their particular school campus functions on a day to day basis. Each campus, while similar, is also unique. The building layouts vary, the enrollment sizes fluctuate, and the neighborhood/traffic/parent interface is of course unique to each school. This last group is an invaluable resource in compiling the FMP.

Each of the three constituencies listed above will look to the FMP to see that their unique needs are being addressed. While the FMP does not pretend to be the solution to all of the District's many facility needs, it does take into account these varied perspectives with the purposeful intent of ensuring that each group was considered and final recommendations have taken those considerations into account.


USOS

METHODOLOGY

As previously stated, the FMP is neither a 'wish list' nor a 'needs assessment.' It is instead compiled with a more strategic methodology. The District facilities and conditions were measured in a number of ways.

1. The District provided WLC with a comprehensive set of 1A diagrams which categorize each square foot of every building at every site. This inventory of space provides the background for many of the spreadsheets that form the basis of the cost estimates for specific project types. For example, in order to determine a rough cost for the renovation of a particular existing building, the 1A diagram for that building is entered into the master spread sheet. The same is true for site areas and perimeters.

2. The District provided WLC with access to the site based staff. A meeting was held at each campus with site selected representatives from administrative, maintenance, categorical, and certificated staff along with a few community members. Some schools even included students in these meetings. The agenda was the same at every school. The committee was asked to speak freely with the architects about unique facility needs and challenges. A highlighted list was compiled and is included within the FMP on a site-by-site basis. The committee was not required to sign in. The intent was described as an open comment session in which participants were asked to speak freely and therefore their specific names or job descriptions were not recorded. The committee was asked one question to get the conversation flowing: "If a Contractor comes to your school to make improvements to the campus, what is the one thing that you absolutely want to make sure they complete before they leave."

3. Meetings were held with District representatives from each of the major bargaining units and departments. These meetings were intended to give these groups a District-wide overview of how the FMP would be assembled and a similar opportunity for input.

4. A series of monthly meetings was held with a District Planning Committee. That Committee was made up of District Administration representing all departments, the Architect, financial consultant, and two members of the Board of Education. Those meetings were focused on an overview of the process and the findings coming out of the site meetings. The central task of that Committee was to assist the Architect with compiling the draft of the FMP looking specifically at three aspects of Scope, Cost, and Time Line.

5. The District sent out a survey to each of the sites, using questions created by the Architect. Over 800 surveys were received and reviewed. The feedback from those surveys was considered in compiling the FMP. A parallel process was also conducted with the community in which a number of phone surveys were conducted in order to get the community's anonymous reaction to specific topics related to NLMUSD's facilities conditions and needs.

6. The Architects assembled all of the information and input from the above listed groups, surveys, and meetings, and compiled a working draft that was reviewed by the District's Facilities Department.

INSTRUCTIONAL GOALS

Of course, a Facilities Master Plan is not an end in itself and for that matter neither are the facilities themselves. They both exist to serve as a platform to deliver the District's instructional programs. The goals are outlined below:

The Norwalk-La Mirada Unified School District provides a comprehensive, balanced educational program - Pre-Kindergarten through Adult Education. We provide a Common Core standards-aligned curriculum attending to both skill development and individual differences and needs in order to prepare all students to become college and career ready. The District is governed by a seven-member Board of Education and served by a central administrative staff. A diverse student population attends 17 K-5 elementary schools, 6 middle schools, 3 comprehensive high schools, and a continuation high school. In addition, the District offers childcare programs, a Pre-K program, a full continuum of Special Education programs, and an adult school.

Norwalk-La Mirada Unified schools serve the adjacent communities of Norwalk and La Mirada. Both cities are separate municipalities with their own governments and services. The cities are strategically located in south Los Angeles County, and surrounded by Downey, Cerritos, and Whittier.

The District's Mission Statement reflects the purposes for which the District exists:

Our commitment is to inspire and empower students, community, and staff to succeed, lead, and pursue excellence in an ever-changing global society.

The Board of Education has also set goals that guide the work of all staff members in the District.

Those goals are:

- *High Academic Achievement*
- *Effective Standards-Based Instruction*
- *Fiscally Solvent and Increase Enrollment*
- *Accountability for all Stakeholders*
- *Safety and Security of Students and Staff*

District programs include a comprehensive Common Core standards-aligned curriculum, a Gifted and Talented program, Advanced Placement programs, guidance and counseling, visual and performing arts (VAPA), comprehensive Special Education, multiple alternative education settings, Title 1, Career Technical Education, adult and continuing education, AVID in all secondary schools, and a complete spectrum of sports and athletic programs.

Norwalk-La Mirada Unified School District (NLMUSD) is committed to the use of technology as a tool to support academic achievement and prepare students to live and work in the 21st century. Ideally every classroom will be outfitted with the technology tools, equipment, and resources to support the needs of the 21st century learner. Technology tools such as computers, mobile devices, document cameras, audio amplification systems, etc. will be used to:

- Enhance and differentiate instruction and learning of curriculum and standards.
- Personalize learning for all students, developing interests and supporting areas of need.
- Become competent, confident, information literate, and productive users of technology.
- Develop critical thinking, communication, collaboration, and creativity skills.
- Develop adaptability, flexibility, and agility for the innovative use of technology.
- Extend learning beyond classroom walls and beyond the school day.
- Develop 21st century skills and habits of life-long learning.

The Norwalk-La Mirada Unified School District is committed to devoting its energy and resources to providing all students and staff with an empowering standards-aligned personalized educational environment. It provides a broad, challenging, standards-based curriculum within a caring, supportive culture at each school. The District continues to deepen teachers' and administrators' understandings toward expanding the uses of technology to support learning, to increase achievement and success for all students, and to open opportunities to students by preparing them to be college and career ready.



FACILITIES PROJECTS CATEGORIES

The Facilities Master Plan separates potential projects into three main categories.



Category One:
Renovations of Existing Facilities

This category of improvements would generally include anything within existing buildings. For example, the renovation/modernization of buildings that were previously untouched from the last facility upgrade program. These projects will generally address code updates, safety, finishes, systems upgrades (HVAC, plumbing, and electrical), maintenance, security, and ADA improvements.

Category Two:
Additions to Existing Facilities

This category of improvements generally includes buildings and facilities that do not exist at all on an existing campus or district property. These projects stem from three primary causes. The first is out of a desire for parity between district facilities. This might include things like lunch shelters, libraries, labs, or athletic facilities. The second cause would be as a reaction to changes in the educational delivery model in which new facilities are needed to support new or evolving instructional programs. These facilities might include things like new science, technology, or career related centers. The final cause would be as a reaction to increased enrollment. These would generally be new classrooms, both permanent and modular.

Category Three:
Non-Building Improvements

This category of improvements includes things not generally associated with traditional 'brick and mortar" facilities. This category includes furnishings and equipment and technology backbone/devices. It can also include district equipment such as school buses and support vehicles.

FUNDING SOURCES

School Facilities Funding Resources

The FMP identifies that due to the magnitude of the District's school facility needs, the funding sources listed below could be used to supplement funding of school projects identified in this Plan. The following identifies potential outside and local funding sources.

State Grant Funding: The State School Facilities Program ("State Program") offers matching grant ("State Grants") funding in the following categories for school districts meeting the eligibility requirements:

1. New Construction grants for expansion and/or new school facilities.

2. Modernization grants for upgrading aging facilities.

3. Specialized funding sources within the State Program:

    a. Career Technical Education grants to provide specialized facilities to accommodate programs to prepare students for careers after graduation.

    b. Facility Hardship grants for building defects that pose a health or safety risk to students and staff.

    c. Overcrowded Relief grants to replace portable classrooms on impacted campuses with small acreage and high enrollments.

    d. High Performance grants to augment funding in the above named programs that incorporate energy efficiency and "green" features.

    e. Seismic Upgrades grants to strengthen specific building types to better withstand seismic activities.

The estimated revenue generated from these State Grants is dependent on the availability of future State bond funds, District eligibility at the time of each school project's funding request, and the State Program's changes in eligibility and funding regulations.

State Grant Funding Factors: The State Program requires the District to match the State Grants from local sources, thereby compelling the need to generate local funds. The State Program typically changes the grant funding levels (matching share and amount per grant) annually. Future adjustments could significantly change the amount of State Grant revenue available for the eligible school projects, especially with the budgetary issues facing the State due to the economic downturn.

While the SFP is over-subscribed at this time it would be prudent for school districts to comply with current regulation and continue to submit eligible applications. This would enable a district to establish a place holder funding position generated by a future state bond. However, districts would be wise to develop a contingent plan in the absence of, or reduced state assisted, funding. As such, the State Grant revenues should NOT be relied on as GUARANTEED due to the uncertainties in the State Program as well as the continuing State fiscal crisis that will likely require several years to mitigate.

Developer Mitigation Funding: As new housing development occurs, the District will also realize mitigation funding to partially offset the impact of enrollment growth that is generated from new housing developments. The current expectation would be a value per square foot of the new units adjusted annually based on the State parameters. This revenue is commonly referred to as the Level 1 developer fees.

The District may also qualify for Level 2 developer fees if it meets criteria for higher level impact fees in the future.

Alternatively, the District may increase the revenues generated from new residential development through mitigation agreements with the developers. Typical types of developer mitigation agreements include the following:

1. Community Facilities District ("CFD"): Under a CFD, the Level 2 school fee is converted to an annual special tax per unit. This CFD special tax serves as: 1) a repayment source for securities issued to fund the new school facilities; or 2) a pay-as-you-go revenue annual revenue source.

    a. School Facilities/Sites Agreement: Under this type of developer mitigation agreement, the school fee is replaced by the delivery of certain school facilities and/ or school sites needed to accommodate the new students.

Please note that the above types of mitigation agreements require the mutual agreement by the developer(s) and the District.

Developer Mitigation Funding Factors:

Future developer mitigation revenues will only be generated if new housing development occurs. Conversely, new classrooms/schools are not needed to house these students if the new housing development does not occur.

Therefore, the future developer mitigation revenues should NOT be planned as a source to mitigate the current overcrowded conditions at existing schools since it will be needed to house future enrollment from new housing development.

Developer mitigation fees are a revenue source that can be used to match State new construction grant funding when it is applied for, which increases the available revenue for growth projects.

Local General Obligation Bond Measure: The District has the local option of placing a general obligation bond measure ("Bond Measure") on the ballot for voter approval. The following are the Proposition 39 general parameters available for local school district bond measures:

1. Voter Approval Requirement: The Bond Measure requires 55% approval of the electorate voting in the District's bond election.

2. Annual Tax-Rate Limitation: The Bond Measure would limit the maximum tax-rate within a Unified School District to an estimated $60 per $100,000 per year of the taxable property value within the District's boundaries.

3. Authorized School Projects & Types: The District's school projects and types of costs that will be funded from the proceeds must be specified in the Bond Measure.

4. Citizens Oversight and Annual Audit: A Citizen's Oversight Committee ("COC") must be established after approval by the voters. The COC reviews the expenditures made from the Bond Measure proceeds with the specified school projects and types. An annual independent audit of the Bond Measure expenditures is also required.
5. Bond Measure Election Dates: A Bond Measure under the Proposition 39 parameters can be placed on the ballot whenever a scheduled statewide, countywide, or district-wide election is being held. With the exception of the District's scheduled Board of Trustee elections, this parameter typically limits Proposition 39 qualifying Bond Measures to be held on the June or November election dates of each even numbered year.

Local General Obligation Bond Measure Factors: A local Proposition 39 type of Bond Measure represents a SECURE funding source at the time the local voters approve a ballot measure.

The Bond Measure proceeds are a revenue source that can also be used as the District's local match in securing the future State Grants, which maximizes the revenue needed for the District's eligible school projects.

However, the full amount of the Bond Measure can NOT all be accessed at one time. The District would likely need to issue the full authorized Bond Measure amount incrementally with the issuance of four (4) to six (6) series of bonds over a twelve (12) to sixteen (16) year period. Therefore, the school projects identified in this Plan would need to be sequenced within each bond series based on the timing of issuance and other State and developer mitigation revenue sources.

Mello Roos Community Facility Districts

Created in 1982 authorizing the creation of a community facilities district, levy of special taxes and issuance of special tax bonds. The proposed district will include all properties that will benefit from the improvements to be constructed and typically the taxes are levied within a specific geographic area and requires a two-thirds majority vote of residents living within the boundaries. Generally associated with new development and growth. Can be used for land acquisition, construction, modernization, furniture, school buses and equipment (5 year useful life).

Parcel Taxes (Qualified Special T ax)

A form of tax allowing Districts to levy special taxes if approved by two-thirds of the voters. Can be used for construction costs, employee salaries and other operational costs. While a parcel tax can be used for construction, because of the two-thirds voter approval, most districts choose a General Obligation Bond.

The California Clean Energy Jobs Act (Proposition 39)

Passed in 2012 this act provides for up to $550 Million per year for five years for eligible projects to improve energy efficiency and expand clean energy generation in schools. The amount per year is dependent on the state corporate tax revenue and can possibly be adjusted down each year based on the Governor's Budget proposal. Distributed through the California Department of Education based on ADA and free and reduced-price meals, all projects must be approved through the California Energy Commission

California State Lottery – Lottery contributions can be used only for instructional purposes and bans the use of funds for acquisition of property or the construction of facilities.

Federal funding

QZAB's and QSCB's are an unusual financial instrument that provide a different form of subsidy from traditional tax-exempt bonds that school districts or public charter schools might issue. The U.S. Treasury Department establishes State allocation limits and sets a tax-credit rate for the QSCB and QZAB bond programs that, on average, equals the amount of interest schools would ordinarily pay on debt. With the Federal Government covering most or all of the interest on the bonds, LEAs receive a substantial benefit as interest payments typically equal approximately 50 percent of the economic cost of a bond.

1. Enhance the academic curriculum;
2. Increase graduation and employment rates; and
3. Better prepare students for the rigors of college and the workforce.

QZAB Factors:

1. Schools must be located in an Empowerment Zone or Enterprise Community or;
2. There is a reasonable expectation–as of the date of bond issuance–that at least 35% of the students will be eligible for free or reduced cost lunches under the school lunch program Funds to be used for modernization and rehabilitation only.
3. Can be used for course material and teacher training

QSCB Factors:

Can be used for new construction, site acquisition, rehabilitation and modernization. Cannot be used for course material and teacher training.

E-rate:

E-rate is a federal program of the Federal Communications Commission and provides public schools 20% to 90% discounts, depending on the level of poverty and the urban/rural status of the population served, on approved telecommunications, Internet access and internal connection costs.

Combined Potential School Facilities Funding

To meet the identified facility needs in the FMP, it will be necessary to seek every possible revenue source over a period of years and to implement the projects in multiple phases. The FMP identifies the major funding sources that include the following:

1. State Grant Funding;
2. Developer Mitigation from new housing development;
3. A local Bond Measure to be approved by the voters.
4. Federal Funding.

In summary, the District will need to pursue all State, local and other revenue sources available to implement the FMP. It is prudent that the District continually pursue outside sources identified in the FMP to minimize the impact on its local resources. Projects will need to be phased to be consistent with the availability and use of funds from the various revenue sources. The District will need to continue to identify and seek out all revenue sources to engage in this comprehensive plan to improve the physical environment of all schools in the District.



EXISTING CONDITIONS

Every Facilities Master Plan begins with a review of existing facilities conditions. In most districts this is an extremely challenging task due to the variety of campus styles, their age of construction, and variations in their track record for maintenance. This is not the case in the Norwalk-La Mirada Unified School District. In fact, the NLMUSD schools display a remarkable cohesiveness in design, maintenance, age, and style.

The vast majority of NLMUSD's schools were all constructed in a very short period of time in the mid-1950's when suburban growth came to the area not long after World War II. The area's residential neighborhoods grew quickly and so did the need for public schools to serve them. The educational Architectural style of the era was generally a one-story 'finger plan' campus. The style is named for the single loaded finger wings that typify the classic layout. Low pitched roofs with brick cladding are key characteristics. High windows on the south side under deep overhangs and large windows on the north side allowed cross ventilation of these non-air conditioned schools.

The school grounds are also similar but in this particular attribute are rather unique. The NLMUSD schools are almost always completely surrounded by public streets. This is very unusual for schools of the era which typically adjoin one, or maybe two streets at the most. Generally the playgrounds of the schools would abut neighboring homes. However in NLMUSD the school grounds tend to be open on all sides. While this makes the schools visible and open, it also becomes a challenge for traffic control and adds to the cost of creating a securable perimeter.

Having started from very similar beginnings, the District has shown a remarkable tenacity for parity and maintenance over the preceding 65 years. In 2002 the District passed Measure S, a $165 million G.O. Bond and used the funds to continue this strategy. In general, all of the schools were treated equally. (There were a few strategic exceptions.) Measure S funds were targeted to improve the classroom environments first and as such the District modernized the instructional spaces with new doors, windows, cabinetry, finishes, and technology at virtually every site. As is generally the case, Measure S was not large enough to touch non-instruction spaces meaning that most often school offices and multi-purpose rooms were left 'off the list.'

Another result from the schools all being originally constructed in the same era and style is that they are generally equally equipped with similar facilities. For example the elementary schools' office, cafeteria, and other support spaces are extraordinarily similar in size and program capacity and little has occurred over the last half-century to disrupt that balance and parity. The one glaring discrepancy would be Chavez School which was built in an earlier era with indoor corridors, and a now shuttered on-campus auditorium.

Even at the high school level, where program/facility differences are generally more prevalent, the schools are remarkably consistent. Facilities are generally consistent from high school to high school including the addition of Measure S funded science lab and classroom wings. For example none of the District's three comprehensive high schools have an on-campus, dedicated performance space. (This is rather unusual for a District of this age and size.) Here the one glaring discrepancy would be that only La Mirada High School has an on-campus athletic stadium.

The result is a present day District whose facilities are very well maintained, relatively equally equipped, and generally in need of very similar upgrades/improvements on a holistically District-wide basis.

GENERAL OUTLINE/MISSION STATEMENT

The NLMUSD Facilities Master Plan was prepared with the methodology and as a reaction to the existing conditions with a District-wide perspective. Although it was not specifically a goal of the process, the Mission Statement for this document might read something like this:

> *The 2014 FMP will develop a strategic plan for the next 20+ years of facility improvements that will keep Norwalk-La Mirada Unified School District's schools and support centers updated, well maintained, adapted and flexible to current instructional methodologies with a consistent level of parity so that all communities, schools, staff, teachers, and students will have relatively equal access to a similar set of tools needed for instructional and extra-curricular success.*

As outlined in the funding sources section of the introduction, California K-12 facility improvement funds are not limitless. They are bound by statutory regulations on debt, budgets, state funded programs, and other factors. The District therefore directed the FMP Team to consider approximately $500 million of District-wide improvements. Put another way, what are the first projects that NLUMSD would tackle if the District could access approximately $500 million over the next 20 to 25 years?

It should be noted that the FMP is not a funding document. The specific source of those funds is not the purpose of the FMP.





DISTRICT-WIDE PROJECT DESCRIPTIONS

After many meetings, discussions, reports, surveys, and site tours, the District-wide Planning Committee prioritized the projects listed below as those that would form the next set of most critically needed facility improvements. The projects are outlined by facility type (elementary, middle, high schools, and district support centers) and then by project type (renovations, additions, and non-building projects).

Elementary Schools:

1. Renovations:

   a. Modernization of the School Offices and Multi-Purpose Buildings: These buildings were never renovated in the last major improvement cycle. Renovation scope would include new finishes, system upgrades (HVAC, electrical, plumbing, data), and ADA improvements.

   b. Modernization of Entire Campuses: The permanent wings of both Dulles and Chavez Elementary School were not renovated in the last major improvement cycle. Renovation scope would include new finishes, system upgrades (HVAC, electrical, plumbing, data), and ADA improvements.

   c. Kindergarten Classroom Conversions: Many of the schools have kindergarten classrooms currently housed in either standard classrooms or portables. In many cases this means that adequate and appropriate restroom facilities are not as close by as would be in a traditional kindergarten classroom. These improvements would vary from school to school but would seek to remedy that situation.



   d. Roof Replacement: Over the years the District has started slowly replacing the old, built-up low pitch elementary school roofs with new long lasting, metal roofs. The FMP considers re-investing in a program that will complete this process, District-wide.

   e. Playfield Renovations: The playfields and playgrounds of most of the elementary schools need complete or partial renovations including new irrigation systems, new turf, black top re-sealing or replacement and lunch shelters where needed.

   f. Security Fencing: The perimeter property line fencing at virtually every elementary school needs replacement. The FMP looks at replacing chain link fences with new tube steel (wrought iron) fencing along with new, lockable gates and some changes in the perimeter to control access and increase security.



   g. Drop-off Lane Changes: The parent drop-off lanes at many of the elementary schools are in need of re-working with new longer drop-off areas to better match the volume and density of the current traffic patterns.

Middle Schools:

1. Renovations:

   a. Modernization of the School Offices and Multi-Purpose Buildings: These buildings were partially renovated in the last major improvement cycle. Renovation scope would include new finishes, system upgrades (HVAC, electrical, plumbing, data), and ADA improvements. The sites vary in the scope of previous renovation program. The buildings remaining to be renovated are as follows:

1. Los Alisos: MPR Building only (Office was previously renovated).
2. Hutchinson, Los Coyotes and Waite: Offices and MPR Buildings.
3. Benton and Corvallis: None (Office and MPR Buildings were all previously renovated.

b. Playfield Renovations: The playfields and playgrounds of the middle schools need complete or partial renovations including new irrigation systems, new turf, and some black top re-sealing or replacement.



c. Security Fencing: The perimeter property line fencing at virtually every middle school needs replacement. The FMP looks at replacing chain link fences with new tube steel (wrought iron) fencing along with new, lockable gates and some changes in the perimeter to control access and increase security.

d. Roof Replacement: Over the years the District has started slowly replacing the old, built-up low pitch middle school roofs with new long lasting, metal roofs. The FMP considers re-investing in a program that will complete this process, District-wide.

e. Drop-off Lane Changes: The parent drop-off lanes at many of the middle schools are in need of re-working with new longer drop-off areas to better match the volume and density of the current traffic patterns.

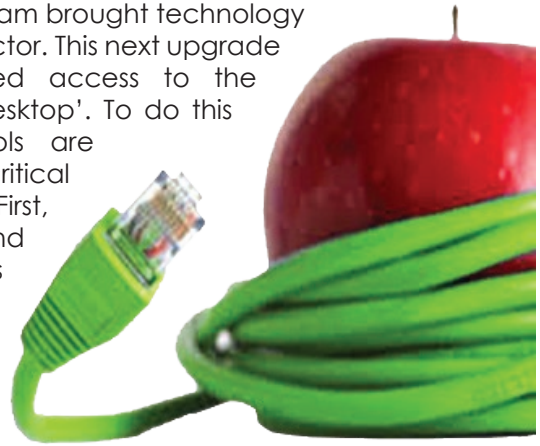
2. New Additions:

a. Fitness Buildings: With an increased emphasis on health and lifetime physical fitness instructional programs, the middle schools are in need of spaces specifically tailored to these activities. These buildings are envisioned to include exercise equipment, health classes, and classroom-like instructional space in support of the PE Curriculum.

3. Non-Building Projects:

a. Furniture Replacement: The classroom furniture at the middle schools is old and outdated and not conducive to 21st century, project based instructional models. The vast majority of the schools still have 1950's style, "sled" type desks which are not easily moved, reconfigured, or grouped for more flexible team projects. While the physical classrooms cannot be easily reconfigured, the classroom furniture replacement will go a long way to keeping the instructional environment vibrant, interactive and current.

b. Technology Upgrades: The previous facility improvement program brought technology access to the instructor. This next upgrade will bring increased access to the student's virtual 'desktop'. To do this the middle schools are in need of two critical improvements. First, the bandwidth and campus trunk lines must be upgraded to allow for faster, more robust streaming of information. Second, desktop level devices must be made more readily accessible to the students. Both are addressed in the FMP.



High Schools:

1. Renovations:

    a. Modernization of the School Offices and Multi-Purpose Buildings: These buildings were partially renovated in the last major improvement cycle. Renovation scope would include new finishes, system upgrades (HVAC, electrical, plumbing, data), and ADA improvements. The sites vary in the scope of previous renovation program. The buildings remaining to be renovated are as follows:

        1. Norwalk and La Mirada: MPR Buildings only (Office spaces were previously renovated).
        2. El Camino and Glenn: Offices and MPR Buildings.

    b. Gymnasium Upgrades: The competition gyms at the comprehensive high schools are in need of renovation. Years of use, both during and after school hours, have left them in need of new finishes, systems, and ADA improvements.

    c. Roof Replacement: Over the years the District has started slowly replacing the old, built-up low pitch high school roofs with new long lasting, metal roofs. The FMP considers re-investing in a program that will complete this process, District-wide.

    d. Playfield Renovations: The playfields and playgrounds of the high schools need complete or partial renovations including new irrigation systems, new turf, and some black top re-sealing or replacement.

    e. Security Fencing: The perimeter property line fencing at the high schools needs replacement. The FMP looks at replacing chain link fences with new tube steel (wrought iron) fencing along with new, lockable gates and some changes in the perimeter to control access and increase security.

2. New Additions:

    a. Performance/Multi-Media Buildings: With an increased emphasis on communication, presentation, and graphic media instructional programs, the high schools are in need of spaces specifically tailored to these activities. These buildings are envisioned to include computer labs, recording/broadcasting spaces, and a performance and/or presentation venue. The buildings are not envisioned as performing art centers, but the high schools currently do not have a fixed seating venue of any level.

    b. Athletic Field Facility: Only La Mirada High School has an on-campus, spectator- friendly, competition-oriented outdoor athletic facility. These projects would look to construct facilities at both Norwalk and Glenn High Schools while also providing upgrades to the La Mirada facility. Because much study will be required before such facilities can be added to an existing school (including factors like lighting, traffic, and noise) the FMP leaves the District's long term options open to a variety of solutions ranging from on-campus stadiums at each high school to District centralized stadiums (as presently exist) with smaller, flexible, multi-purpose competition venues at the other schools.



3. Non-Building Projects:

    a. Furniture Replacement: The classroom furniture at the high schools is old and outdated and not conducive to 21st century, project based instructional models. The vast majority of the schools still have 1950's style, "sled" type desks which are

not easily moved, reconfigured, or grouped for more flexible team projects. While the physical classrooms cannot be easily reconfigured, the classroom furniture replacement will go a long way to keeping the instructional environment vibrant, interactive, and current.



b. Technology Upgrades: The previous facility improvement program brought technology access to the instructor. This next upgrade will bring increased access to the student's virtual 'desktop'. To do this the high schools are in need of two critical improvements. First, the bandwidth and campus trunk lines must be upgraded to allow for faster, more robust streaming of information. Second, desktop level devices must be made more readily accessible to the students. Both are addressed in the FMP.

District Support Centers:

1. Renovations:

   a. Ramona Head Start Facility: Much like the traditional schools, the Ramona Head Start campus is in need of renovation improvements.

   b. Excelsior Auditorium: The District's lone performing arts venue is located at the old Excelsior High School site. The facility is old, has never been renovated, and therefore will require new architectural finishes, system upgrades to plumbing, HVAC and electrical, ADA improvements, along with modernized seats, lighting, sound and eventually stage rigging systems.

   c. Central Office: The central District Office is need of some upgrades and increased parking. The facility is the site for much of the in-service training for instructional and support staff, and while spaces exist they are in need of renovation and repurposing, and the site itself is short on parking in order to accommodate multiple training seminars.

2. New Additions:

   a. Maintenance/Transportation Center: The District's Facilities, Maintenance, Operations and Transportation Center are some of the oldest facilities in the District. Constructed of old, industrial metal buildings, this complex is in dire need of replacement. The FMP considers relocating this center to another site (possibly Excelsior) in order to provide more space, updated CNG bus fleet facilities, and to make room for more parking at the District Office.

3. New Buses:

   a. New Bus Fleet: The District will need to switch its bus fleet over to a more environmentally friendly and economically viable CNG fleet soon. The current facility does not accommodate these vehicles and the fleet itself needs replacement.



District-Wide Spreadsheets

The District-Wide Spreadsheets form the heart of the Facility Master Plan. They are the most concise format to represent the summary of the projects, costs, and timelines that make the road map for the District's strategic "plan of attack." The spreadsheets are a roll-up of the information contained in the site-by-site spreadsheets so for more a detailed description of how those spreadsheets were assembled, we urge the reader to see those particular descriptive pages.

In general, the District-Wide Spreadsheets include the summary of both hard and soft project costs for each project type and campus location. They are cross referenced so as to present the information with multiple measuring sticks. For example, one spreadsheet categorizes the projects by school type (elementary, middle, high school, etc.) while still another looks at project type (renovation, new addition, non-building).

Project Timeline:

The spreadsheets make an attempt to distribute the projects over time. As previously alluded to, the District will be limited in its access to funding by state regulations, program availability, and other statutory restrictions. Therefore the time line spreadsheet looks to evenly distribute the project expenditures over the next 20 to 25 years. Many factors may alter this hypothetical time line and it is meant as a working tool, but it does give the District a jumping off point to pace and implement the many projects that populate the FMP.

One might look at the timeline as a prioritization of project importance, but it is actually driven more by economies of scale, practicality of implementation, and other factors such as those described below. There is a definite logic to the timeline. It is far from arbitrary.

For example, technology improvements will want to be rolled out over years so that the District can stay more current, especially at the desktop level. This is often called a 'technology endowment' which is meant to inject funds into the District on regular intervals and serve to replace devices and backbone as technology changes through the years.

Other improvements are targeted for a more immediate rollout. These are often called "quick start" projects and are intended to get the facility improvement program up and rolling with projects that have less administrative and regulatory restrictions. An example might be security fencing which has less plan approval time, yet can have a significant impact on community perception and an immediate impact on student safety.

Still other improvements will want to be implemented more as a set of projects. For example, new high school performance/media centers might want to be coupled together for an economy of scale and similarity of technology, program, and purpose. Prototypical designs might also be considered for middle school fitness buildings and elementary school flex labs.

Finally, other improvements will have a more regularly paced, logical implementation. For example, roofing and playfield replacement will occur over a long period of time over which
each individual building, roof, and field's existing conditions will become the driving factors.

Site Descriptions

Each site is accompanied by a brief outline description of the particular site, school, or facility. The description includes information on the school, mascot, colors, student enrollment, history of the buildings, and general campus design and layout. It is intended as a general overview.

Along with the description is an outline of the comments and suggestions offered by each site's representative committee. Again, these suggestions were given in general terms and therefore were not assigned to any particular author. They are also not listed in any specific order or priority but rather are categorized into the various project types.

Site Spreadsheets

The spreadsheets form the base level of cost estimating information for the FMP. The quantities (square feet, lineal feet, acreage, etc.) were derived from the actual building and site square footages as provided by NLMUSD. The unit costs for each specific improvement are derived from WLC's extensive data base of current public school construction costs.

The District-wide spreadsheets pull their cost data from these site spreadsheets.

The spreadsheets include both hard and soft costs. Hard costs traditionally include the actual on-site cost of the improvements themselves. Sometimes these are called the "brick and mortar" costs of the project. The soft costs include the other, non-construction costs such as design, approval fees, construction testing and inspection.

Finally, each spreadsheet includes a contingency factor that takes into account the conceptual level of this early large-scale estimating, and an escalation factor that attempts to take into account the inflationary trends that impact the design/construction marketplace. Again, one must remember that all of the improvements defined in the FMP cannot be implemented from the outset of the facility improvement program.

Site Diagrams

Each site is accompanied by two diagrams.

The black and white aerial photo depicts the most recent Google-earth photo of the facility. This photo is intended to represent the existing, 2014 conditions of the facility, buildings, and grounds.

The color aerial photo is actually the same image but it is then imprinted with diagrammatic representations of the projects that populate the FMP. This diagram is not a design solution. For example, final locations, sizes, and configurations of new additions will be determined by a formal design process with the District and an Architect to be selected later. These diagrams specifically do not include every suggestion given by the site committee. (In fact, the committees were specifically cautioned that each of their suggestions would not necessarily be depicted.) Instead the projects as depicted more closely represent the consensus-based decision making of the District-Wide planning committee after taking into account the site suggestions, budget, timing, and other factors.



Existing Campus



Proposed Campus Master Plan

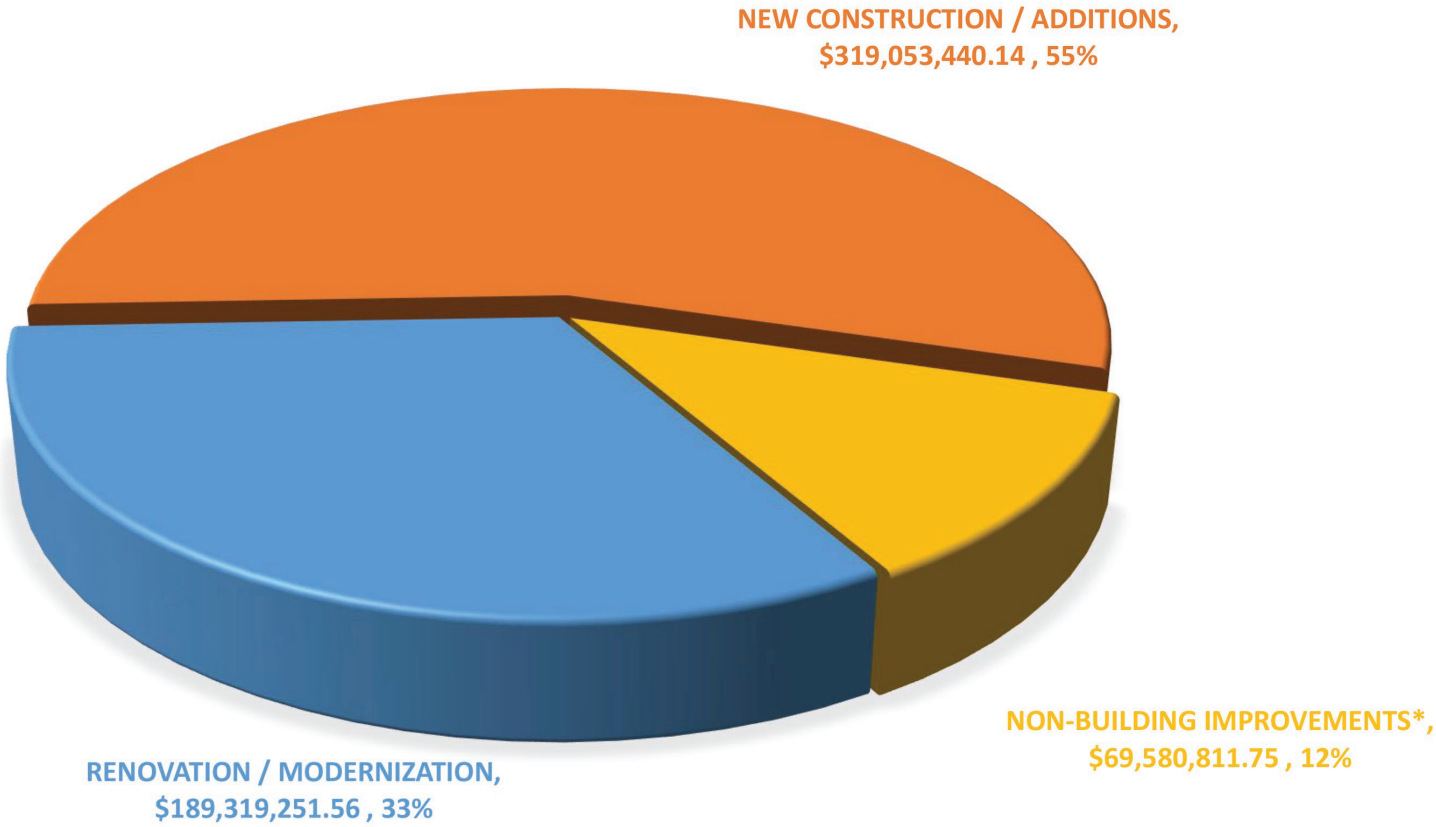
PROJECT COSTS

SITE	NEW ADDITION COSTS	RENOVATION COSTS	TOTAL PROJECT COST
Chavez Elementary School	$ 2,646,118.75	$ 37,770,712.50	$ 40,416,831.25
Dolland Elementary School	$ 2,682,418.75	$ 6,683,321.88	$ 9,365,740.63
Dulles Elementary School	$ 2,048,681.25	$ 10,723,331.17	$ 12,772,012.42
Eastwood Elementary School	$ 2,157,581.25	$ 6,644,035.73	$ 8,801,616.98
Edmondson Elementary School	$ 2,634,018.75	$ 5,775,797.03	$ 8,409,815.78
Escalona Elementary School	$ 1,584,343.75	$ 6,460,216.63	$ 8,044,560.38
Foster Road Elementary School	$ 2,157,581.25	$ 6,317,174.27	$ 8,474,755.52
Gardenhill Elementary School	$ 3,231,456.25	$ 6,351,398.06	$ 9,582,854.31
Glazier Elementary School	$ 2,706,618.75	$ 7,575,138.23	$ 10,281,756.98
Johnston Elementary School	$ 570,968.75	$ 4,883,057.07	$ 5,454,025.82
Lampton Elementary School	$ 2,670,318.75	$ 6,626,255.66	$ 9,296,574.41
La Pluma Elementary School	$ 2,109,181.25	$ 5,412,531.56	$ 7,521,712.81
Moffitt Elementary School	$ 2,718,718.75	$ 6,415,029.50	$ 9,133,748.25
Morrison Elementary School	$ 2,682,418.75	$ 4,960,255.34	$ 7,642,674.09
New River Elementary School	$ 2,767,118.75	$ 6,156,686.59	$ 8,923,805.34
Nuffer Elementary School	$ 2,109,181.25	$ 6,040,082.11	$ 8,149,263.36
Sanchez Elementary School	$ 2,658,218.75	$ 6,700,531.48	$ 9,358,750.23
Benton Middle School	$ 5,514,575.00	$ 8,746,377.69	$ 14,260,952.69

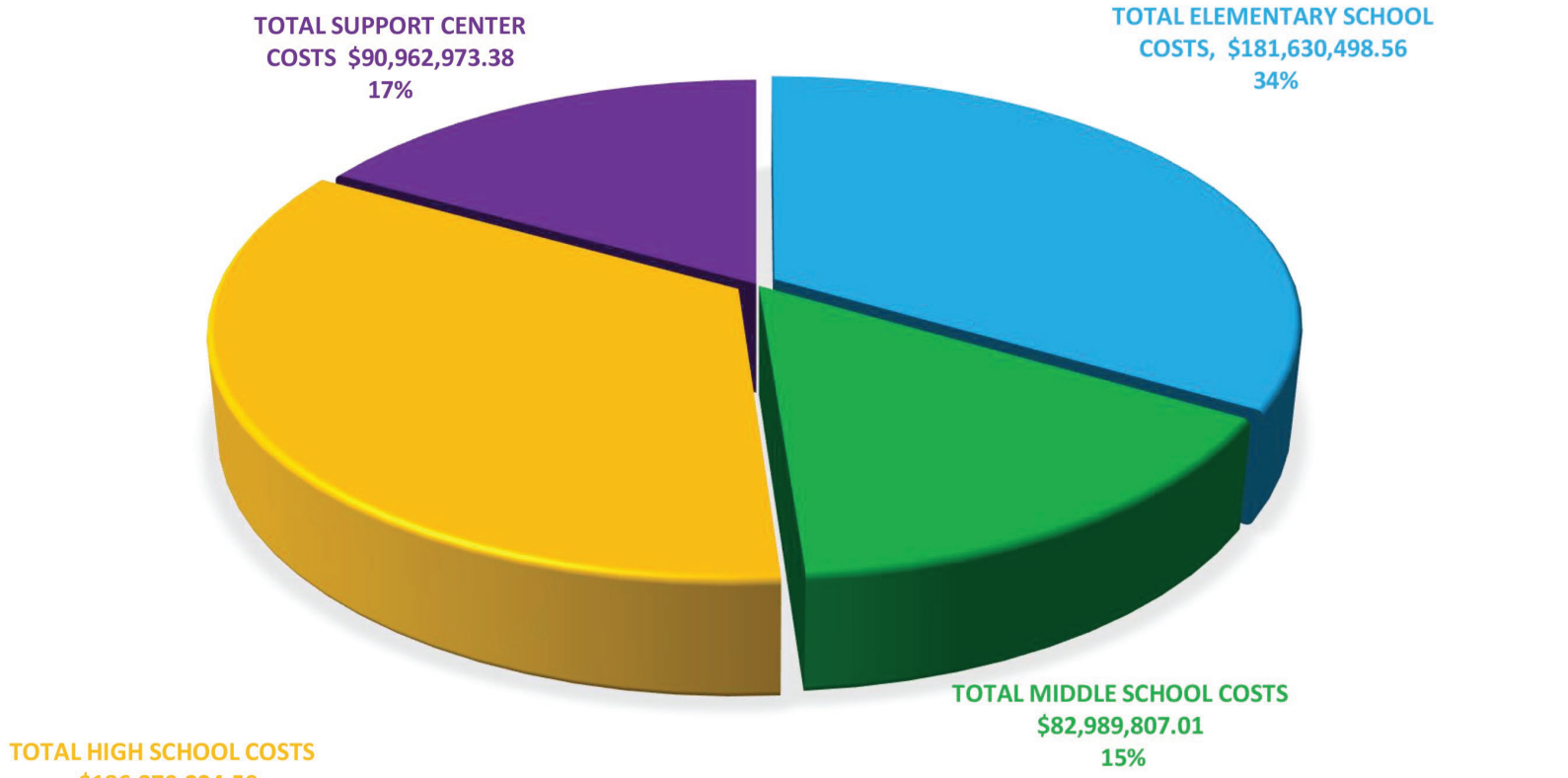
Corvallis Middle School		$ 5,623,475.00		$ 7,169,493.28		$ 12,792,968.28
Hutchinson Middle School		$ 5,502,475.00		$ 5,982,353.41		$ 11,484,828.41
Los Alisos Middle School		$ 5,659,775.00		$ 9,503,475.62		$ 15,163,250.62
Los Coyotes Middle School		$ 5,441,975.00		$ 10,390,362.80		$ 15,832,337.80
Waite Middle School		$ 5,526,675.00		$ 7,928,794.22		$ 13,455,469.22
El Camino High School		$ 278,300.00		$ 12,962,735.64		$ 13,241,035.64
John Glenn High School		$ 30,714,445.78		$ 26,994,593.85		$ 57,709,039.63
La Mirada High School		$ 19,489,762.03		$ 23,688,422.35		$ 43,178,184.38
Norwalk High School		$ 32,593,240.63		$ 21,421,459.15		$ 54,014,699.78
Southeast Academy High School		$ 11,587,640.63		$ 6,639,624.45		$ 18,227,265.07
Norwalk-La Mirada Adult School (Norwalk Campus)		$ 8,726,812.50		$ 24,910,897.96		$ 33,637,710.46
Norwalk-La Mirada Adult School (La Mirada Campus)		$ -		$ 3,383,369.18		$ 3,383,369.18
Norwalk-La Mirada Pre-School Programs		$ 254,100.00		$ 10,697,437.46		$ 10,951,537.46
District Office / Maintenance & Operations		$ 36,466,375.00		$ 6,523,981.27		$ 42,990,356.27
		NEW ADDITION COSTS		RENOVATION COSTS		
SUBTOTALS		$ 213,514,570.31		$ 328,438,933.14		$ 541,953,503.45
Technology Endowment						$ 32,000,000.00

DISTRICT WIDE GRAND TOTAL						$ 573,953,503.45

COST ESTIMATION PROJECT BREAKDOWN

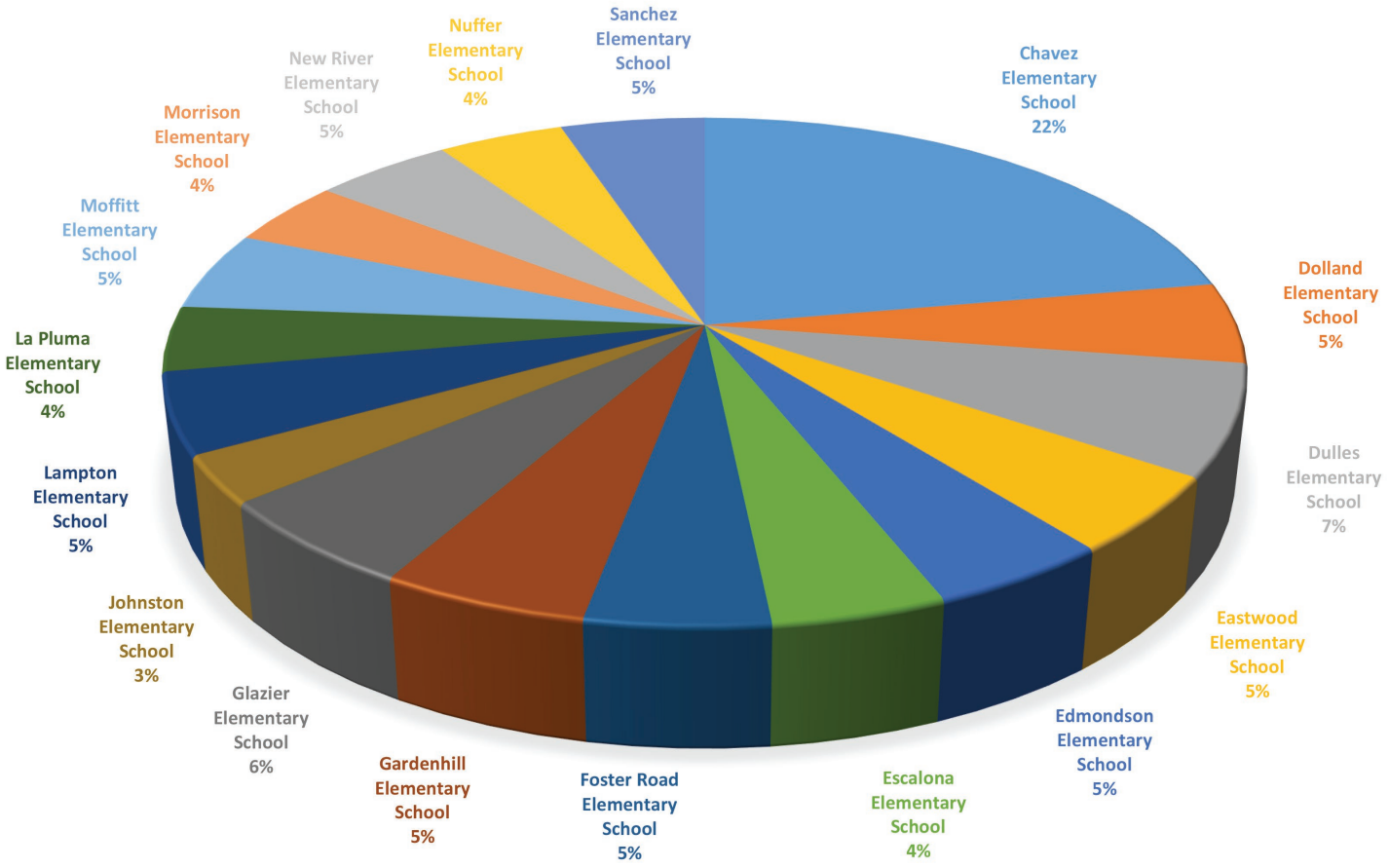


BREAKDOWN PER PROJECT TYPE

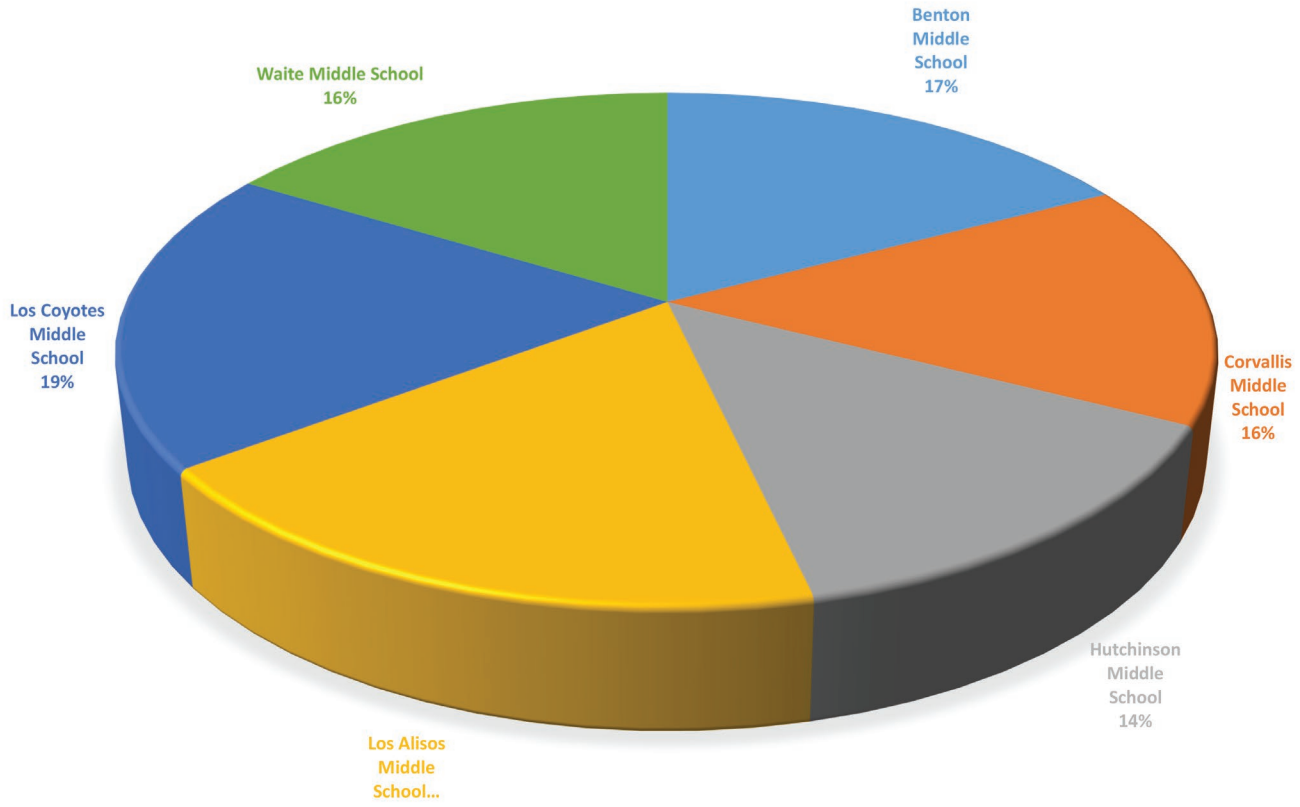


ITEMS		TOTALS
RENOVATION / MODERNIZATION	$	189,319,251.56
NEW CONSTRUCTION / ADDITIONS	$	319,053,440.14
NON-BUILDING IMPROVEMENTS*	$	69,580,811.75
TOTAL	$	577,953,503.45

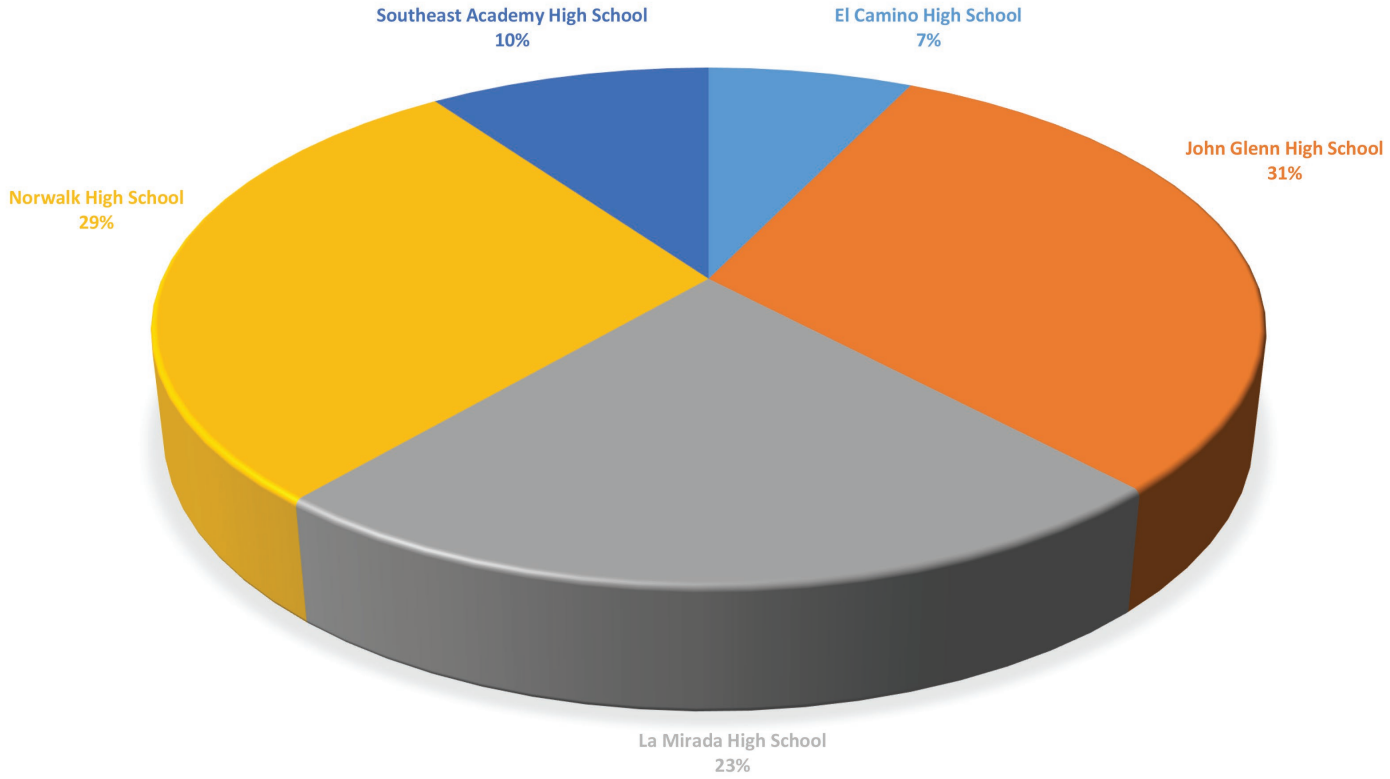
ELEMENTARY SCHOOL BREAKDOWN FOR EACH SITE



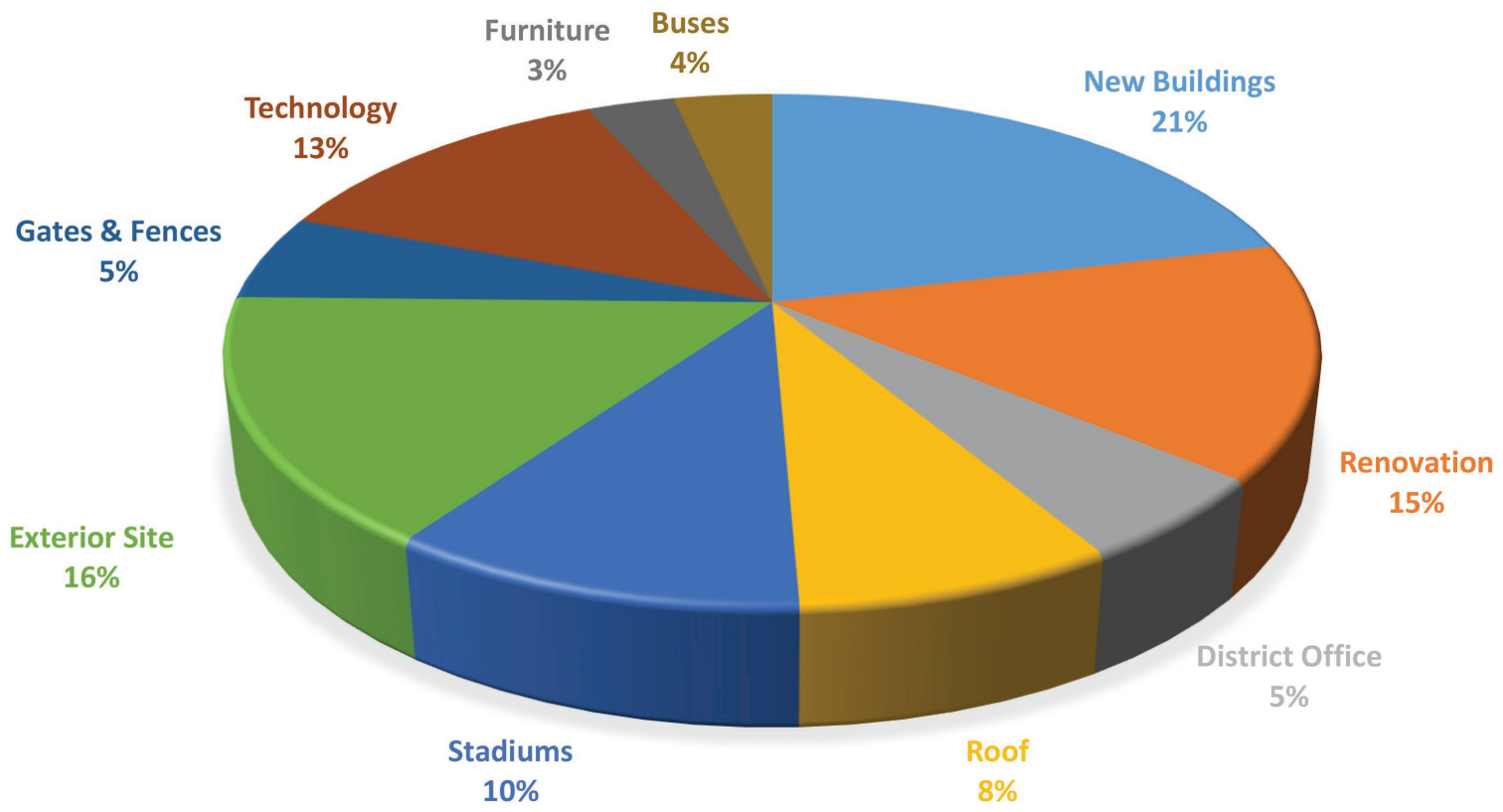
MIDDLE SCHOOL BREAKDOWN FOR EACH SITE



HIGH SCHOOL BREAKDOWN FOR EACH SITE



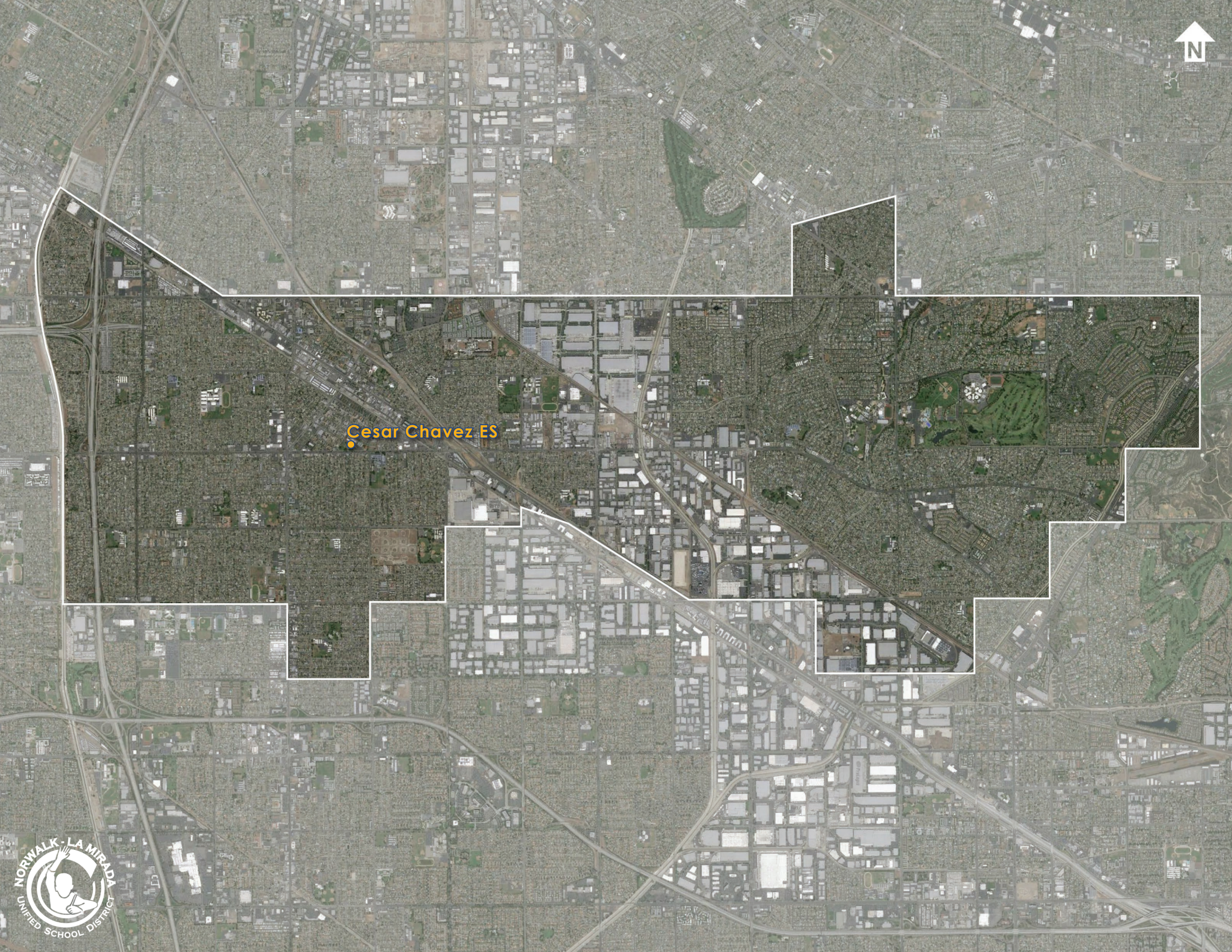
PERCENTAGE OF ALLOCATIONS






ELEMENTARY

Chavez
Elementary School


N
Cesar Chavez ES
NORWALK - LA MIRADA
UNIFIED SCHOOL DISTRICT

CHAVEZ ELEMENTARY SCHOOL

Phone: (562) 868-3565 | Fax: (562) 863-8193
12110 E. Walnut St., Norwalk, CA 90650

Principal: Robert Rayburn

Enrollment: +/- 450 (enrollment stable)

Grade: K-6 and pre-school

Constructed: 1922

Colors: Blue/White

Mascot: Cheetas

Campus Description:

Cesar Chavez Elementary School was first opened in 1934 with the administration and classroom buildings. Later in 1958, the auditorium and additional classrooms were constructed. The campus is single story construction. The campus has several modular and portable buildings located in the heart of the campus.

While other campuses throughout the District received a modernization in 2008, Cesar Chavez did not. However, it is anticipated that Cesar Chavez will be on the top of the list to receive first round money to update the campus to match with the rest of the District.

This site is surrounded by four streets, with the main entrance facing Walnut Street. Rosecrans Avenue faces the long side of the property near the playfields, which is a busy street with lots of traffic. Drop-off of students occurs on all four streets, with most of them on Walnut Street. Most buildings have a setback of 40 feet from the street, with the exception of the auditorium which is about 12' from Rosecrans. The site has a minor slope to the southwest of about 2 feet from one end of the site to the other.

Site interviews were conducted, and the following items were identified for areas of improvement: replace 12 portable buildings with permanent construction, parking lot expansion, more playground area central to hardscape, additional restrooms for students and staff, modernize MPR and administration buildings, new playground equipment, update concrete for ADA access, new technology, new furniture, and better security fencing around the site.

Anticipated New Additions/Renovations

The District-Wide Facilities Master Plan anticipates that Cesar Chavez Elementary School will see the addition of a new permanent classroom building to replace some of the current portables on-site, as well as a new 500 square foot community space added to the administration building. The campus shall also see new security gates and fencing around the entire site. Full furniture replacement is scheduled to replace the 50+ year old furniture with new modern furniture that allows for flexible learning and teaching environments. All classrooms and administration spaces are scheduled to be modernized. A complete technology backbone upgrade along with new classroom technology devices shall be provided throughout the entire campus.

New Additions

PROJECT COSTS

Items / Description:	sf or lf	$/sf	Cost	Total Cost
Hard Construction Costs				$ 1,687,500.00
New Additions			**$ 1,687,500**	
New STEM Classroom Building	4,000	$ 300.00	$ 1,200,000	
New Community Space	500	$ 300.00	$ 150,000	
Not Used				
Not Used				
Not Used				
Construction Contingency		10%	$ 135,000	
Construction Supervision / Phasing / Fees		15%	$ 202,500	
Soft Project Costs				$ 499,375.00
Architectural Fees	$ 1,687,500	5.0%	$ 84,375	
Engineering Fees	$ 1,687,500	3.0%	$ 50,625	
Pre-Construction / Legal / Planning / CEQA	$ 1,687,500	2.0%	$ 33,750	
Interim Housing (per classroom per year)		$ 12,000.00	$ -	
Topo Survey / Soils Report		1	$ -	
Construction Testing / Inspection	$ 1,687,500	2.0%	$ 33,750	
Plan Check (DSA)	$ 1,687,500	1.0%	$ 16,875	
Furniture / Equipment per classroom	28	$ 10,000.00	$ 280,000	
SUBTOTAL COSTS				$ 2,186,875.00
Escalation	$ 2,186,875.00	10%		$ 218,687.50
Contingency	$ 2,405,562.50	10%		$ 240,556.25
TOTAL PROJECT COSTS				**$ 2,646,118.75**

Renovations

PROJECT COSTS

Items / Description:		Actual Bldg sq. ft	Technology sq. ft	Maint.	ADA
Hard Construction Costs				$ 4.00	$ 4.00
Existing Building Renovation					
Building A -	Administration	22,249	22,249	$ 88,996	$ 88,996
Building B -	Classroom	10,622	10,622	$ 42,488	$ 42,488
Building C -	Theater	11,820	11,820	$ 47,280	$ 47,280
Building D -	Classroom	960	960	$ 3,840	$ 3,840
Building E -	Classroom	960	960	$ 3,840	$ 3,840
Building F -	Classroom	960	960	$ 3,840	$ 3,840
Building G -	Portables (8)**	7,680	7,680	$ 30,720	$ 30,720
Building H -	Not Used				
Building I -	Not Used				
Building J -	Not Used				
Building K -	Not Used				
Building L -	Not Used				
Building M -	Not Used				
Building N -	Not Used				
Building O -	Not Used				
Building P -	Not Used				
Building Q -	Not Used				
Gates			10		
Site Fencing			2,652		
Site Hardscape Replacement			60,355		
Playfield Refurbishment			128,864		
Parking Lot Redesign / Drop Off Redesign			45,283		
Construction Contingency					
Construction Supervision / Phasing / Fees					
Soft Project Costs					
Architectural Fees					
Engineering Fees					
Pre-Construction / Legal / Planning / CEQA					
Interim Housing (per classroom per year)					
Topo Survey / Soils Report					
Construction Testing / Inspection					
Plan Check (DSA)					
SUBTOTAL COSTS					
Escalation					
Contingency					
TOTAL PROJECT COSTS					

** = existing remaining portables not replaced by new STEM building

Flooring	Wall Fnshs	Ceiling	Cabinets	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Tech	Roofing		$/sf	Cost	Total Cost
$ 12.00	$ 14.00	$ 12.00	$ 120.00	$ 6.00	$ 15.00	$ 30.00	$ 50.00	$ 7.00	$ 35.00	$ 16.00	$ 10.00	$ 20.00				**$ 27,262,414.74**
$ 266,988	$ 311,486	$ 266,988	$ 2,669,880	$ 133,494	$ 333,735	$ 667,470	$ 1,112,450	$ 155,743	$ 778,715	$ 355,984	$ 222,490	$ 444,980		$ 355.00	$ 7,898,395.00	
$ 127,464	$ 148,708	$ 127,464	$ 1,274,640	$ 63,732	$ 159,330	$ 318,660	$ 531,100	$ 74,354	$ 371,770	$ 169,952	$ 106,220	$ 212,440		$ 355.00	$ 3,770,810.00	
$ 141,840	$ 165,480	$ 141,840	$ 1,418,400	$ 70,920	$ 177,300	$ 354,600	$ 591,000	$ 82,740	$ 413,700	$ 189,120	$ 118,200	$ 236,400		$ 355.00	$ 4,196,100.00	
$ 11,520	$ 13,440	$ 11,520	$ 115,200	$ 5,760	$ 14,400	$ 28,800	$ 48,000	$ 6,720	$ 33,600	$ 15,360	$ 9,600	$ 19,200		$ 355.00	$ 340,800.00	
$ 11,520	$ 13,440	$ 11,520	$ 115,200	$ 5,760	$ 14,400	$ 28,800	$ 48,000	$ 6,720	$ 33,600	$ 15,360	$ 9,600	$ 19,200		$ 355.00	$ 340,800.00	
$ 11,520	$ 13,440	$ 11,520	$ 115,200	$ 5,760	$ 14,400	$ 28,800	$ 48,000	$ 6,720	$ 33,600	$ 15,360	$ 9,600	$ 19,200		$ 355.00	$ 340,800.00	
$ 92,160	$ 107,520	$ 92,160	$ 921,600	$ 46,080	$ 115,200	$ 230,400	$ 384,000	$ 53,760	$ 268,800	$ 122,880	$ 76,800	$ 153,600		$ 355.00	$ 2,726,400.00	
											$ 552,510	**$ 1,105,020**				
														$ 1,500.00	$ 15,000.00	
														$ 175.00	$ 464,100.00	
														$ 8.00	$ 482,840.00	
														$ 3.00	$ 386,592.00	
														$ 13.00	$ 588,679.00	
															$ 21,551,316.00	
														10%	$ 2,155,131.60	$ 23,706,447.60
														15%	$ 3,555,967.14	
																$ 3,953,050.14
												$ 27,262,414.74		6%	$ 1,635,744.88	
												$ 27,262,414.74		4%	$ 1,090,496.59	
												$ 27,262,414.74		2%	$ 545,248.29	
														$ 0	$ -	
														$ 1	$ -	
												$ 27,262,414.74		1.5%	$ 408,936.22	
												$ 27,262,414.74		1%	$ 272,624.15	
																$ 31,215,464.88
												$ 31,215,464.88		10%		$ 3,121,546.49
												$ 34,337,011.37		10%		$ 3,433,701.14
																$ 37,770,712.50



Existing Campus

Renovation Intensity Low High

Proposed Additions

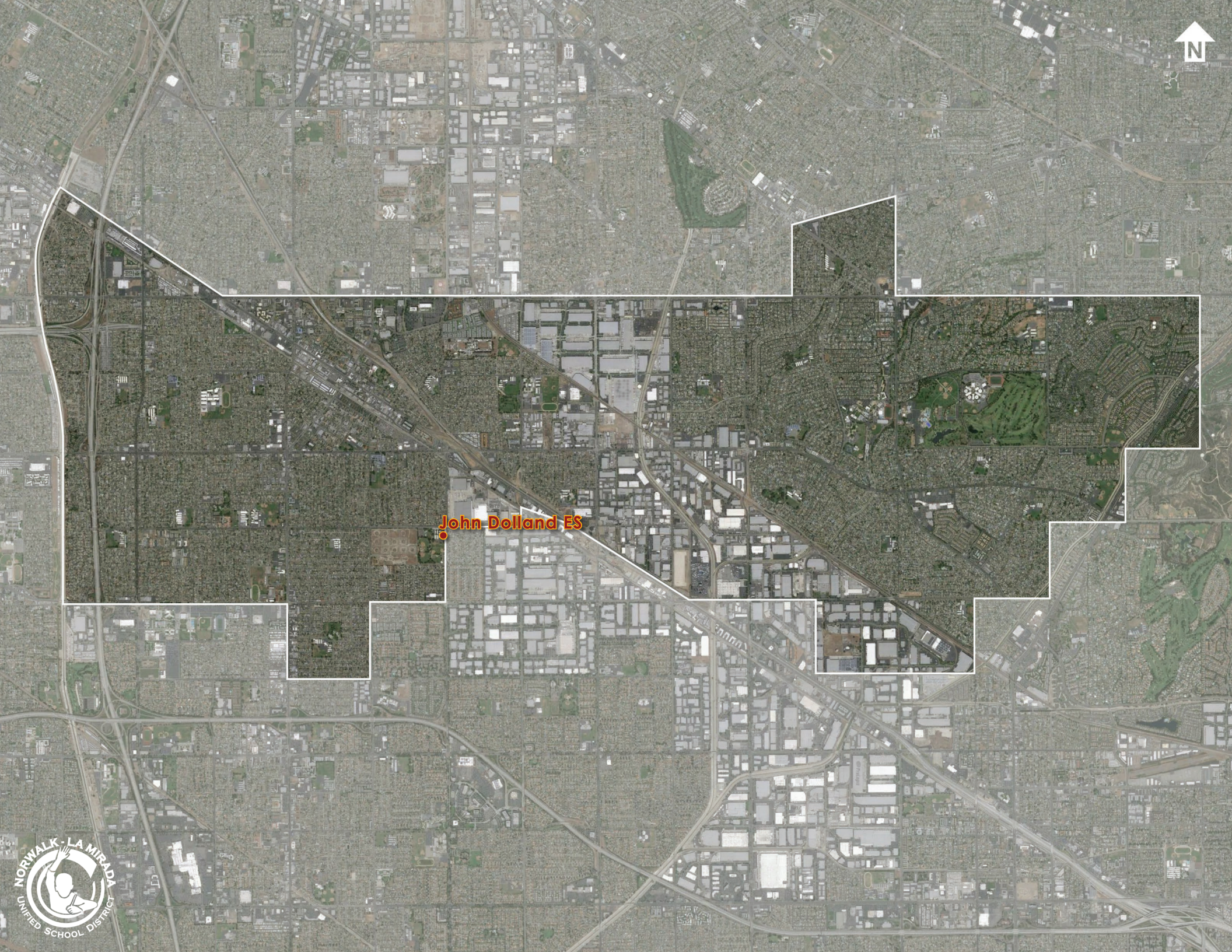


Proposed Campus Master Plan





Dolland
Elementary School


N
John Dolland ES
NORWALK - LA MIRADA
UNIFIED SCHOOL DISTRICT

DOLLAND ELEMENTARY SCHOOL

Phone: (562) 921-9934 | Fax: (562) 404-4302
15021 S. Bloomfield Ave., Norwalk, CA 90650

Principal: Lorena Sierra

Enrollment: 600 students (slight decline)

Grade: K-5

Constructed: 1955

Colors: Red/White/Blue

Mascot: Huskies

Campus Description:

Dolland Elementary School was built in 1954 with additional buildings constructed in 1956 and 1957. Later in 1994, nine portable buildings were added to the site to accommodate the growing number of students. The buildings are all single story. The primary layout of the buildings consists of a finger plan with the majority of the buildings facing east and west.

In 2008, Dolland Elementary School received a modernization to all the classroom buildings. Each classroom received new paint, carpet, casework, marker boards, windows, and miscellaneous other items. Restrooms located in these buildings were also upgraded.

This campus faces two streets, Excelsior Drive and Bloomfield Avenue. Parking and drop-off occurs on both streets, with primary access to parking from Bloomfield Avenue. The campus has very small setbacks from Excelsior Drive, and has a large setback from Bloomfield Avenue. The campus is relatively flat with minor slope to the south. The campus has a joint-use with the city and several baseball fields are located south of the school playfields.

Site interviews were conducted, and the following items were identified for areas of improvement: replace nine portable buildings with permanent construction, additional restrooms for students and staff, modernize MPR and administration buildings, new playground equipment, casework in classrooms, roofing repairs, replace trees and benches in playground, update concrete for ADA access, new technology, new furniture, and better security fencing around site.

Anticipated New Additions/Renovations

The District-Wide Facilities Master Plan anticipates that Dolland Elementary School will see the addition of a new permanent classroom building to replace some of the current portables on-site, as well as a new 500 square foot community space added to the administration building. The campus shall also see new security gates and fencing around the entire site. Playfields and playgrounds are to be revitalized, with adjusted irrigation systems. Full furniture replacement is scheduled to replace the 50+ year old furniture with new modern furniture that allows for flexible learning and teaching environments. The multi-purpose and administration spaces are scheduled to be modernized thus completing the entire site modernization. A complete technology backbone upgrade along with new classroom technology devices shall be provided throughout the entire campus.

New Additions

PROJECT COSTS

Items / Description:	sf of lf	$/sf	Cost	Total Cost
Hard Construction Costs				$ 1,687,500.00
New Additions			**$ 1,687,500**	
New STEM Classroom Building	4,000	$ 300	$ 1,200,000	
New Community Space	500	$ 300	$ 150,000	
Not Used				
Not Used				
Not Used				
Construction Contingency		10%	$ 135,000	
Construction Supervision / Phasing / Fees		15%	$ 202,500	
Soft Project Costs				$ 529,375.00
Architectural Fees	$ 1,687,500	5.0%	$ 84,375	
Engineering Fees	$ 1,687,500	3.0%	$ 50,625	
Pre-Construction / Legal / Planning / CEQA	$ 1,687,500	2.0%	$ 33,750	
Interim Housing (per classroom per year)		$ 12,000.00	$ -	
Topo Survey / Soils Report		1	$ -	
Construction Testing / Inspection	$ 1,687,500	2.0%	$ 33,750	
Plan Check (DSA)	$ 1,687,500	1.0%	$ 16,875	
Furniture / Equipment per classroom	31	$ 10,000.00	$ 310,000	
SUBTOTAL COSTS				$ 2,216,875.00
Escalation	$ 2,216,875.00	10%		$ 221,687.50
Contingency	$ 2,438,562.50	10%		$ 243,856.25
TOTAL PROJECT COSTS				**$ 2,682,418.75**

Renovations

PROJECT COSTS

Items / Description:				Maint.	ADA
Hard Construction Costs				$ 2.00	$ 2.00
Existing Building Renovation		**Actual Bldg sq. ft**	**Technology sq. ft**		
Building A -	Administration	2,320	2,320	$ 4,640	$ 4,640
Building B -	Multipurpose	4,576	4,576	$ 9,152	$ 9,152
Building C -	Kindergarten*	2,992	2,188		
Building D -	Classroom*	3,913	3,108		
Building E -	Classroom*	3,947	3,108		
Building F -	Classroom*	4,140	4,020		
Building G -	Classroom*	4,415	3,840		
Building H -	Utility	327			
Building I -	Not Used				
Building J -	Classroom*	4,398	3,894		
Building K -	Classroom*	4,254	3,840		
Building L -	Portables (5)* **	4,800	4,800		
Building M -	Not Used				
Building N -	Not Used				
Building O -	Not Used				
Building P -	Not Used				
Building Q -	Not Used				
Gates			10		
Site Fencing			4,415		
Site Hardscape Replacement			82,004		
Playfield Refurbishment			206,652		
Parking Lot Redesign / Drop Off Redesign					
Construction Contingency					
Construction Supervision / Phasing / Fees					
Soft Project Costs					
Architectural Fees					
Engineering Fees					
Pre-Construction / Legal / Planning / CEQA					
Interim Housing (per classroom per year)					
Topo Survey / Soils Report					
Construction Testing / Inspection					
Plan Check (DSA)					
SUBTOTAL COSTS					
Escalation					
Contingency					
TOTAL PROJECT COSTS					

* = square footage for spaces that only get technology, not the entire building

** = existing remaining portables not replaced by new STEM building

Flooring	Wall Fnshs	Ceiling	Cabinets	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Tech	Roofing		$/sf	Cost	Total Cost
$ 8.00	$ 7.00	$ 7.00	$ 10.00	$ 3.50	$ 7.00	$ 15.00	$ 40.00	$ 3.50	$ 15.00	$ 8.00	$ 6.50	$ 18.00				**$ 4,823,935.82**
$ 18,560	$ 16,240	$ 16,240	$ 23,200	$ 8,120	$ 16,240	$ 34,800	$ 92,800	$ 8,120	$ 34,800	$ 18,560	$ 15,080	$ 41,760		$ 152.50	$ 353,800.00	
$ 36,608	$ 32,032	$ 32,032	$ 45,760	$ 16,016	$ 32,032	$ 68,640	$ 183,040	$ 16,016	$ 68,640	$ 36,608	$ 29,744	$ 82,368		$ 152.50	$ 697,840.00	
											$ 14,222	$ 53,856		$ 22.75	$ 68,078.00	
											$ 20,202	$ 70,434		$ 23.16	$ 90,636.00	
											$ 20,202	$ 71,046		$ 23.12	$ 91,248.00	
											$ 26,130	$ 74,520		$ 24.31	$ 100,650.00	
											$ 24,960	$ 79,470		$ 23.65	$ 104,430.00	
												$ 5,886			$ 5,886.00	
											$ 25,311	$ 79,164		$ 26.83	$ 104,475.00	
											$ 24,960	$ 76,572		$ 26.44	$ 101,532.00	
											$ 31,200			$ 6.50	$ 31,200.00	
											$ 232,011	**$ 635,076**				
														$ 1,500.00	$ 15,000.00	
														$ 175.00	$ 772,625.00	
														$ 8.00	$ 656,032.00	
														$ 3.00	$ 619,956.00	
														$ -	$ -	
															$ 3,813,388.00	
														10%	$ 381,338.80	$ 4,194,726.80
														15%	$ 629,209.02	
																$ 699,470.69
											$ 4,823,935.82			6%	$ 289,436.15	
											$ 4,823,935.82			4%	$ 192,957.43	
											$ 4,823,935.82			2%	$ 96,478.72	
														$ 0	$ -	
														$ 1	$ -	
											$ 4,823,935.82			1.5%	$ 72,359.04	
											$ 4,823,935.82			1%	$ 48,239.36	
																$ 5,523,406.51
											$ 5,523,406.51			10%		$ 552,340.65
											$ 6,075,747.17			10%		$ 607,574.72
																$ 6,683,321.88



Existing Campus

Renovation Intensity Low High

Proposed Additions

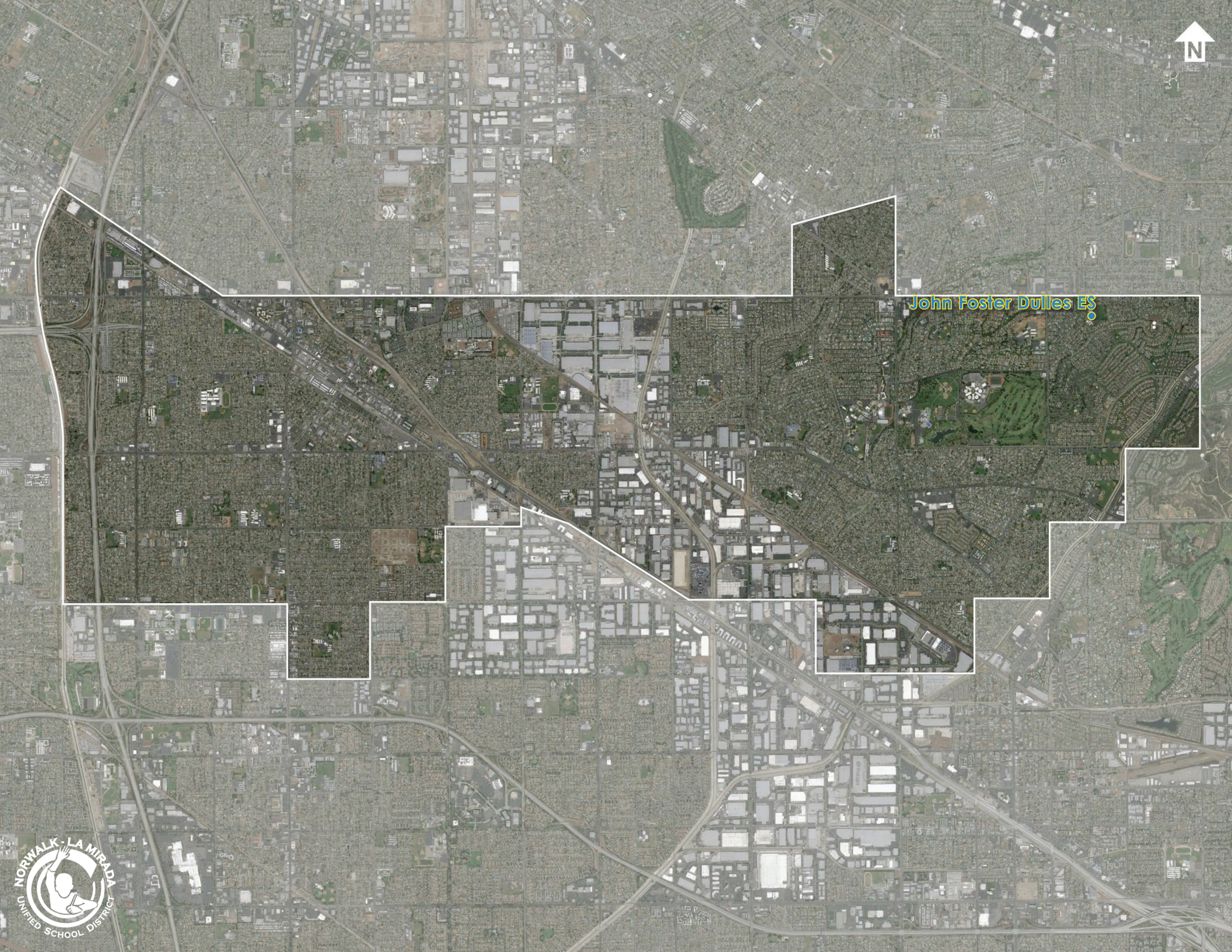


Proposed Campus Master Plan


DULLES
DOLPHINS


John Foster
DULLES ELEMENTARY SCHOOL
DULLES
DOLPHINS

Dulles
Elementary School


John Foster Dulles ES
N
NORWALK - LA MIRADA
UNIFIED SCHOOL DISTRICT

DULLES ELEMENTARY SCHOOL

Phone: (562) 943-6734 | Fax: (562) 902-0438
12726 Meadow Green Rd., La Mirada, CA 90638

Principal: Robin Padget

Enrollment: +/- 300 Students (enrollment down)

Grade: K-5

Constructed: 1958

Colors: Blue/White

Mascot: Dolphins

Campus Description:

Dulles Elementary School was built in 1959. During the 1990s, three portable buildings were added to the site to accommodate the growing number of students. The buildings are all single story. The primary layout of the buildings consists of a finger plan with several of the buildings facing north and south and some facing northeast and southwest.

While other campuses throughout the District received a modernization in 2008, Dulles Elementary School did not. However, it is anticipated that Dulles Elementary School will be on the top of the list to receive first round money to catch the campus up with the rest of the District.

This campus faces four streets, but has five angles to the property line. Parking and drop-off occurs on several streets, with primary access to parking from Meadow Green Road. The campus has large setbacks from all streets and the playground faces three streets. The campus slopes about 17 feet from the northeast to the southwest of the site.

Site interviews were conducted, and the following items were identified for areas of improvement: replace three portable buildings with permanent construction, add one kindergarten classroom, expand staff lounge, electronic marquee, additional restrooms for students and staff, modernize all buildings, new playground equipment, casework in classrooms, parking lot expansion with access from Grayville Drive, upgrade fields and irrigation, power at stage, site lighting, update concrete for ADA access, new technology, new furniture, and better security fencing around site.

Anticipated New Additions/Renovations

The District-Wide Facilities Master Plan anticipates that Dulles Elementary School will see the addition of a new permanent classroom building to replace some of the current portables on-site, as well as a new 500 square foot community space added to the administration building. The campus shall also see new security gates and fencing around the entire site. Full furniture replacement is scheduled to replace the 50+ year old furniture with new modern furniture that allows for flexible learning and teaching environments. The entire campus is scheduled to be modernized thus completing the entire site modernization. A complete technology backbone upgrade along with new classroom technology devices shall be provided throughout the entire campus.

New Additions

PROJECT COSTS

Items / Description:	sf of lf	$/sf	Cost	Total Cost
Hard Construction Costs				$ 1,312,500.00
New Additions			**$ 1,312,500**	
New STEM Classroom Building	3,000	$ 300	$ 900,000	
New Community Space	500	$ 300	$ 150,000	
Not Used				
Not Used				
Not Used				
Construction Contingency		10%	$ 105,000	
Construction Supervision / Phasing / Fees		15%	$ 157,500	
Soft Project Costs				$ 380,625.00
Architectural Fees	$ 1,312,500	5.0%	$ 65,625	
Engineering Fees	$ 1,312,500	3.0%	$ 39,375	
Pre-Construction / Legal / Planning / CEQA	$ 1,312,500	2.0%	$ 26,250	
Interim Housing (per classroom per year)		$ 12,000.00	$ -	
Topo Survey / Soils Report		1	$ -	
Construction Testing / Inspection	$ 1,312,500	2.0%	$ 26,250	
Plan Check (DSA)	$ 1,312,500	1.0%	$ 13,125	
Furniture / Equipment per classroom	21	$ 10,000.00	$ 210,000	
SUBTOTAL COSTS				$ 1,693,125.00
Escalation	$ 1,693,125.00	10%		$ 169,312.50
Contingency	$ 1,862,437.50	10%		$ 186,243.75
TOTAL PROJECT COSTS				**$ 2,048,681.25**

Renovations

PROJECT COSTS

Items / Description:			Maint.	ADA
Hard Construction Costs			$ 2.00	$ 2.00
Existing Building Renovation	**Actual Bldg sq. ft**	**Technology sq. ft**		
Building A - Administration	2,809	2,809	$ 5,618	$ 5,618
Building B - Multipurpose	4,412	4,412	$ 8,824	$ 8,824
Building C - Kindergarten	2,700	2,700	$ 5,400	$ 5,400
Building D - Classroom	4,464	4,464	$ 8,928	$ 8,928
Building E - Classroom	4,464	4,464	$ 8,928	$ 8,928
Building F - Classroom	4,464	4,464	$ 8,928	$ 8,928
Building G - Classroom	4,464	4,464	$ 8,928	$ 8,928
Building H - Not used				
Building I - Not used				
Building J - Not used				
Building K - Not used				
Building L - Not used				
Building M - Not used				
Building N - Not used				
Building O - Not used				
Building P - Not used				
Building Q - Not used				
Gates		10		
Site Fencing		2,609		
Site Hardscape Replacement		59,414		
Playfield Refurbishment		236,758		
Parking Lot Redesign / Drop Off Redesign		17,338		
Construction Contingency				
Construction Supervision / Phasing / Fees				
Soft Project Costs				
Architectural Fees				
Engineering Fees				
Pre-Construction / Legal / Planning / CEQA				
Interim Housing (per classroom per year)				
Topo Survey / Soils Report				
Construction Testing / Inspection				
Plan Check (DSA)				
SUBTOTAL COSTS				
Escalation				
Contingency				
TOTAL PROJECT COSTS				

* = square footage for spaces that only get technology, not the entire building

** = existing remaining portables not replaced by new STEM building

Flooring	Wall Fnshs	Ceiling	Cabinets	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Tech	Roofing		$/sf	Cost	Total Cost
$ 8.00	$ 7.00	$ 7.00	$ 10.00	$ 3.50	$ 7.00	$ 15.00	$ 40.00	$ 3.50	$ 15.00	$ 8.00	$ 6.50	$ 18.00				**$ 7,739,962.59**
$ 22,472	$ 19,663	$ 19,663	$ 28,090	$ 9,832	$ 19,663	$ 42,135	$ 112,360	$ 9,832	$ 42,135	$ 22,472	$ 18,259	$ 50,562		$ 152.50	$ 428,372.50	
$ 35,296	$ 30,884	$ 30,884	$ 44,120	$ 15,442	$ 30,884	$ 66,180	$ 176,480	$ 15,442	$ 66,180	$ 35,296	$ 28,678	$ 79,416		$ 152.50	$ 672,830.00	
$ 21,600	$ 18,900	$ 18,900	$ 27,000	$ 9,450	$ 18,900	$ 40,500	$ 108,000	$ 9,450	$ 40,500	$ 21,600	$ 17,550	$ 48,600		$ 152.50	$ 411,750.00	
$ 35,712	$ 31,248	$ 31,248	$ 44,640	$ 15,624	$ 31,248	$ 66,960	$ 178,560	$ 15,624	$ 66,960	$ 35,712	$ 29,016	$ 80,352		$ 152.50	$ 680,760.00	
$ 35,712	$ 31,248	$ 31,248	$ 44,640	$ 15,624	$ 31,248	$ 66,960	$ 178,560	$ 15,624	$ 66,960	$ 35,712	$ 29,016	$ 80,352		$ 152.50	$ 680,760.00	
$ 35,712	$ 31,248	$ 31,248	$ 44,640	$ 15,624	$ 31,248	$ 66,960	$ 178,560	$ 15,624	$ 66,960	$ 35,712	$ 29,016	$ 80,352		$ 152.50	$ 680,760.00	
$ 35,712	$ 31,248	$ 31,248	$ 44,640	$ 15,624	$ 31,248	$ 66,960	$ 178,560	$ 15,624	$ 66,960	$ 35,712	$ 29,016	$ 80,352		$ 152.50	$ 680,760.00	
											$ 180,551	**$ 499,986**				
														$ 1,500.00	$ 15,000.00	
														$ 175.00	$ 456,575.00	
														$ 8.00	$ 475,312.00	
														$ 3.00	$ 710,274.00	
														$ 13.00	$ 225,394.00	
															$ 6,118,547.50	
														10%	$ 611,854.75	$ 6,730,402.25
														15%	$ 1,009,560.34	
																$ 1,122,294.58
											$ 7,739,962.59			6%	$ 464,397.76	
											$ 7,739,962.59			4%	$ 309,598.50	
											$ 7,739,962.59			2%	$ 154,799.25	
														$ 0	$ -	
														$ 1	$ -	
											$ 7,739,962.59			1.5%	$ 116,099.44	
											$ 7,739,962.59			1%	$ 77,399.63	
																$ 8,862,257.16
											$ 8,862,257.16			10%		$ 886,225.72
											$ 9,748,482.88			10%		$ 974,848.29
																$ 10,723,331.17



Existing Campus

Renovation Intensity Low High

Proposed Additions

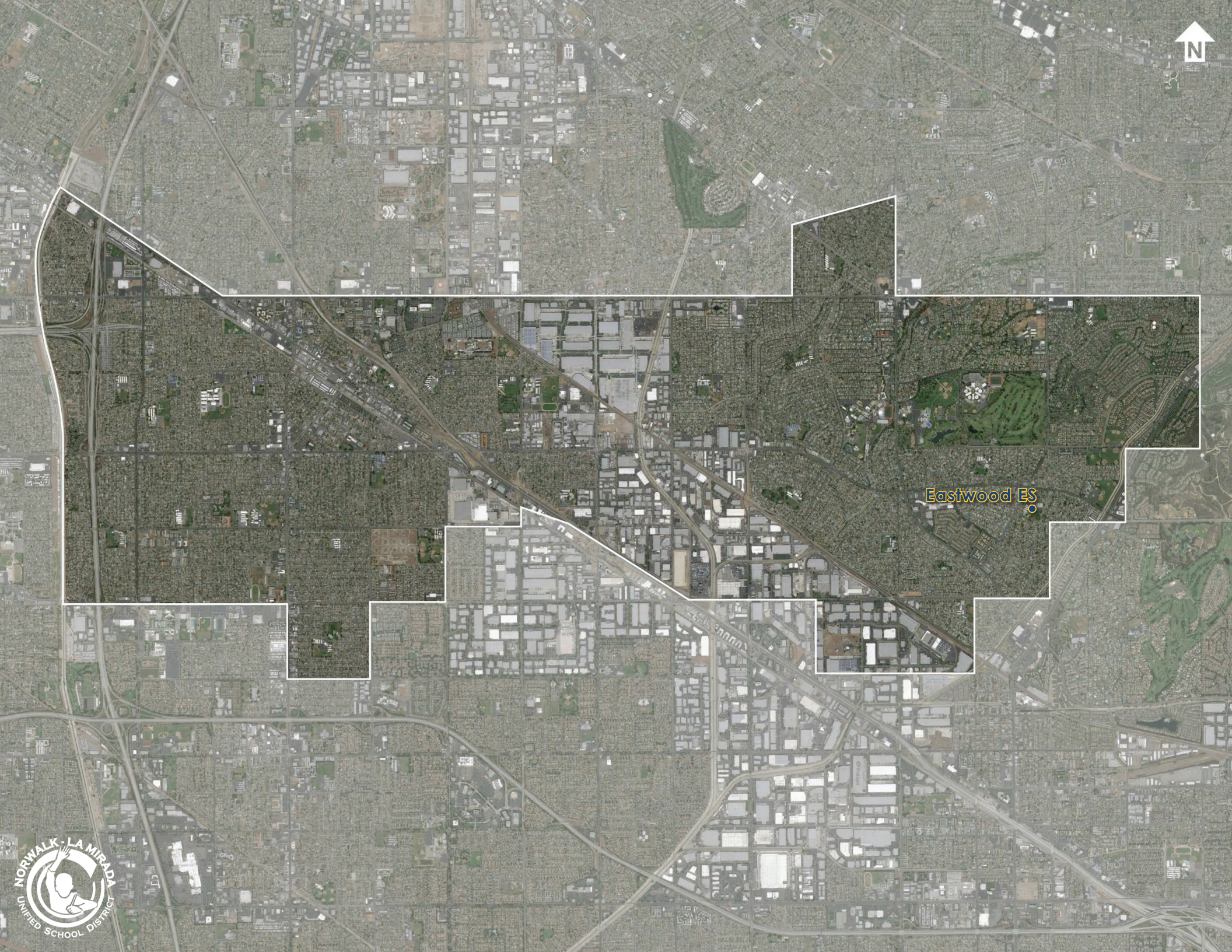


Proposed Campus Master Plan

Eastwood
Elementary School


Eastwood
Eagles

Eastwood
Elementary School


N
Eastwood ES
NORWALK - LA MIRADA
UNIFIED SCHOOL DISTRICT

EASTWOOD ELEMENTARY SCHOOL

Phone: (714) 521-6480 | Fax: (714) 521-6485
15730 Percados Dr., La Mirada, CA 90638

Principal: Yvette Cantu

Enrollment: 480 students (slight decline)

Grade: K-5

Constructed: 1954

Colors: Red/White/Blue

Mascot: Eagles

Campus Description:

Eastwood Elementary School was built in 1959. Later in 1994, five portable buildings were added to the site to accommodate the growing number of students. The primary layout of the buildings consists of a finger plan with the majority of the buildings facing southwest and northeast with others facing east and east. The buildings are all single story.

In 2008, Eastwood Elementary School received a modernization to all the classroom buildings. Each classroom received new paint, carpet, casework, marker boards, windows, and miscellaneous other items. Restrooms located in these buildings were also upgraded.

This campus faces four streets. Parking and drop-off occurs on several streets, with primary access to parking from Pescados Drive and Watkins Drive. The campus has 40+ foot setbacks from most streets and the playground faces two streets. The campus is relatively flat with about a 10 foot slope toward the southwest.

Site interviews were conducted, and the following items were identified for areas of improvement: replace five portable buildings with permanent construction, additional restrooms for students and staff, modernize MPR and administration buildings, new playground equipment, casework in classrooms, roofing repairs, replace trees and benches in playground, add restrooms to kindergarten classes, add walking/running path, update parking lot for better flow, update concrete for ADA access, new technology, new furniture, and better security fencing around site.

Anticipated New Additions/Renovations

The District-Wide Facilities Master Plan anticipates that Eastwood Elementary School will see the addition of a new permanent classroom building to replace some of the current portables on-site, as well as a new 500 square foot community space added to the administration building. The campus shall also see new security gates and fencing around the entire site. Playfields and playgrounds are to be revitalized, with adjusted irrigation systems. Full furniture replacement is scheduled to replace the 50+ year old furniture with new modern furniture that allows for flexible learning and teaching environments. The multi-purpose and administration spaces are scheduled to be modernized thus completing the entire site modernization. A complete technology backbone upgrade along with new classroom technology devices shall be provided throughout the entire campus.

New Additions

PROJECT COSTS

Items / Description:	sf of lf	$/sf	Cost	Total Cost
Hard Construction Costs				$ 1,312,500.00
New Additions			**$ 1,312,500**	
New STEM Classroom Building	3,000	$ 300	$ 900,000	
New Community Space	500	$ 300	$ 150,000	
Not Used				
Not Used				
Not Used				
Construction Contingency		10%	$ 105,000	
Construction Supervision / Phasing / Fees		15%	$ 157,500	
Soft Project Costs				$ 470,625.00
Architectural Fees	$ 1,312,500	5.0%	$ 65,625	
Engineering Fees	$ 1,312,500	3.0%	$ 39,375	
Pre-Construction / Legal / Planning / CEQA	$ 1,312,500	2.0%	$ 26,250	
Interim Housing (per classroom per year)		$ 12,000.00	$ -	
Topo Survey / Soils Report		1	$ -	
Construction Testing / Inspection	$ 1,312,500	2.0%	$ 26,250	
Plan Check (DSA)	$ 1,312,500	1.0%	$ 13,125	
Furniture / Equipment per classroom	30	$ 10,000.00	$ 300,000	
SUBTOTAL COSTS				$ 1,783,125.00
Escalation	$ 1,783,125.00	10%		$ 178,312.50
Contingency	$ 1,961,437.50	10%		$ 196,143.75
TOTAL PROJECT COSTS				**$ 2,157,581.25**

Renovations

PROJECT COSTS

Items / Description:		Maint.	ADA
Hard Construction Costs		$ 2.00	$ 2.00

Existing Building Renovation		Actual Bldg sq. ft	Technology sq. ft		
Building A -	Administration	2,890	2,890	$ 5,780	$ 5,780
Building B -	Multipurpose	4,412	4,412	$ 8,824	$ 8,824
Building C -	Kindergarten*	2,700	2,340		
Building D -	Classroom*	4,464	3,840		
Building E -	Classroom*	4,502	3,840		
Building F -	Classroom*	4,464	3,840		
Building G -	Classroom*	4,464	3,840		
Building H -	Classroom*	4,464	3,840		
Building I -	Not used				
Building J -	Classroom*	4,464	3,840		
Building K -	Portables (2)* **	1,920	1,920		
Building L -	Not used				
Building M -	Not used				
Building N -	Not used				
Building O -	Not used				
Building P -	Not used				
Building Q -	Not used				
Gates			10		
Site Fencing			2,797		
Site Hardscape Replacement			74,731		
Playfield Refurbishment			147,929		
Parking Lot Redesign / Drop Off Redesign			32,497		
Construction Contingency					
Construction Supervision / Phasing / Fees					
Soft Project Costs					
Architectural Fees					
Engineering Fees					
Pre-Construction / Legal / Planning / CEQA					
Interim Housing (per classroom per year)					
Topo Survey / Soils Report					
Construction Testing / Inspection					
Plan Check (DSA)					
SUBTOTAL COSTS					
Escalation					
Contingency					
TOTAL PROJECT COSTS					

* = square footage for spaces that only get technology, not the entire building

** = existing remaining portables not replaced by new STEM building

Flooring	Wall Fnshs	Ceiling	Cabinets	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Tech	Roofing		$/sf	Cost	Total Cost
$ 8.00	$ 7.00	$ 7.00	$ 10.00	$ 3.50	$ 7.00	$ 15.00	$ 40.00	$ 3.50	$ 15.00	$ 8.00	$ 6.50	$ 18.00				$ 4,795,579.58
$ 23,120	$ 20,230	$ 20,230	$ 28,900	$ 10,115	$ 20,230	$ 43,350	$ 115,600	$ 10,115	$ 43,350	$ 23,120	$ 18,785	$ 52,020		$ 152.50	$ 440,725.00	
$ 35,296	$ 30,884	$ 30,884	$ 44,120	$ 15,442	$ 30,884	$ 66,180	$ 176,480	$ 15,442	$ 66,180	$ 35,296	$ 28,678	$ 79,416		$ 152.50	$ 672,830.00	
											$ 15,210	$ 48,600		$ 23.63	$ 63,810.00	
											$ 24,960	$ 80,352		$ 23.59	$ 105,312.00	
											$ 24,960	$ 81,036		$ 23.54	$ 105,996.00	
											$ 24,960	$ 80,352		$ 23.59	$ 105,312.00	
											$ 24,960	$ 80,352		$ 23.59	$ 105,312.00	
											$ 24,960	$ 80,352		$ 23.59	$ 105,312.00	
											$ 24,960	$ 80,352		$ 23.59	$ 105,312.00	
											$ 12,480			$ 6.50	$ 12,480.00	
											$ 224,913	$ 662,832				
														$ 1,500.00	$ 15,000.00	
														$ 175.00	$ 489,475.00	
														$ 8.00	$ 597,848.00	
														$ 3.00	$ 443,787.00	
														$ 13.00	$ 422,461.00	
															$ 3,790,972.00	
														10%	$ 379,097.20	$ 4,170,069.20
														15%	$ 625,510.38	
																$ 695,359.04
											$ 4,795,579.58			6%	$ 287,734.77	
											$ 4,795,579.58			4%	$ 191,823.18	
											$ 4,795,579.58			2%	$ 95,911.59	
														$ 0	$ -	
														$ 1	$ -	
											$ 4,795,579.58			1.5%	$ 71,933.69	
											$ 4,795,579.58			1%	$ 47,955.80	
																$ 5,490,938.62
											$ 5,490,938.62			10%		$ 549,093.86
											$ 6,040,032.48			10%		$ 604,003.25
																$ 6,644,035.73



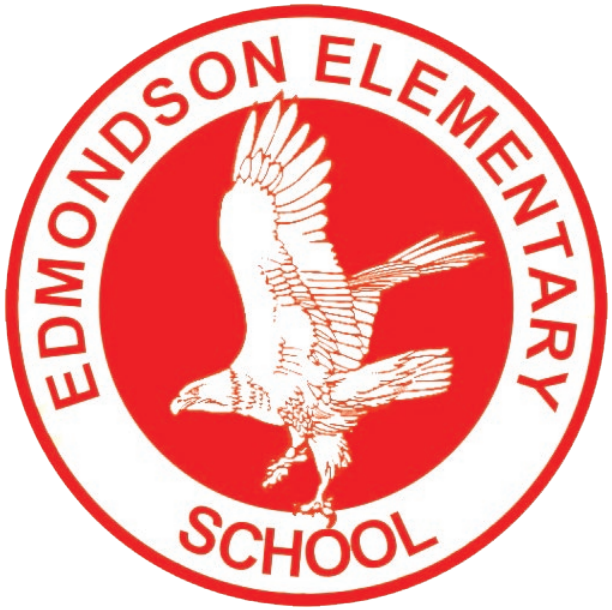
Existing Campus

Renovation Intensity Low High

Proposed Additions

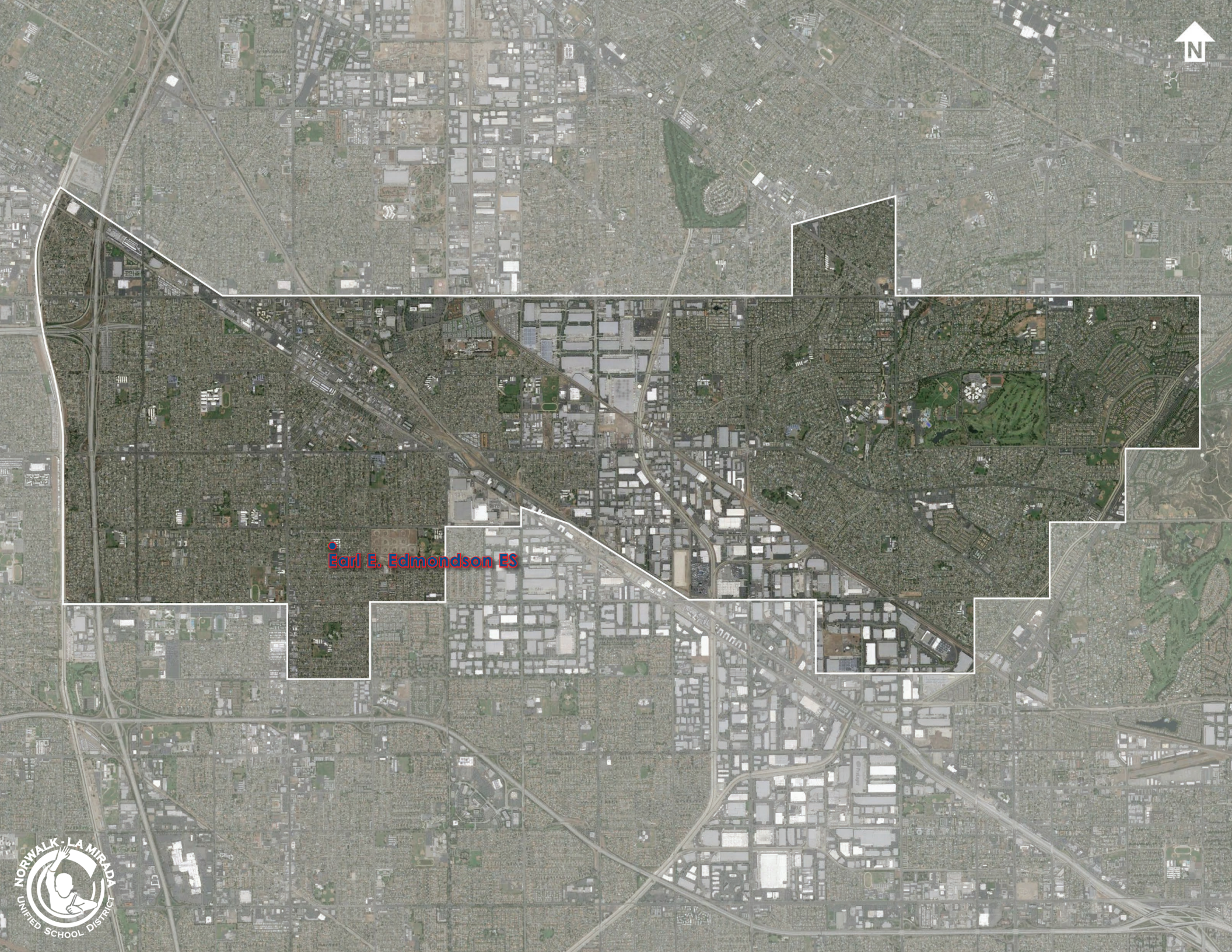


Proposed Campus Master Plan


EDMONDSON ELEMENTARY
SCHOOL


Edmondson
ELEMENTARY SCHOOL
MPR
SCHOOL XING

Edmondson
Elementary School


N
Earl E. Edmondson ES
NORWALK - LA MIRADA
UNIFIED SCHOOL DISTRICT

EDMONDSON ELEMENTARY SCHOOL

Phone: (562) 864-9501 | Fax: (562) 929-4861
15121 S. Grayland Ave., Norwalk, CA 90650

Principal: Mr. Muniz

Enrollment: +/- 540 students (enrollment level)

Grade: K-5

Constructed: 1949

Colors: Red/White/Blue

Mascot: Eagles

Campus Description:

Edmondson Elementary School was built in 1948 and 1949. In 1957 and 1963, additional classroom buildings were added to the site to accommodate the growing number of students. There are four portable buildings on-site that were added in the 1990s. The primary layout of the buildings consists of a finger plan with the majority of the buildings facing north/south with support buildings facing east and east. The buildings are all single story.

In 2008, Edmondson Elementary School received a modernization to all the classroom buildings. Each classroom received new paint, carpet, casework, marker boards, windows, and miscellaneous other items. Restrooms located in these buildings were also upgraded. Administration and multi-purpose space was not done at that time.

This campus faces four streets. Parking and drop-off occurs on several streets, with primary access to parking from Highdale Street, Grayland Avenue, and Hopland Street. Administration is located off of Grayland Avenue. The campus has 40+ foot setbacks from most streets and the playground faces two streets. The campus is relatively flat with about a two foot slope toward the south.

Site interviews were conducted, and the following items were identified for areas of improvement: replace four portable buildings with permanent construction, expand staff lounge, need new storage bins, new lunch shelter, digital marquee, additional restrooms for students and staff, modernize MPR and administration buildings along with '50s wing to connect computer lab to media center, new playground equipment, replace trees and benches in playground, expand parking lot, new technology, new furniture, and better security fencing around site.

Anticipated New Additions/Renovations

The District-Wide Facilities Master Plan anticipates that Edmondson Elementary School will see the addition of a new permanent classroom building to replace some of the current portables on-site, as well as a new 500 square foot community space added to the administration building. The campus shall also see new security gates and fencing around the entire site. Playfields and playgrounds are to be revitalized, with adjusted irrigation systems. Full furniture replacement is scheduled to replace the 50+ year old furniture with new modern furniture that allows for flexible learning and teaching environments. The multi-purpose and administration spaces are scheduled to be modernized thus completing the entire site modernization. A complete technology backbone upgrade along with new classroom technology devices shall be provided throughout the entire campus.

New Additions

PROJECT COSTS

Items / Description:	sf of lf	$/sf	Cost	Total Cost
Hard Construction Costs				$ 1,687,500.00
New Additions			**$ 1,687,500**	
New STEM Classroom Building	4,000	$ 300	$ 1,200,000	
New Community Space	500	$ 300	$ 150,000	
Not Used				
Not Used				
Not Used				
Construction Contingency		10%	$ 135,000	
Construction Supervision / Phasing / Fees		15%	$ 202,500	
Soft Project Costs				$ 489,375.00
Architectural Fees	$ 1,687,500	5.0%	$ 84,375	
Engineering Fees	$ 1,687,500	3.0%	$ 50,625	
Pre-Construction / Legal / Planning / CEQA	$ 1,687,500	2.0%	$ 33,750	
Interim Housing (per classroom per year)		$ 12,000.00	$ -	
Topo Survey / Soils Report		1	$ -	
Construction Testing / Inspection	$ 1,687,500	2.0%	$ 33,750	
Plan Check (DSA)	$ 1,687,500	1.0%	$ 16,875	
Furniture / Equipment per classroom	27	$ 10,000.00	$ 270,000	
SUBTOTAL COSTS				$ 2,176,875.00
Escalation	$ 2,176,875.00	10%		$ 217,687.50
Contingency	$ 2,394,562.50	10%		$ 239,456.25
TOTAL PROJECT COSTS				**$ 2,634,018.75**

Renovations

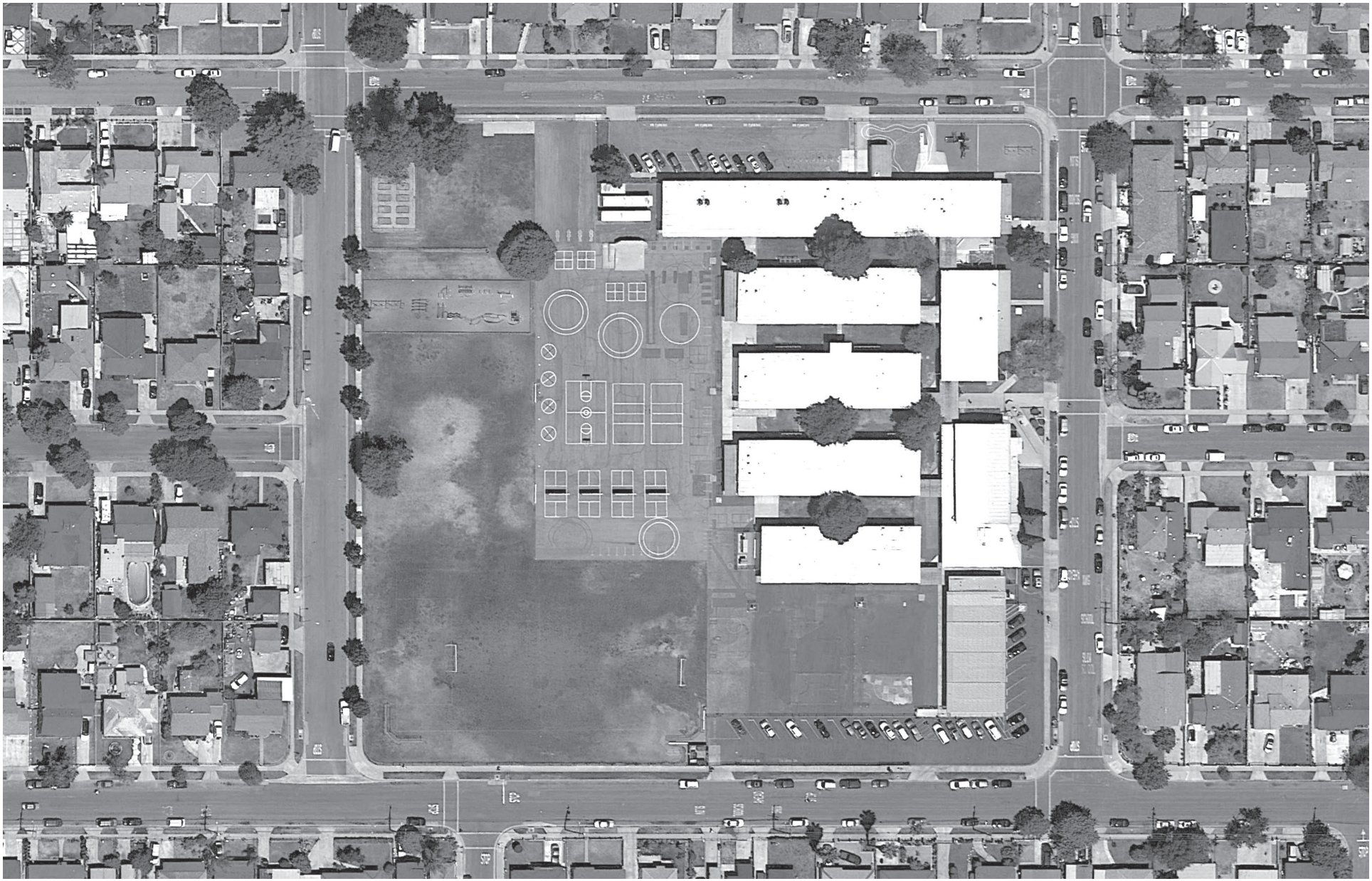
PROJECT COSTS

Items / Description:		Maint.	ADA
Hard Construction Costs		$ 2.00	$ 2.00
Existing Building Renovation	**Actual Bldg sq. ft** / **Technology sq. ft**		
Building A - Administration	3,295 / 3,295	$ 6,590	$ 6,590
Building B - Classroom*	2,800 / 2,360		
Building C - Classroom*	4,800 / 3,840		
Building D - Classroom*	4,380 / 3,792		
Building E - Classroom*	4,524 / 4,177		
Building F - Classroom*	4,380 / 3,840		
Building G - Multipurpose	4,656 / 4,656	$ 9,312	$ 9,312
Building H - Classroom*	3,900 / 3,840		
Building I - Not used			
Building J - Classroom*	4,245 / 3,840		
Building K - Not used			
Building L - Not used			
Building M - Not used			
Building N - Not used			
Building O - Not used			
Building P - Not used			
Building Q - Not used			
Gates	9		
Site Fencing	2,130		
Site Hardscape Replacement	69,602		
Playfield Refurbishment	88,465		
Parking Lot Redesign / Drop Off Redesign	14,237		
Construction Contingency			
Construction Supervision / Phasing / Fees			
Soft Project Costs			
Architectural Fees			
Engineering Fees			
Pre-Construction / Legal / Planning / CEQA			
Interim Housing (per classroom per year)			
Topo Survey / Soils Report			
Construction Testing / Inspection			
Plan Check (DSA)			
SUBTOTAL COSTS			
Escalation			
Contingency			
TOTAL PROJECT COSTS			

* = square footage for spaces that only get technology, not the entire building

** = existing remaining portables not replaced by new STEM building

Flooring	Wall Fnshs	Ceiling	Cabinets	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Tech	Roofing		$/sf	Cost	Total Cost
$ 8.00	$ 7.00	$ 7.00	$ 10.00	$ 3.50	$ 7.00	$ 15.00	$ 40.00	$ 3.50	$ 15.00	$ 8.00	$ 6.50	$ 18.00				**$ 4,168,896.05**
$ 26,360	$ 23,065	$ 23,065	$ 32,950	$ 11,533	$ 23,065	$ 49,425	$ 131,800	$ 11,533	$ 49,425	$ 26,360	$ 21,418	$ 59,310		$ 152.50	$ 502,487.50	
											$ 15,340	$ 50,400		$ 23.48	$ 65,740.00	
											$ 24,960	$ 86,400		$ 23.20	$ 111,360.00	
											$ 24,648	$ 78,840		$ 23.63	$ 103,488.00	
											$ 27,151	$ 81,432		$ 24.00	$ 108,582.50	
											$ 24,960	$ 78,840		$ 23.70	$ 103,800.00	
$ 37,248	$ 32,592	$ 32,592	$ 46,560	$ 16,296	$ 32,592	$ 69,840	$ 186,240	$ 16,296	$ 69,840	$ 37,248	$ 30,264	$ 83,808		$ 152.50	$ 710,040.00	
											$ 24,960	$ 70,200		$ 24.40	$ 95,160.00	
											$ 24,960	$ 76,410		$ 23.88	$ 101,370.00	
											$ 218,660	**$ 665,640**				
														$ 1,500.00	$ 13,500.00	
														$ 175.00	$ 372,750.00	
														$ 8.00	$ 556,816.00	
														$ 3.00	$ 265,395.00	
														$ 13.00	$ 185,081.00	
															$ 3,295,570.00	
														10%	$ 329,557.00	$ 3,625,127.00
														15%	$ 543,769.05	
																$ 604,489.93
											$ 4,168,896.05			6%	$ 250,133.76	
											$ 4,168,896.05			4%	$ 166,755.84	
											$ 4,168,896.05			2%	$ 83,377.92	
														$ 0	$ -	
														$ 1	$ -	
											$ 4,168,896.05			1.5%	$ 62,533.44	
											$ 4,168,896.05			1%	$ 41,688.96	
																$ 4,773,385.98
											$ 4,773,385.98			10%		$ 477,338.60
											$ 5,250,724.57			10%		$ 525,072.46
																$ 5,775,797.03

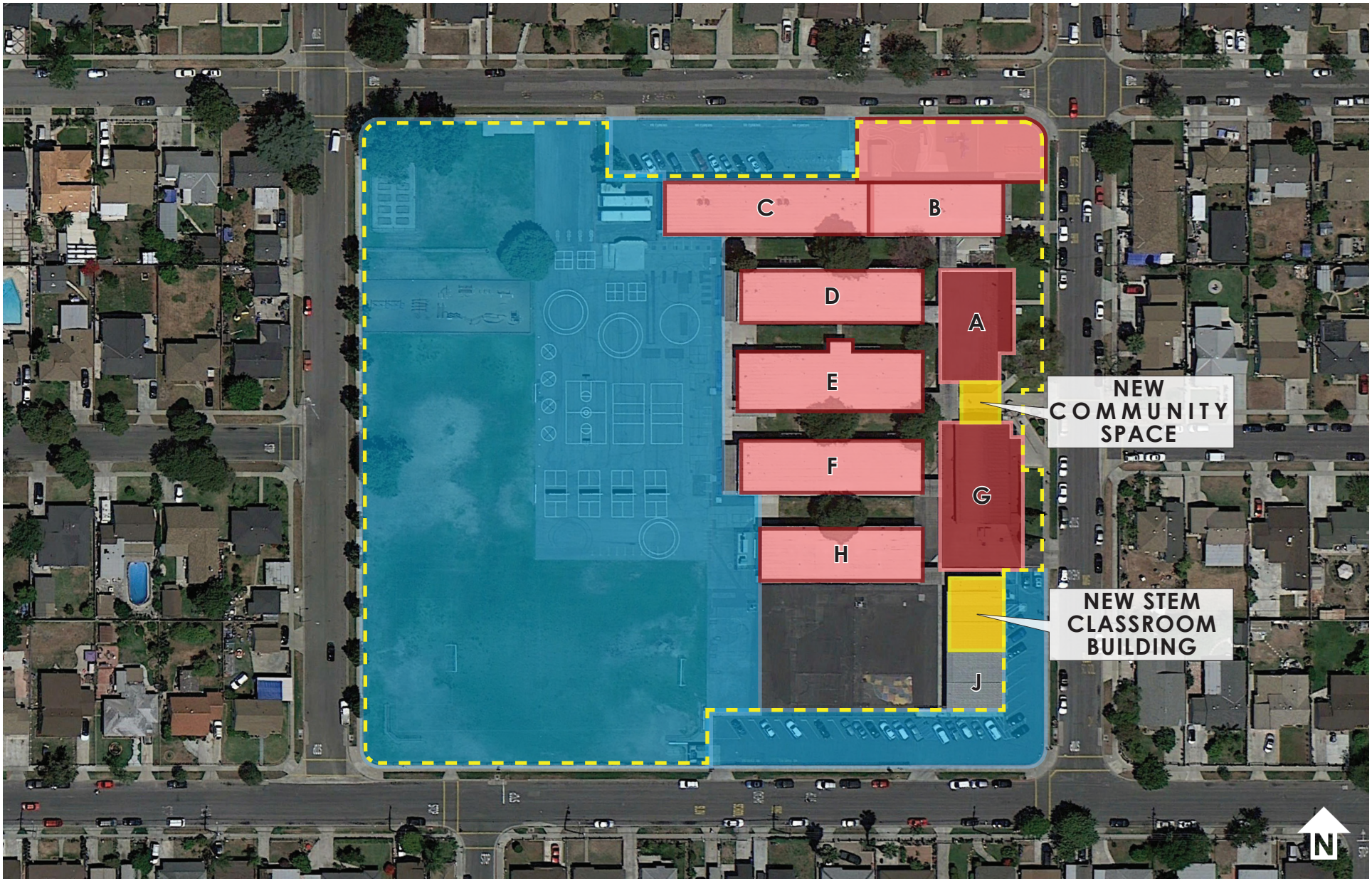


Existing Campus

EDMONDSON ELEMENTARY SCHOOL

Renovation Intensity Low High

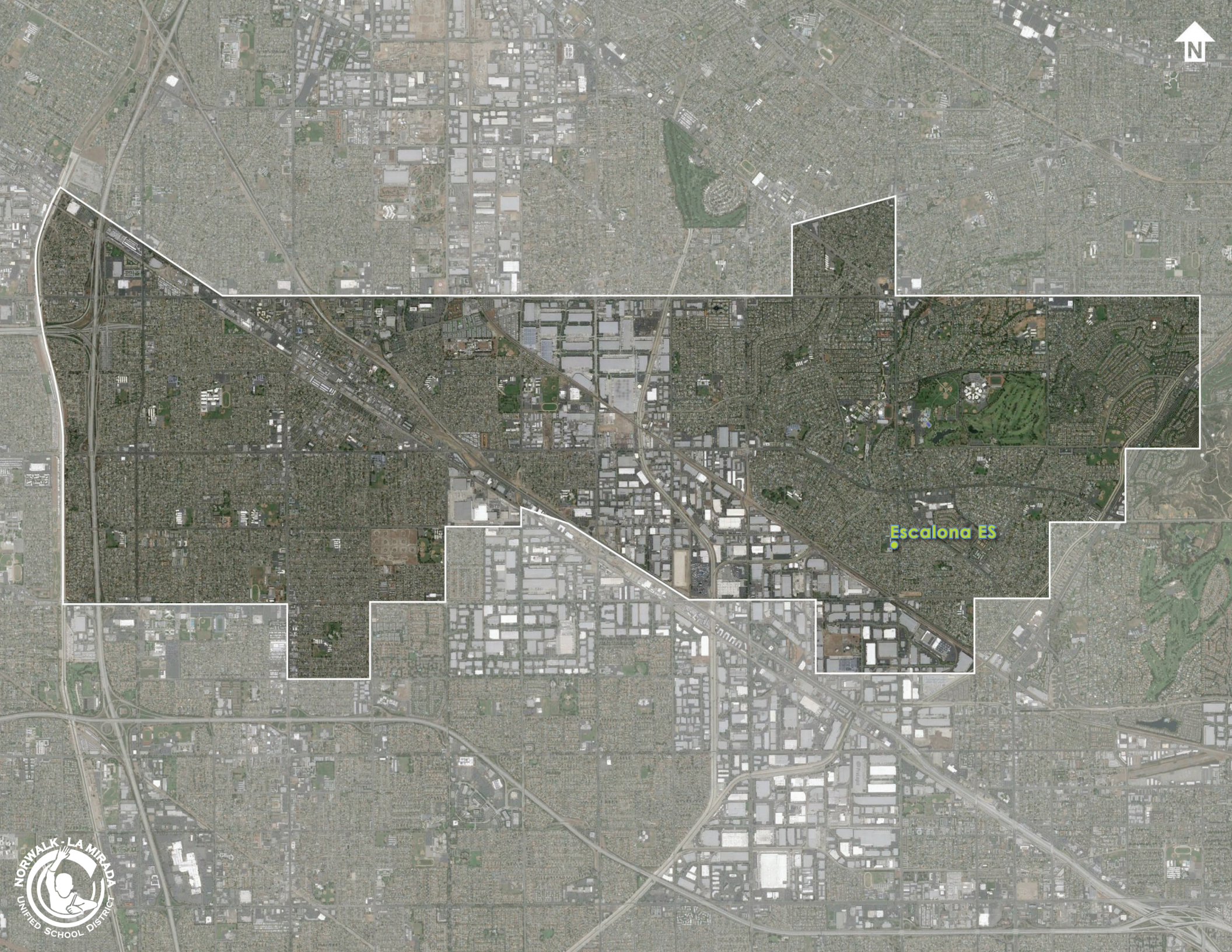
Proposed Additions




Soaring on the
Wings of Knowledge


ESCALONA

Escalona
Elementary School


N
Escalona ES
NORWALK - LA MIRADA
UNIFIED SCHOOL DISTRICT

ESCALONA ELEMENTARY SCHOOL

Phone: (714) 521-0970 | Fax: (714) 521-1173
15135 Escalona Rd., La Mirada, CA 90638

Principal: Bonnie Lytle

Enrollment: +/- 540 students

Grade: K-5

Constructed: 1950's

Colors: -

Mascot: -

Campus Description:

Escalona Elementary School was built in 1956. In 1959 and 1960, additional classroom buildings were added to the site to accommodate the growing number of students. There are two portable buildings on-site that were added in the 1990s. The campus consists of some finger plan classroom buildings with other buildings located randomly throughout the site. The campus has a daycare facility on-site and all of the buildings are single story.

In 2008, Escalon Elementary School received a modernization to all the classroom buildings. Each classroom received new paint, carpet, casework, marker boards, windows, and miscellaneous other items. Restrooms located in these buildings were also upgraded. Administration and multi-purpose spaces were not done at that time.

This campus faces four streets. Parking and drop-off occurs on several streets, with primary access to parking from Escalona Road. Parking is undersized, and a new layout could help improve traffic flow. Administration is located off of Escalona Road, while daycare faces Excelsior Drive. The campus has 40+ foot setbacks from most streets and the playground faces two streets. The campus has several drainage challenges, and it has a 13+ foot slope from east to west. This site also has two playfields which makes supervision difficult for staff members.

Site interviews were conducted, and the following items were identified for areas of improvement: replace 50s wing portable buildings with permanent construction, need sidewalks on backside of kindergarten, better PA system, digital marquee, gates to trash enclosure, more outdoor shade areas, play equipment upgrade, restrooms for kindergarten classrooms, exterior lighting, computer lab, fix basketball rims, fix fields and irrigation, lace out trees in kindergarten, add peep holes to doors, add barrier outside of MPR to keep special needs children indoors, new technology, new furniture, and better security fencing around site.

Anticipated New Additions/Renovations

The District-Wide Facilities Master Plan anticipates that Escalona Elementary School may see the addition of a new permanent classroom building to replace the current portables on-site, as well as a new 500 square foot community space added to the administration building. The campus shall also see new security gates and fencing around the entire site. Playfields and playgrounds are to be revitalized, with adjusted irrigation systems. Full furniture replacement is scheduled to replace the 50+ year old furniture with new modern furniture that allows for flexible learning and teaching environments. The multi-purpose and administration spaces are scheduled to be modernized thus completing the entire site modernization. A complete technology backbone upgrade along with new classroom technology devices shall be provided throughout the entire campus.

New Additions

PROJECT COSTS

Items / Description:	sf of lf	$/sf	Cost	Total Cost
Hard Construction Costs				$ 937,500.00
New Additions			**$ 937,500**	
New STEM Classroom Building	2,000	$ 300	$ 600,000	
New Community Space	500	$ 300	$ 150,000	
Not Used				
Not Used				
Not Used				
Construction Contingency		10%	$ 75,000	
Construction Supervision / Phasing / Fees		15%	$ 112,500	
Soft Project Costs				$ 371,875.00
Architectural Fees	$ 937,500	5.0%	$ 46,875	
Engineering Fees	$ 937,500	3.0%	$ 28,125	
Pre-Construction / Legal / Planning / CEQA	$ 937,500	2.0%	$ 18,750	
Interim Housing (per classroom per year)		$ 12,000.00	$ -	
Topo Survey / Soils Report		1	$ -	
Construction Testing / Inspection	$ 937,500	2.0%	$ 18,750	
Plan Check (DSA)	$ 937,500	1.0%	$ 9,375	
Furniture / Equipment per classroom	25	$ 10,000.00	$ 250,000	
SUBTOTAL COSTS				$ 1,309,375.00
Escalation	$ 1,309,375.00	10%		$ 130,937.50
Contingency	$ 1,440,312.50	10%		$ 144,031.25
TOTAL PROJECT COSTS				**$ 1,584,343.75**

Renovations

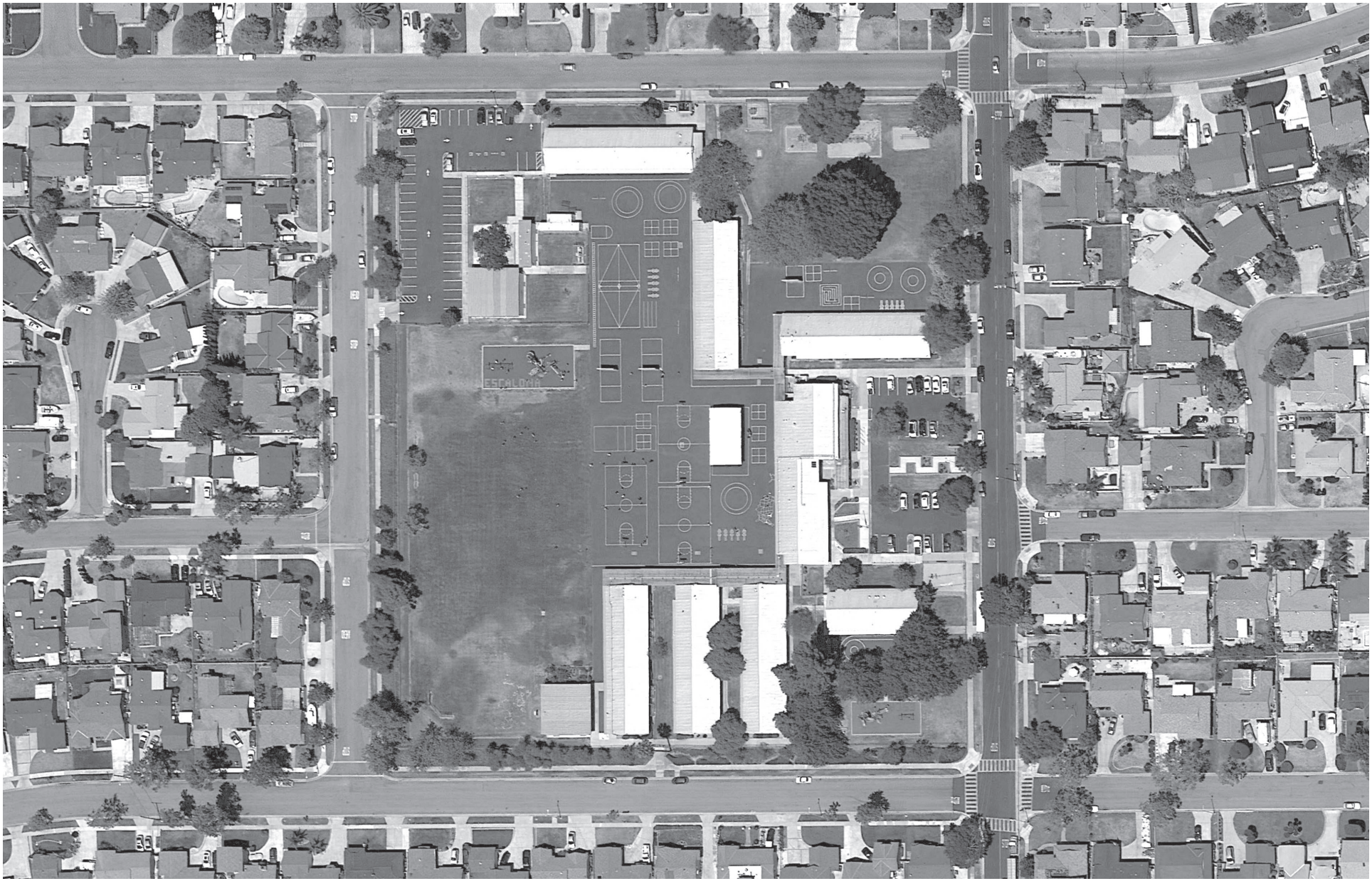
PROJECT COSTS

Items / Description:		Actual Bldg sq. ft	Technology sq. ft	Maint.	ADA
Hard Construction Costs				$ 2.00	$ 2.00
Existing Building Renovation					
Building A -	Administration	2,854	2,854	$ 5,708	$ 5,708
Building B -	Multipurpose	7,178	7,178	$ 14,356	$ 14,356
Building C -	Kindergarten*	2,640	2,200		
Building D -	Classroom*	4,310	2,880		
Building E -	Classroom*	4,310	3,840		
Building F -	Classroom*	4,332	3,840		
Building G -	Classroom*	4,328	3,840		
Building H -	Classroom*	4,328	3,840		
Building I -	Not Used				
Building J -	Classroom*	4,328	3,840		
Building K -	Not Used				
Building L -	Not Used				
Building M -	Not Used				
Building N -	Not Used				
Building O -	Not Used				
Building P -	Not Used				
Building Q -	Not Used				
Gates			9		
Site Fencing			2,380		
Site Hardscape Replacement			64,911		
Playfield Refurbishment			106,224		
Parking Lot Redesign / Drop Off Redesign			16,620		
Construction Contingency					
Construction Supervision / Phasing / Fees					
Soft Project Costs					
Architectural Fees					
Engineering Fees					
Pre-Construction / Legal / Planning / CEQA					
Interim Housing (per classroom per year)					
Topo Survey / Soils Report					
Construction Testing / Inspection					
Plan Check (DSA)					
SUBTOTAL COSTS					
Escalation					
Contingency					
TOTAL PROJECT COSTS					

* = square footage for spaces that only get technology, not the entire building

** = existing remaining portables not replaced by new STEM building

Flooring	Wall Fnshs	Ceiling	Cabinets	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Tech	Roofing		$/sf	Cost	Total Cost
$ 8.00	$ 7.00	$ 7.00	$ 10.00	$ 3.50	$ 7.00	$ 15.00	$ 40.00	$ 3.50	$ 15.00	$ 8.00	$ 6.50	$ 18.00				**$ 4,662,901.32**
$ 22,832	$ 19,978	$ 19,978	$ 28,540	$ 9,989	$ 19,978	$ 42,810	$ 114,160	$ 9,989	$ 42,810	$ 22,832	$ 18,551	$ 51,372		$ 152.50	$ 435,235.00	
$ 57,424	$ 50,246	$ 50,246	$ 71,780	$ 25,123	$ 50,246	$ 107,670	$ 287,120	$ 25,123	$ 107,670	$ 57,424	$ 46,657	$ 129,204		$ 152.50	$ 1,094,645.00	
											$ 14,300	$ 47,520		$ 23.42	$ 61,820.00	
											$ 18,720	$ 77,580		$ 22.34	$ 96,300.00	
											$ 24,960	$ 77,580		$ 23.79	$ 102,540.00	
											$ 24,960	$ 77,976		$ 23.76	$ 102,936.00	
											$ 24,960	$ 77,904		$ 23.77	$ 102,864.00	
											$ 24,960	$ 77,904		$ 23.77	$ 102,864.00	
											$ 24,960	$ 77,904		$ 23.77	$ 102,864.00	
											$ 223,028	**$ 694,944**				
														$ 1,500.00	$ 13,500.00	
														$ 175.00	$ 416,500.00	
														$ 8.00	$ 519,288.00	
														$ 3.00	$ 318,672.00	
														$ 13.00	$ 216,060.00	
															$ 3,686,088.00	
														10%	$ 368,608.80	$ 4,054,696.80
														15%	$ 608,204.52	
																$ 676,120.69
												$ 4,662,901.32		6%	$ 279,774.08	
												$ 4,662,901.32		4%	$ 186,516.05	
												$ 4,662,901.32		2%	$ 93,258.03	
														$ 0	$ -	
														$ 1	$ -	
												$ 4,662,901.32		1.5%	$ 69,943.52	
												$ 4,662,901.32		1%	$ 46,629.01	
																$ 5,339,022.01
												$ 5,339,022.01		10%		$ 533,902.20
												$ 5,872,924.21		10%		$ 587,292.42
																$ 6,460,216.63



Existing Campus

Renovation Intensity Low High

Proposed Additions

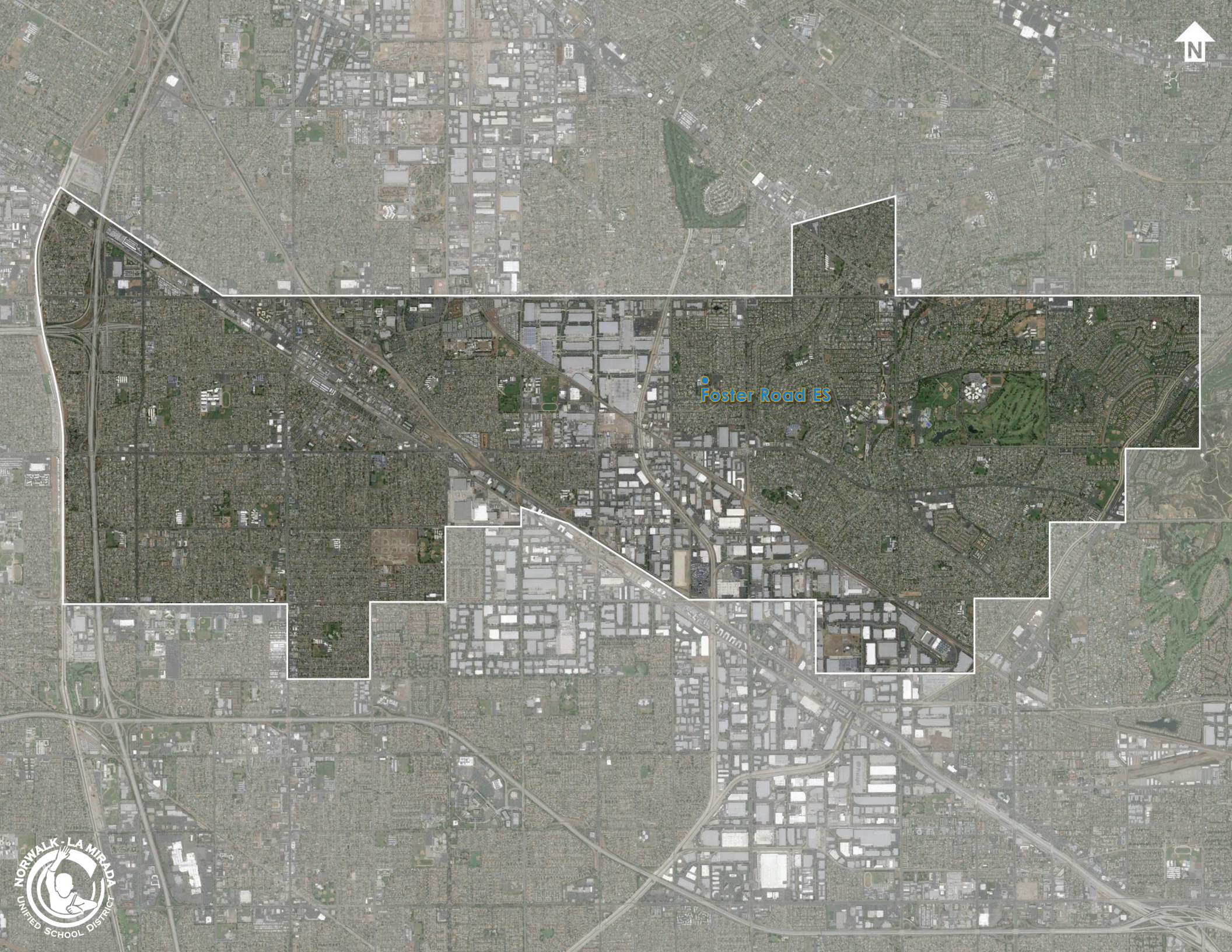


Proposed Campus Master Plan




FOSTER ROAD ELEME
OCT 4 FUNDRAISER
13 PICTURE DAY
REACHING
FOR THE
STAR!

Foster Road
Elementary School


N
Foster Road ES
NORWALK - LA MIRADA
UNIFIED SCHOOL DISTRICT

FOSTER ROAD ELEMENTARY SCHOOL

Phone: (562) 921-9908 | Fax: (562) 404-3952
13930 Foster Rd., La Mirada, CA 90638

Principal: Jean Maddox

Enrollment: 400 students (level)

Grade: K-5

Constructed: 1955

Colors: Blue/Yellow

Mascot: Stars

Campus Description:

Foster Road Elementary School was built in 1953 with additional classroom buildings built in 1954, 1956, and 1958, thus concluding the building of the permanent buildings. There are six portable buildings on-site that were added in the 1990s. The campus consists of a finger plan style classroom layout with other buildings linearly located throughout the site.

In 2008, Foster Road Elementary School received a modernization to all the classroom buildings. Each classroom received new paint, carpet, casework, marker boards, windows, and miscellaneous other items. Restrooms located in these buildings were also upgraded. Administration and multi-purpose spaces were not done at that time.

This campus faces two streets: Foster Road and Woodridge Avenue. Parking and drop-off occurs on both streets, with primary access to parking from Foster Road. Administration is located off of Foster Road. The campus has large setbacks from both streets and there are two separate playgrounds that each face one street. The campus is flat and only has a three foot slope from north to south.

Site interviews were conducted, and the following items were identified for areas of improvement: replace six portable buildings with permanent construction, lunch shelter, additional restrooms for students and staff, modernize MPR and administration buildings, new playgrounds equipment, casework in classrooms, roofing replacement, add restrooms to area near preschool, update parking lot for better flow, add new drop-off lane on Foster Road, new technology, new furniture, and better security fencing around site.

Anticipated New Additions/Renovations

The District-Wide Facilities Master Plan anticipates that Foster Road Elementary School may see the addition of a new permanent classroom building to replace several of the current portables on-site, as well as a new 500 square foot community space added to the administration building. The campus shall also see new security gates and fencing around the entire site. Playfields and playgrounds are to be revitalized, with adjusted irrigation systems. Full furniture replacement is scheduled to replace the 50+ year old furniture with new modern furniture that allows for flexible learning and teaching environments. The multi-purpose and administration spaces are scheduled to be modernized thus completing the entire site modernization. A complete technology backbone upgrade along with new classroom technology devices shall be provided throughout the entire campus.

New Additions

PROJECT COSTS

Items / Description:	sf of lf	$/sf	Cost	Total Cost
Hard Construction Costs				$ 1,312,500.00
New Additions			**$ 1,312,500**	
New STEM Classroom Building	3,000	$ 300	$ 900,000	
New Community Space	500	$ 300	$ 150,000	
Not Used				
Not Used				
Not Used				
Construction Contingency		10%	$ 105,000	
Construction Supervision / Phasing / Fees		15%	$ 157,500	
Soft Project Costs				$ 470,625.00
Architectural Fees	$ 1,312,500	5.0%	$ 65,625	
Engineering Fees	$ 1,312,500	3.0%	$ 39,375	
Pre-Construction / Legal / Planning / CEQA	$ 1,312,500	2.0%	$ 26,250	
Interim Housing (per classroom per year)		$ 12,000.00	$ -	
Topo Survey / Soils Report		1	$ -	
Construction Testing / Inspection	$ 1,312,500	2.0%	$ 26,250	
Plan Check (DSA)	$ 1,312,500	1.0%	$ 13,125	
Furniture / Equipment per classroom	30	$ 10,000.00	$ 300,000	
SUBTOTAL COSTS				$ 1,783,125.00
Escalation	$ 1,783,125.00	10%		$ 178,312.50
Contingency	$ 1,961,437.50	10%		$ 196,143.75
TOTAL PROJECT COSTS				**$ 2,157,581.25**

Renovations

PROJECT COSTS

Items / Description:		Actual Bldg sq. ft	Technology sq. ft	Maint.	ADA
Hard Construction Costs				$ 2.00	$ 2.00
Existing Building Renovation					
Building A -	Administration	2,465	2,465	$ 4,930	$ 4,930
Building B -	Multipurpose	4,662	4,662	$ 9,324	$ 9,324
Building C -	Kindergarten*	3,011	2,426		
Building D -	Classroom*	3,480	2,880		
Building E -	Classroom*	3,372	2,880		
Building F -	Classroom*	3,180	2,880		
Building G -	Classroom*	3,180	2,880		
Building H -	Classroom*	3,180	2,880		
Building I -	Not Used				
Building J -	Classroom*	3,480	2,880		
Building K -	Classroom*	3,180	2,880		
Building L -	Classroom/Library*	4,140	2,840		
Building M -	Portables (3)* **	2,880	2,880		
Building N -	Not Used				
Building O -	Not Used				
Building P -	Not Used				
Building Q -	Not Used				
Gates			10		
Site Fencing			2,570		
Site Hardscape Replacement			67,034		
Playfield Refurbishment			185,261		
Parking Lot Redesign / Drop Off Redesign			17,935		
Construction Contingency					
Construction Supervision / Phasing / Fees					
Soft Project Costs					
Architectural Fees					
Engineering Fees					
Pre-Construction / Legal / Planning / CEQA					
Interim Housing (per classroom per year)					
Topo Survey / Soils Report					
Construction Testing / Inspection					
Plan Check (DSA)					
SUBTOTAL COSTS					
Escalation					
Contingency					
TOTAL PROJECT COSTS					

* = square footage for spaces that only get technology, not the entire building

** = existing remaining portables not replaced by new STEM building



Flooring	Wall Fnshs	Ceiling	Cabinets	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Tech	Roofing		$/sf	Cost	Total Cost
$ 8.00	$ 7.00	$ 7.00	$ 10.00	$ 3.50	$ 7.00	$ 15.00	$ 40.00	$ 3.50	$ 15.00	$ 8.00	$ 6.50	$ 18.00				**$ 4,559,655.18**
$ 19,720	$ 17,255	$ 17,255	$ 24,650	$ 8,628	$ 17,255	$ 36,975	$ 98,600	$ 8,628	$ 36,975	$ 19,720	$ 16,023	$ 44,370		$ 152.50	$ 375,912.50	
$ 37,296	$ 32,634	$ 32,634	$ 46,620	$ 16,317	$ 32,634	$ 69,930	$ 186,480	$ 16,317	$ 69,930	$ 37,296	$ 30,303	$ 83,916		$ 152.50	$ 710,955.00	
											$ 15,769	$ 54,198		$ 23.24	$ 69,967.00	
											$ 18,720	$ 62,640		$ 23.38	$ 81,360.00	
											$ 18,720	$ 60,696		$ 23.55	$ 79,416.00	
											$ 18,720	$ 57,240		$ 23.89	$ 75,960.00	
											$ 18,720	$ 57,240		$ 23.89	$ 75,960.00	
											$ 18,720	$ 57,240		$ 23.89	$ 75,960.00	
											$ 18,720	$ 62,640		$ 23.38	$ 81,360.00	
											$ 18,720	$ 57,240		$ 23.89	$ 75,960.00	
											$ 18,460	$ 74,520		$ 22.46	$ 92,980.00	
											$ 18,720			$ 6.50	$ 18,720.00	
											$ 230,315	**$ 671,940**				
														$ 1,500.00	$ 15,000.00	
														$ 175.00	$ 449,750.00	
														$ 8.00	$ 536,272.00	
														$ 3.00	$ 555,783.00	
														$ 13.00	$ 233,155.00	
															$ 3,604,470.50	
														10%	$ 360,447.05	$ 3,964,917.55
														15%	$ 594,737.63	
																$ 661,150.00
											$ 4,559,655.18			6%	$ 273,579.31	
											$ 4,559,655.18			4%	$ 182,386.21	
											$ 4,559,655.18			2%	$ 91,193.10	
														$ 0	$ -	
														$ 1	$ -	
											$ 4,559,655.18			1.5%	$ 68,394.83	
											$ 4,559,655.18			1%	$ 45,596.55	
																$ 5,220,805.18
											$ 5,220,805.18			10%		$ 522,080.52
											$ 5,742,885.70			10%		$ 574,288.57
																$ 6,317,174.27



Existing Campus

Renovation Intensity Low High

Proposed Additions

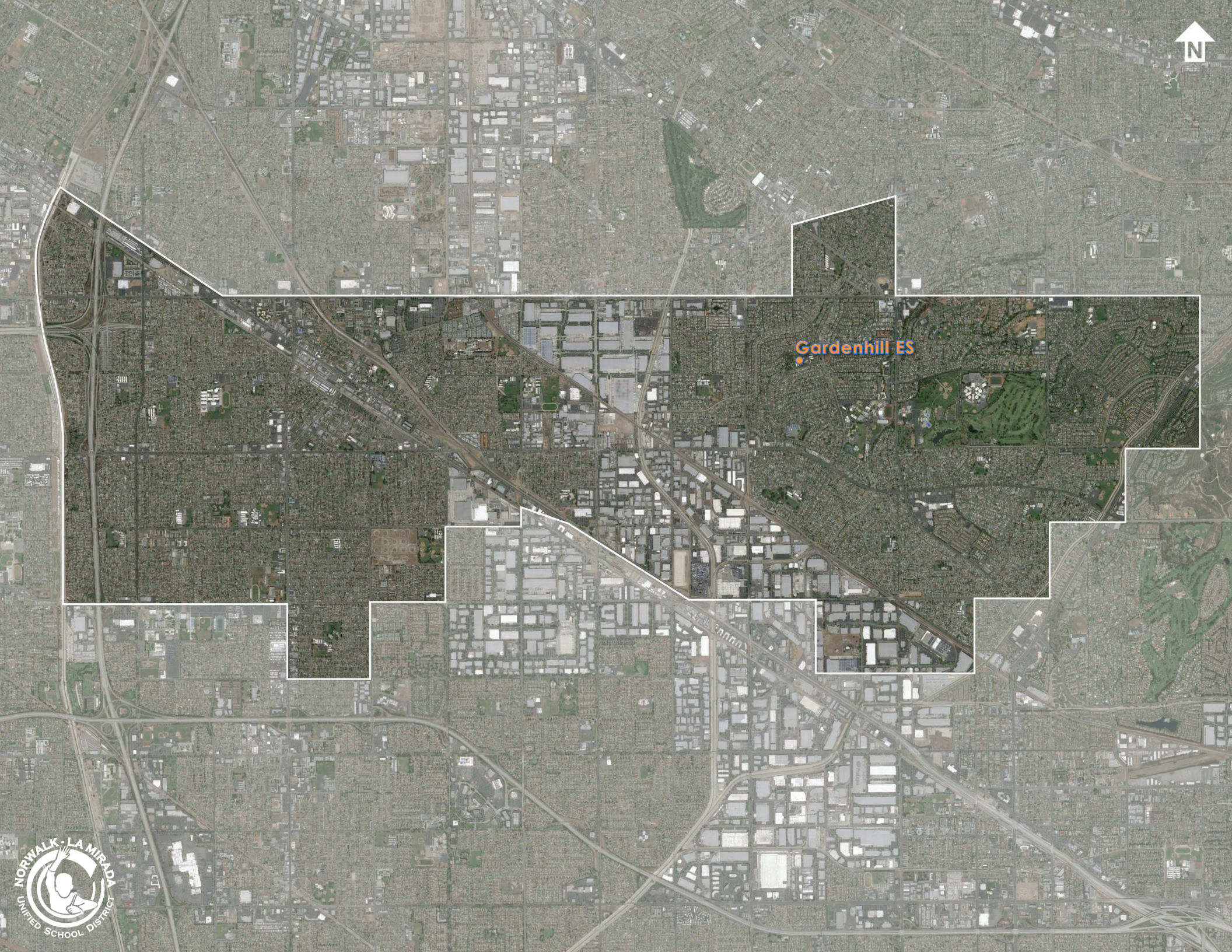


Proposed Campus Master Plan




GARDENHILL SCHOOL
BACK TO SCHOOL NITE
9\14
CHUCKIE CHEESE NITE
9\28
ENTER

Gardenhill
Elementary School


N
Gardenhill ES
NORWALK - LA MIRADA
UNIFIED SCHOOL DISTRICT

GARDENHILL ELEMENTARY SCHOOL

Phone: (562) 944-6128 | Fax: (562) 944-8188
14607 E. Gardenhill Dr., La Mirada, CA 90638

Principal: Eileen Burkholder

Enrollment: 810 students

Grade: K-5

Constructed: 1957

Colors: Blue/Orange

Mascot: Patriots

Campus Description:

Gardenhill Elementary School was built in 1957. In 1959 and 1960, additional classroom buildings were added to the site to accommodate the growing number of students. There are ten portable buildings on-site that were added in the 1990s. The primary layout of the buildings consists of a finger plan with the majority of the buildings facing east/west with support buildings facing north/south. The buildings are all single story.

In 2008, Gardenhill Elementary School received a modernization to all the classroom buildings. Each classroom received new paint, carpet, casework, marker boards, windows, and miscellaneous other items. Restrooms located in these buildings were also upgraded. Administration and multi-purpose spaces were not done at that time.

This campus faces three streets. Parking and drop-off occurs on several streets, with primary access to parking from Gardenhill Drive and Heflin Drive. Administration is located off of Gardenhill Drive. The campus has 40+ foot setbacks from most streets and the playground faces one street. The campus has a slope of about ten feet toward the north.

Site interviews were conducted, and the following items were identified for areas of improvement: replace ten portable buildings with permanent construction, new music room, lunch shelter, site pathway from northern street, additional restrooms for students and staff, modernize MPR and administration buildings, new performing arts, curb appeal, fields and irrigation upgrade, add sidewalk to north portables, update concrete for ADA access, new technology, new furniture, and better security fencing around site.

Anticipated New Additions/Renovations

The District-Wide Facilities Master Plan anticipates that Gardenhill Elementary School will see the addition of a new permanent classroom building to replace several of the current portables on-site, as well as a new 500 square foot community space added to the administration building. The campus shall also see new security gates and fencing around the entire site. Playfields and playgrounds are to be revitalized, with adjusted irrigation systems. Full furniture replacement is scheduled to replace the 50+ year old furniture with new modern furniture that allows for flexible learning and teaching environments. The multi-purpose and administration spaces are scheduled to be modernized thus completing the entire site modernization. A complete technology backbone upgrade along with new classroom technology devices shall be provided throughout the entire campus.

New Additions

PROJECT COSTS

Items / Description:	sf of lf	$/sf	Cost	Total Cost
Hard Construction Costs				$ 2,062,500.00
New Additions			**$ 2,062,500**	
New STEM Classroom Building	5,000	$ 300	$ 1,500,000	
New Community Space	500	$ 300	$ 150,000	
Not Used				
Not Used				
Not Used				
Construction Contingency		10%	$ 165,000	
Construction Supervision / Phasing / Fees		15%	$ 247,500	
Soft Project Costs				$ 608,125.00
Architectural Fees	$ 2,062,500	5.0%	$ 103,125	
Engineering Fees	$ 2,062,500	3.0%	$ 61,875	
Pre-Construction / Legal / Planning / CEQA	$ 2,062,500	2.0%	$ 41,250	
Interim Housing (per classroom per year)		$ 12,000.00	$ -	
Topo Survey / Soils Report		1	$ -	
Construction Testing / Inspection	$ 2,062,500	2.0%	$ 41,250	
Plan Check (DSA)	$ 2,062,500	1.0%	$ 20,625	
Furniture / Equipment per classroom	34	$ 10,000.00	$ 340,000	
SUBTOTAL COSTS				$ 2,670,625.00
Escalation	$ 2,670,625.00	10%		$ 267,062.50
Contingency	$ 2,937,687.50	10%		$ 293,768.75
TOTAL PROJECT COSTS				**$ 3,231,456.25**

Renovations

PROJECT COSTS

Items / Description:		Actual Bldg sq. ft	Technology sq. ft	Maint.	ADA
Hard Construction Costs				$ 2.00	$ 2.00
Existing Building Renovation					
Building A -	Administration	2,288	2,288	$ 4,576	$ 4,576
Building B -	Multipurpose	4,346	4,346	$ 8,692	$ 8,692
Building C -	Kindergarten*	2,700	2,200		
Building D -	Classrooms*	4,323	3,840		
Building E -	Classrooms*	4,323	3,840		
Building F -	Classrooms*	4,323	3,840		
Building G -	Classrooms*	4,323	3,840		
Building H -	Classrooms*	4,323	3,840		
Building I -	Not Used				
Building J -	Classrooms*	4,323	3,840		
Building K -	Portables (5)* **	4,800	4,800		
Building L -	Not Used				
Building M -	Not Used				
Building N -	Not Used				
Building O -	Not Used				
Building P -	Not Used				
Building Q -	Not Used				
Gates			12		
Site Fencing			2,675		
Site Hardscape Replacement			58,131		
Playfield Refurbishment			168,876		
Parking Lot Redesign / Drop Off Redesign			34,136		
Construction Contingency					
Construction Supervision / Phasing / Fees					
Soft Project Costs					
Architectural Fees					
Engineering Fees					
Pre-Construction / Legal / Planning / CEQA					
Interim Housing (per classroom per year)					
Topo Survey / Soils Report					
Construction Testing / Inspection					
Plan Check (DSA)					
SUBTOTAL COSTS					
Escalation					
Contingency					
TOTAL PROJECT COSTS					

* = square footage for spaces that only get technology, not the entire building

** = existing remaining portables not replaced by new STEM building

Flooring	Wall Fnshs	Ceiling	Cabinets	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Tech	Roofing		$/sf	Cost	Total Cost
$ 8.00	$ 7.00	$ 7.00	$ 10.00	$ 3.50	$ 7.00	$ 15.00	$ 40.00	$ 3.50	$ 15.00	$ 8.00	$ 6.50	$ 18.00				**$ 4,584,357.47**
$ 18,304	$ 16,016	$ 16,016	$ 22,880	$ 8,008	$ 16,016	$ 34,320	$ 91,520	$ 8,008	$ 34,320	$ 18,304	$ 14,872	$ 41,184		$ 152.50	$ 348,920.00	
$ 34,768	$ 30,422	$ 30,422	$ 43,460	$ 15,211	$ 30,422	$ 65,190	$ 173,840	$ 15,211	$ 65,190	$ 34,768	$ 28,249	$ 78,228		$ 152.50	$ 662,765.00	
											$ 14,300	$ 48,600		$ 23.30	$ 62,900.00	
											$ 24,960	$ 77,814		$ 23.77	$ 102,774.00	
											$ 24,960	$ 77,814		$ 23.77	$ 102,774.00	
											$ 24,960	$ 77,814		$ 23.77	$ 102,774.00	
											$ 24,960	$ 77,814		$ 23.77	$ 102,774.00	
											$ 24,960	$ 77,814		$ 23.77	$ 102,774.00	
											$ 24,960	$ 77,814		$ 23.77	$ 102,774.00	
											$ 31,200			$ 6.50	$ 31,200.00	
											$ 238,381	**$ 634,896**				
														$ 1,500.00	$ 18,000.00	
														$ 175.00	$ 468,125.00	
														$ 8.00	$ 465,048.00	
														$ 3.00	$ 506,628.00	
														$ 13.00	$ 443,768.00	
															$ 3,623,998.00	
														10%	$ 362,399.80	$ 3,986,397.80
														15%	$ 597,959.67	
																$ 664,731.83
											$ 4,584,357.47			6%	$ 275,061.45	
											$ 4,584,357.47			4%	$ 183,374.30	
											$ 4,584,357.47			2%	$ 91,687.15	
														$ 0	$ -	
														$ 1	$ -	
											$ 4,584,357.47			1.5%	$ 68,765.36	
											$ 4,584,357.47			1%	$ 45,843.57	
																$ 5,249,089.30
											$ 5,249,089.30			10%		$ 524,908.93
											$ 5,773,998.23			10%		$ 577,399.82
																$ 6,351,398.06



Existing Campus

Renovation Intensity Low High

Proposed Additions

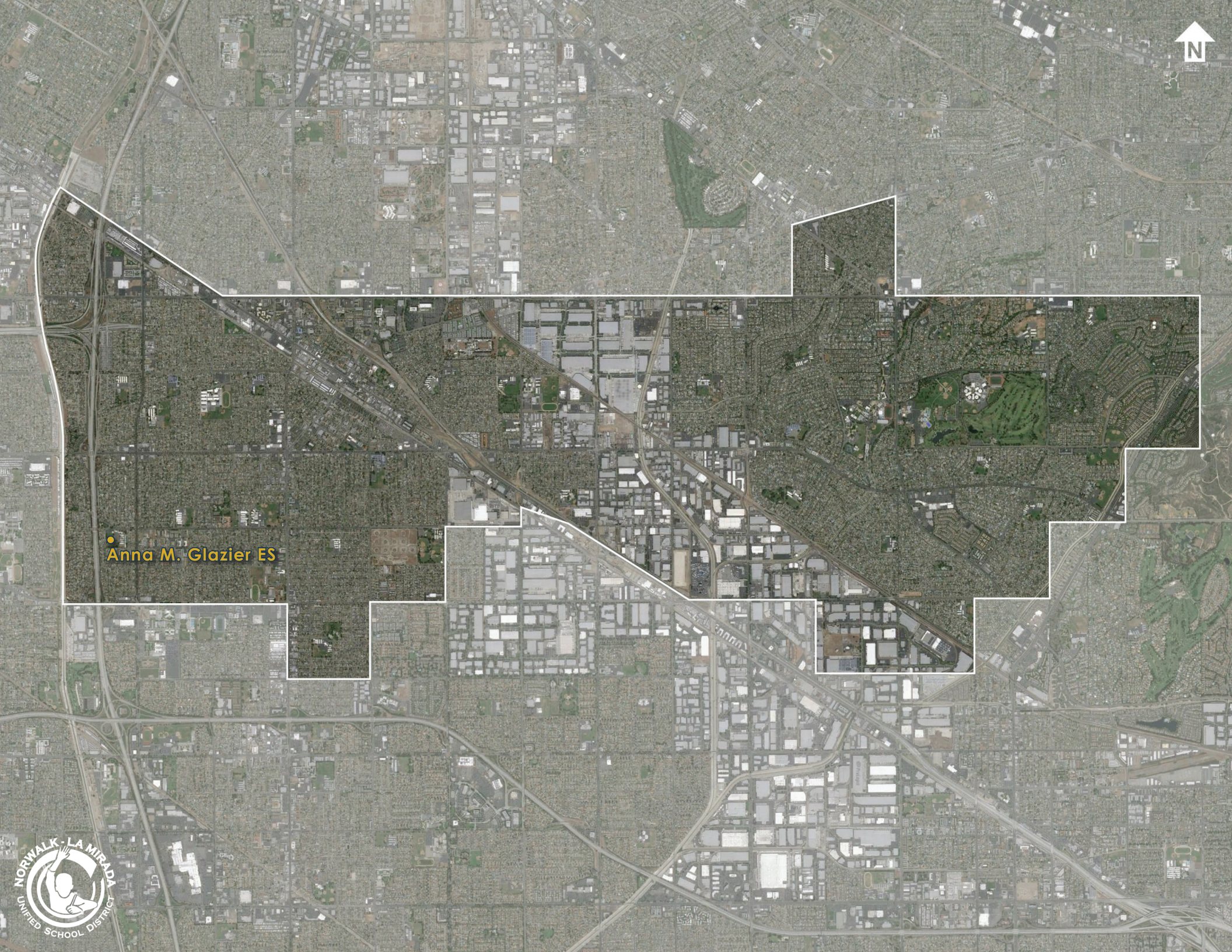


Proposed Campus Master Plan




Anna M. Glazier School
SEPT. 22 GRUPO CRECER
PARENT WORK SHOPS
OCT. 4, 11, 18 & 25 9 AM
Apt. 823 T
Glazier Gladiators
LOADING ZONE
LOADING ZONE
NO STOPPING
NO STOPPING

Glazier
Elementary School


N
Anna M. Glazier ES
NORWALK - LA MIRADA
UNIFIED SCHOOL DISTRICT

GLAZIER ELEMENTARY SCHOOL

Phone: (562) 863-8796 | Fax: (562) 863-8797
10932 E. Excelsior Dr., Norwalk, CA 90650

Principal: Kristine Kavar

Enrollment: +/- 550 students (enrollment down)

Grade: K-5

Constructed: 1952

Colors: Blue/Gold

Mascot: Gladiators

Campus Description:

Glazier Elementary School primary campus was built in 1952. Additional classroom buildings were added to the site to accommodate the growing number of students in 1954-1957. There are nine portable buildings on-site that were added in the 1990s. The primary layout of the buildings consists of a finger plan with the majority of the buildings facing north/south with support buildings facing north/south. The buildings are all single story.

In 2008, Glazier Elementary School received a modernization to all the classroom buildings. Each classroom received new paint, carpet, casework, marker boards, windows, and miscellaneous other items. Restrooms located in these buildings were also upgraded. Administration and multi-purpose spaces were not done at that time.

This campus faces three streets. Parking and drop-off occurs on several streets, with primary access to parking from East Fairton Street. Administration is located off of Excelsior Drive. The campus has 40+ foot setbacks from most property lines and the playground faces one street. The campus has a slope of about ten feet to the north.

Site interviews were conducted, and the following items were identified for areas of improvement: replace nine portable buildings with permanent construction, new SDC playground, replace storage bins, additional restrooms for students and staff, modernize MPR and administration buildings, new playground equipment, casework in classrooms, roofing repairs, update parking lot for better flow, update concrete for ADA access, peepholes in doors, site drainage near '40s wing, new technology, new furniture, and better security fencing around site.

Anticipated New Additions/Renovations

The District-Wide Facilities Master Plan anticipates that Glazier Elementary School will see the addition of a new permanent classroom building to replace some of the current portables on-site, as well as a new 500 square foot community space added to the administration building. The campus shall also see new security gates and fencing around the entire site. Playfields and playgrounds are to be revitalized, with adjusted irrigation systems. Full furniture replacement is scheduled to replace the 50+ year old furniture with new modern furniture that allows for flexible learning and teaching environments. The multi-purpose and administration spaces are scheduled to be modernized thus completing the entire site modernization. A complete technology backbone upgrade along with new classroom technology devices shall be provided throughout the entire campus.

New Additions

PROJECT COSTS

Items / Description:	sf of lf	$/sf	Cost	Total Cost
Hard Construction Costs				$ 1,687,500.00
New Additions			**$ 1,687,500**	
New STEM Classroom Building	4,000	$ 300	$ 1,200,000	
New Community Space	500	$ 300	$ 150,000	
Not Used				
Not Used				
Not Used				
Construction Contingency		10%	$ 135,000	
Construction Supervision / Phasing / Fees		15%	$ 202,500	
Soft Project Costs				$ 549,375.00
Architectural Fees	$ 1,687,500	5.0%	$ 84,375	
Engineering Fees	$ 1,687,500	3.0%	$ 50,625	
Pre-Construction / Legal / Planning / CEQA	$ 1,687,500	2.0%	$ 33,750	
Interim Housing (per classroom per year)		$ 12,000.00	$ -	
Topo Survey / Soils Report		1	$ -	
Construction Testing / Inspection	$ 1,687,500	2.0%	$ 33,750	
Plan Check (DSA)	$ 1,687,500	1.0%	$ 16,875	
Furniture / Equipment per classroom	33	$ 10,000.00	$ 330,000	
SUBTOTAL COSTS				$ 2,236,875.00
Escalation	$ 2,236,875.00	10%		$ 223,687.50
Contingency	$ 2,460,562.50	10%		$ 246,056.25
TOTAL PROJECT COSTS				**$ 2,706,618.75**

Renovations

PROJECT COSTS

Items / Description:		Actual Bldg sq. ft	Technology sq. ft	Maint.	ADA
Hard Construction Costs				$ 2.00	$ 2.00
Existing Building Renovation					
Building A -	Multipurpose	4,654	4,654	$ 9,308	$ 9,308
Building B -	Admin. / Kindergarten	5,608	5,608	$ 11,216	$ 11,216
Building C -	Classroom*	4,320	3,840		
Building D -	Classroom*	4,320	3,840		
Building E -	Classroom*	4,320	4,126		
Building F -	Classroom*	4,320	3,840		
Building G -	Not Used				
Building H -	Classroom*	4,320	3,840		
Building I -	Not Used				
Building J -	Classroom*	4,327	3,840		
Building K -	Portables (5)* **	4,800	4,800		
Building L -	Not Used				
Building M -	Not Used				
Building N -	Not Used				
Building O -	Not Used				
Building P -	Not Used				
Building Q -	Not Used				
Gates			11		
Site Fencing			2,740		
Site Hardscape Replacement			85,202		
Playfield Refurbishment			206,983		
Parking Lot Redesign / Drop Off Redesign			23,786		
Construction Contingency					
Construction Supervision / Phasing / Fees					
Soft Project Costs					
Architectural Fees					
Engineering Fees					
Pre-Construction / Legal / Planning / CEQA					
Interim Housing (per classroom per year)					
Topo Survey / Soils Report					
Construction Testing / Inspection					
Plan Check (DSA)					
SUBTOTAL COSTS					
Escalation					
Contingency					
TOTAL PROJECT COSTS					

* = square footage for spaces that only get technology, not the entire building

** = existing remaining portables not replaced by new STEM building

Flooring	Wall Fnshs	Ceiling	Cabinets	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Tech	Roofing		$/sf	Cost	Total Cost
$ 8.00	$ 7.00	$ 7.00	$ 10.00	$ 3.50	$ 7.00	$ 15.00	$ 40.00	$ 3.50	$ 15.00	$ 8.00	$ 6.50	$ 18.00				**$ 5,467,637.40**
$ 37,232	$ 32,578	$ 32,578	$ 46,540	$ 16,289	$ 32,578	$ 69,810	$ 186,160	$ 16,289	$ 69,810	$ 37,232	$ 30,251	$ 83,772		$ 152.50	$ 709,735.00	
$ 44,864	$ 39,256	$ 39,256	$ 56,080	$ 19,628	$ 39,256	$ 84,120	$ 224,320	$ 19,628	$ 84,120	$ 44,864	$ 36,452	$ 100,944		$ 152.50	$ 855,220.00	
											$ 24,960	$ 77,760		$ 23.78	$ 102,720.00	
											$ 24,960	$ 77,760		$ 23.78	$ 102,720.00	
											$ 26,819	$ 77,760		$ 24.21	$ 104,579.00	
											$ 24,960	$ 77,760		$ 23.78	$ 102,720.00	
											$ 24,960	$ 77,760		$ 23.78	$ 102,720.00	
											$ 24,960	$ 77,886		$ 23.77	$ 102,846.00	
											$ 31,200			$ 6.50	$ 31,200.00	
											$ 249,522	**$ 651,402**				
														$ 1,500.00	$ 16,500.00	
														$ 175.00	$ 479,500.00	
														$ 8.00	$ 681,616.00	
														$ 3.00	$ 620,949.00	
														$ 13.00	$ 309,218.00	
															$ 4,322,243.00	
														10%	$ 432,224.30	$ 4,754,467.30
														15%	$ 713,170.10	
																$ 792,807.42
											$ 5,467,637.40			6%	$ 328,058.24	
											$ 5,467,637.40			4%	$ 218,705.50	
											$ 5,467,637.40			2%	$ 109,352.75	
														$ 0	$ -	
														$ 1	$ -	
											$ 5,467,637.40			1.5%	$ 82,014.56	
											$ 5,467,637.40			1%	$ 54,676.37	
																$ 6,260,444.82
											$ 6,260,444.82			10%		$ 626,044.48
											$ 6,886,489.30			10%		$ 688,648.93
																$ 7,575,138.23



Existing Campus

Renovation Intensity Low High

Proposed Additions

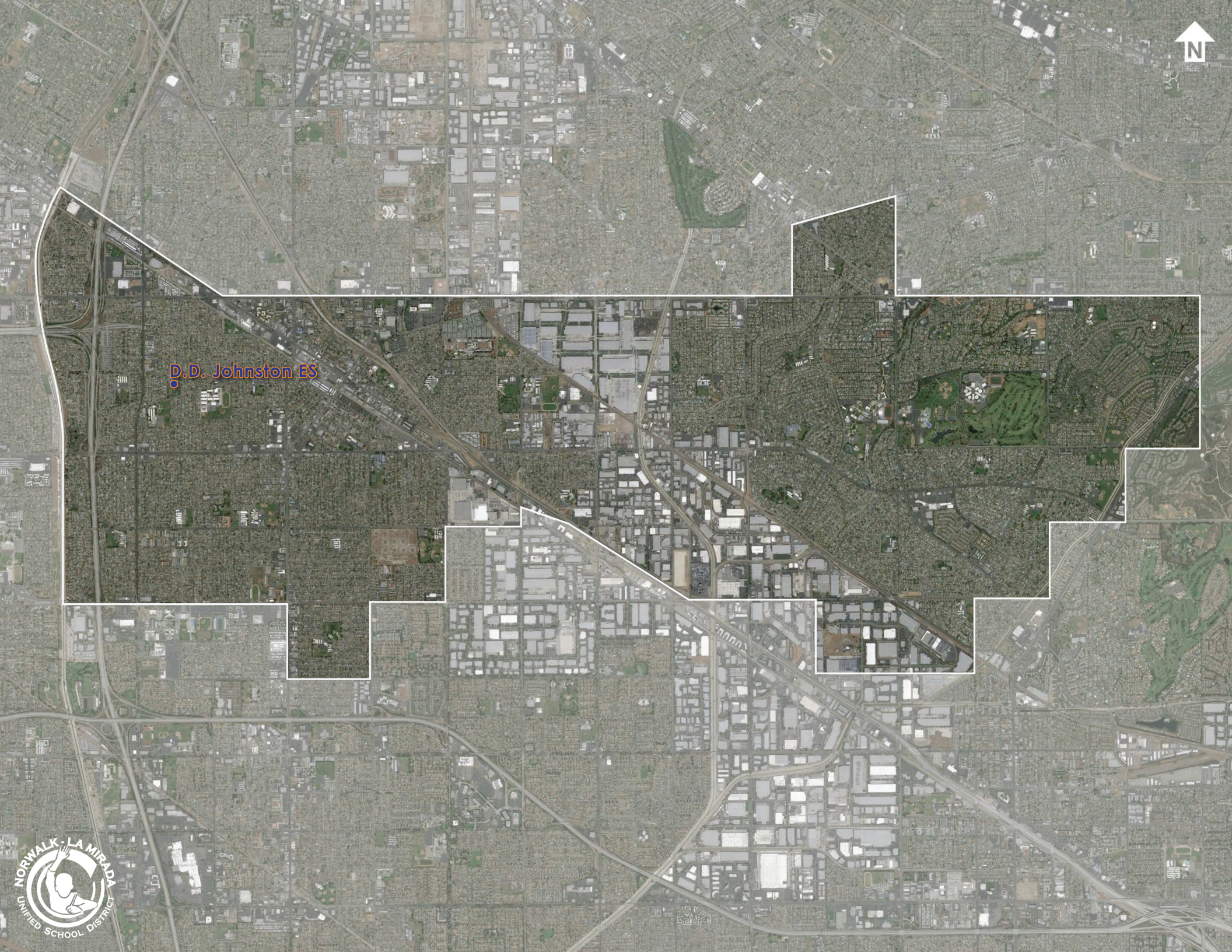


Proposed Campus Master Plan


D.D.Johnston Elementary School Roadrunners



DD Johnston
Elementary School


D.D. Johnston ES
N
NORWALK - LA MIRADA
UNIFIED SCHOOL DISTRICT

DD JOHNSTON ELEMENTARY SCHOOL

Phone: (562) 864-2508 | Fax: (562) 868-5799
13421 S. Fairford Ave., Norwalk, CA 90650

Principal: Veronica Lizardi

Enrollment: +/- 541 students

Grade: K-5

Constructed: 1950's

Colors: -

Mascot: Roadrunners

Campus Description:

The Johnston Elementary School primary campus was built in 1952. Additional classroom buildings were added to the site to accommodate the growing number of students in 1954-1957. There are no portable buildings on-site at this time. The primary layout of the buildings consists of a finger plan with the majority of the buildings facing east/west with support buildings facing east/west. The buildings are all single story.

In 2008, Johnston Elementary School received a modernization to all the classroom buildings. Each classroom received new paint, carpet, casework, marker boards, windows, and miscellaneous other items. Restrooms located in these buildings were also upgraded. Administration and multi-purpose spaces were not done at that time.

This campus faces four streets. Parking and drop-off occurs on several streets, with primary access to parking from Fairford Road. Administration is located off of Fairford Avenue. The campus has large setbacks from most streets and the playground faces three streets. The campus appears very flat with about a one to two foot slope across the entire site.

Site interviews were conducted, and the following items were identified for areas of improvement: need more restrooms, site lighting, better drop-off area, running track, workroom at each wing, better PA system, new lab for each wing, larger lounge, larger office, more cabinets in classrooms, lunch shelter, peep holes in doors, add door between classrooms, provide blinds in classrooms, upgrade fields and irrigation, raise ceiling in MPR room, modernize MPR and administration spaces, fabric in fence, new technology, new furniture, and better security fencing around site.

Anticipated New Additions/Renovations

The District-Wide Facilities Master Plan anticipates that Johnston Elementary School will see a new 500 square foot community space added to the administration building & new security gates and fencing around the entire site. Playfields and playgrounds are to be revitalized, with adjusted irrigation systems. Full furniture replacement is scheduled to replace the 50+ year old furniture with new modern furniture that allows for flexible learning and teaching environments. The multi-purpose and administration spaces are scheduled to be modernized thus completing the entire site modernization. A complete technology backbone upgrade along with new classroom technology devices shall be provided throughout the entire campus.

New Additions

PROJECT COSTS

Items / Description:	sf of lf	$/sf	Cost	Total Cost
Hard Construction Costs				$ 187,500.00
New Additions			**$ 187,500**	
Not Used	-	$ 300	$ -	
New Community Space	500	$ 300	$ 150,000	
Not Used				
Not Used				
Not Used				
Construction Contingency		10%	$ 15,000	
Construction Supervision / Phasing / Fees		15%	$ 22,500	
Soft Project Costs				$ 284,375.00
Architectural Fees	$ 187,500	5.0%	$ 9,375	
Engineering Fees	$ 187,500	3.0%	$ 5,625	
Pre-Construction / Legal / Planning / CEQA	$ 187,500	2.0%	$ 3,750	
Interim Housing (per classroom per year)		$ 12,000.00	$ -	
Topo Survey / Soils Report		1	$ -	
Construction Testing / Inspection	$ 187,500	2.0%	$ 3,750	
Plan Check (DSA)	$ 187,500	1.0%	$ 1,875	
Furniture / Equipment per classroom	26	$ 10,000.00	$ 260,000	
SUBTOTAL COSTS				$ 471,875.00
Escalation	$ 471,875.00	10%		$ 47,187.50
Contingency	$ 519,062.50	10%		$ 51,906.25
TOTAL PROJECT COSTS				**$ 570,968.75**

Renovations

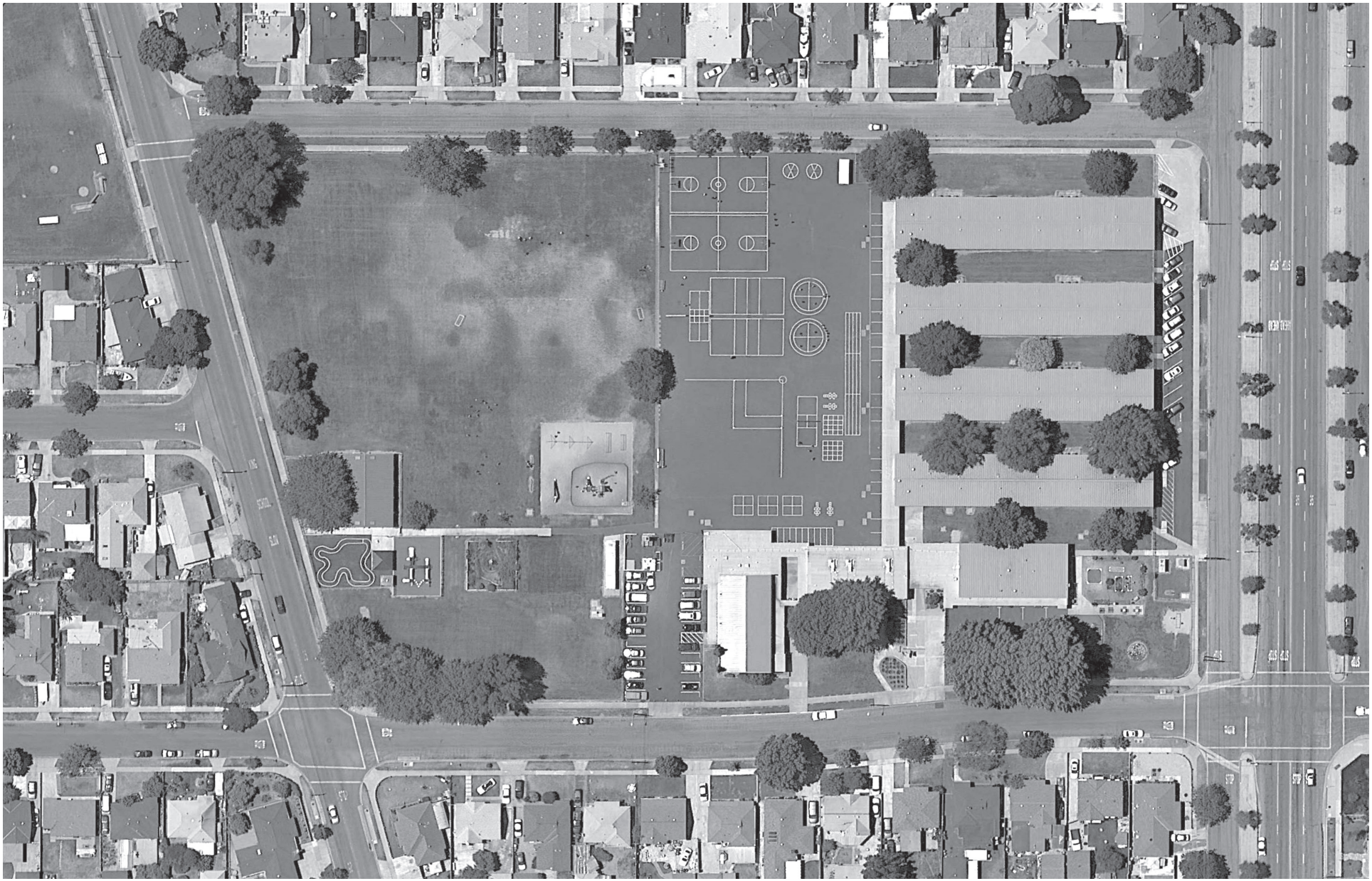
PROJECT COSTS

Items / Description:		Actual Bldg sq. ft	Technology sq. ft	Maint.	ADA
Hard Construction Costs				$ 2.00	$ 2.00
Existing Building Renovation					
Building A -	Administration	2,789	2,789	$ 5,578	$ 5,578
Building B -	Multipurpose	4,577	4,577	$ 9,154	$ 9,154
Building C -	Kindergarten*	3,151	2,200		
Building D -	Classroom*	4,380	5,760		
Building E -	Classroom*	6,300	5,760		
Building F -	Classroom*	6,303	5,760		
Building G -	Classroom*	6,275	5,760		
Building H -	Not Used				
Building I -	Not Used				
Building J -	Not Used				
Building K -	Not Used				
Building L -	Not Used				
Building M -	Not Used				
Building N -	Not Used				
Building O -	Not Used				
Building P -	Not Used				
Building Q -	Not Used				
Gates			9		
Site Fencing			2,412		
Site Hardscape Replacement			64,975		
Playfield Refurbishment			135,196		
Parking Lot Redesign / Drop Off Redesign			20,801		
Construction Contingency					
Construction Supervision / Phasing / Fees					
Soft Project Costs					
Architectural Fees					
Engineering Fees					
Pre-Construction / Legal / Planning / CEQA					
Interim Housing (per classroom per year)					
Topo Survey / Soils Report					
Construction Testing / Inspection					
Plan Check (DSA)					
SUBTOTAL COSTS					
Escalation					
Contingency					
TOTAL PROJECT COSTS					

* = square footage for spaces that only get technology, not the entire building

** = existing remaining portables not replaced by new STEM building

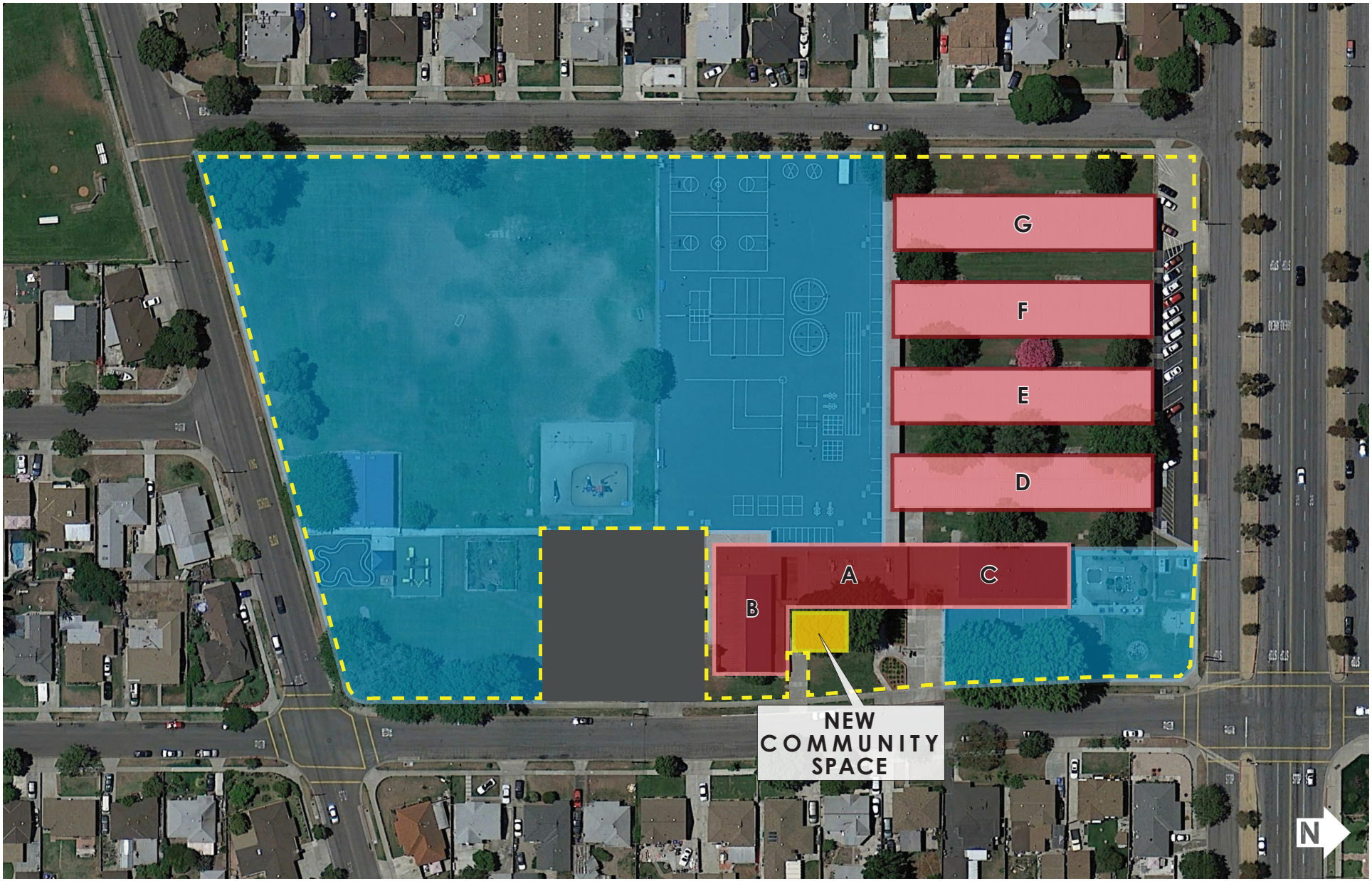
Flooring	Wall Fnshs	Ceiling	Cabinets	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Tech	Roofing		$/sf	Cost	Total Cost
$ 8.00	$ 7.00	$ 7.00	$ 10.00	$ 3.50	$ 7.00	$ 15.00	$ 40.00	$ 3.50	$ 15.00	$ 8.00	$ 6.50	$ 18.00				**$ 3,524,527.82**
$ 22,312	$ 19,523	$ 19,523	$ 27,890	$ 9,762	$ 19,523	$ 41,835	$ 111,560	$ 9,762	$ 41,835	$ 22,312	$ 18,129			$ 134.50	$ 375,120.50	
$ 36,616	$ 32,039	$ 32,039	$ 45,770	$ 16,020	$ 32,039	$ 68,655	$ 183,080	$ 16,020	$ 68,655	$ 36,616	$ 29,751			$ 134.50	$ 615,606.50	
											$ 14,300			$ 4.54	$ 14,300.00	
											$ 37,440			$ 8.55	$ 37,440.00	
											$ 37,440			$ 5.94	$ 37,440.00	
											$ 37,440			$ 5.94	$ 37,440.00	
											$ 37,440			$ 5.97	$ 37,440.00	
											$ 211,939	**$ -**				
														$ 1,500.00	$ 13,500.00	
														$ 175.00	$ 422,100.00	
														$ 8.00	$ 519,800.00	
														$ 3.00	$ 405,588.00	
														$ 13.00	$ 270,413.00	
															$ 2,786,188.00	
														10%	$ 278,618.80	$ 3,064,806.80
														15%	$ 459,721.02	
																$ 511,056.53
											$ 3,524,527.82			6%	$ 211,471.67	
											$ 3,524,527.82			4%	$ 140,981.11	
											$ 3,524,527.82			2%	$ 70,490.56	
														$ 0	$ -	
														$ 1	$ -	
											$ 3,524,527.82			1.5%	$ 52,867.92	
											$ 3,524,527.82			1%	$ 35,245.28	
																$ 4,035,584.35
											$ 4,035,584.35			10%		$ 403,558.44
											$ 4,439,142.79			10%		$ 443,914.28
																$ 4,883,057.07



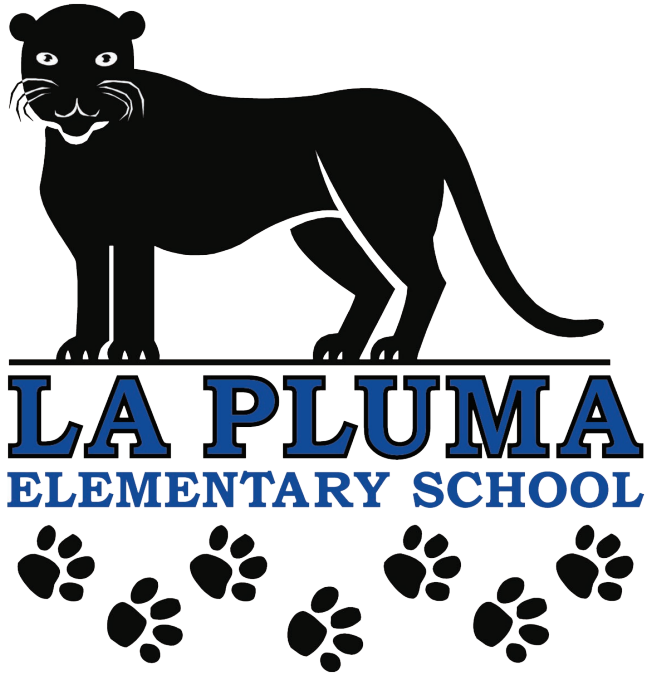
Existing Campus

Renovation Intensity Low High

Proposed Additions

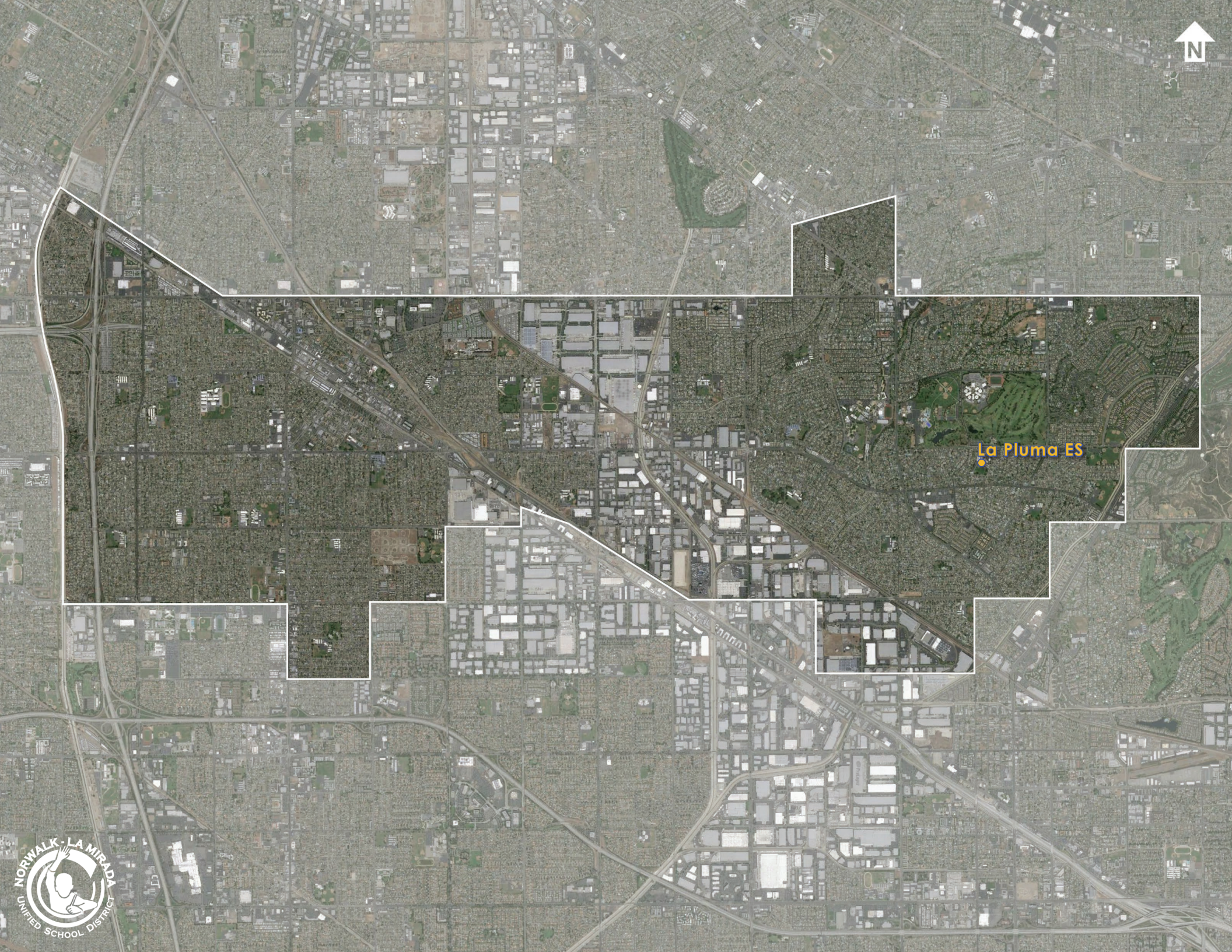


Proposed Campus Master Plan


LA PLUMA
ELEMENTARY SCHOOL



La Pluma
Elementary School


N
La Pluma ES
NORWALK - LA MIRADA
UNIFIED SCHOOL DISTRICT

LA PLUMA ELEMENTARY SCHOOL

Phone: (562) 943-7104 | Fax: (562) 943-6884
14420 La Pluma Dr., La Mirada, CA 90638

Principal: Terry Pace

Enrollment: +/- 450 students (level/slight decline)

Grade: K-5

Constructed: 1956

Colors: Blue/Gold

Mascot: Panthers

Campus Description:

The La Pluma Elementary School primary campus was built in 1956. Additional classroom buildings were added to the site to accommodate the growing number of students in 1960 and 1962. There are no portable buildings on-site. The primary layout of the buildings consists of a finger plan with the majority of the buildings facing east/west with support buildings facing north/south and other classrooms facing southwest/northeast. The buildings are all single story.

In 2008, La Pluma Elementary School received a modernization to all the classroom buildings. Each classroom received new paint, carpet, casework, marker boards, windows, and miscellaneous other items. Restrooms located in these buildings were also upgraded. Administration and multi-purpose spaces were not done at that time.

This campus faces four streets. Parking and drop-off occurs on several streets, with primary access to parking from La Pluma Drive. Administration is located off of La Pluma, but also has access from La Fonda Drive. The campus has 40+ foot setbacks from most property streets and the playground faces three streets. The campus has a large gradual slope with about a 30 foot slope downward toward the southwest.

Site interviews were conducted, and the following items were identified for areas of improvement: add restrooms for staff, modernize MPR and administration buildings, new playground equipment, convert three classrooms to kindergarten classrooms, casework in classrooms, update fields and irrigation, larger lunch shelter, update parking lot for better flow, update concrete for ADA access, new technology, new furniture, and better security fencing around site.

Anticipated New Additions/Renovations

The District-Wide Facilities Master Plan anticipates that La Pluma Elementary School will see the addition of a new permanent classroom building to replace some of the current portables on-site, as well as a new 500 square foot community space added to the administration building. The campus shall also see new security gates and fencing around the entire site. Playfields and playgrounds are to be revitalized, with adjusted irrigation systems. Full furniture replacement is scheduled to replace the 50+ year old furniture with new modern furniture that allows for flexible learning and teaching environments. The multi-purpose and administration spaces are scheduled to be modernized thus completing the entire site modernization. A complete technology backbone upgrade along with new classroom technology devices shall be provided throughout the entire campus.

New Additions

PROJECT COSTS

Items / Description:	sf of lf	$/sf	Cost	Total Cost
Hard Construction Costs				$ 1,312,500.00
New Additions			**$ 1,312,500**	
New STEM Classroom Building	3,000	$ 300	$ 900,000	
New Community Space	500	$ 300	$ 150,000	
Not Used				
Not Used				
Not Used				
Construction Contingency		10%	$ 105,000	
Construction Supervision / Phasing / Fees		15%	$ 157,500	
Soft Project Costs				$ 430,625.00
Architectural Fees	$ 1,312,500	5.0%	$ 65,625	
Engineering Fees	$ 1,312,500	3.0%	$ 39,375	
Pre-Construction / Legal / Planning / CEQA	$ 1,312,500	2.0%	$ 26,250	
Interim Housing (per classroom per year)		$ 12,000.00	$ -	
Topo Survey / Soils Report		1	$ -	
Construction Testing / Inspection	$ 1,312,500	2.0%	$ 26,250	
Plan Check (DSA)	$ 1,312,500	1.0%	$ 13,125	
Furniture / Equipment per classroom	26	$ 10,000.00	$ 260,000	
SUBTOTAL COSTS				$ 1,743,125.00
Escalation	$ 1,743,125.00	10%		$ 174,312.50
Contingency	$ 1,917,437.50	10%		$ 191,743.75
TOTAL PROJECT COSTS				**$ 2,109,181.25**

Renovations

PROJECT COSTS

Items / Description:		Actual Bldg sq. ft	Technology sq. ft	Maint.	ADA
Hard Construction Costs				$ 2.00	$ 2.00
Existing Building Renovation					
Building A -	Administration	2,400	2,400	$ 4,800	$ 4,800
Building B -	Multipurpose	5,324	5,324	$ 10,648	$ 10,648
Building C -	Kindergarten*	2,700	2,280		
Building D -	Classroom*	4,308	3,840		
Building E -	Classroom*	4,308	3,952		
Building F -	Classroom*	4,308	3,840		
Building G -	Classroom*	4,308	3,840		
Building H -	Classroom*	4,340	3,840		
Building I -	Not Used				
Building J -	Classroom/Library*	3,759	4,230		
Building K -	Not Used				
Building L -	Not Used				
Building M -	Not Used				
Building N -	Not Used				
Building O -	Not Used				
Building P -	Not Used				
Building Q -	Not Used				
Gates			9		
Site Fencing			2,576		
Site Hardscape Replacement			44,132		
Playfield Refurbishment			140,210		
Parking Lot Redesign / Drop Off Redesign					
Construction Contingency					
Construction Supervision / Phasing / Fees					
Soft Project Costs					
Architectural Fees					
Engineering Fees					
Pre-Construction / Legal / Planning / CEQA					
Interim Housing (per classroom per year)					
Topo Survey / Soils Report					
Construction Testing / Inspection					
Plan Check (DSA)					
SUBTOTAL COSTS					
Escalation					
Contingency					
TOTAL PROJECT COSTS					

* = square footage for spaces that only get technology, not the entire building

** = existing remaining portables not replaced by new STEM building

Flooring	Wall Fnshs	Ceiling	Cabinets	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Tech	Roofing		$/sf	Cost	Total Cost
$ 8.00	$ 7.00	$ 7.00	$ 10.00	$ 3.50	$ 7.00	$ 15.00	$ 40.00	$ 3.50	$ 15.00	$ 8.00	$ 6.50	$ 18.00				**$ 3,906,695.71**
$ 19,200	$ 16,800	$ 16,800	$ 24,000	$ 8,400	$ 16,800	$ 36,000	$ 96,000	$ 8,400	$ 36,000	$ 19,200	$ 15,600	$ 43,200		$ 152.50	$ 366,000.00	
$ 42,592	$ 37,268	$ 37,268	$ 53,240	$ 18,634	$ 37,268	$ 79,860	$ 212,960	$ 18,634	$ 79,860	$ 42,592	$ 34,606	$ 95,832		$ 152.50	$ 811,910.00	
											$ 14,820	$ 48,600		$ 23.49	$ 63,420.00	
											$ 24,960	$ 77,544		$ 23.79	$ 102,504.00	
											$ 25,688	$ 77,544		$ 23.96	$ 103,232.00	
											$ 24,960	$ 77,544		$ 23.79	$ 102,504.00	
											$ 24,960	$ 77,544		$ 23.79	$ 102,504.00	
											$ 24,960	$ 78,120		$ 23.75	$ 103,080.00	
											$ 27,495	$ 67,662		$ 25.31	$ 95,157.00	
											$ 218,049	**$ 643,590**				
														$ 1,500.00	$ 13,500.00	
														$ 175.00	$ 450,800.00	
														$ 8.00	$ 353,056.00	
														$ 3.00	$ 420,630.00	
														$ 13.00	$ -	
															$ 3,088,297.00	
														10%	$ 308,829.70	$ 3,397,126.70
														15%	$ 509,569.01	
																$ 566,470.88
											$ 3,906,695.71			6%	$ 234,401.74	
											$ 3,906,695.71			4%	$ 156,267.83	
											$ 3,906,695.71			2%	$ 78,133.91	
														$ 0	$ -	
														$ 1	$ -	
											$ 3,906,695.71			1.5%	$ 58,600.44	
											$ 3,906,695.71			1%	$ 39,066.96	
																$ 4,473,166.58
											$ 4,473,166.58			10%		$ 447,316.66
											$ 4,920,483.24			10%		$ 492,048.32
																$ 5,412,531.56



Existing Campus

Renovation Intensity Low High

Proposed Additions

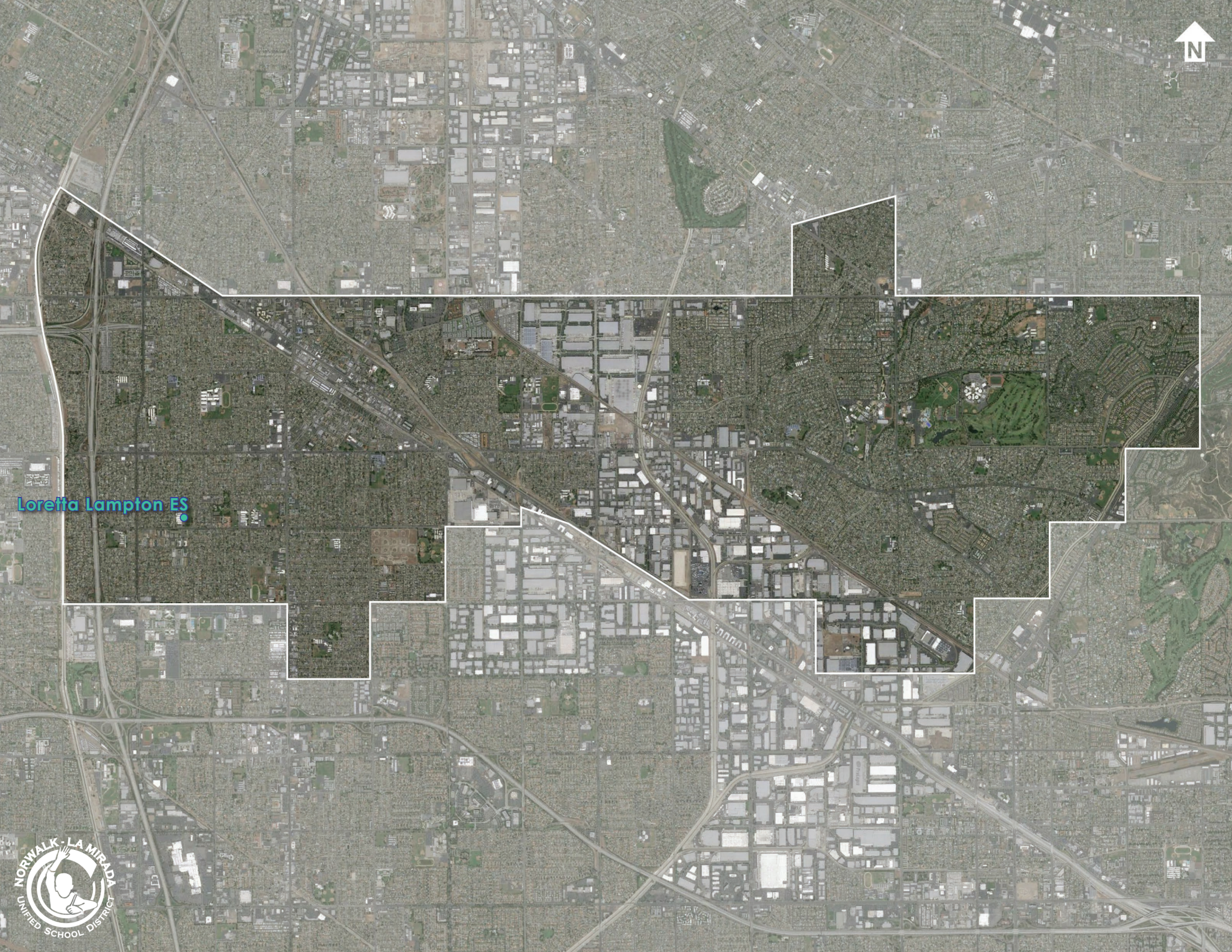


Proposed Campus Master Plan

Lampton
Elementary School


LAMPTON ELEMENTARY
OCT 19 HARVEST PROGRAM
22 PICTURE DAY
22-26 RED RIBBON WEEK
31 HALLOWEEN PARADE
ON ELEMENTARY SCHOOL

Lampton
Elementary School


N
Loretta Lampton ES
NORWALK - LA MIRADA
UNIFIED SCHOOL DISTRICT

LAMPTON ELEMENTARY SCHOOL

Phone: (562) 462-9273 | Fax: (562) 484-0223
14716 Elmcroft Ave., Norwalk, CA 90650

Principal: Cindy Rayburn

Enrollment: +/- 700 students (increasing)

Grade: K-5

Constructed: 1953

Colors: Turqoise

Mascot: Dolphins

Campus Description:

The Lampton Elementary School primary campus was built in 1948. Additional classroom buildings and a multi-purpose building were added to the site to accommodate the growing number of students in 1950 and 1957. There are seven portable buildings on-site that were added in the 1990s. The primary layout of the buildings consists of a finger plan with the majority of the buildings facing north/south with support buildings facing north/south. The buildings are all single story.

In 2008, Lampton Elementary School received a modernization to all the classroom buildings. Each classroom received new paint, carpet, casework, marker boards, windows, and miscellaneous other items. Restrooms located in these buildings were also upgraded. Administration and multi-purpose spaces were not done at that time.

This campus faces three streets. Parking and drop-off occurs on several streets, with primary access to parking from Sibley Street. Administration is located off of Elmcroft Drive, which makes visitor parking a little challenging. The campus has 40+ foot setbacks from most streets and property lines and the playground faces two streets. The campus has a slope of about two feet down to the north.

Site interviews were conducted, and the following items were identified for areas of improvement: replace seven portable buildings with permanent construction, additional restrooms for students and staff, modernize MPR and administration buildings, new playground equipment, upgrade fields and irrigation, provide play yard for kindergarten area, resurface asphalt, classrooms need more tack board and computer ports, casework in classrooms, convert two classrooms to kindergarten, update concrete for ADA access, new technology, new furniture, and better security fencing around site.

Anticipated New Additions/Renovations

The District-Wide Facilities Master Plan anticipates that Lampton Elementary School may see the addition of a new permanent classroom building to replace many of the current portables on-site, as well as a new 500 square foot community space added to the administration building. The campus shall also see new security gates and fencing around the entire site. Playfields and playgrounds are to be revitalized, with adjusted irrigation systems. Full furniture replacement is scheduled to replace the 50+ year old furniture with new modern furniture that allows for flexible learning and teaching environments. The multi-purpose and administration spaces are scheduled to be modernized thus completing the entire site modernization. A complete technology backbone upgrade along with new classroom technology devices shall be provided throughout the entire campus.

New Additions

PROJECT COSTS

Items / Description:	sf of lf	$/sf	Cost	Total Cost
Hard Construction Costs				$ 1,687,500.00
New Additions			**$ 1,687,500**	
New STEM Classroom Building	4,000	$ 300	$ 1,200,000	
New Community Space	500	$ 300	$ 150,000	
Not Used				
Not Used				
Not Used				
Construction Contingency		10%	$ 135,000	
Construction Supervision / Phasing / Fees		15%	$ 202,500	
Soft Project Costs				$ 519,375.00
Architectural Fees	$ 1,687,500	5.0%	$ 84,375	
Engineering Fees	$ 1,687,500	3.0%	$ 50,625	
Pre-Construction / Legal / Planning / CEQA	$ 1,687,500	2.0%	$ 33,750	
Interim Housing (per classroom per year)		$ 12,000.00	$ -	
Topo Survey / Soils Report		1	$ -	
Construction Testing / Inspection	$ 1,687,500	2.0%	$ 33,750	
Plan Check (DSA)	$ 1,687,500	1.0%	$ 16,875	
Furniture / Equipment per classroom	30	$ 10,000.00	$ 300,000	
SUBTOTAL COSTS				$ 2,206,875.00
Escalation	$ 2,206,875.00	10%		$ 220,687.50
Contingency	$ 2,427,562.50	10%		$ 242,756.25
TOTAL PROJECT COSTS				**$ 2,670,318.75**

Renovations

PROJECT COSTS

Items / Description:		Actual Bldg sq. ft	Technology sq. ft	Maint.	ADA
Hard Construction Costs				$ 2.00	$ 2.00
Existing Building Renovation					
Building A -	Administration	2,575	2,575	$ 5,150	$ 5,150
Building B -	Art/Science*	3,046	2,651		
Building C -	Classroom*	4,051	3,849		
Building D -	Classroom*	4,270	3,849		
Building E -	Multipurpose	5,741	5,741	$ 11,482	$ 11,482
Building F -	Classroom*	4,450	3,849		
Building G -	Classroom*	4,450	4,372		
Building H -	Classroom*	5,026	4,042		
Building I -	Not Used				
Building J -	Media Center*	1,518	1,258		
Building K -	Classroom*	4,290	3,840		
Building L -	Portables (3)* **	2,880	2,880		
Building M -	Not Used				
Building N -	Not Used				
Building O -	Not Used				
Building P -	Not Used				
Building Q -	Not Used				
Gates			9		
Site Fencing			2,550		
Site Hardscape Replacement			55,688		
Playfield Refurbishment			179,157		
Parking Lot Redesign / Drop Off Redesign			23,943		
Construction Contingency					
Construction Supervision / Phasing / Fees					
Soft Project Costs					
Architectural Fees					
Engineering Fees					
Pre-Construction / Legal / Planning / CEQA					
Interim Housing (per classroom per year)					
Topo Survey / Soils Report					
Construction Testing / Inspection					
Plan Check (DSA)					
SUBTOTAL COSTS					
Escalation					
Contingency					
TOTAL PROJECT COSTS					

* = square footage for spaces that only get technology, not the entire building

** = existing remaining portables not replaced by new STEM building

Flooring	Wall Fnshs	Ceiling	Cabinets	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Tech	Roofing		$/sf	Cost	Total Cost
$ 8.00	$ 7.00	$ 7.00	$ 10.00	$ 3.50	$ 7.00	$ 15.00	$ 40.00	$ 3.50	$ 15.00	$ 8.00	$ 6.50	$ 18.00				**$ 4,782,746.16**
$ 20,600	$ 18,025	$ 18,025	$ 25,750	$ 9,013	$ 18,025	$ 38,625	$ 103,000	$ 9,013	$ 38,625	$ 20,600	$ 16,738	$ 46,350		$ 152.50	$ 392,687.50	
											$ 17,232	$ 54,828		$ 23.66	$ 72,059.50	
											$ 25,019	$ 72,918		$ 24.18	$ 97,936.50	
											$ 25,019	$ 76,860		$ 23.86	$ 101,878.50	
$ 45,928	$ 40,187	$ 40,187	$ 57,410	$ 20,094	$ 40,187	$ 86,115	$ 229,640	$ 20,094	$ 86,115	$ 45,928	$ 37,317	$ 103,338		$ 152.50	$ 875,502.50	
											$ 25,019	$ 80,100		$ 23.62	$ 105,118.50	
											$ 28,418	$ 80,100		$ 24.39	$ 108,518.00	
											$ 26,273	$ 90,468		$ 23.23	$ 116,741.00	
											$ 8,177	$ 27,324		$ 23.39	$ 35,501.00	
											$ 24,960	$ 77,220		$ 23.82	$ 102,180.00	
											$ 18,720			$ 6.50	$ 18,720.00	
											$ 252,889	**$ 709,506**		-		
														$ 1,500.00	$ 13,500.00	
														$ 175.00	$ 446,250.00	
														$ 8.00	$ 445,504.00	
														$ 3.00	$ 537,471.00	
														$ 13.00	$ 311,259.00	
															$ 3,780,827.00	
														10%	$ 378,082.70	$ 4,158,909.70
														15%	$ 623,836.46	
																$ 693,498.19
											$ 4,782,746.16			6%	$ 286,964.77	
											$ 4,782,746.16			4%	$ 191,309.85	
											$ 4,782,746.16			2%	$ 95,654.92	
														$ 0	$ -	
														$ 1	$ -	
											$ 4,782,746.16			1.5%	$ 71,741.19	
											$ 4,782,746.16			1%	$ 47,827.46	
																$ 5,476,244.35
											$ 5,476,244.35			10%		$ 547,624.43
											$ 6,023,868.78			10%		$ 602,386.88
																$ 6,626,255.66



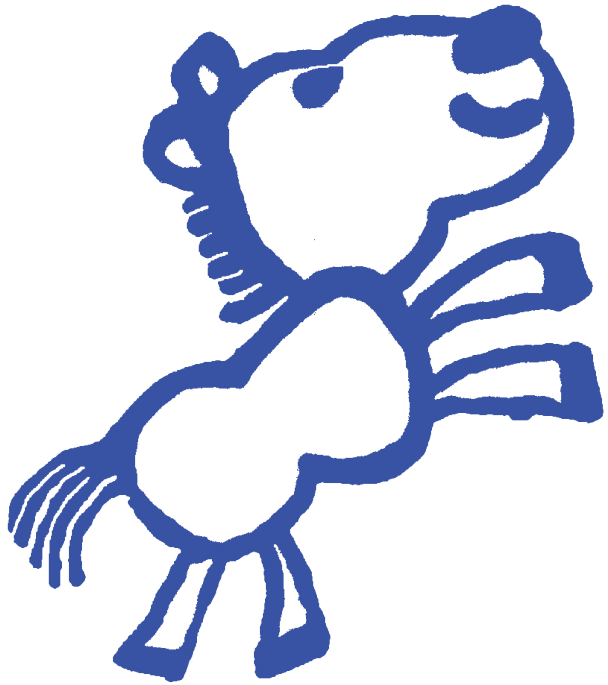
Existing Campus

Renovation Intensity Low High

Proposed Additions

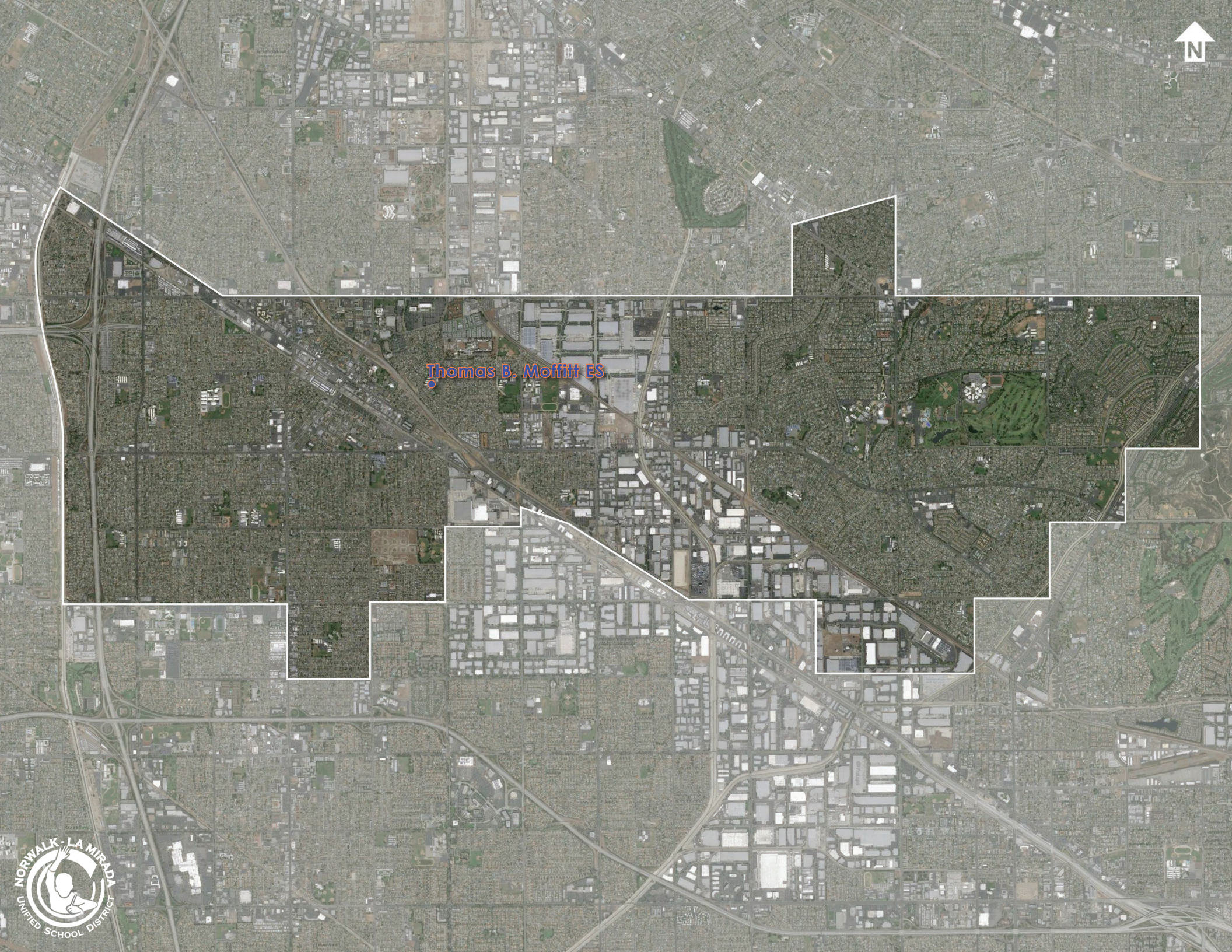


Proposed Campus Master Plan





Moffitt
Elementary School


Thomas B. Moffitt ES
N
NORWALK - LA MIRADA
UNIFIED SCHOOL DISTRICT

MOFFITT ELEMENTARY SCHOOL

Phone: (562) 864-3071 | Fax: (562) 864-0471
13323 S. Goller Ave., Norwalk, CA 90650

Principal: Maureen Bixby

Enrollment: +/- 500 students

Grade: K-5

Constructed: 1950's

Colors: Blue/Gold

Mascot: Mustangs

Campus Description:

The Moffitt Elementary School primary campus was built in 1950. Additional classroom buildings were added to the site to accommodate the growing number of students in 1957. There are nine portable buildings on-site with a five-classroom modular building that was added in the 1990s. The primary layout of the buildings consists of a finger plan with the majority of the buildings facing north/south with support buildings facing north/south. The buildings are all single story and the campus has an internal campus access to the administration.

In 2008, Moffitt Elementary School received a modernization to all the classroom buildings. Each classroom received new paint, carpet, casework, marker boards, windows, and miscellaneous other items. Restrooms located in these buildings were also upgraded. Administration and multi-purpose spaces were not done at that time.

This campus faces three streets. Parking and drop-off occurs on several streets, with primary access to parking from Bloomfield Avenue with minor access from Goller Avenue. Administration is located off of Goller Avenue, but has no public access without coming onto the campus. The campus has 40+ foot setbacks from most streets and property lines and the playground faces two streets. The campus has a slope of about three feet down to the south.

Site interviews were conducted, and the following items were identified for areas of improvement: replace nine portable buildings with permanent construction, update kitchen, fix asphalt, remove wood chips and replace with rubberized playground, add peep holes in doors, relocate secondary condensate drain, make custodial room larger, lunch shelter, site lighting, provide lobby at front of school, canopy extension to portables, modernize MPR and administration buildings, new playground equipment, casework in classrooms, new trees and benches in playground, new PA system, add more area for workspace and offices, need more parking spaces, new technology, new furniture, and better security fencing around site.

Anticipated New Additions/Renovations

The District-Wide Facilities Master Plan anticipates that Moffitt Elementary School may see the addition of a new permanent classroom building to replace several of the current portables on-site and possibly revitalize the modular building. The campus shall also see new security gates and fencing around the entire site, as well as a new 500 square foot community space added to the administration building. Playfields and playgrounds are to be revitalized, with adjusted irrigation systems. Full furniture replacement is scheduled to replace the 50+ year old furniture with new modern furniture that allows for flexible learning and teaching environments. The multi-purpose and administration spaces are scheduled to be modernized thus completing the entire site modernization. A complete technology backbone upgrade along with new classroom technology devices shall be provided throughout the entire campus.

New Additions

PROJECT COSTS

Items / Description:	sf of lf	$/sf	Cost	Total Cost
Hard Construction Costs				$ 1,687,500.00
New Additions			**$ 1,687,500**	
New STEM Classroom Building	4,000	$ 300	$ 1,200,000	
New Community Space	500	$ 300	$ 150,000	
Not Used				
Not Used				
Not Used				
Construction Contingency		10%	$ 135,000	
Construction Supervision / Phasing / Fees		15%	$ 202,500	
Soft Project Costs				$ 559,375.00
Architectural Fees	$ 1,687,500	5.0%	$ 84,375	
Engineering Fees	$ 1,687,500	3.0%	$ 50,625	
Pre-Construction / Legal / Planning / CEQA	$ 1,687,500	2.0%	$ 33,750	
Interim Housing (per classroom per year)		$ 12,000.00	$ -	
Topo Survey / Soils Report		1	$ -	
Construction Testing / Inspection	$ 1,687,500	2.0%	$ 33,750	
Plan Check (DSA)	$ 1,687,500	1.0%	$ 16,875	
Furniture / Equipment per classroom	34	$ 10,000.00	$ 340,000	
SUBTOTAL COSTS				$ 2,246,875.00
Escalation	$ 2,246,875.00	10%		$ 224,687.50
Contingency	$ 2,471,562.50	10%		$ 247,156.25
TOTAL PROJECT COSTS				**$ 2,718,718.75**

Renovations

PROJECT COSTS

Items / Description:		Actual Bldg sq. ft	Technology sq. ft	Maint.	ADA
Hard Construction Costs				$ 2.00	$ 2.00
Existing Building Renovation					
Building A -	Administration	2,506	2,506	$ 5,012	$ 5,012
Building B -	Kindergarten*	4,540	3,427		
Building C -	Multipurpose	4,805	4,805	$ 9,610	$ 9,610
Building D -	Classroom*	5,400	4,800		
Building E -	Classroom/Library*	5,563	4,800		
Building F -	Classroom*	5,400	4,800		
Building G -	Classroom*	4,035	2,880		
Building H -	Classroom*	3,300	3,216		
Building I -	Not Used				
Building J -	Classroom*	3,300	2,880		
Building K -	Portables (5)* **	4,800	4,800		
Building L -	Not Used				
Building M -	Not Used				
Building N -	Not Used				
Building O -	Not Used				
Building P -	Not Used				
Building Q -	Not Used				
Gates			10		
Site Fencing			2,350		
Site Hardscape Replacement			75,762		
Playfield Refurbishment			76,009		
Parking Lot Redesign / Drop Off Redesign			39,377		
Construction Contingency					
Construction Supervision / Phasing / Fees					
Soft Project Costs					
Architectural Fees					
Engineering Fees					
Pre-Construction / Legal / Planning / CEQA					
Interim Housing (per classroom per year)					
Topo Survey / Soils Report					
Construction Testing / Inspection					
Plan Check (DSA)					
SUBTOTAL COSTS					
Escalation					
Contingency					
TOTAL PROJECT COSTS					

* = square footage for spaces that only get technology, not the entire building

** = existing remaining portables not replaced by new STEM building

Flooring	Wall Fnshs	Ceiling	Cabinets	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Tech	Roofing		$/sf	Cost	Total Cost
$ 8.00	$ 7.00	$ 7.00	$ 10.00	$ 3.50	$ 7.00	$ 15.00	$ 40.00	$ 3.50	$ 15.00	$ 8.00	$ 6.50	$ 18.00				**$ 4,630,285.83**
$ 20,048	$ 17,542	$ 17,542	$ 25,060	$ 8,771	$ 17,542	$ 37,590	$ 100,240	$ 8,771	$ 37,590	$ 20,048	$ 16,289	$ 45,108		$ 152.50	$ 382,165.00	
											$ 22,276	$ 81,720		$ 22.91	$ 103,995.50	
$ 38,440	$ 33,635	$ 33,635	$ 48,050	$ 16,818	$ 33,635	$ 72,075	$ 192,200	$ 16,818	$ 72,075	$ 38,440	$ 31,233	$ 86,490		$ 152.50	$ 732,762.50	
											$ 31,200	$ 97,200		$ 23.78	$ 128,400.00	
											$ 31,200	$ 100,134		$ 23.61	$ 131,334.00	
											$ 31,200	$ 97,200		$ 23.78	$ 128,400.00	
											$ 18,720	$ 72,630		$ 22.64	$ 91,350.00	
											$ 20,904	$ 59,400		$ 24.33	$ 80,304.00	
											$ 18,720	$ 59,400		$ 23.67	$ 78,120.00	
											$ 31,200			$ 6.50	$ 31,200.00	
											$ 252,941	**$ 699,282**				
														$ 1,500.00	$ 15,000.00	
														$ 175.00	$ 411,250.00	
														$ 8.00	$ 606,096.00	
														$ 3.00	$ 228,027.00	
														$ 13.00	$ 511,901.00	
															$ 3,660,305.00	
														10%	$ 366,030.50	$ 4,026,335.50
														15%	$ 603,950.33	
																$ 671,391.44
											$ 4,630,285.83			6%	$ 277,817.15	
											$ 4,630,285.83			4%	$ 185,211.43	
											$ 4,630,285.83			2%	$ 92,605.72	
														$ 0	$ -	
														$ 1	$ -	
											$ 4,630,285.83			1.5%	$ 69,454.29	
											$ 4,630,285.83			1%	$ 46,302.86	
																$ 5,301,677.27
											$ 5,301,677.27			10%		$ 530,167.73
											$ 5,831,845.00			10%		$ 583,184.50
																$ 6,415,029.50



Existing Campus

Renovation Intensity Low High

Proposed Additions

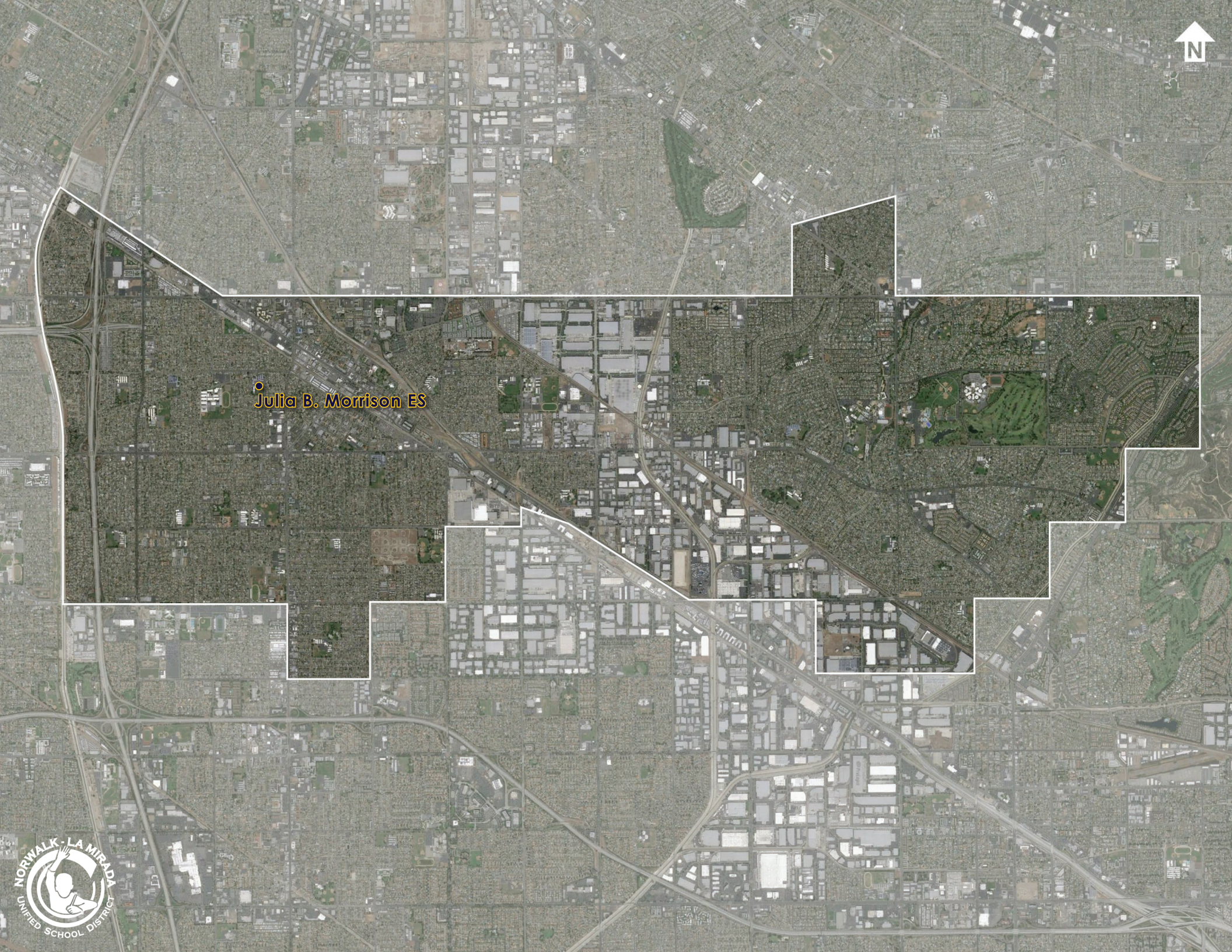


Proposed Campus Master Plan




MORRISON
SEPT 20 BACK TO SCHOOL NIGHT
OCT. 23 PICTURE DAY
CONGRATULATIONS MORRISON
GOLDEN BELL AWARD NOMINEE
API 856 MORRISONTIGERS.ORG
MORRISON tigers
NORWALK, CA EST. 1951

Morrison
Elementary School


N
Julia B. Morrison ES
NORWALK - LA MIRADA
UNIFIED SCHOOL DISTRICT

MORRISON ELEMENTARY SCHOOL

Phone: (562) 868-9878 | Fax: (562) 868-9879
13510 S. Maidstone Ave., Norwalk, CA 90650

Principal: Mr. Gonzalez

Enrollment: +/- 760 students (increasing)

Grade: K-5

Constructed: 1951

Colors: Blue/Yellow

Mascot: Tigers

Campus Description:

The Morrison Elementary School primary campus was built in 1951. An additional classroom building was added to the site to accommodate the growing number of students in 1959. There are 12 portables/modular buildings on-site that were added in the 1990s. The primary layout of the buildings consists of a finger plan with the majority of the buildings facing east/west with support buildings facing east/west. The buildings are all single story.

In 2008, Morrison Elementary School received a modernization to all the classroom buildings. Each classroom received new paint, carpet, casework, marker boards, windows, and miscellaneous other items. Restrooms located in these buildings were also upgraded. Administration and multi-purpose spaces were not done at that time.

This campus faces three streets. Parking and drop-off occurs on several streets, with primary access to parking from Maidstone Avenue. Administration is located off of Maidstone Avenue. The campus has 40+ foot setbacks from most streets and property lines and the playground faces two streets. The campus has a slope of about four feet down to the south side of the site.

Site interviews were conducted, and the following items were identified for areas of improvement: replace 12 portable buildings with permanent construction, additional restrooms for students and staff, modernize MPR and administration buildings, new playground equipment, lunch shelter, convert 2 classrooms into kindergarten, add parking along Maidstone Avenue, remove incinerator chimney, upgrade site drainage, upgrade fields and irrigation, new technology, new furniture, and better security fencing around site.

Anticipated New Additions/Renovations

The District-Wide Facilities Master Plan anticipates that Morrison Elementary School may see the revitalization of modular classroom buildings on-site. The campus shall also see new security gates and fencing around the entire site, as well as a new 500 square foot community space added to the administration building. Playfields and playgrounds are to be revitalized, with adjusted irrigation systems. Full furniture replacement is scheduled to replace the 50+ year old furniture with new modern furniture that allows for flexible learning and teaching environments. The multi-purpose and administration spaces are scheduled to be modernized thus completing the entire site modernization. A complete technology backbone upgrade along with new classroom technology devices shall be provided throughout the entire campus.

New Additions

PROJECT COSTS

Items / Description:	sf of lf	$/sf	Cost	Total Cost
Hard Construction Costs				$ 1,687,500.00
New Additions			**$ 1,687,500**	
New STEM Classroom Building	4,000	$ 300	$ 1,200,000	
New Community Space	500	$ 300	$ 150,000	
Not Used				
Not Used				
Not Used				
Construction Contingency		10%	$ 135,000	
Construction Supervision / Phasing / Fees		15%	$ 202,500	
Soft Project Costs				$ 529,375.00
Architectural Fees	$ 1,687,500	5.0%	$ 84,375	
Engineering Fees	$ 1,687,500	3.0%	$ 50,625	
Pre-Construction / Legal / Planning / CEQA	$ 1,687,500	2.0%	$ 33,750	
Interim Housing (per classroom per year)		$ 12,000.00	$ -	
Topo Survey / Soils Report		1	$ -	
Construction Testing / Inspection	$ 1,687,500	2.0%	$ 33,750	
Plan Check (DSA)	$ 1,687,500	1.0%	$ 16,875	
Furniture / Equipment per classroom	31	$ 10,000.00	$ 310,000	
SUBTOTAL COSTS				$ 2,216,875.00
Escalation	$ 2,216,875.00	10%		$ 221,687.50
Contingency	$ 2,438,562.50	10%		$ 243,856.25
TOTAL PROJECT COSTS				**$ 2,682,418.75**

Renovations

PROJECT COSTS

Items / Description:		Actual Bldg sq. ft	Technology sq. ft	Maint.	ADA
Hard Construction Costs				$ 2.00	$ 2.00
Existing Building Renovation					
Building A -	Administration	2,372	2,372	$ 4,744	$ 4,744
Building B -	Kindergarten*	2,760	2,464		
Building C -	Multipurpose	4,666	4,666	$ 9,332	$ 9,332
Building D -	Classroom/Library*	4,380	3,840		
Building E -	Classroom*	4,380	3,840		
Building F -	Classroom*	4,660	3,840		
Building G -	Classroom*	4,380	3,840		
Building H -	Classroom*	3,371	3,840		
Building I -	Not Used				
Building J -	Classroom*	1,904	1,904		
Building K -	Portables (8)* **	7,680	7,680		
Building L -	Not Used				
Building M -	Not Used				
Building N -	Not Used				
Building O -	Not Used				
Building P -	Not Used				
Building Q -	Not Used				
Gates			9		
Site Fencing			2,401		
Site Hardscape Replacement			84,393		
Playfield Refurbishment			101,948		
Parking Lot Redesign / Drop Off Redesign			20,450		
Construction Contingency					
Construction Supervision / Phasing / Fees					
Soft Project Costs					
Architectural Fees					
Engineering Fees					
Pre-Construction / Legal / Planning / CEQA					
Interim Housing (per classroom per year)					
Topo Survey / Soils Report					
Construction Testing / Inspection					
Plan Check (DSA)					
SUBTOTAL COSTS					
Escalation					
Contingency					
TOTAL PROJECT COSTS					

* = square footage for spaces that only get technology, not the entire building

** = existing remaining portables not replaced by new STEM building

Flooring	Wall Fnshs	Ceiling	Cabinets	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Tech	Roofing		$/sf	Cost	Total Cost
$ 8.00	$ 7.00	$ 7.00	$ 10.00	$ 3.50	$ 7.00	$ 15.00	$ 40.00	$ 3.50	$ 15.00	$ 8.00	$ 6.50	$ 18.00				$ 3,580,248.54
$ 18,976	$ 16,604	$ 16,604	$ 23,720	$ 8,302	$ 16,604	$ 35,580	$ 94,880	$ 8,302	$ 35,580	$ 18,976	$ 15,418			$ 134.50	$ 319,034.00	
											$ 16,016			$ 5.80	$ 16,016.00	
$ 37,328	$ 32,662	$ 32,662	$ 46,660	$ 16,331	$ 32,662	$ 69,990	$ 186,640	$ 16,331	$ 69,990	$ 37,328	$ 30,329			$ 134.50	$ 627,577.00	
											$ 24,960			$ 5.70	$ 24,960.00	
											$ 24,960			$ 5.70	$ 24,960.00	
											$ 24,960			$ 5.36	$ 24,960.00	
											$ 24,960			$ 5.70	$ 24,960.00	
											$ 24,960			$ 7.40	$ 24,960.00	
											$ 12,376			$ 6.50	$ 12,376.00	
											$ 49,920			$ 6.50	$ 49,920.00	
											$ 248,859	$ -				
														$ 1,500.00	$ 13,500.00	
														$ 175.00	$ 420,175.00	
														$ 8.00	$ 675,144.00	
														$ 3.00	$ 305,844.00	
														$ 13.00	$ 265,850.00	
															$ 2,830,236.00	
														10%	$ 283,023.60	$ 3,113,259.60
														15%	$ 466,988.94	
																$ 519,136.04
											$ 3,580,248.54			6%	$ 214,814.91	
											$ 3,580,248.54			4%	$ 143,209.94	
											$ 3,580,248.54			2%	$ 71,604.97	
														$ 0	$ -	
														$ 1	$ -	
											$ 3,580,248.54			1.5%	$ 53,703.73	
											$ 3,580,248.54			1%	$ 35,802.49	
																$ 4,099,384.58
											$ 4,099,384.58			10%		$ 409,938.46
											$ 4,509,323.04			10%		$ 450,932.30
																$ 4,960,255.34



Existing Campus

Renovation Intensity Low High

Proposed Additions

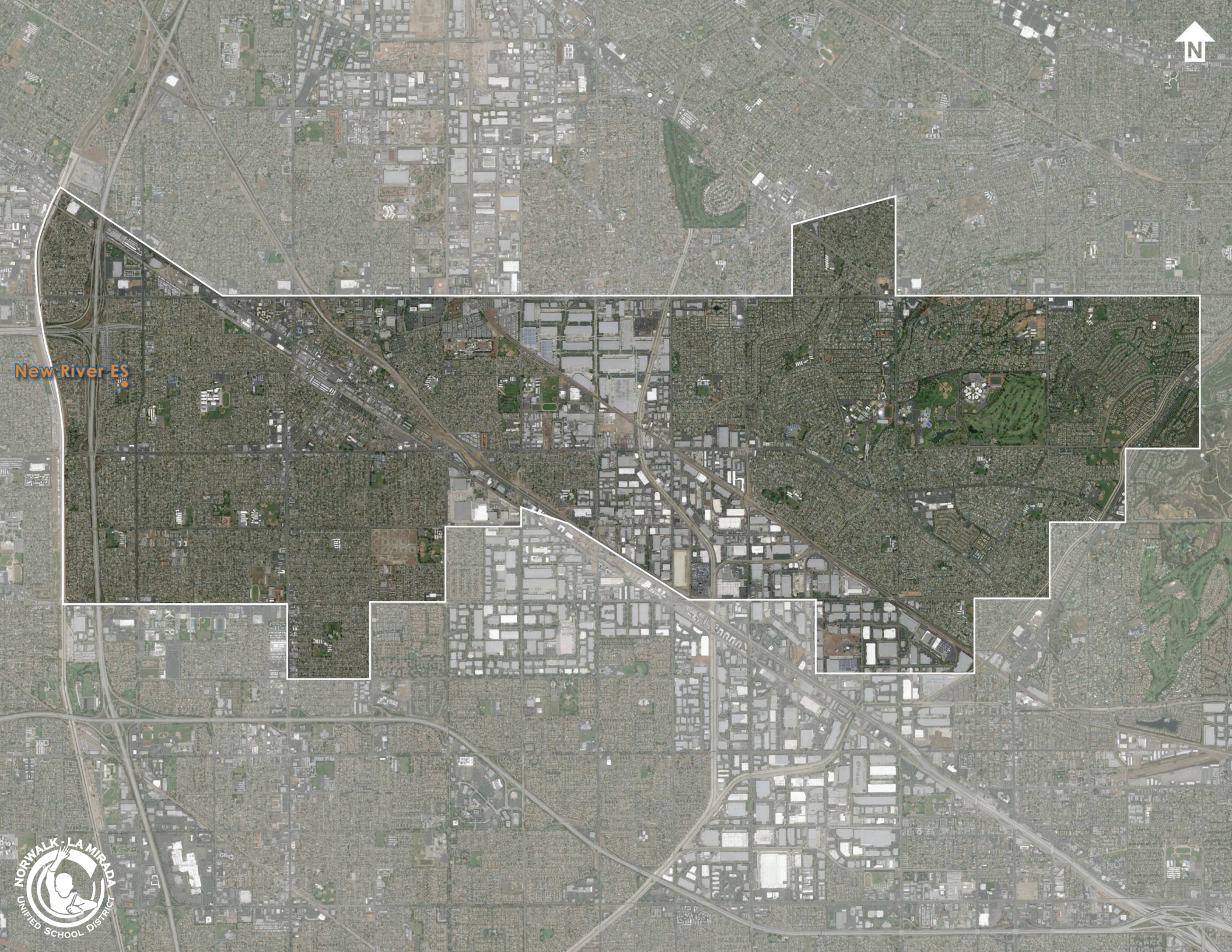


Proposed Campus Master Plan

New River
Elementary School


NEW RIVER SCHOOL
FIRST DAY OF SCHOOL
8 MINIMUM DAY 12:55
78 BACK TO SCHOOL
HT 5:30 - 7:30
BOOK FAIR!
EXIT

New River
Elementary School


New River ES
N
NORWALK - LA MIRADA
UNIFIED SCHOOL DISTRICT

NEW RIVER ELEMENTARY SCHOOL

Phone: (562) 868-9848 | Fax: (562) 868-9879
13432 S. Halcourt Ave., Norwalk, CA 90650

Principal: Michelle Centeno

Enrollment: +/- 500 students (enrollment down)

Grade: K-5

Constructed: 1954

Colors: Blue/White

Mascot: Knights

Campus Description:

The New River Elementary School campus was built in 1954. Additional classroom buildings were added to the site to accommodate the growing number of students in 1957, 1959, and 1970. There are ten portable buildings on-site that were added in the 1990s. The primary layout of the buildings consists of a finger plan with the majority of the buildings facing east/west with support buildings facing east/west. The buildings are all single story.

In 2008, New River Elementary School received a modernization to all the classroom buildings. Each classroom received new paint, carpet, casework, marker boards, windows, and miscellaneous other items. Restrooms located in these buildings were also upgraded. Administration and multi-purpose spaces were not done at that time.

This campus faces four streets. Parking and drop-off occurs on several streets, with primary access to parking from Halcourt Avenue with access from Foster Road. Administration is located off of Halcourt Avenue. The campus has 40+ foot setbacks from all streets and property lines and the playground faces three streets. The campus has a minor slope of about two feet down to the south.

Site interviews were conducted, and the following items were identified for areas of improvement: replace ten portable buildings with permanent construction that would accommodate Special Ed population, additional restrooms for students and staff, modernize MPR and administration buildings, new playground equipment, casework in classrooms, add walking/running path, update parking lot for better flow, update play fields and irrigation, update concrete for ADA access, new technology, new furniture, and better security fencing around site.

Anticipated New Additions/Renovations

The District-Wide Facilities Master Plan anticipates that New River Elementary School may see the addition of a new permanent classroom building to replace some of the current portables on-site, as well as a new 500 square foot community space added to the administration building. The campus shall also see new security gates and fencing around the entire site. Playfields and playgrounds are to be revitalized, with adjusted irrigation systems. Full furniture replacement is scheduled to replace the 50+ year old furniture with new modern furniture that allows for flexible learning and teaching environments. The multi-purpose and administration spaces are scheduled to be modernized thus completing the entire site modernization. A complete technology backbone upgrade along with new classroom technology devices shall be provided throughout the entire campus.

New Additions

PROJECT COSTS

Items / Description:	sf of lf	$/sf	Cost	Total Cost
Hard Construction Costs				$ 1,687,500.00
New Additions			**$ 1,687,500**	
New STEM Classroom Building	4,000	$ 300	$ 1,200,000	
New Community Space	500	$ 300	$ 150,000	
Not Used				
Not Used				
Not Used				
Construction Contingency		10%	$ 135,000	
Construction Supervision / Phasing / Fees		15%	$ 202,500	
Soft Project Costs				$ 599,375.00
Architectural Fees	$ 1,687,500	5.0%	$ 84,375	
Engineering Fees	$ 1,687,500	3.0%	$ 50,625	
Pre-Construction / Legal / Planning / CEQA	$ 1,687,500	2.0%	$ 33,750	
Interim Housing (per classroom per year)		$ 12,000.00	$ -	
Topo Survey / Soils Report		1	$ -	
Construction Testing / Inspection	$ 1,687,500	2.0%	$ 33,750	
Plan Check (DSA)	$ 1,687,500	1.0%	$ 16,875	
Furniture / Equipment per classroom	38	$ 10,000.00	$ 380,000	
SUBTOTAL COSTS				$ 2,286,875.00
Escalation	$ 2,286,875.00	10%		$ 228,687.50
Contingency	$ 2,515,562.50	10%		$ 251,556.25
TOTAL PROJECT COSTS				**$ 2,767,118.75**

Renovations

PROJECT COSTS

Items / Description:		Actual Bldg sq. ft	Technology sq. ft	Maint.	ADA
Hard Construction Costs				$ 2.00	$ 2.00
Existing Building Renovation					
Building A -	Aministration	2,556	2,556	$ 5,112	$ 5,112
Building B -	Multipurpose	4,760	4,760	$ 9,520	$ 9,520
Building C -	Classroom*	6,315	5,760		
Building D -	Classroom/Library*	6,315	5,760		
Building E -	Classroom*	6,315	5,760		
Building F -	Classroom*	6,315	5,760		
Building G -	Classroom*	2,460	2,190		
Building H -	Portables (4)* **	3,840	3,840		
Building I -	Not Used				
Building J -	Not Used				
Building K -	Not Used				
Building L -	Not Used				
Building M -	Not Used				
Building N -	Not Used				
Building O -	Not Used				
Building P -	Not Used				
Building Q -	Not Used				
Gates			10		
Site Fencing			2,690		
Site Hardscape Replacement			63,135		
Playfield Refurbishment			156,366		
Parking Lot Redesign / Drop Off Redesign			19,182		
Construction Contingency					
Construction Supervision / Phasing / Fees					
Soft Project Costs					
Architectural Fees					
Engineering Fees					
Pre-Construction / Legal / Planning / CEQA					
Interim Housing (per classroom per year)					
Topo Survey / Soils Report					
Construction Testing / Inspection					
Plan Check (DSA)					
SUBTOTAL COSTS					
Escalation					
Contingency					
TOTAL PROJECT COSTS					

* = square footage for spaces that only get technology, not the entire building

** = existing remaining portables not replaced by new STEM building

Flooring	Wall Fnshs	Ceiling	Cabinets	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Tech	Roofing		$/sf	Cost	Total Cost
$ 8.00	$ 7.00	$ 7.00	$ 10.00	$ 3.50	$ 7.00	$ 15.00	$ 40.00	$ 3.50	$ 15.00	$ 8.00	$ 6.50	$ 18.00				**$ 4,443,817.24**
$ 20,448	$ 17,892	$ 17,892	$ 25,560	$ 8,946	$ 17,892	$ 38,340	$ 102,240	$ 8,946	$ 38,340	$ 20,448	$ 16,614	$ 46,008		$ 152.50	$ 389,790.00	
$ 38,080	$ 33,320	$ 33,320	$ 47,600	$ 16,660	$ 33,320	$ 71,400	$ 190,400	$ 16,660	$ 71,400	$ 38,080	$ 30,940	$ 85,680		$ 152.50	$ 725,900.00	
											$ 37,440	$ 113,670		$ 23.93	$ 151,110.00	
											$ 37,440	$ 113,670		$ 23.93	$ 151,110.00	
											$ 37,440	$ 113,670		$ 23.93	$ 151,110.00	
											$ 37,440	$ 113,670		$ 23.93	$ 151,110.00	
											$ 14,235	$ 44,280		$ 23.79	$ 58,515.00	
											$ 24,960			$ 6.50	$ 24,960.00	
											$ 236,509	**$ 630,648**				
														$ 1,500.00	$ 15,000.00	
														$ 175.00	$ 470,750.00	
														$ 8.00	$ 505,080.00	
														$ 3.00	$ 469,098.00	
														$ 13.00	$ 249,366.00	
															$ 3,512,899.00	
														10%	$ 351,289.90	$ 3,864,188.90
														15%	$ 579,628.34	
																$ 644,353.50
											$ 4,443,817.24			6%	$ 266,629.03	
											$ 4,443,817.24			4%	$ 177,752.69	
											$ 4,443,817.24			2%	$ 88,876.34	
														$ 0	$ -	
														$ 1	$ -	
											$ 4,443,817.24			1.5%	$ 66,657.26	
											$ 4,443,817.24			1%	$ 44,438.17	
																$ 5,088,170.73
											$ 5,088,170.73			10%		$ 508,817.07
											$ 5,596,987.81			10%		$ 559,698.78
																$ 6,156,686.59



Existing Campus

Renovation Intensity Low High

Proposed Additions

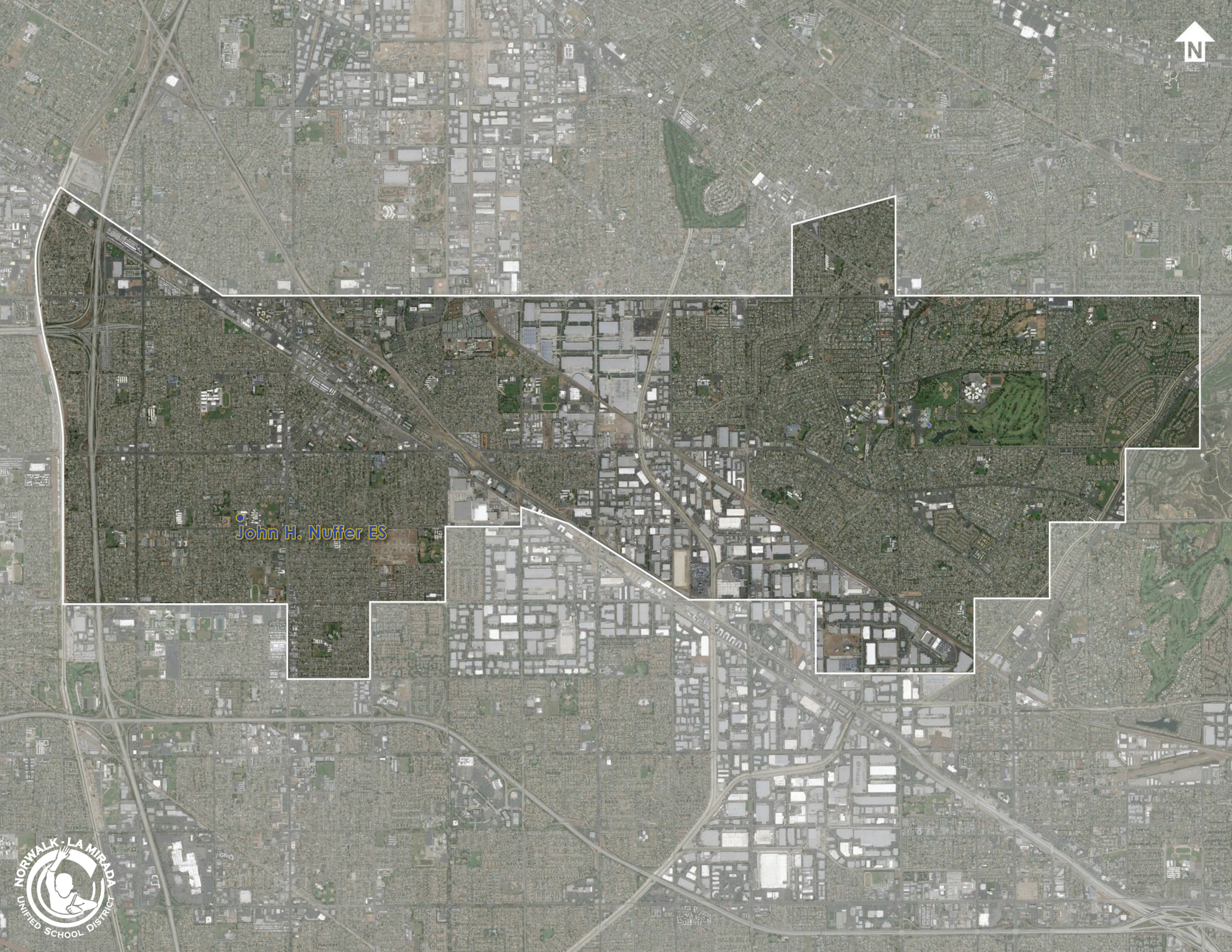


Proposed Campus Master Plan





Nuffer
Elementary School


N
John H. Nuffer ES
NORWALK - LA MIRADA
UNIFIED SCHOOL DISTRICT

NUFFER ELEMENTARY SCHOOL

Phone: (562) 868-3788 | Fax: (562) 868-5167
14821 S. Jersey Ave., Norwalk, CA 90650

Principal: Latasha Buck

Enrollment: +/- 430 students

Grade: K-5

Constructed: 1950's

Colors: Blue/White

Mascot: Bobcats

Campus Description:

The Nuffer Elementary School campus was built in 1952. Additional classroom buildings were added to the site to accommodate the growing number of students in 1954 and 1964. The primary layout of the buildings consists of a finger plan with the majority of the buildings facing east/west with support buildings facing east/west. The buildings are all single story.

In 2008, Nuffer Elementary School received a modernization to all the classroom buildings. Each classroom received new paint, carpet, casework, marker boards, windows, and miscellaneous other items. Restrooms located in these buildings were also upgraded. Administration and multi-purpose spaces were not done at that time.

This campus faces two streets. Parking and drop-off occurs on both streets, with primary access to parking from Excelsior Drive. Administration is located off of Jersey Avenue. The campus has 40+ foot setbacks from all streets and property lines and the playground faces three streets. The campus has a minor slope of about two feet toward the west.

Site interviews were conducted, and the following items were identified for areas of improvement: need outdoor lighting, larger MPR, more shade trees, inviting lobby and curb appeal, digital marquee, more parking spaces, lunch shelter, Wifi needed, more public restrooms, renovation need at Sander Unit, upgrade MPR and Administration, add peep holes to doors, replace fields and irrigation, add doors between classrooms, new phone system, improve drop-off system, new curtain and sound system in MPR room, casework in classrooms, replace rubber tiles with new rubber monolithic play surface, new technology, new furniture, and better security fencing around site.

Anticipated New Additions/Renovations

The District-Wide Facilities Master Plan anticipates that Nuffer Elementary School may see the addition of a new permanent classroom building to replace some of the current portables on-site, as well as a new 500 square foot community space added to the administration building. The campus shall also see new security gates and fencing around the entire site. Playfields and playgrounds are to be revitalized, with adjusted irrigation systems. Full furniture replacement is scheduled to replace the 50+ year old furniture with new modern furniture that allows for flexible learning and teaching environments. The multi-purpose and administration spaces are scheduled to be modernized thus completing the entire site modernization. A complete technology backbone upgrade along with new classroom technology devices shall be provided throughout the entire campus.

New Additions

PROJECT COSTS

Items / Description:	sf of lf	$/sf	Cost	Total Cost
Hard Construction Costs				$ 1,312,500.00
New Additions			**$ 1,312,500**	
New STEM Classroom Building	3,000	$ 300	$ 900,000	
New Community Space	500	$ 300	$ 150,000	
Not Used				
Not Used				
Not Used				
Construction Contingency		10%	$ 105,000	
Construction Supervision / Phasing / Fees		15%	$ 157,500	
Soft Project Costs				$ 430,625.00
Architectural Fees	$ 1,312,500	5.0%	$ 65,625	
Engineering Fees	$ 1,312,500	3.0%	$ 39,375	
Pre-Construction / Legal / Planning / CEQA	$ 1,312,500	2.0%	$ 26,250	
Interim Housing (per classroom per year)		$ 12,000.00	$ -	
Topo Survey / Soils Report		1	$ -	
Construction Testing / Inspection	$ 1,312,500	2.0%	$ 26,250	
Plan Check (DSA)	$ 1,312,500	1.0%	$ 13,125	
Furniture / Equipment per classroom	26	$ 10,000.00	$ 260,000	
SUBTOTAL COSTS				$ 1,743,125.00
Escalation	$ 1,743,125.00	10%		$ 174,312.50
Contingency	$ 1,917,437.50	10%		$ 191,743.75
TOTAL PROJECT COSTS				**$ 2,109,181.25**

Renovations

PROJECT COSTS

Items / Description:		Actual Bldg sq. ft	Technology sq. ft	Maint.	ADA
Hard Construction Costs				$ 2.00	$ 2.00
Existing Building Renovation					
Building A -	Administration	2,484	2,484	$ 4,968	$ 4,968
Building B -	Multipurpose	3,982	3,982	$ 7,964	$ 7,964
Building C -	Classroom*	4,680	3,840		
Building D -	Classroom*	4,200	3,840		
Building E -	Classroom*	4,680	4,056		
Building F -	Classroom*	5,280	3,840		
Building G -	Kindergarten*	2,770	2,405		
Building H -	Special Education*	16,155	10,204		
Building I -	Not Used				
Building J -	Library*	1,920	1,920		
Building K -	Not Used				
Building L -	Not Used				
Building M -	Not Used				
Building N -	Not Used				
Building O -	Not Used				
Building P -	Not Used				
Building Q -	Not Used				
Gates			9		
Site Fencing			2,434		
Site Hardscape Replacement			65,971		
Playfield Refurbishment			150,053		
Parking Lot Redesign / Drop Off Redesign			10,224		
Construction Contingency					
Construction Supervision / Phasing / Fees					
Soft Project Costs					
Architectural Fees					
Engineering Fees					
Pre-Construction / Legal / Planning / CEQA					
Interim Housing (per classroom per year)					
Topo Survey / Soils Report					
Construction Testing / Inspection					
Plan Check (DSA)					
SUBTOTAL COSTS					
Escalation					
Contingency					
TOTAL PROJECT COSTS					

* = square footage for spaces that only get technology, not the entire building

** = existing remaining portables not replaced by new STEM building

Flooring	Wall Fnshs	Ceiling	Cabinets	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Tech	Roofing		$/sf	Cost	Total Cost
$ 8.00	$ 7.00	$ 7.00	$ 10.00	$ 3.50	$ 7.00	$ 15.00	$ 40.00	$ 3.50	$ 15.00	$ 8.00	$ 6.50	$ 18.00				**$ 4,359,653.62**
$ 19,872	$ 17,388	$ 17,388	$ 24,840	$ 8,694	$ 17,388	$ 37,260	$ 99,360	$ 8,694	$ 37,260	$ 19,872	$ 16,146	$ 44,712		$ 152.50	$ 378,810.00	
$ 31,856	$ 27,874	$ 27,874	$ 39,820	$ 13,937	$ 27,874	$ 59,730	$ 159,280	$ 13,937	$ 59,730	$ 31,856	$ 25,883	$ 71,676		$ 152.50	$ 607,255.00	
											$ 24,960	$ 84,240		$ 23.33	$ 109,200.00	
											$ 24,960	$ 75,600		$ 23.94	$ 100,560.00	
											$ 26,364	$ 84,240		$ 23.63	$ 110,604.00	
											$ 24,960	$ 95,040		$ 22.73	$ 120,000.00	
											$ 15,633	$ 49,860		$ 23.64	$ 65,492.50	
											$ 66,326	$ 290,790		$ 22.11	$ 357,116.00	
											$ 12,480	$ 34,560		$ 24.50	$ 47,040.00	
											$ 237,712	**$ 830,718**				
														$ 1,500.00	$ 13,500.00	
														$ 175.00	$ 425,950.00	
														$ 8.00	$ 527,768.00	
														$ 3.00	$ 450,159.00	
														$ 13.00	$ 132,912.00	
															$ 3,446,366.50	
														10%	$ 344,636.65	$ 3,791,003.15
														15%	$ 568,650.47	
																$ 632,149.78
											$ 4,359,653.62			6%	$ 261,579.22	
											$ 4,359,653.62			4%	$ 174,386.14	
											$ 4,359,653.62			2%	$ 87,193.07	
														$ 0	$ -	
														$ 1	$ -	
											$ 4,359,653.62			1.5%	$ 65,394.80	
											$ 4,359,653.62			1%	$ 43,596.54	
																$ 4,991,803.40
											$ 4,991,803.40			10%		$ 499,180.34
											$ 5,490,983.74			10%		$ 549,098.37
																$ 6,040,082.11



Existing Campus

Renovation Intensity Low High

Proposed Additions

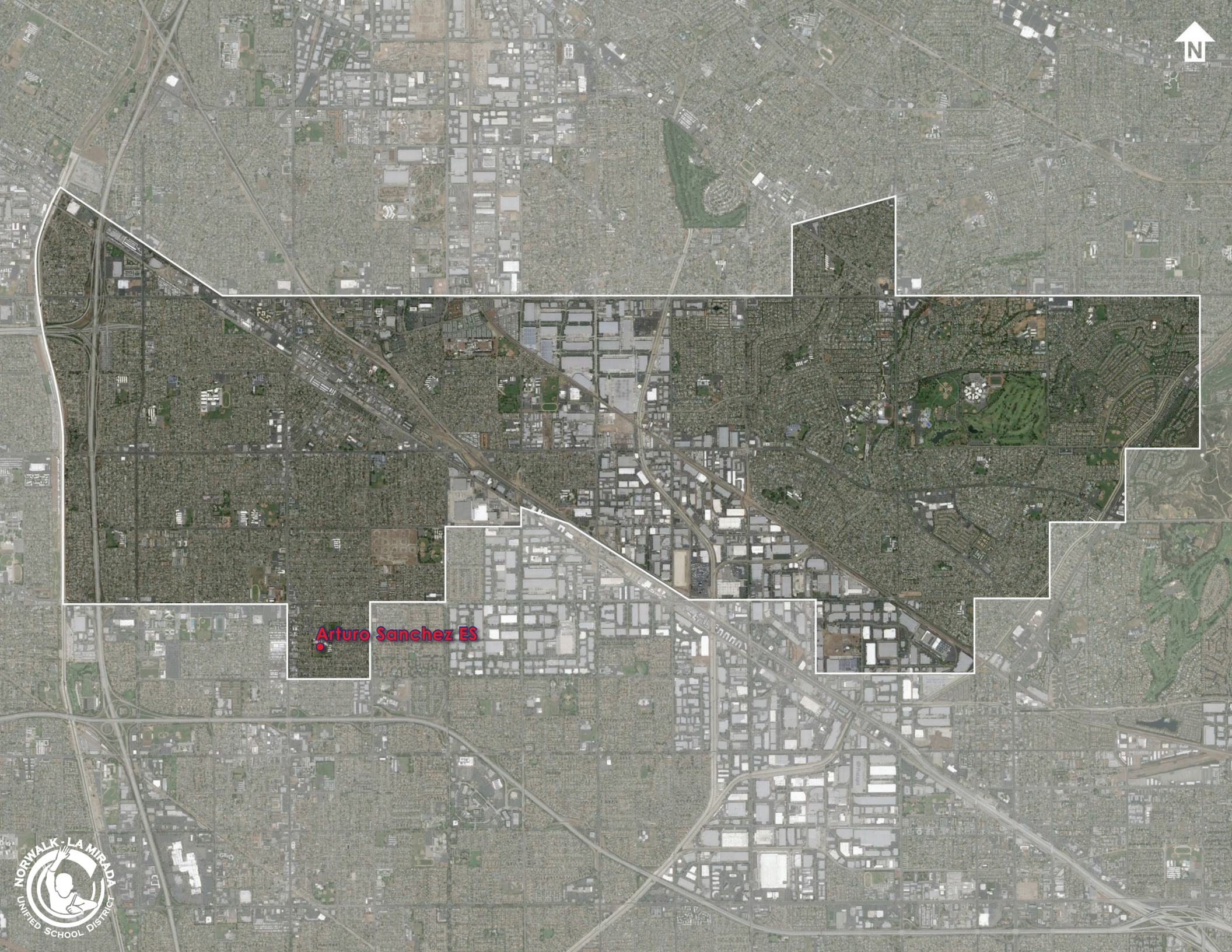


Proposed Campus Master Plan


ARTURO A. SANCHEZ
ELEMENTARY SCHOOL



Sanchez
Elementary School


N
Arturo Sanchez ES
NORWALK - LA MIRADA
UNIFIED SCHOOL DISTRICT

SANCHEZ ELEMENTARY SCHOOL

Phone: (562) 926-2365 | Fax: (562) 926-2366
11960 E. 162nd St., Norwalk, CA 90650

Principal: Alicia Rubio

Enrollment: +/- 416 students (level)

Grade: K-5

Constructed: 1957

Colors: Red/Gold

Mascot: Dragons

Campus Description:

The Sanchez Elementary School campus was built in 1957. Additional classroom buildings were added to the site to accommodate the growing number of students in 1959 through 1963. There are three groups of modular buildings on-site that were added in the 1990s. The primary layout of the buildings consists of a finger plan with an even split of north/south and east/west orientation. The buildings are all single story.

In 2008, Sanchez Elementary School received a modernization to all the classroom buildings. Each classroom received new paint, carpet, casework, marker boards, windows, and miscellaneous other items. Restrooms located in these buildings were also upgraded. Administration and multi-purpose spaces were not done at that time.

This campus faces four streets. Parking and drop-off occurs on several streets, with primary access to parking from 162nd Street. Administration is located off of 162nd Street. The campus has 40+ foot setbacks from all streets and property lines and the playground faces three streets. The campus has a minor slope of about two feet toward the east and west.

Site interviews were conducted, and the following items were identified for areas of improvement: replace six portable buildings with permanent construction, additional restrooms for students and staff, modernize MPR and administration buildings, new playground equipment, casework in classrooms, roofing replacement, update parking lot for better flow, upgrade site drainage near '50s wing, increase size of MPR and Administration, update concrete for ADA access, new technology, new furniture, and better security fencing around site.

Anticipated New Additions/Renovations

The District-Wide Facilities Master Plan anticipates that Sanchez Elementary School may see the replacement of several portable buildings with a new classroom building, as well as a new 500 square foot community space added to the administration building. . The campus shall also see new security gates and fencing around the entire site. Playfields and playgrounds are to be revitalized, with adjusted irrigation systems. Full furniture replacement is scheduled to replace the 50+ year old furniture with new modern furniture that allows for flexible learning and teaching environments. The multi-purpose and administration spaces are scheduled to be modernized thus completing the entire site modernization. A complete technology backbone upgrade along with new classroom technology devices shall be provided throughout the entire campus.

New Additions

PROJECT COSTS

Items / Description:	sf of lf	$/sf	Cost	Total Cost
Hard Construction Costs				$ 1,687,500.00
New Additions			**$ 1,687,500**	
New STEM Classroom Building	4,000	$ 300	$ 1,200,000	
New Community Space	500	$ 300	$ 150,000	
Not Used				
Not Used				
Not Used				
Construction Contingency		10%	$ 135,000	
Construction Supervision / Phasing / Fees		15%	$ 202,500	
Soft Project Costs				$ 509,375.00
Architectural Fees	$ 1,687,500	5.0%	$ 84,375	
Engineering Fees	$ 1,687,500	3.0%	$ 50,625	
Pre-Construction / Legal / Planning / CEQA	$ 1,687,500	2.0%	$ 33,750	
Interim Housing (per classroom per year)		$ 12,000.00	$ -	
Topo Survey / Soils Report		1	$ -	
Construction Testing / Inspection	$ 1,687,500	2.0%	$ 33,750	
Plan Check (DSA)	$ 1,687,500	1.0%	$ 16,875	
Furniture / Equipment per classroom	29	$ 10,000.00	$ 290,000	
SUBTOTAL COSTS				$ 2,196,875.00
Escalation	$ 2,196,875.00	10%		$ 219,687.50
Contingency	$ 2,416,562.50	10%		$ 241,656.25
TOTAL PROJECT COSTS				**$ 2,658,218.75**

Renovations

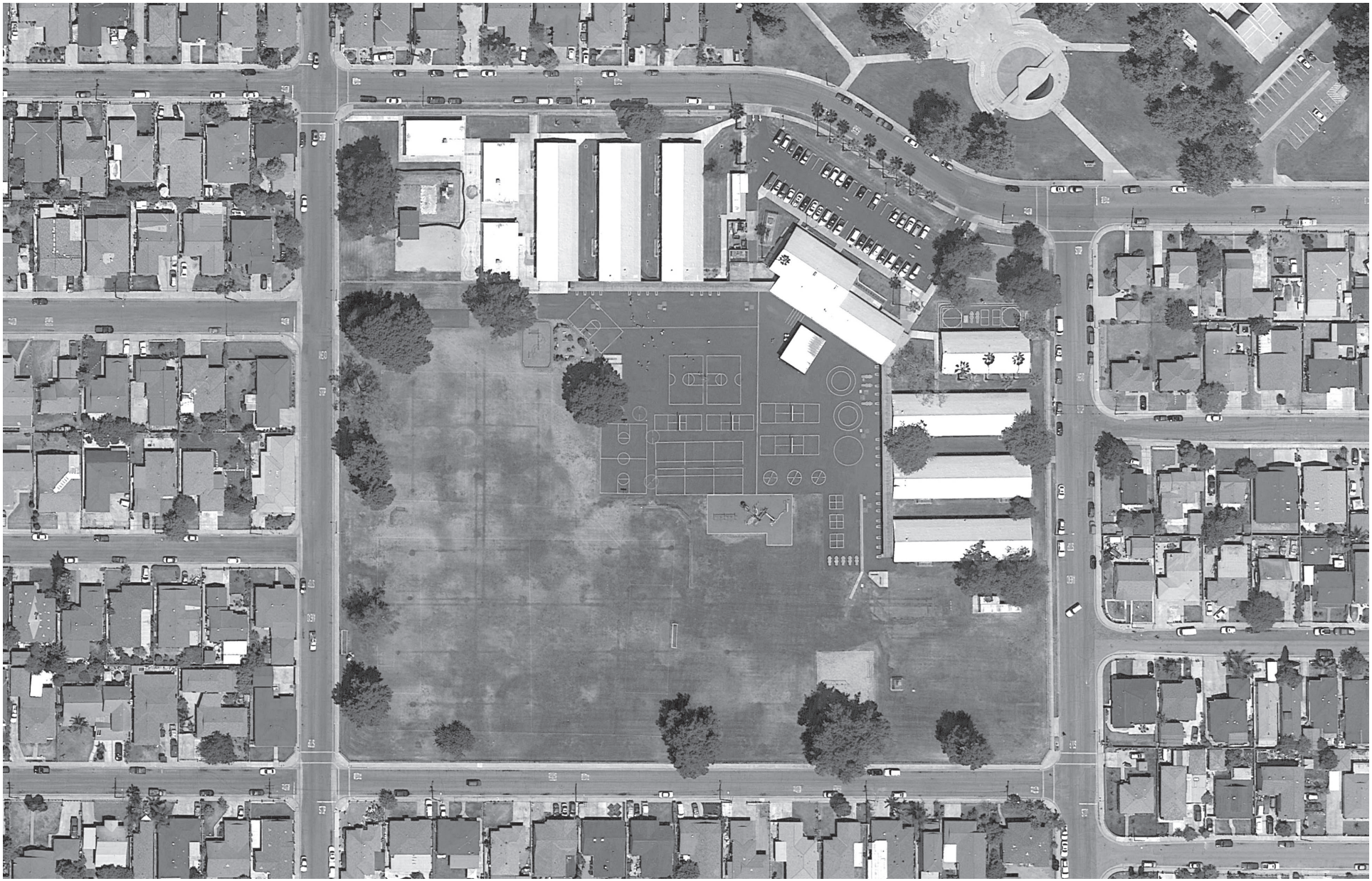
PROJECT COSTS

Items / Description:		Actual Bldg sq. ft	Technology sq. ft	Maint.	ADA
Hard Construction Costs				$ 2.00	$ 2.00
Existing Building Renovation					
Building A -	Administration	2,416	2,416	$ 4,832	$ 4,832
Building B -	Multipurpose	4,725	4,725	$ 9,450	$ 9,450
Building C -	Kindergarten*	2,700	2,208		
Building D -	Classroom*	4,325	3,840		
Building E -	Classroom*	4,325	3,840		
Building F -	Classroom*	4,325	3,840		
Building G -	Classroom*	4,325	3,840		
Building H -	Classroom*	4,325	3,840		
Building I -	Not Used				
Building J -	Classroom*	5,309	4,260		
Building K -	Portables (2)* **	1,960	1,960		
Building L -	Not Used				
Building M -	Not Used				
Building N -	Not Used				
Building O -	Not Used				
Building P -	Not Used				
Building Q -	Not Used				
Gates			10		
Site Fencing			2,700		
Site Hardscape Replacement			64,911		
Playfield Refurbishment			247,687		
Parking Lot Redesign / Drop Off Redesign			20,874		
Construction Contingency					
Construction Supervision / Phasing / Fees					
Soft Project Costs					
Architectural Fees					
Engineering Fees					
Pre-Construction / Legal / Planning / CEQA					
Interim Housing (per classroom per year)					
Topo Survey / Soils Report					
Construction Testing / Inspection					
Plan Check (DSA)					
SUBTOTAL COSTS					
Escalation					
Contingency					
TOTAL PROJECT COSTS					

* = square footage for spaces that only get technology, not the entire building

** = existing remaining portables not replaced by new STEM building

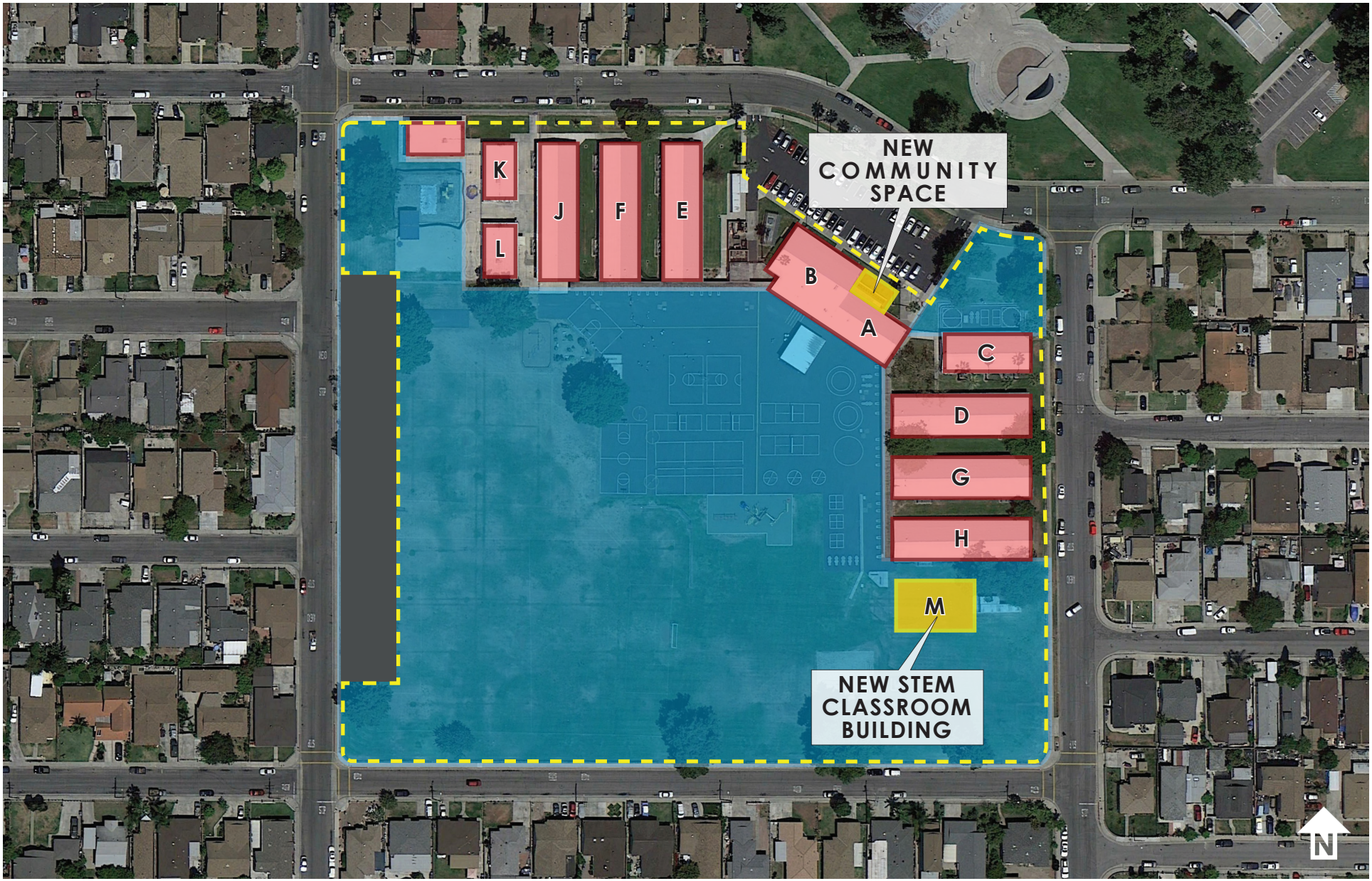
Flooring	Wall Fnshs	Ceiling	Cabinets	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Tech	Roofing		$/sf	Cost	Total Cost
$ 8.00	$ 7.00	$ 7.00	$ 10.00	$ 3.50	$ 7.00	$ 15.00	$ 40.00	$ 3.50	$ 15.00	$ 8.00	$ 6.50	$ 18.00				$ 4,836,357.49
$ 19,328	$ 16,912	$ 16,912	$ 24,160	$ 8,456	$ 16,912	$ 36,240	$ 96,640	$ 8,456	$ 36,240	$ 19,328	$ 15,704	$ 43,488		$ 152.50	$ 368,440.00	
$ 37,800	$ 33,075	$ 33,075	$ 47,250	$ 16,538	$ 33,075	$ 70,875	$ 189,000	$ 16,538	$ 70,875	$ 37,800	$ 30,713	$ 85,050		$ 152.50	$ 720,562.50	
											$ 14,352	$ 48,600		$ 23.32	$ 62,952.00	
											$ 24,960	$ 77,850		$ 23.77	$ 102,810.00	
											$ 24,960	$ 77,850		$ 23.77	$ 102,810.00	
											$ 24,960	$ 77,850		$ 23.77	$ 102,810.00	
											$ 24,960	$ 77,850		$ 23.77	$ 102,810.00	
											$ 24,960	$ 77,850		$ 23.77	$ 102,810.00	
											$ 27,690	$ 95,562		$ 23.22	$ 123,252.00	
											$ 12,740			$ 6.50	$ 12,740.00	
											$ 225,999	$ 661,950				
														$ 1,500.00	$ 15,000.00	
														$ 175.00	$ 472,500.00	
														$ 8.00	$ 519,288.00	
														$ 3.00	$ 743,061.00	
														$ 13.00	$ 271,362.00	
															$ 3,823,207.50	
														10%	$ 382,320.75	$ 4,205,528.25
														15%	$ 630,829.24	
																$ 701,271.84
											$ 4,836,357.49			6%	$ 290,181.45	
											$ 4,836,357.49			4%	$ 193,454.30	
											$ 4,836,357.49			2%	$ 96,727.15	
														$ 0	$ -	
														$ 1	$ -	
											$ 4,836,357.49			1.5%	$ 72,545.36	
											$ 4,836,357.49			1%	$ 48,363.57	
																$ 5,537,629.32
											$ 5,537,629.32			10%		$ 553,762.93
											$ 6,091,392.26			10%		$ 609,139.23
																$ 6,700,531.48



Existing Campus

Renovation Intensity Low High

Proposed Additions

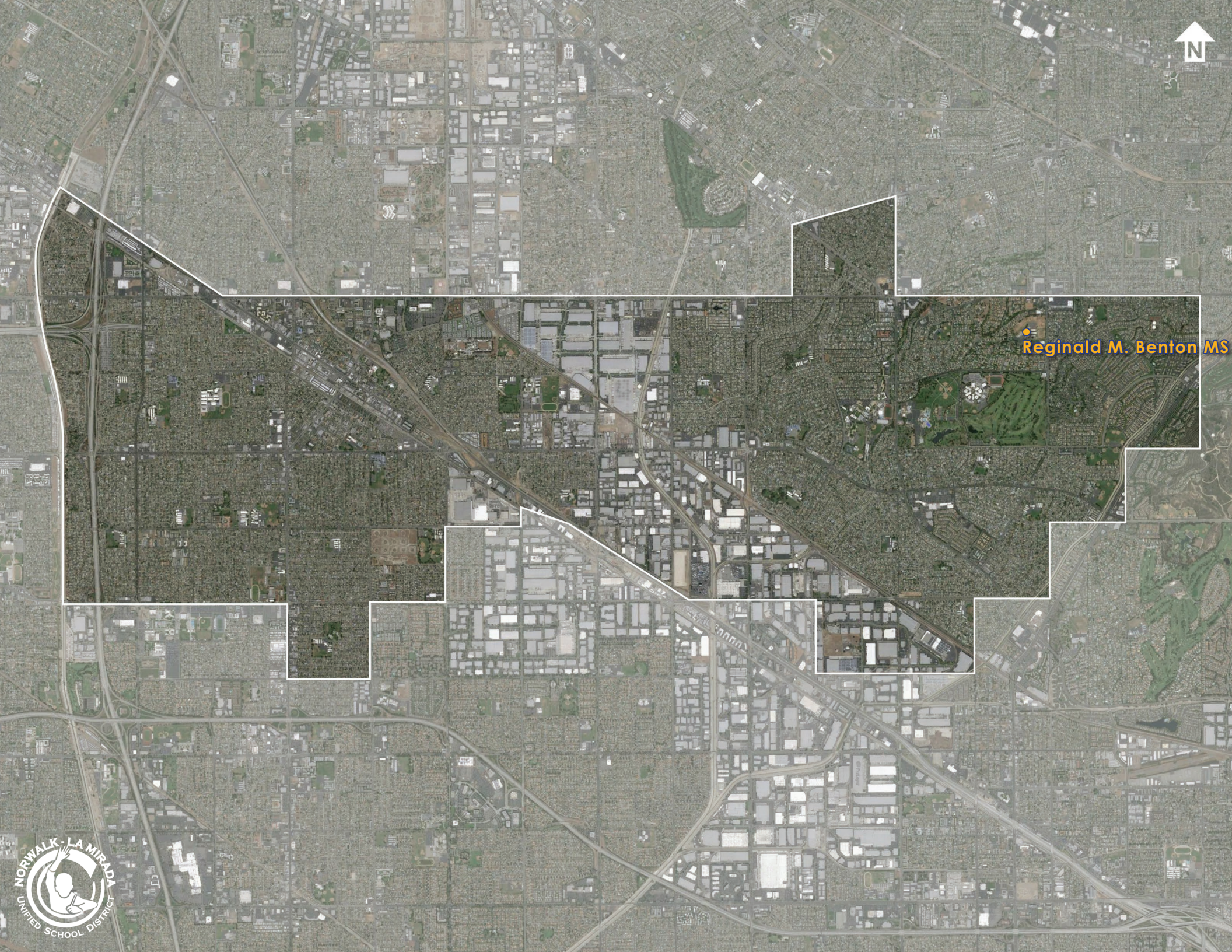


Proposed Campus Master Plan


BENTON
WOLVERINES


Benton Middle School
DO NOT ENTER

Benton
Middle School


N
Reginald M. Benton MS
NORWALK - LA MIRADA
UNIFIED SCHOOL DISTRICT

BENTON MIDDLE SCHOOL

Phone: (562) 943-1553 | Fax: (562) 947-3861
15709 E. Olive Branch Dr., La Mirada, CA

Principal: Michael Gotto

Enrollment: +/- 600 students (enrollment steady)

Grade: 6,7,8

Constructed: 1962

Colors: Blue/Gold

Mascot: Wolverines

Campus Description:

Benton Middle School was built in 1962. Additional modular classroom buildings were added to the site to accommodate the growing number of students in 1994. There are four portable buildings on-site that were added in the 1990s. The primary layout of the buildings consists of a quasi-finger plan with most classrooms oriented north/south. The buildings are all single story.

Currently Benton Middle School is under a full campus modernization and is scheduled for completion in 2015. Each classroom will receive new paint, carpet, casework, marker boards, windows, and miscellaneous other items. All restrooms, administrative spaces, and MPR spaces are included in this modernization.

This campus faces four streets and parking and drop-off occurs on several streets, with primary access to parking lots from Olive Branch Drive. Administration is located off Olive Branch Drive with a drop-off area that is prone to bottlenecking at peak times of the day. The campus has large setbacks from all streets and property lines and the playground faces only one street. The campus has a large slope of about 25 feet down toward the south, but overall it feels pretty flat. Community use of the fields is common during after school hours and on weekends.

Site interviews were conducted, and the following items were identified for areas of improvement: replace four portable buildings with permanent construction, a new gymnasium, additional student and staff restrooms, new large lunch shelter, storage for performing arts, playfield restrooms for community use, a central amphitheater, upgrade irrigation and playfields, reconfigured drop-off lane, security fencing, technology upgrades, new furniture, and redesign courtyard for more functional uses.

Anticipated New Additions/Renovations

The District-Wide Facilities Master Plan anticipates that Benton Middle School will be one of the last campuses completed from the previous bond program, so their needs will be less than older remodeled sites. However, the campus shall see new security gates and fencing around the entire site. In order to meet the physical fitness requirements of the state and promote a healthier lifestyle, a new 10,000 square foot fitness center is planned for this campus. Playfields and playgrounds are to be revitalized, with adjusted irrigation systems. Full furniture replacement is scheduled to replace the old furniture with new modern furniture that allows for flexible learning and teaching environments. A complete technology backbone upgrade along with new classroom technology devices shall be provided throughout the entire campus.

New Additions

PROJECT COSTS

Items / Description:	sf of lf	$/sf	Cost	Total Cost
Hard Construction Costs				$ 3,750,000.00
New Additions			**$ 3,750,000**	
New Fitness Center	10,000	$ 300	$ 3,000,000	
Construction Contingency		10%	$ 300,000	
Construction Supervision / Phasing / Fees		15%	$ 450,000	
Soft Project Costs				$ 807,500.00
Architectural Fees	$ 3,750,000	5.0%	$ 187,500	
Engineering Fees	$ 3,750,000	3.0%	$ 112,500	
Pre-Construction / Legal / Planning / CEQA	$ 3,750,000	2.0%	$ 75,000	
Interim Housing (per classroom per year)		$ 12,000.00	$ -	
Topo Survey / Soils Report		1	$ -	
Construction Testing / Inspection	$ 3,750,000	2.0%	$ 75,000	
Plan Check (DSA)	$ 3,750,000	1.0%	$ 37,500	
Furniture / Equipment per classroom	32	$ 10,000.00	$ 320,000	
SUBTOTAL COSTS				$ 4,557,500.00
Escalation	$ 4,557,500.00	10%		$ 455,750.00
Contingency	$ 5,013,250.00	10%		$ 501,325.00
TOTAL PROJECT COSTS				**$ 5,514,575.00**

Renovations

PROJECT COSTS

Items / Description:		Actual Bldg sq. ft	Technology sq. ft	Maint.	ADA
Hard Construction Costs				$ 2.00	$ 2.00
Existing Building Renovation					
Building A -	Admin. MPR*	9,343	5,870		
Building B -	Classroom*	5,160	4,800		
Building C -	Classroom*	12,000	10,720		
Building D -	Classroom*	10,560	9,924		
Building E -	Homemaking / Econ.*	6,231	4,719		
Building F -	Library / Arts*	3,650	3,078		
Building G -	Shower / Locker*	6,240	1,628		
Building H -	Classroom*	1,232	805		
Building I -	Not Used				
Building J -	Not Used				
Building K -	Classroom*	3,662	3,662		
Building L -	Not Used				
Building M -	Not Used				
Building N -	Not Used				
Building O -	Not Used				
Building P -	Not Used				
Building Q -	Not Used				
Gates			12		
Site Fencing			3,862		
Site Hardscape Replacement			62,879		
Playfield Refurbishment			553,184		
Parking Lot Redesign / Drop off Redesign			32,395		
Construction Contingency					
Construction Supervision / Phasing / Fees					
Soft Project Costs					
Architectural Fees					
Engineering Fees					
Pre-Construction / Legal / Planning / CEQA					
Interim Housing (per classroom per year)					
Topo Survey / Soils Report					
Construction Testing / Inspection					
Plan Check (DSA)					
SUBTOTAL COSTS					
Escalation					
Contingency					
TOTAL PROJECT COSTS					

* = square footage for spaces that only get technology, not the entire building

Flooring	Wall Fnshs	Ceiling	Cabinets	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Tech	Roofing		$/sf	Cost	Total Cost
$ 8.00	$ 7.00	$ 7.00	$ 10.00	$ 3.50	$ 7.00	$ 15.00	$ 40.00	$ 3.50	$ 15.00	$ 8.00	$ 6.50	$ 18.00				**$ 6,313,022.98**
							$ 373,720				$ 38,155	$ 168,174		$ 62.08	$ 580,049.00	
											$ 31,200	$ 92,880		$ 24.05	$ 124,080.00	
											$ 69,680	$ 216,000		$ 23.81	$ 285,680.00	
											$ 64,506	$ 190,080		$ 24.11	$ 254,586.00	
											$ 30,674	$ 112,158		$ 22.92	$ 142,831.50	
											$ 20,007	$ 65,700		$ 23.48	$ 85,707.00	
											$ 10,582	$ 112,320		$ 19.70	$ 122,902.00	
											$ 5,233	$ 22,176		$ 22.25	$ 27,408.50	
											$ 23,803	$ 65,916		$ 24.50	$ 89,719.00	
											$ 293,839	**$ 1,045,404**				
														$ 1,500.00	$ 18,000.00	
														$ 175.00	$ 675,850.00	
														$ 8.00	$ 503,032.00	
														$ 3.00	$ 1,659,552.00	
														$ 13.00	$ 421,135.00	
															$ 4,990,532.00	
														10%	$ 499,053.20	$ 5,489,585.20
														15%	$ 823,437.78	
																$ 915,388.33
											$ 6,313,022.98			6%	$ 378,781.38	
											$ 6,313,022.98			4%	$ 252,520.92	
											$ 6,313,022.98			2%	$ 126,260.46	
														$ 0	$ -	
														$ 1	$ -	
											$ 6,313,022.98			1.5%	$ 94,695.34	
											$ 6,313,022.98			1%	$ 63,130.23	
																$ 7,228,411.31
											$ 7,228,411.31			10%		$ 722,841.13
											$ 7,951,252.44			10%		$ 795,125.24
																$ 8,746,377.69



Existing Campus

Renovation Intensity Low High

Proposed Additions



Proposed Campus Master Plan

Corvallis Middle School

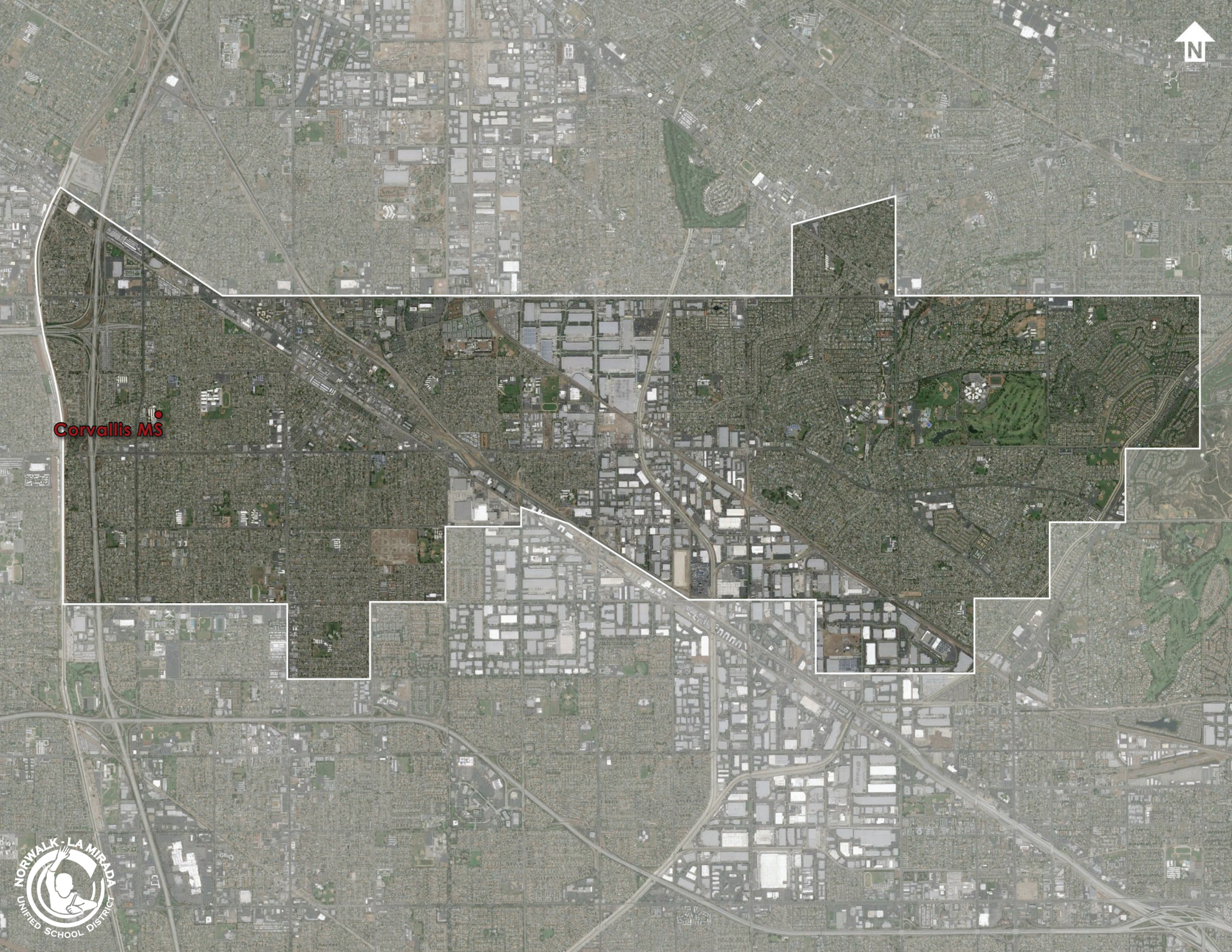


of Arts & Technology

Magnet


CORWIN'S
MIDDLE SCHOOL

Corvallis
Middle School


N
Corvallis MS
NORWALK - LA MIRADA
UNIFIED SCHOOL DISTRICT

CORVALLIS MIDDLE SCHOOL

Phone: (562) 868-2678 | Fax: (562) 868-4755
11032 E. Leffingwell Rd., Norwalk, CA 90650

Principal: Bob Easton

Enrollment: +/- 830 students

Grade: 6 - 8

Constructed: 1950's

Colors: Burgundy/Black/Grey

Mascot: Bulldogs

Campus Description:

The Corvallis Middle School was built in 1952. Additional classroom buildings were added to the site to accommodate the growing number of students in 1956 and 1960. There are 20 portable buildings on-site that were recently added to accommodate the modernization in progress. The primary layout of the classroom buildings consists of a finger plan with east/west orientation and the support buildings are at a northwest orientation. The buildings are all single story.

Corvallis Middle School is currently under renovation. The classrooms and some support buildings are getting a modernization. Each classroom will receive new paint, carpet, casework, marker boards, windows, and miscellaneous other items. Restrooms located in these buildings will also be upgraded. Administration, multi-purpose spaces and locker rooms are also being done at this time. The modernization is scheduled to be completed in 2015.

This campus faces two streets. Parking and drop-off occurs on both streets, with primary access to parking from Allingham Avenue. Parking continues to be a challenge at this site, and security is a real concern. Administration is located off of Leffingwell Road, with an access at the corner of the two streets. The campus has 50+ foot setbacks from all streets and property lines and the playground faces one street. Corvallis has after school and weekend sports activities on campus that create a challenge for restroom usage and keeping the campus clean. The campus has a minor slope of about two feet down from the northeast to the southwest.

Site interviews were conducted, and the following items were identified for areas of improvement: replace 20 portable buildings with permanent construction, a new gymnasium, additional student and staff restrooms, new large lunch shelter, storage for performing arts, playfield restrooms for community use, a central amphitheater, sports track, digital marquee, upgrade irrigation and playfields, more parking, security fencing, technology upgrades, new furniture, larger staff lounge, ball walls, more storage spaces throughout, remove garden, mount projectors on ceiling, and add peep holes in doors.

Anticipated New Additions/Renovations

The District-Wide Facilities Master Plan anticipates that Corvallis Middle School will be the last campus completed from the previous bond program, so their needs will be less than older remodeled sites. However, the campus shall see new security gates and fencing around the entire site. Playfields and playgrounds are to be revitalized, with adjusted irrigation systems. In order to meet the physical fitness requirements of the state and promote a healthier lifestyle, a new 10,000 square foot fitness center is planned for this campus. Full furniture replacement is scheduled to replace the old furniture with new modern furniture that allows for flexible learning and teaching environments. A complete technology backbone upgrade along with new classroom technology devices shall be provided throughout the entire campus.

New Additions

PROJECT COSTS

Items / Description:	sf of lf	$/sf	Cost	Total Cost
Hard Construction Costs				$ 3,750,000.00
New Additions			**$ 3,750,000**	
New Fitness Center	10,000	$ 300	$ 3,000,000	
Construction Contingency		10%	$ 300,000	
Construction Supervision / Phasing / Fees		15%	$ 450,000	
Soft Project Costs				$ 897,500.00
Architectural Fees	$ 3,750,000	5.0%	$ 187,500	
Engineering Fees	$ 3,750,000	3.0%	$ 112,500	
Pre-Construction / Legal / Planning / CEQA	$ 3,750,000	2.0%	$ 75,000	
Interim Housing (per classroom per year)		$ 12,000.00	$ -	
Topo Survey / Soils Report		1	$ -	
Construction Testing / Inspection	$ 3,750,000	2.0%	$ 75,000	
Plan Check (DSA)	$ 3,750,000	1.0%	$ 37,500	
Furniture / Equipment per classroom	41	$ 10,000.00	$ 410,000	
SUBTOTAL COSTS				$ 4,647,500.00
Escalation	$ 4,647,500.00	10%		$ 464,750.00
Contingency	$ 5,112,250.00	10%		$ 511,225.00
TOTAL PROJECT COSTS				**$ 5,623,475.00**

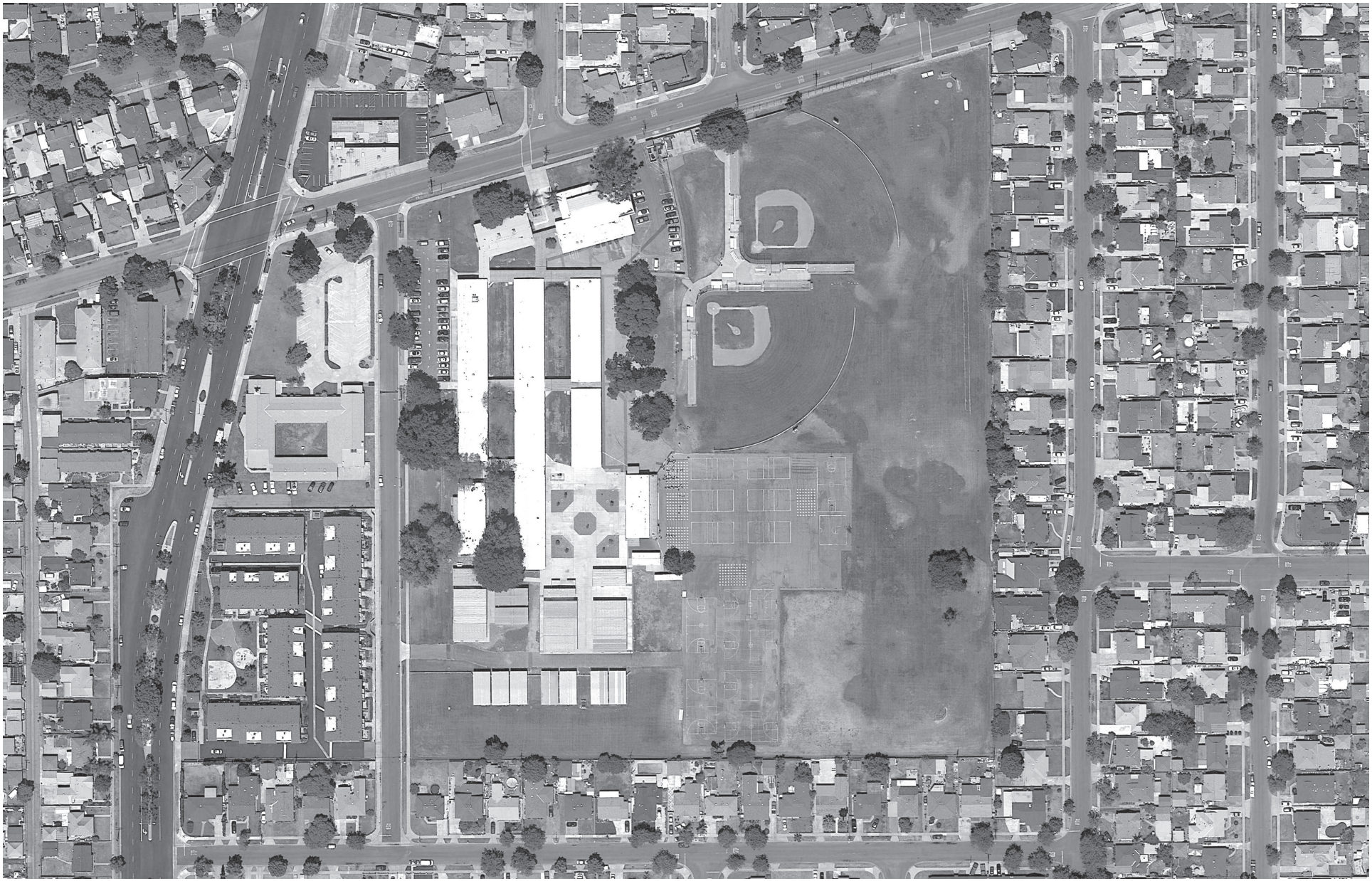
Renovations

PROJECT COSTS

Items / Description:		Actual Bldg sq. ft	Technology sq. ft	Maint.	ADA
Hard Construction Costs				$ 2.00	$ 2.00
Existing Building Renovation					
Building A -	Administration*	2,592	2,128		
Building B -	MPR*	5,877	3,207		
Building C -	Classroom*	4,320	3,840		
Building D -	Classroom*	4,320	3,840		
Building E -	Classroom*	4,320	3,840		
Building F -	Classroom*	3,060	3,060		
Building G -	Classroom*	3,085	2,783		
Building H -	Library / Music*	3,840	3,152		
Building I -	Not Used				
Building J -	Shower / Locker*	3,732	300		
Building K -	Classroom*	3,200	2,886		
Building L -	Classroom*	4,390	3,840		
Building M -	Port. Classroom*	11,520	11,520		
Building N -	Not Used				
Building O -	Not Used				
Building P -	Not Used				
Building Q -	Not Used				
Gates			14		
Site Fencing			3,484		
Site Hardscape Replacement			105,699		
Playfield Refurbishment			398,419		
Parking Lot Redesign / Drop off Redesign			19,826		
Construction Contingency					
Construction Supervision / Phasing / Fees					
Soft Project Costs					
Architectural Fees					
Engineering Fees					
Pre-Construction / Legal / Planning / CEQA					
Interim Housing (per classroom per year)					
Topo Survey / Soils Report					
Construction Testing / Inspection					
Plan Check (DSA)					
SUBTOTAL COSTS					
Escalation					
Contingency					
TOTAL PROJECT COSTS					

* = square footage for spaces that only get technology, not the entire building

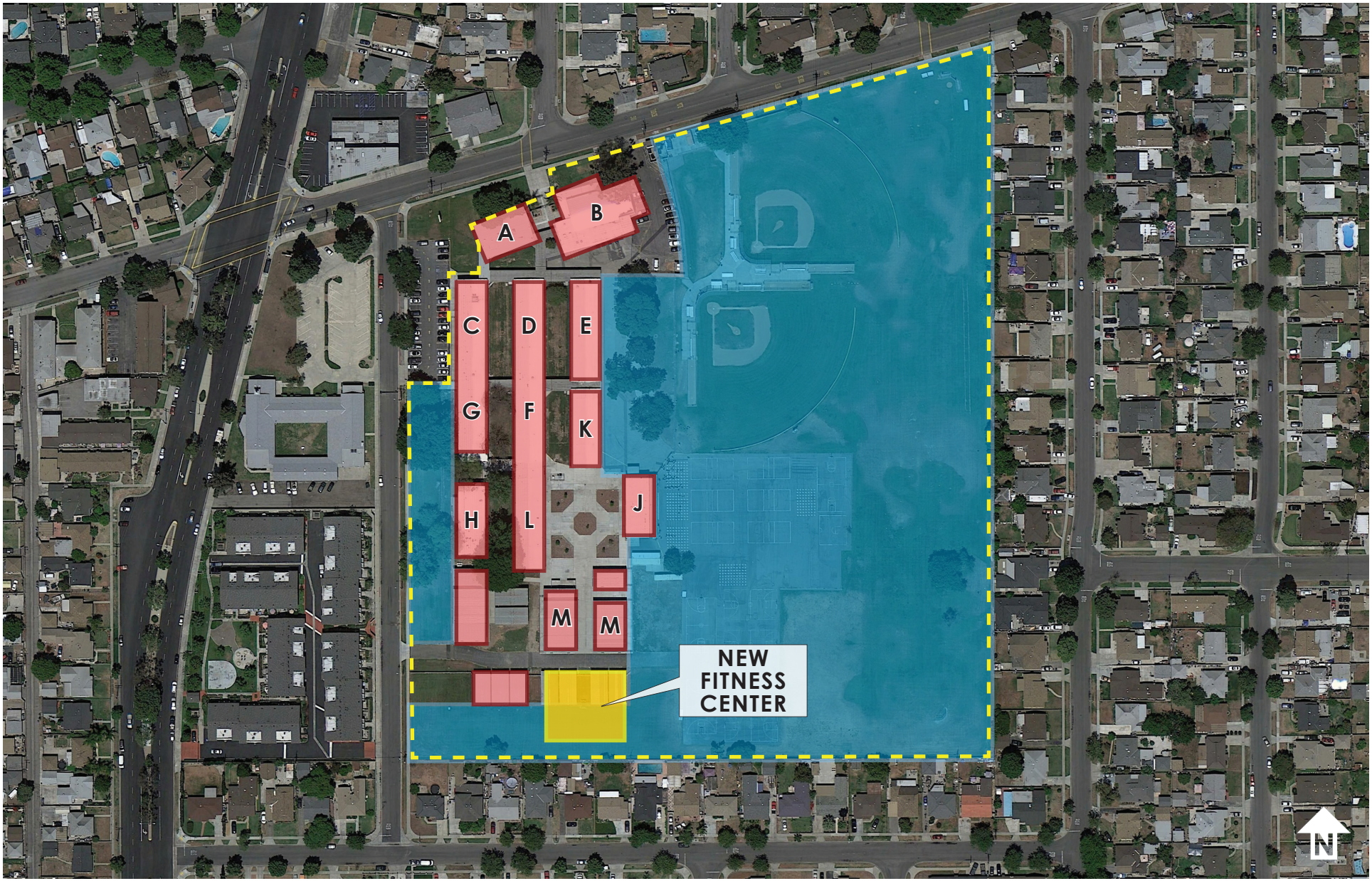
Flooring	Wall Fnshs	Ceiling	Cabinets	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Tech	Roofing		$/sf	Cost	Total Cost
$ 8.00	$ 7.00	$ 7.00	$ 10.00	$ 3.50	$ 7.00	$ 15.00	$ 40.00	$ 3.50	$ 15.00	$ 8.00	$ 6.50	$ 18.00				**$ 5,174,848.09**
							$ 103,680				$ 13,832	$ 46,656		$ 63.34	$ 164,168.00	
											$ 20,846	$ 105,786		$ 21.55	$ 126,631.50	
											$ 24,960	$ 77,760		$ 23.78	$ 102,720.00	
											$ 24,960	$ 77,760		$ 23.78	$ 102,720.00	
											$ 24,960	$ 77,760		$ 23.78	$ 102,720.00	
											$ 19,890	$ 55,080		$ 24.50	$ 74,970.00	
											$ 18,090	$ 55,530		$ 23.86	$ 73,619.50	
											$ 20,488	$ 69,120		$ 23.34	$ 89,608.00	
														-		
											$ 1,950	$ 67,176		$ 18.52	$ 69,126.00	
											$ 18,759	$ 57,600		$ 23.86	$ 76,359.00	
											$ 24,960	$ 79,020		$ 23.69	$ 103,980.00	
											$ 74,880	$ -		$ 6.50	$ 74,880.00	
											$ 288,574	**$ 769,248**				
														$ 1,500.00	$ 21,000.00	
														$ 175.00	$ 609,700.00	
														$ 8.00	$ 845,592.00	
														$ 3.00	$ 1,195,257.00	
														$ 13.00	$ 257,738.00	
															$ 4,090,789.00	
														10%	$ 409,078.90	$ 4,499,867.90
														15%	$ 674,980.19	
																$ 750,352.97
											$ 5,174,848.09			6%	$ 310,490.89	
											$ 5,174,848.09			4%	$ 206,993.92	
											$ 5,174,848.09			2%	$ 103,496.96	
														$ 0	$ -	
														$ 1	$ -	
											$ 5,174,848.09			1.5%	$ 77,622.72	
											$ 5,174,848.09			1%	$ 51,748.48	
																$ 5,925,201.06
											$ 5,925,201.06			10%		$ 592,520.11
											$ 6,517,721.16			10%		$ 651,772.12
																$ 7,169,493.28



Existing Campus

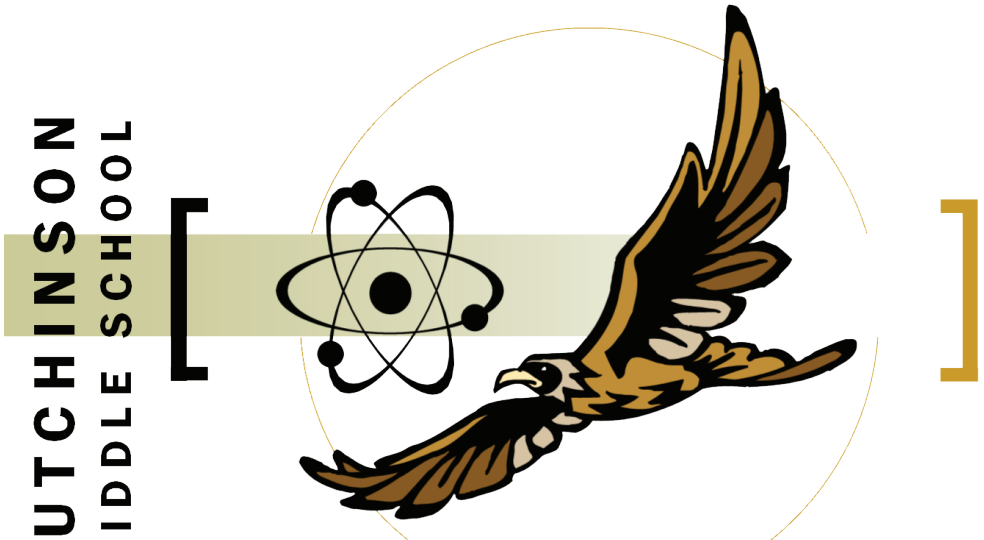
Renovation Intensity Low High

Proposed Additions



Proposed Campus Master Plan

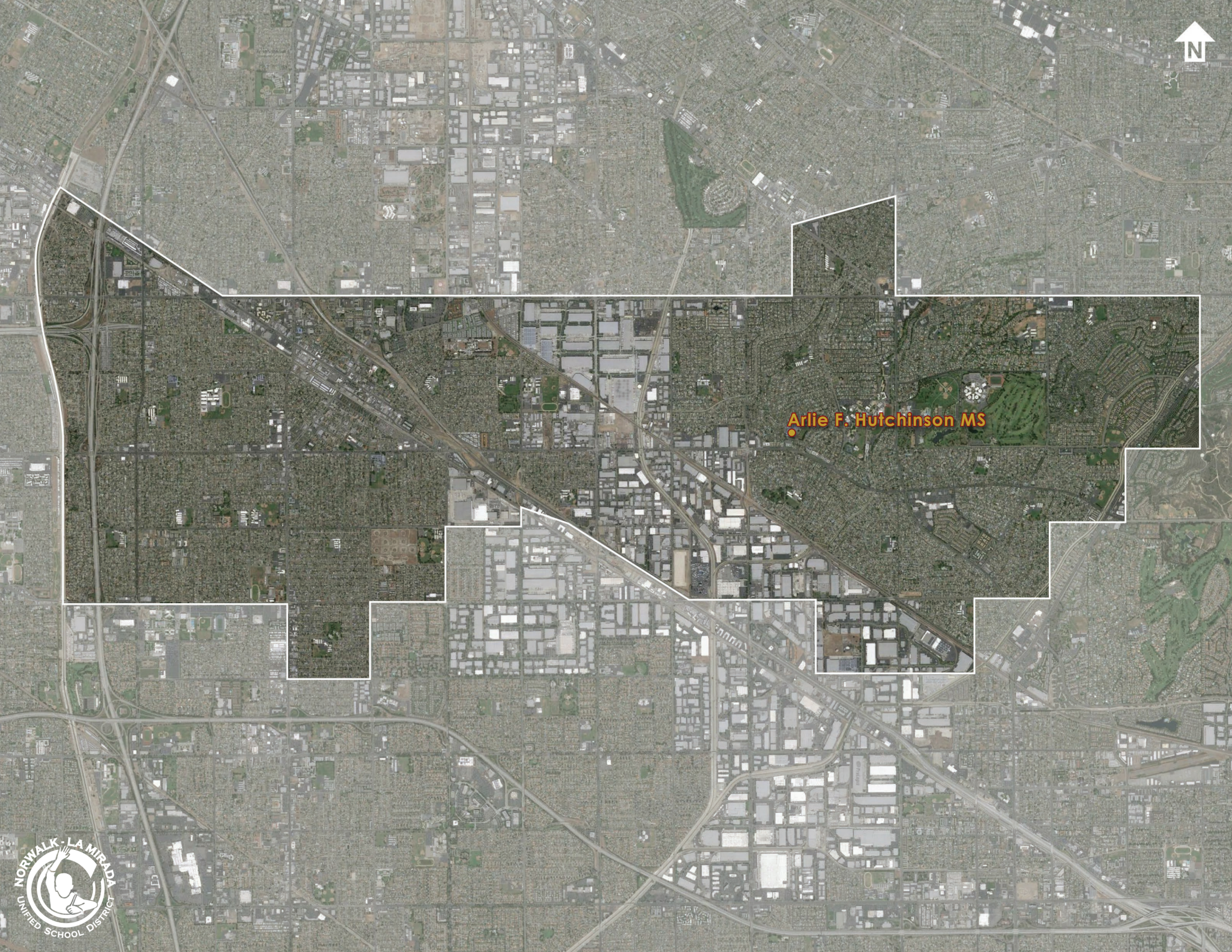
HUTCHINSON
MIDDLE SCHOOL



A California Distinguished School
Math, Science & Technology Magnet


MATH
SCIENCE
TECHNOLOGY
MAGNET
HUTCHINSON MIDDLE SCHOOL
SEPT-8FIRST DAY OF SCHOOL
MINIMUM DAY-1:15 DISMISSAL
9-PTA FUNDRAISER BEGINS
15-FALL PICTURES
15-BACK TO SCHOOL NIGHT 6-8 PM

Hutchinson
Middle School


N
Arlie F. Hutchinson MS
NORWALK - LA MIRADA
UNIFIED SCHOOL DISTRICT

HUTCHINSON MIDDLE SCHOOL

Phone: (562) 944-3268 | Fax: (562) 944-3269
13900 Estero Rd., La Mirada, CA 90638

Principal: Sara Siemens

Enrollment: +/- 520 students

Grade: 6 - 8

Constructed: 1950's

Colors: Burgundy

Mascot: Hawks

Campus Description:

Hutchinson Middle School was built in 1956. Additional classroom buildings were added to the site to accommodate the growing number of students in 1961 and 1962. The site currently has two portable buildings and a modular classroom building. The primary layout of the buildings consists of a finger plan with most classroom having an east/west orientation. The buildings are all single story.

In 2004, Hutchinson Middle School received a modernization to all the classroom buildings. Each classroom received new paint, carpet, casework, marker boards, windows, and miscellaneous other items. Restrooms located in these buildings were also upgraded. Administration and multi-purpose spaces were not done at that time.

This campus faces three streets. Parking and drop-off occurs on several streets, with primary access to parking from Estero Road. Administration is located off of Estero Road. The campus has 40+ foot setbacks from all streets and property lines and the playground faces two streets. The campus has a minor slope of about four feet down toward the south.

Site interviews were conducted, and the following items were identified for areas of improvement: new music room with office and storage, new gymnasium with locker room, replace two portables with new construction, add space to MPR, add a running track, digital marquee, more restrooms, exterior lighting, blinds for the classrooms, more office space, modernize administration and MPR, replace asphalt, upgrade field and irrigation system, restripe AC paving for regulation size volleyball, upgrade PA system, add peep holes in doors, repair emergency storage bins, security screens at doors, upgrade site concrete, new technology, new site fencing and gates, new furniture.

Anticipated New Additions/Renovations

The District-Wide Facilities Master Plan anticipates that Hutchinson Middle School will see the revitalization of the multi-purpose and administration spaces. The campus shall also see new security gates and fencing around the entire site. A new 10,000 square foot fitness center is planned for this campus. Playfields and playgrounds are to be revitalized, with adjusted irrigation systems. Full furniture replacement is scheduled to replace the 50+ year old furniture with new modern furniture that allows for flexible learning and teaching environments. A complete technology backbone upgrade along with new classroom technology devices shall be provided throughout the entire campus.

New Additions

PROJECT COSTS

Items / Description:	sf of lf	$/sf	Cost	Total Cost
Hard Construction Costs				$ 3,750,000.00
New Additions			**$ 3,750,000**	
New Fitness Center	10,000	$ 300	$ 3,000,000	
Construction Contingency		10%	$ 300,000	
Construction Supervision / Phasing / Fees		15%	$ 450,000	
Soft Project Costs				$ 797,500.00
Architectural Fees	$ 3,750,000	5.0%	$ 187,500	
Engineering Fees	$ 3,750,000	3.0%	$ 112,500	
Pre-Construction / Legal / Planning / CEQA	$ 3,750,000	2.0%	$ 75,000	
Interim Housing (per classroom per year)		$ 12,000.00	$ -	
Topo Survey / Soils Report		1	$ -	
Construction Testing / Inspection	$ 3,750,000	2.0%	$ 75,000	
Plan Check (DSA)	$ 3,750,000	1.0%	$ 37,500	
Furniture / Equipment per classroom	31	$ 10,000.00	$ 310,000	
SUBTOTAL COSTS				$ 4,547,500.00
Escalation	$ 4,547,500.00	10%		$ 454,750.00
Contingency	$ 5,002,250.00	10%		$ 500,225.00
TOTAL PROJECT COSTS				**$ 5,502,475.00**

Renovations

PROJECT COSTS

Items / Description:		Actual Bldg sq. ft	Technology sq. ft	Maint.	ADA
Hard Construction Costs				$ 2.00	$ 2.00
Existing Building Renovation					
Building A -	Administration	2,439	1,928	$ 4,878	$ 4,878
Building B -	MPR	4,652	2,065	$ 9,304	$ 9,304
Building C -	Arts Classroom*	2,640	2,322		
Building D -	Classroom*	4,758	4,260		
Building E -	Classroom*	4,310	3,840		
Building F -	Media Classroom*	4,310	3,840		
Building G -	Classroom*	4,310	3,840		
Building H -	Classroom*	4,333	3,840		
Building I -	Not Used				
Building J -	Classroom*	4,333	3,840		
Building K -	Port. Classroom*	1,904	1,904		
Building L -	Port. Classroom*	1,904	1,904		
Building M -	Port. Classroom*	900	900		
Building N -	Not Used				
Building O -	Not Used				
Building P -	Not Used				
Building Q -	Not Used				
Gates			12		
Site Fencing			2,590		
Site Hardscape Replacement			73,563		
Playfield Refurbishment			184,073		
Parking Lot Redesign / Drop off Redesign					
Construction Contingency					
Construction Supervision / Phasing / Fees					
Soft Project Costs					
Architectural Fees					
Engineering Fees					
Pre-Construction / Legal / Planning / CEQA					
Interim Housing (per classroom per year)					
Topo Survey / Soils Report					
Construction Testing / Inspection					
Plan Check (DSA)					
SUBTOTAL COSTS					
Escalation					
Contingency					
TOTAL PROJECT COSTS					

* = square footage for spaces that only get technology, not the entire building

Flooring	Wall Fnshs	Ceiling	Cabinets	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Tech	Roofing		$/sf	Cost	Total Cost
$ 8.00	$ 7.00	$ 7.00	$ 10.00	$ 3.50	$ 7.00	$ 15.00	$ 40.00	$ 3.50	$ 15.00	$ 8.00	$ 6.50	$ 18.00				**$ 4,317,985.79**
$ 19,512	$ 17,073	$ 17,073	$ 24,390	$ 8,537	$ 17,073	$ 36,585	$ 97,560	$ 8,537	$ 36,585	$ 19,512	$ 15,854	$ 43,902		$ 152.50	$ 371,947.50	
$ 37,216	$ 32,564	$ 32,564	$ 46,520	$ 16,282	$ 32,564	$ 69,780	$ 186,080	$ 16,282	$ 69,780	$ 37,216	$ 30,238	$ 83,736		$ 152.50	$ 709,430.00	
											$ 15,093	$ 47,520		$ 23.72	$ 62,613.00	
											$ 27,690	$ 85,644		$ 23.82	$ 113,334.00	
											$ 24,960	$ 77,580		$ 23.79	$ 102,540.00	
											$ 24,960	$ 77,580		$ 23.79	$ 102,540.00	
											$ 24,960	$ 77,580		$ 23.79	$ 102,540.00	
											$ 24,960	$ 77,994		$ 23.76	$ 102,954.00	
														-		
											$ 24,960	$ 77,994		$ 23.76	$ 102,954.00	
											$ 12,376			$ 6.50	$ 12,376.00	
											$ 12,376			$ 6.50	$ 12,376.00	
											$ 5,850			$ 6.50	$ 5,850.00	
											$ 244,277	**$ 649,530**				
														$ 1,500.00	$ 18,000.00	
														$ 175.00	$ 453,250.00	
														$ 8.00	$ 588,504.00	
														$ 3.00	$ 552,219.00	
														$ 13.00	$ -	
															$ 3,413,427.50	
														10%	$ 341,342.75	$ 3,754,770.25
														15%	$ 563,215.54	
																$ 626,107.94
											$ 4,317,985.79			6%	$ 259,079.15	
											$ 4,317,985.79			4%	$ 172,719.43	
											$ 4,317,985.79			2%	$ 86,359.72	
														$ 0	$ -	
														$ 1	$ -	
											$ 4,317,985.79			1.5%	$ 64,769.79	
											$ 4,317,985.79			1%	$ 43,179.86	
																$ 4,944,093.73
											$ 4,944,093.73			10%		$ 494,409.37
											$ 5,438,503.10			10%		$ 543,850.31
																$ 5,982,353.41



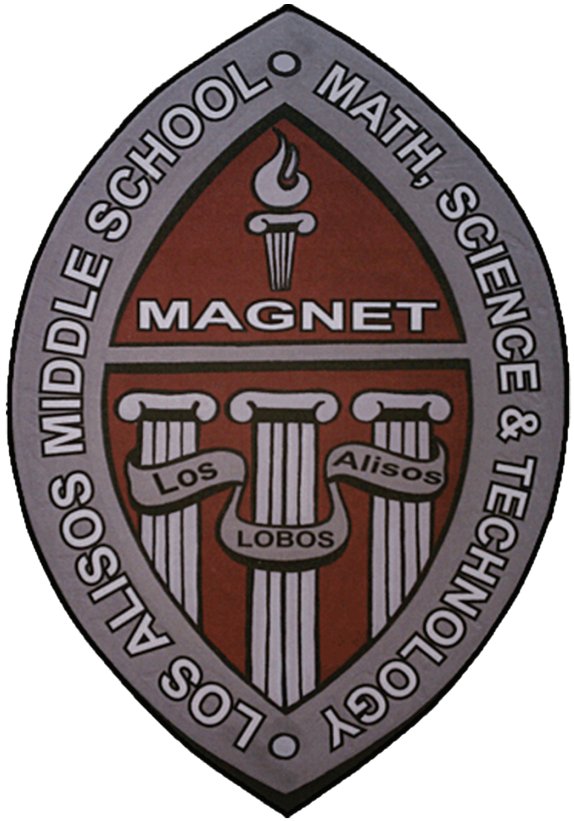
Existing Campus

Renovation Intensity Low High

Proposed Additions

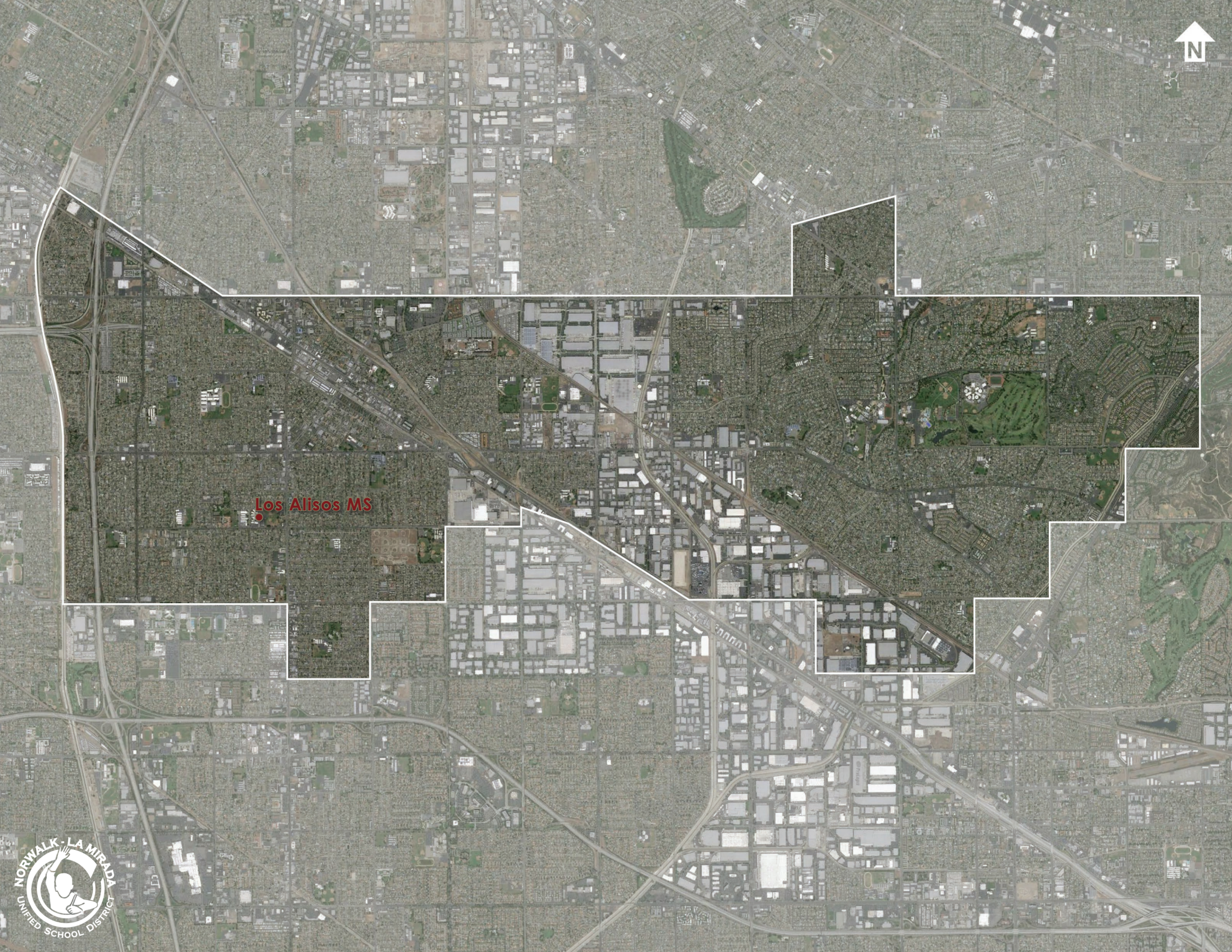


Proposed Campus Master Plan


LOS ALISOS MIDDLE SCHOOL • MATH, SCIENCE & TECHNOLOGY •
MAGNET
Los
Alisos
LOBOS


80
Los Altos Middle School
College is not a dream. It's a plan.

Los Alisos
Middle School


N
Los Alisos MS
NORWALK - LA MIRADA
UNIFIED SCHOOL DISTRICT

LOS ALISOS MIDDLE SCHOOL

Phone: (562) 868-0865 | Fax: (562) 864-2967
14800 S. Jersey Ave., Norwalk, CA 90650

Principal: Mike Garcia

Enrollment: +/- 1,243 students

Grade: 6 - 8

Constructed: 1950's

Colors: Maroon/Gray

Mascot: Lobos

Campus Description:

Los Alisos Middle School was built in 1953. Additional classroom buildings were added to the site to accommodate the growing number of students in 1959. There are 22 portable classrooms that were added in the 1990s. The primary layout of the buildings consists of a finger plan with an even split of north/south and east/west orientation. The buildings are all single story.

In 2004, Los Alisos Middle School received a modernization to all the classroom buildings. Each classroom received new paint, carpet, casework, marker boards, windows, and miscellaneous other items. Restrooms located in these buildings were also upgraded. Administration and multi-purpose spaces were not done at that time.

This campus faces two streets. Parking and drop-off occurs on both streets, with primary access to parking from Maidstone Avenue. Administration is located off of Maidstone Avenue, which is located in the heart of the campus. The campus has 40+ foot setbacks from all streets and property lines and the playground faces one street. The site is used for many after school sports programs, and the campus has a minor slope of about two feet down from the middle in all directions.

Site interviews were conducted, and the following items were identified for areas of improvement: replace 22 portables with permanent construction, new staff and student restrooms, PE restrooms needed, more secured parking, 3 more science rooms, covered lunch shelter, gymnasium and track, performing arts center, kitchen needs more space, new RSP room, upgrade science to full wet labs, increase all classrooms to minimum 690sf, remove dirt planters, digital marquee, add peep holes to doors, upgrade site concrete, new technology, new site fencing and gates, new furniture.

Anticipated New Additions/Renovations

The District-Wide Facilities Master Plan anticipates that Los Alisos Middle School may see the replacement of some of the 22 portable buildings with new classroom buildings. In order to meet the physical fitness requirements of the state and promote a healthier lifestyle, a new 10,000 square foot fitness center is planned for this campus. The campus shall also see new security gates and fencing around the entire site. Playfields and playgrounds are to be revitalized, with adjusted irrigation systems. Full furniture replacement is scheduled to replace the old furniture with new modern furniture that allows for flexible learning and teaching environments. The multi-purpose and administration spaces are scheduled to be modernized thus completing the entire site modernization. A complete technology backbone upgrade along with new classroom technology devices shall be provided throughout the entire campus.

New Additions

PROJECT COSTS

Items / Description:	sf of lf	$/sf	Cost	Total Cost
Hard Construction Costs				$ 3,750,000.00
New Additions			**$ 3,750,000**	
New Fitness Center	10,000	$ 300	$ 3,000,000	
Construction Contingency		10%	$ 300,000	
Construction Supervision / Phasing / Fees		15%	$ 450,000	
Soft Project Costs				$ 927,500.00
Architectural Fees	$ 3,750,000	5.0%	$ 187,500	
Engineering Fees	$ 3,750,000	3.0%	$ 112,500	
Pre-Construction / Legal / Planning / CEQA	$ 3,750,000	2.0%	$ 75,000	
Interim Housing (per classroom per year)		$ 12,000.00	$ -	
Topo Survey / Soils Report		1	$ -	
Construction Testing / Inspection	$ 3,750,000	2.0%	$ 75,000	
Plan Check (DSA)	$ 3,750,000	1.0%	$ 37,500	
Furniture / Equipment per classroom	44	$ 10,000.00	$ 440,000	
SUBTOTAL COSTS				$ 4,677,500.00
Escalation	$ 4,677,500.00	10%		$ 467,750.00
Contingency	$ 5,145,250.00	10%		$ 514,525.00
TOTAL PROJECT COSTS				**$ 5,659,775.00**

Renovations

PROJECT COSTS

Items / Description:		Actual Bldg sq. ft	Technology sq. ft	Maint.	ADA
Hard Construction Costs				$ 2.00	$ 2.00
Existing Building Renovation					
Building A -	Administration*	3,233	2,631		
Building B -	Classrooms*	3,301	2,880		
Building C -	Classrooms*	3,300	2,880		
Building D -	Classrooms*	3,840	3,588		
Building E -	Classrooms*	3,240	2,280		
Building F -	Classrooms*	3,240	2,880		
Building G -	Classrooms*	3,240	2,880		
Building H -	Comp Lab / Media Cntr*	3,255	2,305		
Building I -	Classrooms*	3,300	2,880		
Building J -	MPR	6,695	3,150	$ 13,390	$ 13,390
Building K -	Girl's PE*	2,398	376		
Building L -	Boy's PE*	3,015	305		
Building M -	Classrooms*	2,951	2,880		
Building N -	Assessment Ctr.*	1,920	1,821		
Building O -	Portables (22)*	21,120	21,120		
Building P -	Not Used				
Building Q -	Not Used				
Gates			14		
Site Fencing			3,520		
Site Hardscape Replacement			90,078		
Playfield Refurbishment			483,701		
Parking Lot Redesign / Drop off Redesign			26,192		
Construction Contingency					
Construction Supervision / Phasing / Fees					
Soft Project Costs					
Architectural Fees					
Engineering Fees					
Pre-Construction / Legal / Planning / CEQA					
Interim Housing (per classroom per year)					
Topo Survey / Soils Report					
Construction Testing / Inspection					
Plan Check (DSA)					
SUBTOTAL COSTS					
Escalation					
Contingency					
TOTAL PROJECT COSTS					

* = square footage for spaces that only get technology, not the entire building

Flooring	Wall Fnshs	Ceiling	Cabinets	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Tech	Roofing	$/sf	Cost	Total Cost
$ 8.00	$ 7.00	$ 7.00	$ 10.00	$ 3.50	$ 7.00	$ 15.00	$ 40.00	$ 3.50	$ 15.00	$ 8.00	$ 6.50	$ 18.00			**$ 6,859,486.54**
							$ 129,320				$ 21,015	$ 58,194	$ 64.50	$ 208,528.50	
											$ 21,457	$ 59,418	$ 24.50	$ 80,874.50	
											$ 21,450	$ 59,400	$ 24.50	$ 80,850.00	
											$ 24,960	$ 69,120	$ 24.50	$ 94,080.00	
											$ 21,060	$ 58,320	$ 24.50	$ 79,380.00	
											$ 21,060	$ 58,320	$ 24.50	$ 79,380.00	
											$ 21,060	$ 58,320	$ 24.50	$ 79,380.00	
											$ 21,158	$ 58,590	$ 24.50	$ 79,747.50	
											$ 21,450	$ 59,400	$ 24.50	$ 80,850.00	
$ 53,560	$ 46,865	$ 46,865	$ 66,950	$ 23,433	$ 46,865	$ 100,425	$ 267,800	$ 23,433	$ 100,425	$ 53,560	$ 43,518	$ 120,510	$ 152.50	$ 1,020,987.50	
											$ 15,587	$ 43,164	$ 24.50	$ 58,751.00	
											$ 19,598	$ 54,270	$ 24.50	$ 73,867.50	
											$ 19,182	$ 53,118	$ 24.50	$ 72,299.50	
											$ 12,480	$ 34,560	$ 24.50	$ 47,040.00	
											$ 137,280		$ 6.50	$ 137,280.00	
											$ 442,312	**$ 844,704**			
													$ 1,500.00	$ 21,000.00	
													$ 175.00	$ 616,000.00	
													$ 8.00	$ 720,624.00	
													$ 3.00	$ 1,451,103.00	
													$ 13.00	$ 340,496.00	
														$ 5,422,519.00	
													10%	$ 542,251.90	$ 5,964,770.90
													15%	$ 894,715.64	
															$ 994,625.55
											$ 6,859,486.54		6%	$ 411,569.19	
											$ 6,859,486.54		4%	$ 274,379.46	
											$ 6,859,486.54		2%	$ 137,189.73	
													$ 0	$ -	
													$ 1	$ -	
											$ 6,859,486.54		1.5%	$ 102,892.30	
											$ 6,859,486.54		1%	$ 68,594.87	
															$ 7,854,112.08
											$ 7,854,112.08		10%		$ 785,411.21
											$ 8,639,523.29		10%		$ 863,952.33
															$ 9,503,475.62



Existing Campus

Renovation Intensity Low High

Proposed Additions

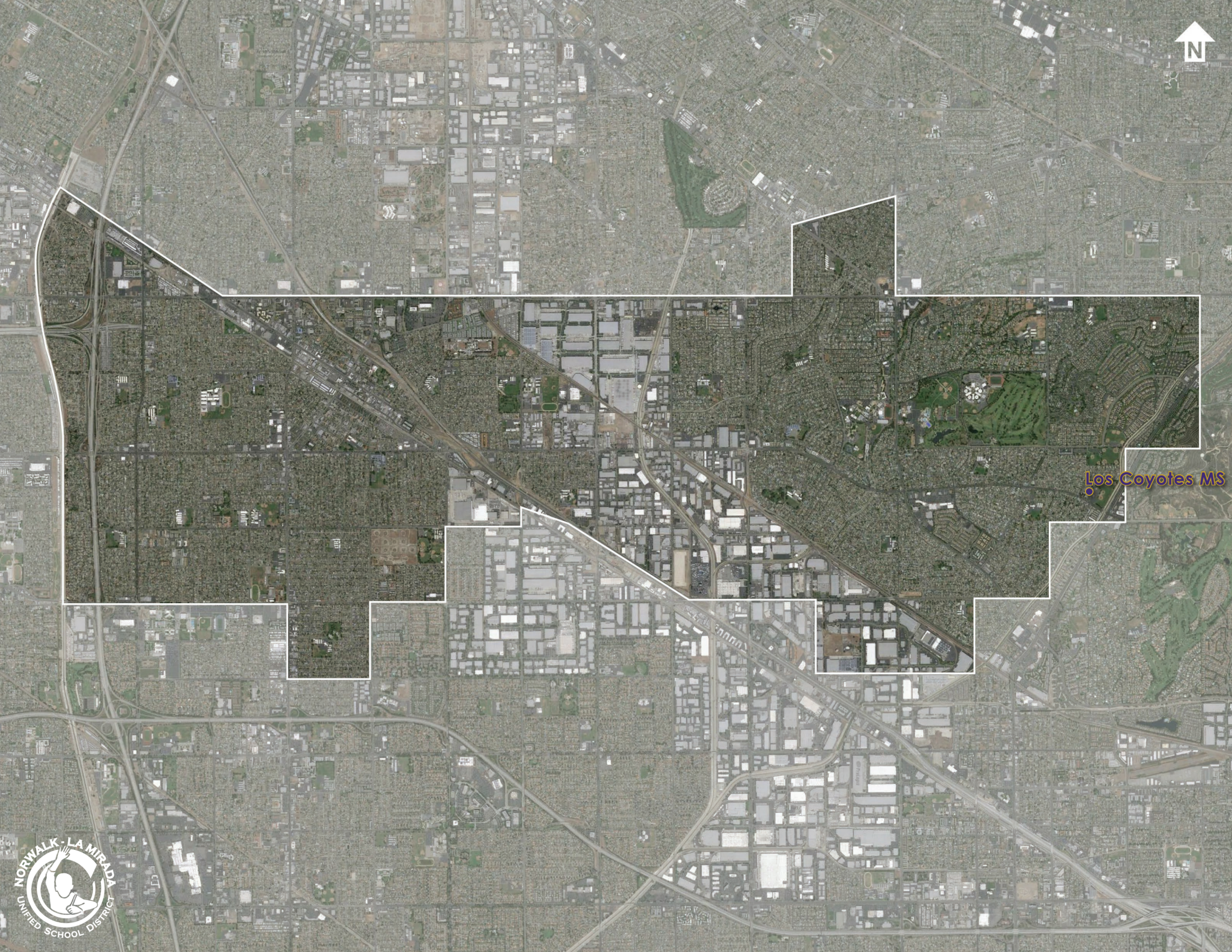


Proposed Campus Master Plan

Los Coyotes
Middle School



Los Coyotes
Middle School


N
Los Coyotes MS
NORWALK - LA MIRADA
UNIFIED SCHOOL DISTRICT

LOS COYOTES MIDDLE SCHOOL

Phone: (714) 739-2368 | Fax: (714) 523-2051
14640 Mercado Ave., La Mirada, CA 90638

Principal: Dr. Christina Stanley

Enrollment: +/- 1,959 students

Grade: 6,7,8

Constructed: 1959

Colors: Purple/Gold

Mascot: Centurians

Campus Description:

Los Coyotes Middle School was built in 1959. There are four portable buildings that were added in the 1990s. The primary layout of the buildings consists of a cluster plan with three groups of buildings per cluster. The buildings are all single story.

In 2006, Los Coyotes Middle School received a modernization to all the classroom buildings. Each classroom received new paint, carpet, casework, marker boards, windows, and miscellaneous other items. Restrooms located in these buildings were also upgraded. Administration and multi-purpose spaces were not done at that time.

This campus faces two streets with a large runoff channel at the back of the site. Parking and drop-off occurs on both streets, with primary access to parking from Mercado Avenue. Administration is located off of Mercado Avenue with the administration at the heart of the campus. The campus has 40+ foot setbacks from all streets and property lines and the playground faces one street. The campus has a minor slope of about 11 feet down toward the southwest.

Site interviews were conducted, and the following items were identified for areas of improvement: replace four portables with permanent construction, new staff and student restrooms, playfield restrooms needed for during and after school programs, more secured parking, 3 more science rooms, covered lunch shelter, gymnasium and track, locker rooms, digital marquee, add peep holes to doors, kitchen needs air conditioning, site concrete needs to be replaced for ADA, fix leaking roofs, update MPR sound system, cashiers office needed, walls missing insulation, security for classroom windows, new technology, new site fencing and gates, new furniture.

Anticipated New Additions/Renovations

The District-Wide Facilities Master Plan anticipates that Los Coyotes Middle School will see the modernization of the administration and multi-purpose buildings. A new 10,000 square foot fitness center is planned for this campus. The campus shall also see new security gates and fencing around the entire site. Playfields and playgrounds are to be revitalized, with adjusted irrigation systems. Full furniture replacement is scheduled to replace the 50+ year old furniture with new modern furniture that allows for flexible learning and teaching environments. A complete technology backbone upgrade along with new classroom technology devices shall be provided throughout the entire campus.

New Additions

PROJECT COSTS

Items / Description:	sf of lf	$/sf	Cost	Total Cost
Hard Construction Costs				$ 3,750,000.00
New Additions			**$ 3,750,000**	
New Fitness Center	10,000	$ 300	$ 3,000,000	
Construction Contingency		10%	$ 300,000	
Construction Supervision / Phasing / Fees		15%	$ 450,000	
Soft Project Costs				$ 747,500.00
Architectural Fees	$ 3,750,000	5.0%	$ 187,500	
Engineering Fees	$ 3,750,000	3.0%	$ 112,500	
Pre-Construction / Legal / Planning / CEQA	$ 3,750,000	2.0%	$ 75,000	
Interim Housing (per classroom per year)		$ 12,000.00	$ -	
Topo Survey / Soils Report		1	$ -	
Construction Testing / Inspection	$ 3,750,000	2.0%	$ 75,000	
Plan Check (DSA)	$ 3,750,000	1.0%	$ 37,500	
Furniture / Equipment per classroom	26	$ 10,000.00	$ 260,000	
SUBTOTAL COSTS				$ 4,497,500.00
Escalation	$ 4,497,500.00	10%		$ 449,750.00
Contingency	$ 4,947,250.00	10%		$ 494,725.00
TOTAL PROJECT COSTS				**$ 5,441,975.00**

Renovations

PROJECT COSTS

Items / Description:		Actual Bldg sq. ft	Technology sq. ft	Maint.	ADA
Hard Construction Costs				$ 2.00	$ 2.00
Existing Building Renovation					
Building A -	Administration	3,084	3,084	$ 6,168	$ 6,168
Building B -	MPR	8,242	8,242	$ 16,484	$ 16,484
Building C -	Classrooms / Labs	4,343	4,343		
Building D -	Classrooms	4,976	4,976		
Building E -	Classrooms	4,976	4,976		
Building F -	Shower / Locker	3,263	3,263		
Building G -	Day Care	3,263	3,263		
Building H -	Classrooms	4,976	4,976		
Building I -	Not Used				
Building J -	Classrooms	4,976	4,976		
Building K -	Classrooms	4,976	4,976		
Building L -	Portbles (4)	3,840	3,840		
Building M -	Not Used				
Building N -	Not Used				
Building O -	Not Used				
Building P -	Not Used				
Building Q -	Not Used				
Gates			14		
Site Fencing			3,871		
Site Hardscape Replacement			148,103		
Playfield Refurbishment			472,429		
Parking Lot Redesign / Drop off Redesign					
Construction Contingency					
Construction Supervision / Phasing / Fees					
Soft Project Costs					
Architectural Fees					
Engineering Fees					
Pre-Construction / Legal / Planning / CEQA					
Interim Housing (per classroom per year)					
Topo Survey / Soils Report					
Construction Testing / Inspection					
Plan Check (DSA)					
SUBTOTAL COSTS					
Escalation					
Contingency					
TOTAL PROJECT COSTS					

Flooring	Wall Fnshs	Ceiling	Cabinets	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Tech	Roofing		$/sf	Cost	Total Cost
$ 8.00	$ 7.00	$ 7.00	$ 10.00	$ 3.50	$ 7.00	$ 15.00	$ 40.00	$ 3.50	$ 15.00	$ 8.00	$ 6.50	$ 18.00				$ 7,499,630.30
$ 24,672	$ 21,588	$ 21,588	$ 30,840	$ 10,794	$ 21,588	$ 46,260	$ 123,360	$ 10,794	$ 46,260	$ 24,672	$ 20,046	$ 55,512		$ 152.50	$ 470,310.00	
$ 65,936	$ 57,694	$ 57,694	$ 82,420	$ 28,847	$ 57,694	$ 123,630	$ 329,680	$ 28,847	$ 123,630	$ 65,936	$ 53,573	$ 148,356		$ 152.50	$ 1,256,905.00	
											$ 28,230	$ 78,174		$ 24.50	$ 106,403.50	
											$ 32,344	$ 89,568		$ 24.50	$ 121,912.00	
											$ 32,344	$ 89,568		$ 24.50	$ 121,912.00	
											$ 21,210	$ 58,734		$ 24.50	$ 79,943.50	
											$ 21,210	$ 58,734		$ 24.50	$ 79,943.50	
											$ 32,344	$ 89,568		$ 24.50	$ 121,912.00	
														-		
											$ 32,344	$ 89,568		$ 24.50	$ 121,912.00	
											$ 32,344	$ 89,568		$ 24.50	$ 121,912.00	
											$ 24,960			$ 6.50	$ 24,960.00	
											$ 330,948	$ 847,350				
														$ 1,500.00	$ 21,000.00	
														$ 175.00	$ 677,425.00	
														$ 8.00	$ 1,184,824.00	
														$ 3.00	$ 1,417,287.00	
														$ 13.00	$ -	
															$ 5,928,561.50	
														10%	$ 592,856.15	$ 6,521,417.65
														15%	$ 978,212.65	
																$ 1,087,446.39
											$ 7,499,630.30			6%	$ 449,977.82	
											$ 7,499,630.30			4%	$ 299,985.21	
											$ 7,499,630.30			2%	$ 149,992.61	
														$ 0	$ -	
														$ 1	$ -	
											$ 7,499,630.30			1.5%	$ 112,494.45	
											$ 7,499,630.30			1%	$ 74,996.30	
																$ 8,587,076.69
											$ 8,587,076.69			10%		$ 858,707.67
											$ 9,445,784.36			10%		$ 944,578.44
																$ 10,390,362.80



Existing Campus

Renovation Intensity Low High

Proposed Additions

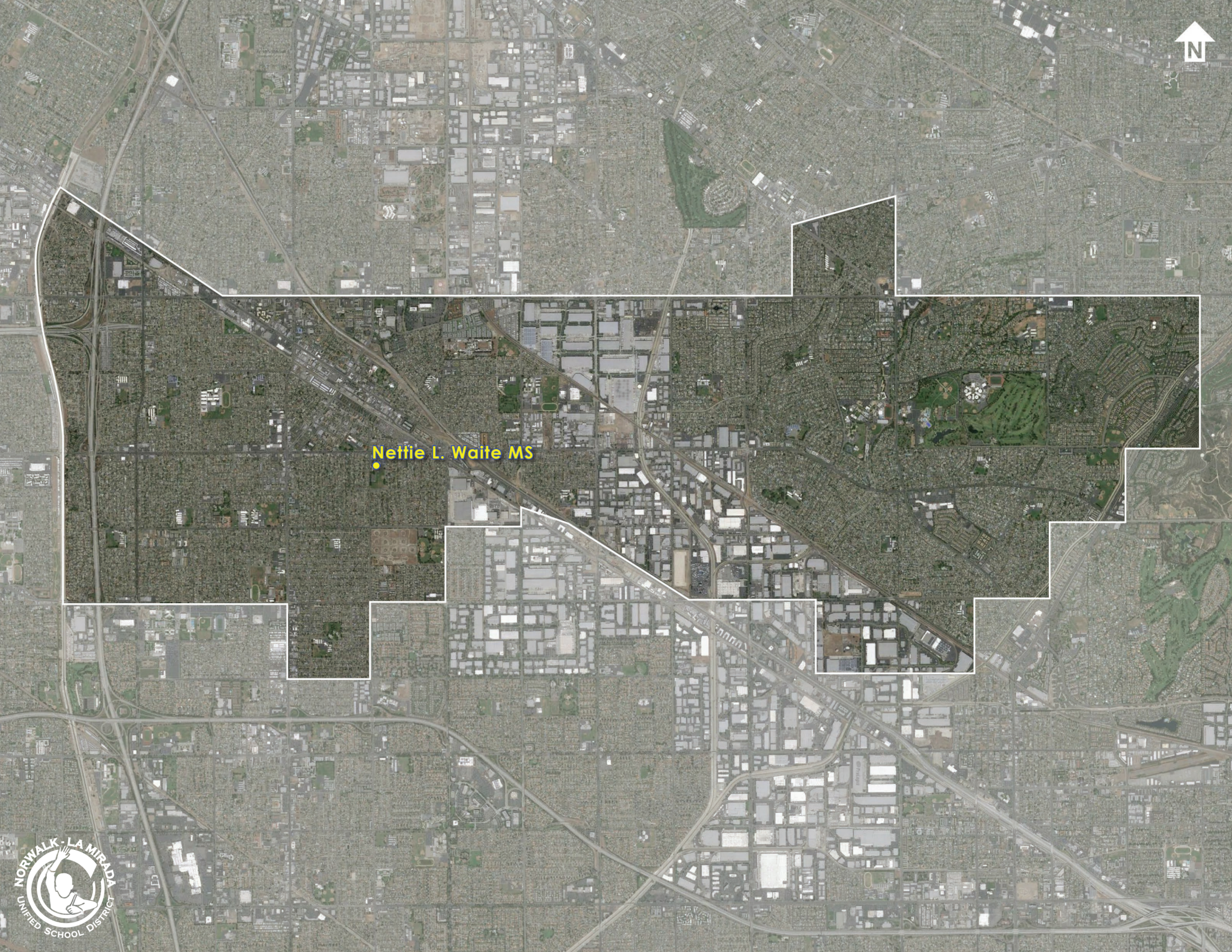


Proposed Campus Master Plan


Waite Middle School
Earth House
A Technology Pathway
Wind House
An Arts Pathway
Fire House
A Public Service Pathway


NETTIE WAITE MIDDLE SCHOOL
14320

Waite
Middle School


N
Nettie L. Waite MS
NORWALK - LA MIRADA
UNIFIED SCHOOL DISTRICT

WAITE MIDDLE SCHOOL

Phone: (562) 921-7981 | Fax: (562) 821-8114
14320 S. Norwalk Blvd., Norwalk, CA 90650

Principal: Willie Norman

Enrollment: +/- 700 students (enrollment steady)

Grade: 6,7,8

Constructed: 1948

Colors: Blue/Gold

Mascot: Panthers

Campus Description:

Waite Middle School was built in 1948. Additional classroom buildings were added to the site to accommodate the growing number of students in 1949 through 1967. There were 18 portables added in the 1990s which are still on campus today. The primary layout of the buildings consists of a finger plan with most classrooms facing east/west. The buildings are all single story.

In 2008, Waite Middle School received a modernization to all the classroom buildings. Each classroom received new paint, carpet, casework, marker boards, windows, and miscellaneous other items. Restrooms located in these buildings were also upgraded. Administration and multi-purpose spaces were not done at that time.

This campus faces four streets. Parking and drop-off occurs on several streets, with primary access to parking from Rosecrans and Norwalk Boulevard. Administration is located off of Norwalk Boulevard. The campus has 40+ foot setbacks from all streets and property lines and the playground faces three streets. The campus has a minor slope of about seven feet down toward the southwest.

Site interviews were conducted, and the following items were identified for areas of improvement: replace 18 portables with permanent construction, new staff and student restrooms, new drop-off lane on Disney Lane, expand staff work room and lounge, electrical marquee, renovate MPR and administration, upgrade play fields and irrigation system, increase curb appeal, add peep holes in doors, resurface AC paving, new technology, new site fencing and gates, new furniture.

Anticipated New Additions/Renovations

The District-Wide Facilities Master Plan anticipates that Waite Middle School may see the modernization of the multi-purpose and administration spaces thus completing the whole site modernization. In order to meet the physical fitness requirements of the state and promote a healthier lifestyle, a new 10,000 square foot fitness center is planned for this campus. The campus shall also see new security gates and fencing around the entire site. Playfields and playgrounds are to be revitalized, with adjusted irrigation systems. Full furniture replacement is scheduled to replace the 50+ year old furniture with new modern furniture that allows for flexible learning and teaching environments. A complete technology backbone upgrade along with new classroom technology devices shall be provided throughout the entire campus.

New Additions

PROJECT COSTS

Items / Description:	sf of lf	$/sf	Cost	Total Cost
Hard Construction Costs				$ 3,750,000.00
New Additions			**$ 3,750,000**	
New Fitness Center	10,000	$ 300	$ 3,000,000	
Construction Contingency		10%	$ 300,000	
Construction Supervision / Phasing / Fees		15%	$ 450,000	
Soft Project Costs				$ 817,500.00
Architectural Fees	$ 3,750,000	5.0%	$ 187,500	
Engineering Fees	$ 3,750,000	3.0%	$ 112,500	
Pre-Construction / Legal / Planning / CEQA	$ 3,750,000	2.0%	$ 75,000	
Interim Housing (per classroom per year)		$ 12,000.00	$ -	
Topo Survey / Soils Report		1	$ -	
Construction Testing / Inspection	$ 3,750,000	2.0%	$ 75,000	
Plan Check (DSA)	$ 3,750,000	1.0%	$ 37,500	
Furniture / Equipment per classroom	33	$ 10,000.00	$ 330,000	
SUBTOTAL COSTS				$ 4,567,500.00
Escalation	$ 4,567,500.00	10%		$ 456,750.00
Contingency	$ 5,024,250.00	10%		$ 502,425.00
TOTAL PROJECT COSTS				**$ 5,526,675.00**

Renovations

PROJECT COSTS

Items / Description:		Actual Bldg sq. ft	Technology sq. ft	Maint.	ADA
Hard Construction Costs				$ 2.00	$ 2.00
Existing Building Renovation					
Building A -	Administration	2,391	1,853	$ 4,782	$ 4,782
Building B -	Homemaking Classroom*	9,829	7,628		
Building C -	Classroom*	6,435	5,760		
Building D -	Library / Classroom*	6,517	5,760		
Building E -	MPR	6,186	3,362	$ 12,372	$ 12,372
Building F -	Classroom*	3,300	3,027		
Building G -	Port. Classroom*	3,200	3,200		
Building H -	Shower / Locker*	3,777	300		
Building I -	Not Used				
Building J -	Classroom*	1,904	1,904		
Building K -	Not Used				
Building L -	Classroom*	2,100	2,100		
Building M -	Classroom*	1,912	1,912		
Building N -	Port. Classroom*	2,880	2,880		
Building O -	Not Used				
Building P -	Not Used				
Building Q -	Not Used				
Gates			14		
Site Fencing			3,602		
Site Hardscape Replacement			90,428		
Playfield Refurbishment			245,963		
Parking Lot Redesign / Drop off Redesign			9,688		
Construction Contingency					
Construction Supervision / Phasing / Fees					
Soft Project Costs					
Architectural Fees					
Engineering Fees					
Pre-Construction / Legal / Planning / CEQA					
Interim Housing (per classroom per year)					
Topo Survey / Soils Report					
Construction Testing / Inspection					
Plan Check (DSA)					
SUBTOTAL COSTS					
Escalation					
Contingency					
TOTAL PROJECT COSTS					

* = square footage for spaces that only get technology, not the entire building

Flooring	Wall Fnshs	Ceiling	Cabinets	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Tech	Roofing	$/sf	Cost	Total Cost
$ 8.00	$ 7.00	$ 7.00	$ 10.00	$ 3.50	$ 7.00	$ 15.00	$ 40.00	$ 3.50	$ 15.00	$ 8.00	$ 6.50	$ 18.00			**$ 5,722,901.75**
$ 19,128	$ 16,737	$ 16,737	$ 23,910	$ 8,369	$ 16,737	$ 35,865	$ 95,640	$ 8,369	$ 35,865	$ 19,128	$ 15,542	$ 43,038	$ 152.50	$ 364,627.50	
											$ 49,582	$ 176,922	$ 23.04	$ 226,504.00	
											$ 37,440	$ 115,830	$ 23.82	$ 153,270.00	
											$ 37,440	$ 117,306	$ 23.74	$ 154,746.00	
$ 49,488	$ 43,302	$ 43,302	$ 61,860	$ 21,651	$ 43,302	$ 92,790	$ 247,440	$ 21,651	$ 92,790	$ 49,488	$ 40,209	$ 111,348	$ 152.50	$ 943,365.00	
											$ 19,676	$ 59,400	$ 23.96	$ 79,075.50	
											$ 20,800	$ 57,600	$ 24.50	$ 78,400.00	
											$ 1,950	$ 67,986	$ 18.52	$ 69,936.00	
													-		
											$ 12,376	$ 34,272	$ 24.50	$ 46,648.00	
													-		
											$ 13,650	$ 37,800	$ 24.50	$ 51,450.00	
											$ 12,428	$ 34,416	$ 24.50	$ 46,844.00	
											$ 18,720	$ 51,840	$ 24.50	$ 70,560.00	
											$ 279,812	**$ 907,758**			
													$ 1,500.00	$ 21,000.00	
													$ 175.00	$ 630,350.00	
													$ 8.00	$ 723,424.00	
													$ 3.00	$ 737,889.00	
													$ 13.00	$ 125,944.00	
														$ 4,524,033.00	
													10%	$ 452,403.30	$ 4,976,436.30
													15%	$ 746,465.45	
															$ 829,820.75
											$ 5,722,901.75		6%	$ 343,374.10	
											$ 5,722,901.75		4%	$ 228,916.07	
											$ 5,722,901.75		2%	$ 114,458.03	
													$ 0	$ -	
													$ 1	$ -	
											$ 5,722,901.75		1.5%	$ 85,843.53	
											$ 5,722,901.75		1%	$ 57,229.02	
															$ 6,552,722.50
											$ 6,552,722.50		10%		$ 655,272.25
											$ 7,207,994.75		10%		$ 720,799.47
															$ 7,928,794.22



Existing Campus

Renovation Intensity Low High

Proposed Additions

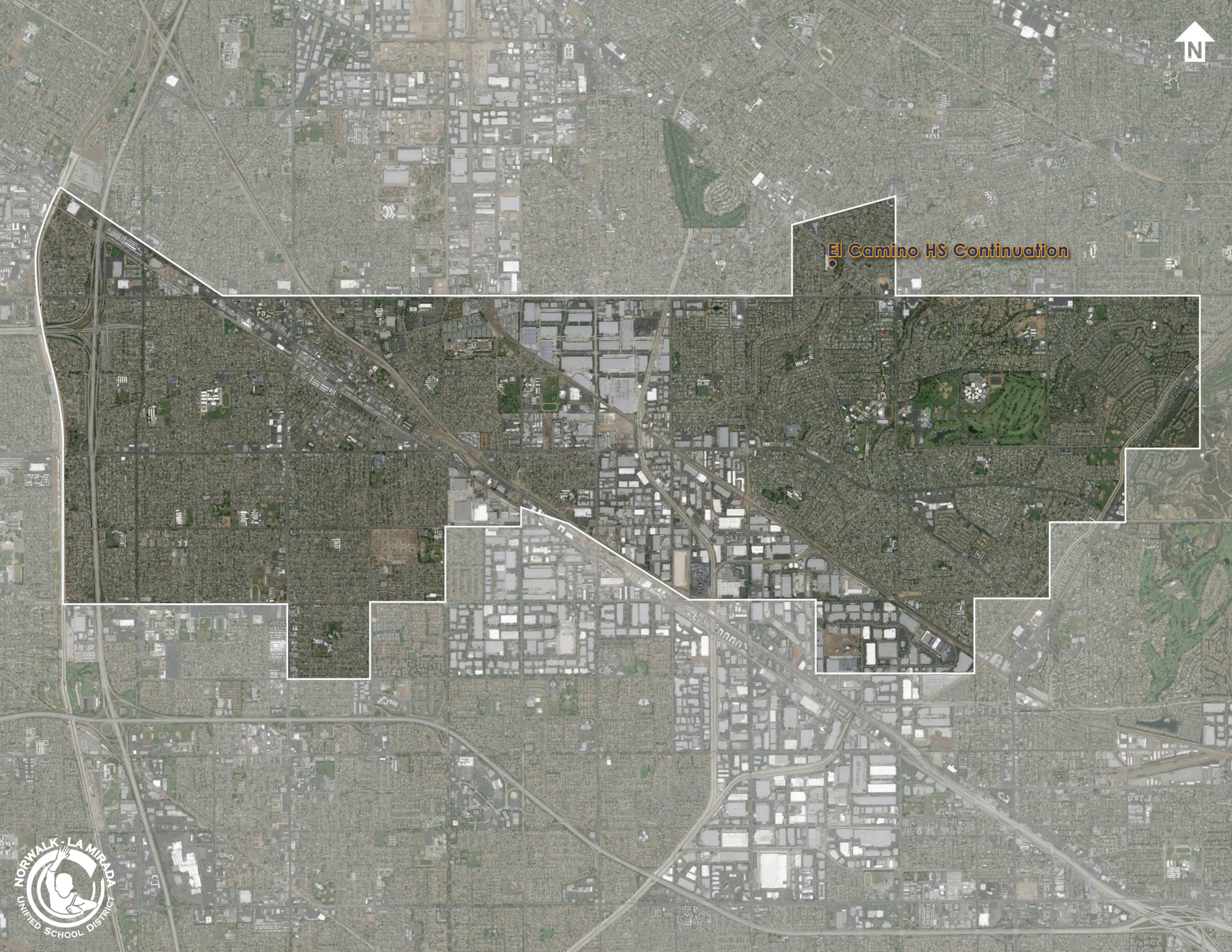


Proposed Campus Master Plan


El Camino High School



El Camino
High School


El Camino HS Continuation
N
NORWALK - LA MIRADA
UNIFIED SCHOOL DISTRICT

EL CAMINO HIGH SCHOOL

Phone: (562) 944-0033 | Fax: (562) 944-1843
14625 Keese Dr., Whittier, CA 90604

Principal: Darryl Brown

Enrollment: +/- 400 (enrollment level capped)

Grade: 9-12

Constructed: 1959

Colors: Blue/White

Mascot: Gators

Campus Description:

El Camino High School was built in 1959. The campus sits on almost 14 acres and is on a previously constructed elementary school site. Buildings are arranged in a typical finger plan with most buildings facing northeast/ southwest. The buildings are all single story. Currently there are no portables on-site.

In 2008, El Camino High School did not receive a modernization to any of the classroom buildings. Each classroom shall receive new paint, carpet, casework, marker boards, windows, and miscellaneous other items. Restrooms located in these buildings need to be upgraded. Administration and multi-purpose spaces were not done at that time either.

This campus fronts four streets and parking and drop-off occurs on two streets, Telegraph Road and Keese Drive, with primary access to parking from Telegraph Road. Administration is located off of Keese Drive. The campus has minor setbacks from the west property line and large setbacks on all other streets and property lines. Playgrounds abut three streets. The campus has a moderate slope of about 15 feet down from the northwest to the southeast.

Site interviews were conducted, and the following items were identified needing new facilities or other areas that needed improvements: Modernize the entire campus, need new weight/ fitness room, need new lunch shelters, need space for parent conferencing, new electronic marquee, need new computer labs, fix site concrete, remove incinerator, repair roofs, upgrade playground and irrigation, better fencing around entire site, upgrade furniture, upgrade technology, resurface AC paving, and provide better security lockdown items.

Anticipated New Additions/Renovations

The District-Wide Facilities Master Plan anticipates that El Camino High School may see a complete modernization of the entire buildings on campus. The campus shall also see new security gates and fencing around the entire site. Playfields and playgrounds are to be revitalized, with adjusted irrigation systems. Full furniture replacement is scheduled to replace the 50+ year old furniture with new modern furniture that allows for flexible learning and teaching environments. A complete technology backbone upgrade along with new classroom technology devices shall be provided throughout the entire campus.

New Additions

PROJECT COSTS

Items / Description:	sf of lf	$/sf	Cost	Total Cost
Hard Construction Costs				$ -
New Additions			$ -	
Construction Contingency		10%	$ -	
Construction Supervision / Phasing / Fees		15%	$ -	
Soft Project Costs				$ 230,000.00
Architectural Fees	$ -	5.0%	$ -	
Engineering Fees	$ -	3.0%	$ -	
Pre-Construction / Legal / Planning / CEQA	$ -	2.0%	$ -	
Interim Housing (per classroom per year)		$ 12,000.00	$ -	
Topo Survey / Soils Report		1	$ -	
Construction Testing / Inspection	$ -	2.0%	$ -	
Plan Check (DSA)	$ -	1.0%	$ -	
Furniture / Equipment per classroom	23	$ 10,000.00	$ 230,000	
SUBTOTAL COSTS				$ 230,000.00
Escalation	$ 230,000.00	10%		$ 23,000.00
Contingency	$ 253,000.00	10%		$ 25,300.00
TOTAL PROJECT COSTS				**$ 278,300.00**

Renovations

PROJECT COSTS

Items / Description:				Maint.	ADA
Hard Construction Costs				$ 2.00	$ 2.00
Existing Building Renovation		**Actual Bldg sq. ft**	**Technology sq. ft**		
Building A -	Administration	2,826	2,414	$ 5,652	$ 5,652
Building B -	MPR / Kitchen	5,117	4,620	$ 10,234	$ 10,234
Building C -	Classroom	4,320	1,920	$ 8,640	$ 8,640
Building D -	Classroom	4,328	3,840	$ 8,656	$ 8,656
Building E -	Classroom	4,328	3,840	$ 8,656	$ 8,656
Building F -	Classroom	4,328	3,840	$ 8,656	$ 8,656
Building G -	Classroom	4,328	3,840	$ 8,656	$ 8,656
Building H -	Classroom	4,800	3,840	$ 9,600	$ 9,600
Building I -	Not Used				
Building J -	Classroom	4,328	3,840	$ 8,656	$ 8,656
Building K -	Not Used				
Building L -	Not Used				
Building M -	Not Used				
Building N -	Not Used				
Building O -	Not Used				
Building P -	Not Used				
Building Q -	Not Used				
Gates			12		
Site Fencing			3,006		
Site Hardscape Replacement			60,869		
Playfield Refurbishment			168,904		
Parking Lot Redesign / Drop off Redesign					
Construction Contingency					
Construction Supervision / Phasing / Fees					
Soft Project Costs					
Architectural Fees					
Engineering Fees					
Pre-Construction / Legal / Planning / CEQA					
Interim Housing (per classroom per year)					
Topo Survey / Soils Report					
Construction Testing / Inspection					
Plan Check (DSA)					
SUBTOTAL COSTS					
Escalation					
Contingency					
TOTAL PROJECT COSTS					

* = square footage for spaces that only get technology, not the entire building

Flooring	Wall Fnshs	Ceiling	Cabinets	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Tech	Roofing		$/sf	Cost	Total Cost
$ 8.00	$ 7.00	$ 7.00	$ 10.00	$ 3.50	$ 7.00	$ 15.00	$ 40.00	$ 3.50	$ 15.00	$ 8.00	$ 6.50	$ 18.00				$ 9,356,335.95
$ 22,608	$ 19,782	$ 19,782	$ 28,260	$ 9,891	$ 19,782	$ 42,390	$ 113,040	$ 9,891	$ 42,390	$ 22,608	$ 15,691	$ 50,868		$ 151.55	$ 428,287.00	
$ 40,936	$ 35,819	$ 35,819	$ 51,170	$ 17,910	$ 35,819	$ 76,755	$ 204,680	$ 17,910	$ 76,755	$ 40,936	$ 30,030	$ 92,106		$ 151.87	$ 777,112.00	
$ 34,560	$ 30,240	$ 30,240	$ 43,200	$ 15,120	$ 30,240	$ 64,800	$ 172,800	$ 15,120	$ 64,800	$ 34,560	$ 12,480	$ 77,760		$ 148.89	$ 643,200.00	
$ 34,624	$ 30,296	$ 30,296	$ 43,280	$ 15,148	$ 30,296	$ 64,920	$ 173,120	$ 15,148	$ 64,920	$ 34,624	$ 24,960	$ 77,904		$ 151.77	$ 656,848.00	
$ 34,624	$ 30,296	$ 30,296	$ 43,280	$ 15,148	$ 30,296	$ 64,920	$ 173,120	$ 15,148	$ 64,920	$ 34,624	$ 24,960	$ 77,904		$ 151.77	$ 656,848.00	
$ 34,624	$ 30,296	$ 30,296	$ 43,280	$ 15,148	$ 30,296	$ 64,920	$ 173,120	$ 15,148	$ 64,920	$ 34,624	$ 24,960	$ 77,904		$ 151.77	$ 656,848.00	
$ 34,624	$ 30,296	$ 30,296	$ 43,280	$ 15,148	$ 30,296	$ 64,920	$ 173,120	$ 15,148	$ 64,920	$ 34,624	$ 24,960	$ 77,904		$ 151.77	$ 656,848.00	
$ 38,400	$ 33,600	$ 33,600	$ 48,000	$ 16,800	$ 33,600	$ 72,000	$ 192,000	$ 16,800	$ 72,000	$ 38,400	$ 24,960	$ 86,400		$ 151.20	$ 725,760.00	
$ 34,624	$ 30,296	$ 30,296	$ 43,280	$ 15,148	$ 30,296	$ 64,920	$ 173,120	$ 15,148	$ 64,920	$ 34,624	$ 24,960	$ 77,904		$ 151.77	$ 656,848.00	
											$ 207,961	$ 696,654				
														$ 1,500.00	$ 18,000.00	
														$ 175.00	$ 526,050.00	
														$ 8.00	$ 486,952.00	
														$ 3.00	$ 506,712.00	
														$ 13.00	$ -	
															$ 7,396,313.00	
														10%	$ 739,631.30	$ 8,135,944.30
														15%	$ 1,220,391.65	
																$ 1,356,668.71
											$ 9,356,335.95			6%	$ 561,380.16	
											$ 9,356,335.95			4%	$ 374,253.44	
											$ 9,356,335.95			2%	$ 187,126.72	
														$ 0	$ -	
														$ 1	$ -	
											$ 9,356,335.95			1.5%	$ 140,345.04	
											$ 9,356,335.95			1%	$ 93,563.36	
																$ 10,713,004.66
											$ 10,713,004.66			10%		$ 1,071,300.47
											$ 11,784,305.12			10%		$ 1,178,430.51
																$ 12,962,735.64



Existing Campus

Renovation Intensity Low High

Proposed Additions

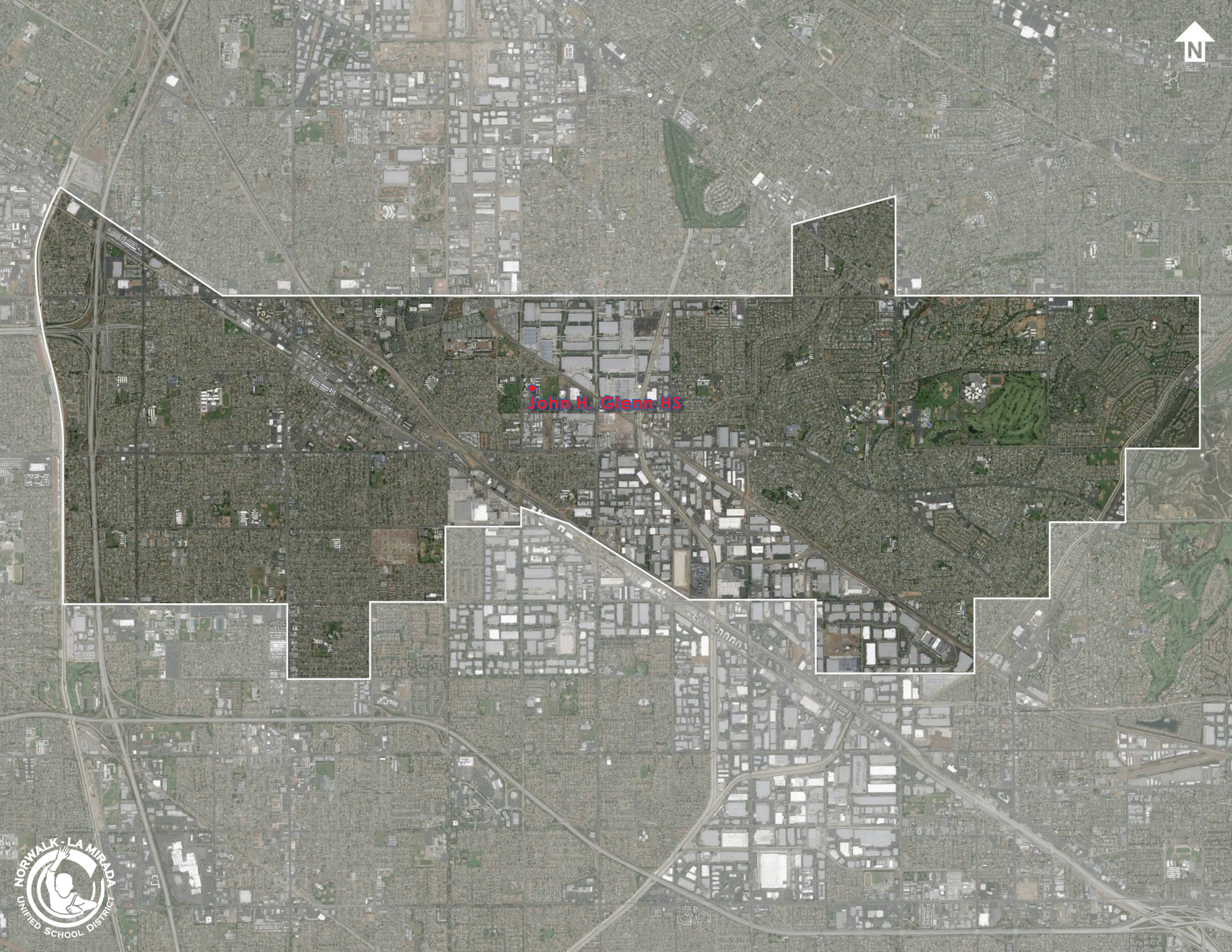


Proposed Campus Master Plan


JGHS
Soaring to New Heights
JOHN GLENN HIGH SCHOOL


JOHN GLENN
HIGH SCHOOL
9:28 AM
JOHN GLENN HIGH SCHOOL

Glenn
High School


N
John H. Glenn HS
NORWALK - LA MIRADA
UNIFIED SCHOOL DISTRICT

GLENN HIGH SCHOOL

Phone: (562) 868-0431 | Fax: (562) 802-1596
13520 Shoemaker Ave., Norwalk, CA 90650

Principal: Greg Puccia

Enrollment: +/- 1,350

Grade: 9-12

Constructed: 1961

Colors: Blue/Red

Mascot: Eagles

Campus Description:

John Glenn High School was built in 1961. The campus sits on almost 26 acres with buildings arranged with a double courtyard system for core classes, and a finger plan for vocational and science departments. The buildings are all mostly single story. Currently there are no portables on-site.

In 2008, John Glenn High School received a modernization to all the classroom buildings. Each classroom received new paint, carpet, casework, marker boards, windows, and miscellaneous other items. Restrooms located in these buildings were also upgraded. Administration spaces were not done at that time, but MPR received minor upgrades.

This campus faces two streets and is surrounded by industrial type buildings on the other two fronts. Parking and drop-off occurs on both streets, Shoemaker Avenue and Foster Road, with primary access to parking from Shoemaker Avenue. Administration is located off of Shoemaker. The campus has 40+ foot setbacks from all streets and property lines and the playground faces only Foster Road. The campus has a minor slope of about four feet down from the center of campus outward in most directions.

Site interviews were conducted, and the following items were identified as needing new facilities or areas that needed improvements: need a new visual and performing arts building, need more covered lunch structures, a new weight room, new career tech facilities (shops), lighting for tennis courts, update track and field, upgrade restrooms, air conditioning in MPR, minor office improvements, add sinks back into classrooms, fix site concrete, fix site drainage system, improve fields and irrigation, new fencing and gates, new technology, upgrade locker rooms, need heat in girls' locker rooms, new stage curtains, resolve pest problem, need sinks in art rooms, upgrade alarm system, more control over HVAC, and the site needs a face lift. The concern is that the campus looks exactly the same as it did 30 years ago, and better curb appeal is requested.

Anticipated New Additions/Renovations

The District-Wide Facilities Master Plan anticipates that John Glenn High School may see the addition of a new Multi-media building and a new stadium. Modernizations to the MPR, Administration, gymnasium, and locker rooms will be completed. The campus shall also see new security gates and fencing around the entire site. Playfields and playgrounds are to be revitalized, with adjusted irrigation systems. Full furniture replacement is scheduled to replace the 50+ year old furniture with new modern furniture that allows for flexible learning and teaching environments. A complete technology backbone upgrade along with new classroom technology devices shall be provided throughout the entire campus.

New Additions

PROJECT COSTS

Items / Description:	sf of lf	$/sf	Cost	Total Cost
Hard Construction Costs				$ 23,156,250.00
New Additions			**$ 23,156,250**	
New Multi-Media Building / PA	21,750	$ 300	$ 6,525,000	
New Stadium (lump sum)***	1	$ 12,000,000	$ 12,000,000	
Construction Contingency		10%	$ 1,852,500	
Construction Supervision / Phasing / Fees		15%	$ 2,778,750	
Soft Project Costs				$ 3,680,312.50
Architectural Fees	$ 23,156,250	5.0%	$ 1,157,813	
Engineering Fees	$ 23,156,250	3.0%	$ 694,688	
Pre-Construction / Legal / Planning / CEQA	$ 23,156,250	2.0%	$ 463,125	
Interim Housing (per classroom per year)		$ 12,000.00	$ -	
Topo Survey / Soils Report		1	$ -	
Construction Testing / Inspection	$ 23,156,250	2.0%	$ 463,125	
Plan Check (DSA)	$ 23,156,250	1.0%	$ 231,563	
Furniture / Equipment per classroom	67	$ 10,000.00	$ 670,000	
SUBTOTAL COSTS		10%		$ 26,836,562.50
		10%		
Escalation	$ 26,836,563	9%		$ 2,415,290.63
Contingency	$ 29,251,853	5%		$ 1,462,592.66
TOTAL PROJECT COSTS				**$ 30,714,445.78**

*** Stadium includes - new track and artifical turf field, grandstand bleachers for both home and visitors, concession buildings, teams buildings

Renovations

PROJECT COSTS

Items / Description:		Actual Bldg sq. ft	Technology sq. ft	Maint.	ADA
Hard Construction Costs				$ 2.00	$ 2.00
Existing Building Renovation					
Building A -	Administration	7,222	5,184	$ 14,444	$ 14,444
Building B -	Admin. / Classroom*	9,202	7,367		
Building C -	MPR / Kitchen	15,463	9,572	$ 30,926	$ 30,926
Building D -	Classroom*	9,202	7,725		
Building E -	Library*	4,880	3,589		
Building F -	Classroom*	9,156	8,405		
Building G -	Classroom*	9,557	8,663		
Building H -	Shop*	9,856	7,492		
Building I -	Not Used				
Building J -	Technology*	7,073	8,473		
Building K -	Science*	9,038	7,297		
Building L -	Arts Classrooms*	9,516	8,799		
Building M -	Shower / Locker*	6,621	1,074	$ 13,242	$ 13,242
Building N -	Gym*	21,633	17,264	$ 43,266	$ 43,266
Building P -	Shower / Locker*	6,091	1,392	$ 12,182	$ 12,182
Building R -	Reloc. Pass Center*	1,920	1,920		
Building S -	Classroom*	9,202	7,469		
Building T -	Utility*	745	-		
Building U -	Weight Rm*	960	960		
Gates			16		
Site Fencing			5,078		
Site Hardscape Replacement			105,955		
Playfield Refurbishment			795,559		
Parking Lot Redesign / Drop off Redesign					
Construction Contingency					
Construction Supervision / Phasing / Fees					
Soft Project Costs					
Architectural Fees					
Interim Housing (per classroom per year)					
Pre-Construction / Legal / Planning / CEQA					
Interium Housing (per classroom per year)					
Topo Survey / Soils Report					
Construction Testing / Inspection					
Plan Check (DSA)					
SUBTOTAL COSTS					
Escalation					
Contingency					
TOTAL PROJECT COSTS					

* = square footage for spaces that only get technology, not the entire building

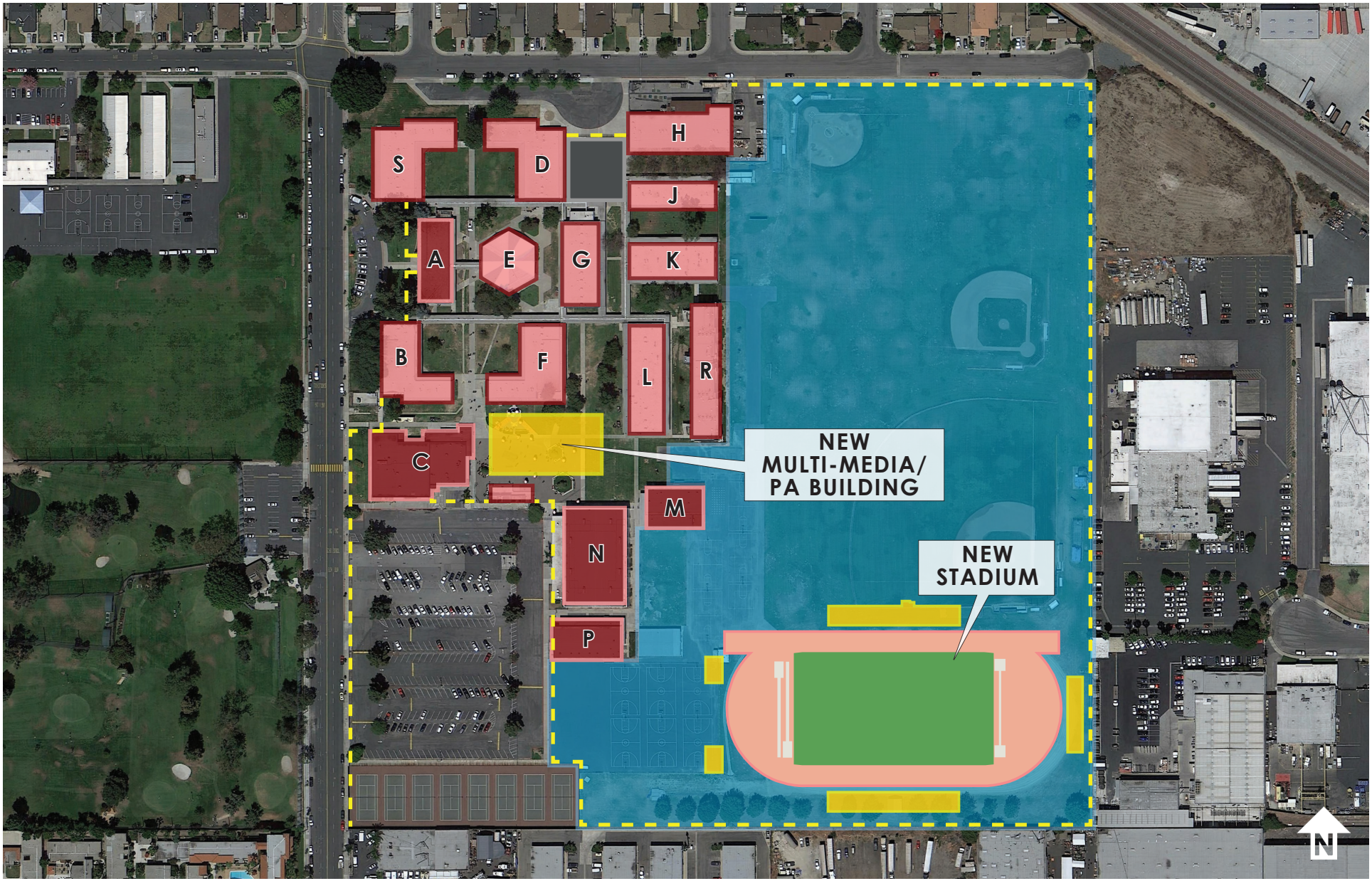
Flooring	Wall Fnshs	Ceiling	Cabinets	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Tech	Roofing		$/sf	Cost	Total Cost
$ 8.00	$ 7.00	$ 7.00	$ 10.00	$ 3.50	$ 7.00	$ 15.00	$ 40.00	$ 3.50	$ 15.00	$ 8.00	$ 6.50	$ 18.00				**$ 18,514,175.68**
$ 57,776	$ 50,554	$ 50,554	$ 72,220	$ 25,277	$ 50,554	$ 108,330	$ 288,880	$ 25,277	$ 108,330	$ 57,776	$ 33,696	$ 129,996		$ 150.67	$ 1,088,108.00	
											$ 47,886			$ 5.20	$ 47,885.50	
$ 123,704	$ 108,241	$ 108,241	$ 154,630	$ 54,121	$ 108,241	$ 231,945	$ 618,520	$ 54,121	$ 231,945	$ 123,704	$ 62,218	$ 278,334		$ 150.02	$ 2,319,816.00	
											$ 50,213	$ 165,636		$ 23.46	$ 215,848.50	
											$ 23,329	$ 87,840		$ 22.78	$ 111,168.50	
											$ 54,633	$ 164,808		$ 23.97	$ 219,440.50	
											$ 56,310	$ 172,026		$ 23.89	$ 228,335.50	
											$ 48,698	$ 177,408		$ 22.94	$ 226,106.00	
														-		
											$ 55,075	$ 127,314		$ 25.79	$ 182,388.50	
											$ 47,431	$ 162,684		$ 23.25	$ 210,114.50	
											$ 57,194	$ 171,288		$ 24.01	$ 228,481.50	
$ 52,968	$ 46,347	$ 46,347	$ 66,210	$ 23,174	$ 46,347	$ 99,315	$ 264,840	$ 23,174	$ 99,315	$ 52,968	$ 6,981	$ 119,178		$ 147.05	$ 973,647.00	
$ 173,064	$ 151,431	$ 151,431	$ 216,330	$ 75,716	$ 151,431	$ 324,495	$ 865,320	$ 75,716	$ 324,495	$ 173,064	$ 112,216	$ 389,394		$ 151.19	$ 3,270,634.00	
$ 48,728	$ 42,637	$ 42,637	$ 60,910	$ 21,319	$ 42,637	$ 91,365	$ 243,640	$ 21,319	$ 91,365	$ 48,728	$ 9,048	$ 109,638		$ 147.49	$ 898,334.00	
											$ 12,480			$ 6.50	$ 12,480.00	
											$ 48,549	$ 165,636		$ 23.28	$ 214,184.50	
											$ 4,843	$ 13,410		$ 24.50	$ 18,252.50	
											$ 6,240	$ 17,280		$ 24.50	$ 23,520.00	
											$ 737,035	**$ 2,451,870**				
														$ 1,500.00	$ 24,000.00	
														$ 175.00	$ 888,650.00	
														$ 8.00	$ 847,640.00	
														$ 3.00	$ 2,386,677.00	
														$ 13.00	$ -	
															$ 14,635,712.00	
														10%	$ 1,463,571.20	$ 16,099,283.20
														15%	$ 2,414,892.48	
																$ 3,795,406.01
												$ 18,514,175.68		6%	$ 1,110,850.54	
												$ 18,514,175.68		10%	$ 1,851,417.57	
												$ 18,514,175.68		2%	$ 370,283.51	
														$ 12,000	$ -	
														$ 1	$ -	
												$ 18,514,175.68		1.5%	$ 277,712.64	
												$ 18,514,175.68		1%	$ 185,141.76	
																$ 22,309,581.69
												$ 22,309,581.69		10%		$ 2,230,958.17
												$ 24,540,539.86		10%		$ 2,454,053.99
																$ 26,994,593.85



Existing Campus

Renovation Intensity Low High

Proposed Additions

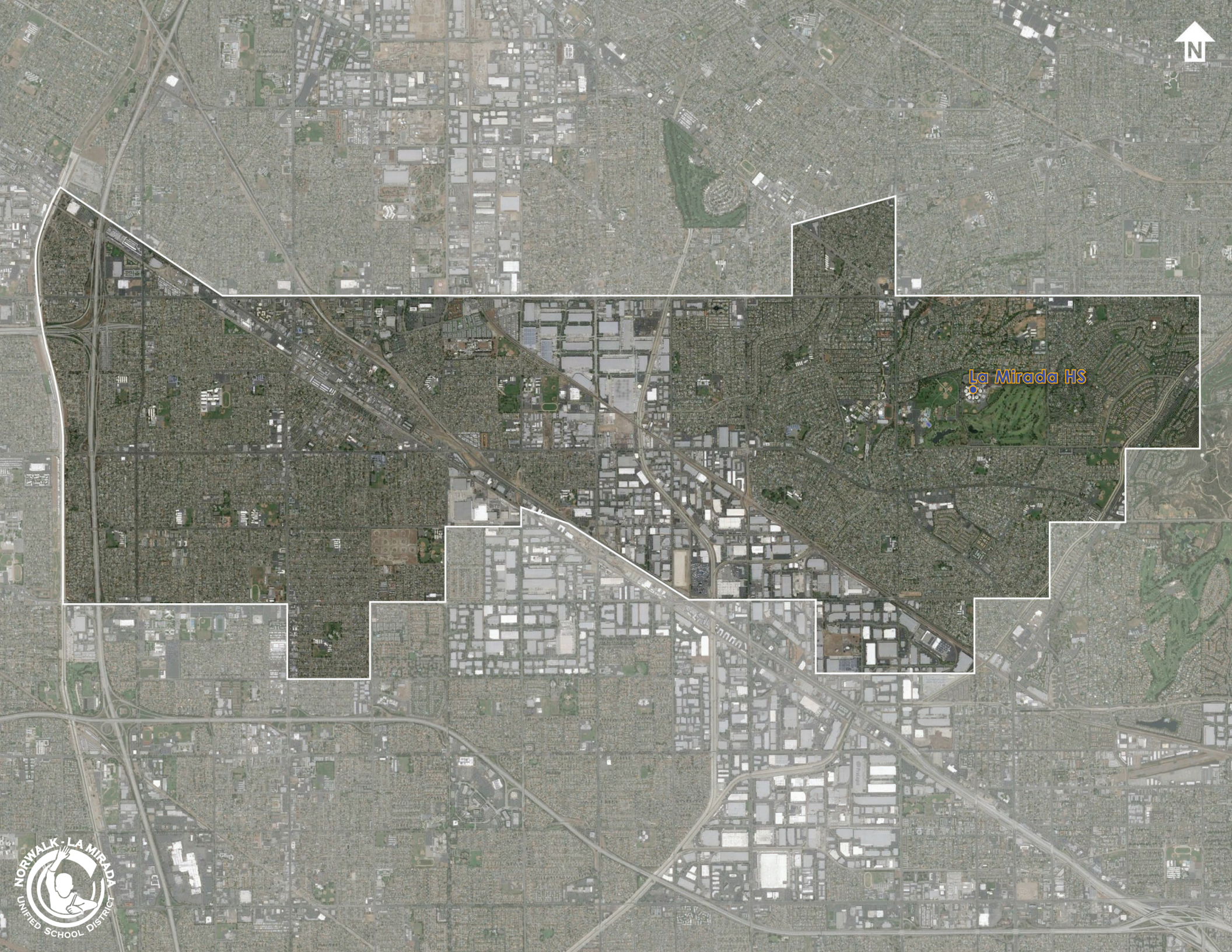


Proposed Campus Master Plan


LA MIRADA
MATADORES


NO
PARKING
ANY
TIME

La Mirada
High School


N
La Mirada HS
NORWALK - LA MIRADA
UNIFIED SCHOOL DISTRICT

LA MIRADA HIGH SCHOOL

Phone: (562) 868-0431 | Fax: (562) 943-7872
13520 Adelfa Dr., La Mirada, CA 90638

Principal: Bill Seals

Enrollment: +/- 2,200 (enrollment steady)

Grade: 9-12

Constructed: 1969

Colors: Blue/Gold

Mascot: Matadors

Campus Description:

La Mirada High School was built in 1969. The campus sits on almost 39 acres with buildings arranged in a hexagonal pattern with all buildings radiating outward from the center. The buildings are all single story. Currently there are six portables on-site.

In 2008, La Mirada High School received a modernization to all the classroom buildings. Each classroom received new paint, carpet, casework, marker boards, windows, and miscellaneous other items. Restrooms located in these buildings were also upgraded. Administration and multi-purpose spaces were not done at that time.

This campus faces two streets and is near a large golf course to the south. Parking and drop-off occurs on both streets, Adelfa Drive and Foster Road, with primary access to parking from Foster Road. Administration is located off of Adelfa Drive. The campus has 40+ foot setbacks from all streets and property lines and the playground faces both streets. The back side of the site is along the La Mirada Golf Course. The campus has a large slope of about 25 feet down from the northeast to the southwest. Unlike most high school sites in the District, La Mirada has a track and field with stadium bleachers.

Site interviews were conducted, and the following items were identified needing new facilities or other areas that needed improvements: New football stadium, new theater with 700 seats, gymnasium lobby, weight room, more storage spaces, lunch shelter, electronic marquee, covered walkways between buildings, modernize spaces (MPR, gym, locker rooms), upgrade culinary arts, classroom casework, more computer labs, repair HVAC, upgrade irrigation and playfields, parking lighting, fix sidewalks, resurface blacktop, technology upgrades, new furniture, and upgrade security systems.

Anticipated New Additions/Renovations

The District-Wide Facilities Master Plan anticipates that La Mirada High School may see the addition of a new Multi-media building and renovations of the stadium. The MPR, gymnasium, and locker rooms shall be modernized. The campus shall also see new security gates and fencing around the entire site. Playfields and playgrounds are to be revitalized, with adjusted irrigation systems. Full furniture replacement is scheduled to replace the old furniture with new modern furniture. A complete technology backbone upgrade along with new classroom technology devices shall be provided throughout the entire campus.

New Additions

PROJECT COSTS

Items / Description:	sf of lf	$/sf	Cost	Total Cost
Hard Construction Costs				$ 14,406,250.00
New Additions			**$ 14,406,250**	
New Multi-Media Building / PA	21,750	$ 300	$ 6,525,000	
Stadium Upgrade	1	$ 5,000,000	$ 5,000,000	
Construction Contingency		10%	$ 1,152,500	
Construction Supervision / Phasing / Fees		15%	$ 1,728,750	
Soft Project Costs				$ 2,622,812.50
Architectural Fees	$ 14,406,250	5.0%	$ 720,313	
Engineering Fees	$ 14,406,250	3.0%	$ 432,188	
Pre-Construction / Legal / Planning / CEQA	$ 14,406,250	2.0%	$ 288,125	
Interim Housing (per classroom per year)		$ 12,000.00	$ -	
Topo Survey / Soils Report		1	$ -	
Construction Testing / Inspection	$ 14,406,250	2.0%	$ 288,125	
Plan Check (DSA)	$ 14,406,250	1.0%	$ 144,063	
Furniture / Equipment per classroom	75	$ 10,000.00	$ 750,000	
SUBTOTAL COSTS		10%		$ 17,029,062.50
		10%		
Escalation	$ 17,029,062.50	9%		$ 1,532,615.63
Contingency	$ 18,561,678.13	5%		$ 928,083.91
TOTAL PROJECT COSTS				**$ 19,489,762.03**

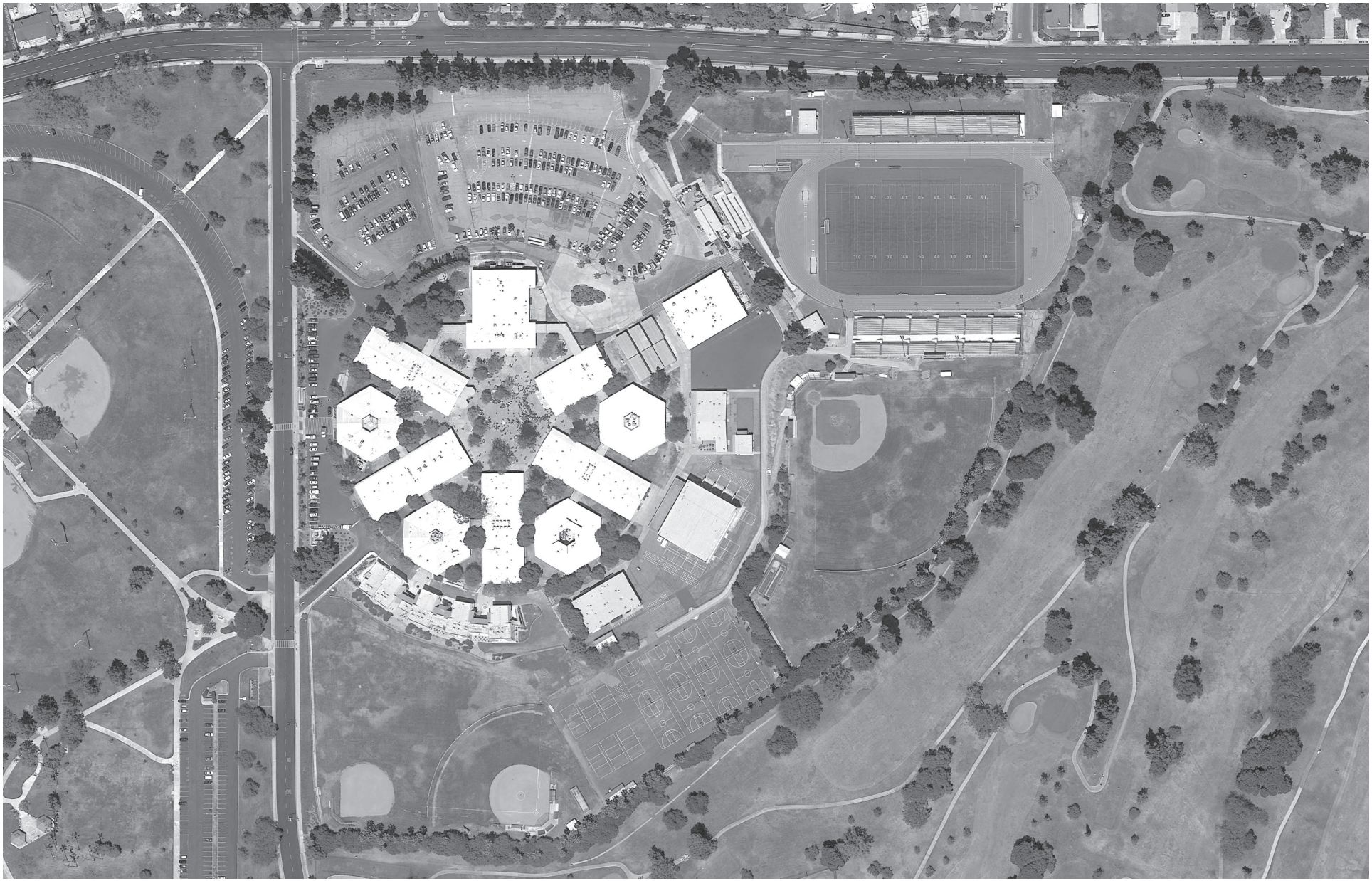
Renovations

PROJECT COSTS

Items / Description:		Actual Bldg sq. ft	Technology sq. ft	Maint.	ADA
Hard Construction Costs				$ 2.00	$ 2.00
Existing Building Renovation					
Building A+B	Classroom*	11,310	8,790		
Building C+D	Classroom*	12,599	10,017		
Building E+F	Classroom*	12,210	9,502		
Building G+H	Classroom*	12,630	11,890		
Building I+J	Classroom*	7,766	5,858		
Building K -	Administration*	8,306	6,297		
Building L -	Science*	9,664	8,840		
Building M -	Home Econ.*	8,762	8,221		
Building N -	Lib. / Drama / Classroom*	8,836	8,306		
Building O -	Shower / Locker*	7,982	1,465	$ 15,964	$ 15,964
Building P -	Shower / Locker*	6,120	1,147	$ 12,240	$ 12,240
Building Q -	Gymnasium *	13,756	12,149	$ 27,512	$ 27,512
Building R -	Shop Classroom*	10,109	8,479		
Building S -	Utility	2,540			
Building T -	MPR	17,308	9,723	$ 34,616	$ 34,616
Building U -	Pass Center*	1,152	1,152		
Building V -	Concession / RR*	832	264		
Building W	Concession / RR*	832	264		
Building X -	Weight Rm.*	2,800	2,800		
Gates			16		
Site Fencing			5,441		
Site Hardscape Replacement			140,149		
Playfield Refurbishment			455,821		
Parking Lot Redesign / Drop off Redesign					
Construction Contingency					
Construction Supervision / Phasing / Fees					
Soft Project Costs					
Architectural Fees					
Interim Housing (per classroom per year)					
Pre-Construction / Legal / Planning / CEQA					
Interium Housing (per classroom per year)					
Topo Survey / Soils Report					
Construction Testing / Inspection					
Plan Check (DSA)					
SUBTOTAL COSTS					
Escalation					
Contingency					
TOTAL PROJECT COSTS					

* = square footage for spaces that only get technology, not the entire building

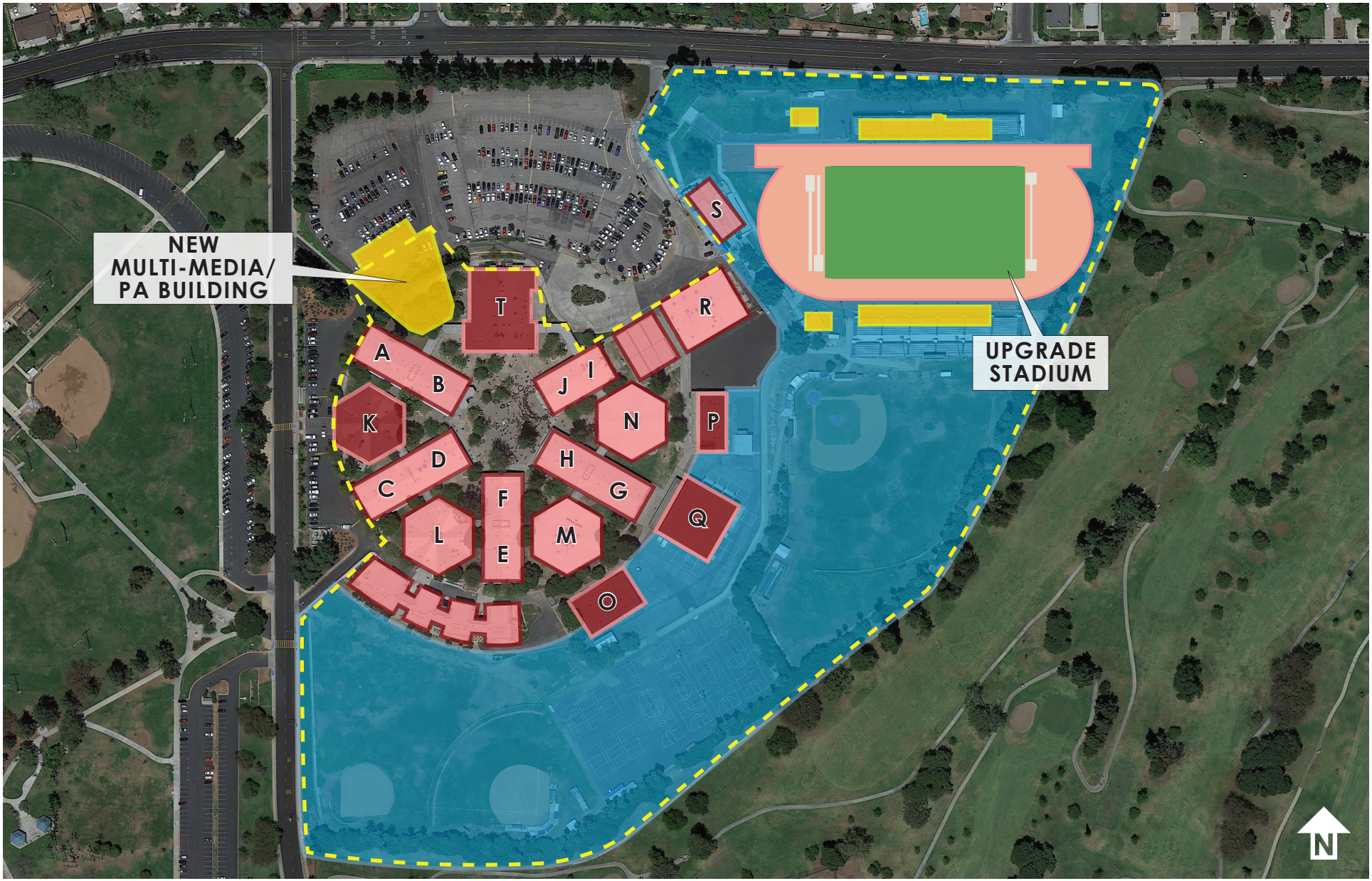
Flooring	Wall Fnshs	Ceiling	Cabinets	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Tech	Roofing	$/sf	Cost	Total Cost
$ 8.00	$ 7.00	$ 7.00	$ 10.00	$ 3.50	$ 7.00	$ 15.00	$ 40.00	$ 3.50	$ 15.00	$ 8.00	$ 6.50	$ 18.00			**$ 16,246,646.10**
											$ 57,135	$ 203,580	$ 23.05	$ 260,715.00	
											$ 65,111	$ 226,782	$ 23.17	$ 291,892.50	
											$ 61,763	$ 219,780	$ 23.06	$ 281,543.00	
											$ 77,285	$ 227,340	$ 24.12	$ 304,625.00	
											$ 38,077	$ 139,788	$ 22.90	$ 177,865.00	
											$ 40,931	$ 149,508	$ 22.93	$ 190,438.50	
											$ 57,460	$ 173,952	$ 23.95	$ 231,412.00	
											$ 53,437	$ 157,716	$ 24.10	$ 211,152.50	
											$ 53,989	$ 159,048	$ 24.11	$ 213,037.00	
$ 63,856	$ 55,874	$ 55,874	$ 79,820	$ 27,937	$ 55,874	$ 119,730	$ 319,280	$ 27,937	$ 119,730	$ 63,856	$ 9,523	$ 143,676	$ 147.19	$ 1,174,894.50	
$ 48,960	$ 42,840	$ 42,840	$ 61,200	$ 21,420	$ 42,840	$ 91,800	$ 244,800	$ 21,420	$ 91,800	$ 48,960	$ 7,456	$ 110,160	$ 147.22	$ 900,975.50	
$ 110,048	$ 96,292	$ 96,292	$ 137,560	$ 48,146	$ 96,292	$ 206,340	$ 550,240	$ 48,146	$ 206,340	$ 110,048	$ 78,969	$ 247,608	$ 151.74	$ 2,087,344.50	
											$ 55,114	$ 181,962	$ 23.45	$ 237,075.50	
											$ -	$ 45,720	$ 18.00	$ 45,720.00	
$ 138,464	$ 121,156	$ 121,156	$ 173,080	$ 60,578	$ 121,156	$ 259,620	$ 692,320	$ 60,578	$ 259,620	$ 138,464	$ 112,502	$ 311,544	$ 152.50	$ 2,639,470.00	
											$ 7,488	$ 20,736	$ 24.50	$ 28,224.00	
											$ 1,716	$ 14,976	$ 20.06	$ 16,692.00	
											$ 1,716	$ 14,976	$ 20.06	$ 16,692.00	
											$ 18,200	$ 50,400	$ 24.50	$ 68,600.00	
											$ 797,869	**$ 2,799,252**			
													$ 1,500.00	$ 24,000.00	
													$ 175.00	$ 952,175.00	
													$ 8.00	$ 1,121,192.00	
													$ 3.00	$ 1,367,463.00	
													$ 13.00	$ -	
														$ 12,843,198.50	
													10%	$ 1,284,319.85	$ 14,127,518.35
													15%	$ 2,119,127.75	
															$ 3,330,562.45
											$ 16,246,646.10		6%	$ 974,798.77	
											$ 16,246,646.10		10%	$ 1,624,664.61	
											$ 16,246,646.10		2%	$ 324,932.92	
													$ 12,000	$ -	
													$ 1	$ -	
											$ 16,246,646.10		1.5%	$ 243,699.69	
											$ 16,246,646.10		1%	$ 162,466.46	
															$ 19,577,208.55
											$ 19,577,208.55		10%		$ 1,957,720.86
											$ 21,534,929.41		10%		$ 2,153,492.94
															$ 23,688,422.35



Existing Campus

Renovation Intensity Low High

Proposed Additions

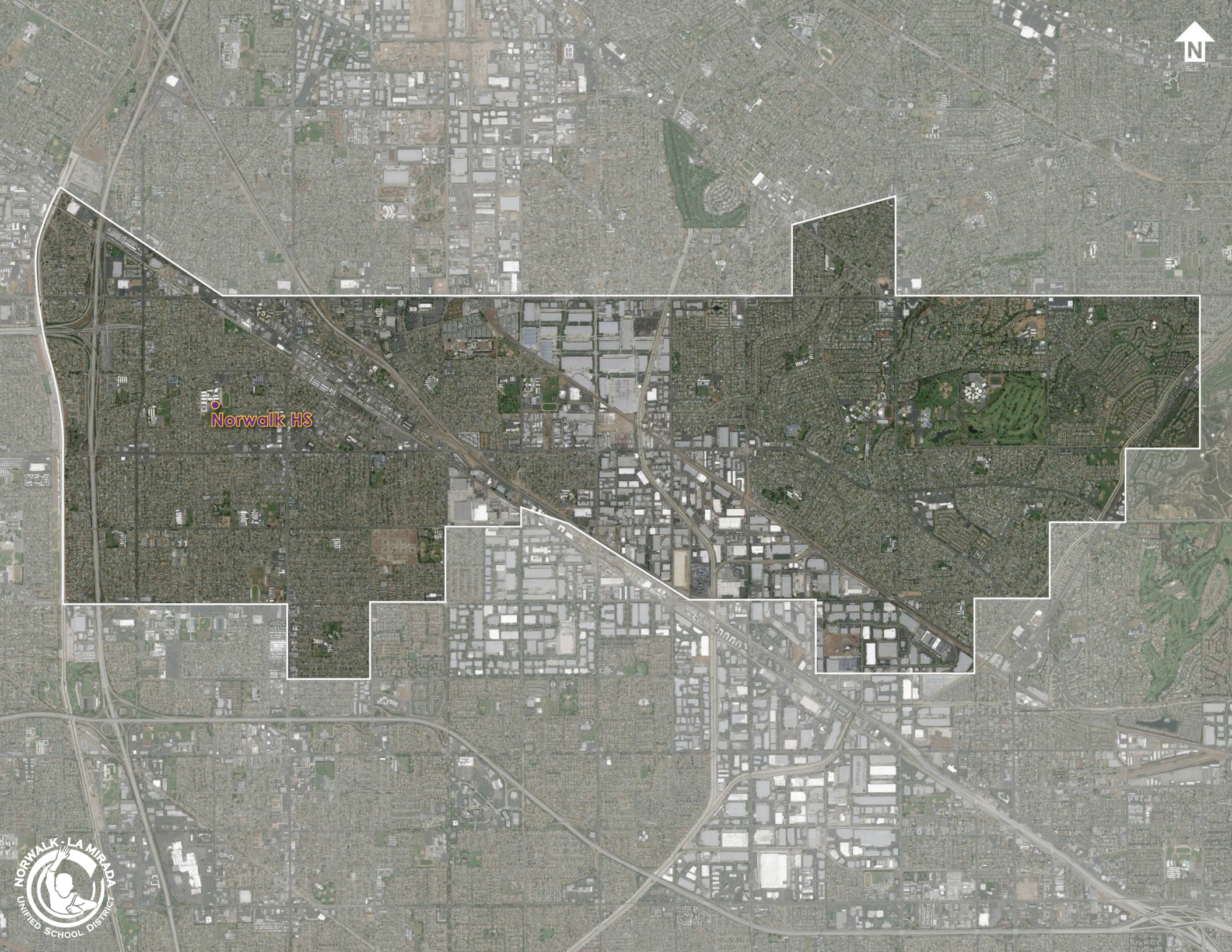


Proposed Campus Master Plan




NORWALK HIGH SCHOOL
LANCERS
BACK TO SCHOOL NIGHT 6 730PM OCT3
CLUB FAIR 5PM
530 TO 600 PTSA
FOOTBALL GAME VS MAYFAIR
AWAY AT 7PM
© 2013 Google

Norwalk
High School


N
Norwalk HS
NORWALK - LA MIRADA
UNIFIED SCHOOL DISTRICT

NORWALK HIGH SCHOOL

Phone: (562) 868-0431 | Fax: (562) 864-0796
11356 E. Leffingwell Rd., Norwalk, CA 90650

Principal: Ryan Smith

Enrollment: +/- 1,980 (slight decrease)

Grade: 9-12

Constructed: 1957

Colors: Purple/Gold

Mascot: Lancers

Campus Description:

Norwalk High School was built in 1957. The campus sits on almost 29 acres with an additional 4.5 acres of parking across the street from the site. Buildings are arranged in a typical finger plan with most buildings facing north/south. The buildings are all single story. Currently there are no portables on-site.

In 2008, Norwalk High School received a modernization to all the classroom buildings. Each classroom received new paint, carpet, casework, marker boards, windows, and miscellaneous other items. Restrooms located in these buildings were also upgraded. Administration and multi-purpose spaces were not done at that time.

This campus fronts two streets and is surrounded by housing on the east and west sides. Parking and drop-off occurs on both streets, Taddy Street and Leffingwell Road, with primary access to parking from Leffingwell Road. Administration is located off of Leffingwell Road. The campus has 40+ foot setbacks from all streets and property lines and the playground faces both streets. The campus has a minor slope of about 5 feet down from the northeast to the southwest.

Site interviews were conducted, and the following items were identified needing new facilities or other areas that needed improvements: Replace 6 portables with new permanent buildings, a new auditorium, a swimming pool, more lunch shelters, weight room, team locker rooms, gymnasium expansion, renovate the MPR and administration, reconfigure the library, art rooms need new kilns, more computer labs, quad needs new landscaping and sidewalk repair, exterior lighting, stadium upgrades, technology upgrades, better site fencing, new intercom system/TV network.

Anticipated New Additions/Renovations

The District-Wide Facilities Master Plan anticipates that Norwalk High School may see the addition of a new Multi-media building and a new stadium. The MPR, gymnasium, and locker rooms shall receive a full modernization. The campus shall also see new security gates and fencing around the entire site. Playfields and playgrounds are to be revitalized, with adjusted irrigation systems. Full furniture replacement is scheduled to replace the 50+ year old furniture with new modern furniture that allows for flexible learning and teaching environments. A complete technology backbone upgrade along with new classroom technology devices shall be provided throughout the entire campus.

New Additions

PROJECT COSTS

Items / Description:	sf of lf	$/sf	Cost	Total Cost
Hard Construction Costs				$ 23,156,250.00
New Additions			**$ 23,156,250**	
New Multi-Media Building / PA	21,750	$ 300	$ 6,525,000	
New Stadium (lump sum)***	1	$ 12,000,000	$ 12,000,000	
Construction Contingency		10%	$ 1,852,500	
Construction Supervision / Phasing / Fees		15%	$ 2,778,750	
Soft Project Costs				$ 3,780,312.50
Architectural Fees	$ 23,156,250	5.0%	$ 1,157,813	
Engineering Fees	$ 23,156,250	3.0%	$ 694,688	
Pre-Construction / Legal / Planning / CEQA	$ 23,156,250	2.0%	$ 463,125	
Interim Housing (per classroom per year)		$ 12,000.00	$ -	
Topo Survey / Soils Report		1	$ -	
Construction Testing / Inspection	$ 23,156,250	2.0%	$ 463,125	
Plan Check (DSA)	$ 23,156,250	1.0%	$ 231,563	
Furniture / Equipment per classroom	77	$ 10,000.00	$ 770,000	
SUBTOTAL COSTS				$ 26,936,562.50
Escalation	$ 26,936,562.50	10%		$ 2,693,656.25
Contingency	$ 29,630,218.75	10%		$ 2,963,021.88
TOTAL PROJECT COSTS				**$ 32,593,240.63**

*** Stadium includes - new track and artifical turf field, grandstand bleachers for both home and visitors, concession buildings, teams buildings

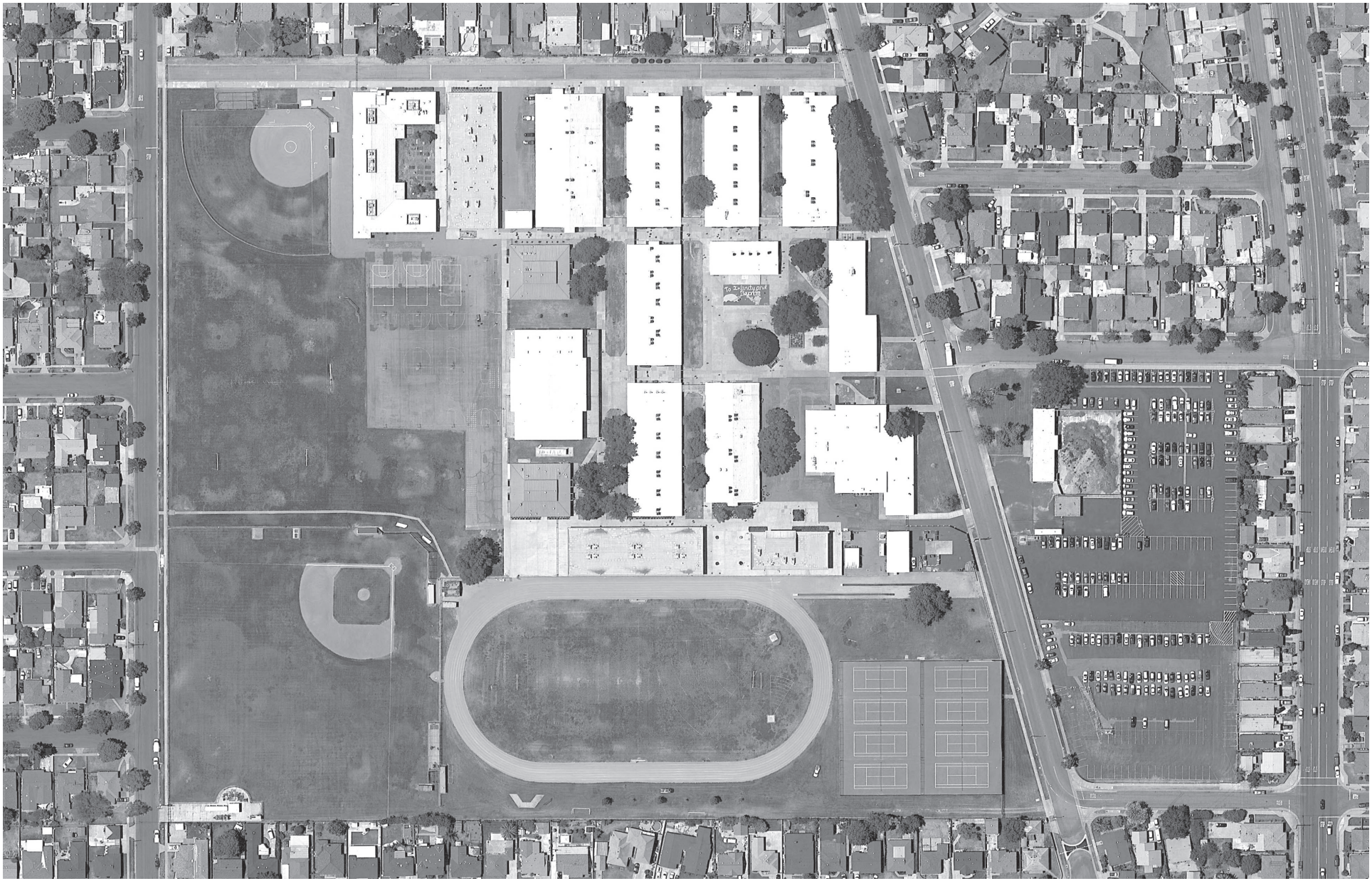
Renovations

PROJECT COSTS

Items / Description:		Actual Bldg sq. ft	Technology sq. ft	Maint.	ADA
Hard Construction Costs				$ 2.00	$ 2.00
Existing Building Renovation					
Building A -	Shower / Locker*	6,438	1,096	$ 12,876	$ 12,876
Building B -	Classroom*	11,269	9,840		
Building C -	Homemaking Classroom*	10,763	7,799		
Building D -	Administration*	7,159	6,423		
Building E -	Classroom*	11,652	9,840		
Building F -	Classroom*	3,952	3,560		
Building G -	Classroom*	11,660	10,877		
Building H -	Classroom*	11,107	9,142		
Building I -	Science Classroom*	15,978	13,536		
Building J -	Classroom*	10,212	9,491		
Building K -	Shop / Classroom*	15,773	12,173		
Building L -	Shower / Locker*	6,108	632	$ 12,216	$ 12,216
Building M -	Gymnasium*	19,300	16,265	$ 38,600	$ 38,600
Building N -	MPR / Kitchen / Music	15,654	10,552	$ 31,308	$ 31,308
Building O -	Warehouse / Utility*	1,680	1,131		
Building P -	Reloc. Pass Center*	1,932	1,932		
Building Q -	Reloc. Weight Room*	1,932	1,932		
Gates			14		
Site Fencing			4,502		
Site Hardscape Replacement			64,971		
Playfield Refurbishment			378,990		
Parking Lot Redesign / Drop off Redesign					
Construction Contingency					
Construction Supervision / Phasing / Fees					
Soft Project Costs					
Architectural Fees					
Engineering Fees					
Pre-Construction / Legal / Planning / CEQA					
Interim Housing (per classroom per year)					
Topo Survey / Soils Report					
Construction Testing / Inspection					
Plan Check (DSA)					
SUBTOTAL COSTS					
Escalation					
Contingency					
TOTAL PROJECT COSTS					

* = square footage for spaces that only get technology, not the entire building

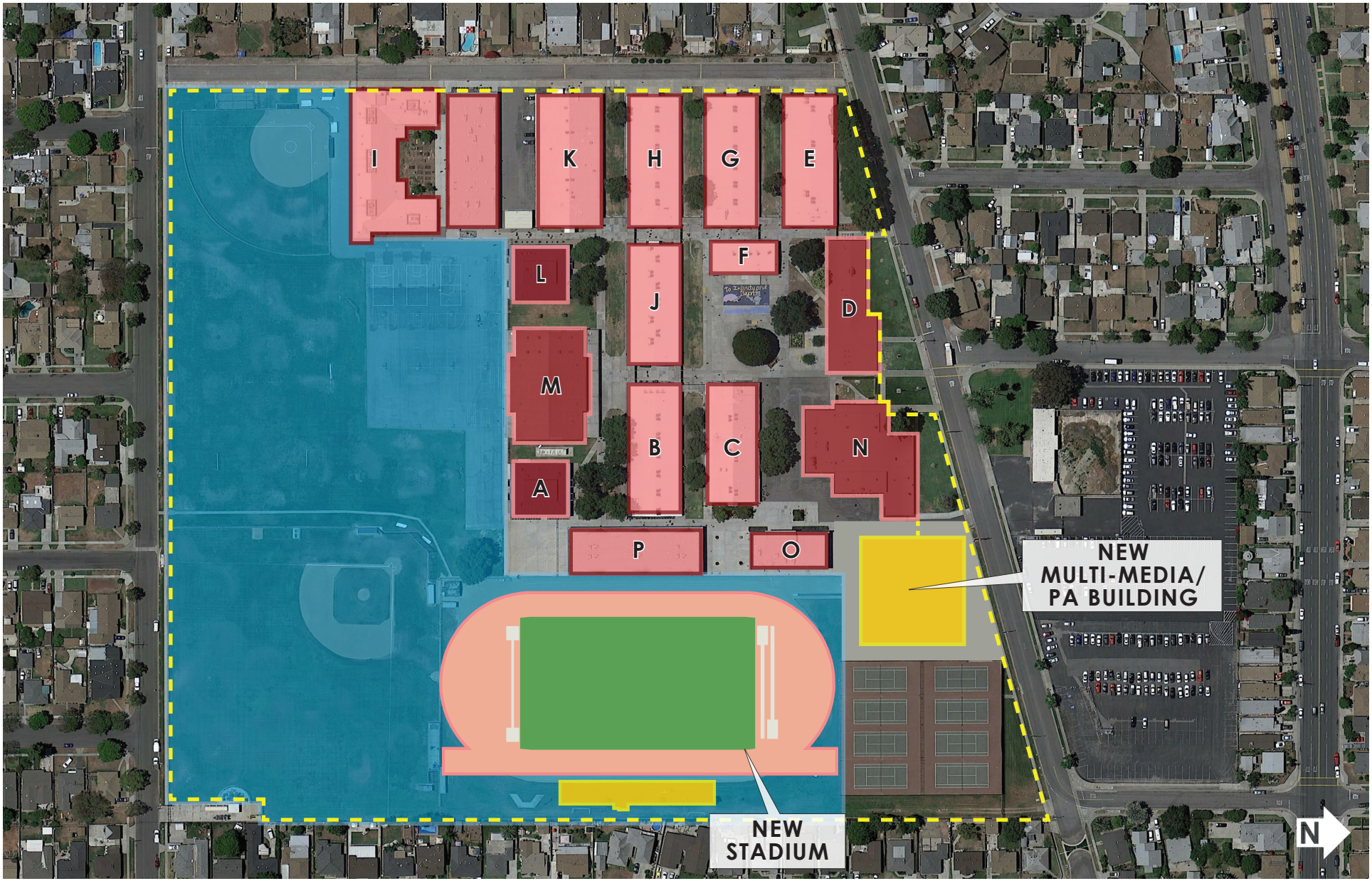
Flooring	Wall Fnshs	Ceiling	Cabinets	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Tech	Roofing		$/sf	Cost	Total Cost
$ 8.00	$ 7.00	$ 7.00	$ 10.00	$ 3.50	$ 7.00	$ 15.00	$ 40.00	$ 3.50	$ 15.00	$ 8.00	$ 6.50	$ 18.00				**$ 15,461,733.84**
$ 51,504	$ 45,066	$ 45,066	$ 64,380	$ 22,533	$ 45,066	$ 96,570	$ 257,520	$ 22,533	$ 96,570	$ 51,504	$ 7,124	$ 115,884		$ 147.11	$ 947,072.00	
											$ 63,960	$ 202,842		$ 23.68	$ 266,802.00	
											$ 50,694	$ 193,734		$ 22.71	$ 244,427.50	
											$ 41,750	$ 128,862		$ 23.83	$ 170,611.50	
											$ 63,960	$ 209,736		$ 23.49	$ 273,696.00	
											$ 23,140	$ 71,136		$ 23.86	$ 94,276.00	
											$ 70,701	$ 209,880		$ 24.06	$ 280,580.50	
											$ 59,423	$ 199,926		$ 23.35	$ 259,349.00	
											$ 87,984	$ 287,604		$ 23.51	$ 375,588.00	
											$ 61,692	$ 183,816		$ 24.04	$ 245,507.50	
											$ 79,125	$ 283,914		$ 23.02	$ 363,038.50	
$ 48,864	$ 42,756	$ 42,756	$ 61,080	$ 21,378	$ 42,756	$ 91,620	$ 244,320	$ 21,378	$ 91,620	$ 48,864	$ 4,108	$ 109,944		$ 146.67	$ 895,876.00	
$ 154,400	$ 135,100	$ 135,100	$ 193,000	$ 67,550	$ 135,100	$ 289,500	$ 772,000	$ 67,550	$ 289,500	$ 154,400	$ 105,723	$ 347,400		$ 151.48	$ 2,923,522.50	
$ 125,232	$ 109,578	$ 109,578	$ 156,540	$ 54,789	$ 109,578	$ 234,810	$ 626,160	$ 54,789	$ 234,810	$ 125,232	$ 68,588	$ 281,772		$ 150.38	$ 2,354,072.00	
											$ 7,352	$ 30,240		$ 22.38	$ 37,591.50	
											$ 12,558			$ 6.50	$ 12,558.00	
											$ 12,558			$ 6.50	$ 12,558.00	
											$ 820,437	**$ 2,856,690**				
														$ 1,500.00	$ 21,000.00	
														$ 175.00	$ 787,850.00	
														$ 8.00	$ 519,768.00	
														$ 3.00	$ 1,136,970.00	
														$ 13.00	$ -	
															$ 12,222,714.50	
														10%	$ 1,222,271.45	$ 13,444,985.95
														15%	$ 2,016,747.89	
																$ 2,241,951.41
											$ 15,461,733.84			6%	$ 927,704.03	
											$ 15,461,733.84			4%	$ 618,469.35	
											$ 15,461,733.84			2%	$ 309,234.68	
														$ 0	$ -	
														$ 1	$ -	
											$ 15,461,733.84			1.5%	$ 231,926.01	
											$ 15,461,733.84			1%	$ 154,617.34	
																$ 17,703,685.25
											$ 17,703,685.25			10%		$ 1,770,368.52
											$ 19,474,053.77			10%		$ 1,947,405.38
																$ 21,421,459.15



Existing Campus

Renovation Intensity Low High

Proposed Additions

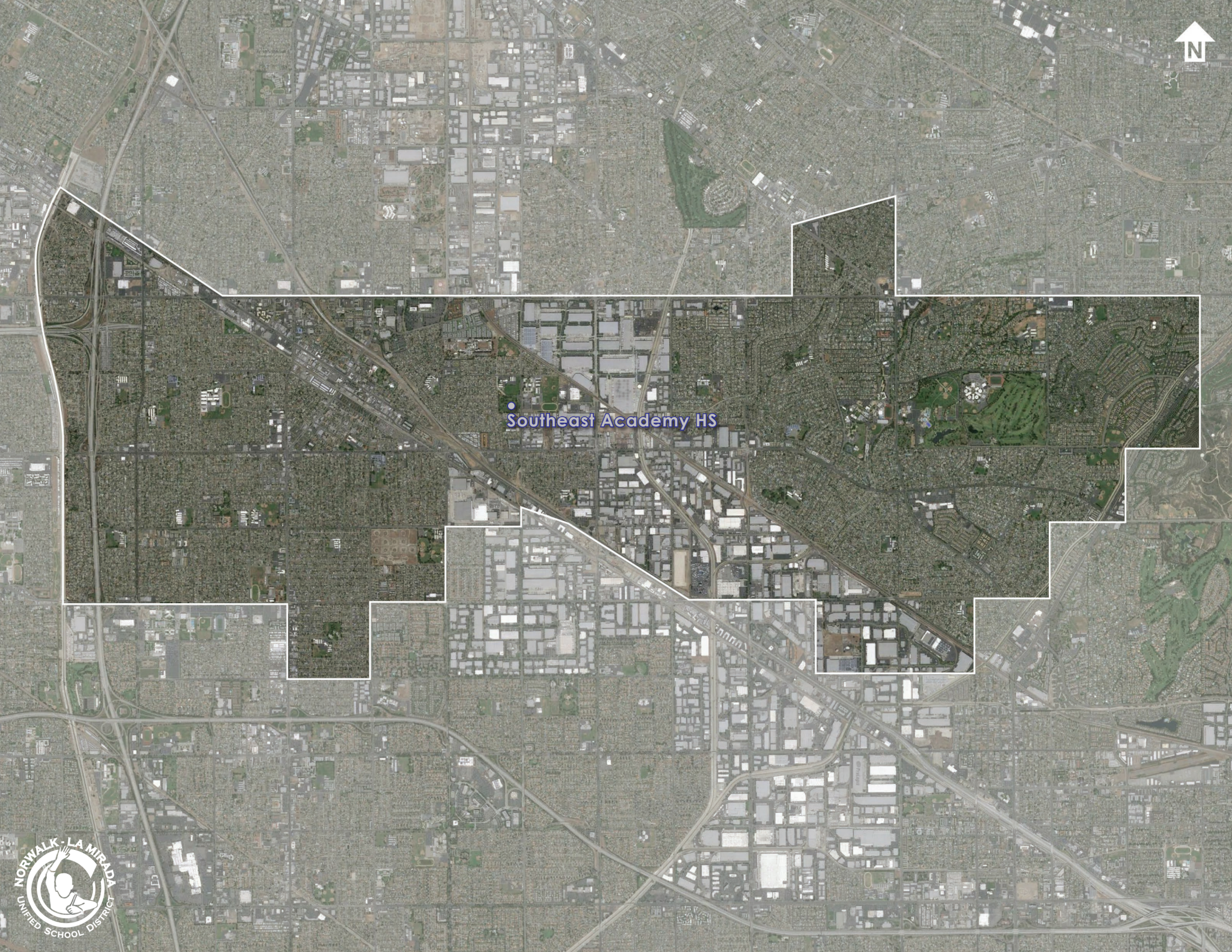


Proposed Campus Master Plan


SOUTHEAST ACADEMY
MILITARY & LAW ENFORCEMENT
HIGH SCHOOL


6
EXIT
ROP

Southeast Academy
High School


N
Southeast Academy HS
NORWALK - LA MIRADA
UNIFIED SCHOOL DISTRICT

SOUTHEAST ACADEMY HIGH SCHOOL

Phone: (562) 809-6237 | Fax: (562) 929-2475
12940 E. Foster Rd., Norwalk, CA 90650

Principal: Master Sargent Schafer

Enrollment: +/- 230

Grade: 9-12

Constructed: 1950's

Colors: Blue / Silver / Black

Mascot: Bulldogs

Campus Description:

Southeast Academy High School, (previously Cora Hargitt Middle School), was built in 1959. The campus is on a little over 12.5 acres with buildings arranged in a finger plan. The buildings are all single story. Currently there are no portables on-site.

In 2008, Southeast Academy High School received a modernization to all the classroom buildings. Each classroom received new paint, carpet, casework, maker boards, windows, and miscellaneous other items. Restrooms located in these buildings were also upgraded. Administration and multi-purpose spaces were not done at that time.

This campus faces two streets and is surrounded by industrial type buildings on the other two fronts. Parking and drop off occurs on both streets, Shoemaker Avenue and Foster Road, with primary access to parking from Shoemaker Ave. Administration is located off of Shoemaker. The campus has 40+ foot setbacks from all streets and property lines and the playground faces only Foster Road. The campus has a minor slope with about a four foot slope down from the center of campus outward in most directions.
Site interviews were conducted, and the following items were identified as needing new facilities or areas that needed improvements; need more covered lunch structures, larger office, new classrooms needed, new science rooms, new locker rooms, obstacle course, baseball diamond, renovate MPR and administration, upgrade fields and irrigation, new furniture, new technology through-out, control over HVAC, security screens, and rework parking lot for better drop-off and parking.

Anticipated New Additions/Renovations

The District-Wide Facilities Master Plan anticipates that Southeast Academy High School may see the modernization of the MPR and administration spaces. The campus shall also see new security gates and fencing around the entire site. Playfields and playgrounds are to be revitalized, with adjusted irrigations system. Full furniture replacement is schedule to replace the 50+ year old furniture with new modern furniture that allows for flexible conducive learning and teaching environments. A complete technology backbone upgrade along with new classroom technology devices shall be provided throughout the entire campus.

New Additions

PROJECT COSTS

Items / Description:	sf of lf	$/sf	Cost	Total Cost
Hard Construction Costs				$ 8,156,250.00
New Additions			**$ 8,156,250**	
New Multi-Media Building / PA	21,750	$ 300	$ 6,525,000	
Construction Contingency		10%	$ 652,500	
Construction Supervision / Phasing / Fees		15%	$ 978,750	
Soft Project Costs				$ 1,420,312.50
Architectural Fees	$ 8,156,250	5.0%	$ 407,813	
Engineering Fees	$ 8,156,250	3.0%	$ 244,688	
Pre-Construction / Legal / Planning / CEQA	$ 8,156,250	2.0%	$ 163,125	
Interim Housing (per classroom per year)		$ 12,000.00	$ -	
Topo Survey / Soils Report		1	$ -	
Construction Testing / Inspection	$ 8,156,250	2.0%	$ 163,125	
Plan Check (DSA)	$ 8,156,250	1.0%	$ 81,563	
Furniture / Equipment per classroom	36	$ 10,000.00	$ 360,000	
SUBTOTAL COSTS				$ 9,576,562.50
Escalation	$ 9,576,562.50	10%		$ 957,656.25
Contingency	$ 10,534,218.75	10%		$ 1,053,421.88
TOTAL PROJECT COSTS				**$ 11,587,640.63**

Renovations

PROJECT COSTS

Items / Description:		Actual Bldg sq. ft	Technology sq. ft	Maint.	ADA
Hard Construction Costs				$ 2.00	$ 2.00
Existing Building Renovation					
Building A -	Administration	2,770	1,588	$ 5,540	$ 5,540
Building B -	MPR	4,303	3,200	$ 8,606	$ 8,606
Building C -	Art & Science*	2,700	2,348		
Building D -	Classroom*	4,354	3,968		
Building E -	Classroom*	4,275	3,840		
Building F -	Classroom*	4,359	3,840		
Building G -	Classroom*	4,359	3,840		
Building H -	Classroom	4,359	3,840		
Building I -	Not Used				
Building J -	Utility	553	-		
Building K -	Reloc. Classroom*	1,920	1,920		
Building L -	Reloc. Classroom*	2,872	2,872		
Building M -	Reloc. Classroom*	3,832	3,832		
Building N -	Reloc. Classroom*	3,832	3,832		
Building O -	Not Used				
Building P -	Not Used				
Building Q -	Not Used				
Gates			12		
Site Fencing			2,663		
Site Hardscape Replacement			56,841		
Playfield Refurbishment			241,514		
Parking Lot Redesign / Drop off Redesign			30,020		
Construction Contingency					
Construction Supervision / Phasing / Fees					
Soft Project Costs					
Architectural Fees					
Engineering Fees					
Pre-Construction / Legal / Planning / CEQA					
Interim Housing (per classroom per year)					
Topo Survey / Soils Report					
Construction Testing / Inspection					
Plan Check (DSA)					
SUBTOTAL COSTS					
Escalation					
Contingency					
TOTAL PROJECT COSTS					

* = square footage for spaces that only get technology, not the entire building

Flooring	Wall Fnshs	Ceiling	Cabinets	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Tech	Roofing		$/sf	Cost	Total Cost
$ 8.00	$ 7.00	$ 7.00	$ 10.00	$ 3.50	$ 7.00	$ 15.00	$ 40.00	$ 3.50	$ 15.00	$ 8.00	$ 6.50	$ 18.00				**$ 4,792,395.58**
$ 22,160	$ 19,390	$ 19,390	$ 27,700	$ 9,695	$ 19,390	$ 41,550	$ 110,800	$ 9,695	$ 41,550	$ 22,160	$ 10,322	$ 49,860		$ 149.73	$ 414,742.00	
$ 34,424	$ 30,121	$ 30,121	$ 43,030	$ 15,061	$ 30,121	$ 64,545	$ 172,120	$ 15,061	$ 64,545	$ 34,424	$ 20,800	$ 77,454		$ 150.83	$ 649,038.00	
											$ 15,262	$ 48,600		$ 23.65	$ 63,862.00	
											$ 25,792	$ 78,372		$ 23.92	$ 104,164.00	
											$ 24,960	$ 76,950		$ 23.84	$ 101,910.00	
											$ 24,960	$ 78,462		$ 23.73	$ 103,422.00	
											$ 24,960	$ 78,462		$ 23.73	$ 103,422.00	
											$ 24,960	$ 78,462		$ 23.73	$ 103,422.00	
														-		
												$ 9,954		$ 18.00	$ 9,954.00	
											$ 12,480			$ 6.50	$ 12,480.00	
											$ 18,668			$ 6.50	$ 18,668.00	
											$ 24,908			$ 6.50	$ 24,908.00	
											$ 24,908			$ 6.50	$ 24,908.00	
											$ 252,980	**$ 576,576**				
														$ 1,500.00	$ 18,000.00	
														$ 175.00	$ 466,025.00	
														$ 8.00	$ 454,728.00	
														$ 3.00	$ 724,542.00	
														$ 13.00	$ 390,260.00	
															$ 3,788,455.00	
														10%	$ 378,845.50	$ 4,167,300.50
														15%	$ 625,095.08	
																$ 694,897.36
											$ 4,792,395.58			6%	$ 287,543.73	
											$ 4,792,395.58			4%	$ 191,695.82	
											$ 4,792,395.58			2%	$ 95,847.91	
														$ 0	$ -	
														$ 1	$ -	
											$ 4,792,395.58			1.5%	$ 71,885.93	
											$ 4,792,395.58			1%	$ 47,923.96	
																$ 5,487,292.93
											$ 5,487,292.93			10%		$ 548,729.29
											$ 6,036,022.23			10%		$ 603,602.22
																$ 6,639,624.45



Existing Campus

Renovation Intensity Low High

Proposed Additions

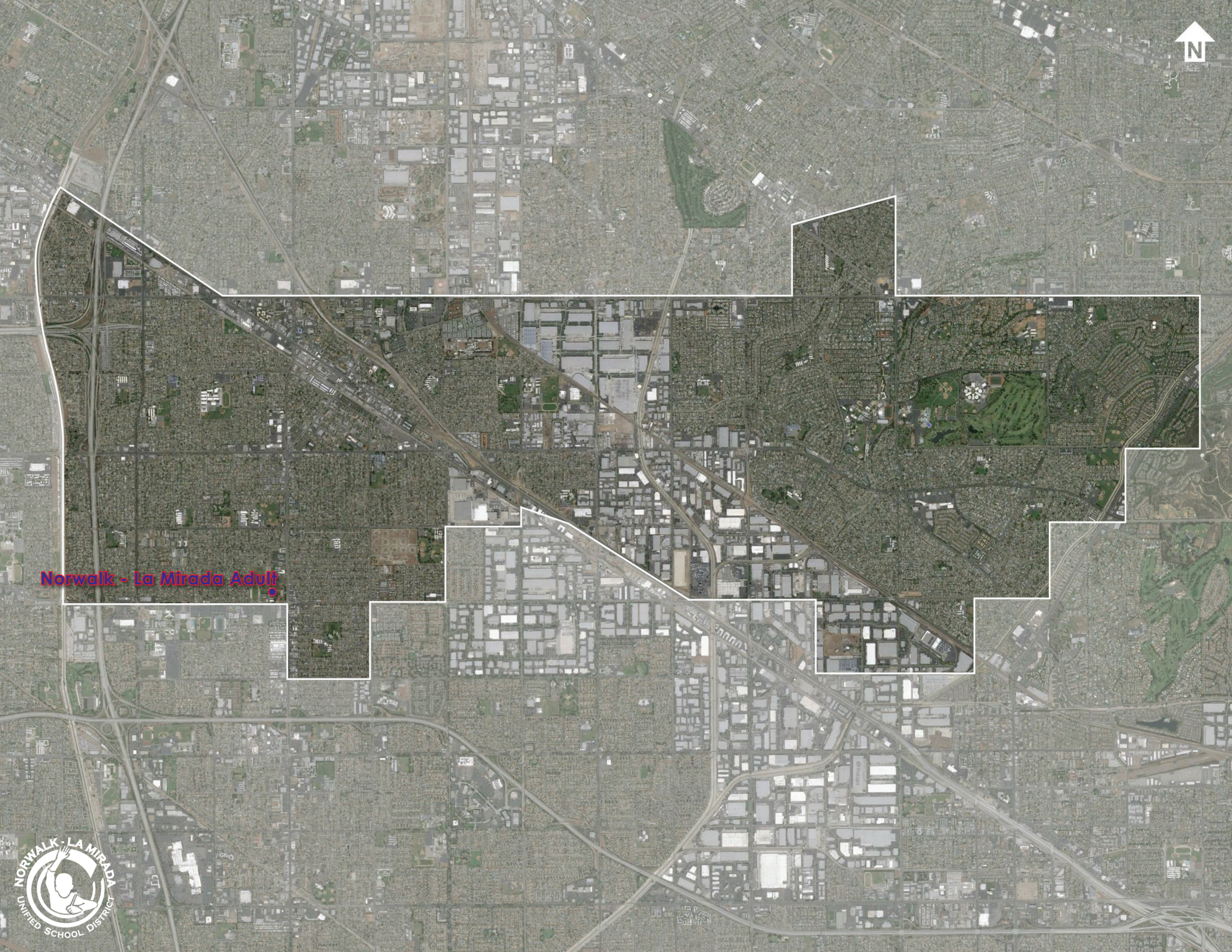


Proposed Campus Master Plan


NORWALK-LA MIRADA ADULT SCHOOL
NLMAS
1937
EDUCATION OPENS DOORS



Norwalk-La Mirada
Adult School


N
Norwalk - La Mirada Adult
NORWALK - LA MIRADA
UNIFIED SCHOOL DISTRICT

NORWALK-LA MIRADA ADULT SCHOOL
(Norwalk Campus)

Phone: (562) 868-9858 | Fax: (562) 863-2159
15711 Pioneer Blvd., Norwalk, CA 90650

Director: Sharon Todd

Enrollment: +/- 6,000 students annually

Grade: Adult

Constructed: 1959

Colors: Burgundy/Blue

Mascot: -

Campus Description:

Norwalk-La Mirada Adult School, the Norwalk Campus was built in 1959. The campus is a little shy of 33 acres with buildings arranged in a perimeter plan with buildings facing several directions. The buildings are mostly single story with the Administration and Theater being two or more stories. Currently there are no portables on-site, but several modular structures.

Norwalk-La Mirada Adult School received repairs and basic maintenance to several of the buildings, however the entire campus needs a complete modernization.

This campus faces four streets and is surrounded by residential housing and light retail and commercial buildings. Parking and drop-off occur sporadically throughout the campus, but primary access to parking is across a busy street from Alondra Boulevard. Administration is located off of Pioneer Boulevard. The campus has 15+ foot setbacks from all streets and property lines and the playground faces two streets. The campus has a minor slope of about three feet down from the center of campus outward in most directions.

Site interviews were conducted, and the following items were identified as needing new facilities or areas that needed improvements: need a crosswalk on Alondra Blvd., need site lighting, need intercom and bell system, AC in MPR, security camera, digital marquee, dedicated indoor lounge for students, site fencing, hot water for MPR, Bullet proof glass for Administration, internet for all spaces, refurbish restrooms, paint all buildings inside and out, remove lockers in hallways, upgrade old light fixtures, new windows for all buildings, better HVAC control, better signage, refurbish all buildings, replace carpet throughout, remove buildings not being used from site to free up for on-site parking, repair fields and irrigation.

Anticipated New Additions/Renovations

The District-Wide Facilities Master Plan anticipates that Norwalk-La Mirada Adult School may see the modernization of the Theater and additional spaces. The campus shall also see new security gates and fencing around the entire site. The site yards may get updated with an adjusted irrigation system. Full furniture replacement is scheduled to replace old furniture with new modern furniture. A complete technology backbone upgrade along with new classroom technology devices shall be provided throughout the entire campus. The stadium may receive a modernization with updated track and field.

New Additions

PROJECT COSTS

Items / Description:	sf of lf	$/sf	Cost	Total Cost
Hard Construction Costs				$ 6,250,000.00
New Additions			**$ 6,250,000**	
Stadium (lump sum)	1	$ 5,000,000	$ 5,000,000	
Construction Contingency		10%	$ 500,000	
Construction Supervision / Phasing / Fees		15%	$ 750,000	
Soft Project Costs				$ 1,375,000.00
Architectural Fees	$ 6,250,000	5.0%	$ 312,500	
Engineering Fees	$ 6,250,000	3.0%	$ 187,500	
Pre-Construction / Legal / Planning / CEQA	$ 6,250,000	2.0%	$ 125,000	
Interim Housing (per classroom per year)		$ 12,000.00	$ -	
Topo Survey / Soils Report		1	$ -	
Construction Testing / Inspection	$ 6,250,000	2.0%	$ 125,000	
Plan Check (DSA)	$ 6,250,000	10.0%	$ 625,000	
Furniture / Equipment per classroom		$ 10,000.00	$ -	
SUBTOTAL COSTS				$ 7,625,000.00
Escalation	$ 7,625,000.00	9%		$ 686,250.00
Contingency	$ 8,311,250.00	5%		$ 415,562.50
TOTAL PROJECT COSTS				**$ 8,726,812.50**

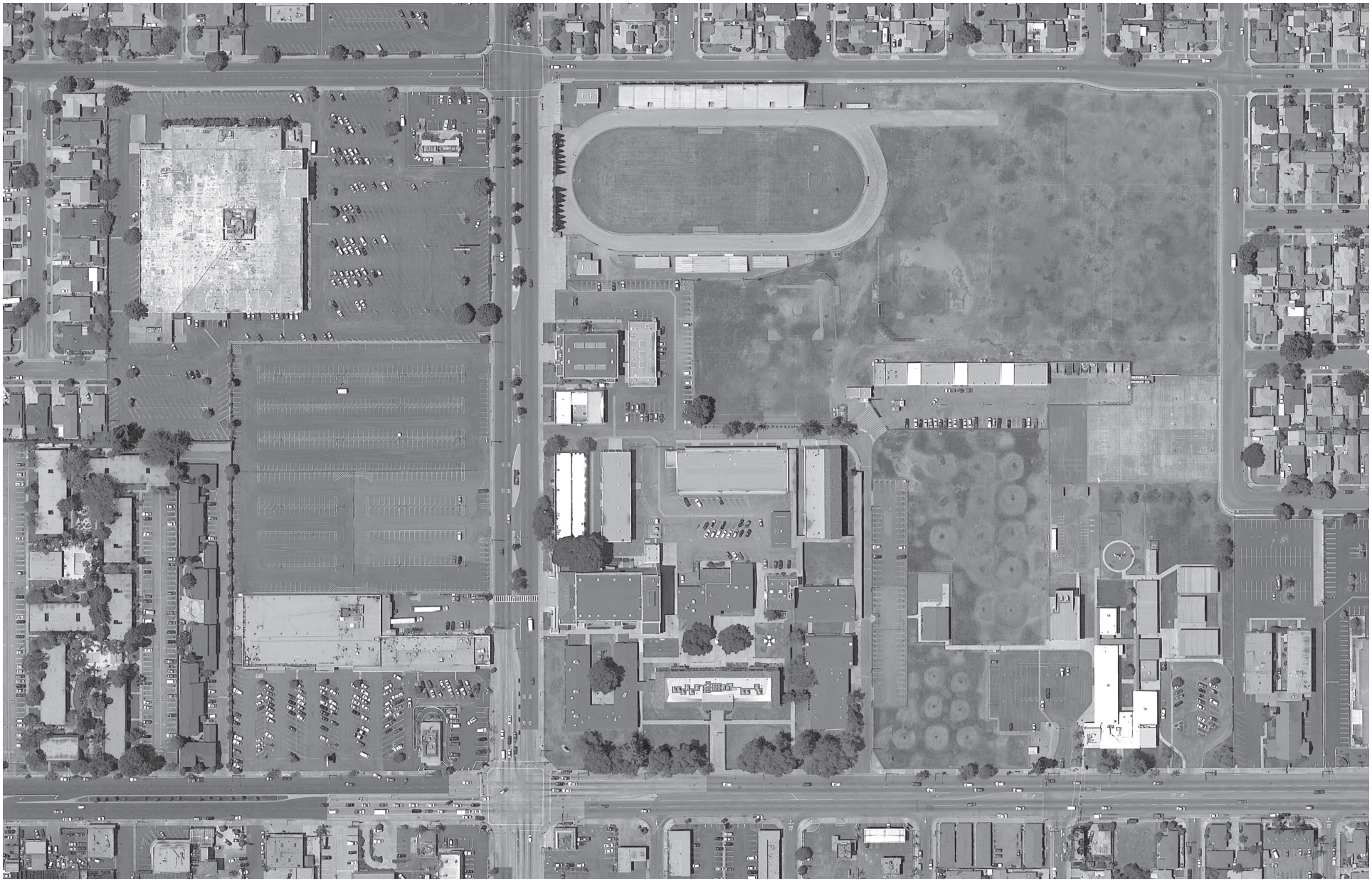
Renovations

PROJECT COSTS

Items / Description:		Actual Bldg sq. ft	Technology sq. ft	Maint.	ADA
Hard Construction Costs				$ 4.00	$ 4.00
Existing Building Renovation					
Building A -	Classrooms	10,706	9,685		
Building B -	Admin. / Classrooms	28,799	20,340		
Building C -	Shower / Locker	10,727	313		
Building D -	Auditorium	30,677	5,537	$ 122,708	$ 122,708
Building E -	Cafeteria	8,997	5,432		
Building F -	Library / Classrooms	10,750	8,641		
Building G -	Classrooms	20,929	13,747		
Building H -	Arts / Home Econ. Class	15,731	8,870		
Building I -	Not Used				
Building J -	Classrooms	8,453	7,899		
Building K -	Classrooms	8,964	7,619		
Building L -	Mechanical Arts	5,236	4,531		
Building M -	Shower / Locker / Gym	15,519	1,054		
Building N -	Handout	1,208			
Building O -	Shop Classrooms	2,480			
Building P,Q, R	Shop Classrooms	7,440	7,440		
Building S	PE	1,760			
Building T, U	Concession / RR	2,755	661		
Building V,W	Ticket Booth	160	160		
Building X	Ticket Booth	42	41		
Building Y	Mechanical	891			
Building Z	Transformer	221			
Gates			20		
Site Fencing			5,021		
Site Hardscape Replacement			-		
Playfield Refurbishment			-		
Parking Lot Redesign / Drop off Redesign			205.086		
Construction Contingency					
Construction Supervision / Phasing / Fees					
Soft Project Costs					
Architectural Fees					
Engineering Fees					
Pre-Construction / Legal / Planning / CEQA					
Interim Housing (per classroom per year)					
Topo Survey / Soils Report					
Construction Testing / Inspection					
Plan Check (DSA)					
SUBTOTAL COSTS					
Escalation					
Contingency					
TOTAL PROJECT COSTS					

* = square footage for spaces that only get technology, not the entire building

Flooring	Wall Fnshs	Ceiling	Cabinets	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Tech	Roofing		$/sf	Cost	Total Cost
$ 12.00	$ 14.00	$ 12.00	$ 120.00	$ 6.00	$ 15.00	$ 30.00	$ 50.00	$ 7.00	$ 35.00	$ 16.00	$ 10.00	$ 20.00				**$ 17,980,365.92**
$ 368,124	$ 429,478	$ 368,124	$ 3,681,240	$ 184,062	$ 460,155	$ 920,310	$ 1,533,850	$ 214,739	$ 1,073,695	$ 490,832	$ 55,370	$ 613,540		$ 346.80	$ 10,638,935.00	
											$ 55,370	**$ 613,540**				
														$ 1,500.00	$ 30,000.00	
														$ 175.00	$ 878,675.00	
														15%	$ -	
														$ 3.00	$ -	
														$ 13.00	$ 2,666,118.00	
															$ 14,213,728.00	
														10%	$ 1,421,372.80	$ 15,635,100.80
														15%	$ 2,345,265.12	
																$ 2,607,153.06
											$ 17,980,365.92			6%	$ 1,078,821.96	
											$ 17,980,365.92			4%	$ 719,214.64	
											$ 17,980,365.92			2%	$ 359,607.32	
														$ 12,000	$ -	
														$ 1	$ -	
											$ 17,980,365.92			1.5%	$ 269,705.49	
											$ 17,980,365.92			1%	$ 179,803.66	
																$ 20,587,518.98
											$ 20,587,518.98			10%		$ 2,058,751.90
											$ 22,646,270.88			10%		$ 2,264,627.09
																$ 24,910,897.96



Existing Campus

Renovation Intensity Low High

Proposed Additions

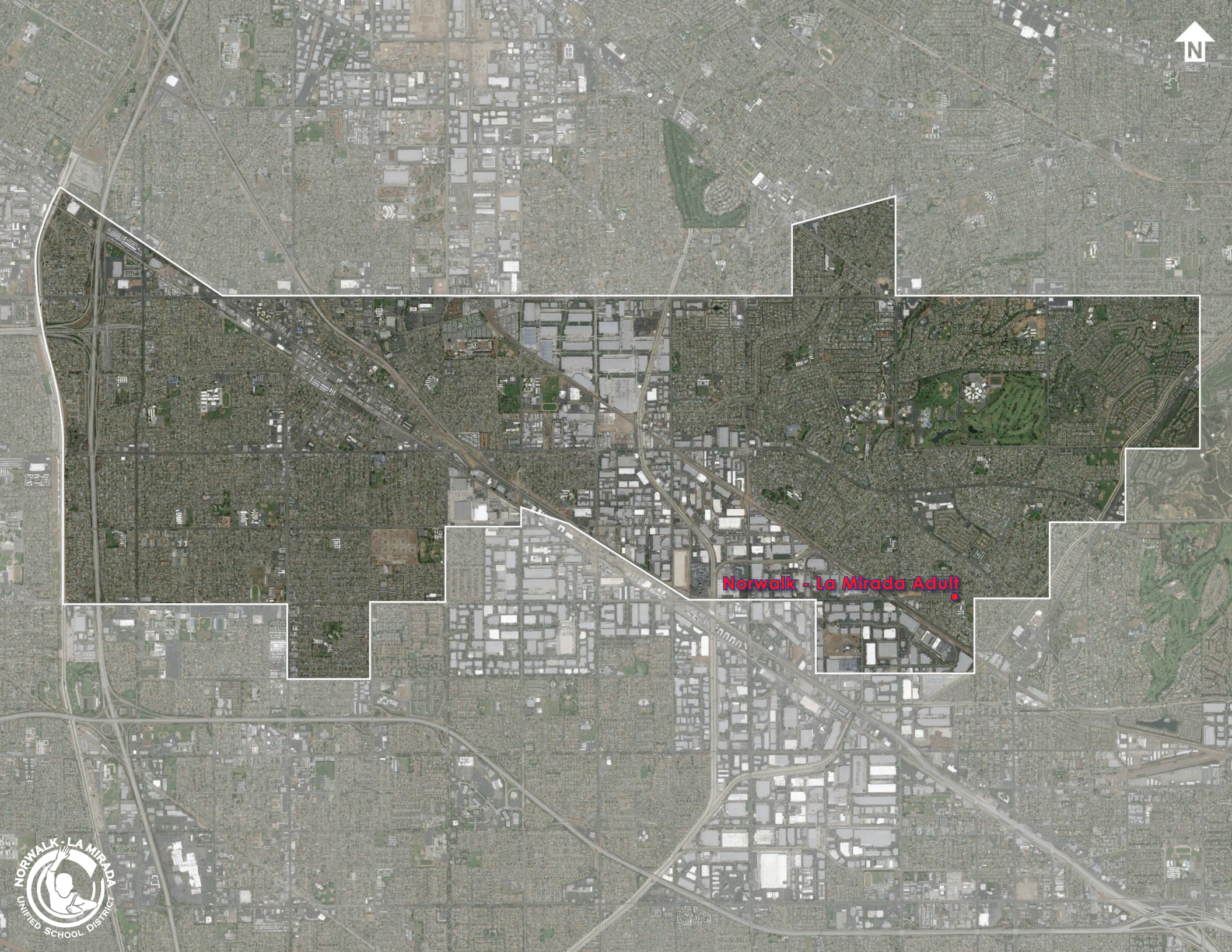


Proposed Campus Master Plan


NORWALK-LA MIRADA ADULT SCHOOL
NLMAS
1937
EDUCATION OPENS DOORS


NORWALK-LA MIRADA ADULT SCHOOL
EDUCATION OPENS DOORS
15920
NORWALK-LA MIRADA
ADULT SCHOOL
BRAIN FITNESS
CLASS T TH 1-3
ENROLL NOW

Norwalk-La Mirada
Adult School


N
Norwalk - La Mirada Adult
NORWALK - LA MIRADA
UNIFIED SCHOOL DISTRICT

NORWALK-LA MIRADA ADULT SCHOOL
(La Mirada Campus)

Phone: (714) 670-9279 | Fax: (714) 670-1654
15920 Barbata Rd., La Mlrada, CA 90650

Director: Sharon Todd

Enrollment: +/- 6,000 students annually

Grade: Adult

Constructed: 1953

Colors: -

Mascot: -

Campus Description:

Norwalk-La Mirada Adult School, the La Mirada Campus, was built in 1953. The campus is on a little over 9.1 acres with buildings arranged in a finger plan facing several directions. The buildings are all single story. Currently there are no portables on-site.

Currently, the campus has not been modernized to date.

This campus faces four streets and is surrounded by residential housing. Parking and drop-off occurs on several streets with primary access to parking from Alondra Boulevard. Administration is located off of Barbata Road. The campus has 15+ foot setbacks from all streets and property lines and the playground faces two streets, Ocaso Avenue and Badajoz Drive. The campus has a minor slope of about three feet down from the center of campus outward in most directions.

Site interviews were conducted, and the following items were identified as needing new facilities or areas that needed improvements: need new crosswalk at Alondra, need intercom and bell system, install AC in classrooms, new digital marquee, new site fencing, expand vehicle entrance on Alondra, phones need fixed for 30 and 40 wings, internet for all spaces, refurbish restrooms, paint all buildings interiors and exteriors, remove built-in cabinets, need additional drains between 50 and 6 wing, need new windows for all buildings, upgrade all technology throughout.

Anticipated New Additions/Renovations

The District-Wide Facilities Master Plan anticipates that Norwalk-La Mirada Adult School, La Mirada Campus, may see the modernization of the MPR and administration spaces and or the entire campus. The campus shall also see new security gates and fencing around the entire site. The site yards may get updated with an adjusted irrigation system. Full furniture replacement is scheduled to replace old furniture with new modern furniture. A complete technology backbone upgrade along with new classroom technology devices shall be provided throughout the entire campus.

New Additions

PROJECT COSTS

Items / Description:	sf of lf	$/sf	Cost	Total Cost
Hard Construction Costs				$ -
New Additions			$ -	
Construction Contingency		10%	$ -	
Construction Supervision / Phasing / Fees		15%	$ -	
Soft Project Costs				$ -
Architectural Fees	$ -	5.0%	$ -	
Engineering Fees	$ -	3.0%	$ -	
Pre-Construction / Legal / Planning / CEQA	$ -	2.0%	$ -	
Interim Housing (per classroom per year)		$ 12,000.00	$ -	
Topo Survey / Soils Report		1	$ -	
Construction Testing / Inspection	$ -	2.0%	$ -	
Plan Check (DSA)	$ -	1.0%	$ -	
Furniture / Equipment per classroom		$ 10,000.00	$ -	
SUBTOTAL COSTS				$ -
Escalation	$ -	10%		$ -
Contingency	$ -	10%		$ -
TOTAL PROJECT COSTS				**$ -**

Renovations

PROJECT COSTS

Items / Description:		Actual Bldg sq. ft	Technology sq. ft	Maint.	ADA
Hard Construction Costs				$ 2.00	$ 2.00
Existing Building Renovation					
Building A -	Administration	2,770	1,888	$ -	$ -
Building B -	MPR	4,392	2,817		
Building C -	Classroom	2,640	2,200		
Building D -	Classroom	4,310	3,840		
Building E -	Classroom	4,310	3,840		
Building F -	Classroom	3,652	3,180		
Building G -	Classroom	4,288	3,840		
Building H -	Classroom	4,288	3,840		
Building I -	Not Used				
Building J -	Classroom	4,768	4,320		
Building K -	Not Used				
Building L -	Not Used				
Building M -	Not Used				
Building N -	Not Used				
Building O -	Not Used				
Building P -	Not Used				
Building Q -	Not Used				
Gates			12		
Site Fencing			2,619		
Site Hardscape Replacement			-		
Playfield Refurbishment			-		
Parking Lot Redesign / Drop off Redesign			111,859		
Construction Contingency					
Construction Supervision / Phasing / Fees					
Soft Project Costs					
Architectural Fees					
Engineering Fees					
Pre-Construction / Legal / Planning / CEQA					
Interim Housing (per classroom per year)					
Topo Survey / Soils Report					
Construction Testing / Inspection					
Plan Check (DSA)					
SUBTOTAL COSTS					
Escalation					
Contingency					
TOTAL PROJECT COSTS					

* = square footage for spaces that only get technology, not the entire building

Flooring	Wall Fnshs	Ceiling	Cabinets	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Tech	Roofing		$/sf	Cost	Total Cost
$ 8.00	$ 7.00	$ 7.00	$ 10.00	$ 3.50	$ 7.00	$ 15.00	$ 40.00	$ 3.50	$ 15.00	$ 8.00	$ 6.50	$ 18.00				$ 2,442,072.38
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -	$ -	
														$ -	$ -	
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														-	$ -	
														-	$ -	
														-	$ -	
											$ -	$ -				
														$ 1,500.00	$ 18,000.00	
														$ 175.00	$ 458,325.00	
														$ 8.00	$ -	
														$ 3.00	$ -	
														$ 13.00	$ 1,454,167.00	
															$ 1,930,492.00	
														10%	$ 193,049.20	$ 2,123,541.20
														15%	$ 318,531.18	
																$ 354,100.50
											$ 2,442,072.38			6%	$ 146,524.34	
											$ 2,442,072.38			4%	$ 97,682.90	
											$ 2,442,072.38			2%	$ 48,841.45	
														$ 0	$ -	
														$ 1	$ -	
											$ 2,442,072.38			1.5%	$ 36,631.09	
											$ 2,442,072.38			1%	$ 24,420.72	
																$ 2,796,172.88
											$ 2,796,172.88			10%		$ 279,617.29
											$ 3,075,790.16			10%		$ 307,579.02
																$ 3,383,369.18



Existing Campus

Renovation Intensity Low High

Proposed Additions



Proposed Campus Master Plan

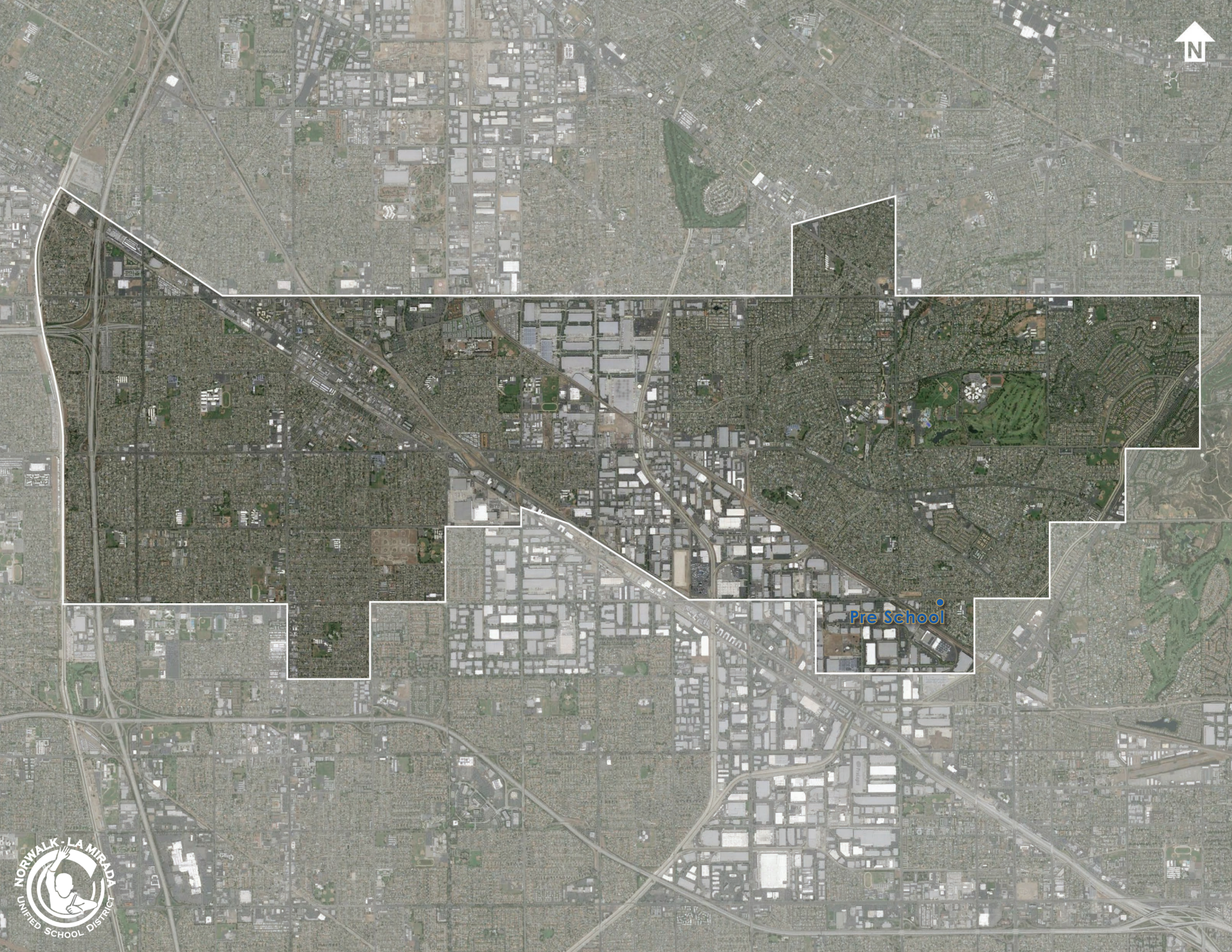


Norwalk-La Mirada

Pre-School


RAMONA SCHOOL
SCHOOL BUS
66

Norwalk-La Mirada
Pre-School


N
Pre School
NORWALK - LA MIRADA
UNIFIED SCHOOL DISTRICT

NORWALK-LA MIRADA PRE-SCHOOL
(La Mirada Campus)

Phone: (562) 921-7610 | Fax: (562) 921-1605
14616 Dinard Avenue, Norwalk, CA 90650

Director: Laurel Parker

Enrollment: 375 Students

Grade: Pre-School

Constructed: 1946

Campus Description:

Ramona Head Start / State Preschool campus began construction in 1946. Following the next 14 years, the campus built seven new buildings and then just recently built three more building. The primary layout of the buildings consists of a finger plan with the majority of the buildings facing north and south. The buildings are all single story.

The campus has not had a major modernization yet, but buildings have been maintained and some renovations have occurred throughout the years.
This campus faces two streets. Parking and drop-off occurs on one street, with primary access to parking from Dinard Avenue. The campus has 20+ foot setbacks from most streets and the playground faces one street. The campus is flat with about a 1 foot slope toward the southwest.

Site interviews were conducted, and the following items were identified for areas of improvement: replace all windows, new roof, new site fencing, new paint, rain gutters, new play equipment, update restrooms, need AC, access control, better drop-off for busing and parents, full modernization, and technology upgrades.

Anticipated New Additions/Renovations

The District-Wide Facilities Master Plan anticipates that Head Start will see a full site modernization. The campus shall also see new security gates and fencing around the entire site. Playfields and playgrounds are to be revitalized, with adjusted irrigation systems. Full furniture replacement is scheduled to replace the 50+ year old furniture with new modern furniture that allows for flexible learning and teaching environments. A complete technology backbone upgrade along with new classroom technology devices shall be provided throughout the entire campus.

New Additions

PROJECT COSTS

Items / Description:	sf of lf	$/sf	Cost	Total Cost
Hard Construction Costs				$ -
New Additions			$ -	
Construction Contingency		10%	$ -	
Construction Supervision / Phasing / Fees		15%	$ -	
Soft Project Costs				$ 210,000.00
Architectural Fees	$ -	5.0%	$ -	
Engineering Fees	$ -	3.0%	$ -	
Pre-Construction / Legal / Planning / CEQA	$ -	2.0%	$ -	
Interim Housing (per classroom per year)		$ 12,000.00	$ -	
Topo Survey / Soils Report		1	$ -	
Construction Testing / Inspection	$ -	2.0%	$ -	
Plan Check (DSA)	$ -	1.0%	$ -	
Furniture / Equipment per classroom	21	$ 10,000.00	$ 210,000	
SUBTOTAL COSTS				$ 210,000.00
Escalation	$ 210,000.00	10%		$ 21,000.00
Contingency	$ 231,000.00	10%		$ 23,100.00
TOTAL PROJECT COSTS				**$ 254,100.00**

Renovations

PROJECT COSTS

Items / Description:		Actual Bldg sq. ft	Technology sq. ft	Maint.	ADA
Hard Construction Costs				$ 2.00	$ 2.00
Existing Building Renovation					
Building A -	Utility	146		$ 292	
Building B -	Kindergarten	5,145	3,932	$ 7,864	$ 7,864
Building C -	Classroom	2,308	2,021	$ 4,042	$ 4,042
Building D -	Administration	1,548	1,235	$ 2,470	$ 2,470
Building E -	Classroom	5,853	5,270	$ 10,540	$ 10,540
Building F -	Classroom	4,080	3,712	$ 7,424	$ 7,424
Building G -	MPR / Kitchen	6,381	4,630	$ 9,260	$ 9,260
Building H -	Classroom	1,936	1,920	$ 3,840	$ 3,840
Building I -	Reloc. Classroom	1,920	1,860		
Building J -	Reloc. Classroom	480	480		
Building K -	Not Used				
Building L -	Not Used				
Building M -	Not Used				
Building N -	Not Used				
Building O -	Not Used				
Building P -	Not Used				
Building Q -	Not Used				
Gates			10		
Site Fencing			3,154		
Site Hardscape Replacement			30,524		
Playfield Refurbishment			242,033		
Parking Lot Redesign / Drop off Redesign			77,041		
Construction Contingency					
Construction Supervision / Phasing / Fees					
Soft Project Costs					
Architectural Fees					
Engineering Fees					
Pre-Construction / Legal / Planning / CEQA					
Interim Housing (per classroom per year)					
Topo Survey / Soils Report					
Construction Testing / Inspection					
Plan Check (DSA)					
SUBTOTAL COSTS					
Escalation					
Contingency					
TOTAL PROJECT COSTS					

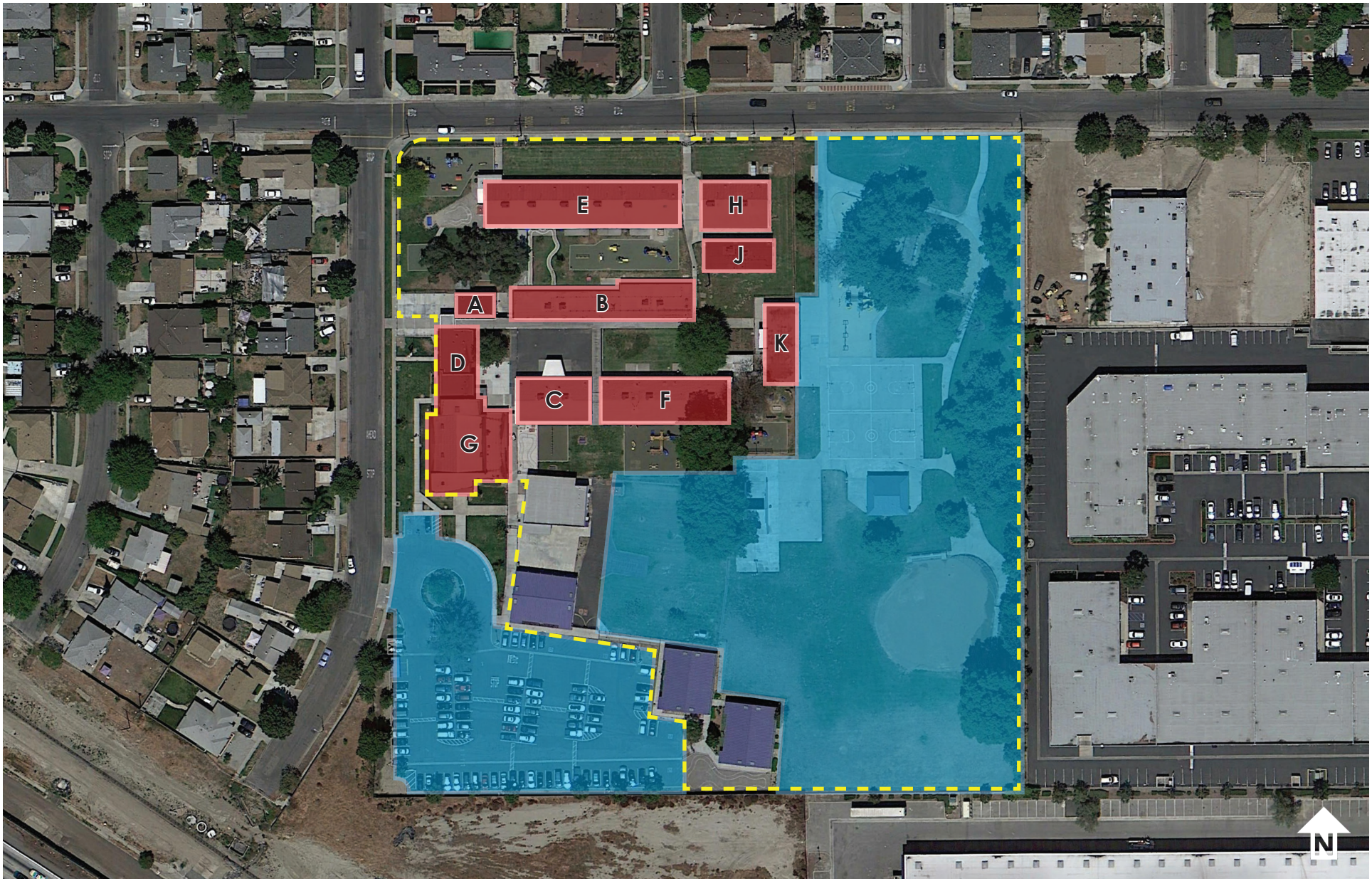
Flooring	Wall Fnshs	Ceiling	Cabinets	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Tech	Roofing		$/sf	Cost	Total Cost
$ 8.00	$ 7.00	$ 7.00	$ 10.00	$ 3.50	$ 7.00	$ 15.00	$ 40.00	$ 3.50	$ 15.00	$ 8.00	$ 6.50	$ 18.00				**$ 7,721,272.85**
				$ 511							$ -	$ 2,628		$ 23.50	$ 3,431.00	
$ 31,456	$ 27,524	$ 27,524	$ 39,320	$ 13,762	$ 27,524	$ 58,980	$ 157,280	$ 13,762	$ 58,980	$ 31,456	$ 25,558	$ 92,610		$ 120.79	$ 621,464.00	
$ 16,168	$ 14,147	$ 14,147	$ 20,210	$ 7,074	$ 14,147	$ 30,315	$ 80,840	$ 7,074	$ 30,315	$ 16,168	$ 13,137	$ 41,544		$ 135.77	$ 313,368.50	
$ 9,880	$ 8,645	$ 8,645	$ 12,350	$ 4,323	$ 8,645	$ 18,525	$ 49,400	$ 4,323	$ 18,525	$ 9,880	$ 8,028	$ 27,864		$ 125.30	$ 193,971.50	
$ 42,160	$ 36,890	$ 36,890	$ 52,700	$ 18,445	$ 36,890	$ 79,050	$ 210,800	$ 18,445	$ 79,050	$ 42,160	$ 34,255	$ 105,354		$ 139.10	$ 814,169.00	
$ 29,696	$ 25,984	$ 25,984	$ 37,120	$ 12,992	$ 25,984	$ 55,680	$ 148,480	$ 12,992	$ 55,680	$ 29,696	$ 24,128	$ 73,440		$ 140.37	$ 572,704.00	
$ 37,040	$ 32,410	$ 32,410	$ 46,300	$ 16,205	$ 32,410	$ 69,450	$ 185,200	$ 16,205	$ 69,450	$ 37,040	$ 30,095	$ 114,858		$ 115.59	$ 737,593.00	
$ 15,360	$ 13,440	$ 13,440	$ 19,200	$ 6,720	$ 13,440	$ 28,800	$ 76,800	$ 6,720	$ 28,800	$ 15,360	$ 12,480	$ 34,848		$ 151.39	$ 293,088.00	
											$ 12,090			$ 6.30	$ 12,090.00	
											$ 3,120			$ 6.50	$ 3,120.00	
											$ 162,890	**$ 493,146**				
														$ 1,500.00	$ 15,000.00	
														$ 175.00	$ 551,950.00	
														$ 8.00	$ 244,192.00	
														$ 3.00	$ 726,099.00	
														$ 13.00	$ 1,001,533.00	
															$ 6,103,773.00	
														10%	$ 610,377.30	$ 6,714,150.30
														15%	$ 1,007,122.55	
																$ 1,119,584.56
											$ 7,721,272.85			6%	$ 463,276.37	
											$ 7,721,272.85			4%	$ 308,850.91	
											$ 7,721,272.85			2%	$ 154,425.46	
														$ 0	$ -	
														$ 1	$ -	
											$ 7,721,272.85			1.5%	$ 115,819.09	
											$ 7,721,272.85			1%	$ 77,212.73	
																$ 8,840,857.41
											$ 8,840,857.41			10%		$ 884,085.74
											$ 9,724,943.15			10%		$ 972,494.31
																$ 10,697,437.46



Existing Campus

Renovation Intensity Low High

Proposed Additions



Proposed Campus Master Plan

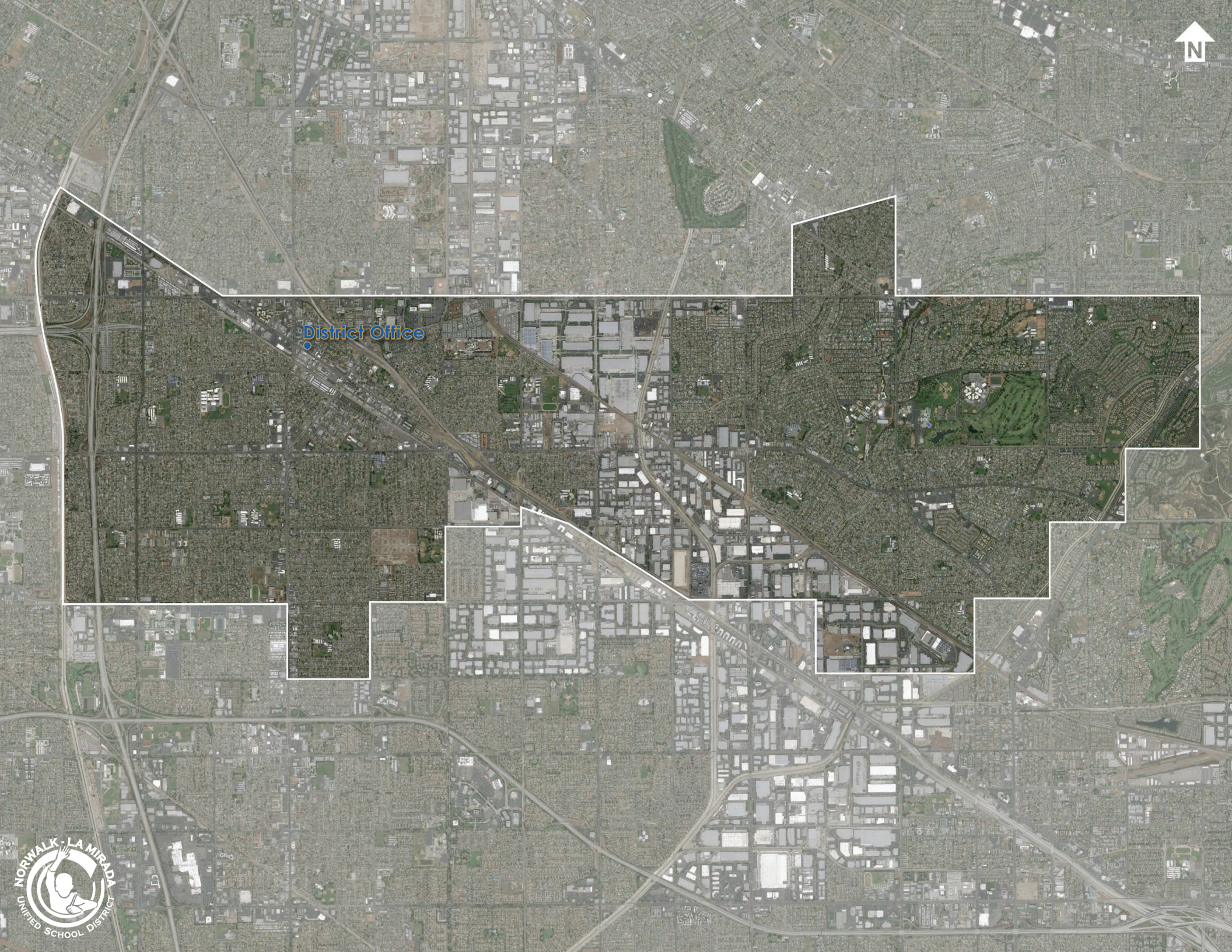


Norwalk-La Mirada

District Office


12820
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Norwalk-La Mirada
District Office


District Office
N
NORWALK - LA MIRADA
UNIFIED SCHOOL DISTRICT

NORWALK-LA MIRADA ADULT SCHOOL
(District Administration Office with
Maintenance and Operation Center)

Phone: (562) 868-0431
12820 Pioneer Blvd, Norwalk, CA 90650

Campus Description:

District Administration Office, (DAO), and the Maintenance and Operations Center,(M&O), was construction in 1956. The Administration offices are all single story, and include an Instructional Aids building and a School Board building for the large meeting room. M&O spaces have a second level in several of their buildings.

The DAO has had a modernization to the main buildings, while M&O has not seen any major renovation to their buildings. The Instructional Aids building has had renovation work done to it, but could use a full modernization to upgrade to better teaching facilities.
This site faces two streets, Pioneer Blvd. and Union Street, with parking entrances from both streets. The site has 20+ foot setbacks from most streets and is flat with about a 1 foot slope toward the southwest.

Site interviews were not conducted, however the following items have been shared to the facilities master planning committee and the following items were identified for areas of improvement: replace all old M&O buildings with newer more efficiently designed warehouses and operation buildings, upgrade transportation facilities to support a new fleet of compressed natural gas buses, rework the site to allow for more parking, upgrade the Instructional Aids building and revitalize the Board room with current technology.

Anticipated New Additions/Renovations

The District-Wide Facilities Master Plan anticipates that a new M&O facility will need to be provided in order to maintain their current transportation and maintenance needs throughout the District. Parking at the District Office will need to be addressed. Possible upgrades to the Board room and Instructional Aid buildings are still pending at this time. Technology upgrades will be required throughout.

New Additions

PROJECT COSTS

Items / Description:	sf of lf	$/sf	Cost	Total Cost
Hard Construction Costs				$ 16,250,000.00
New Additions			**$ 16,250,000**	
New Vehicle Maintenance	8,000	$ 200	$ 1,600,000	
New M&O offices	2,000	$ 200	$ 400,000	
New Warehouse	50,000	$ 200	$ 10,000,000	
New Storage	5,000	$ 200	$ 1,000,000	
Construction Contingency		10%	$ 1,300,000	
Construction Supervision / Phasing / Fees		15%	$ 1,950,000	
Soft Project Costs				$ 13,887,500.00
Architectural Fees	$ 16,250,000	5.0%	$ 812,500	
Engineering Fees	$ 16,250,000	3.0%	$ 487,500	
Pre-Construction / Legal / Planning / CEQA	$ 16,250,000	2.0%	$ 325,000	
Interim Housing (per classroom per year)		$ 12,000.00	$ -	
Topo Survey / Soils Report		1	$ -	
Construction Testing / Inspection	$ 16,250,000	2.0%	$ 325,000	
Plan Check (DSA)	$ 16,250,000	1.0%	$ 162,500	
Furniture / Equipment (Lump Sum)	1		$ 400,000	
Fleet of Buses	65	$ 175,000.00	$ 11,375,000	
SUBTOTAL COSTS				$ 30,137,500.00
Escalation	$ 30,137,500.00	10%		$ 3,013,750.00
Contingency	$ 33,151,250.00	10%		$ 3,315,125.00
TOTAL PROJECT COSTS				**$ 36,466,375.00**

Renovations

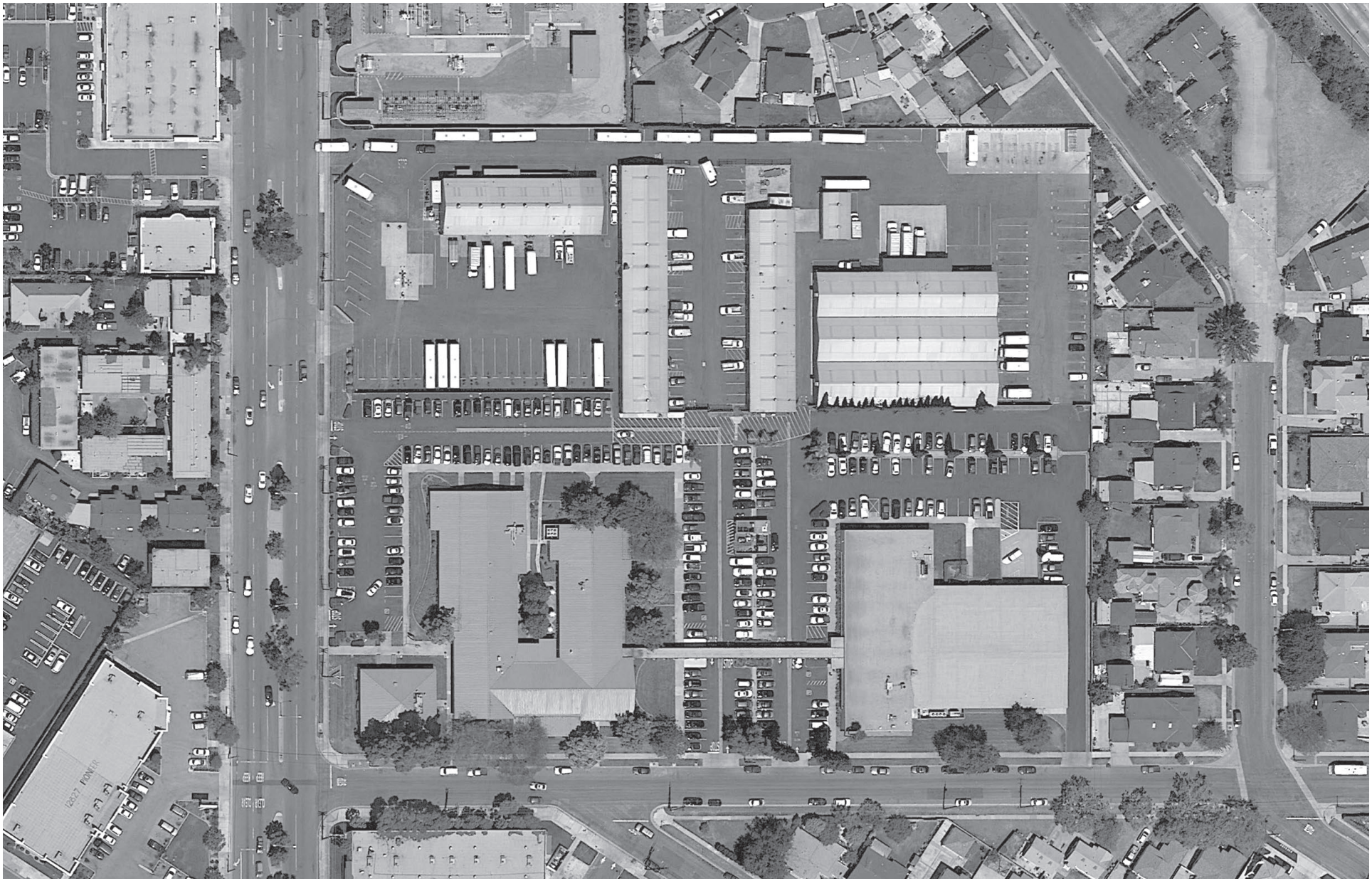
PROJECT COSTS

Items / Description:				Maint.	ADA
Hard Construction Costs				$ 2.00	$ 2.00
Existing Building Renovation		Actual Bldg sq. ft	Technology sq. ft.		
Building A -	Administration	24,993	21,660	$ 49,986	$ 49,986
Building B -	School Board	3,164	2,257	$ 6,328	$ 6,328
Building C -	Instructional Aids	25,969	12,453	$ 51,938	$ 51,938
Building D -	Vehicle Maintenance**	6,913			
Building E -	Warehouse**	9,309			
Building F -	Warehouse**	9,932			
Building G -	Warehouse**	34,531			
Building H -	Paint Storage**	1,000			
Gates			10		
Site Fencing			1,886		
Site Hardscape Replacement			-		
Rework Parking Lot			175,000		
Construction Contingency					
Construction Supervision / Phasing / Fees					
Soft Project Costs					
Architectural Fees					
Engineering Fees					
Pre-Construction / Legal / Planning / CEQA					
Interim Housing (per classroom per year)					
Topo Survey / Soils Report					
Construction Testing / Inspection					
Plan Check (DSA)					
SUBTOTAL COSTS					
Escalation					
Contingency					
TOTAL PROJECT COSTS					

* = square footage for spaces that only get technology, not the entire building

** = buildings to be demolished and replaced

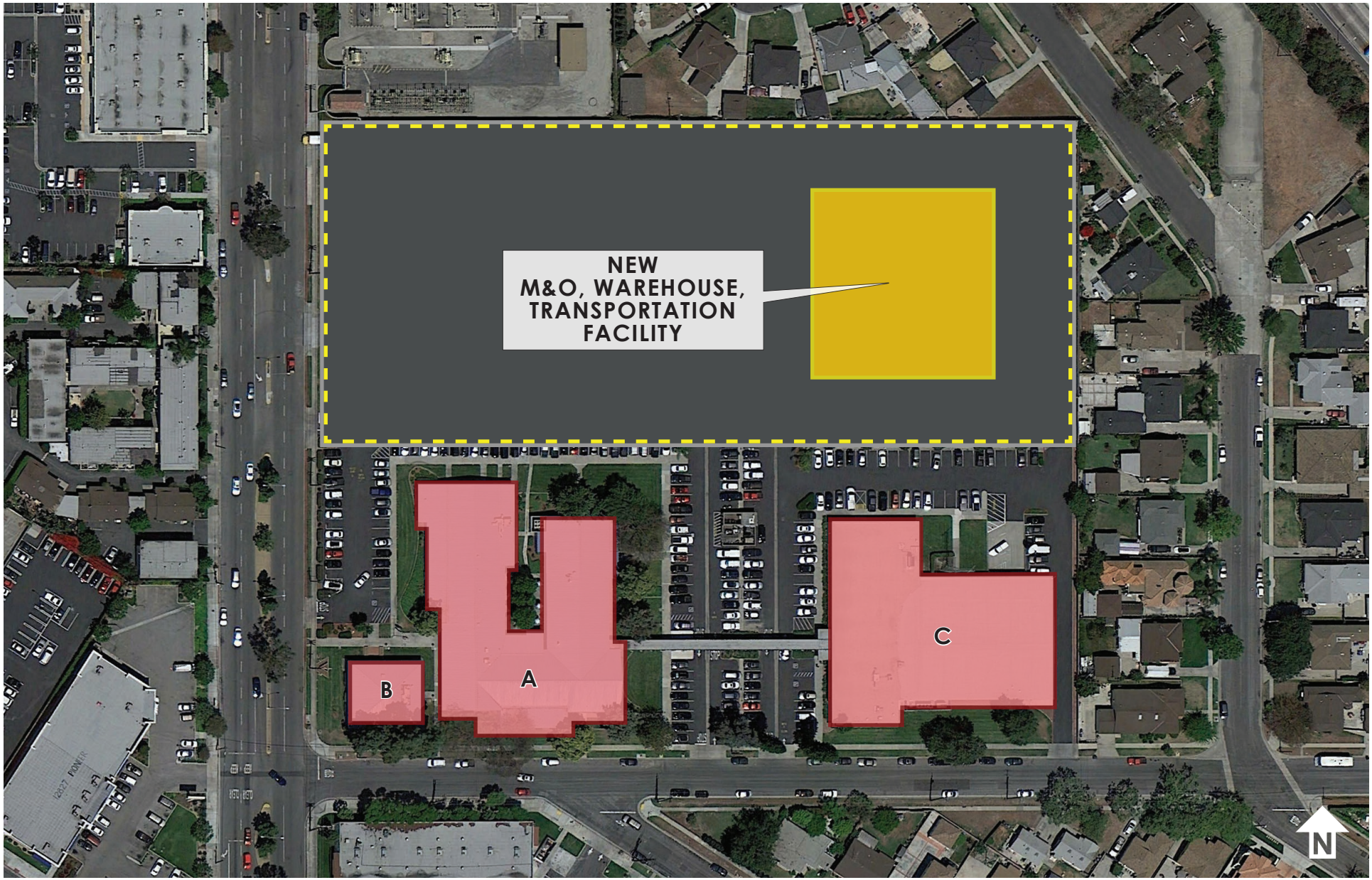
Flooring	Wall Fnshs	Ceiling	Cabinets	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Tech	Roofing		$/sf	Cost	Total Cost
$ 8.00	$ 2.00	$ 2.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6.50	$ 18.00				**$ 4,708,925.82**
$ 199,944	$ 49,986	$ 49,986	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 140,790	$ -		$ 24.96	$ 540,678.00	
$ 25,312	$ 6,328	$ 6,328	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,671	$ -		$ 28.93	$ 65,294.50	
$ 207,752	$ 51,938	$ 51,938	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 80,945	$ -		$ 39.87	$ 496,448.50	
											$ 236,405	$ -				
														$ 1,500.00	$ 15,000.00	
														$ 175.00	$ 330,050.00	
														$ -	$ -	
														$ 13.00	$ 2,275,000.00	
															$ 3,722,471.00	
														10%	$ 372,247.10	$ 4,094,718.10
														15%	$ 614,207.72	
																$ 682,794.24
											$ 4,708,926			6%	$ 282,535.55	
											$ 4,708,926			4%	$ 188,357.03	
											$ 4,708,926			2%	$ 94,178.52	
														$ 12,000	$ -	
														15%	$ -	
											$ 4,708,926			1.5%	$ 70,633.89	
											$ 4,708,926			1%	$ 47,089.26	
																$ 5,391,720.06
											$ 5,391,720.06			10%		$ 539,172.01
											$ 5,930,892.06			10%		$ 593,089.21
																$ 6,523,981.27



Existing Campus

Renovation Intensity Low High

Proposed Additions



Proposed Campus Master Plan

Appendix A

THE BUILD-A-BOND THERMOMETER

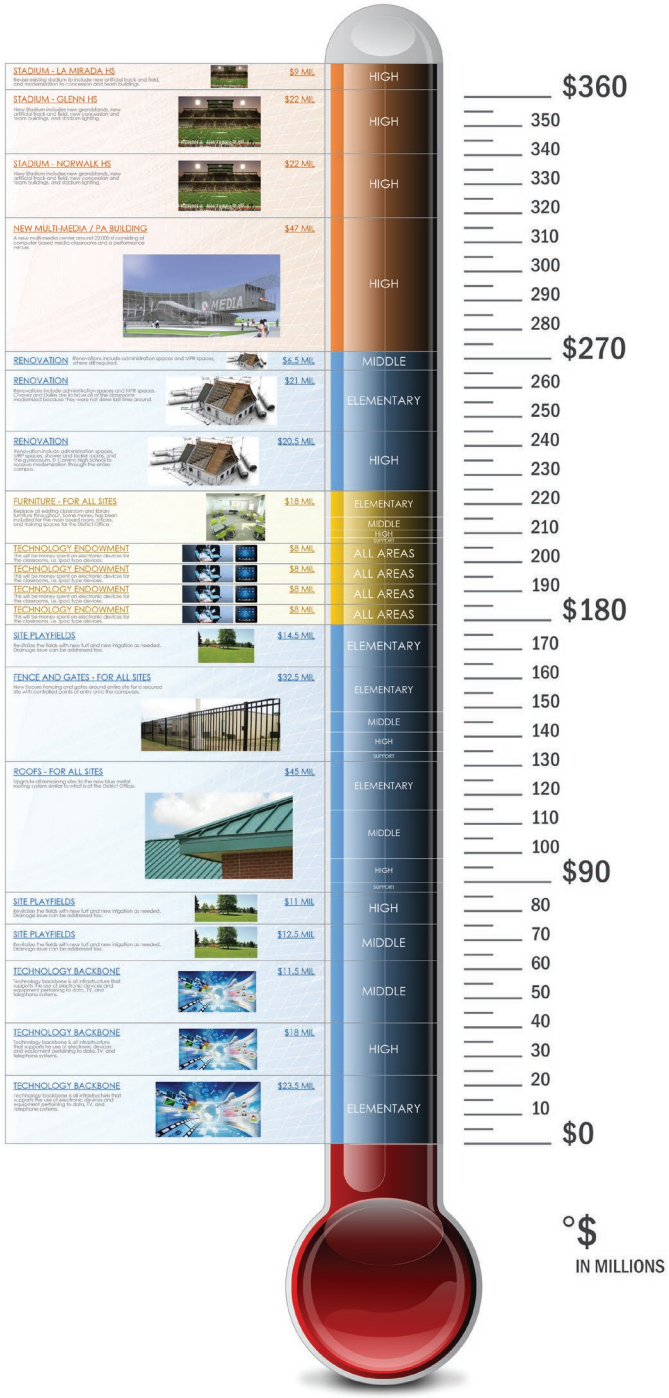
The following Exhibit takes the form of the prototypical fund raising thermometer with a funding total cap of $375 million. The projects depicted on the thermometer are built from the bottom up with what the NLMUSD has determined to be the highest priority projects at the bottom of the scale. Because the FMP outlines approximately $600 million in total projects, the Exhibit should not be taken to imply that the projects at the top of the thermometer are of a low priority. In fact, there are projects listed in the FMP that are not on the thermometer at all. Those projects likewise are not of low priority. They are simply projects that would require additional funding.

Should a local GO Bond prove to be a primary source of funding, it is important to note that a bond does not provide the entire $375 million all at one time. Funds will instead be made available through bonds which will be sold in approximately $50 million increments, with each successive bond sale occurring approximately every three years. The thermometer is therefore further subdivided into those same $50 million increments. These increments appear as light red lines running through the scale.

The projects shown on the thermometer come straight out of the FMP. In some cases project names have been shortened to make the Exhibit easier to read. In other cases projects have been grouped to make the titles easier to understand.

The projects shown on the thermometer are grouped into three subcategories. The blue projects are renovation construction projects which will impact existing buildings or school grounds. The red projects are new construction projects which identify new buildings or site improvements. The yellow projects are non-building projects such as furniture and mobile technology.

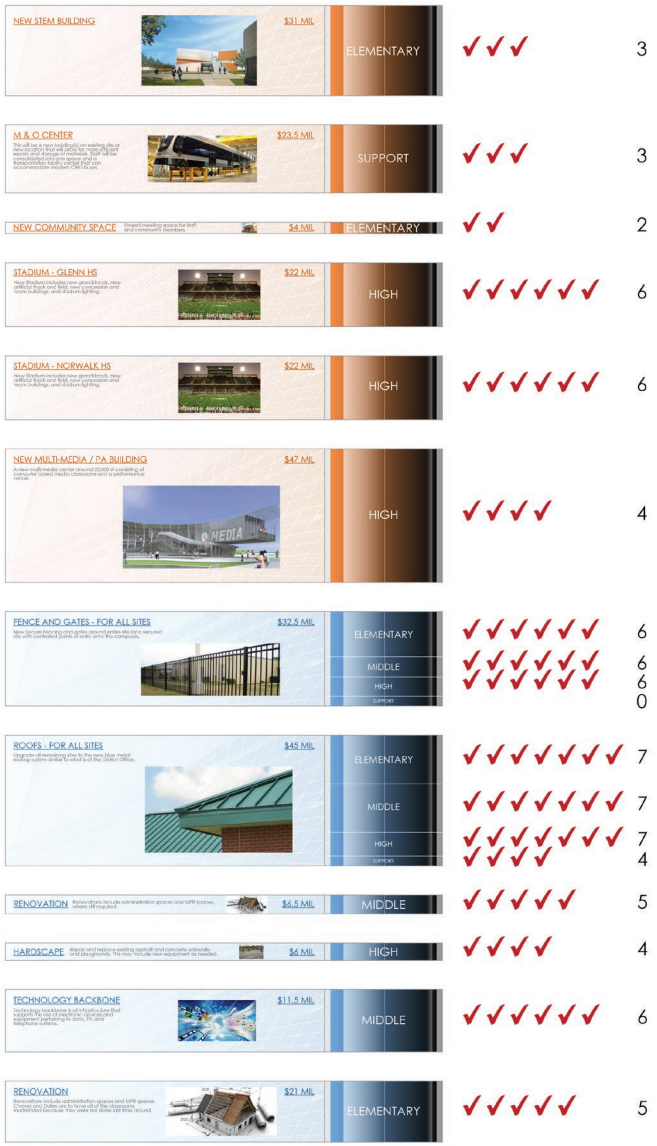
The project costs shown on the thermometer are rounded figures extracted from the FMP spreadsheets. They represent project costs, not construction costs, and as such include soft costs for planning, approvals, regulatory fees, etc.

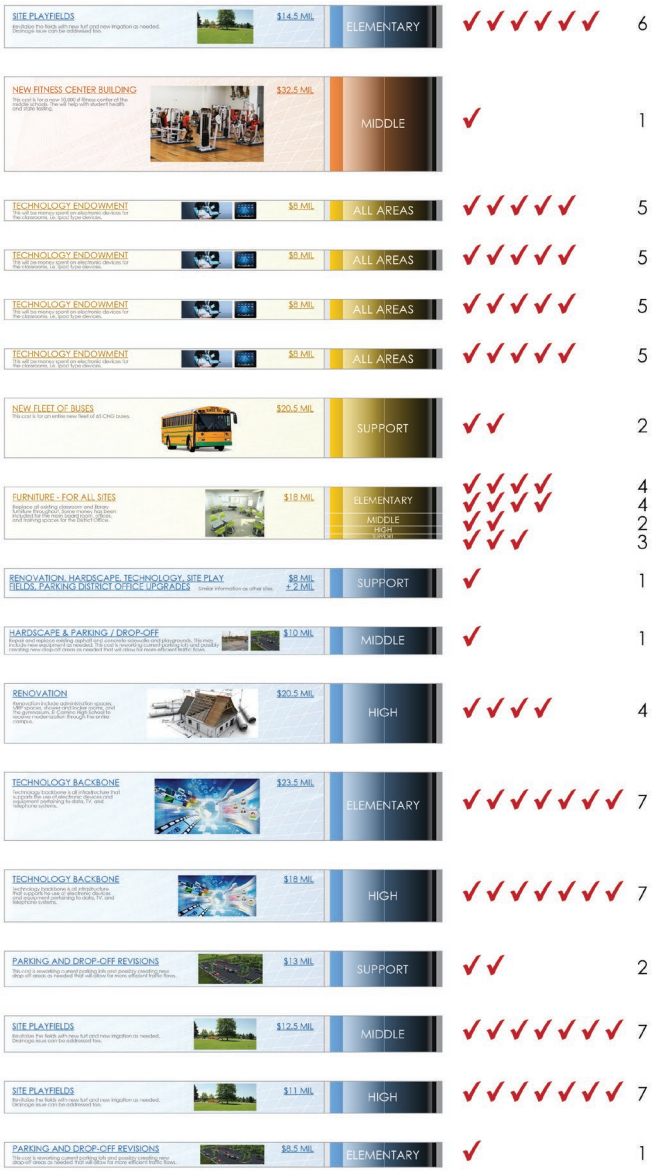


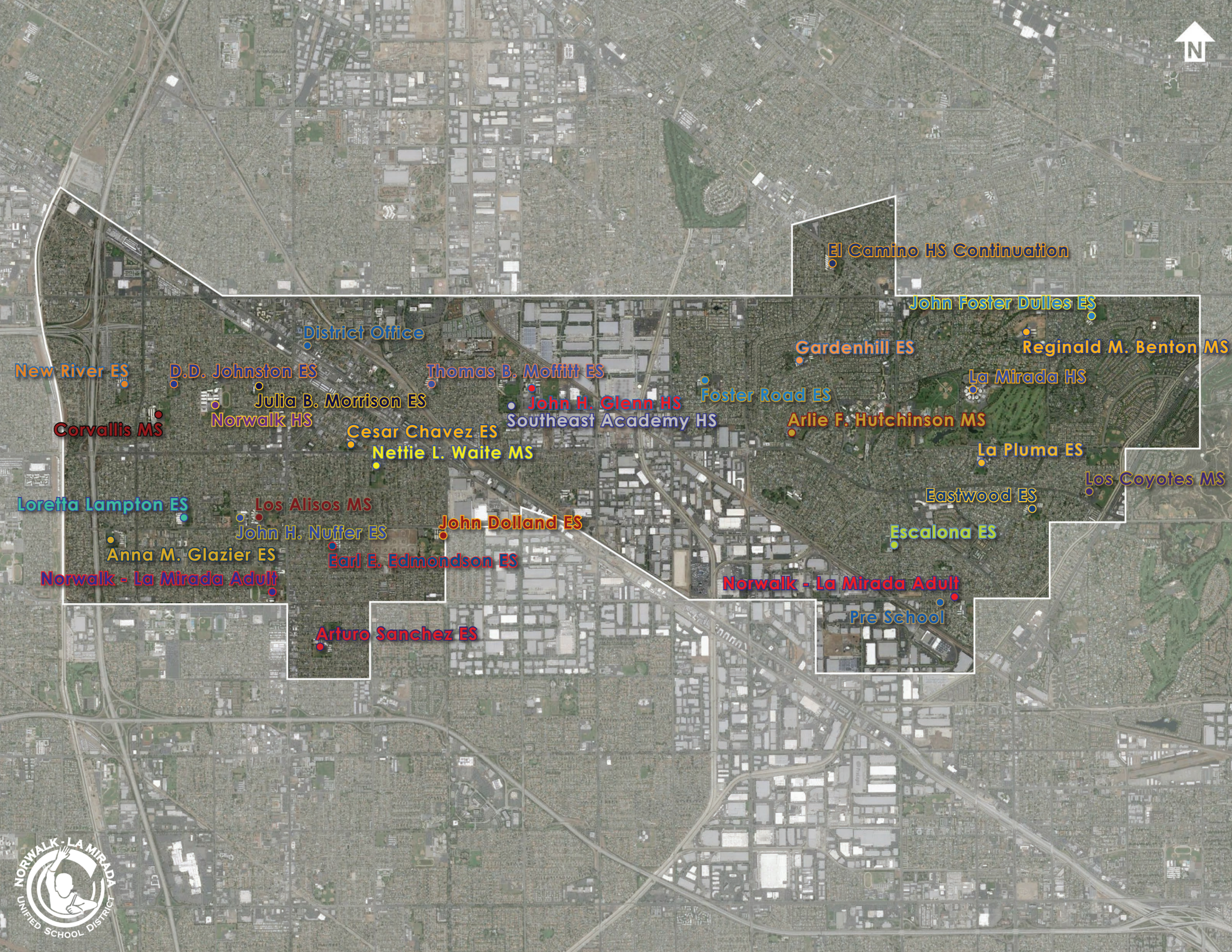
In many cases the project costs shown on the thermometer are further subdivided into grade levels. So, for example, playfield renovations are divided into elementary, middle, and high school campuses. As of the date of the publishing of the FMP and this Appendix, there is yet to be a specific strategic plan developed to show which specific schools within those categories would be started first.

BUILD-A-BOND THERMOMETER

This was a polling exercise that was solicited from the Board members at a Board Workshop session that was conducted on June 14, 2014. Each check mark indicates the number of votes that that item received.






N
El Camino HS Continuation
John Foster Dulles ES
District Office
Gardenhill ES
Reginald M. Benton MS
New River ES
D.D. Johnston ES
Thomas B. Moffitt ES
La Mirada HS
Julia B. Morrison ES
John H. Glenn HS
Foster Road ES
Norwalk HS
Southeast Academy HS
Arlie F. Hutchinson MS
Corvallis MS
Cesar Chavez ES
La Pluma ES
Nettie L. Waite MS
Los Coyotes MS
Eastwood ES
Loretta Lampton ES
Los Alisos MS
John Dolland ES
John H. Nuffer ES
Escalona ES
Anna M. Glazier ES
Earl E. Edmondson ES
Norwalk - La Mirada Adult
Norwalk - La Mirada Adult
Pre School
Arturo Sanchez ES
NORWALK - LA MIRADA UNIFIED SCHOOL DISTRICT


NORWALK-LA MIRADA
UNIFIED SCHOOL DISTRICT



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