



### School Data

Date School Opened:	1942
2019 - 2020 Projected School Year Enrollment:	452
Standard Classrooms:	17
Portable Classrooms:	8
Classrooms Used for Other Programs:	7
Permanent Building Area:	33,459
Facility Capacity:	477

Revised October 2, 2019

# Loma Vista Environmental Sciences Academy

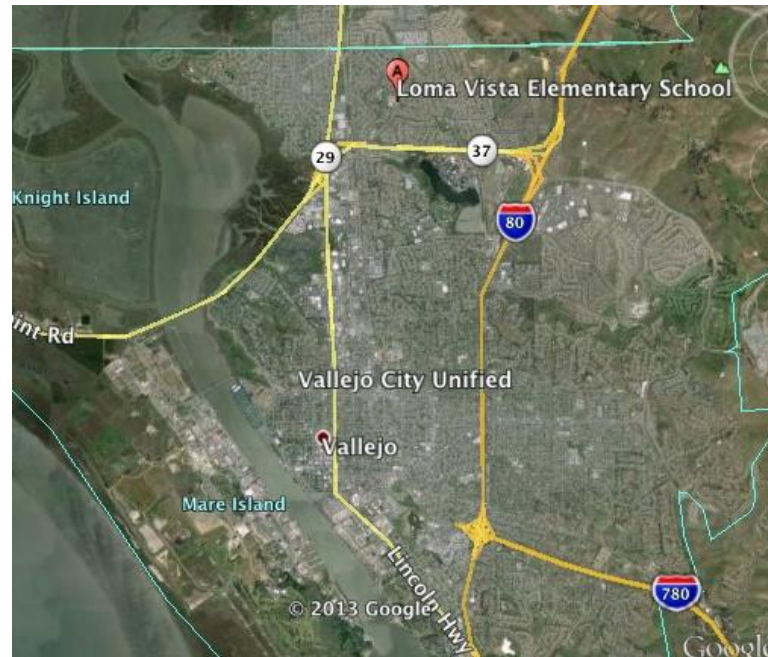
146 Rainer Street

## Loma Vista Academy - Background information

Loma Vista Environmental Academy is a Kindergarten through 8th grade Magnet School dedicated to Environmental Sciences. It serves students from across Vallejo. The school is currently spread across two adjacent former elementary school campuses with a private street separating the two. It is also adjacent to a number of other District sites including the Solano K-8 School.

Loma Vista is a school where children grow, learn, and make and learn from mistakes on the road to reaching each student's highest potential.

Loma Vista is also home to one of only two working farms in the county: the Loma Vista Farm is an outdoor classroom that provides children with standards based hands-on learning opportunities to bolster their academic skills in reading, writing, math, social science, language arts and science.



## Loma Vista Environmental Sciences Academy - Existing Conditions Summary

### Facilities Assessment Needs

- Code compliant identification signage is mostly missing throughout campus
- Accessibility issues include paths of travel to and throughout both campuses, restrooms, non-compliant door thresholds, signage, and sinks/sink cabinets at classrooms and administration
- Modular classroom buildings at South Campus are deteriorating in many areas and do not meet goals for learning environments. Recommend modernization or replacement
- Lighting and lighting controls are poor
- Foundation vent screens are damaged or missing
- Areas of campus are not connected: street runs through the middle
- Repair rusted areas and paint exterior finishes throughout.

### Educational Program Needs

- STEM Lab space
- Small Group Instruction areas
- Security Fencing
- Create Library in central location

### Unique Opportunities

- Exterior areas can be developed to create cohesive campus and learning areas
- Develop better connection to the adjacent farm



South Campus classroom



Non Accessible entries









South Campus Classrooms

## Loma Vista Environmental Sciences Academy - Master Plan Summary

### Master Plan Features

- Construct addition to existing Multipurpose room to accommodate library, kitchen and Multipurpose functions.
- Construct new 8 classrooms wing with support spaces
- Develop outdoor learning areas: include seating and table areas
- Provide state of art barn at farm: learning areas and breeding/animal's life cycle

### Selected Improvements by Theme

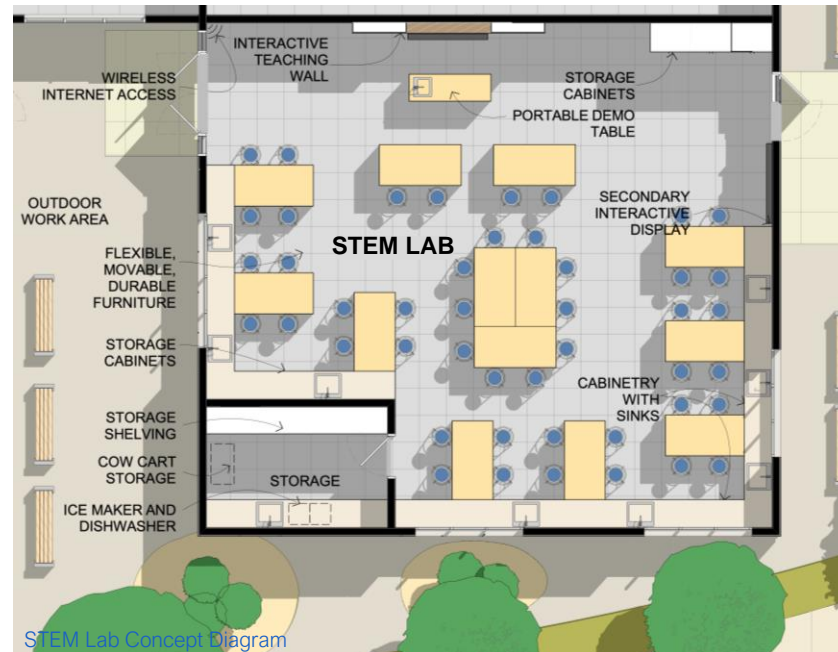
	FACILITIES NEED THEME	IMPROVEMENT
	Campus Safety	Complete perimeter fencing with limited access points and upgrade remaining classroom locks. Extend clock/bell system to Farm. Provide new window blinds.
	Accessibility	Upgrade ramps, drinking fountains, doors and other features to meet accessibility code requirements. Create an accessible path of travel to all classrooms and to farm.
	Technology	Provide A/V system in classrooms, auditorium, MPR, and gym. Add wireless internet throughout the campus. Upgrade electrical, data, and security infrastructure as required.
	Science, Technology, Engineering, Mathematics (STEM)	Repurpose 2 general use classrooms to accommodate STEM Lab with outdoor work area.
	Community Schools	Create additional meeting rooms on campus. Support community use of Library/Multipurpose building. New exterior painting, playground equipment and paving. New classroom furniture.
	Infrastructure	Replace mechanical units with energy efficient models throughout campus. Replace and upgrade roofing. Replace or repair utilities where needed. Modernize restrooms.



## Loma Vista Environmental Academy - Educational Program Needs:

### STEM Lab

- Flexible room designed to be used by the entire campus community for science labs, project-based learning and other activities
- Amenities include storage cabinets, perimeter cabinetry with sinks and a connected outdoor work area
- Durable surfaces throughout
- Durable, moveable furniture to easily accommodate a variety of uses
- Wired and wireless internet access and two A/V systems for presentations
- Secure storage room with sink, shelving, computer storage and ice maker



### Additional Educational Program Needs

- Outdoor learning areas throughout campus
- Small Group Instruction and collaborative workspaces incorporated into classrooms
- Display areas for student work at corridors, library, and Multi-purpose
- Improve access to Farm
- Connect Olympic Ave and Rainier Ave sides of campus
- Centrally located Multi-purpose room with performance capacity
- Centralized Library

### Learning Environment Improvements

- Replace interior finishes
- Upgrade existing lighting and controls
- Replace heating and cooling equipment, upgrade insulation
- Replace existing portable classrooms with new building
- Upgrade Classroom technology infrastructure
- Address Accessibility issues

## Loma Vista Environmental Sciences Academy- Committee Facilities Improvement

The Master Plan Committee provided their recommendation on the priority of improvements with in the three categories for use in future decision making. These recommendations will be considered along with other factors when scheduling projects as funding becomes available.

### Current Facilities Needs (CFN)

- Accessibility throughout needs to be brought up to current codes: doors, drinking fountains, toilet rooms, exterior path of travel-including farm, paths of travel to all rooms, identification and way finding signage
- Wheelchair accessibility at Farm is limited to kitchen
- Sidewalks at farm: not navigable, tripping hazard
- Perimeter fencing needs to be repaired and completed to include farm, with access gate. Fence at East road needs to be much higher
- Campus very open: need to create one point of entry during the day, community access in the evenings and weekends
- Eliminate access by Solano Students cutting through campus
- Need blackout curtains – window coverings
- Connect farm to rest of campus alarm system(security)
- Clock/bells and PA system needs to be upgraded

### Educational Program Needs (EPN)

- Paint needed throughout at both interior and exterior areas
- Replace interior finishes
- Protect HVAC thermostats (and all controls) from student access
- Farm has no technology, data port connectivity
- Restrooms inadequate, need restrooms w/access to outside play area
- More restrooms are needed at farm
- Need covered walkway to cafeteria
- Technology-need Smart Boards as well as white boards

- Ceiling mounted projectors
- Drainage issue at farm: irrigation required at orchard; leaking pipes leading to orchard; city water.
- Pond seepage at Farm – needs to be dredged and upgraded, needs CEQA determination

### Future Facilities Needs (FFN)

- Create central Library/Multipurpose to accommodate full student body
- Need Performance venue
- Develop outdoor learning areas, include seating and table areas
- Amphitheater desired for outdoor gathering
- State of art barn at farm: learning area and breeding/animal's life cycle
- Kitchen in school
- Meeting spaces needed
- Shop facilities – i.e. wood shop, metal shop, etc.
- Gym and locker rooms – maybe at Eucalyptus grove
- Parent resource room location is too remote from office- sign in is required



# Loma Vista E. Sciences Academy

## Existing Site Plan



- NEW
- CLASSROOM
- EXISTING
- ADMINISTRATION
- MULTI-PURPOSE LIBRARY GYM
- MODULAR BUILDING
- PORTABLE BUILDING
- SHADE STRUCTURE
- TO BE REMOVED
- COVERED WALKWAYS
- ## CLASSROOM #
- T RESTROOM
- O OFFICE
- FS FOOD SERVICE











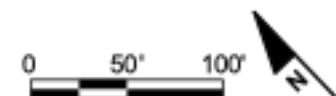


## Loma Vista E. Sciences Academy

### Existing Building Plan



- 
 NEW  
 CLASSROOM  
 EXISTING
- 
 ADMINISTRATION
- 
 MULTI-PURPOSE  
 LIBRARY GYM
- 
 MODULAR  
 BUILDING
- 
 PORTABLE  
 BUILDING
- 
 SHADE  
 STRUCTURE
- 
 TO BE REMOVED
- 
 COVERED  
 WALKWAYS
- ## CLASSROOM #
- T RESTROOM
- O OFFICE
- FS FOOD SERVICE





# Loma Vista E. Sciences Academy

## Existing Civil Notes Plan



# Loma Vista E. Sciences Academy

## Proposed Site Plan



# Loma Vista Environmental Sciences Academy

## Preliminary Cost Estimate

146 Rainer Street, Vallejo, CA 94589

707/556-8550

Square Footage (Bldg. only): 40,111

# Classrooms: 17

# Portables: 8

	CFN	EPN	FFN	Grand Total
Construction Costs	\$ 4,306,592.03	\$ 19,955,540.90	\$ 1,873,500.00	\$ 26,135,632.93
Sub-Total	\$ 4,306,592.03	\$ 19,955,540.90	\$ 1,873,500.00	\$ 26,135,632.93
Design Contingency (0%)	\$ -	\$ -	\$ -	\$ -
Sub-Total	\$ 4,306,592.03	\$ 19,955,540.90	\$ 1,873,500.00	\$ 26,135,632.93
General Contractor OHP (12%)	\$ 516,791.04	\$ 2,394,664.91	\$ 224,820.00	\$ 3,136,275.95
General Contractor Insurance (2%)	\$ 86,131.84	\$ 399,110.82	\$ 37,470.00	\$ 522,712.66
Sub-Total	\$ 4,909,514.91	\$ 22,749,316.63	\$ 2,135,790.00	\$ 29,794,621.54
Soft Costs: Change Order Contingency, A/E Fees, Inspection, Management Fees, etc. (35%)	\$ 1,718,330.22	\$ 7,962,260.82	\$ 747,526.50	\$ 10,428,117.54
Sub-Total	\$ 6,627,845.13	\$ 30,711,577.45	\$ 2,883,316.50	\$ 40,222,739.08
Escalation (18%)	\$ 1,193,012.12	\$ 5,528,083.94	\$ 518,996.97	\$ 7,240,093.03
<b>Grand Total</b>	<b>\$ 7,820,857.26</b>	<b>\$ 36,239,661.39</b>	<b>\$ 3,402,313.47</b>	<b>\$ 47,462,832.11</b>



## Loma Vista Environmental Sciences Academy - Facilities Needs Spreadsheet

CODE	DISCIPLINE	LOCATION	DESCRIPTION		SITE PLAN KEY	PHOTO	ESTIMATED TAKE OFF		COST/ UNIT	TOTAL COST
							Qty.	Unit		
SITE ISSUES										
CFN	Site Utilities	Site	Deficiency Remedy	Site utilities are nearing the end of their useful life Replace underground utility lines			1	ls	\$ 950,000.00	\$ 950,000.00
CFN	Accessibility Issue	Site	Deficiency Remedy	Landing at Door/Ramp exceeds 2% Slope at 6 locations throughout site. Saw cut, remove and replace Landings. Estimated 50 sf ea. landing	1	12	250	sf	\$ 40.00	\$ 10,000.00
CFN	Accessibility Issue	Site	Deficiency Remedy	Non-compliant Door threshold at 1 location throughout site. Remove and replace with compliant threshold.	2		1	ea	\$ 1,500.00	\$ 1,500.00
CFN	Accessibility Issue	Site	Deficiency Remedy	Cross slope on path of travel exceeds 2% at 7 locations throughout site. Remove and replace section of walkway that is non-compliant. Estimate of 250 sf ea. occurrence.	4		1750	sf	\$ 40.00	\$ 70,000.00
CFN	Accessibility Issue	Site	Deficiency Remedy	Slopes on path of travel > 5% without handrails at 1 location. Remove and replace ramp with slopes < 5% or provide handrails for ramp as required path of travel.	5		100	sf	\$ 40.00	\$ 4,000.00
CFN	Accessibility Issue	Site	Deficiency Remedy	Slopes on path of travel > 8.33% at 8 locations. Remove ramp and construct code compliant ramp	6	15	800	ea	\$ 40.00	\$ 32,000.00
CFN	Accessibility Issue	Site	Deficiency Remedy	Non-compliant accessible Parking signage. Provide code compliant signage.	10		1	ea	\$ 100.00	\$ 100.00

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CODE	DISCIPLINE	LOCATION	DESCRIPTION		SITE PLAN KEY	PHOTO	ESTIMATED TAKE OFF		COST/ UNIT	TOTAL COST
							Qty.	Unit		
CFN	Accessibility Issue	Site	Deficiency Remedy	Slopes exceed 2% in any direction on accessible parking stall or loading area. Repave accessible parking area to provide maximum of 2% cross slope or relocate accessible parking.	11		100	ea	\$ 30.00	\$ 3,000.00
CFN	Accessibility Issue	Site	Deficiency Remedy	Accessible drinking fountain not provided. Provide code compliant approved drinking fountain.	17		40111	sf	\$ 0.30	\$ 12,033.30
CFN	Accessibility Issue	Site	Deficiency Remedy	No Accessible route to public right of way. Provide code compliant accessible route to public right of way	19		1	ea	\$ 2,500.00	\$ 2,500.00
CFN	Accessibility Issue	Site	Deficiency Remedy	No Accessible drop off area provided Provide accessible drop off area	20		1	ea	\$ 75,000.00	\$ 75,000.00
CFN	Accessibility Issue	Site	Deficiency Remedy	Non-compliant/missing accessible signage at parking lot entry Provide code compliant signage	21		1	ea	\$ 100.00	\$ 100.00
CFN	Fire & Life Safety	Site	Deficiency Remedy	Inadequate fire protection. Provide additional fire hydrants on site.	25		Cost included in Site Utilities			\$ -
CFN	Accessibility Issue	Site	Deficiency Remedy	Non-accessible Door landing at 11 locations for secondary access points. Remove and replace with compliant access if required.	3	13 14	11	ea	\$ 1,500.00	\$ 16,500.00
EPN	Electrical	Site	Deficiency Remedy	Repairs and Upgrades to electrical and Security Systems			1	ls	\$ 461,276.50	\$ 461,276.50

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CODE	DISCIPLINE	LOCATION	DESCRIPTION		SITE PLAN KEY	PHOTO	ESTIMATED TAKE OFF		COST/ UNIT	TOTAL COST
							Qty.	Unit		
EPN	Paving & Grading	Site	Deficiency Remedy	Pavement broken or failing. Remove existing paving and base and replace full paving section.	26		Cost included in Parking Lot cost		\$	-
EPN	Paving & Grading	Site	Deficiency Remedy	Pavement worn or cracked. Fill cracks, slurry seal surface and repaint as necessary	27		Cost included in Parking Lot cost		\$	-
EPN	Plumbing	Site	Deficiency Remedy	Drainage blocked with debris	28		Routine Maintenance Issue		\$	-
FFN	Site	Olympic Avenue	Need	Develop upper "Quad" area with amphitheater seating, gathering areas, grading			3200	sf	\$ 50.00	\$ 160,000.00
<b>GENERAL &amp; CAMPUS-WIDE ISSUES</b>										
<b>Assessment is for areas that were not part of the Summer 2013 project which was under construction at the time of this assessment (Classroom 4-7)</b>										
CFN	Accessibility	Campus-wide	Deficiency Remedy	Identification and way finding signage lacking Campus-wide signage program		07	40111	sf	\$ 0.50	\$ 20,055.50
CFN	Roofing	Campus Buildings	Deficiency Remedy	Roofing in need of replacement Replace Asphalt BUR/Metal roof			1	ls	\$ 1,027,152.00	\$ 1,027,152.00
CFN	Exterior Envelope	Office/Admin, Wings 32-40, 10-22, CR35	Deficiency Remedy	Metal tube framing with painted plywood or transite infill panels providing exterior and interior wall: no insulation Provide exterior insulating infill panels with thermal break at tube framing, or other means of insulation			40111	sf	\$ 4.00	\$ 160,444.00
CFN	Doors	Office/Admin, Wings 32-40, 10-22:	Deficiency Remedy	Weather stripping damaged or missing on exterior doors Provide new weather-stripping and door sweeps throughout			30	ea	\$ 125.00	\$ 3,750.00
CFN	Doors	Office/Admin, Wings 32-40, 10-22:	Deficiency Remedy	Doors damaged, worn, some lites have plywood panels Provide new extra heavy-duty doors with high security glazing			3	pr	\$ 1,300.00	\$ 3,900.00



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CODE	DISCIPLINE	LOCATION	DESCRIPTION		SITE PLAN KEY	PHOTO	ESTIMATED TAKE OFF		COST/ UNIT	TOTAL COST
							Qty.	Unit		
CFN	Exterior Envelope	Office/Admin, Wings 32-40, 10-22:	Deficiency Remedy	Foundation vents missing, mismatched or damaged screens  Replace all		01	40111	sf	\$ 0.25	\$ 10,027.75
CFN	Accessibility	Office/Admin	Deficiency Remedy	Accessibility issues within building include access to restrooms and staff room  Reconfigure to provide access to restroom and to staff room			6	ea	\$ 2,500.00	\$ 15,000.00
CFN	Site Security	Campus-wide	Deficiency Remedy	Secure perimeter fencing is needed  Perimeter fencing needs to be repaired and completed to include farm a. Include gate access periodically b. Fence height at east road needs to be higher – possibly up to 10 ft.			1	ls	\$ 45,000.00	\$ 45,000.00
CFN	Mechanical	Campus-wide	Deficiency Remedy	Mechanical Upgrade needed Protect HVAC thermostats (and all controls) from student access  District wide mechanical replacement, including Farm			1	ls	\$ 553,531.80	\$ 553,531.80
EPN	Site	Olympic Ave	Deficiency Remedy	Restrooms inadequate, need restrooms w/access to outside play area at upper campus  Additional Restrooms provided in master planning section			na	na	\$ -	\$ -
EPN	Windows	Office/Admin Wing 32-40, 10-22	Deficiency Remedy	Windows single pane aluminum, operable but in poor condition: not thermally broken  Replace with dual pane aluminum, operable, thermally broken			40111	sf	\$ 12.00	\$ 481,332.00

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CODE	DISCIPLINE	LOCATION	DESCRIPTION		SITE PLAN KEY	PHOTO	ESTIMATED TAKE OFF		COST/ UNIT	TOTAL COST
							Qty.	Unit		
EPN	Electrical	Site Lighting	Deficiency Remedy	Rice Paddy Hat' site light fixtures tops appear dented or warped  Repair or replace fixture and housing at existing pole standards with energy efficient fixtures			1	ls	\$ 25,000.00	\$ 25,000.00
EPN	Electrical	Office/Admin	Deficiency Remedy	Some exterior lights on during the day  Provide daylight sensing controls		06	Cost included in Electrical cost			\$ -
EPN	Exterior Envelope	Office/Admin	Deficiency Remedy	Paint needed throughout at exterior  Paint entire campus			40111	sf	\$ 1.00	\$ 40,111.00
EPN	Walls and Finishes Flooring	Office/Admin Wing 32-40, 10-22	Deficiency Remedy	Interior finishes are worn, damaged, dirty  Replace all interior finishes: walls, flooring, ceilings			40111	sf	\$ 1.00	\$ 40,111.00
EPN	Walls and Finishes	Olympic Ave	Deficiency Remedy	Interior finishes are worn, damaged, dirty  Patch, repair, paint interior finishes: maintain wood paneled walls		08	Cost included in Interior Finishes cost			\$ -
EPN	Siding	Wing 32-40 Plus CR35	Deficiency Remedy	Siding: Metal tube framing with painted metal or plywood faced insulated panels providing exterior and interior wall. Metal battens are coming loose  Repair or replace all damaged areas		02	Cost included in Exterior Envelope cost			\$ -
EPN	Technology	Campus-wide	Deficiency Remedy	Need Smart Boards or equivalent but keep white Boards, Ceiling mounted projectors or equivalent Farm has no technology, data port connectivity  District wide technology upgrade, including Farm			40111	sf	\$ 3.00	\$ 120,333.00
RAINER AVENUE CLASSROOMS										

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CODE	DISCIPLINE	LOCATION	DESCRIPTION		SITE PLAN KEY	PHOTO	ESTIMATED TAKE OFF		COST/ UNIT	TOTAL COST
							Qty.	Unit		
CFN	Siding	Wing 32-40 Plus CR35	Deficiency Remedy	Plywood faced siding panels severely damaged at southeast corner Replace panels		03	Cost included in Exterior envelope cost		\$	-
CFN	Exterior Envelope	Wing 32-40 Plus CR35	Deficiency Remedy	Rust at utility box at north corner of building has spread into adjacent building panels and foundation, rust apparent at other exterior surface mounted utility boxes			Cost included in Exterior Envelope cost and Mechanical cost		\$	-
CFN	Soffit	Wing 32-40 Plus CR35	Deficiency Remedy	Metal frame rusted and plywood soffit shows water damage Locate leak and repair, remove rust, repair and repaint soffit panels		04	Cost included in Exterior Door cost		\$	-
CFN	Exterior Envelope	Wing 32-40 Plus CR35	Deficiency Remedy	Metal underside of covered walkways between Wing 32 and Clsrm 35 has peeling paint Repair and refinish			10000	sf	\$ 4.25	\$ 42,500.00
CFN	Accessibility	Wing 32-40 Plus CR35	Deficiency Remedy	CR 35 entry door stoop is 4' x 4' with 7 1/2" step up and site utility boxes very close to edge of stoop. signage is at the non-accessible entry door Master Plan goals remove this classroom.			1	ea	\$ 1,500.00	\$ 1,500.00
CFN	Electrical, Accessibility	Wing 32-40 Plus CR35	Deficiency Remedy	CR 35 Lighting controls are only at the opposite, accessible door, Lighting: Typical CR: 2X4 fixtures in suspended acoustical ceiling. Switched in rows at accessible entry: rows run perpendicular to the windows			Cost included in Electrical cost		\$	-
CFN	Accessibility	Wing 32-40 Plus CR35	Deficiency Remedy	4 utility access boxes within 2' of the stoops (3 are within 6"). Until building is removed, locate signage at the accessible door, provide directional signage to that door (cost for signage only)			2	ea	\$ 100.00	\$ 200.00



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CODE	DISCIPLINE	LOCATION	DESCRIPTION		SITE PLAN KEY	PHOTO	ESTIMATED TAKE OFF		COST/ UNIT	TOTAL COST
							Qty.	Unit		
CFN	Accessibility	Wing 32-40	Deficiency	Exit door (with Exit signage) at end of corridor in enclosed wing leads to 4'X4' stoop at + / -9" above adjacent grade			1	ea	\$ 1,500.00	\$ 1,500.00
			Remedy	Provide accessible landing and path of travel to play area						
EPN	Doors	Wing 32-40 Plus CR35	Deficiency	Door frames direct to exterior have been retrofitted to accommodate closer (rms 35)			Cost included in Exterior Door cost			\$ -
			Remedy	Provide new doors and closers						
OLYMPIC AVENUE CAMPUS										
CFN	Doors	Olympic Ave	Deficiency	Some interior doors damaged: girl's toilet room, Room 1 & 2 - wood frame in very poor condition. Door ratings inconsistent Room1 has rated door in wood frame, PT office non-rated door			8	ea	\$ 1,300.00	\$ 10,400.00
			Remedy	Provide consistent, code compliant doors and frames						
CFN	Window coverings	Olympic Ave	Deficiency	Vertical blinds, many broken, need blackout curtains –		09	40111	sf	\$ 0.88	\$ 35,297.68
			Remedy	Campus-wide window covering program						
CFN	Electrical	Olympic Ave	Deficiency	MU - 2-tube fluorescent fixtures, no lenses, controls are scattered among exterior doors and are at 6'-0" and higher			Cost included in Electrical cost			\$ -
			Remedy	Provide lenses, relocate and repair controls						
CFN	Technology	Olympic Ave	Deficiency	PA system in Multi Use is ancient, farm is not connected to campus alarm system			Cost included in Electrical cost			\$ -
			Remedy	Campus-wide upgrade of clock/bell/speaker system						
CFN	Accessibility	Olympic Ave	Deficiency	1" threshold at exit to play area from corridor and MU, 2" threshold at custodial room housing water heater			1	ea	\$ 2,500.00	\$ 2,500.00
			Remedy	Provide accessible landing and slope to adjacent areas						

## Loma Vista Environmental Sciences Academy - Facilities Needs Spreadsheet

CODE	DISCIPLINE	LOCATION	DESCRIPTION		SITE PLAN KEY	PHOTO	ESTIMATED TAKE OFF		COST/ UNIT	TOTAL COST
							Qty.	Unit		
CFN	Plumbing	Campus-wide	Deficiency Remedy	Exterior DF non-compliant Replace with compliant DFs at same locations		02	Cost included in Drinking Fountain cost		\$	-
CFN	Accessibility	Room 26 Parent Resource:	Deficiency Remedy	2" threshold at entry Buildings recommended to be removed in Master Plan: if kept provide access compliant ramp, landing and entry			1	ea	\$ 5,000.00	\$ 5,000.00
CFN	Accessibility	Modular Buildings Room 46, 17	Deficiency Remedy	Existing prefab ramps are not compliant: reach 21" high in less than 12' Buildings recommended to be removed in Master Plan: if kept, replace with compliant ramp and landing at entry			2	ea	\$ 5,000.00	\$ 10,000.00
EPN	Windows	Olympic Ave	Deficiency Remedy	Primarily single pane aluminum windows, operable, in wood frames. Deep sills are nice. Install dual pane windows or provide low-e film			Cost included in Window cost		\$	-
EPN	Walls and finishes	Olympic Ave	Deficiency Remedy	Acoustical wall treatment needed at MU: existing walls are painted plywood. Some acoustical treatment does exist at ceiling Provide acoustical treatment at walls, paint plywood areas			Cost included in Acoustical Wall finish cost		\$	-
EPN	Walls and finishes	Olympic Ave	Deficiency Remedy	Classroom walls painted plywood with + / - 20'X4' tackable bulletin board, no acoustical treatment Provide acoustical wall treatment		10	40111	sf	\$ 3.40	\$ 136,377.40
EPN	Flooring, wall base	Olympic Ave	Deficiency Remedy	VCT in good condition at classrooms except at perimeter. Poor condition at corridor. Wall base in poor condition. Replace all Wall base Replace VCT at corridors and at classrooms 1, 2, 3			Cost included in Flooring cost		\$	-

## Loma Vista Environmental Sciences Academy - Facilities Needs Spreadsheet

CODE	DISCIPLINE	LOCATION	DESCRIPTION		SITE PLAN KEY	PHOTO	ESTIMATED TAKE OFF		COST/ UNIT	TOTAL COST
							Qty.	Unit		
EPN	Electrical	Olympic Ave	Deficiency	Room 1 linear surface mounted fluorescent, many broken lenses. Controls unknown-only center switch of 3 is functional			Cost included in Electrical cost		\$	-
			Remedy	Provide new lenses, repair controls						
EPN	General	Room 26 Parent Resource:	Deficiency	No acoustical separation from adjacent (Preschool?) room			Cost included in Master plan changes		\$	-
			Remedy	Buildings recommended to be removed in Master Plan						
RESTROOMS										
	Restrooms	Campus wide		Full upgrade to all campus restrooms			1588	sf	\$ 575.00	\$ 913,100.00
CFN	Accessibility, Plumbing	Wing 32-40 Plus CR35	Deficiency	Boys/Men's adjacent to Room 32 has 3" threshold. Unable to access, possible that door is rusted shut.			Cost included in Restroom Cost		\$	-
			Remedy	Repair						
CFN	Accessibility, Plumbing	Wing 32-40 Plus CR35	Deficiency	Girls adjacent to Room 32 has 2" threshold, non-accessible stall		11	Cost included in Restroom Cost		\$	-
			Remedy	Reconfigure within same footprint: Probably could be made accessible via losing one stall						
CFN	Accessibility, Plumbing	Wing 32-40 Plus CR35	Deficiency	Toilet rooms inside corridor: Doors have 16" clearance at push side, entry alcove in direction of door swing is 4'-0" (needs to be 5'-0")			Cost included in Restroom Cost		\$	-
			Remedy	Reconfigure door location: may need to eliminate alcove: may need to provide unisex toilet room						
CFN	Maintenance	Wing 10-22	Deficiency	Girls toilet room adjacent to Room 22 smells bad			Routine Maintenance Issue		\$	-
			Remedy	Investigate source of smell, thoroughly clean all finishes						
CFN	Doors	Wing 10-22	Deficiency	Girls toilet room adjacent to Room 22 door is in extremely poor condition with gaps at frame, rusted louver			Cost included in Restroom Cost		\$	-
			Remedy	Replace doors/louvers						



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CODE	DISCIPLINE	LOCATION	DESCRIPTION		SITE PLAN KEY	PHOTO	ESTIMATED TAKE OFF		COST/ UNIT	TOTAL COST
							Qty.	Unit		
CFN	Accessibility, Plumbing	Wing 10-22	Deficiency Remedy	Girls toilet room adjacent to Room 22 entry passage non accessible at 3'-9" wide. Stall size ok			Cost included in Restroom Cost		\$	-
CFN	Accessibility, Plumbing	Olympic Ave	Deficiency Remedy	Girls toilet room entry passage non accessible at 3'-2" wide. Stall size ok but room size is not: 3'-10" from lav to front of toilet partition, 2 lavs at 1'8"aff., flush valve at wrong side  Replace non-compliant fixtures. Relocate partition wall at entry to provide accessibility and reconfigure interior: may lose one stall: plumbing locations will be affected			Cost included in Restroom Cost		\$	-
CFN	Accessibility	Olympic Ave	Deficiency Remedy	Boys toilet room threshold ramps up about 1"  Provide accessible slope and landing at room entry			Cost included in Restroom Cost		\$	-
CFN	Accessibility	Olympic Ave	Deficiency Remedy	Toilet room labeled "Staff" is actually for severely disabled - room is not lockable but has no privacy screening  Room needs to have privacy capability for user: change door swing, replace signage with correct signage			Cost included in Restroom Cost		\$	-
CFN	Ceilings	Olympic Ave	Deficiency Remedy	Glue on acoustical tile in toilet rooms is not to health code requirements  Replace ceiling finish with code compliant (gyp board) finish			Cost included in Restroom Cost		\$	-
EDUCATIONAL PROGRAM NEEDS										
EPN	Additional Need	General	Need	Meeting spaces needed			200	sf	\$ 175.00	\$ 35,000.00
EPN	Additional Need	General	Deficiency Remedy	Parent resource room location is too remote from office  Relocate within view of Administration building			200	sf	\$ 175.00	\$ 35,000.00
EPN	Additional Need	General	Deficiency Remedy	Need covered walkway to cafeteria  Provide covered walkway throughout campus			1800	sf	\$ 350.00	\$ 630,000.00

## Loma Vista Environmental Sciences Academy - Facilities Needs Spreadsheet

CODE	DISCIPLINE	LOCATION	DESCRIPTION		SITE PLAN KEY	PHOTO	ESTIMATED TAKE OFF		COST/ UNIT	TOTAL COST
							Qty.	Unit		
EPN	Additional Need	MPR	Need	Expand Multi-use: too small, eat in three shifts, need Performance venue, need Gym and locker rooms, need kitchen  New Gym/Multipurpose/cafeteria building with kitchen and restrooms, and indoor/outdoor performance venue between the Rainier and Olympic campuses			14,000	sf	\$ 560.00	\$ 7,840,000.00
EPN	Site	Site	Need	Upgrades to Playground			1	ls	\$ 20,000.00	\$ 20,000.00
EPN	Site	Site	Need	Upgrades to Play Structures			1	ls	\$ 90,000.00	\$ 90,000.00
EPN	Site	Site	Need	Upgrades to Playfields			1	ls	\$ 45,000.00	\$ 45,000.00
EPN	Additional Need	Library	Need	Reconfigure Olympic Avenue Multi-Purpose to be central Library			2000	sf	\$ 125.00	\$ 250,000.00
EPN	Additional Need	General	Deficiency  Remedy	Inadequate number of classrooms for needs, including incoming 8th grade class  Build 2 new classroom wings with 8 total classrooms, restrooms, support spaces: 1 meeting rooms			10000	sf	\$ 560.00	\$ 5,600,000.00
EPN	Additional Need	General	Need	Develop outdoor learning areas, include seating and table areas		05 06	1500	sf	\$ 50.00	\$ 75,000.00
EPN	Paving & Grading	General	Need	Reconfigure campus to delete through street: provide access via Rainier around farm, with bus turnaround and drop off area at intersection of Farm and Loma Vista campus on Olympic Provide Parent drop off, waiting, and through lanes along Rainier Provide Staff access and parking along Olympic, entered from Mini Drive; Provide drop off at front of new MPR			1	ls	\$ 1,450,000.00	\$ 1,450,000.00
EPN	Additional Need	Admin	Need	Construct new Administration Building central to campus			3200	sf	\$ 560.00	\$ 1,792,000.00
EPN	Additional Need	Admin	Need	Reconfigure (E) Administration Building to provide support function areas: Staff workroom, parent resource, etc.			3200	sf	\$ 125.00	\$ 400,000.00

# Loma Vista Environmental Sciences Academy - Facilities Needs Spreadsheet

FFN	Additional Need	Kitchen	Need	Upgrades to Kitchen/Food Services			1	ls	\$ 58,500.00	\$ 58,500.00
FFN	Additional Need	General	Need	Shop facilities – i.e. woodshop, metal shop, etc.			1600	sf	\$ 425.00	\$ 680,000.00
CFN	Paving & Grading	Farm	Deficiency Remedy	Sidewalks at farm: not navigable, tripping hazard, Farm wheelchair accessibility is limited to kitchen Replace paving to and within farm, provide accessible paths of travel to main educational spaces			1	ls	\$ 45,000.00	\$ 45,000.00
CFN	General	Farm	Deficiency Remedy	More restrooms are needed at farm Provide girls and boys restrooms: 3 fixtures each			350	sf	\$ 640.00	\$ 224,000.00
EPN	Site Utilities	Farm	Deficiency Remedy	Existing Drainage issue at farm: irrigation required at orchard a. City water b. Leaking at pipes leading to orchard Develop Overall campus drainage analysis and plan			Cost included in Site utilities		\$ -	
EPN	Site	Farm	Deficiency Remedy	Pond seepage at Farm Needs to be dredged & upgraded, needs CEQA determination			1	ls	\$ 125,000.00	\$ 125,000.00
EPN	Technology	Campus-wide	Deficiency Remedy	Wireless throughout campus Provide/upgrade wiring to 1gig fiber connection			Per 6/17 meeting, already completed		\$ -	
FFN	Additional Need	Farm	Need	State of art barn at farm: learning area and breeding/animal's life cycle			1	ls	\$ 975,000.00	\$ 975,000.00

CFN Total \$ 4,306,592.03

EPN Total \$ 19,691,540.90

FFN Total \$ 1,873,500.00

**TOTAL COSTS (not including escalation) \$ 25,871,632.93**

## Loma Vista Environmental Sciences Academy - Facilities Needs Spreadsheet



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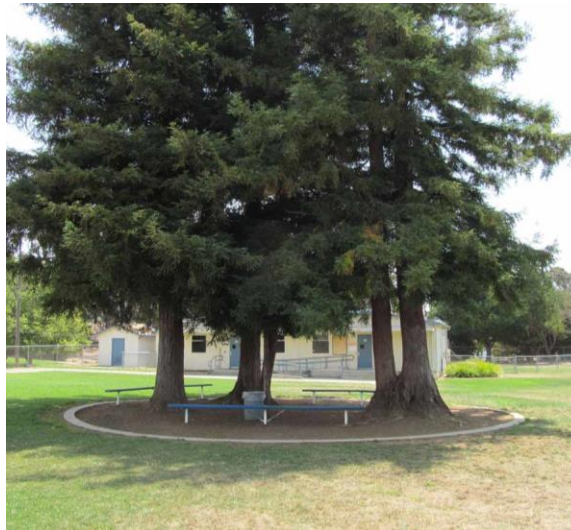
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## Loma Vista Environmental Sciences Academy - Photographs



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## Loma Vista Environmental Sciences Academy - Photographs



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