



March 1, 2016

# 2016 FACILITIES MASTER PLAN

ROADMAP TO SUCCESS



**DLR Group**

Architecture Engineering Planning Interiors



# Buckeye Union School District

## 2016 Facility Master Plan



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Architecture Engineering Planning Interiors

Prepared: March 2016

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# Preface



March 2016

Over the past six months, the DLR Group team has worked with Buckeye Union School District and their master plan committee of school and community members to develop the 2016 Facility Master Plan. The results and recommendations made within this document for each school site are a result of the process that included: physical assessments and educational adequacy review of all school sites; creation of master plans, categorized project lists with maintenance/repair recommendations and costing. This document, and its digital data, are intended to be a living “roadmap” for the future of Buckeye USD schools, easily updated as circumstances change and evolve.

DLR Group extends particular thanks to the following participants for making this happen:



#### **Buckeye Union School District**

- Superintendent Dr. David Roth
- Assistant Superintendent of Administrative Services Jackie McHaney
- Director of Facilities Ray Boike
- Buckeye USD Facility Master Plan Advisory Committee

Here is to the future and success of Buckeye Union School District.

Gary J. Gery, AIA  
Program Director  
DLR Group



# DLR Group

Architecture Engineering Planning Interiors



# Chapter 1





**RESEARCH &  
DISCOVERY**





ERSAL.  
PERFECTLY PRACTICAL

Self Stick Fossil Pad  
Bou de papai  
autoadhesiu  
para tablete  
Tablette autoadhesive  
pour creasel.

• 12 Sheets (1000) 1000  
• 12 x 18 in (30 x 45 cm) 30 x 45 cm

100-1000

\*Community

\*o

Sharpie

Marker







## 1.1 Overview & History of Buckeye Union School District

Buckeye Union School District (BUSD) has a history that dates back over 150 years when the first school started in Shingle Springs in 1849. In the early days of the district there were eight one-room schoolhouses in the area that is today known as Buckeye USD. Those schools opened as a result of population increasing for mining and logging operations; however, four of those schools lapsed as enrollment dropped to less than six students. Those four schools that moved forward were Brandon, French Creek, United, and Buckeye.

Of those four schools, only Buckeye has continued on to today. Originally named Buckeye Flat, it was named by the original settlers to the area who came from Ohio in 1849 and drew upon the “Buckeye” state name, the school was built at the present school location in 1852. The present day Buckeye School was built in 1958. Today, the various one-room schoolhouses over the last 150 years have burned down except for the United School which is used as a barn today and the Brandon School which lives on as a home.

This small rural district has transformed into a district with eight school campuses in a setting of both rural and suburban communities. The district, nestled in the western foothills of the Sierra Nevada mountains, is comprised mainly of middle and upper class neighborhoods that form a desirable bedroom community to California’s State Capitol of Sacramento to the west.

BUSD is a highly sought after district for families in search of a high quality education. It is a district known throughout the region for dedicated teachers and an involved community collaborating on academic success. BUSD students are prepared for entry into El Dorado Joint High School District, one of the region’s leading academically achieving high school districts.

BUSD is a district where most schools have been built in the last twenty years as the region’s population exploded with numerous planned development communities, most notably Serrano and Blackstone. The District provides some of the most well-maintained and desirable schools in the Sacramento region, so this Facilities Master Plan (FMP) concentrates on maintenance and repair needs, as well as some fundamental functional deficiencies. Moving into the future, BUSD desires to maintain its high standards of education and academic achievement, as well as quality, comfortable, inviting, and safe facilities.

## 1.2 Introduction

### 1.2.1 Purpose

With continued growth anticipated and planned in the western edge of El Dorado County and a number of schools approaching 25 years old, Buckeye Union School District enlisted DLR Group to do a physical assessment of all BUSD schools and prepare a facilities master plan for the District. With an eye focused on maintenance and repairs and future modernizations, an overall assessment of the physical conditions and educational environments of facilities is critical in planning for today and the future of the District. The comprehensive facilities master plan shall be used by the District to determine the needs and projects to be completed, both short and long-term, under future, state funding, developer-based fees or other unidentified funding sources, as well as providing a roadmap and vision of school sites.

The specific purpose and goals of the Buckeye USD facilities master plan are as follows:

1. To assess the physical condition of all sites and determine the “needs” for repair and replacement, prioritized based on the critical nature and urgency of improvements
2. Determine the cost of physical condition improvements on sites
3. To assess education adequacy and functionality of school sites and identify shortfalls for future upgrading
4. Determine the costs of educational improvement projects
5. Seek community engagement and trust of stakeholders through outreach to sites and the District’s Facility Master Plan Advisory Committee
6. Provide an FMP that will be a living document, easily updated and changed, as well as easily interpreted for future project development by the next generation of District leadership



## 1.2.2 Acknowledgements to the Participants

The success of any project is dependent on the individuals participating and their commitment and support. In the development of an FMP, it was particularly important to have not only widespread involvement from the Buckeye USD community, but leadership from key members of the District. DLR Group thanks Buckeye USD's Board members, administrative staff, teachers, site administrations, and parents who participated by giving many hours to the process because of their devotion and dedication to the District. Those who participated are too numerous to list, but we would like to thank and acknowledge those noted below who made particularly outstanding contributions.

### 1.2.2.1 Buckeye Union School District Board of Trustees

- Brenda Hanson-Smith
- Winston Pingrey
- Kirk Seal
- Gloria Silva
- Royce Gough

### 1.2.2.2 Buckeye USD Administration

- Superintendent Dr. David Roth
- Assistant Superintendent of Administration Services Jackie McHaney
- Director of Facilities Ray Boike

Thank you Ray for your vast knowledge of each school site and your tireless dedication to this process, without him this master plan would not be possible.

### 1.2.2.3 Buckeye Union School Master Plan Advisory Committee

The role of the Facilities Master Plan Advisory Committee is to study and advise the Superintendent and the Board in all areas related to growth, development and the facilities needed to provide an optimal learning environment for students. The Committee is composed of a parent, teacher, classified staff and administrator from each site/department in the district. Representation is encouraged from all units by each school site. A board member and the Superintendent attend meetings as non-voting members. Meetings are facilitated by the Director of Facilities.





This committee reviews growth and development in the district and recommends any boundary changes needed to balance the schools. They also review options and facilities at each site and may recommend a series of projects to be completed in order for each site to offer equitable programs for learning. They will continue to work on the changing demographics of the district and how to best respond in the housing of Buckeye USD's students. They will also have a key role in the architectural design and site development of futures schools and facilities.

Members of the Master Plan Advisory Committee 2015 - 2016 are:

- Amy Wilson, Teacher, Silva Valley Elementary School
- Bre Ivey, Parent, Oak Meadow Elementary School / Rolling Hills Middle School
- Dr. David Roth, Superintendent, District Office
- Debbie Bowers, Principal, Rolling Hills Middle School
- Deedra Devine, Principal, Buckeye Elementary School
- Helen Brissenden, Teacher, Rolling Hills Middle School
- Jackie McHaney, Assistant Superintendent, District Office
- Jenny Misirli, Parent, Oak Meadow Elementary School / Rolling Hills Middle School
- Jim Bergenholtz, M & O Supervisor, District Office
- Kathy Holliman, Principal, Silva Valley Elementary School
- Kevin Cadden, Principal, Brooks Elementary School
- Kristina Hilliker, Teacher, Blue Oak Elementary School
- Lindsey Kovach, Parent, Buckeye Elementary School
- Maggie Davis, Parent, Blue Oak Elementary School
- Mark Hasik, Parent, Silva Valley Elementary School
- Melinda Spooner, Assistant Principal, Blue Oak Elementary School
- Mike Guest, Head Custodian, Blue Oak Elementary School
- Mike Meyer, Head Custodian, Oak Meadow Elementary School
- Paul Stewart, Principal, Blue Oak Elementary School
- Ray Boike, Director of Facilities, District Office
- Shauna McClure, Teacher, Buckeye Elementary School
- Tina Butler, Transportation Director, District Office
- Tom Conwell, Parent, Camerado Middle School
- Tracy Linyard, Principal, Oak Meadow Elementary School
- Bill Frame, TOSA, Oak Meadow Elementary School



### 1.3 Process Overview

DLR Group developed a Facilities Master Plan for the Buckeye Union School District over a period of seven months, commencing in July 2015. Buckeye Union School District's Facility Master Plan included the following steps or phases:

#### Step 1: Research and Discovery (also known as Pre-Planning)

This phase included extensive research of District archives and records to gather background information to assist in overall knowledge of the District and schools, including demographics, site and building plans, and recent projects. This research provided the foundation to develop the assessment process, as well as the overall organization of the process tasks and schedule. Of particular importance in this initial phase was starting to engage the Master Plan Advisory Committee 2015-2016.

#### Step 2: Facility Condition and Needs Assessments

A team of trained field assessors visited every site within the District with Director of Facilities Ray Boike to review, photograph and note physical condition deficiencies. Those observations were translated into a report, that also notes urgency and costs. Additionally, the DLR Group visited all schools to study and analyze educational adequacy, functionality and 21st-century learning opportunities for future projects.



#### Step 3: Community Outreach

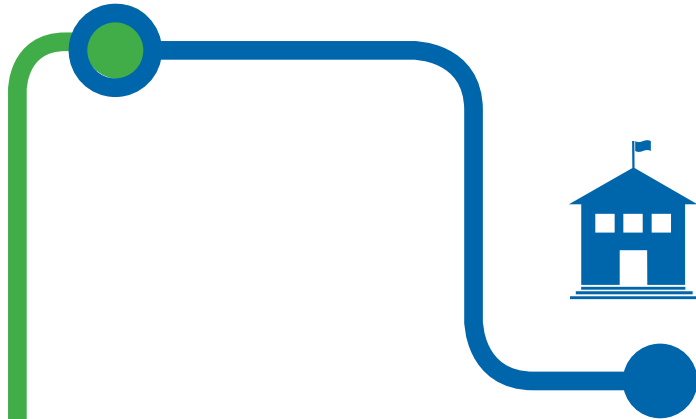
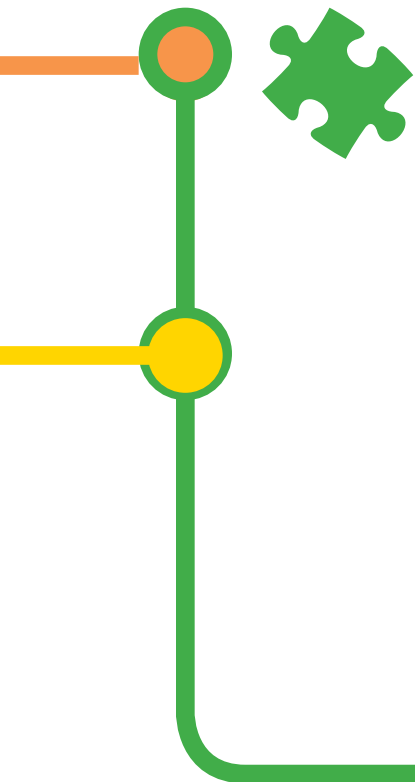
Using the Master Plan Advisory Committee, with representatives from each school site, DLR Group met with them four times to discuss expectations, site findings, gather site needs and wants and present findings, as well as establishing Guiding Principles. The Master Plan Advisory Committee members met with each school site to gather their needs and wants to present to the DLR Group team prior to the master planning phase.



# ROADMAP TO SUCCESS

## Step 4: Master Planning

Drawing upon input from the Master Plan Advisory Committee, physical assessments and educational adequacy site walks, a comprehensive master plan document was produced for each school site. The master plan identifies the repair and renovation projects, as well as new building and site enhancement projects. Using a color coded identification system for three categories of projects, the master plan was developed for each school site.



## Step 5: The Sites

The final step draws upon all the work done in Steps 1 to 4 to develop a comprehensive planning document for each site. Prioritization of projects based on available funding, final project costing of all categories and funding opportunities are presented.



## 1.4 Research and Information Gathered

In an effort to gain a more in-depth insight and knowledge of the Buckeye Union School District and facilities to assist in assessments and master planning, the DLR Group team worked with the BUSD staff to gather the following information:

- Site and floor plan diagrams of each school site (1A Diagrams)
- CADD drawing files
- Construction drawings for various projects at school sites
- Maintenance records and information
- Enrollment and projections from each school site (from Schoolworks demographic study)
- Existing district school boundaries
- District educational initiatives and strategic plan

We wish to acknowledge the District and Ray Boike for providing access to these archives by the team.







## 1.5 About Buckeye Union School District

Buckeye USD is a kindergarten through 8th grade school district in the Sierra Nevada foothills of western El Dorado County, adjacent to Sacramento County. The district is bisected by U.S. Highway 50, a six lane freeway, which is a major route between Sacramento and Lake Tahoe. The major communities in BUSD are Cameron Park, Shingle Springs and El Dorado Hills, the largest of the population base for the district as a bedroom community to Sacramento.

With an enrollment of some 5,000 students, there are five elementary schools, two middle schools and serves as a feeder district to El Dorado Joint High School District.

The district office is located in a new elementary school that was constructed in anticipation of student growth coming from houses being constructed in the south side of El Dorado Hills in the master planned community of Blackstone. However, the last economic downturn of the late 2000's slowed growth for a number of years so there were not enough students to open the school and no projected date for opening has been established. A bus maintenance facility is located in Cameron Park between two campuses. The district has a central kitchen located at Buckeye Elementary School in Shingle Springs on the east side of the District.

The District represents an area that is projected to experience continued growth in the next twenty years as numerous master planned communities in the district are developed. With a median household income of approximately \$100,000, the district is generally considered more affluent than most in the region. The demographic make-up of BUSD Consists of approximately 70% white, 13% Hispanic, 7% Asian, 7% multiracial and 2% African American. Reflective of the high quality of education in BUSD, Oak Meadow Elementary School in El Dorado Hills was a 2015 National Blue Ribbon School Award winner.

### **Mission Statement**

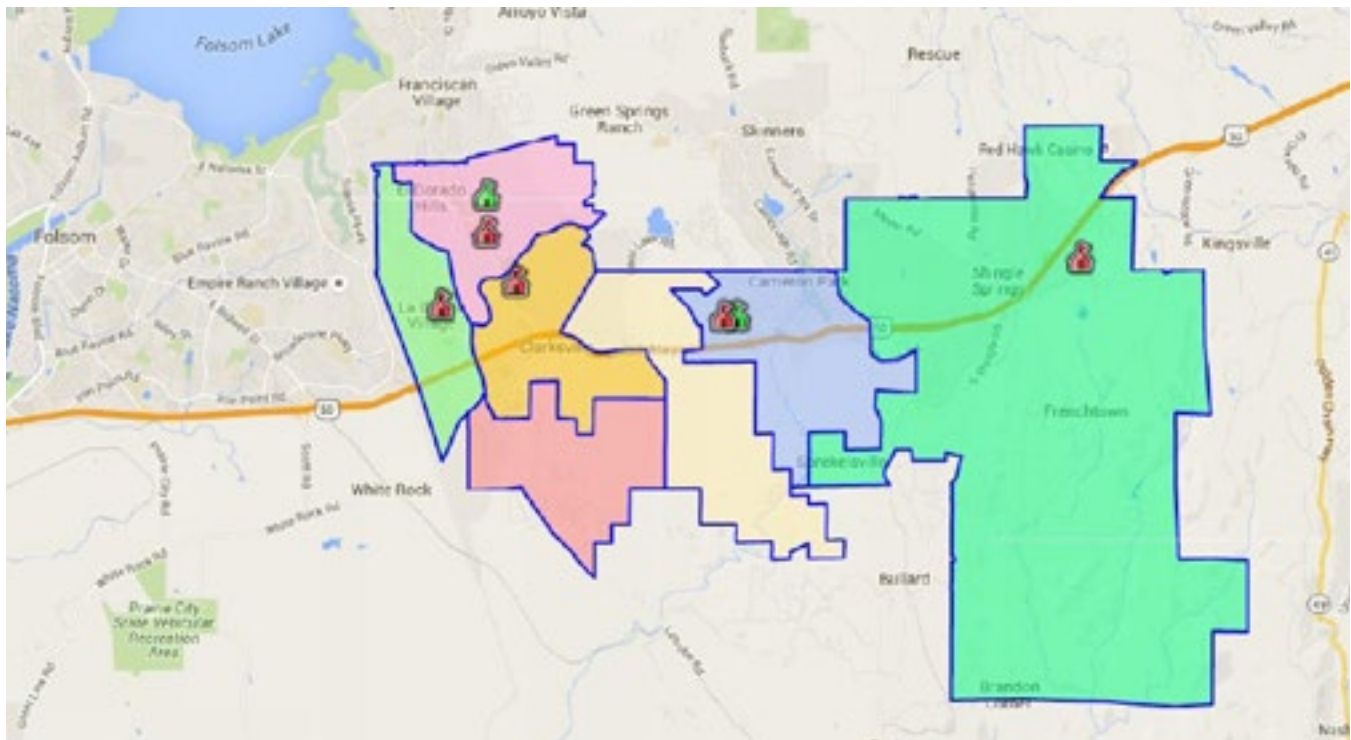
It is the mission of Buckeye Union School District to provide the highest quality educational program for all students so that they fulfill their innate potential, become lifelong learners, and contribute to society as responsible citizens.



### **Vision Statement**

Working together with families, the community and a highly-qualified staff, the Buckeye Union School District ensures that each student masters the knowledge and skills needed to maximize his/her academic and personal success in a global society.

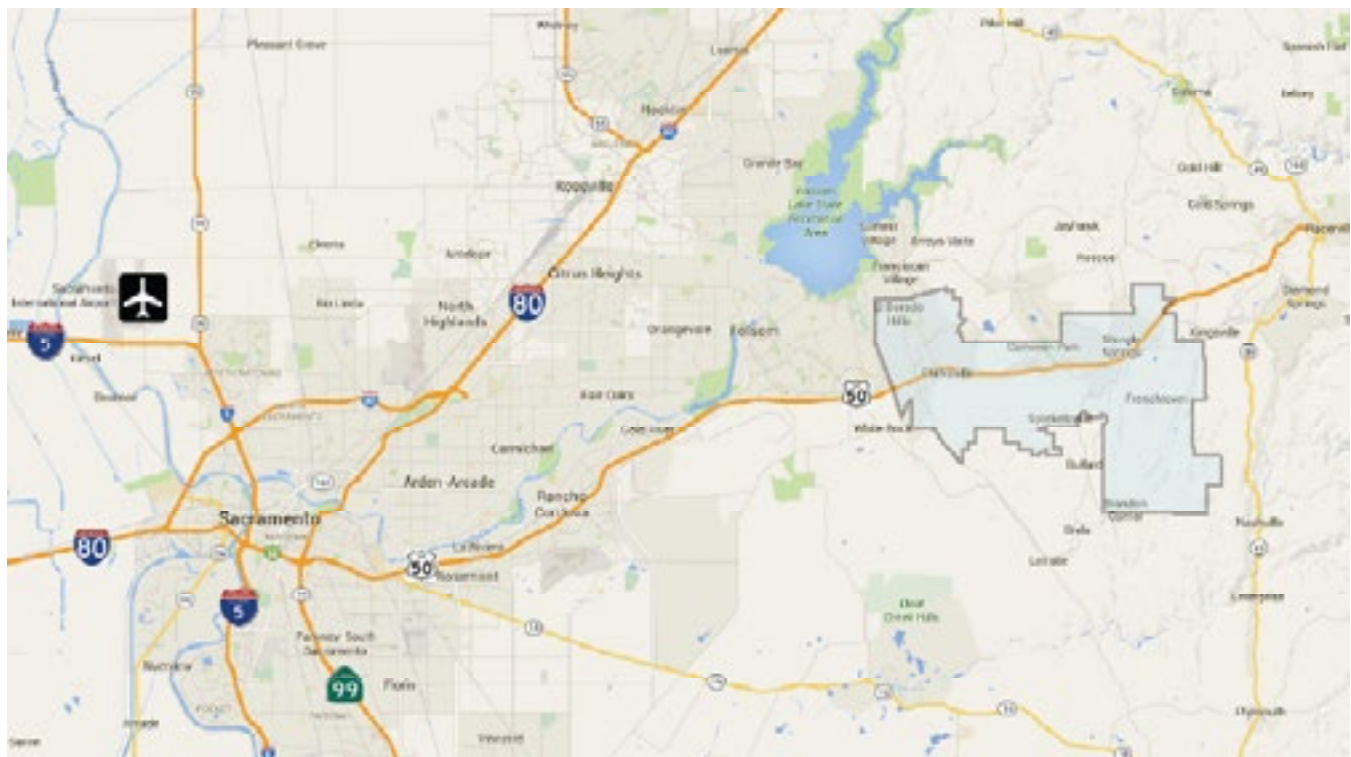


## BUCKEYE UNION SCHOOL DISTRICT ATTENDANCE MAP



-  Elementary School
-  Middle School

## SACRAMENTO AREA VICINITY MAP



## BUCKEYE USD: AT A GLANCE

**7** TOTAL SCHOOLS



**Pre-K  
through 8th**  
GRADE LEVELS

**2** OPERATIONAL FACILITIES/SITES



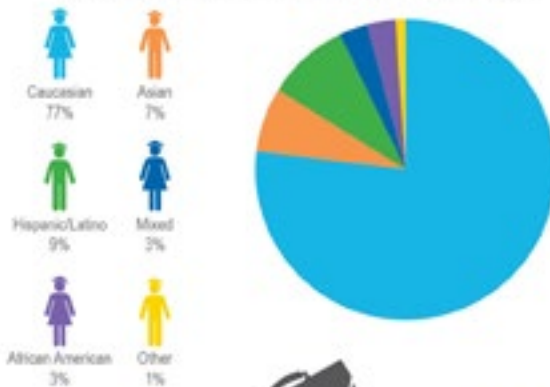
RANK **73** OUT  
OF **813** (TOP 9%)  
USA.COM

**4,668** TOTAL ENROLLMENT (2015-16)

POPULATION OF DISTRICT

**37,989**

Ethnicity Breakdown of Students (2013)



**76.02**  
LAND AREA (sq.mi.)

(sq.mi.)

**\$96,800**  
MEDIAN HOUSEHOLD INCOME



**\$433,600**  
MEDIAN HOUSE PRICE

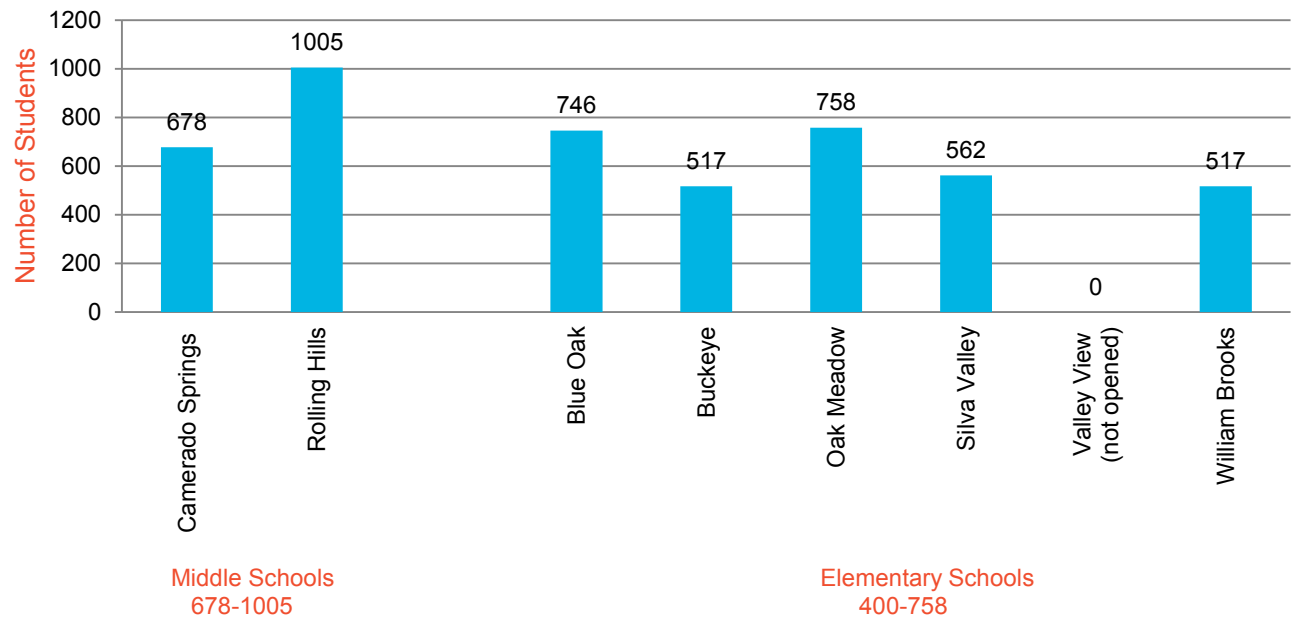


**901**

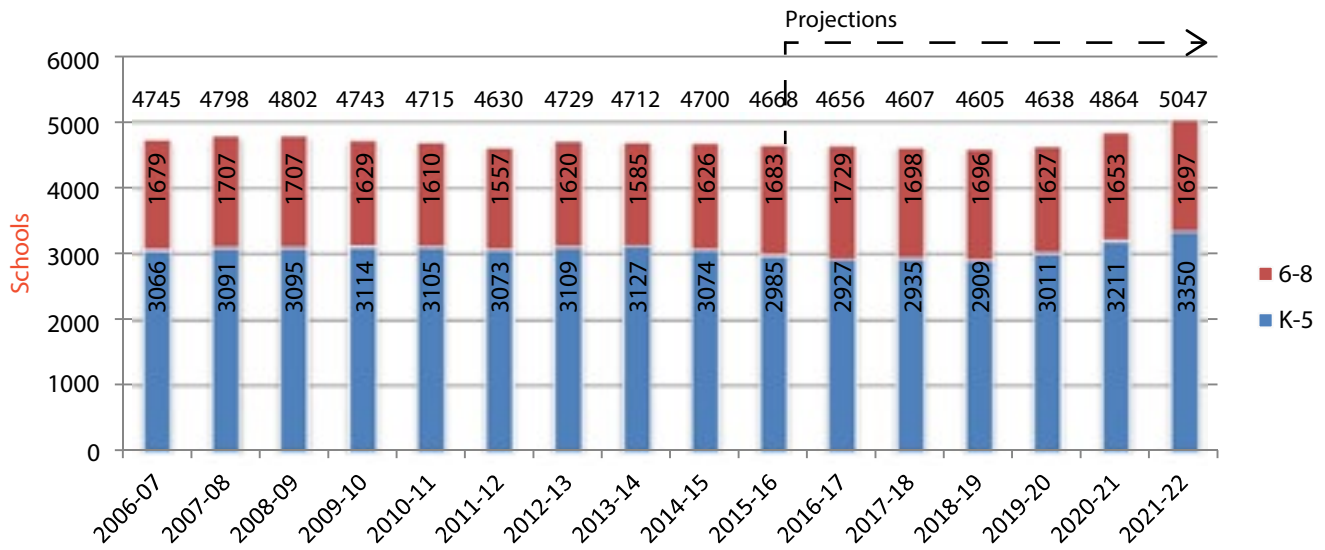
2013 API  
SCORE  
for 3,688  
students

## 1.6 District Growth and Enrollment

### School Size Range (2015-2016)



### Buckeye Union School District Enrollment History and Projections





## 1.7 Buckeye Union School District Goals

The following are the 2015-2016 goals district. In implementing a Facility Masterplan, the integration of these 5 goals are critical to the future success of Buckeye USD:

# Buckeye USD Goals

1

**Goal 1: Student achievement-  
maximize the performance of each  
student in all academic areas.**

2

**Goal 2: Maintain fiscal integrity and  
accountability of district.**

3

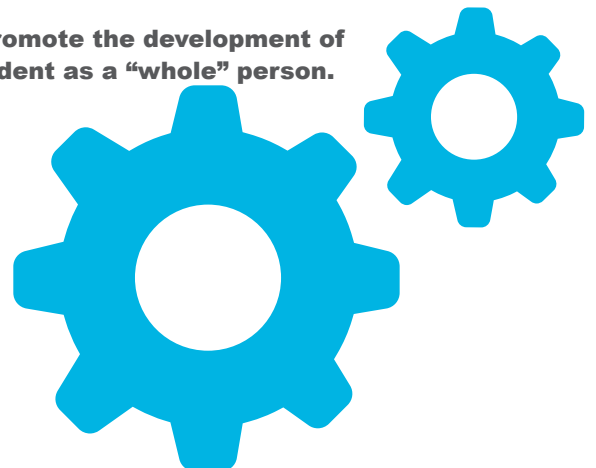
**Goal 3: Maximize use of technology  
to enhance the work of the staff.**

4

**Goal 4: Strengthen community  
relations and communications.**

5

**Goal 5: Promote the development of  
each student as a “whole” person.**





## 1.8 Establishing the Guiding Principles for Design

On September 29, 2015 members of the District's Master Plan Committee came together with the DLR Group team to discuss the goals and objectives to be embodied in the design of all future Buckeye Union School District projects. These discussions resulted in the creation of the top items which were then voted upon by members. The top goals, along with combining of others, resulted in the Guiding Principles for Design.







ROLLING HILLS  
 LOCKER ROOMS TOO SMALL  
 - FOR 200  
 SOMETHING FOR M BLDG.  
 - RR / POD SPACE / CONNECT DO  
 STAFF RR'S  
 MULTI-PURPOSE ROOM ADDITIONAL

BLUE OAKS  
 CROWDED / IMPACTED  
NEEDS  
 MDE BATH (STAFF) - UPGRADE  
 ENLARGE WORKROOM  
 MORE STAFF PARKING  
 RECONFIGURE DROP OFF  
 REMODEL PORTABLES 12-14  
 BATHROOM AT REMOTE RELOS.  
WANTS

The DLR Group team then took the notes and ideas collected and developed final written Guiding Principles for Design which were reviewed, edited and discussed at the next Master Plan Committee meeting in October. These principles as noted herein in the order of importance by the committee, site as the centerpiece of the master plans developed for each school site in Buckeye Union School District.

## Buckeye Union School District Guiding Principles for Design

Guiding principles are critical to the work of master-planning and school design. They provide invaluable as projects unfold, help leaders focus their work, and clarify important decisions when individual interests come in conflict with overall goals. The guiding principles listed below, in order of ranking, below will provide ongoing design direction as BUSD makes important educational, architectural and community decisions.

# S/S Co

## 1. Safety & Security 2. Collaboration

Design decisions on each school site shall always account for the safety and security of students, staff, and community. Sites should be secured from unwelcome guests, belongings secured, and students and staff should always feel they are in a safe and protected environment.

Buildings will facilitate collaboration among staff, students and the community, while providing connections in movements through the campus. Learning will be active, rather than passive, and allow for students to learn to compromise and work together in teams. We will create engaging spaces that are open and inviting, while providing flexibility and adaptability.

# T

## 3. Technology Enriched Environments

With the ever-changing evolution of technology, schools should be flexible to adapt to changes easily as they unveil themselves. Schools should be infused with technology, in all locations for all students, extending from inside to outside. The district will continue to provide schools with equipment and support, coordinated with building designs, to have enriched environments.



# O

## 4. Outdoor

Natural outdoor settings are a special part of the life in El Dorado County and are incorporated into many school sites. Outdoor spaces will be maximized as an extension of the classroom for learning and exploration. Indoor-outdoor connections are encouraged, ranging from seamless transitions, to transparent views, to quality daylighting to outdoor classrooms.

# S

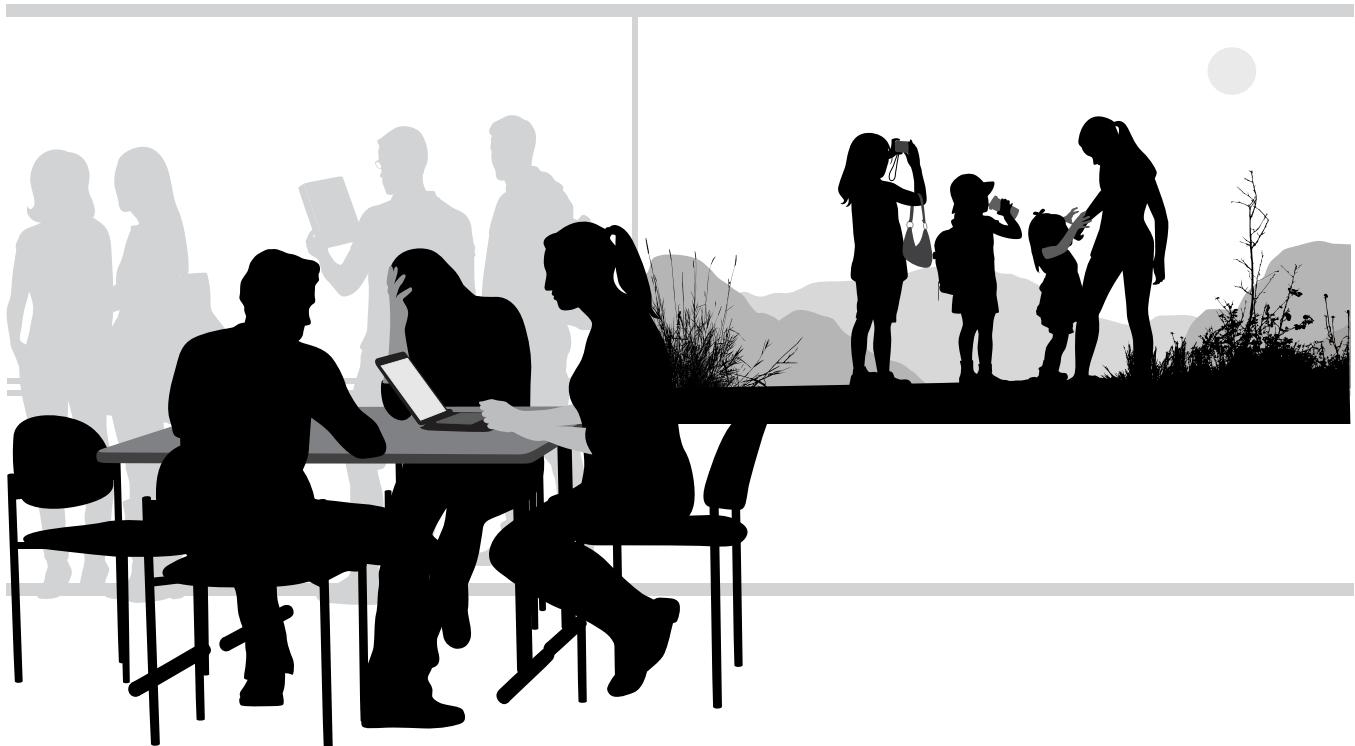
## 5. Sustainability

The ability of buildings and programs to endure will be considered, including maintenance, operations and energy efficiency. Learning environments will be functional, flexible and adaptable to support changing learning cultures, programs, student populations, and instruction delivery methods. By being fiscally responsible, we will ensure the ability for programs to endure while building materials and components are maintained.

# C

## 6. Community

School and community partnerships promote real-life learning experiences for students. Promoting responsibility and accountability, we will be good neighbors, leverage community resources, pay attention to the design of social spaces, and promote school pride. We will be a vital part of the El Dorado County Community.



# Chapter 2



# **FACILITY ASSESSMENTS**









## 2.1 Introduction

The assessment of facilities is a critical step in development of the Facilities Master Plan. The overall physical assessment of each school to identify repair, replacement and upgrade needs, while assigning costs to those needs, was the number one concern of the district moving forward with the FMP in order to understand the cost to maintain facilities and for prioritizing projects. Additionally, each of the repair and replacement items were provided with an urgency classification based on years into the future when the work needed to be accomplished. This allows the district to better establish funding for expenditures moving forward.

However, physical assessments are just one measure of the condition and adequacy of a school site. In order to get a true understanding of each school site, an educational adequacy and functional needs analysis must be done, so DLR Group designers walked the sites to evaluate these issues and provide recommendations for enhancements, for both building interiors and site conditions, including vehicular traffic flow.



## 2.2 Process Overview

A thorough and accurate facility assessment relies on both an organized structure and a detailed process in which the quality and reliability of data are priorities. This approach to the FMP for Buckeye USD allowed us to systematically acquire precise information from the appropriate source, enabling us to produce reports that will be valuable to the district. The process is outlined in the following steps:

### Internal Kick-Off Workshop

The process began with a meeting between the DLR Group team and the BUSD to review expectations and set a schedule for key events including:

- Develop Assessment Criteria
- Field assessment orientation
- Inspection of all properties
- Database development requirements
- Final assessment report content

### District Input

To understand the characteristics of each property beyond what is recorded in existing archive materials, the DLR Group team sought input from BUSD to capture their input, perspective and historical knowledge. Feedback from the Master Plan Advisory Committee on concerns at their sites was crucial in the process. Input from Ray Boike on when work was done on each site and historical knowledge was vital to establishing urgency prioritization of projects.





### Develop Assessment Criteria

The criteria was developed to create a consistent informational database of needed repairs and replacements based on building areas and components. An accounting spreadsheet to identify costs for repairs and urgency timeline was created for use at each site. The urgency developed based on what year in the future that work needed to be accomplished.

### Field Physical Facility Assessments

All sites were assessed based on six major areas: building shells, interiors, services, equipment, other building construction and sitework. Sites were photographed to record existing conditions and district staff accompanied the DLR Group team in the review of each site. This also allowed the team to accurately depict conditions on site plans used in the final master plan development.

#### Step 4: Master Planning



#### Step 5: Finalization and Implementation



## 2.3 Educational and Functional Adequacy Assessments

The educational and functional adequacy assessments concentrated on concepts of functionality, overall learning environments, 21st-century learning opportunities and all aspects related to the Guiding Principles, such as safety and security. The reviews looked at both the building interiors and site components.

Another measuring stick for the educational functionality of schools is the California Department of Education design standards which provide a minimum basic guideline for school facilities, from room sizes to site vehicle and pedestrian flow. The results of the assessments were to identify deficiencies for inclusion into the site specific master plans to provide an upgrade to each school site. The following items were reviewed for the following components:

- Room sizes and capacities
- General functionality and flow
- Administrative offices
- Functionality and size of classrooms
- Library and media centers
- Physical education spaces, including gymnasiums, weight and locker rooms
- Cafeterias, performing arts facilities, and assembly spaces
- Outdoor learning and gathering spaces
- Site flow and circulation, including pedestrians, autos and busses.
- Safety and security, including campus entry sequence
- Playground function and access
- 21st-century learning environments and opportunities





## 21ST-CENTURY LEARNING ENVIRONMENTS

A key component of the master planning process was the review of sites for 21st-century learning environment opportunities. These site reviews by the DLR Group team provided focus on building and space layouts, functions, educationally relevant and required components rather than the physical nature of the original assessments. The environments required close looks at varying classroom configurations, library/media centers and interaction with and in outdoor spaces.



## 2.4 Facility Physical Condition Needs Assessment Summary and Observations: Impressions of Buckeye Union School District

Buckeye Union School District was once a small rural school district in the rolling hills of western El Dorado County. As the Sacramento region grew and population moved to more rural communities in the late 1980's, 1990's and early 2000's, the District experienced growth in El Dorado Hills, Cameron Park and Shingle Springs. As a result BUSD has newer school facilities than most California school districts, especially in the Sacramento region.

The district and its communities have a tremendous pride of ownership in their facilities and it shows. The district's facility and maintenance staff have done an exceptional job to keep the sites looking clean and new, from paint and carpet to meticulous landscaping to enhance their more rural natural settings.

Upgrades to schools, even the oldest, have been done with great care to preserve the aesthetic, while enhancing functionality. Each site has received technology upgrades with wireless networks and Chromebooks and continue to strive to keep up with changing technology.

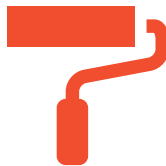
The following is a summary of the overall conditions of sites based on our assessment categories as shown below:

## Assessment Categories



### Building Shells

Includes exterior walls and finishes, roofs and drainage, doors and windows.



### Interiors

Includes interior wall, floor and ceiling finishes, doors and windows.



### Services

Includes electrical, lighting, power, data, signal, fire alarm, phone, clock/PA, HVAC equipment, ductwork and controls, plumbing and fire sprinklers.



## 2.541 Building Shells

**Roofing.** The roofing at most district facilities are in good condition and have been well maintained. *Numerous buildings on sites have been identified for future roof replacement due to age.* It should be noted that very little conduit is run across roofs which makes re-roofing much easier and helps ensure roof integrity.

**Finishes.** Exterior wall finishes of stucco, brick and wood are in excellent condition with minimal wear issues present. A couple areas in need of attention were observed, as shown in photos below. *Regular painting and sealing will continue to protect the finishes.*

**Windows.** Windows are also in excellent condition and no issues for repair or replacement were noted.

**Doors.** Doors are also in excellent condition and no issues for repair or replacement were noted.



## Building Shells



### Equipment and Furnishings

Includes casework, marker boards, screens, projectors, shelving, bleachers, stage/theater accessories, kitchen equipment and other accessory items.



### Other Building Construction

Includes life safety components, ADA, portables, sustainability and structural integrity components.



### Sitework

Includes underground utilities, paving, grading, parking, fields, bleachers, swimming pools, landscaping and irrigation.



### 2.4.2 Interiors

**Flooring.** The type of flooring varies from room to room; however, flooring is generally in good condition. Carpets have been replaced and maintained and will continue to be replaced as they age. *The most significant issues observed were failing vinyl tile due to moisture issues and striping at rubber sport floors.* The district is trying alternate flooring projects to find an alternative for replacement to the sport floor.

**Ceilings and walls.** These components are in excellent condition and *only regular paint refresh or vinyl wall covering updates will be needed over time.*



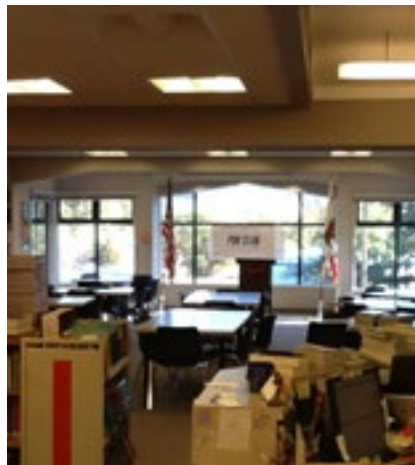
### 2.4.3 Services

**HVAC systems.** Systems are newer and working well at school sites. *Due to age and useful life, the assessment identifies a number of buildings in the future which will require system replacement.* In some selected locations, server rooms, restrooms, locker rooms and kitchens - air conditioning needs to be added.

**Lighting.** Lighting is adequate and operating well throughout the district. Lighting control systems are in place and operating well. *A conversion to LED fixtures over time is recommended.*

**Low Voltage Systems.** These systems are in excellent condition and no observable repair work was identified.

**Technology.** Wireless technology exists at each site. As technology expands and is needed to support education the district should continue to add more wireless access points while increasing band widths.



## 2.4.4 Equipment and Furnishings

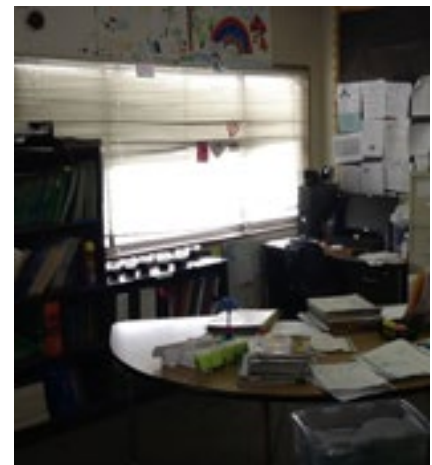
**Casework.** Casework is in good condition at sites, although it is a bit worn and dated at a couple older sites and will need updating. *There is a desire through the District to move away from fixed casework for more flexible furniture components.* Numerous portables have less built-in casework than permanent classroom spaces.

**Window Coverings.** These are in overall good condition; however, *some windows lack coverings and need to have them added.*

**Kitchen Equipment.** The equipment is in good condition and functioning well. *Kitchens at some school sites are small and need expansion.* As the district grows and a couple more schools are opened in the El Dorado Hills area, a second central kitchen should be considered to serve the area.

**Furniture.** Furniture is in good condition through the district but lacks flexibility. With the changes in the educational delivery model and the move to 21-st century learning, the district should consider replacing furniture with more flexible and mobile chairs, desks and tables. A trend away from fixed casework to portable and mobile for easy configuring should be considered.

# Equipment & Furnishings





## Other Building Construction

### 2.4.5 Other Building Construction

**Restrooms.** Older restrooms have been modernized and brought to accessible standards. Overall, restrooms are in good condition and in general accessible compliance. Although older modernized restrooms have some minor ADA issues to upgrade. *A few issues exist with ceramic tile at some restrooms and some sites lack enough fixtures as required by code due to expansion.*

**Portables.** Each campus has portables, from one to a dozen. They have been kept new, updated and modernized as needed, and are in very good overall condition. *A couple issues exist with wood foundations that need repair. On campuses with numerous portables, it is recommended that, as the units age, they be replaced with a permanent classroom building.*

**Life Safety.** Fire alarm and emergency lighting systems are all functioning and no significant issued were discovered.

**ADA.** Some of the older school buildings where modernizations have not occurred, *have some accessibility clearance issues at doors, corridors, sinks and casework which should be upgraded to code with future construction.*

**Sustainability.** The District has PV panels only at their newest school, Valley View, but it is *recommended installing solar be considered to reduce operational expenses at other sites.* Additionally, there is lush landscaping at each site there is a desire to reduce the lawn and shrubs for more drought tolerant landscape environments and concrete to reduce watering and maintenance. Oak Meadow and Valley View use reclaimed water and Rolling Hills has pipes in place for tie-in to system.

**Structural.** No issues were observed or noted. Since building codes have changed over the years, as renovations and modernizations are done on sites, particularly older buildings, more detailed reviews and investigations of the structural systems for buildings should be completed to analyze if any structural revisions may be needed based on extent of work to be accomplished.



## 2.4.6 Site Work

**Walks.** Walks are in very good condition. There is minimal cracking or heaving. *However, some walks do not meet accessibility criteria with excessive cross slopes or path of travel slopes. Railings at stairs and ramps are generally not in compliance with existing codes.* At a number of doors, thresholds were added on past modernizations for access that now do not meet code requirements and will need to be replaced with future work.

**Parking and drop-off areas.** As newer schools, consideration was given to separation of auto and bus drop-offs. However, site auto circulation is the biggest complaint by parents and sites. *It is recommended that most of these areas be modified to improve traffic flow, reduce conflicts and increase lengths. Due to expansion of some sites, on-site parking is inadequate and needs to be expanded.*

**Perimeter fencing.** Due to the community nature of the schools, each site in the District is easily accessible to the general public from streets, parks, parking or neighborhoods. Most field areas have perimeter chainlink fencing and some fields are shared as they function as a community park. The shared use creates unique issues for fencing and security. *No fencing exists at the fronts of campus so visitors are not funneled to the office.* Fencing and security is a conversation the district needs to have further.

**Hard courts.** The courts are in good condition; *however, a few sites need to be repair or replace cracked asphalt concrete paving.* There appear to be adequate basketball backstops, tetherball, etc. and they are in excellent condition.

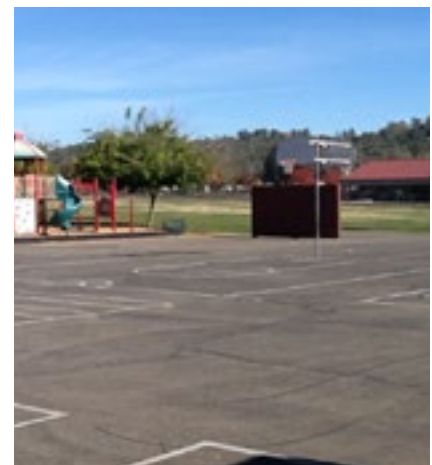
**Play fields.** The lawn and field areas are in excellent condition. Some are actually community parks that the school uses through a joint use agreement, but little work is needed in this area.

**Play Structures.** Each site has adequate play structures. They are in good condition and well used. *It is recommended to add shade canopies at the kindergarten play structures at a minimum.*

**Outdoor Dining / Gathering.** Each site has an outdoor dining area with a covered shade structure. They are in good condition; however, a couple are too small (middle schools) and a couple are located too far from the kitchen and server. Gathering areas existing in varying degrees at sites, including outdoor stages. *It is recommended to develop the outdoor gathering spaces further and add seating areas to create outdoor learning spaces.*



Site Work



# Chapter 3







# COMMUNITY OUTREACH





### 3.1 Gathering Community Input

On September 29, 2015, the DLR Group Team met with the Buckeye USD Master Plan Advisory Committee. After establishing the Guiding Principles for Design for the District, community input was discussed.

Since the Committee includes representatives from each school site such as teachers, parents and administrators, they were provided the assignment to meet at each school site to gain input. Committee members were tasked with involving teachers, parents, students and staff to gather their thoughts on their school facility. They were to ask questions to determine the “needs” and “wants” for the site.

Needs are defined as the most critical repair or modification physical condition issues and critically important functional items. Wants are defined as what you would really like to have or wish to have, if there are funds, but sites could continue to function without the upgrade.

On October 27, 2015, the DLR Group met again with the BUSD Facility Master Plan Committee to gather the results of the group’s outreach efforts. Each school presented their list of needs and wants, including some sites that provided a prepared list for the design team.

All comments were heard and recorded. The resulting comments from each site are included under “Community Outreach” for each individual site summary.

Thank you to the Committee and everyone who contributed to this process.



# Chapter 4

The background is a solid medium green. It features several geometric elements: a large, light green triangle on the left side, a smaller light green triangle below it, and a light green square in the bottom right. A single, light green puzzle piece is positioned in the upper right area, partially overlapping the other shapes.



# **MASTER PLANNING**



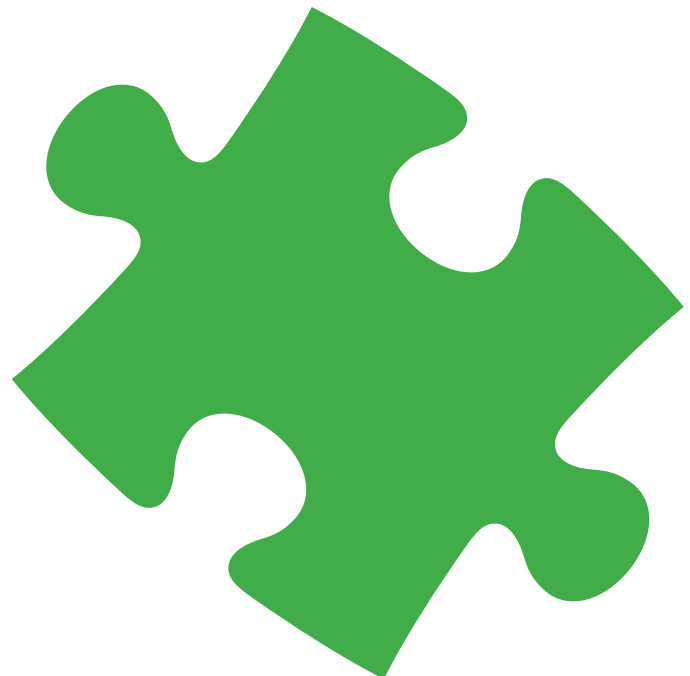




## 4.1 Introduction

The master planning phase of the process is where all the work from the first three phases comes together. This is where we account for all the information that had been gathered—from the community to all the physical condition and educational adequacy site walks—and translate that information into a master plan for each specific school site within Buckeye Union. The master plan is a comprehensive look at each site and what needs to be done in the next 15 years.

It also provided the second piece to the Facility Master Plan by looking beyond repair and modernization projects to identify new pieces for each campus and thus creating a guideline and parameters to follow in the development of any particular campus. Each site master plan identifies three categories of projects based on funding and prioritization. Each of those projects are assigned costs so the the extent of work from repair and replacement to functional upgrades - for each site is defined. See section 5.1 for category classification definitions.



## 4.2 Planning Approach

The planning approach for the FMP raised questions that were fundamental to the planning and comprehensive in nature. In many cases, the questions did not have a “right” or “wrong” answer, but rather a best approach or direction or something for future consideration. The planning was done knowing that the master plan for each site is a living document capable of adapting to changes in the educational environment, community concerns or the demographics of the Buckeye Union School District.

Questions considered in the planning approach included:

- Are the campus enrollments the right size for facilities?
- Should each school have the same facilities?
- Do the current facilities support the new direction of education with regards to 21st-century learning and Common Core?
- What is the District’s view and approach regarding sustainability?
- What are the site’s enrollment trends?
- Has the age of buildings, notably portables, outlived its useful life?
- How is safety and security handled and how should it be addressed?
- Can we provide flexibility in the master plan for future shifts in ideology?
- How does traffic flow and parking function?

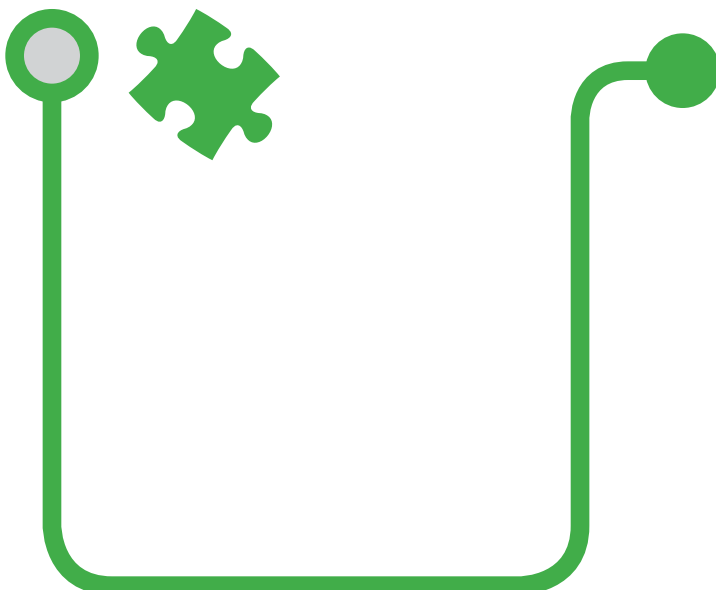
Foremost in the approach for the master planning was alignment with the Guiding Principles of Design for Buckeye USD.

## 4.3 Site Master Plan Defined

DLR Group developed a Site Summary and Facility Master Plan for each school site that includes the following components:

- School summary and statistics
- School population, demographics and boundary
- Educational facility data
- Assessment of physical site conditions
- Repair / replacement cost matrix, based on urgency timeline
- Graphic Site / Floor Plan identifying current layout and uses
- Graphic Site / Floor Plan identifying proposed building and planning projects
- Establishment of projects and project costs based on three categories

### Step 4: Master Planning





The objective of this step in the FMP is to develop a “roadmap” for the facility program for all BUSD school sites. The plan considers repair / replacement costs over time, as well as functional enhancements, for implementation by future district staff.

## Navigating the Master Plan

In order to accurately read or navigate the proposed site master plans that follow, it is critical to understand what is being shown and how to interpret the graphics and information. For each school site, the following graphic plans are provided:

**Existing Aerial Site / Floor Aerial Plan**—shows a current aerial photo view of the site, along with the surroundings in a screened back format. The property lines are indicated along with adjacent street names, a graphic scale, north arrow and a summary of site statistics. It also shows the current layout (programming) of the site’s buildings and rooms, color coded to indicate the type and use of each room.

**Proposed Master Site / Floor Aerial Plan**—Using the existing master site / floor aerial plan as the base, the plan depicts the proposed planning changes to the site by using a color coded system, notes and master plan tags to call out specific site projects.

**The Master Plan Tags**— Projects are indicated under one of three categories:

Category 1: Repair and Replacement

Category 2: Functional Building and Site Upgrades that Qualify for State Funding

Category 3: Upgrades to Consider with No Current Funding Source

Costs are summarized by project and category on the last page for each site.

## SITE SUMMARY

TOTAL ACREAGE: 39.06 ACRES  
SCHOOL SF: 45,207 SF  
YEAR BUILT: 1988

## EXISTING PROGRAMMING

Classroom		Media Center	
Science Classroom		Computer Lab	
Collaboration Room		Food Service	
Administration		Special Education	
Multi-purpose		PE/Athletics	
Misc. Building Support		Shade Structure	
Shop/ Music / Art			

## LEGEND

### CATEGORY 1

### CATEGORY 2

### CATEGORY 3

1	0 - 1 YEAR
1	2 - 5 YEARS
1	6 - 10 YEARS
1	11 - 15 YEARS

A

AA



# Chapter 5





# THE SITES







## 5.1 Project Prioritization & Project Categories

In developing the Facilities Master Plan for Buckeye USD, it was critical that identified projects be prioritized and that they be linked to funding. This combination provides a direction for the district to follow in the execution of future projects on the school campuses. As such, the physical assessments that were conducted of each site developed a repair and replacement matrix based on an urgency timeline. However, beyond those repair and replacement projects, the district wanted to capture all identified needs, particularly those that were functional in nature in the master plan, but wanted to temper them to the reality of the availability of funding which led to the ultimate development of project categories.

Projects were categorized into the following three types:

**Category 1: Repair and Replacements.** This category is tied directly to the site assessments and all the repair and replacement projects identified on the cost matrix. In addition to identifying the projects, this category also identifies urgency timelines to match the matrix. 0 to 1 year, 2 to 5 years, 6 to 10 years and 11 to 15 years urgency timelines are used to identify timing of these projects.

These projects are critically important repair and replacement projects to be funded through district facilities or deferred maintenance funds. The timing on when these projects are done may be adjusted so they can be done in conjunction with State-funded modernization projects to maximize the use of funds.

On the master plan, these projects are identified using tags with numbers in four different colors to show the years of urgency.

**Category 2: Functional Building and Site Upgrades that Qualify for State Funding.** This category identifies projects to improve functionality and to upgrade the building or site. These are projects that can be completed within a modernization project when state matching funds are available for the site, in whole or part. Permanently constructed buildings are currently eligible for state modernization funds every 25 years, while portables are eligible every 20 years.

Although identified as important projects to accomplish, the timing is not identified since completion of these are based on the available funding stream being in place.

On the master plan, these projects are identified using orange tags with capital letters.

**Category 3: Upgrades to Consider with No Current Funding Source.** These are projects that are desired by the site, or identified in the site planning process, which would improve various aspects of functionality and operations at the school while adhering to the Guiding Principles developed for the master plan.

These projects have no timeline for completion because there is currently no available funding source for them. However, the master plan wanted to capture all site concerns and include them for planning, in the hopes that funds become available at some point.

On the master plan, these projects are identified using blue tags with capital letters.

## 5.2 The Sites

This chapter includes the individual school and district sites of Buckeye Union School District and provides site information, assessment findings, community comments, existing site plan, proposed master site plan and projected costs by categories.

The sites included are:

- Blue Oak Elementary School
- Buckeye Elementary School
- Oak Meadow Elementary School
- Silva Valley Elementary School
- William Brooks Elementary School
- Valley View Elementary School
- Camerado Springs Middle School
- Rolling Hills Middle School
- District Facilities



# BLUE OAK

## ELEMENTARY SCHOOL



**For each of us**, learning is a  
*PERSONAL ADVENTURE*

We **respect** the right of each child  
*to discover...to create...*

*to take risks and to succeed...*  
to **enjoy** being where he/she is  
and be eager to move on.

we **BELIEVE** in the  
dynamic process of students, staff,  
parents, and community  
*working together to*

*CELEBRATE*  
the achievement of their potential  
in a safe environment.

We are all **PIONEERS**  
on the educational frontier.

**TOGETHER**  
we will build our  
**FUTURE**



 DLR Group









# BLUE OAK ELEMENTARY SCHOOL

HOME OF THE BULLDOGS

2391 Merrychase Dr.  
Cameron Park, CA 95682  
<https://boes-buckeye-ca.schoolloop.com>

Principal	Paul Stewart
Phone	530-676-0164
Fax	530-676-0758



## Statistics

Classification	Elementary School
Grade Served	K-5
Year Built	1988
Modernizations	None
Additions	1991, 1993, 1996, 2010, 2013
Portables	17
Site Area	10 Acres
Total SF of Floor Space	45,207
Current Enrollment	748 (2015-2016)
Student Ratio	1:60 SF

## Of Interest:

Dedicated in 1989, Blue Oak School received U.S. Department of Education Blue Ribbon School designation in 1998-1999. Their current Principal, Paul Stewart, has been nominated for a Life Changer of the Year Award.

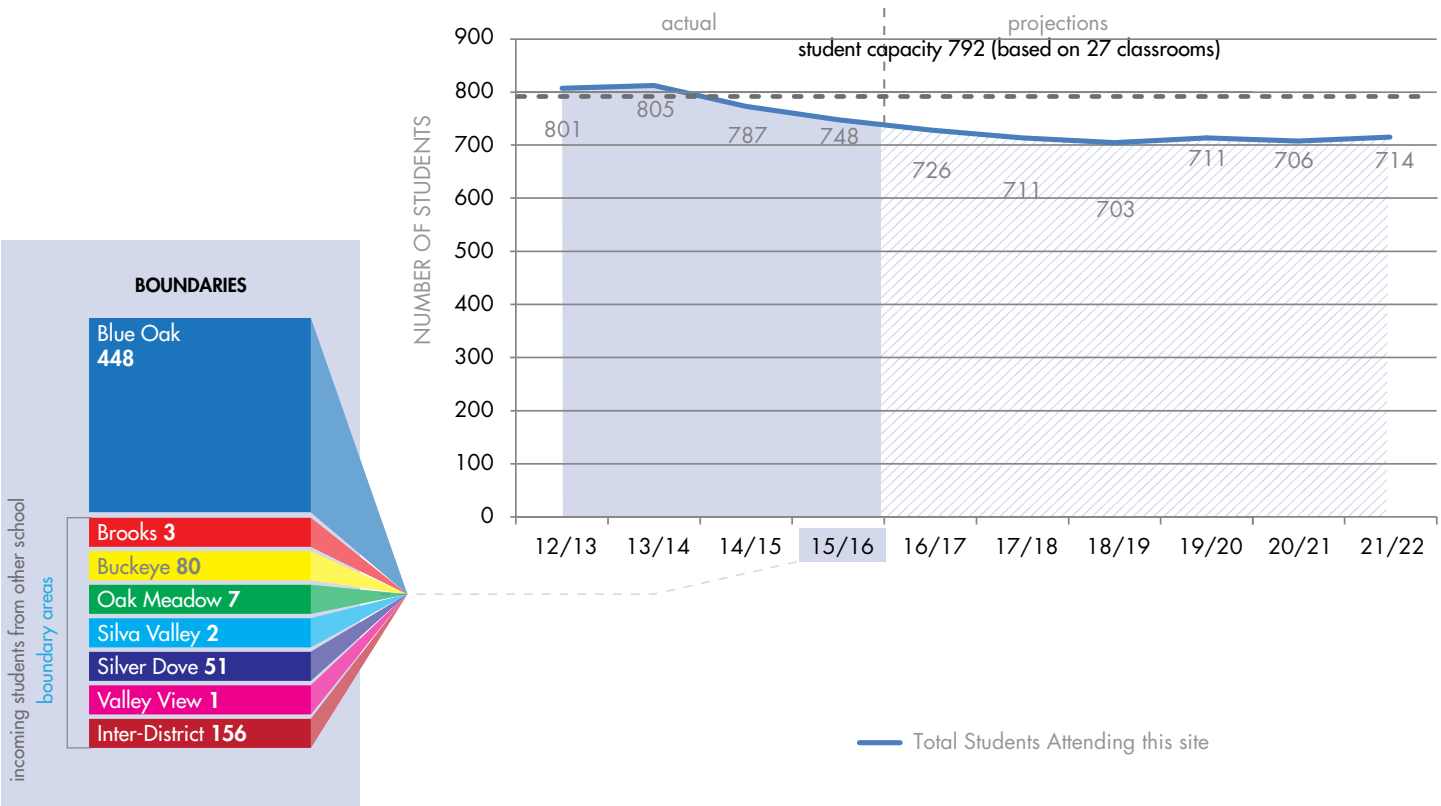
Blue Oak School is adjacent to the District's Bus Maintenance Facility and Camerado Springs Middle School in Cameron Park.

The site is also home to the Blue Oak Montessori Program which was started in 2004. Currently, approximately 40% of the site's population is enrolled in the Montessori program.



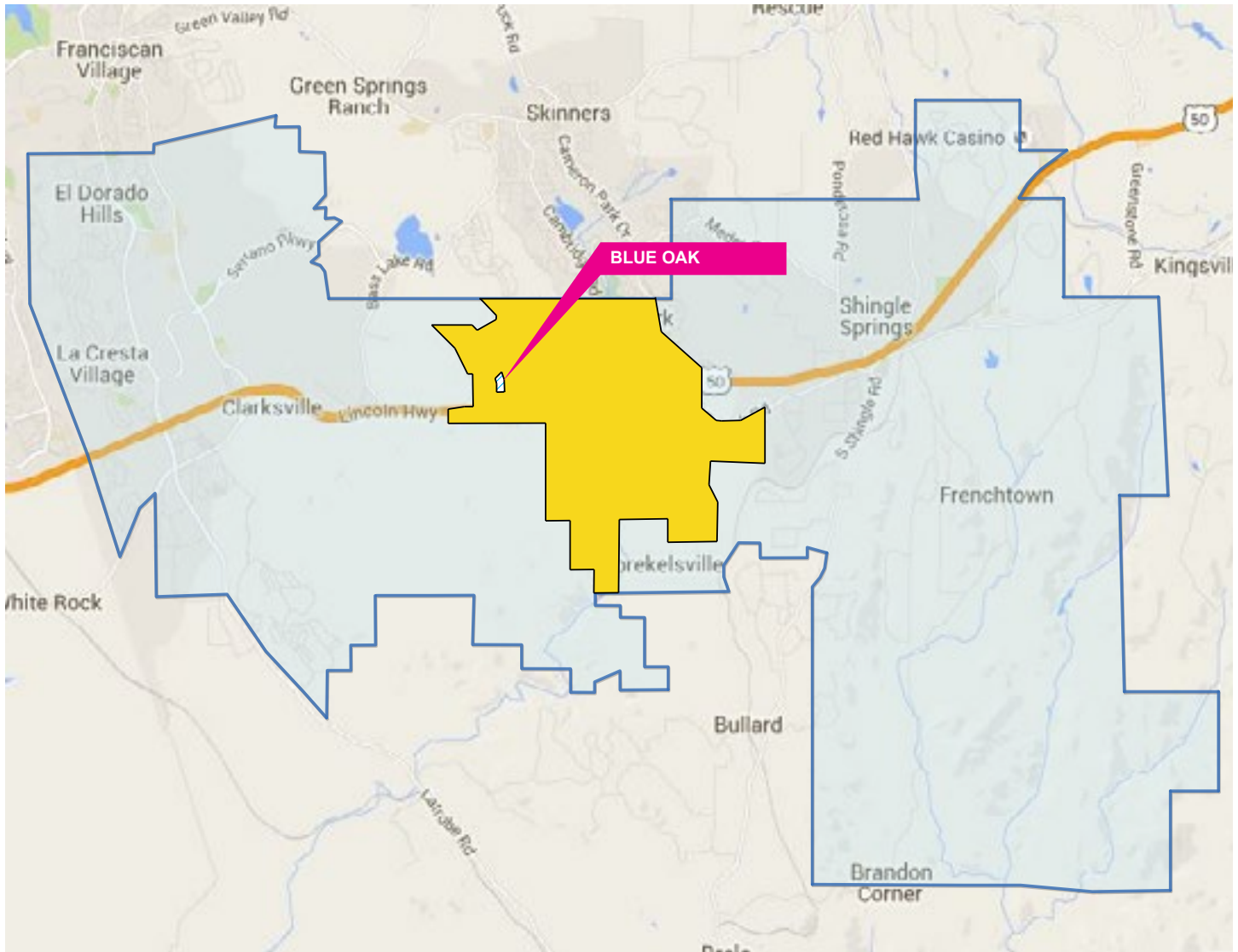
# STUDENT POPULATION

## STUDENT POPULATION AT A GLANCE | School Year 2015/2016





## VICINITY MAP & SCHOOL BOUNDARY



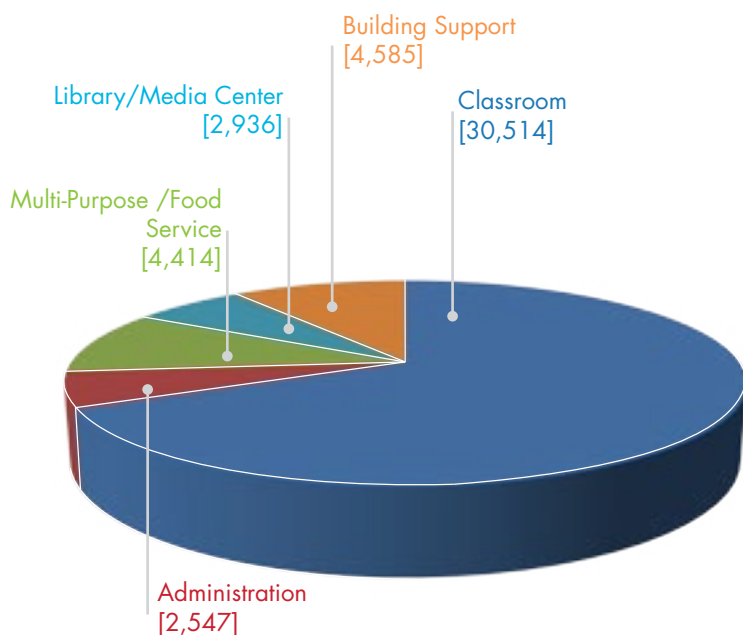
# FACILITY CONDITION ASSESSMENT

## EDUCATIONAL FACILITY DATA

Items	Description	SF	Total SF
Teaching Stations		<b>30,514</b>	<b>67%</b>
	10 Classrooms	12,274	
	20 Portable Classrooms	18,240	
	3 Special Ed Rooms		
	Computer Lab		
Administration		<b>2,547</b>	<b>6%</b>
	Office General	2,547	
Multi-purpose/ Athletics		<b>4,414</b>	<b>10%</b>
	Multi-purpose Room	4000	
	Cafeteria/Food Service	414	
Media Center		<b>2,936</b>	<b>6%</b>
Music/Art		<b>0</b>	<b>0%</b>
Building Support		<b>4,585</b>	<b>10%</b>
	General/Storage	3,154	
	Restrooms	1,431	
Total		45,207	



## BUILDING AREA UTILIZATION AT A GLANCE [Square Footage]





## ASSESSMENT SUMMARY

The initial opening of Blue Oak Elementary School in 1988 utilized modular classroom buildings while the permanent buildings were under construction. The main campus was opened a year later in 1989 but some of the modular buildings located in the southeast corner of the site - originally envisioned as the "temporary school" - remain in operation to this day. Expansion at Blue Oak occurred in 5 phases over a seven year period starting in 1991 with the placement of additional modular buildings in the northeast corner of the site and adjacent to the hardcourt area near classroom Bldg. C. Additions to the Library building and classroom Bldg. D in 2010, which included additional staff toilet rooms, completed the campus in its current configuration.

As Blue Oak moves into its next quarter century of operation, the facility remains in excellent condition, as is the case with other Buckeye District schools, due in no small part to the diligence of the maintenance staff over the past several years. However, there are three major issues that stand out as facility improvement needs that must be addressed in the immediate future:

- 1) ADA accessibility improvements – Issues requiring attention include several toilet rooms where dimensional minimums are non-conforming, many non-conforming slopes and cross-slopes at campus walkway and hardscape areas, and the ramp system for the numerous modular/portable buildings, especially in the area of the original "temporary school" portables. ADA accessibility is code compliance issues and should be rectified as soon as is possible.
- 2) HVAC replacement – The existing 25+ year old equipment is at the end of its useful service life. An HVAC replacement program, although costly, represents an opportunity for the installation of energy efficient units. The existing equipment remains functional but should be replaced in the near-term to avoid increasing maintenance costs (as well as energy costs) inherent with aging HVAC equipment.
- 3) Roofing replacement – The built-up roofing system on the Multi-purpose building and the walkway canopies are at the end of their expected service life and should be replaced in the near-term.

There are several other isolated issues that require attention from a building condition improvement standpoint. These items include:

- The exterior ramp to the stage at the Multi-purpose room is no longer an acceptable access. A lift or interior ramp should be added.
- Several areas of vinyl tile are cracking and bubbling and should be replaced.
- Several areas of ceramic tile in restrooms, particularly on floors, need to be replaced.
- Gutters need to be replaced in several locations of the building connection canopies.
- The wood foundations of portables 13 & 17 are deteriorating and should be replaced with a permanent foundation system.



More than half of the total classrooms on campus are housed in portable buildings. There are a few issues with these portables as noted previously, but these buildings remain in good condition, especially after improvements are made as noted in the report. The biggest disparity between portable classrooms 12-19 and the permanent classrooms is there is significantly more cabinetry in the classrooms that are in the permanent buildings. It is suggested that additional cabinetry be added to portable classrooms in any future modernization program.

Other facility deficiencies noted that fall into the realm of building or site reconfiguration issues, or that addresses program needs, include:

- There is not enough core and administrative facilities for a school of 800 students. Of particular need are small group meeting spaces, teacher workroom spaces, and general administrative office spaces. The District has plans to add a permanent modular building in the near future to address the lack of meeting and administrative space.
- As is the case with several other district campuses, the Multi-purpose building is configured such that PE classes cannot easily be conducted during food service hours.
- There is not enough storage space in the MP room.
- The kitchen is undersized and the location of the serving line impacts the use of the space for PE on rainy days.
- Noise from play equipment locations impact classroom spaces. Consideration should be given to consolidating play equipment locations away from current close proximity to classroom buildings. This work is scheduled to be completed during the summer of 2016.
- Landscape materials are showing wear and tear and consideration should be given to replacing turf and many of the existing plants with drought tolerant materials. The landscape irrigation system should be updated if and when this project is undertaken.





# REPAIR/REPLACEMENT COST MATRIX

Buckeye Unified School District  
Facility Condition Assessment  
**BLUE OAK ELEMENTARY SCHOOL**

Description of deficiency & suggested corrective action	Total Cost  (in current dollars)	Modernization cost - categorized by urgency				
		Immediate need in current dollars	Needed 2 to 5 years 3% escalation /yr to year 3	Needed 6 to 10 years 3% escalation /yr to year 8	Needed 11 to 15 years 3% escalation /yr to year 13	Total Cost  with escalation
A. SHELL						
1. Built-up roofing on MP Bldg and walkway canopies is past its service life and must be replaced in the near term.	\$182,250	\$0	\$199,149	\$0	\$0	
Subtotal - Shell	\$182,250	\$0	\$199,149	\$0	\$0	\$199,149
B. INTERIORS						
1. Several wall tile areas in restrooms are cracked or broken and should be replaced.	\$18,225	\$0	\$19,915	\$0	\$0	
2. Several floor and base tile areas in restrooms are cracked or broken and should be replaced.	\$18,225	\$0	\$19,915	\$0	\$0	
3. Carpet/vinyl in Classrooms 1-6 & 7-11 was installed in 1988 and is at the end of its service life and should be replaced in the near term.	\$85,536	\$0	\$93,467	\$0	\$0	
4. Flooring in MP Room was installed in 1988 and is at the end of its service life. Replace flooring.	\$94,500	\$0	\$103,263	\$0	\$0	
Subtotal - Interiors	\$216,486	\$0	\$236,560	\$0	\$0	\$236,560
C. SERVICES						
1. HVAC system at permanent classroom buildings is near end of service life and must be replaced in the near-term.	\$982,947	\$0	\$1,074,361	\$0	\$0	
2. HVAC Units on Portable Bldgs 12 through 19 were installed in 1988 and at the end of their service life; replace units.	\$151,875	\$0	\$165,958	\$0	\$0	
3. HVAC Units on Portable Bldgs 23 through 27 were installed in 1993. Replace units within the next 10 years.	\$84,375	\$0	\$0	\$106,884	\$0	
4. HVAC Units on Portable Bldgs 28 through 31 were installed in 1996. Replace units within the next 10 years.	\$67,500	\$0	\$0	\$85,507	\$0	
Subtotal - Services	\$1,286,697	\$0	\$1,240,319	\$192,391	\$0	\$1,432,710
D. EQUIPMENT & FURNISHINGS						
1. Many in-wall cafeteria tables are in need of significant repairs and should be replaced.	\$87,480	\$0	\$95,616	\$0	\$0	
Subtotal - Equipment & Furnishings	\$87,480	\$0	\$95,616	\$0	\$0	\$95,616
E. OTHER BUILDING CONSTRUCTION						
1. Ramp system at portables in SE corner of campus are not in compliance. Remove and replace concrete, handrails & guardrails to comply with accessibility guidelines.	\$326,025	\$0	\$356,345	\$0	\$0	
2. Numerous concrete walks across campus require replacement due to excessive cross slopes or thrusting at joints.	\$60,750	\$0	\$66,400	\$0	\$0	
3. Stage does not have wheelchair lift or an interior accessible ramp. Install new lift in store room adjacent to stage.	\$64,125	\$0	\$70,089	\$0	\$0	
4. Replace non-compliant sink and sink cabinets in 13 of the older portable buildings.	\$66,690	\$0	\$72,892	\$0	\$0	
5. Foundations of Ports. 13 & 17 are wood and are deteriorating. Replace foundations with concrete.	\$81,000	\$0	\$0	\$102,608	\$0	
Subtotal - Other Building Construction	\$598,590	\$0	\$565,726	\$102,608	\$0	\$668,334
F. SITE WORK						
1. There is an abundance of turf and shrubs on the campus. Implement a turf and shrub reduction program replacing where possible with drought resistant plant materials.	\$54,000	\$0	\$59,007	\$0	\$0	
2. Storm drains do not flow properly. Install pipe linear system.	\$0	\$0	\$17,702	\$0	\$0	
Subtotal - Sitework	\$54,000	\$0	\$76,709	\$0	\$0	\$76,709
Total Modernization Costs Categorized by Urgency		\$0	\$2,414,080	\$294,999	\$0	\$2,709,079



# SITE/COMMUNITY COMMENTS

During the community outreach phase in the development of the Facilities Master Plan for Buckeye Union School District, the Master Plan Advising Committee's representatives met at the school site and provided their comments at a committee meeting on Oct. 27, 2015.

The following list represents the comments presented by representatives of Blue Oak Elementary School:

- Site is currently crowded/impacted.

## NEEDS

- Move staff restroom away from mail box area and upgrade
- Conference room is needed (should be taken care of with new building next summer)
- Enlarge workroom
- Improve and add more staff parking
- Reconfigure auto drop-off
- Remodel relocatable classroom #12-19
- Staff bathroom at remote relocatables is needed

## WANTS

- Amphitheater
- Larger windows in classrooms
- Furniture for health office
- Backpack hooks in classrooms
- Lower sinks in classrooms where appropriate for age
- Blinds on windows
- Door lock plates

- Unit V5(Room 34) to be removed
- Provide for four small group areas for two classroom buildings on playground
- Existing playground equipment will go to west of existing hardcourt
- Crowding/feeling cramped
- Staff restrooms at Buildings U and T
- Upgrade power for campus



EXISTING SITE PLAN

Blue Oak  
Elementary  
School

2391 Merrychase Dr.  
Cameron Park, CA 95682

Square Footage:	45,207 sf
Acreage:	10 ACRES
Year Built:	1988

EXISTING PROGRAMMING

Classroom		Media Center	
Science Classroom		Computer Lab	
Collaboration Room		Food Service	
Administration		Special Education	
Multi-purpose		PE/Athletics	
Misc. Building Support		Shade Structure	
Shop/ Music / Art			







# FUNCTIONAL SITE OBSERVATIONS

The following concerns with suggested improvements were noted during the site observation of Blue Oak Elementary School.

1. Auto drop-off at front of school is too short and should be lengthened.

2. Site has an inadequate amount of parking. Expansion of parking lot along Merrychase Drive is recommended.

3. Many site walks have cross slopes and other slopes that do not comply with ADA.

4. Ramp to portables on south side is not ADA compliant and should be replaced.

5. Central lawn area is underutilized. Recommend creating a quad or amphitheatre area using concrete and seat walls.

6. School is wide open to public. Fencing and gates for a secured perimeter is recommended.

7. Site is open to bus/maintenance yard and busses are parked next to portables. Provide fencing as barrier with solid wall at bus parking.

8. Covered outdoor dining is far from kitchen/MP.

9. Kindergarten access is direct from drop-off and disconnected from campus. Fencing needs to be provided as barrier.

10. The site has 17 portables. It is recommended that as the northern 10 units near 20 years of age, that they be replaced with a permanent new classroom building.

11. Office is very small and should be expanded.

12. Existing classroom buildings/wings have no collaborative group spaces.

13. Kitchen is small and needs to be expanded.

14. Portable classrooms have minimal casework in comparison to existing classrooms. Additional casework or portable storage should be considered being added.



# Blue Oak Elementary School

## LEGEND

**CATEGORY 3**

AA





# PROJECT LISTS & COSTS

## CATEGORY 1: REPAIR & REPLACEMENTS

ITEM	DESCRIPTION	COSTS(\$)
------	-------------	-----------

### 0 - 1 YEAR PROJECT

	None identified	0
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### 2- 5 YEARS PROJECT

1	New roofing at MP building/covered walkway	199,149
2	Repair restroom wall and floor tile	19,915
3	Replace HVAC system at permanent classrooms/portables 12-19	1,240,319
4	Repair in-wall tables	95,616
5	Replace/repair non-ADA compliant ramp at SE portables	356,645
6	Replace/repair damaged/non-ADA compliant walks	66,400
7	Provide ADA wheelchair lift to stage	70,089
8	Replace non-ADA compliant sinks and casework	72,892
9	Replace vinyl and carpet in classrooms 1-6/7-11	93,467
10	Implement turf and shrub reduction throughout site	59,007
11	Replace flooring at MP Room	103,263
12	Install Pipe liner system at storm drains	17,702
	Sub-Total	2,414,080

### 6 - 10 YEARS PROJECT

13	Replace wood foundation at units 13 & 17	102,608
14	Replace HVAC units at portables 23-31	192,391
	Sub-Total	294,999

### 11 - 15 YEARS PROJECT

	None Identified	0
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Category 1 Total		2,709,079
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## CATEGORY 2: FUNCTIONAL BUILDING/SITE UPGRADES QUALIFIED FOR FUNDING

A	Modernize building interior to bring to current building code when eligible for modernization(32,000 sf x \$150/sf)	4,800,000
B	Replace portables (8 x \$182,250)	1,458,000
C	Construct new 10-classroom building to replace portables when eligible for modernization (10,000 sf x \$375/sf)	3,750,000

Category 2 Total		10,008,000
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## CATEGORY 3: UPGRADES TO CONSIDER WITH NO CURRENT FUNDING SOURCE

AA	Provide solid wall between classrooms and bus parking	45,000
BB	Provide perimeter security fencing	205,000
CC	Develop lawn area into amphitheatre	195,000
DD	Add parking/on site and at street	110,000
EE	Expand/reconfigure auto drop-off/visitor parking	150,000
FF	Add restrooms	165,000
GG	Expand office (2,000 sf x \$375/sf)	750,000
HH	Expand kitchen and serving area (700 sf x \$700/sf)	490,000

Category 3 Total		2,110,000
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Total - All Categories		14,827,079
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#### Notes:

1. Costs represent hard construction costs based on January 2016 Price Index plus soft costs, contingencies and escalation of 35% of hard costs.
2. Numbered project items represent identified physical facility conditions upgrades required.
3. Lettered project items represent identified functional upgrades recommended.



# BUCKEYE ELEMENTARY SCHOOL



**Buckeye School** respects the dignity and uniqueness of each student and **BELIEVES** that all students are capable of **LEARNING.**

Our students, staff, families and community work together to help students be the **BEST** they can be **intellectually, emotionally, socially, and physically.**

This cooperative process **enhances** lifelong learning as well as

**celebrates**  
the *special*  
contributions of  
**INDIVIDUALS**



 **DLR Group**









# BUCKEYE ELEMENTARY SCHOOL

## HOME OF THE BOBCCATS

4561 Buckeye Rd  
Shingle Springs, CA 95682  
<http://bes.buckeyeusd.org/aboutus>

Principal	Deedra Devine
Phone	530-677-2277
Fax	530-672-1483



### Statistics

Classification	Elementary School
Grade Served	K-5
Year Built	1958
Modernizations	2001, 2009
Additions	1987, 1996, 2003, 2009
Portables	10
Site Area	10 acres
Total SF of Floor Space	42,029
Current Enrollment	400 (2015-2016)
Student Ratio	1:105 SF

### Of Interest:

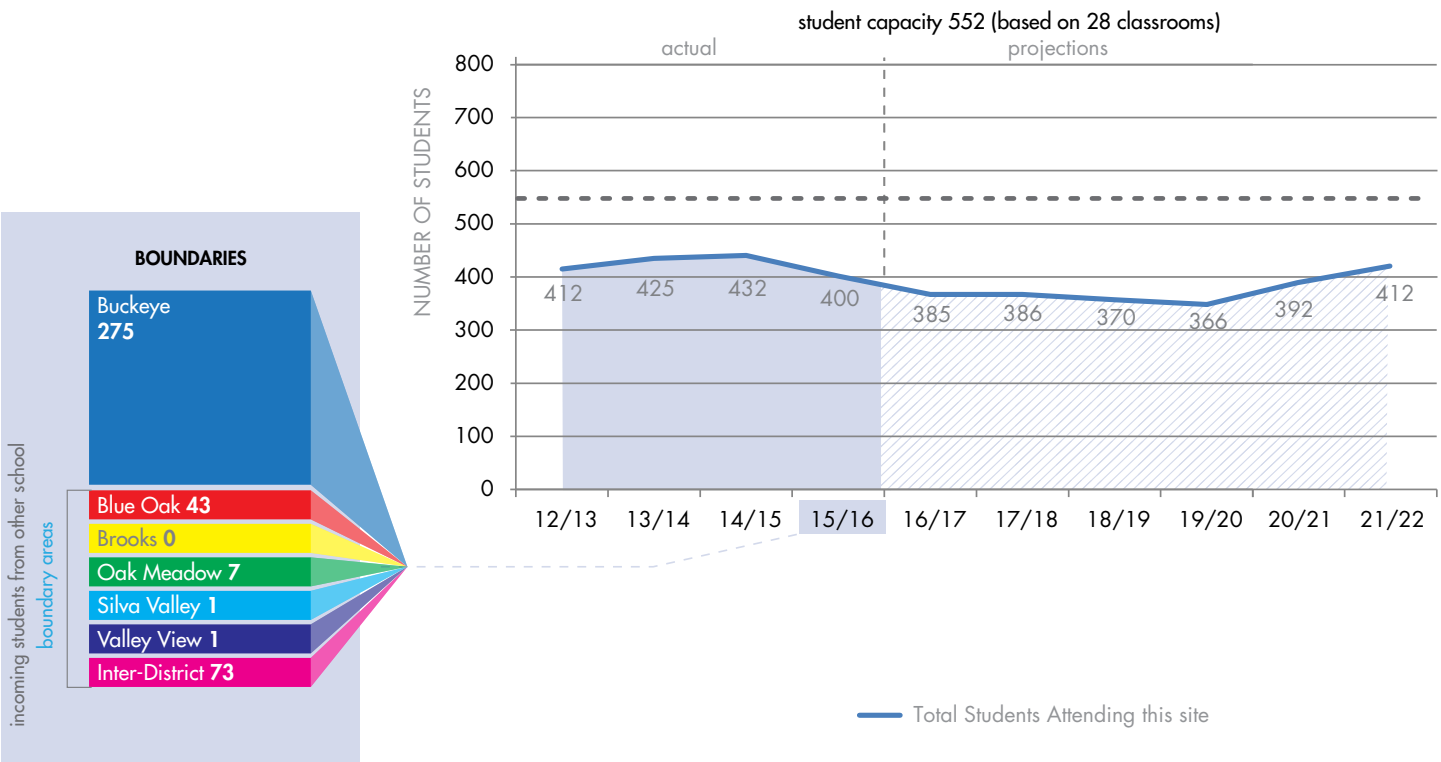
Buckeye Elementary is the namesake for the District as the oldest remaining school in the 150 year old district. Buckeye Elementary School students are respectful, responsible and safe. Buckeye was awarded a California Distinguished School honor in 2010.

The Buckeye USD Central Kitchen is located on the Buckeye E.S. site.



# STUDENT POPULATION

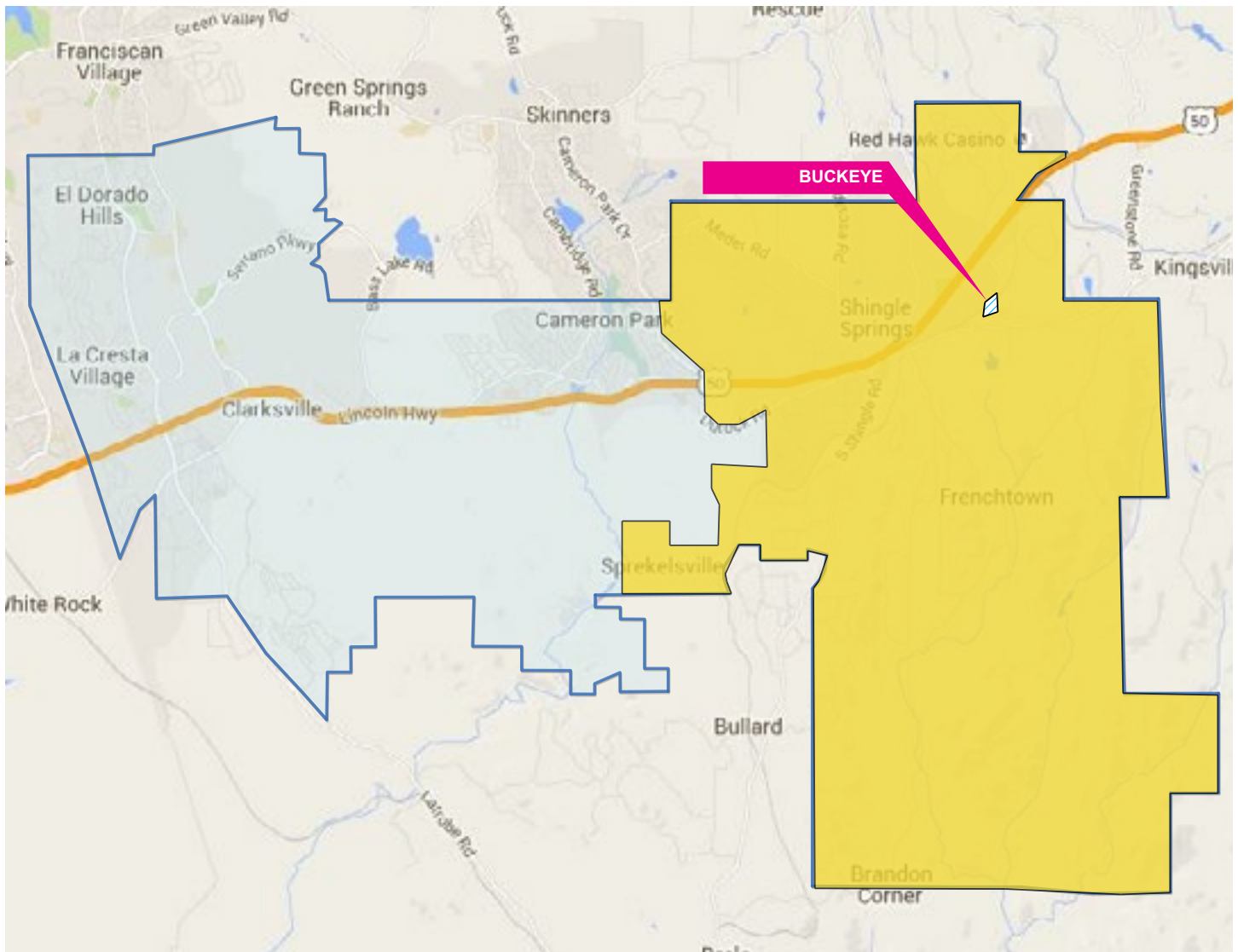
STUDENT POPULATION AT A GLANCE | School Year 2015/2016







## VICINITY MAP & SCHOOL BOUNDARY



Buckeye Elementary School

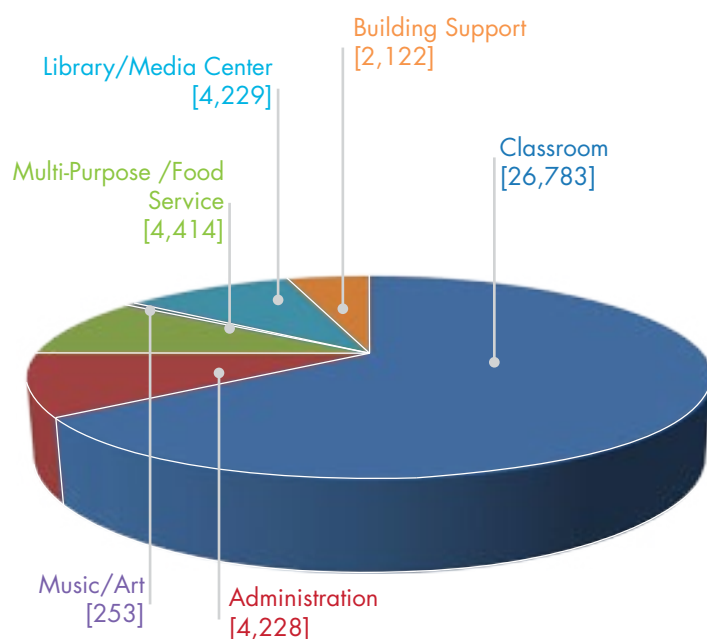
# FACILITY CONDITION ASSESSMENT

## EDUCATIONAL FACILITY DATA

Items	Description	SF	Total SF
Teaching Stations		<b>26,783</b>	<b>65%</b>
	8 Classrooms	15,139	
	13 Portable Classrooms	11,520	
	3 Special Ed Rooms	124	
	Computer Lab		
	2 EDCOE classrooms		
Administration		<b>4,228</b>	<b>10%</b>
	Office General	4,228	
Multi-purpose/ Athletics		<b>4,414</b>	<b>10%</b>
	Multi-purpose Room	4,042	
	Cafeteria/Food Service	372	
Media Center		<b>4,229</b>	<b>10%</b>
Music/Art		<b>253</b>	<b>1%</b>
Building Support		<b>2,122</b>	<b>5%</b>
	General/Storage	610	
	Restrooms	1,512	
Total		42,029	



## BUILDING AREA UTILIZATION AT A GLANCE [Square Footage]







## ASSESSMENT SUMMARY

Buckeye Elementary is the oldest school in the district and the namesake for the district itself. The oldest buildings on campus – the Administration Building and Classroom Building B date from the late-1950s, with Classroom Buildings C, D and F coming on-line in the early 1960s. Expansion through the addition of portable buildings has occurred at various times in the past, as well as contraction by removing portables. This addition and subtraction has led to the current campus configuration.

The initial expansion of 2 classrooms (Rooms 24 & 25) occurred in 1987. Portable classrooms 26 and 27 were added in 1996. Four additional portables (rooms 12 through 15) were added in 2003 and the current campus configuration was realized in 2009 with the addition of 4 more portables (rooms 16 through 19), the Library building, and the district's Central Kitchen facility. Buckeye Elementary is one of the smallest schools in the district with a capacity in the range of 500 students.

Campus buildings are in good condition despite the advancing age of the permanent classroom buildings and administration building. Numerous modernization projects have occurred on campus over the past several years. As with several other district schools, modernizations in 2001 updated several of the campus buildings with another modernization program in 2009 that updated the buildings on the remainder of the campus. These programs accomplished general interior upgrades as well as replacing aging equipment that has extended the life of several building systems into the next decade.

Being an older campus with older buildings, there are a few items requiring attention from a building condition improvement standpoint:

- Video currently must be streamed through the teacher's computer. Consideration should be given for providing streaming video throughout the district.
- Several areas throughout the campus of vinyl tile are cracking and bubbling and should be replaced.
- Bldg C has a test area of Mondo rubber flooring, but this is failing and should be replaced.
- There are several non-compliant rubber thresholds at Bldg. B entry doors that were added in a 2001 modernization and were acceptable at the time.
- Asphaltic concrete play courts are failing with numerous cracks, dips, and voids and should be replaced.



Other facility deficiencies noted that fall into the realm of building or site reconfiguration issues, or that addresses program needs, include:

- Administration area lacks small meeting space(s).
- Chrome Books are being implemented in the District. There is currently no independent, secure place where carts for the machines can be stored.
- The data equipment is located in a small room in the Administration Building which is very loud and has no dedicated HVAC system.



# REPAIR/REPLACEMENT COST MATRIX

**Buckeye Unified School District**  
**Facility Condition Assessment**  
**BUCKEYE ELEMENTARY SCHOOL**

Description of deficiency and suggested corrective action	Modernization cost - categorized by urgency				
	Immediate need	Needed 2 to 5 years	Needed 6 to 10 years	Needed 11 to 15 years	Total Cost
	3% escalation to yr. 1	3% escalation /yr to year 3	3% escalation /yr to year 8	3% escalation /yr to year 13	with escalation
<b>A. SHELL</b>					
1. Built-up roofing on Admin Bldg, Kindergarten Bldg, Classrms 4-7 and Classrms 8-11 was installed between 1996 and 1998. Roofs to be replaced within the next 10 years.	\$0	\$0	\$300,707	\$0	
<b>Subtotal - Shell</b>	\$0	\$0	\$300,707	\$0	\$300,707
<b>B. INTERIORS</b>					
1. Replace vinyl tile flooring in areas where vinyl is failing.	\$0	\$29,504	\$0	\$0	
2. Flooring in Kindergarten Bldg and Classroom Bldgs 4-7 & 8-11 was installed in 2001 and will need to be replaced within the next 15 years.	\$0	\$0	\$0	\$186,456	
<b>Subtotal - Interiors</b>	\$0	\$29,504	\$0	\$186,456	\$215,960
<b>C. SERVICES</b>					
1. HVAC units on Portable Bldgs 24 and 25 were installed in 1990 and approaching the end of their service life. Replace units within the next 5 years.	\$0	\$36,880	\$0	\$0	
2. HVAC units on Portable Bldgs 26 and 27 were installed in 1996. Units to be replaced within the next 10 years.	\$0	\$0	\$42,753	\$0	
<b>Subtotal - Services</b>	\$0	\$36,880	\$42,753	\$0	\$79,633
<b>D. EQUIPMENT &amp; FURNISHINGS</b>					
1. No issues observed or reported.	\$0	\$0	\$0	\$0	
<b>Subtotal - Equipment &amp; Furnishings</b>	\$0	\$0	\$0	\$0	\$0
<b>E. OTHER BUILDING CONSTRUCTION</b>					
1. Remove non-compliant rubber thresholds where they occur and replace with properly sloped concrete approach surfaces.	\$0	\$65,203	\$0	\$0	
<b>Subtotal - Other Building Construction</b>	\$0	\$65,203	\$0	\$0	\$65,203
<b>F. SITE WORK</b>					
1. Asph. concrete playcourts are failing with several cracks, dips and voids. Replace with new base course and asph. conc.	\$0	\$236,029	\$0	\$0	
2. There is a large amount of plant material on campus. Implement a turf and shrub reduction program to save water and maintenance costs.	\$0	\$59,007	\$0	\$0	
<b>Subtotal - Site Work</b>	\$0	\$295,036	\$0	\$0	\$295,036
<b>Total Modernization Costs Categorized by Urgency</b>	<b>\$0</b>	<b>\$426,622</b>	<b>\$343,460</b>	<b>\$186,456</b>	<b>\$956,539</b>



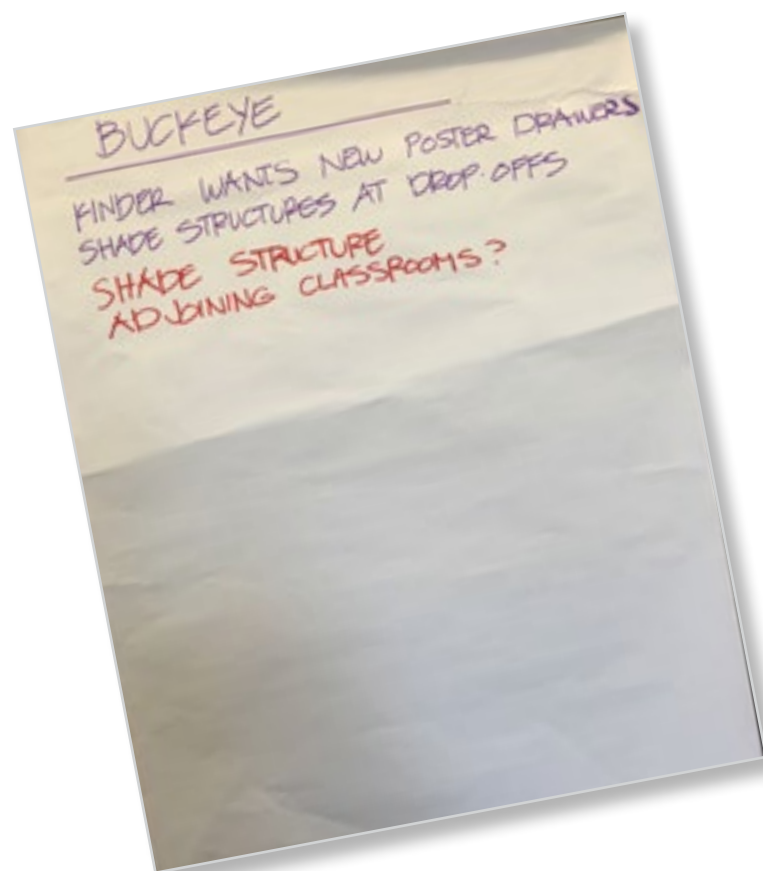


## SITE/COMMUNITY COMMENTS

During the community outreach phase in the development of the Facilities Master Plan for Buckeye Union School District, the Master Plan Advising Committee's representatives met at the school site and provided their comments at a committee meeting on Oct. 27, 2015.

The following list represents the comments presented by representatives of Buckeye Elementary School:

- Kindergarten wants new poster drawers
- Shade structure at auto and bus drop-offs is desired
- Shade structure at play area is desired
- Provide connection between adjoining classrooms
- Site has been recently modernized
- Collaborative spaces
  - 12 students into a collaborative space is desired
  - Difficult to create collaborative spaces in areas where there are finger wings



EXISTING SITE PLAN

Buckeye  
Elementary  
School

4561 Buckeye Rd.  
Shingle Springs, CA 95682

Square Footage:	42,029 sf
Acreage:	10 ACRES
Year Built:	1958



EXISTING PROGRAMMING			
Classroom		Media Center	
Science Classroom		Computer Lab	
Collaboration Room		Food Service	
Administration		Special Education	
Multi-purpose		PE/Athletics	
Misc. Building Support		Shade Structure	
Shop/ Music / Art			







# FUNCTIONAL SITE OBSERVATIONS

The following concerns with suggested improvements were noted during the site observation of Buckeye Elementary School.

1. There is no ramp to connect auto drop-off to campus buildings below even though a project was recently DSA approved. A ramp should be added.
2. Auto drop-off is located with no separation to parking or designated turn around. A divider and turn-around should be added.
3. Central kitchen has no dedicated loading zone. Service area should be reconfigured to add a loading area.
4. Office is small and lacks meeting space and should be expanded.
5. School is open to public access. Fencing and gates for secured perimeter is recommended.
6. Site has well developed outdoor learning areas. Consideration for a second exit door from classrooms direct to courts would be desirable.



# PROPOSED MASTER SITE PLAN

## Buckeye Elementary School

4561 Buckeye Rd.  
Shingle Springs, CA 96682

LEGEND		
CATEGORY 1	CATEGORY 2	CATEGORY 3
1 0 - 1 YEAR	A	AA
1 2 - 5 YEARS		
1 6 - 10 YEARS		
1 11 - 15 YEARS		





# PROJECT LISTS & COSTS



## CATEGORY 1: REPAIR & REPLACEMENTS

ITEM	DESCRIPTION	COSTS(\$)
0 - 1 YEAR PROJECT		
	None identified	0
2- 5 YEARS PROJECT		
1	Replace vinyl floor tile	29,504
2	Remove rubber thresholds/revise concrete at doors	65,203
3	Repair AC hard courts	236,029
4	Replace HVAC units in portables 24 & 25	36,880
5	Implement turf and shrub reduction throughout site	59,007
	Sub-Total	426,622
6 - 10 YEARS PROJECT		
6	Replace built-up roofing at Admin, Kinder, Classrooms 4-11	300,707
7	Replace HVAC units on portables 26 & 27	42,753
	Sub-Total	343,460
11 - 15 YEARS PROJECT		
8	Replace flooring in Kinder and Classrooms 4-11	186,456
	Sub-Total	186,456
Category 1 Total		956,539

## CATEGORY 2: FUNCTIONAL BUILDING/SITE UPGRADES QUALIFIED FOR STATE FUNDING

A	Provide ramp access from auto drop-off	110,000
B	Replace portables with new permanent classroom building with collaborative spaces when eligible for modernization (9,000 SF x \$375/sf)	3,375,000
Category 2 Total		3,485,000

## CATEGORY 3: UPGRADES TO CONSIDER WITH NO CURRENT FUNDING SOURCES

AA	Add shade structure at play structure	40,500
BB	Expand office (1,500 SF x \$375/sf)	562,500
CC	Provide covered walk canopy	102,000
DD	Provide perimeter security fencing	287,000
EE	Create dedicated service loading area	88,000
FF	Create collaborative learning spaces (1,500 SF x \$400/sf)	600,000
Category 3 Total		1,679,500
Total All Categories		6,121,039

### Notes:

1. Costs represent hard construction costs based on January 2016 Price Index plus soft costs, contingencies and escalation of 35% of hard costs.
2. Numbered project items represent identified physical facility conditions upgrades required.
3. Lettered project items represent identified functional upgrades recommended







# OAK MEADOW ELEMENTARY SCHOOL



**In partnership** with students, staff, families, and the community, *Oak Meadow Elementary School* will provide a

*quality, standards-based*  
**CURRICULUM**

that **ensures** every child will meet or exceed proficiency.

At Oak Meadow, we are

**COMMITTED** to **promoting**

student **SUCCESS, HONORING**

*individual differences,*

and meeting the needs of each individual with

**COMPASSION,**

*respect for dignity, and*

the highest degree of

**PROFESSIONALISM.**



 **DLR Group**





# OAK MEADOW ELEMENTARY SCHOOL

HOME OF THE RAPTORS

7701 Silva Valley Parkway  
El Dorado Hills, CA 95762  
<https://omes-buckeye-ca.schoolloop.com>

<b>Principal</b>	Tracy Linyard
<b>Phone</b>	916-933-9746
<b>Fax</b>	916-933-9784



## Statistics

Classification	Elementary School
Grade Served	K-5
Year Built	2003
Modernizations	None
Additions	2010
Portables	1 EDCOE
Site Area	8 acres
Total SF of Floor Space	41,691
Current Enrollment	758 (2015-2016)
Student Ratio	1:55 SF

## Of Interest:

In 2014, Oak Meadow Elementary was selected as a California Distinguished School and recognized as one of the top 10% of all elementary schools in California. In 2015, Oak Meadow was recognized by the U.S. Department of education as a National Blue Ribbon Award School.

Oak Meadow is a sister school in design and layout to Silva Valley, both of which are located in the Serrano El Dorado Hills Planned Development. The site uses fields owned by the Community Services District (csp) through a joint-use agreement which also allows the CSD to use the school's parking facilities. This is the first joint-use of facilities since those used at William Brooks Elementary School.

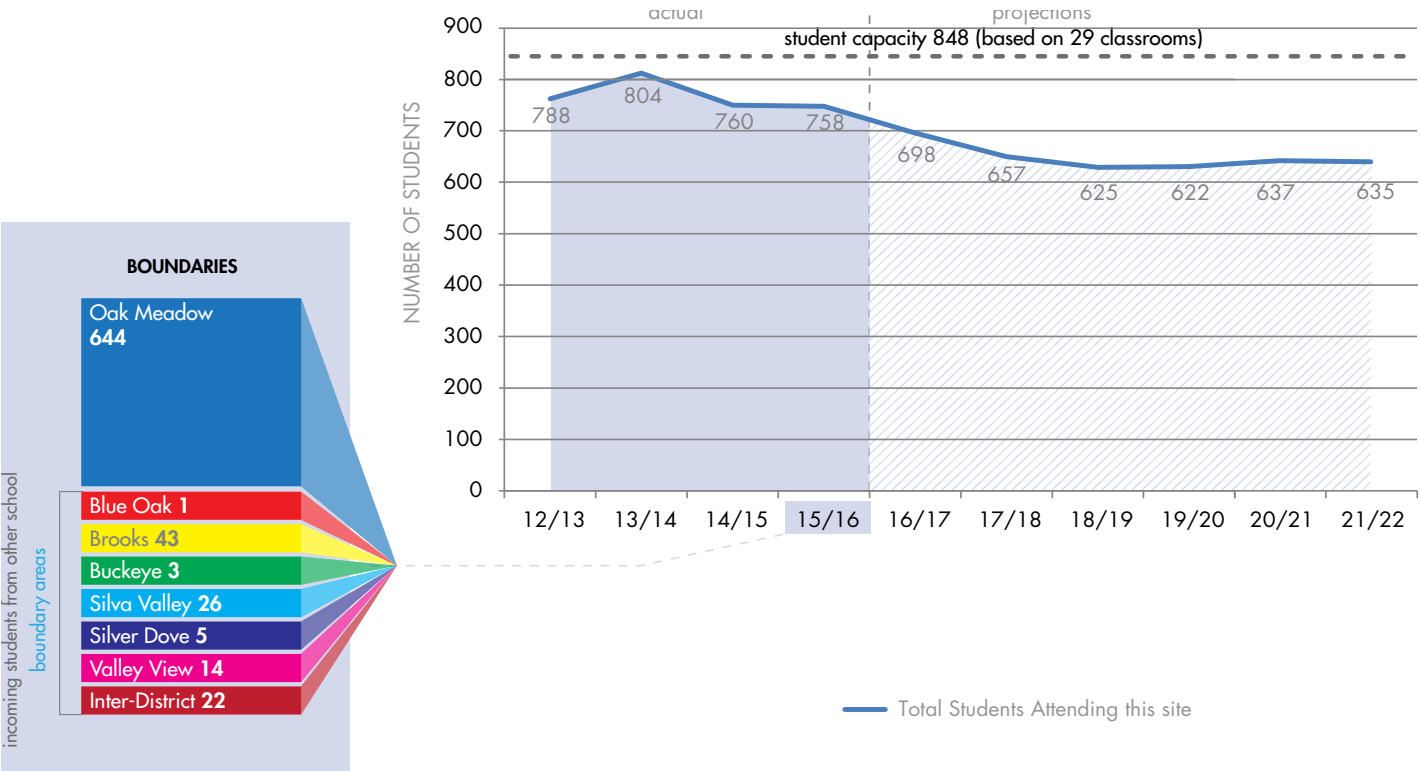
A major concern is the new Highway 50/Silva Valley interchange that will open in 2016 which will, likely, increase traffic and speeds near the school. Illuminated "School Zone" signs and a nearby traffic signal are being provided to better control traffic.





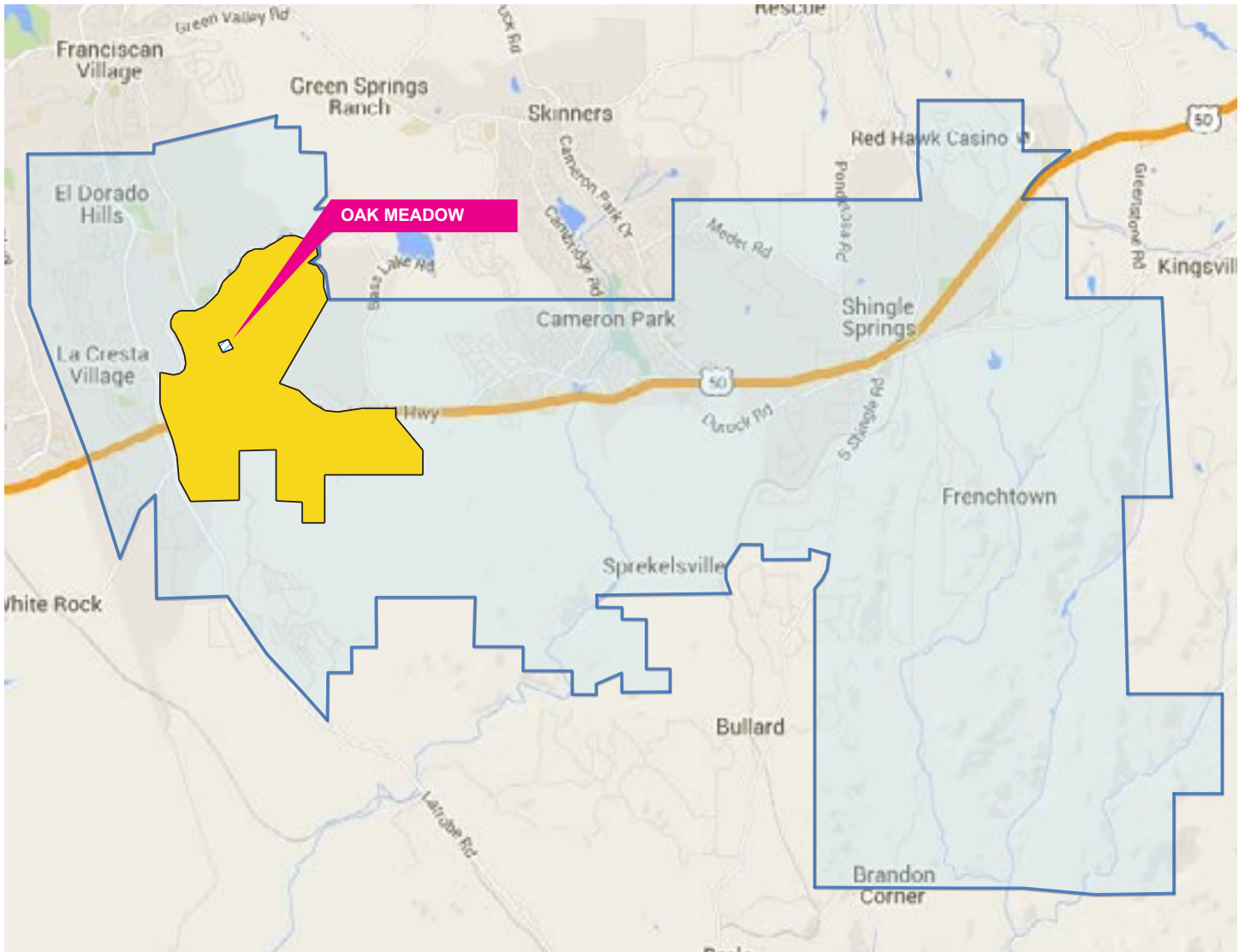
# STUDENT POPULATION

STUDENT POPULATION AT A GLANCE | School Year 2015/2016





## VICINITY MAP & SCHOOL BOUNDARY



Oak Meadow Elementary School

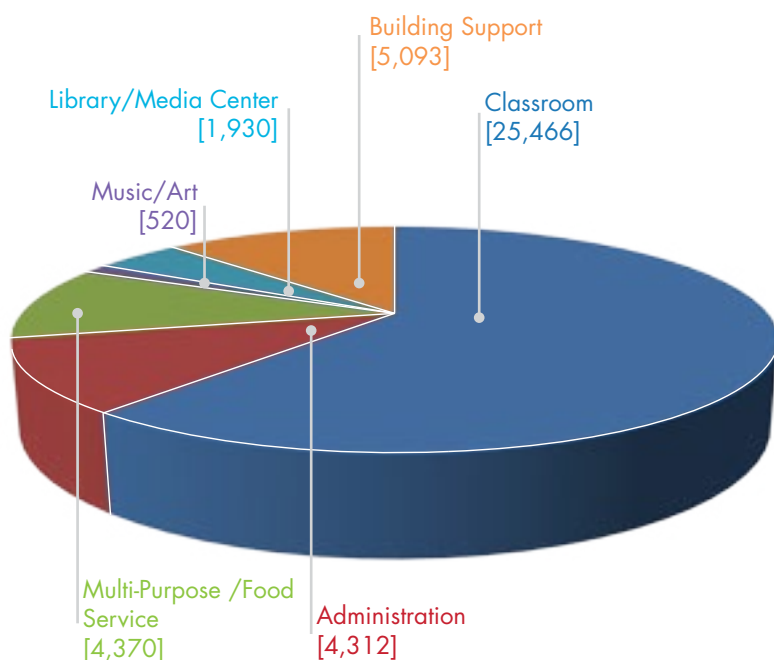
# FACILITY CONDITION ASSESSMENT

## EDUCATIONAL FACILITY DATA

Items	Description	SF	Total SF
Teaching Stations		<b>25,466</b>	<b>61%</b>
	26 Classrooms	22,489	
	0 Portable Classrooms	0	
	3 Special Ed Rooms	2,595	
	1 Computer Lab	382	
Administration		<b>4,312</b>	<b>10%</b>
	Office General	4,312	
Multi-purpose/ Athletics		<b>4,370</b>	<b>11%</b>
	Multi-purpose Room	3,955	
	Cafeteria/Food Service	415	
Media Center		<b>1,930</b>	<b>5%</b>
Music/Art		<b>520</b>	<b>1%</b>
Building Support		<b>5,093</b>	<b>12%</b>
	General/Storage	979	
	Restrooms	2,215	
	Miscellaneous	1,899	
Total		41,691	



## BUILDING AREA UTILIZATION AT A GLANCE [Square Footage]







## ASSESSMENT SUMMARY

Oak Meadow is the “sister school” to Silva Valley, opening to students eleven years later in 2003. Both schools were designed for a year-round school calendar under the old state building program. The administration, multi-purpose and classroom building layouts at Oak Meadow are a re-use of the same buildings found at Silva Valley with some slight revisions, including an upsize of the computer lab to 30. A classroom building, Building L, was built in 2010, adding an additional 6 classrooms to the campus. There are no portables on the campus used by the school; however there is an El Dorado County Office of Education portable on site.

The campus buildings are generally in excellent condition. Due to age and normal wear and tear, three of the major building items - the HVAC system, carpeting, and built-up roofing - will need to be replaced in the next six to ten years. Replacement of these systems for the newer Building L is well beyond that time frame. The HVAC control system is an older obsolete system for which replacement parts are no longer available. The district may want to consider replacing this system sooner than the time frame for replacement of the overall HVAC system - perhaps in the next two to three years.

The single major issue that seems to be a problem at this campus is failing vinyl tile flooring systems. These are numerous cracks in individual tiles and numerous joints between tiles are bubbling and separating. The new classroom Building L has sheet vinyl flooring and that product seems to be holding up better than the tile product. It is suggested that areas of vinyl tile be removed and replaced with sheet vinyl products.

There are a few additional other items requiring attention from a building condition improvement standpoint:

- Vinyl tile flooring in the multi-purpose room is in marginal condition and is difficult to maintain. It should be replaced with resilient-type sports flooring.
- Kitchen area is served only with evaporative cooling. Air conditioning should be added for this space.
- The connection box at the teacher’s desk for the classroom A/V system is too low and should be raised.

The site is relatively flat and there are a few ADA issues that need to be addressed on the campus itself. However, the shared CSD turf play fields on the park north of the school site used by students during school hours and there is only one accessible path by which these fields can be accessed.

Site landscaping within the building campus is quite lush with a large amount of grass, shrubs, and trees. The maintenance required for it is labor intensive. The District may want to consider a turf and shrub reduction program to realize labor and water savings.



Other facility deficiencies noted are not so much facility condition issues but are more in the realm of building or site reconfiguration issues or addressing program needs. These include:

- Congestion in the main parking lot due to co-location of bus and car drop-off areas.
- The serving line in the multi-purpose room interferes with P.E. classes in the space.
- Adding an operable wall to the stage to allow this space to be used for other activities during food service times.
- In spite of the large amount of between-building areas, there are few outdoor learning spaces.
- Consider reconfiguring the administrative office to create more space. If this were to be undertaken, the following issues should be considered:
  - Removal of built-in cabinetry to open up more administrative space.



# REPAIR/REPLACEMENT COST MATRIX

**Buckeye Unified School District**  
**Facility Condition Assessment**  
**OAK MEADOW ELEMENTARY SCHOOL**

Description of deficiency and suggested corrective action	Modernization cost - categorized by urgency				
	Immediate need	Needed 2 to 5 years	Needed 6 to 10 years	Needed 11 to 15 years	Total Cost
	3% escalation to yr. 1	3% escalation /yr to year 3	3% escalation /yr to year 8	3% escalation /yr to year 13	with escalation
<b>A. SHELL</b>					
1. No issues observed or reported.	\$0	\$0	\$417,238	\$0	
<b>Subtotal - Shell</b>	\$0	\$0	\$417,238	\$0	\$417,238
<b>B. INTERIORS</b>					
1. Vinyl tile is cracking and separating in many locations. Replace vinyl tile and/or sheet flooring in areas where vinyl is failing.	\$0	\$17,702	\$0	\$0	
2. Replace vinyl flooring material in Multi-purpose room with resilient sports flooring material.	\$0	\$130,403	\$0	\$0	
<b>Subtotal - Interiors</b>	\$0	\$148,105	\$0	\$0	\$148,105
<b>C. SERVICES</b>					
1. Kitchen area has temperature control problems. Add air conditioning to kitchen area.	\$0	\$26,553	\$0	\$0	
2. The energy mgmt. control system is an older, obsolete system for which replacement parts are no longer available. System should be replaced in the near term.	\$0	\$199,145	\$0	\$0	
3. Replace HVAC system campus wide	\$0	\$0	\$2,178,125	\$0	
<b>Subtotal - Services</b>	\$0	\$225,697	\$2,178,125	\$0	\$2,403,822
<b>D. EQUIPMENT &amp; FURNISHINGS</b>					
1. No issues observed or reported.	\$0	\$0	\$0	\$0	
<b>Subtotal - Equipment &amp; Furnishings</b>	\$0	\$0	\$0	\$0	\$0
<b>E. OTHER BUILDING CONSTRUCTION</b>					
1. No issues observed or reported.	\$0	\$0	\$0	\$0	
<b>Subtotal - Other Building Construction</b>	\$0	\$0	\$0	\$0	\$0
<b>F. SITE WORK</b>					
1. There is a large amount of grass & shrubs on campus, maintenance for which is labor intensive. A turf and shrub reduction program should be implemented to realize labor and water savings.	\$0	\$59,006	\$0	\$0	
<b>Subtotal - Site Work</b>	\$0	\$59,006	\$0	\$0	\$59,006
<b>Total Modernization Costs Categorized by Urgency</b>	<b>\$0</b>	<b>\$432,808</b>	<b>\$2,595,363</b>	<b>\$0</b>	<b>\$3,028,171</b>



## SITE/COMMUNITY COMMENTS

During the community outreach phase in the development of the Facilities Master Plan for Buckeye Union School District, the Master Plan Advising Committee's representatives met at the school site and provided their comments at a committee meeting on Oct. 27, 2015.

The following list represents the comments presented by representatives of Oak Meadow Elementary School:

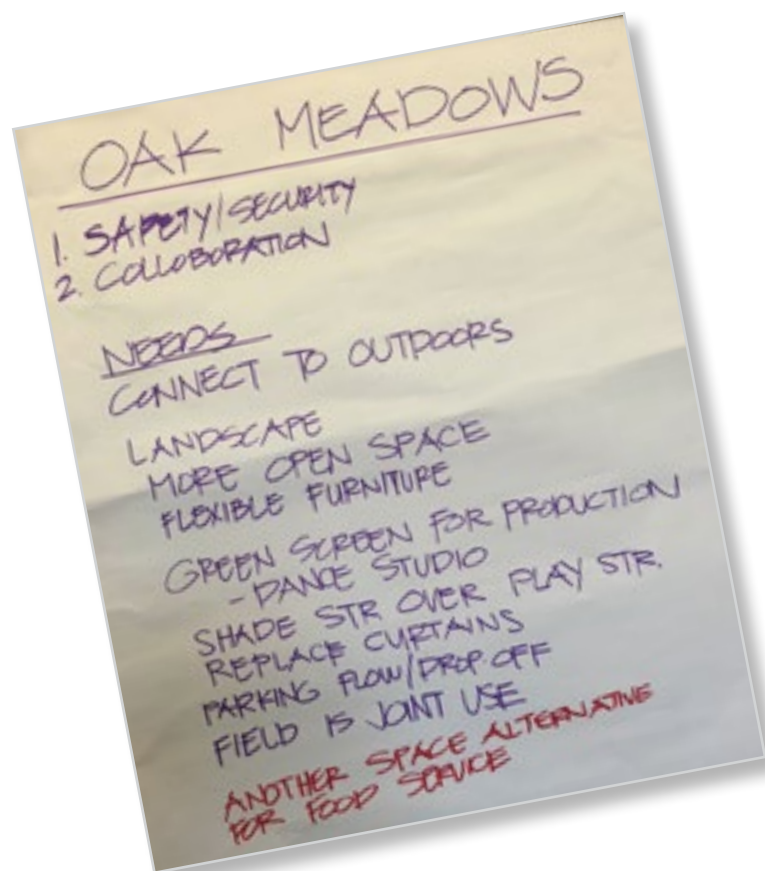
Top issues for site:

- Safety/security top of design list
- Collaboration/engagement
- Outdoor learning
- Technology
- Flexibility/adaptability
- Sustainability/fiscal responsibility

### NEEDS & WANTS

- Connect to outdoors (access to creek to the south)
- Landscape upgrade
  - Turf/shrub reduction
  - Pull out dead bushes, replace with gravel or cement
  - Add picnic benches
- More open space, adaptable furniture, classroom design and function
- Fewer individual desks and more tables for collaboration and group work
- Green screen for production
  - Dance studio
- Shade over play structure

- Working water fountain on playground
- Replace curtains with blackout shades
- Parking flow/drop off-dead end
- Increase parking
- Field is joint use
- Provide alternative space for food service
- Enlarge kitchen





EXISTING SITE PLAN

Oak Meadow  
Elementary  
School

7701 Silva Valley Pkwy  
El Dorado Hills, CA 95762

Square Footage:	41,691 sf
Acreage:	8 ACRES
Year Built:	2003

EXISTING PROGRAMMING

Classroom		Media Center	
Science Classroom		Computer Lab	
Collaboration Room		Food Service	
Administration		Special Education	
Multi-purpose		PE/Athletics	
Misc. Building Support		Shade Structure	
Shop/ Music / Art			





# FUNCTIONAL SITE OBSERVATIONS

The following concerns with suggested improvements were noted during the site observation of Oak Meadow Elementary School.

1. Site access is limited to one driveway from Silva Valley Parkway which is a 45 mph major road that connects to Highway 50. Congestion and safety are a concern.

2. Internal traffic circulation is confusing and inefficient. Consider reconfigurations.

3. There is no way to circulate back through the parking lot due to limited street access.

4. There is no separation between auto drop-off and parking spaces.

5. School is wide open to public. Fencing and gates for secured perimeter is recommended.

6. South-facing kindergarten play yard has no shade. Consider adding a shade structure.

7. Service area by kitchen and MP needs clean-up.

8. Non-DSA shed is attached to kitchen. Recommend replacing with permanent building to expand kitchen.

9. There is an abundance of turf and shrubs that should be replaced with hard surfaces to save water.

10. Computer room at library is small.

11. Classroom building center pods do not work well for small group collaborative spaces. Reconfiguration should be considered.

12. Walks are narrow and very linear. Consider widening and reducing turf.

13. Building L needs a better connection back to central campus.

14. Courtyard spaces are nice but not used for outdoor learning or connected to classrooms.





# PROPOSED MASTER SITE PLAN

## Oak Meadow Elementary School

7701 Silva Valley Pkwy  
El Dorado Hills, CA 95762

LEGEND		
CATEGORY 1	CATEGORY 2	CATEGORY 3
1 0 - 1 YEAR	A	AA
1 2 - 5 YEARS		
1 6 - 10 YEARS		
1 11 - 15 YEARS		





# PROJECT LISTS & COSTS

## CATEGORY 1: REPAIR & REPLACEMENTS

ITEM	DESCRIPTION	COSTS(\$)
------	-------------	-----------

### 0 - 1 YEAR PROJECT

	None identified	0
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### 2- 5 YEARS PROJECT

1	Replace vinyl tile that is cracked	17,702
2	Replace vinyl flooring in MP room with sports floor	130,403
3	Add A/C to kitchen	26,553
4	Replace EMS system	199,145
5	Implement turf and shrub reduction	59,006
	Sub-Total	432,809

### 6 - 10 YEARS PROJECT

6	Replace built-up roofing - all buildings	417,238
7	Replace HVAC equipment - all buildings	2,178,125
	Sub-Total	2,595,363

### 11 - 15 YEARS PROJECT

	None Identified	0
Category 1 Total		3,028,172

## CATEGORY 2: FUNCTIONAL BUILDING/SITE UPGRADES QUALIFIED FOR STATE FUNDING

	None identified	0
--	-----------------	---

Category 2 Total		
------------------	--	--

## CATEGORY 3: UPGRADES TO CONSIDER WITH NO FUNDING SOURCES

aa	Improve connection to building L	87,500
bb	Expand kitchen (500 SF x \$425/SF)	212,500
cc	Increase parking/improve traffic circulation	185,000
dd	Develop outdoor learning spaces	202,500
ee	Improve central pods for collaborative learning	405,000
ff	Construct amphitheatre	190,000
gg	Provide shade structure over kindergarten and primary play structure	95,000
hh	Widen walkways	40,000
ii	Provide security fencing	150,000

Category 3 Total		1,567,500
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Total All Categories		4,595,672
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#### Notes:

1. Costs represent hard construction costs based on January 2016 Price Index plus soft costs, contingencies and escalation of 35% of hard costs.
2. Numbered project items represent identified physical facility conditions upgrades required.
3. Lettered project items represent identified functional upgrades recommended







# SILVA VALLEY ELEMENTARY SCHOOL



*Our Mission*  
is to provide a  
*safe, nurturing, and*  
*challenging educational*  
*environment*

in which students  
are *eager learners*,  
realize their **full**  
*potential*,

exhibit **POSITIVE**  
self-esteem,

and are

**SUCCESSFUL,**  
*productive citizens*

**NOW**

and in the

**FUTURE**



 DLR Group







# SILVA VALLEY ELEMENTARY SCHOOL

HOME OF THE GOLDEN EAGLES

3001 Golden Eagle Lane  
El Dorado Hills, CA 95762  
<http://sves-buckeye-ca.schoolloop.com/>

Principal	Kathy Holliman
Phone	916-933-3767
Fax	916-933-6389



## Statistics

Classification	Elementary School
Grade Served	K-5
Year Built	1992
Modernizations	
Additions	1993, 1999
Portables	14 (12 built-in-place & 1 EDCOE)
Site Area	10 acres
Total SF of Floor Space	40,902
Current Enrollment	562 (2015-2016)
Student Ratio	1:72 SF

## Of Interest:

Silva Valley Elementary School was named a California Distinguished School in 1998 and 2014. As one of three district schools built in the Serrano Planned Development, Silva Valley is the sister school of Oak Meadow as they both use the same building floor plans.

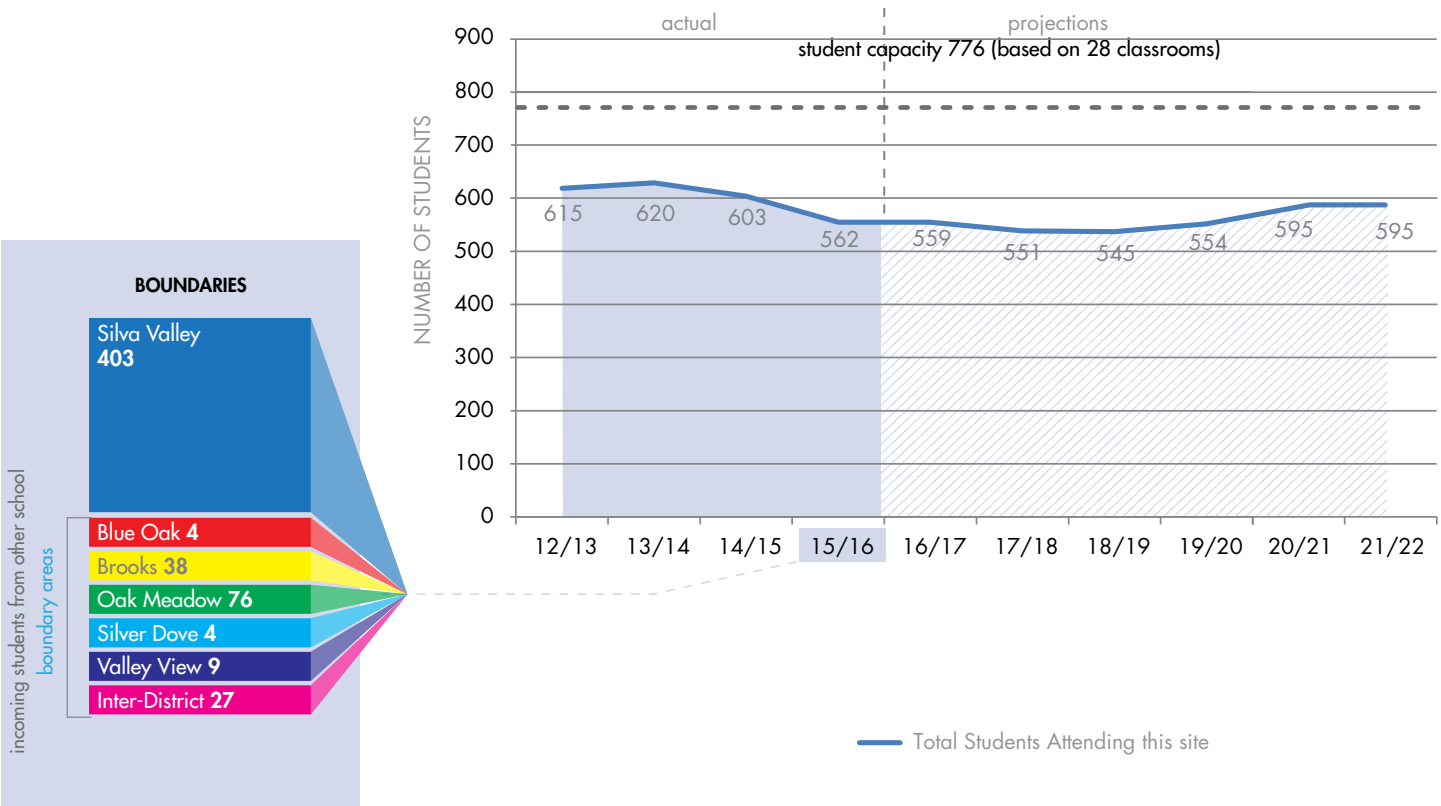
The campus was built before the Serrano development to house students from the Stonegate subdivision to the north. A temporary road was extended to the site and a temporary well provided assistance in the initial opening of the school. When Serrano developed and the neighborhood to the west gated, traffic flow was disrupted and a bus loop was added on the west side.



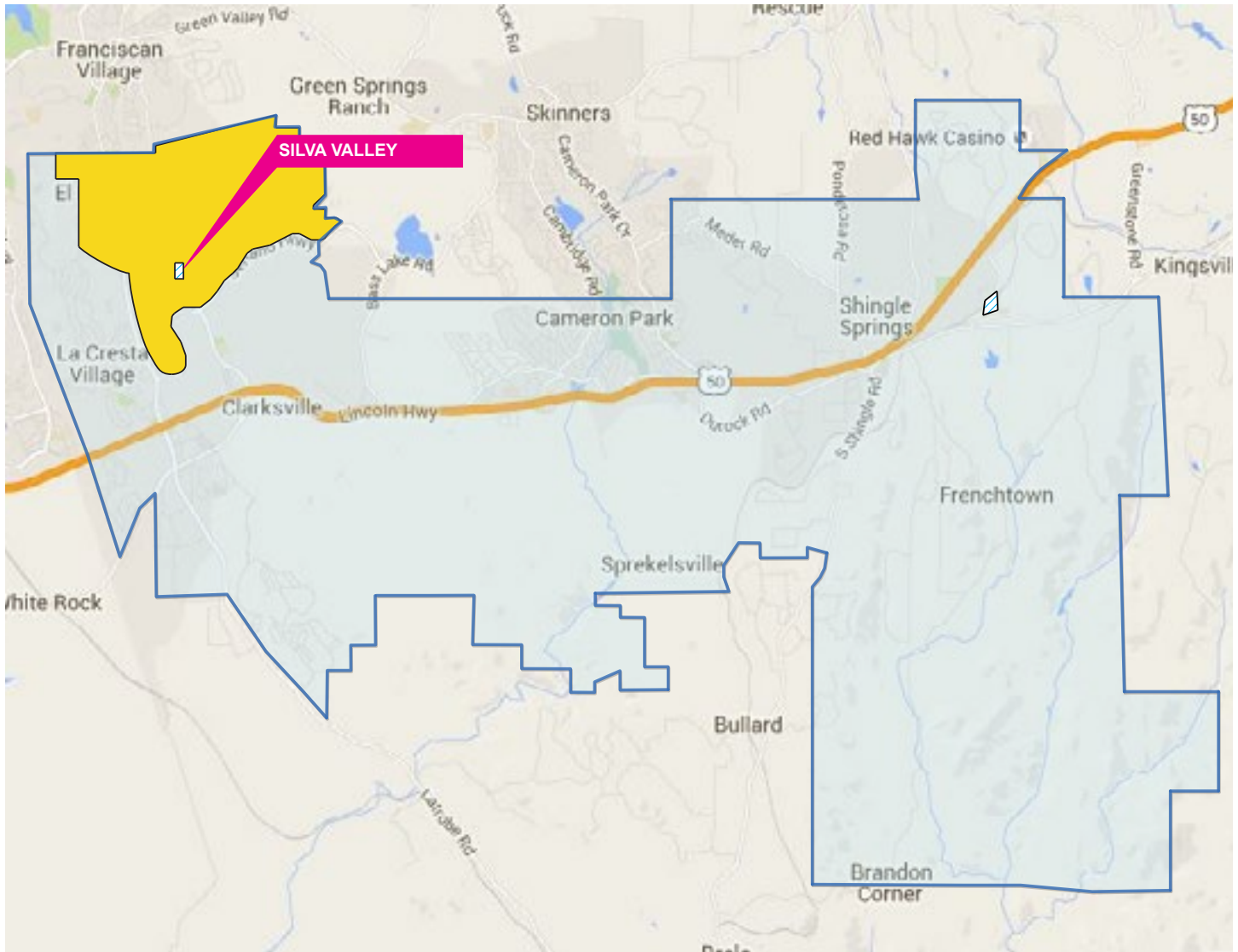


# STUDENT POPULATION

## STUDENT POPULATION AT A GLANCE | School Year 2015/2016



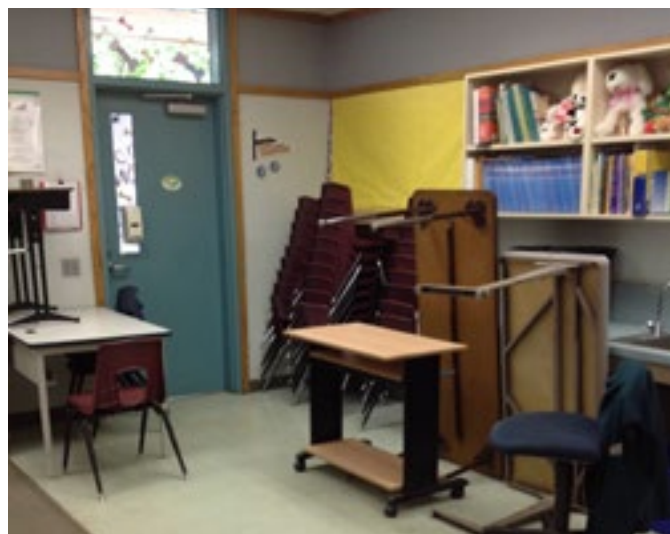
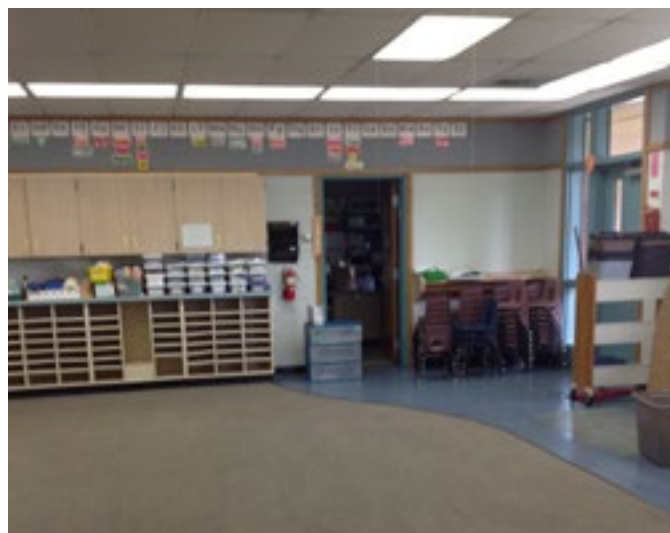
## VICINITY MAP & SCHOOL BOUNDARY



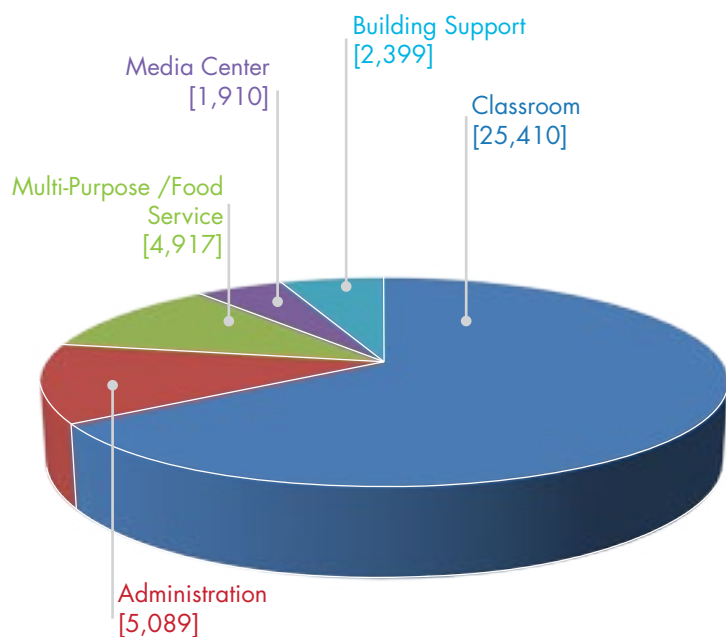
# FACILITY CONDITION ASSESSMENT

## EDUCATIONAL FACILITY DATA

Items	Description	SF	Total SF
Teaching Stations		<b>25,410</b>	<b>64%</b>
	12 Classrooms	13,500	
	12 Portable Classrooms Constructed-in-place	11,520	
	Special Ed Rooms		
	1 Computer Lab	390	
Administration		<b>5,089</b>	<b>13%</b>
	Office General	5,089	
Multi-purpose/ Athletics		<b>4,917</b>	<b>12%</b>
	Multi-purpose Room	4,512	
	Cafeteria/Food Service	405	
Media Center		<b>1,910</b>	<b>5%</b>
Music/Art		<b>0</b>	<b>0%</b>
Building Support		<b>2,399</b>	<b>6%</b>
	General/Storage	855	
	Restrooms	1,544	
	Miscellaneous	1,177	
Total		40,902	



## BUILDING AREA UTILIZATION AT A GLANCE [Square Footage]







# ASSESSMENT SUMMARY

Silva Valley was opened to students in 1992. As the “sister” school to Oak Meadow, both schools were designed for a year-round school calendar and under the old state building program that required portable classrooms which were built in place as 12 foot modules. Three plywood-sided portable classroom buildings were added to the site in 1993. Building H was built in 1999, adding an additional 6 classrooms to the facility which completed the campus building complex.

In spite of the original campus buildings approaching 25 years of age, they remain in excellent condition with few problems apparent or reported. Carpet was replaced with a long-lasting brand of carpet less than ten years ago throughout the campus and will not need replacement any time in the near or mid-term future. The HVAC system and roof covering for all buildings except Building H is scheduled for replacement in the summer of 2016. Those systems will be in good condition for the next couple of decades. The roofing and HVAC replacement on Building H need not occur for another five to ten years as those systems are seven years newer than on the other campus buildings.

There are a few items requiring attention from a building condition improvement standpoint:

- There are some areas in restrooms where ceramic tile is failing and needs to be replaced, but the instances of this occurring are relatively few and the areas needing replacement are fairly small.
- There are several areas where vinyl tile flooring areas are in marginal condition with sizeable gaps appearing between tiles and several cracks appearing. The tiles were removed and replaced with sheet vinyl in the Kindergarten rooms a few years ago and it is suggested this occur in all other tile areas throughout the campus.
- The condition of the fold-out tables in the multi-purpose room is deteriorating. Since it is difficult to find replacement parts to fix these tables, consideration should be given to removing the old units and installing new.

The site is relatively flat and there are few ADA issues that need to be addressed on campus. One area of concern from an accessibility standpoint is access to the raised stage in the multi-purpose room. There is a space for a wheelchair lift but one has not been installed. There also is an exterior ramp up to the level of stage but the ramp is not in strict compliance with accessibility guidelines. Both of these items should be addressed in future modernization projects.

Site landscaping is quite lush with a large amount of grass, shrubs and trees, maintenance for which is labor intensive. The District may want to consider a turf and shrub reduction program to realize labor and water savings.

When the campus was built, the rough site grading and storm sewer was installed as a separate package several months prior to the construction of the site buildings. When the buildings were built, the finished floor elevations were raised from when the site and utilities were designed. Consequently, the storm drain inlets



across the campus are several inches to a few feet below the adjacent grade. Drainage grates are filled with debris and cobble which hinders drainage flow. Drainage grates should be raised on all drainage structures across the site to address this issue.

Other facility deficiencies noted are not so much facility condition issues but are more in the realm of building or site reconfiguration issues or addressing program needs. These include:

- Congestion in the main parking lot due to co-location of bus and car drop-off areas.
- The serving line in the multi-purpose interferes with P.E. classes in the space.
- Adding an operable wall at the front of the stage to allow this space to be used for other activities during food service times.
- Reconfiguring the administrative office to create more space. The following issues should be considered:
  - Removal of built-in cabinetry to open up more administrative space.
  - Possibly relocating MDF equipment in back of admin area. This would not only open floor space but would eliminate the noise generated by the equipment.
  - There is no conference room or small meeting room space in the admin area.
  - There is no space provided in the admin area for students in need of discipline, to wait.





# REPAIR/REPLACEMENT COST MATRIX

**Buckeye Unified School District**  
**Facility Condition Assessment**  
**SILVA VALLEY ELEMENTARY SCHOOL**

Description of deficiency and suggested corrective action	Modernization cost - categorized by urgency				
	Immediate need 3% escalation to yr. 1	Needed 2 to 5 years 3% escalation /yr to year 3	Needed 6 to 10 years 3% escalation /yr to year 8	Needed 11 to 15 years 3% escalation /yr to year 13	Total Cost with escalation
<b>A. SHELL</b>					
1. Built-up roofing on original 1992 campus structures is near the end of its service life. Replace BUR systems within the next 10 years.	\$359,792	\$0	\$0	\$0	
<b>Subtotal - Shell</b>	\$359,792	\$0	\$0	\$0	\$359,792
<b>B. INTERIORS</b>					
1. Replace ceramic tile floors/base in problem areas in restrooms	\$0	\$22,128	\$0	\$0	
2. Replace vinyl flooring in areas where vinyl is failing.	\$0	\$59,007	\$0	\$0	
<b>Subtotal - Interiors</b>	\$0	\$81,135	\$0	\$0	\$81,135
<b>C. SERVICES</b>					
1. HVAC system on original 1992 campus buildings is near the end of its service life. Replace systems in the near term.	\$1,299,005	\$0	\$0	\$0	
2. HVAC system on Bldg H was installed in 1998. System replacement will be required within the next 10 years.	\$0	\$0	\$290,895	\$0	
<b>Subtotal - Services</b>	\$1,299,005	\$0	\$290,895	\$0	\$1,589,900
<b>D. EQUIPMENT &amp; FURNISHINGS</b>					
1. Many fold-out wall tables in multi-purpose room are in poor condition and should be replaced.	\$0	\$286,775	\$0	\$0	
<b>Subtotal - Equipment &amp; Furnishings</b>	\$0	\$286,775	\$0	\$0	\$286,775
<b>E. OTHER BUILDING CONSTRUCTION</b>					
1. Install wheelchair lift at stage in Multi-Purpose Rm.	\$66,049	\$0	\$0	\$0	
<b>Subtotal - Other Building Construction</b>	\$66,049	\$0	\$0	\$0	\$66,049
<b>F. SITE WORK</b>					
1. Bus drop-off area is co-located with vehicular parking and drop-off. Front parking area needs to be reconfigured to allow better flow for both cars and buses.	\$0	\$0	\$0	\$0	
2. Replace existing turf and shrubs with drought tolerant ground cover and shrubs.	\$0	\$59,007	\$0	\$0	
3. Many area drains are set too low and several have cobbles covering the grate which impairs drainage flow. Top grates should be removed, drainage piping should be raised to grade level, and new drainage grates installed.	\$0	\$0	\$34,887	\$0	
<b>Subtotal - Site Work</b>	\$0	\$59,007	\$34,887	\$0	\$93,894
<b>Total Modernization Costs Categorized by Urgency</b>	<b>\$1,724,846</b>	<b>\$426,918</b>	<b>\$325,782</b>	<b>\$0</b>	<b>\$2,477,545</b>

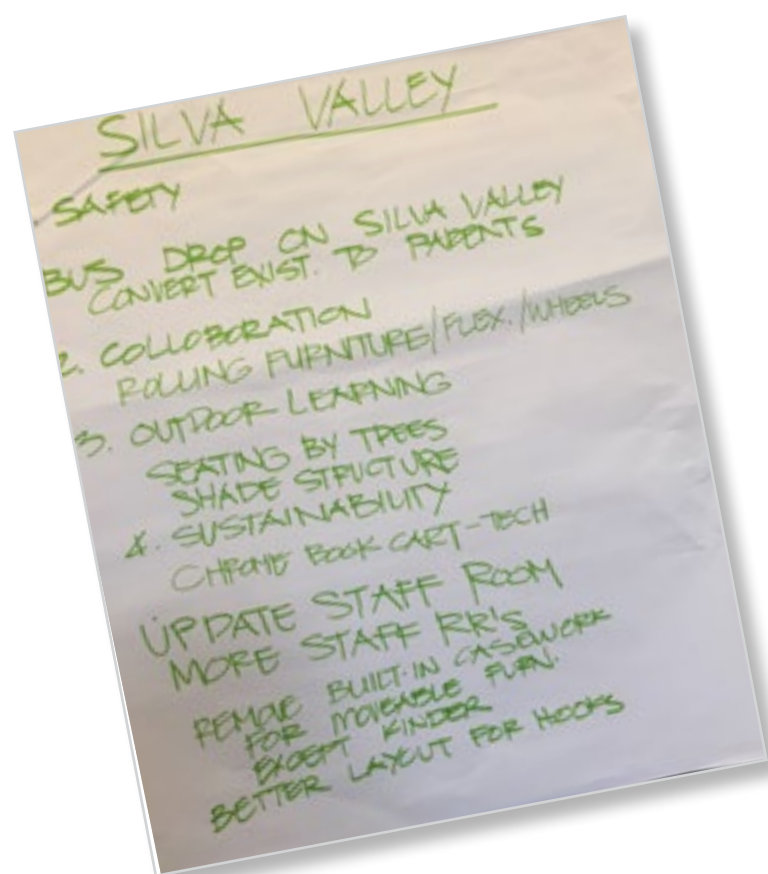


## SITE/COMMUNITY COMMENTS

During the community outreach phase in the development of the Facilities Master Plan for Buckeye Union School District, the Master Plan Advising Committee's representatives met at the school site and provided their comments at a committee meeting on Oct. 27, 2015.

The following list represents the comments presented by representatives of Silva Valley Elementary School:

- Safety is top concern
- Move bus drop-off to Silva Valley Parkway and convert existing bus turn-about into parent auto drop off/pick up
- Collaboration spaces desired
- Flex furniture desired
  - Rolling furniture
  - Portable/MB
- Enhance outdoor learning opportunities
  - Extend areas
  - Seating by trees
  - Shade structure
  - Variety of locations
- Sustainability
  - Computer Lab
  - Chrome Book cart
  - Tech/Science lab
- Update staff room
  - More staff restrooms
  - Furniture (couches/chairs)
- Backpack hooks
- Better layout for hooks
- Remove built-in casework for more moveable furniture (except Kinder)
- More whiteboard space (reposition projector promethean)
- New student desks
- New sinks in Kindergarten
- New curtains in all classrooms
- Add staff restrooms at north end of campus



EXISTING SITE PLAN

Silva Valley  
Elementary  
School

3001 Golden Eagle Lane  
El Dorado Hills, CA 95762

Square Footage:	40,902 sf
Acreage:	10 ACRES
Year Built:	1992

EXISTING PROGRAMMING

Classroom		Media Center	
Science Classroom		Computer Lab	
Collaboration Room		Food Service	
Administration		Special Education	
Multi-purpose		PE/Athletics	
Misc. Building Support		Shade Structure	
Shop/ Music / Art			







# FUNCTIONAL SITE OBSERVATIONS

The following concerns with suggested improvements were noted during the site observation of Silva Valley Elementary School

1. Cars are intermixing in bus loop. More controls need to be in place to segregate the vehicles.
2. Auto/student drop-off at front of school is too short and backs up on Golden Eagle Drive and into the intersection. Drop-off needs to be extended.
3. Auto parking is located with no separation to drop-off area. A divider should be added for separation.
4. Golden Eagle essentially dead-ends to a gated neighborhood entrance and creates traffic congestion. A second means for an exit is needed.
5. Some site walks have cross-slopes that do not comply with ADA and should be replaced.
6. School is wide open to public access. Fencing and gates for secured perimeter is recommended.
7. Library gathering area is small and should be expanded.

8. Interior finishes are dated and showing wear and need to be upgraded.

9. Access to portables is disconnected and buildings feel isolated. Upgrading the connection is desirable.

10. There is a non-DSA building adjacent to portables 11 - 13. Future work or replacement of those portables in the future may require mitigation to provide space or fencing between the DSA and non-DSA structures.

11. Bike parking is remote and not able to be supervised. District should consider relocating.

12. Classroom center workspaces are not effective for use in group pull-outs due to excess storage, cabinets and equipment. Consideration should be given on creating more space for group learning or reconfiguring existing spaces.





PROPOSED MASTER SITE PLAN

Silva Valley  
Elementary  
School

3001 Golden Eagle Lane  
El Dorado Hills, CA 95762

LEGEND		
CATEGORY 1	CATEGORY 2	CATEGORY 3
1 0 - 1 YEAR	A	AA
1 2 - 5 YEARS		
1 6 - 10 YEARS		
1 11 - 15 YEARS		





# PROJECT LISTS & COSTS

## CATEGORY 1: REPAIR & REPLACEMENTS

ITEM	DESCRIPTION	COSTS(\$)
0 - 1 YEAR PROJECT		
1	Install wheelchair lift	66,049
2	Replace built-up roofing	359,792
3	Replace HVAC system on original campus buildings	1,299,005
	Sub-Total	1,724,846
2- 5 YEARS PROJECT		
4	Repair tile floor/base in problem areas at restrooms	22,128
5	Replace vinyl flooring	59,007
6	Replace foldout tables in MP room	286,775
7	Replace landscape with drought tolerant ground cover & shrubs	59,007
	Sub-Total	426,918
6 - 10 YEARS PROJECT		
8	Drainage system improvements	34,887
9	Replace HVAC on Building H	290,895
	Sub-Total	325,782
11 - 15 YEARS PROJECT		
	None identified	
	Sub-Total	
Category 1 Total		2,477,545

## CATEGORY 2: FUNCTIONAL BUILDING/SITE UPGRADES QUALIFIED FOR STATE FUNDING

A	Repair ADA site issues	135,000
B	Improve path to portables	78,000
C	Interior finish upgrades (45,000 sf x \$50/sf)	2,250,000
D	Replace or modernize portables 11-13 (3 x \$150,000 ea)	450,000
E	Building A to G modernization (eligible 2017/2018) (34,000 sf x \$120/sf)	4,080,000
Category 2 Total		6,993,000

## CATEGORY 3: UPGRADES TO CONSIDER WITH NO FUNDING SOURCES

AA	Parking drop-off improvements	145,000
BB	Add security fencing	130,000
CC	Enhance outdoor learning opportunities	150,000
DD	Add parking	87,500
EE	Add restrooms in north field area	165,000
FF	Add shade structure at kindergarten	33,500
Category 3 Total		711,000
Total All Categories		10,181,545

### Notes:

1. Costs represent hard construction costs based on January 2016 Price Index plus soft costs, contingencies and escalation of 35% of hard costs.
2. Numbered project items represent identified physical facility conditions upgrades required.
3. Lettered project items represent identified functional upgrades recommended





# WILLIAM BROOKS ELEMENTARY SCHOOL



*Working together* with  
families, the community,  
and a  
**highly qualified staff**,  
the Buckeye Union School

District **ENSURES** that  
each student  
**MASTERS**  
the *knowledge and skills*  
needed to **maximize**  
his/her academic  
and personal  
**SUCCESS** in a global  
society.

We make a  
DIFFERENCE  
**TOGETHER!**



 DLR Group











# WILLIAM BROOKS ELEMENTARY SCHOOL

HOME OF THE BEARS

3610 Park Dr.  
El Dorado Hills, CA 95762  
<https://wbbs-buckeye-ca.schoolloop.com/>

Principal	Kevin Cadden
Phone	916-933-6618
Fax	916-933-3910



## Statistics

Classification	Elementary School
Grade Served	K-5
Year Built	1964
Modernizations	2001, 2009
Additions	1980, 1986, 1988, 1989, 1993 1996, 2006
Portables	9
Site Area	10 Acres
Total SF of Floor Space	40,574
Current Enrollment	517 (2015-2016)
Student Ratio	1:78 SF

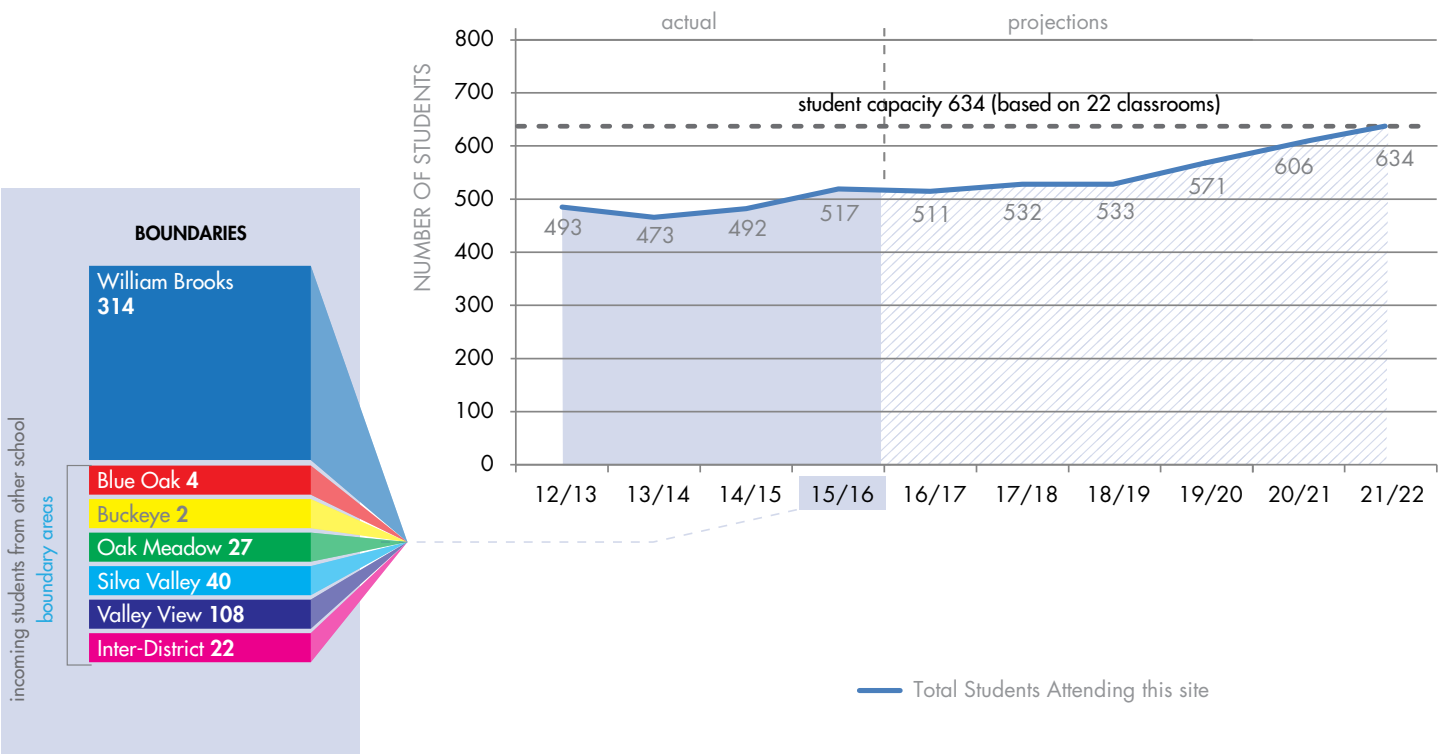
## Of Interest:

William Brooks Elementary School was named a California Distinguished School for the 2014 - 2015 school year. The campus originally opened in 1964 with two buildings in a rural setting of El Dorado Hills at the end of Park Drive. A community park site is adjacent to the school for the sharing of fields.



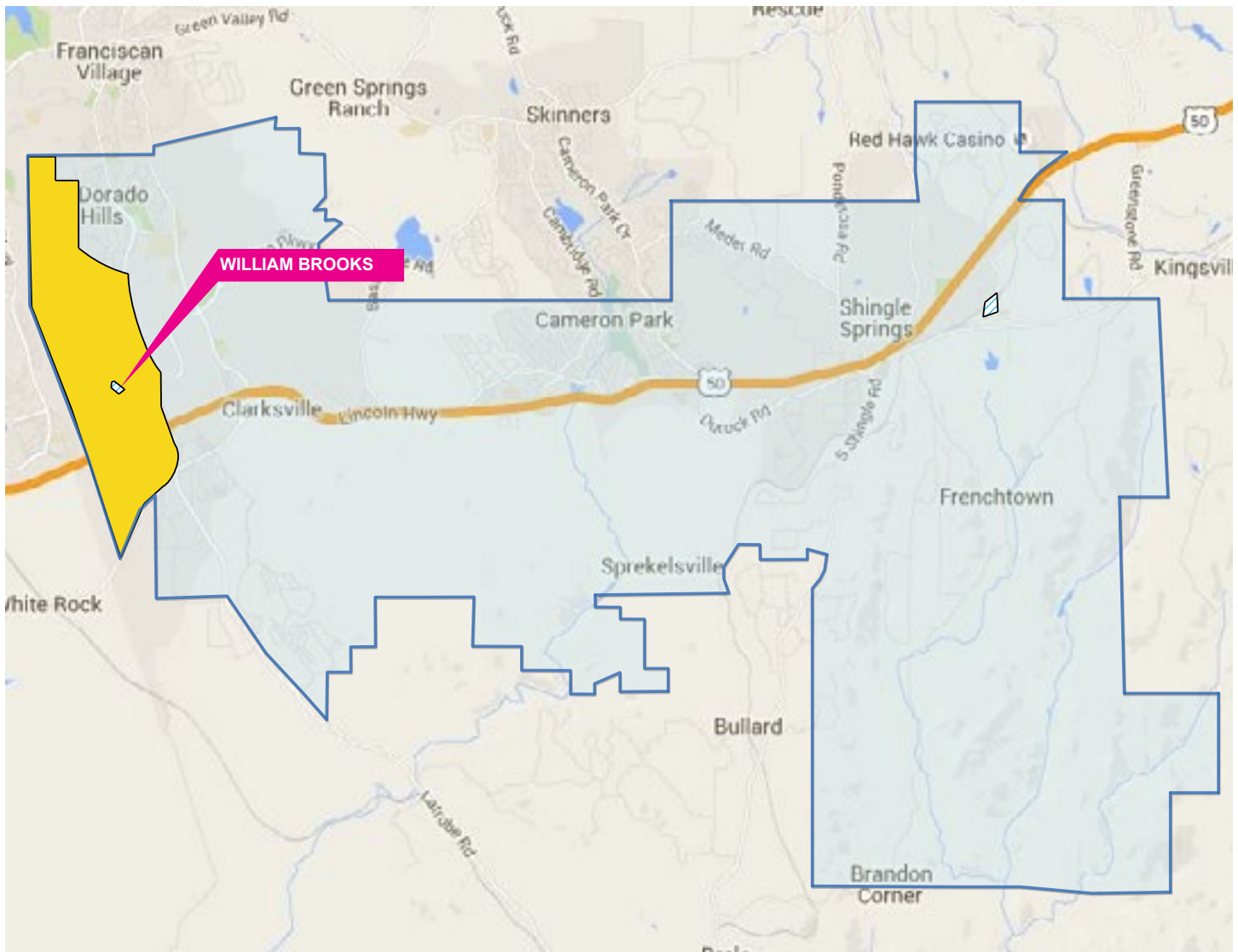
# STUDENT POPULATION

## STUDENT POPULATION AT A GLANCE | School Year 2015/2016





## VICINITY MAP & SCHOOL BOUNDARY





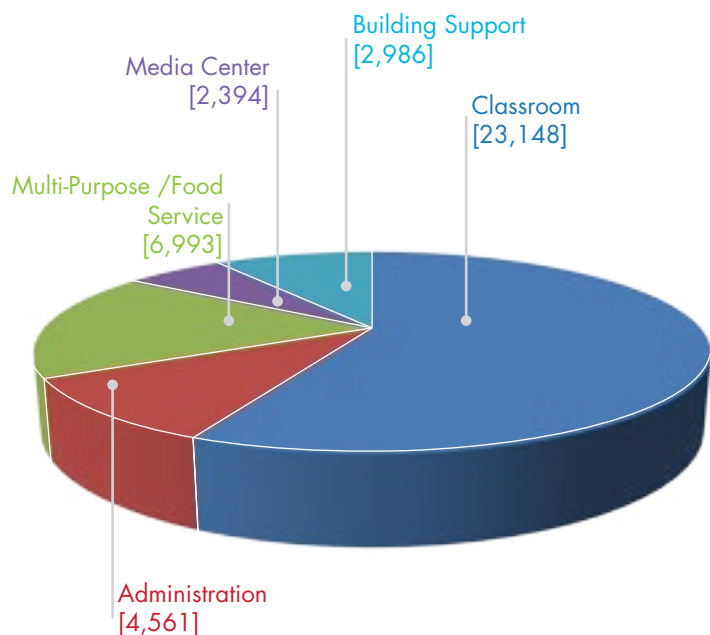
# FACILITY CONDITION ASSESSMENT

## EDUCATIONAL FACILITY DATA

Items	Description	SF	Total SF
Teaching Stations		<b>23,148</b>	<b>57%</b>
	14 Classrooms	13,533	
	9 Portable Classrooms	7,695	
	2 Special Ed Rooms	1,920	
Administration		<b>4,561</b>	<b>11%</b>
	Office General	4,174	
Multi-purpose/ Athletics		<b>6,993</b>	<b>17%</b>
	Multi-purpose Room	6,993	
	Cafeteria/Food Service		
Media Center		<b>2,394</b>	<b>6%</b>
Music/Art		<b>0</b>	<b>0%</b>
Building Support		<b>2,986</b>	<b>9%</b>
	General/Storage	1,132	
	Restrooms	1,467	
	Miscellaneous	879	
Total		40,574	



## BUILDING AREA UTILIZATION AT A GLANCE [Square Footage]





# ASSESSMENT SUMMARY

William Brooks Elementary is currently the second oldest school in the Buckeye District having opened its doors to students initially in 1964 with the completion of Classroom Bldg. C followed soon thereafter with Administration Bldg. A. These original buildings were supplemented in 1980 with Kindergarten Bldg. D, Classroom Bldg. E and Multi-Purpose Bldg. F. As the final bricks-and-mortar building, the Library was added to the campus in 1996. Numerous portable buildings were added to the campus during the 1980s and three newer portables were added in 2006 as a seventh addition to complete the campus development. Currently, nine classrooms are held in plywood-sided portable structures.

In spite of the age of the campus, Buildings A and C for example, have hit the 50-year-old milestone, although the campus structures are mostly in good condition. Numerous modernization projects have occurred on campus over the past several years. Modernizations in 2001 updated several of the campus buildings with another modernization program in 2009, that updated the buildings on the remainder of the campus. These programs accomplished general interior upgrades as well as replacing aging equipment that has extended the life of several building systems into the next decade. Interior and equipment modernizations have also occurred on portable buildings. Also placing them on concrete foundations has effectively taken them out of the realm of being considered "portable" buildings.

Being an older campus with older buildings, there are several items requiring attention from a building condition improvement standpoint:

- Numerous exposed exterior wood beams are exhibiting signs of dry-rot.
- The original site electrical service equipment is approaching the end of its service life and will need to be replaced in the near- to mid-term.
- Video currently must be streamed through the teacher's computer. Consideration should be given for streaming video throughout the district.
- There is a sink in the Teacher's Workroom in Bldg. A that is not connected to the sanitary sewer system.
- Several areas of vinyl tile are cracking and bubbling and should be replaced.
- The wood foundations of Portables 17 & 18 (Bldg. G) are deteriorating.
- The exterior walls of Bldg. C are uninsulated.
- There are several rubber thresholds at entry doors that were added in a 2001 modernization but are no longer ADA compliant.
- Gutters need to be replaced on the high roof portion of the Multi-purpose Bldg.
- Paint striping on the Mondo floor in the Multi-purpose Bldg. continues to fail.
- Drainage slopes in the covered outdoor dining area causes tables to be significantly out of level. Consideration should be given to reworking the drainage through this area to allow more



level seating areas.

During one of the recent modernization programs, a series of ramps were created to resolve most, if not all, ADA accessibility issues across the campus; although, as noted previously, numerous sloped rubber thresholds have been installed at doors that are no longer in strict compliance with accessibility guidelines.

Site landscaping is well-maintained; however there is a large amount of grass, shrubs and trees which is labor intensive to maintain. The District may want to consider a turf and shrub reduction program to realize labor and water savings.

There is an asphalt concrete hard court play area immediately to the south of Building C that has considerable cracking evident. This surface should be removed and replaced with new asphaltic concrete.

There are turf playfields on the school property as well as on the park property to the north of the campus that are available to and used by students during school hours.

Other facility deficiencies noted that fall into the realm of building or site reconfiguration issues, or that addresses program needs, include:

- Parking spaces are limited in the front asphalt parking area and parent drop-off is problematic.
- Chrome Books are being implemented in the District. There is currently no independent, secure place where carts for the machines can be stored.
- A separate room for IT equipment is needed.
- There is room for only one sick child in the Nurse's Room in the Admin Building.
- There is a staff restroom in Bldg. C that is not used and could be captured for additional student restroom space or converted to some other use such as IT or storage.
- Plumbing fixture counts should be verified as the number of fixtures available seems inadequate.



# REPAIR/REPLACEMENT COST MATRIX

**Buckeye Unified School District**  
**Facility Condition Assessment**  
**WILLIAM BROOKS ELEMENTARY SCHOOL**

Description of deficiency and suggested corrective action	Modernization cost - categorized by urgency				
	Immediate need	Needed 2 to 5 years	Needed 6 to 10 years	Needed 11 to 15 years	Total Cost
	3% escalation to yr. 1	3% escalation /yr to year 3	3% escalation /yr to year 8	3% escalation /yr to year 13	with escalation
<b>A. SHELL</b>					
1. Several exposed exterior wood beams are exhibiting dry-rot damage. Beams must be repaired and preventative metal flashing installed to resolve issue.	\$0	\$36,880	\$0	\$0	
2. Exterior walls at Bldg C are uninsulated exposed CMU. Install exterior metal stud insulated furring with painted interior gypsum board finish.	\$0	\$0	\$105,071	\$0	
3. Replace gutters on high portion of Multi-purpose roof.	\$0	\$15,932	\$0	\$0	
4. Roofing on Classroom Bldg 11-16 was installed in 2000. Roofing to be replaced within the next 15 years.	\$0	\$0	\$0	\$133,820	
<b>Subtotal - Shell</b>	\$0	\$52,811	\$105,071	\$133,820	\$291,703
<b>B. INTERIORS</b>					
1. Replace vinyl tile flooring in areas where vinyl is failing.	\$0	\$19,915	\$0	\$0	
2. Remove failing paint striping in Multi-purpose room and replace.	\$0	\$12,826	\$0	\$0	
<b>Subtotal - Interiors</b>	\$0	\$32,741	\$0	\$0	\$32,741
<b>C. SERVICES</b>					
1. HVAC system on Portable Bldgs 19 through 22 was installed in 1990 and is near the end of its service life. Replace within the next 5 years.	\$0	\$73,759	\$0	\$0	
2. HVAC system on the Library is originally installed equipment in 1996 and is near the end of its service life. Replace within the next 10 years.	\$0	\$0	\$107,420	\$0	
<b>Subtotal - Services</b>	\$0	\$73,759	\$107,420	\$0	\$181,179
<b>D. EQUIPMENT &amp; FURNISHINGS</b>					
1. No issues observed or reported.	\$0	\$0	\$0	\$0	
<b>Subtotal - Equipment &amp; Furnishings</b>	\$0	\$0	\$0	\$0	\$0
<b>E. OTHER BUILDING CONSTRUCTION</b>					
1. Remove non-compliant rubber thresholds where they occur and replace with properly sloped concrete approach surfaces.	\$0	\$61,565	\$0	\$0	
<b>Subtotal - Other Building Construction</b>	\$0	\$61,565	\$0	\$0	\$61,565
<b>F. SITE WORK</b>					
1. Remove and replace asph conc in outdoor dining area to create level surfaces for dining tables and proper drainage through area without disruption to seating areas.	\$0	\$46,412	\$0	\$0	
2. There is a large amount of grass & shrubs on campus, maintenance for which is labor intensive. A turf and shrub reduction program should be implemented to realize labor and water savings.	\$0	\$59,022	\$0	\$0	
3. The original site electrical service equipment is approaching the end of its service life and needs to be replaced in the near- to mid-term.	\$0	\$0	\$59,855	\$0	
<b>Subtotal - Site Work</b>	\$0	\$105,434	\$59,855	\$0	\$165,289
<b>Total Modernization Costs Categorized by Urgency</b>	<b>\$0</b>	<b>\$326,311</b>	<b>\$272,346</b>	<b>\$133,820</b>	<b>\$732,477</b>

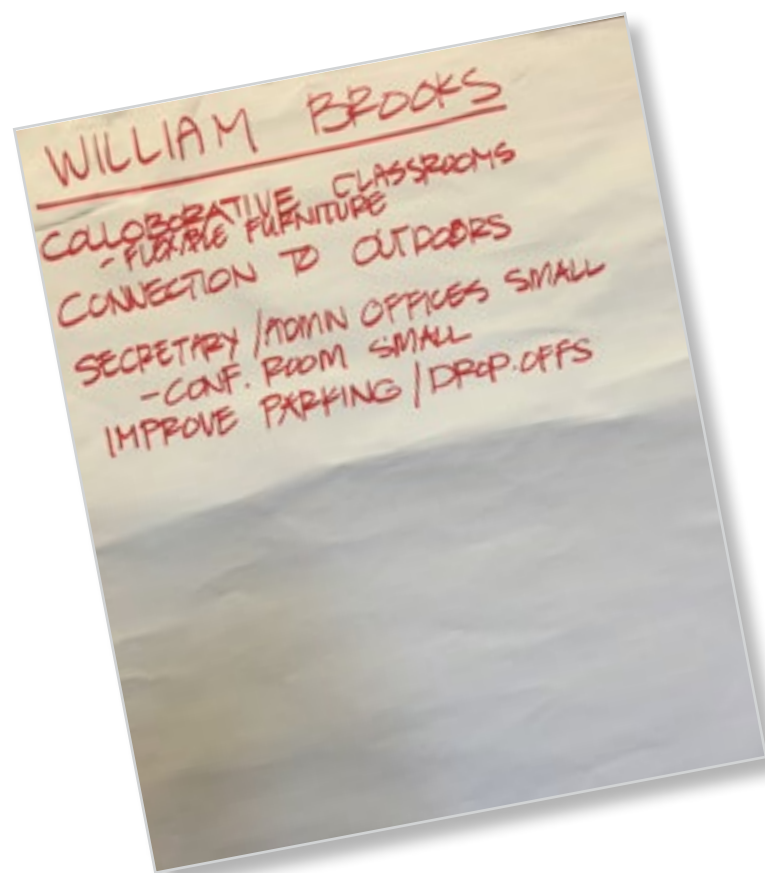


## SITE/COMMUNITY COMMENTS

During the community outreach phase in the development of the Facilities Master Plan for Buckeye Union School District, the Master Plan Advising Committee's representatives met at the school site and provided their comments at a committee meeting on Oct. 27, 2015.

The following list represents the comments presented by representatives of William Brooks Elementary School:

- Would like flex furniture
- Develop collaborative classrooms
  - 12 students per space is desired
- Provide more connection to outdoors
- Admin Secretary office/health area too small
- Conference room is too small
- Expand Admin office area
- Improve auto drop-off flow
- Increase number of parking spaces
- Improve connection to drop-off





EXISTING SITE PLAN

William Brooks  
Elementary  
School

3610 Park Dr.  
El Dorado Hills, CA 95762

Square Footage:	40,574 sf
Acreage:	10 ACRES
Year Built:	1964

EXISTING PROGRAMMING

Classroom		Media Center	
Science Classroom		Computer Lab	
Collaboration Room		Food Service	
Administration		Special Education	
Multi-purpose		PE/Athletics	
Misc. Building Support		Shade Structure	
Shop/ Music / Art			



# FUNCTIONAL SITE OBSERVATIONS



The following concerns with suggested improvements were noted during the site observation of William Brooks Elementary School.

1. There is only one direct access to the site from Park Drive. A second access goes through the community park.
2. Auto drop-off runs through the parking lot. Driveway connects to park which exits back to street. Flow needs to be improved.
3. Office is very small and lacks meeting space and adequately sized offices and should be expanded.
4. School is wide open to public access. Fencing and gates for secured perimeter is recommended.
5. Site has well developed outdoor learning areas. Consideration for a second door from classrooms to courts would be desirable.

6. Classroom buildings lack collaborative learning spaces. Reconfiguration to add those should be considered.

7. Site shares play fields at adjacent park, but it is a significant distance away, as well as the joint-use MP building.

8. Hardcourt space is isolated at back of site near building C and not well used. It should be removed and area repurposed.





# PROPOSED MASTER SITE PLAN

## William Brooks Elementary School

3610 Park Dr.  
El Dorado Hills, CA 95762

LEGEND			
CATEGORY 1	CATEGORY 2	CATEGORY 3	
1	0 - 1 YEAR	A	AA
2	2 - 5 YEARS		
3	6 - 10 YEARS		
4	11 - 15 YEARS		



WILLIAMS BROOKS E.S.

# PROJECT LISTS & COSTS

## CATEGORY 1: REPAIR & REPLACEMENTS

ITEM	DESCRIPTION	COSTS(\$)
------	-------------	-----------

### 0 - 1 YEAR PROJECT

	None identified	0
--	-----------------	---

### 2- 5 YEARS PROJECT

1	Repair dryrot on exposed beams	36,880
2	Replace gutters at MP building	15,932
3	Replace vinyl flooring where failing	19,915
4	Redo paint striping on MP floor	12,826
5	Remove rubber thresholds and modify concrete walk	61,565
6	Not used	n/a
7	Remove/replace AC paving at outdoor dining	46,412
8	Implement turf and shrub reduction	59,022
9	Not used	n/a
10	Replace HVAC units in portables 19-22	73,759
	Sub-Total	326,310

### 6 - 10 YEARS PROJECT

11	Insulate CMU walls at Building C	105,071
12	Replace HVAC system in Library	107,420
13	Replace electrical service	59,855
	Sub-Total	272,346

### 11 - 15 YEARS PROJECT

14	Replace roofing on classroom building 11-16	133,820
	Sub-Total	133,820

### Category 1 Total

732,476

## CATEGORY 2: FUNCTIONAL BUILDING/SITE UPGRADES QUALIFIED FOR STATE FUNDING

A	Develop group collaboration spaces	175,000
B	Replace portables 17-20 with new building when eligible for modernization (2026 for 17/18 and 2035 for 19/20)	1,687,500

### Category 2 Total

1,862,500

## CATEGORY 3: UPGRADES TO CONSIDER WITH NO FUNDING SOURCES

AA	Expand office (2,000 SF x \$375/sf)	750,000
BB	Revise hard court/grass play area	325,000
CC	Add security fencing	115,000
DD	Modify parking and auto drop-off flow	110,000
EE	Construct amphitheatre	215,000
FF	Add parking spaces	55,000
GG	Add Kinder shade structure	33,500
HH	Add parking	140,000

### Category 3 Total

1,743,500

### Total All Categories

4,338,476

#### Notes:

1. Costs represent hard construction costs based on January 2016 Price Index plus soft costs, contingencies and escalation of 35% of hard costs.
2. Numbered project items represent identified physical facility conditions upgrades required.
3. Lettered project items represent identified functional upgrades recommended.







# VALLEY VIEW ELEMENTARY SCHOOL

**Valley View** respects the dignity and uniqueness of each student and **BELIEVES** that all students are capable of **LEARNING.**

Our students, staff, families, and community work together to help students be the **BEST** they can be **intellectually, emotionally, socially, and physically.**

This cooperative process **enhances** lifelong learning as well as

**celebrates**  
the *special*

contributions of

**INDIVIDUALS**





# VALLEY VIEW ELEMENTARY SCHOOL



1665 Blackstone Pkwy  
El Dorado Hills, CA 95762  
<https://omes-buckeye-ca.schoolloop.com>

Principal	
Phone	
Fax	

## Statistics

Classification	Elementary School
Grade Served	K-5
Year Built	2013
Modernizations	None
Additions	None
Portables	0
Site Area	13 Acres
Total SF of Floor Space	48,237 SF
Current Enrollment	N/A
Student Ratio	N/A

## Of Interest:

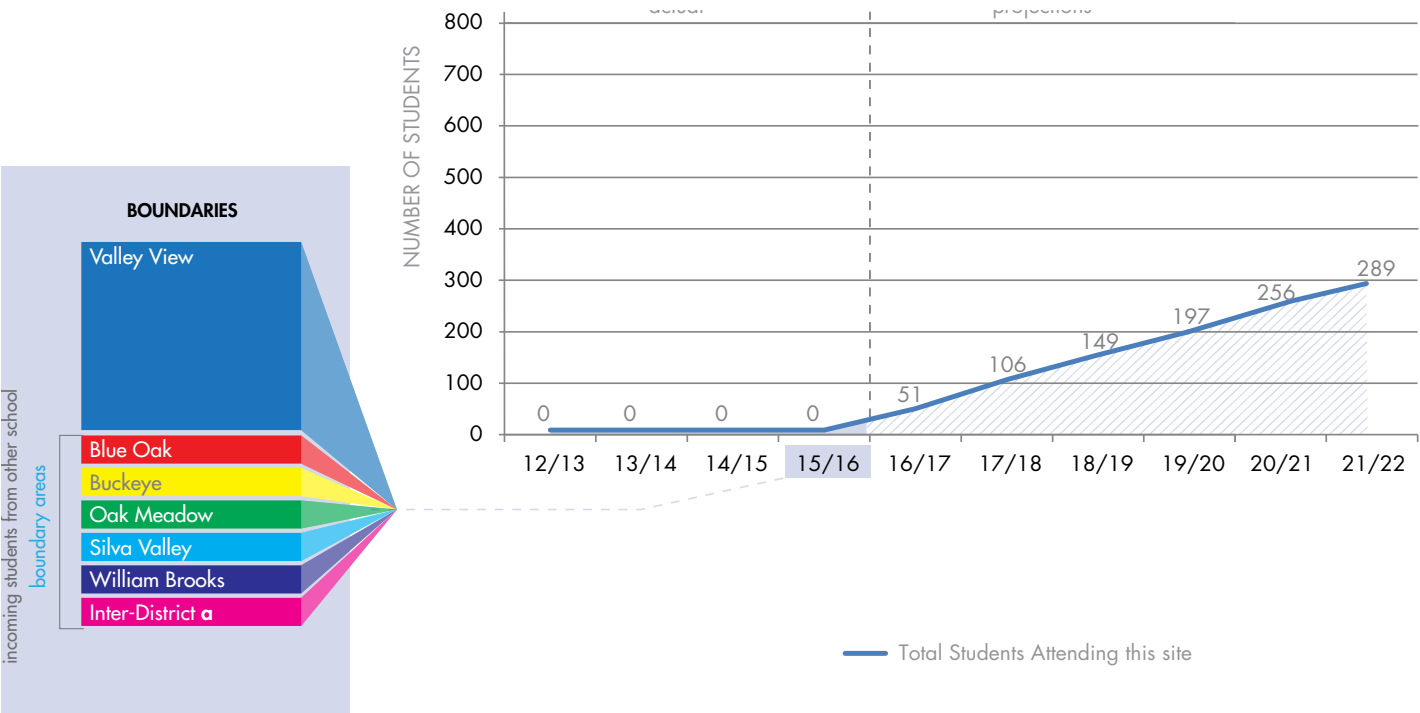
Valley View is currently not open to house students due to low enrollment numbers at present. The site is currently housing the District office staff while using various rooms for meetings and trainings. One room is used as the Board Room while the adjacent room is used as a pre-school by El Dorado County Office of Education. The fields are currently being used by the community and the site is adjacent to a community park. It is projected to open with limited population in 2017/2018.



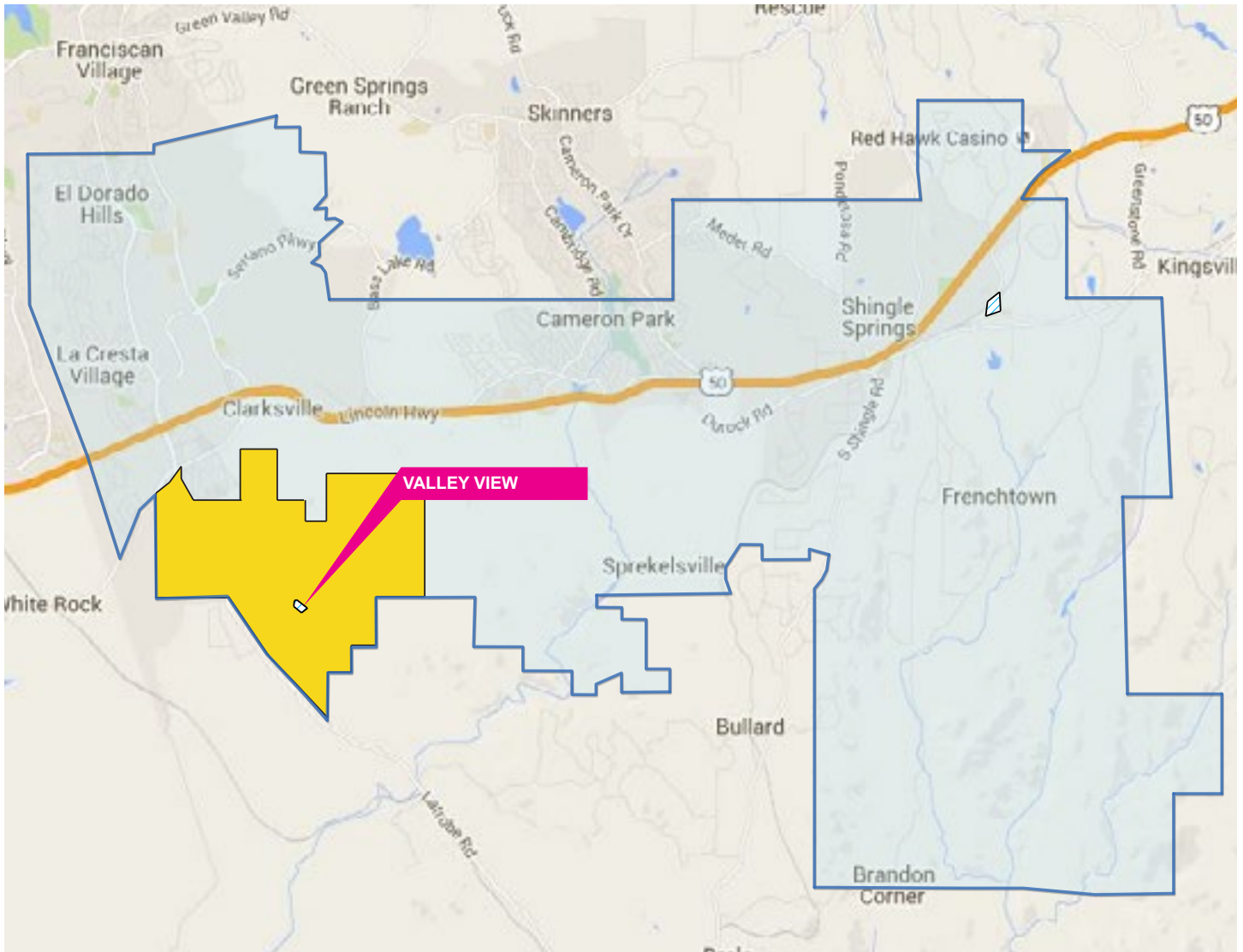


# STUDENT POPULATION

STUDENT POPULATION AT A GLANCE | School Year 2015/2016



## VICINITY MAP & SCHOOL BOUNDARY



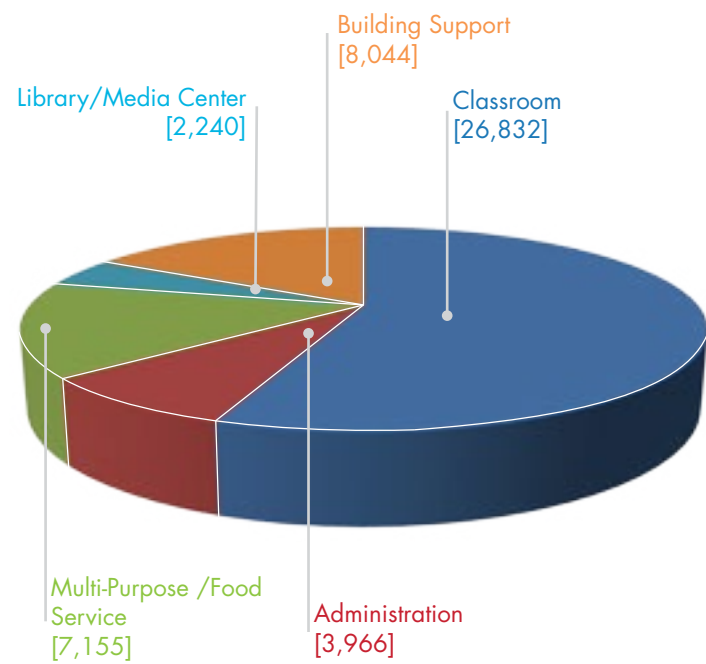
# FACILITY DATA

## EDUCATIONAL FACILITY DATA

Items	Description	SF	Total SF
Teaching Stations		<b>26,832</b>	<b>55%</b>
	Classrooms	24,192	
	Portable Classrooms	0	
	Special Ed Rooms	1,920	
	Computer Lab	720	
Administration		<b>3,966</b>	<b>8%</b>
	Office General	3,966	
Multi-purpose/ Athletics		<b>7,155</b>	<b>15%</b>
	Multi-purpose Room	6,504	
	Cafeteria/Food Service	651	
Media Center		<b>2,240</b>	<b>5%</b>
		2,240	
Music/Art		<b>0</b>	<b>0%</b>
		0	
Building Support		<b>8,044</b>	<b>17%</b>
	General/Storage	5,613	
	Restrooms	2,315	
	Miscellaneous	116	
Total		<b>48,237</b>	



## BUILDING AREA UTILIZATION AT A GLANCE [Square Footage]




















EXISTING SITE PLAN

Valley View  
Elementary  
School

1665 Blackstone Pkwy  
El Dorado Hills, CA 95762

Square Footage:	48,237 sf
Acreage:	10 ACRES
Year Built:	2013

EXISTING PROGRAMMING			
Classroom		Media Center	
Science Classroom		Computer Lab	
Collaboration Room		Food Service	
Administration		Special Education	
Multi-purpose		PE/Athletics	
Misc. Building Support		Shade Structure	
Shop/ Music / Art			







# CAMERADO SPRINGS MIDDLE SCHOOL



**Camarado Springs** Middle School  
is a school that  
is a **safe and positive**  
place to be,  
a **place** where students  
and staff are  
are **PROUD**  
to belong.  
*It is a place where students*  
and teachers are  
**respected** and  
**valued,**  
where teachers and staff  
work as a team  
to **SUPPORT**  
our students  
and **EACH OTHER**









# CAMERADO SPRINGS MIDDLE SCHOOL

HOME OF THE WILDCATS

2480 Merrychase Dr.  
Cameron Park, CA 95682  
<http://csms-buckeye-ca.schoolloop.com/>

Principal	Meg Enns
Phone	530-677-1658
Fax	530-677-9537



## Statistics

Classification	Middle School
Grade Served	6-8
Year Built	1977
Modernizations	2007
Additions	1980, 1984, 1986, 1989, 1991, 1993, 2007
Portables	15
Site Area	20 acres
Total SF of Floor Space	61,243
Current Enrollment	678 (2015-2016)
Student Ratio	1:95 SF

## Of Interest:

Camerado Springs is located in Cameron Park adjacent to the District's Bus Maintenance facility and Blue Oaks Elementary School. With a 2013 API score of 873, the school had a state ranking of 9 out of 10.

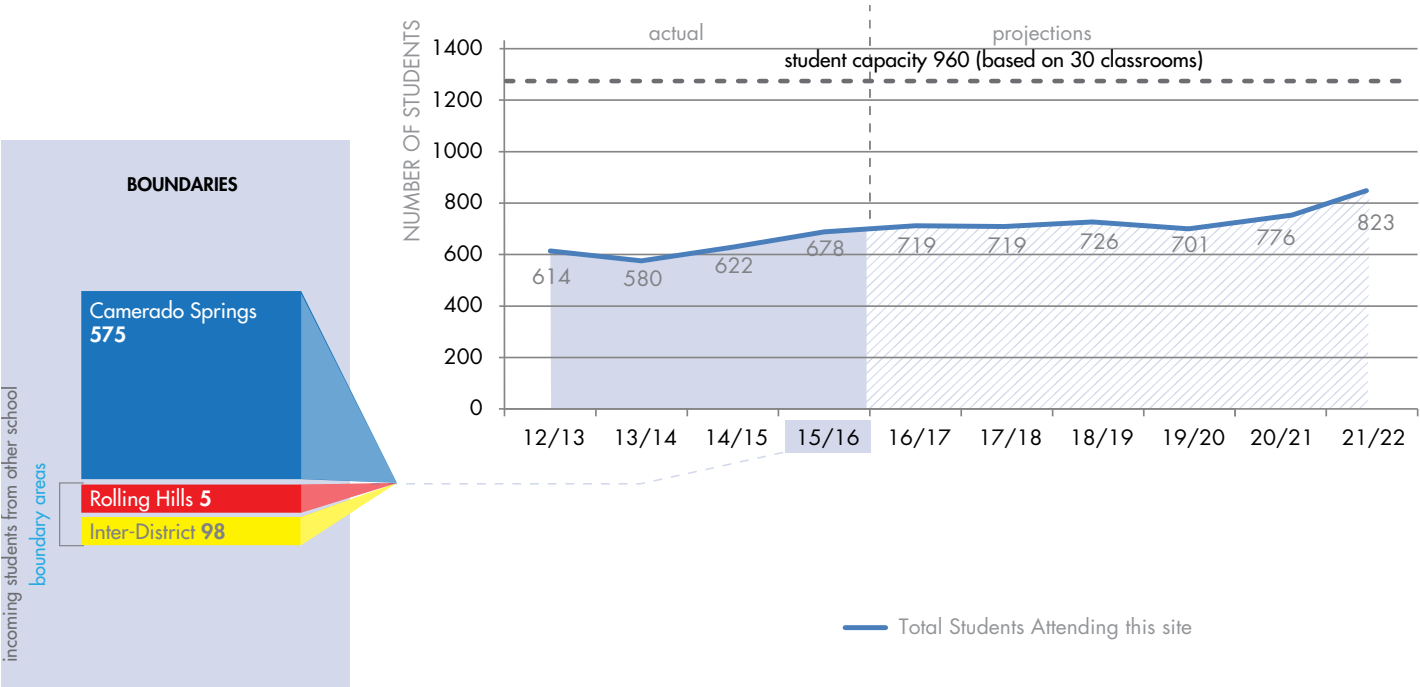
As the district's original middle school, it serves students across a large rural area of El Dorado County.



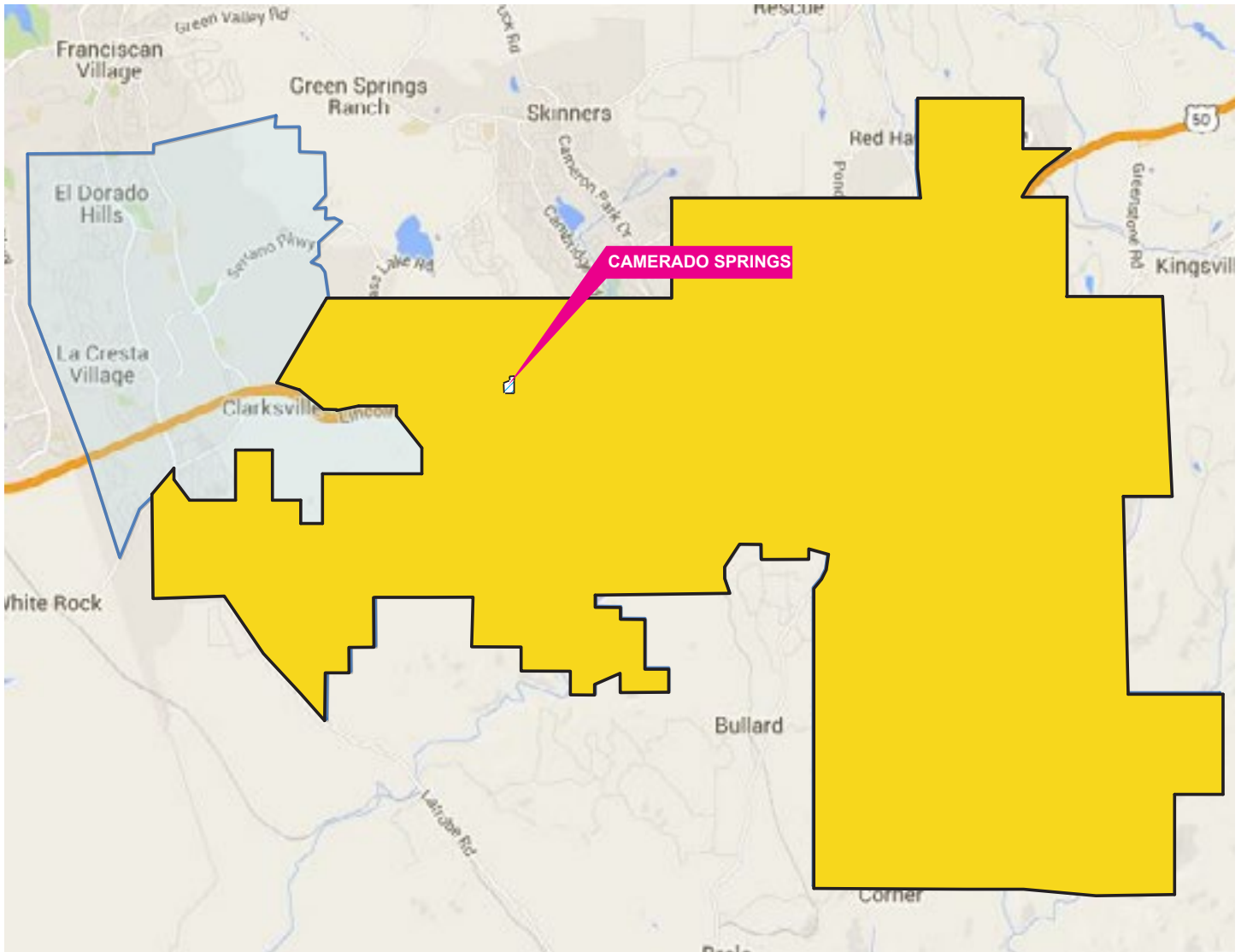


# STUDENT POPULATION

## STUDENT POPULATION AT A GLANCE | SCHOOL YEAR 2015/2016



## VICINITY MAP & SCHOOL BOUNDARY



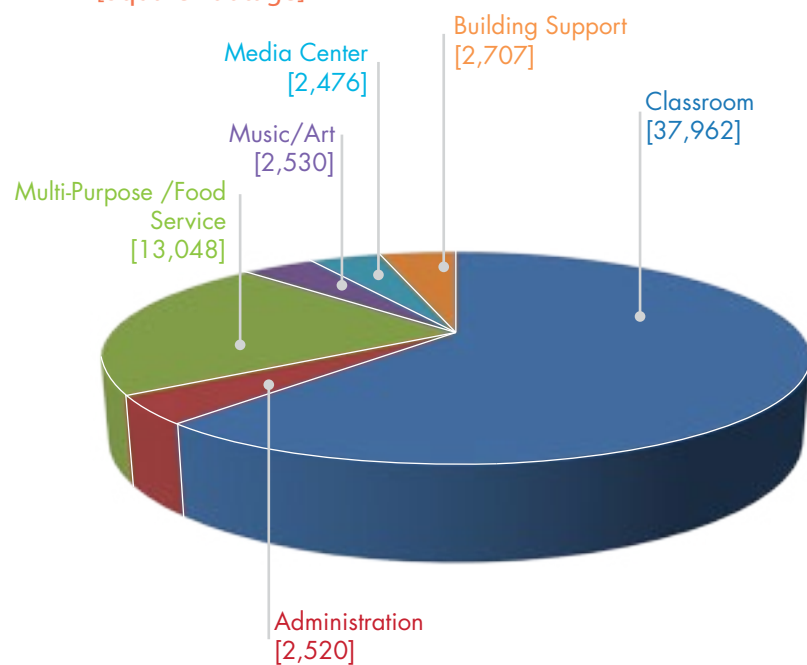
# FACILITY CONDITION ASSESSMENT

## EDUCATIONAL FACILITY DATA

Items	Description	SF	Total SF
Teaching Stations		<b>37,962</b>	<b>62%</b>
	14 Classrooms	15,940	
	10 Portable Classrooms	16,208	
	3 Special Ed Portables		
	4 Science Labs	4,621	
	1 Computer Lab	1,193	
Administration		<b>2,520</b>	<b>2%</b>
	Office General	2,520	
Multi-purpose/ Athletics		<b>13,048</b>	<b>22%</b>
	Multi-purpose Room	5,278	
	Cafeteria/Food Service	600	
	Gymnasium/Lockers	7,170	
Media Center		<b>2,476</b>	<b>4%</b>
Music/Art		<b>2,530</b>	<b>4%</b>
	Art Room/Wood Shop/Band Room	2,530	
Building Support		<b>2,707</b>	<b>4 %</b>
	General/Storage	832	
	Restrooms	1,875	
	Miscellaneous		
Total		61,423	

\*Buildings G & H SF are estimates only pending receipt of actual SF

## BUILDING AREA UTILIZATION AT A GLANCE [Square Footage]







# ASSESSMENT SUMMARY

Camerado Springs was opened in 1977 as the first district middle school campus. The school's name is a combination/contraction of the names of the two major communities that make up the Buckeye District – Cameron Park, El Dorado Hill, and Shingle Springs. Expansion at Camerado Springs occurred with the addition of numerous portable and permanent classroom buildings over the lifetime of the campus. In 2007, the sixth grade wing building (classrooms 27-32) was constructed bringing the campus to its present configuration.

A major campus-wide interior modernization and HVAC replacement program was conducted in 2007 so these building components are and will remain in excellent condition for the foreseeable future. Building exteriors are in very good condition and were repainted in the recent past. There was a roof replacement program for all campus permanent buildings in the late 1990s/early 2000s so roof replacement is not an issue for the near-term but some failures will undoubtedly begin to appear over the next 5 to 10 years.

With the relatively recent campus modernization and renovations, there are few major building condition improvement issues that need to be addressed either immediately or in the near to mid term future. However, as with any large facility, there are a few items that need attention now or in the near future:

- Asphalt hard court areas are exhibiting numerous cracks and buckling and will need an overlayment in the near-term. If an overlayment is pushed off, consideration should be given to replacing the asphaltic concrete at hardcourt areas.
- There is no accessible path to the ball fields on the north side of the campus.

There are numerous classrooms in portable buildings across the campus. However, every portable building is either a new building (within the last 3 years) or has undergone modernization within the last 7 to 8 years. With the district's proactive maintenance program, it is expected these facilities will remain in excellent condition for the foreseeable future.

Past modernizations also addressed site accessibility issues. Although a fairly sloped site, there are less access issues at Camerado Springs than were found at its sister middle school - Rolling Hills. Most ramps across the site are fairly gentle and seem to be in compliance with accessibility guidelines. As noted previously, the ball fields on the north side of the campus do not have an accessible path to them. These fields are several feet below the level of the building complex and an extensive ramp system will be required to provide accessibility.

Other facility deficiencies noted that fall into the realm of building or site reconfiguration issues, or that addresses program needs,



include:

- The great outdoor spaces scattered around the building complex currently do not have any locations where outdoor learning could occur.
- There is an opportunity for construction of an amphitheater complex in the area southwest of the Multi-purpose building. A stage platform outside the stage area of the MP building was placed in anticipation of an amphitheater being constructed in the future.





# REPAIR/REPLACEMENT COST MATRIX

**Buckeye Unified School District**  
**Facility Condition Assessment**  
**CAMERADO SPRINGS MIDDLE SCHOOL**

Description of deficiency and suggested corrective action	Modernization cost - categorized by urgency				
	Immediate need	Needed 2 to 5 years	Needed 6 to 10 years	Needed 11 to 15 years	Total Cost
	3% escalation to yr. 1	3% escalation /yr to year 3	3% escalation /yr to year 8	3% escalation /yr to year 13	with escalation
<b>A. SHELL</b>					
1. Built-up roofing systems were on the Gymnasium Bldg, and Classroom Bldgs with classrooms 1-6, 7-10, and 11-13 are 20 years old. Consideration should be given to replacing these systems within the next 10 years.	\$0	\$0	\$574,607	\$0	
<b>Subtotal - Shell</b>	\$0	\$0	\$574,607	\$0	\$574,607
<b>B. INTERIORS</b>					
1. Flooring in the Library is 12 years old. Consideration should be given to replacing flooring within the next 10 years.	\$0	\$0	\$34,989	\$0	
2. Flooring in the Gymnasium is 20 years old. Consideration should be given to replacing flooring within the next 10 years.	\$0	\$0	\$117,487	\$0	
<b>Subtotal - Interiors</b>	\$0	\$0	\$152,476	\$0	\$152,476
<b>C. SERVICES</b>					
1. HVAC units on Portable Bldgs 20 through 24 date from 1990. These units are approaching the end of their service life and will need to be replaced within the next 5 years.	\$92,199	\$0	\$0	\$0	
2. HVAC units on Portable Bldg 26 and Bldgs 37 through 40 date from 1993. These units are approaching the end of their service life and will need to be replaced within the next 10 years.	\$0	\$106,884	\$0	\$0	
3. The HVAC system in the Gym is 20 years old and consideration should be given to replacing it within the next 10 years.	\$0	\$0	\$271,502	\$0	
4. The HVAC system in Classrm Bldg 7-10 dates back from 1998 and consideration should be given to replacing the system within the next 15 years.	\$0	\$0	\$0	\$308,322	
<b>Subtotal - Services</b>	\$92,199	\$106,884	\$271,502	\$308,322	\$778,906
<b>D. EQUIPMENT &amp; FURNISHINGS</b>					
1. No issues observed or reported.	\$0	\$0	\$0	\$0	
<b>Subtotal - Equipment &amp; Furnishings</b>	\$0	\$0	\$0	\$0	\$0
<b>E. OTHER BUILDING CONSTRUCTION</b>					
1. Install accessible stair & ramp system from building complex to ballfields on north side of the campus.	\$139,050	\$0	\$0	\$0	
<b>Subtotal - Other Building Construction</b>	\$139,050	\$0	\$0	\$0	\$139,050
<b>F. SITE WORK</b>					
1. Asphalt hard court areas are exhibiting numerous cracks and buckling and will need an overlayment in the near-term. If an overlayment is pushed off, consideration should be given to replacing the asphaltic concrete at hardcourt areas.	\$0	\$330,523	\$0	\$0	
2. There is a large amount of plant material on campus. Implement a turf and shrub reduction program to save water and maintenance costs.	\$0	\$88,511	\$0	\$0	
<b>Subtotal - Site Work</b>	\$0	\$419,034	\$0	\$0	\$419,034
<b>Total Modernization Costs Categorized by Urgency</b>	<b>\$231,249</b>	<b>\$525,918</b>	<b>\$998,585</b>	<b>\$308,322</b>	<b>\$2,064,073</b>

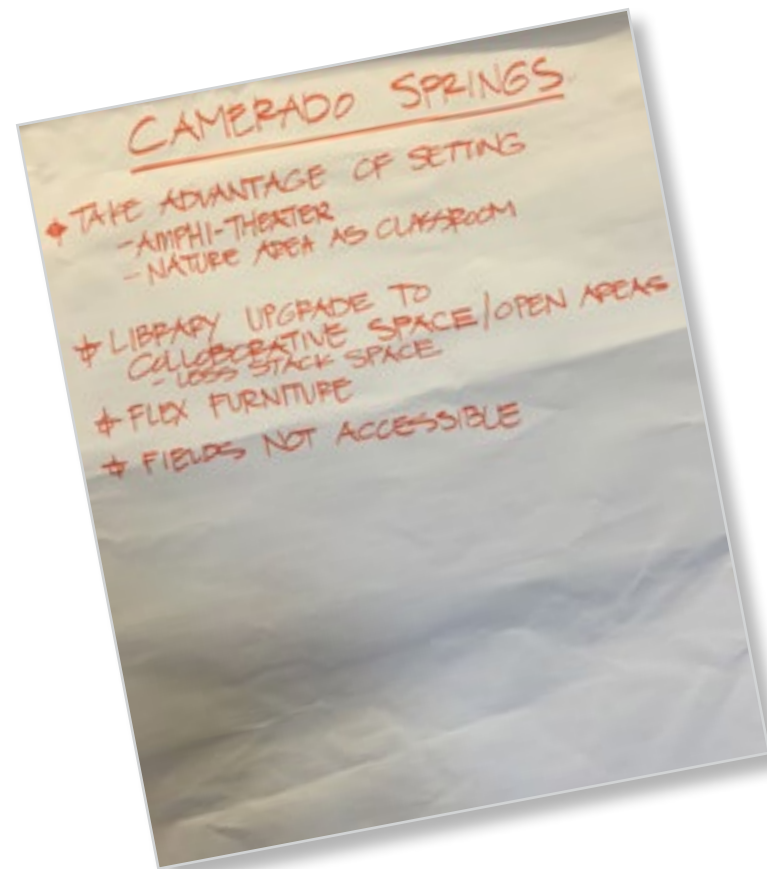


## SITE/COMMUNITY COMMENTS

During the community outreach phase in the development of the Facilities Master Plan for Buckeye Union School District, the Master Plan Advising Committee's representatives met at the school site and provided their comments at a committee meeting on Oct. 27, 2015.

The following list represents the comments presented by representatives of Camerado Springs Middle School:

- Take advantage of natural setting
  - Provide amphitheater
  - Develop nature area as classroom
  - Collaborative classrooms
- Provide flexible furniture
- Fields not accessible
- Love the setting of campus
- Connect classrooms to outdoors
- Renovate Library
  - Library as more collaborative space
  - Utilize stacks differently
  - Open it up
  - Decrease stacks
















EXISTING SITE PLAN

Camerado  
Springs  
Middle  
School

2480 Merrychase Dr.  
Cameron Park, CA 95682

Square Footage:	61,243 sf
Acreage:	20 ACRES
Year Built:	1977

EXISTING PROGRAMMING			
Classroom		Media Center	
Science Classroom		Computer Lab	
Collaboration Room		Food Service	
Administration		Special Education	
Multi-purpose		PE/Athletics	
Misc. Building Support		Shade Structure	
Shop/ Music / Art			





# FUNCTIONAL SITE OBSERVATIONS



The following concerns with suggested improvements were noted during the site observation of Camerado Springs Middle School.

1. Library is small and lacks a computer area and collaboration space.
2. Auto drop-off is located with no separation to parking. A divider should be added.
3. Office is small and lacks meeting space and should be expanded.
4. School is wide open to public access. Fencing and gates for secured perimeter is recommended.
5. School lacks adequate separation to bus maintenance facility and Blue Oak E.S.
6. Site has great nature areas but they are not developed. Creating outdoor classrooms and gathering areas is desirable.
7. Access to portable classrooms 33 to 40 needs an upgraded path for improved student flow.

8. There is a non-DSA maintenance building adjacent to M.P. Building. Any future work on MP building may require fencing at non-DSA building to limit student access.

9. Due to site topography, fields are hard to access. Provide an ADA ramp and other connections.

10. There is an outdoor stage but no gathering space adjacent so the development of an amphitheatre is recommended.

11. Units 25 and 26 are remotely located and should be moved closer to the campus core.





# PROPOSED MASTER SITE PLAN

## Camerado Springs Middle School

2480 Merrychase Dr.  
Cameron Park, CA 95682

LEGEND		
CATEGORY 1	CATEGORY 2	CATEGORY 3
1 0 - 1 YEAR	A	AA
1 2 - 5 YEARS		
1 6 - 10 YEARS		
1 11 - 15 YEARS		





# PROJECT LISTS & COSTS

## CATEGORY 1: REPAIR & REPLACEMENTS

ITEM	DESCRIPTION	COSTS(\$)
<b>0 - 1 YEAR PROJECT</b>		
1	Provide accessible stairs/ramp to ball fields	139,050
2	Replace HVAC units on portables 20-24	92,199
	Sub-Total	231,249
<b>2- 5 YEARS PROJECT</b>		
3	Repair/Replace AC paved hard courts	330,523
4	Replace HVAC units on portables 37-40	106,884
5	Implement turf and shrub reduction throughout site	88,571
	Sub-Total	525,918
<b>6 - 10 YEARS PROJECT</b>		
6	Replace built-up roofing systems	574,607
7	Replace flooring in library	34,989
8	Replace flooring in gym	117,487
9	Replace HVAC in gym	271,502
	Sub-Total	998,585
<b>11 - 15 YEARS PROJECT</b>		
10	Replace HVAC in classroom bldg. 7 - 10	308,322
	Sub-Total	308,322
Category 1 Total		2,064,073

## CATEGORY 2: FUNCTIONAL BUILDING/SITE UPGRADES QUALIFIED FOR STATE FUNDING

A	Replace portables 20-25 with new building when they become modernization eligible in 2033 (6,500 SF x \$375/sf)	2,437,500
Category 2 Total		2,437,500

## CATEGORY 3: UPGRADES TO CONSIDER WITH NO FUNDING SOURCES

aa	Provide solid fencing for separation to bus maintenance	65,000
bb	Construct amphitheatre	285,000
cc	Develop nature area for outdoor classroom with ADA access	160,000
dd	Improve connections to portables	85,000
ee	Provide security fencing	240,000
ff	Parking/drop-off improvements	90,000
Category 3 Total		925,000
Total All Categories		5,426,573

### Notes:

1. Costs represent hard construction costs based on January 2016 Price Index plus soft costs, contingencies and escalation of 35% of hard costs.
2. Numbered project items represent identified physical facility conditions upgrades required.
3. Lettered project items represent identified functional upgrades recommended.





# ROLLING HILLS MIDDLE SCHOOL



**The Rolling Hills**  
Community  
is ***focused*** on  
**academic rigor,**  
*personal responsibility,*  
and  
***mutual respect***  
to **DEVELOP**  
the whole child  
as a  
**CONTRIBUTING**  
&  
**INFORMED CITIZEN.**









# ROLLING HILLS MIDDLE SCHOOL

HOME OF THE BENGAL TIGERS

7141 Silva Valley Pkwy  
El Dorado Hills, CA 95762  
<http://rhms.buckeyeusd.org/>

Principal	Debbie Bowers
Phone	916-933-9290
Fax	916-939-7454



## Statistics

Classification	Middle School
Grade Served	6-8
Year Built	1997
Modernizations	None
Additions	1999, 2001
Portables	16 (built-in-place)
Site Area	20 Acres
Total SF of Floor Space	74,947
Current Enrollment	1005 (2015-2016)
Student Ratio	1:75 SF

## Of Interest:

Rolling Hills Middle School has been named a California Distinguished School in 1996 and 1998. It was also named a National Blue Ribbon School in 2001-2002. Sitting on a long linear site, the school is built on two levels.

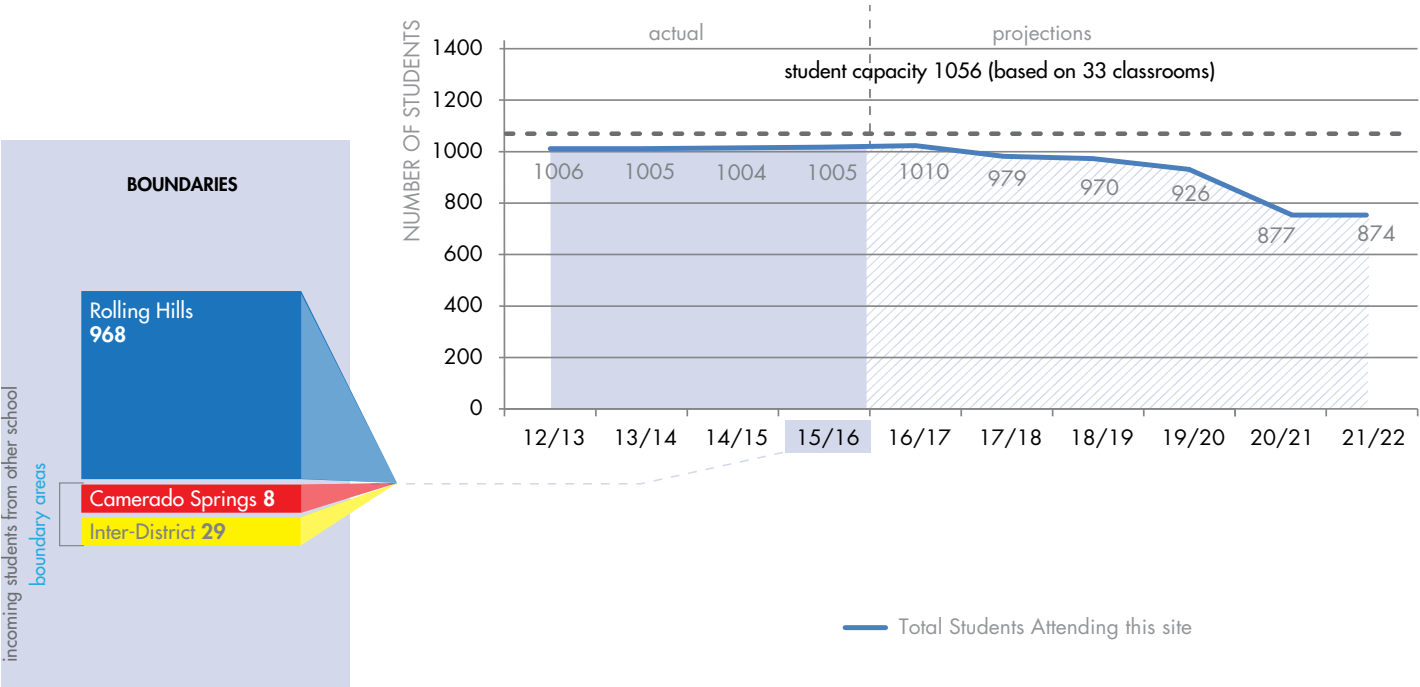
Rolling Hills first opened in 1995 on the Camerado Springs campus as a year-round school alternative while the new campus was constructed on its current site.



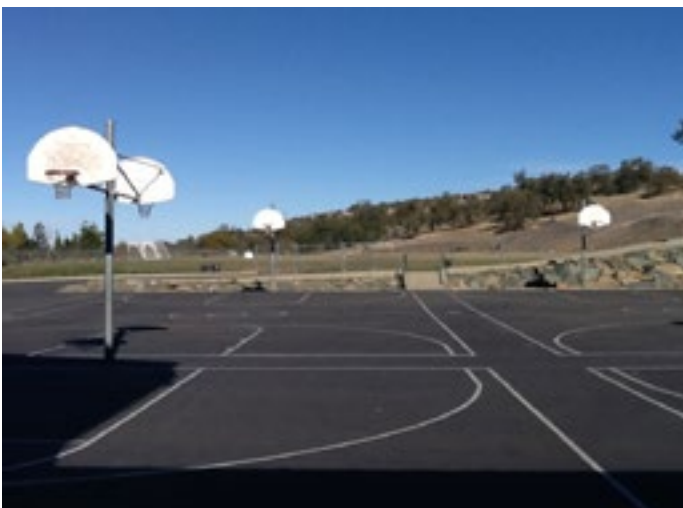
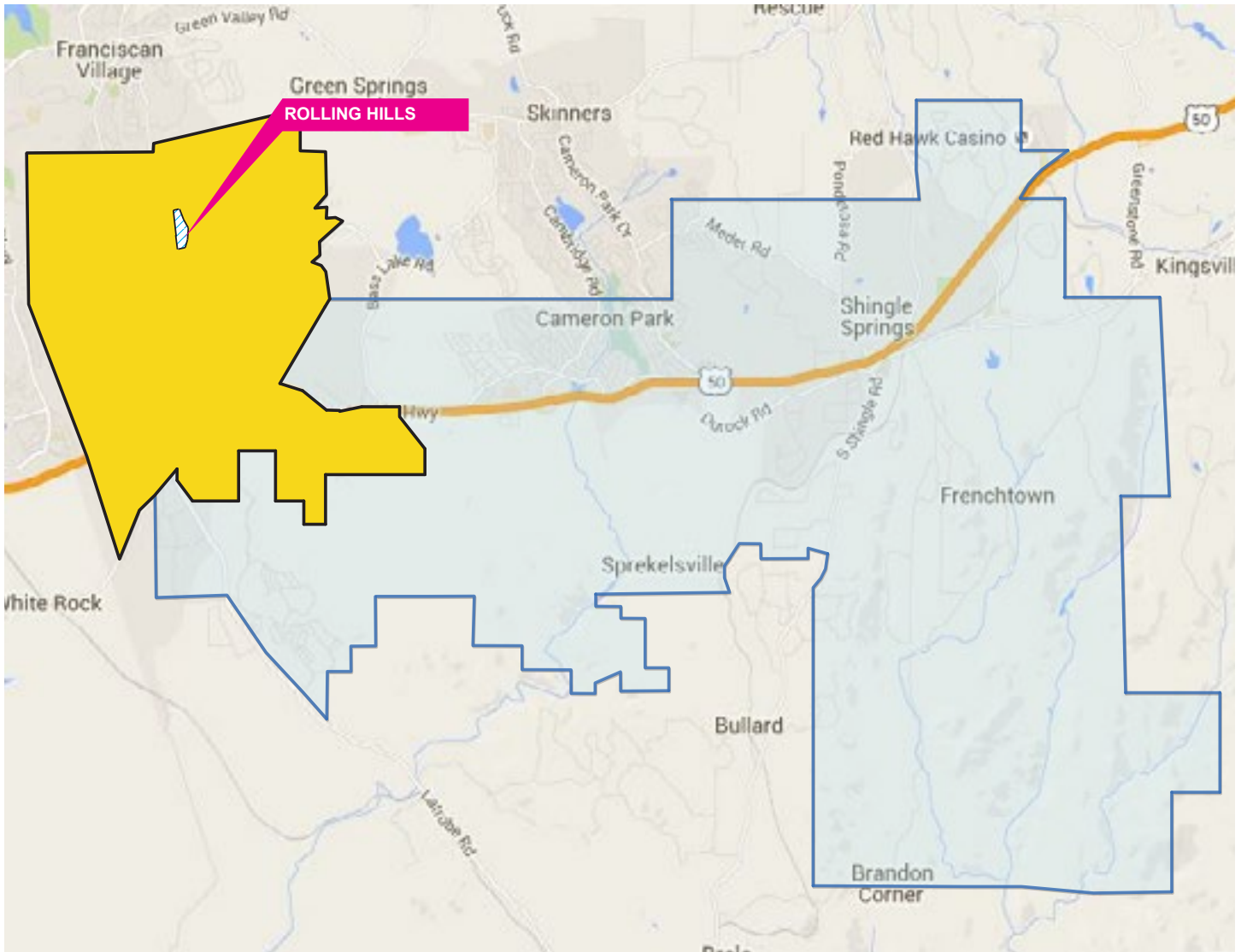


# STUDENT POPULATION

STUDENT POPULATION AT A GLANCE | School Year 2015/2016



## VICINITY MAP & SCHOOL BOUNDARY

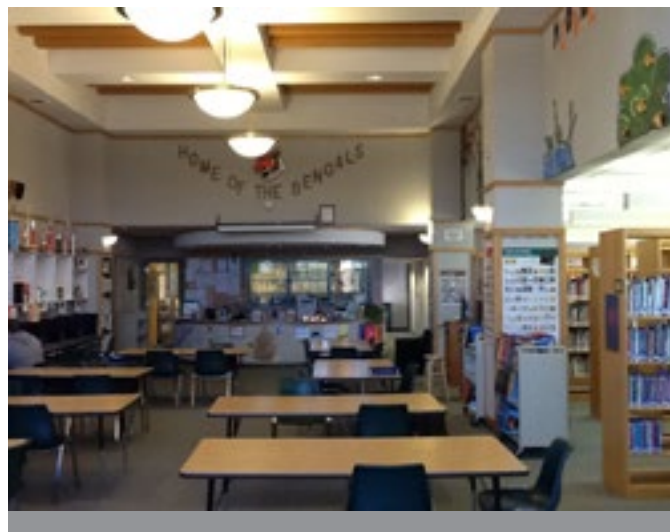




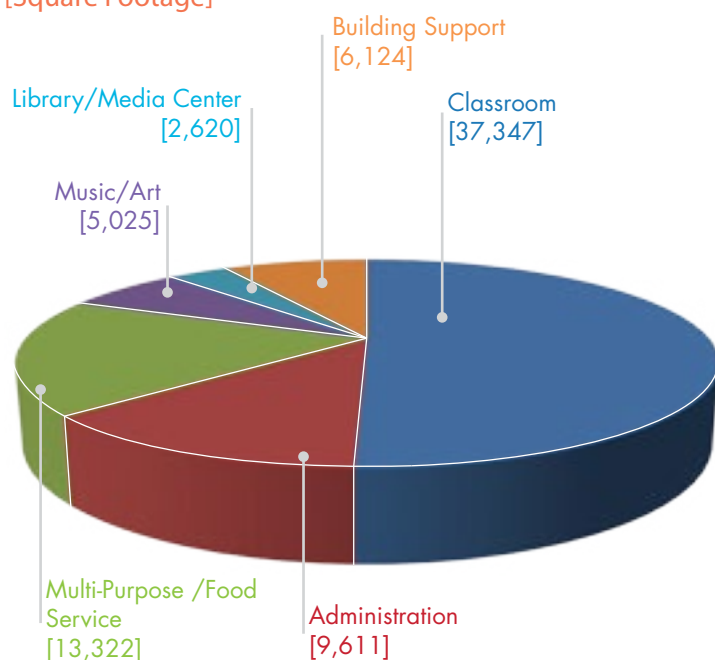
# FACILITY CONDITION ASSESSMENT

## EDUCATIONAL FACILITY DATA

Items	Description	SF	Total SF
Teaching Stations		<b>37,347</b>	<b>50%</b>
	13 Classrooms	18,757	
	16 Portable Classrooms	15,360	
	2 Special Ed Rooms	1,993	
	1 Computer Labs	1,241	
Administration		<b>9,611</b>	<b>13%</b>
	Office General	9,611	
Multi-purpose/ Athletics		<b>13,322</b>	<b>18%</b>
	Multi-purpose Room	4,807	
	Gymnasium	5,959	
	Lockers/Shower	1,975	
	Cafeteria/Food Service	581	
Media Center		<b>2,610</b>	<b>4%</b>
Music/Art		<b>5,025</b>	<b>7%</b>
Building Support		<b>6,124</b>	<b>8%</b>
	General/Storage	2,629	
	Restrooms	3,495	
	Miscellaneous	181	
Total		74,220	



## BUILDING AREA UTILIZATION AT A GLANCE [Square Footage]





# ASSESSMENT SUMMARY

Rolling Hills is the district's second middle school and was opened for students in 1997 with the buildings on the southern portion of the building complex. The campus was expanded in 1999 and 2001 with the construction of the buildings on the north side of campus – the Gymnasium, Computer Lab/Band Bldg., Arts Building and Science Building as well as 4 portable classroom buildings. The school's name is very descriptive as the campus sits on the side of a hill where elevations vary by as much as 30 feet from low points along Silva Valley Road to high points along the eastern edge of the campus. While the elevation changes give the campus a great deal of interest and character, they also provide challenges for accessibility. There are numerous ramps and stair systems all over the campus that are not in strict compliance with current accessibility guidelines.

The school was originally designed and built for a year-round school calendar under the old state building program that required one-third of classrooms to be "portable". As such, like Silva Valley and Oak Meadow, portables were built on site to look like permanent buildings using 12-foot wide modules.

There are few major facility condition issues at this slightly over 15 year old campus. One of the issues noted by the assessment team is a result of the extreme linear nature of the property itself. Because of the long, narrow site configuration, several classroom areas are quite remote from other portions of the campus; in particular, classrooms M1 through M4. This is not fixable, but additional facilities - such as staff restrooms - can be provided closer to these remote areas to help mitigate the issue.

Vapor transmission through vinyl flooring products has been an on-going problem at this campus, as it is with several other district campuses. Vinyl tile has been replaced with sheet vinyl flooring in numerous areas, but bubbling and joint failures remain a problem for vinyl floor finishes over slab-on-grade floors.

From an IT standpoint, this campus currently has switches in every room with Cat5 or Cat5e cable. It would be preferred to have one switch per building using Cat6 cable. Additionally, many classrooms have TVs which are being used less and less. A unified district-wide IT plan should be developed to address these issues.

While there are few major issues, there are still several items requiring attention from a building condition improvement standpoint:

- In the Admin Building, there is no dedicated cooling system in the data server room.
- In the Library Building, the former computer lab is now used for special education and lighting levels are low for their needs.
- The gym restrooms and locker rooms have heat and ventilation but no cooling.
- There is a large gap between stage floor and exterior stage rollup door in the Multi-purpose Building.



- There have been and continue to be significant vinyl tile failures in the Multi-purpose Room.
- In the Science Wing (Building H), rooms have high ceilings. There are issues with the projectors heating up too much due to their location quite high in the room where air stratification allows the temperature to get quite hot causing projectors to frequently burn out.
- In Building G, there are low lighting level issues in those classrooms that have been converted from computer labs.

Other facility deficiencies noted are not so much facility condition issues but are more in the realm of building or site reconfiguration issues or addressing program needs. These include:

- There are four workstations in the administration space for only 3 staff.
- Principal would like a larger office with the ability to have a small conference table.
- The Library has more stacks than what is needed for the book collection.
- The Bldg. G Computer Labs are eventually going away as Chromebooks come into the classrooms. These former computer lab spaces can begin to be repurposed for Maker Lab spaces or other STEM-type environments.
- The food service scenario at this campus needs improvement.

Among some of the issues:

- The exterior serving window at the kitchen is not used. The physical elimination of the window could allow better organization of the food service equipment in the kitchen.
- There is outdoor lunch seating. However, when indoor lunch is necessary during rainy days, there is inadequate seating and several students end up seated on the floor.



# REPAIR/REPLACEMENT COST MATRIX

Buckeye Unified School District  
Facility Condition Assessment  
ROLLING HILLS MIDDLE SCHOOL

Description of deficiency and suggested corrective action	Modernization cost - categorized by urgency				
	Immediate need 3% escalation to yr. 1	Needed 2 to 5 years 3% escalation /yr to year 3	Needed 6 to 10 years 3% escalation /yr to year 8	Needed 11 to 15 years 3% escalation /yr to year 13	Total Cost with escalation
<b>A. SHELL</b>					
1. Re-roof buildings L, M, and MP	\$0	\$0	\$157,210	\$0	
<b>Subtotal - Shell</b>	\$0	\$0	\$157,210	\$0	\$157,210
<b>B. INTERIORS</b>					
1. Vapor transmission through vinyl flooring is an on-going problem. Install slab moisture barrier product and replace vinyl flooring as required.	\$0	\$44,255	\$0	\$0	
2. There continues to be significant vinyl tile failures in the MP Room. Remove existing flooring, install slab moisture barrier product, and replace vinyl as required.	\$0	\$129,078	\$0	\$0	
<b>Subtotal - Interiors</b>	\$0	\$173,334	\$0	\$0	\$173,334
<b>C. SERVICES</b>					
1. Restrooms in Gym have no HVAC system. Install new system for these areas.	\$0	\$203,575	\$0	\$0	
2. Replace outdated mechanical energy management control systems.	\$0	\$176,058	\$0	\$0	
3. Buildings constructed in 1997 as well as campus building additions in 1999 have original HVAC equipmt. These systems will approach the end of their service life in the next 10 years and will need to be replaced.	\$0	\$0	\$3,278,338	\$0	
4. HVAC units on Portable Bldgs M1 through M4 are original to the building's installation in 1999 and will require replacement within the next 10 years.	\$0	\$0	\$85,507	\$0	
5. Server Room in Admin Bldg has no dedicated cooling system. Install dedicated HVAC for room.	\$0	\$19,915	\$0	\$0	
6. In the Library Building, the former computer lab is now used for special education and lighting levels are low for their needs. Replace existing fixtures and install new fixtures as required.	\$30,591	\$0	\$0	\$0	
7. In Building G, there are low lighting level issues in those classrooms that have been converted from computer labs. Replace exist'g fixtures and install new fixtures as required.	\$30,591	\$0	\$0	\$0	
<b>Subtotal - Services</b>	\$61,182	\$399,548	\$3,363,845	\$0	\$3,824,575
<b>D. EQUIPMENT &amp; FURNISHINGS</b>					
1. No issues observed or reported.	\$0	\$0	\$0	\$0	
<b>Subtotal - Equipment &amp; Furnishings</b>	\$0	\$0	\$0	\$0	\$0
<b>E. OTHER BUILDING CONSTRUCTION</b>					
1. Several concrete walks/ramps across campus are not in strict compliance with ADA guidelines. Remove & replace conc. as required.	\$166,860	\$0	\$0	\$0	
2. Several handrail/guardrails across campus are not in compliance with ADA guidelines. Remove & replace non-compliant handrails/guardrails and install new, compliant railings.	\$118,193	\$0	\$0	\$0	
<b>Subtotal - Other Building Construction</b>	\$285,053	\$0	\$0	\$0	\$285,053
<b>F. SITE WORK</b>					
1. There is a large amount of plant material on campus. Implement a turf and shrub reduction program to save water and maintenance costs.	\$0	\$88,511	\$0	\$0	
<b>Subtotal - Site Work</b>	\$0	\$88,511	\$0	\$0	\$88,511
<b>Total Modernization Costs Categorized by Urgency</b>	<b>\$346,235</b>	<b>\$661,393</b>	<b>\$3,521,055</b>	<b>\$0</b>	<b>\$4,528,682</b>

# SITE/COMMUNITY COMMENTS



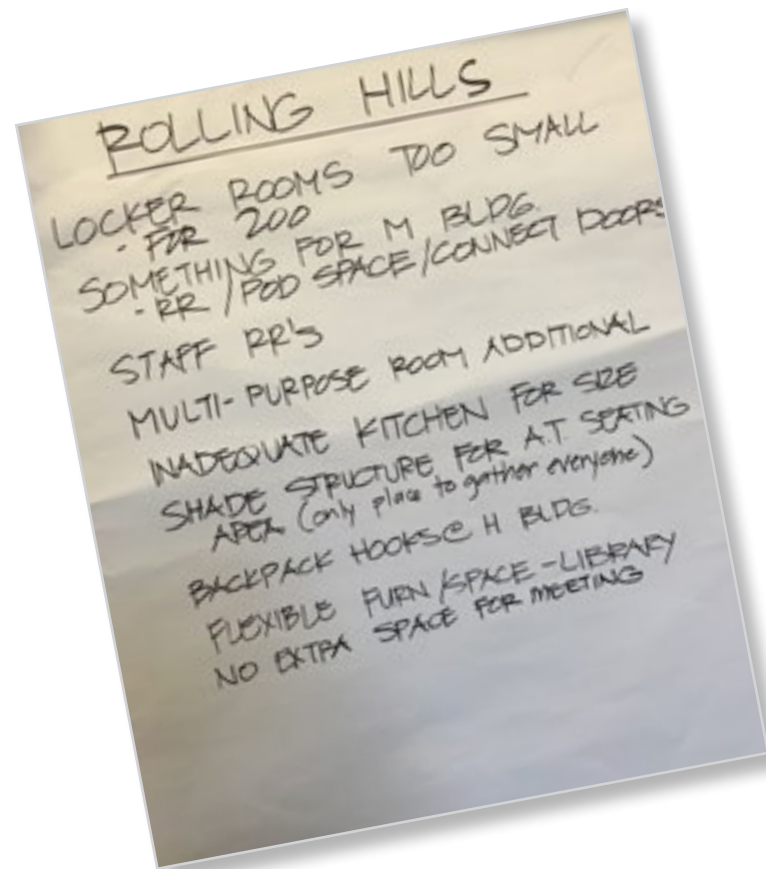
During the community outreach phase in the development of the Facilities Master Plan for Buckeye Union School District, the Master Plan Advising Committee's representatives met at the school site and provided their comments at a committee meeting on Oct. 27, 2015.

meetings

- Stairs at parking lot egress is an issue
- Provide another set of stairs in parking lot landscape strip
- Provide a washer hook up in F2

The following list represents the comments presented by representatives of Rolling Hills Middle School:

- Expand locker rooms – 200 students at a time is required
- Building M (portables) is disconnected and needs enhancements
  - Add restrooms
  - Add pod space
  - Connect doors between rooms
- No pods connection
  - Pods space/work space needs to be improved
  - Provide Pods with restrooms
- Staff restrooms are only in Admin office area. Add others across campus.
- Increase Indoor space for lunch
  - Students eat on the floor
- Kitchen not sufficient to support 1,017 students
- Shade structure for amphitheater
  - Seating area
  - No place for entry for entire population
- Hooks for backpacks at Science outside Building H (Science Chemistry)
- Flexible space in Library
  - Nice Library
  - Need collaborative space for events and





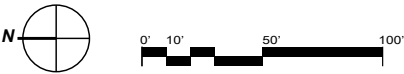
EXISTING SITE PLAN

Rolling Hills  
Middle  
School

7141 Silva Valley Pkwy  
El Dorado Hills, CA 95762

Square Footage:	74,947 sf
Acreage:	20 Acres
Year Built:	1997

EXISTING PROGRAMMING			
Classroom		Media Center	
Science Classroom		Computer Lab	
Collaboration Room		Food Service	
Administration		Special Education	
Multi-purpose		PE/Athletics	
Misc. Building Support		Shade Structure	
Shop/ Music / Art			





# FUNCTIONAL SITE OBSERVATIONS

The following concerns with suggested improvements were noted during the site observation of Rolling Hills Middle School.

1. Additional stairs from lower parking level are needed.
2. There is no designated visitor parking near office with minimal parking near office. Modify parking to increase visitor parking.
3. School is wide open to public access. Fencing and gates for secured perimeter is recommended.
4. Drive entry to parking from circle is narrow and should be widened.
5. Office is well designed for separate visitor and student access.
6. M.P. building is small for enrollment. Outdoor eating is located at an upper level at a distance from cafeteria access.
7. Access to M-wing portables is disconnected and building feels isolated. Upgrading the connection is desirable, along with adding amenities.
8. Library has limited visibility due to stacks and lacks collaborative space for gatherings.

9. Kitchen is too small for enrollment and should be expanded.

10. Locker rooms need to be expanded and lobby entrance added at gym.

11. Amphitheatre is underutilized.

12. Existing outdoor eating and hard courts are very crowded at lunch. Area needs expansion.

13. The long linear site has field and court spaces far from the athletic facilities.



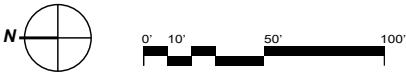


# PROPOSED MASTER SITE PLAN

## Rolling Hills Middle School

7141 Silva Valley Pkwy  
El Dorado Hills, CA 95762

LEGEND		
CATEGORY 1	CATEGORY 2	CATEGORY 3
1 0 - 1 YEAR	A	AA
1 2 - 5 YEARS		
1 6 - 10 YEARS		
1 11 - 15 YEARS		





# PROJECT LISTS & COSTS

## CATEGORY 1: REPAIR & REPLACEMENTS

ITEM	DESCRIPTION	COSTS(\$)
0 - 1 YEAR PROJECT		
1	Upgrade lighting in library for special education and in building G	61,182
2	Walks and ramps need to be upgraded to ADA guidelines	285,053
	Sub-Total	346,235
2- 5 YEARS PROJECT		
3	Install moisture barrier at slabs below vinyl and replace vinyl flooring	173,333
4	Install A/C at gym restrooms and locker rooms	203,595
5	Install A/C at server room in Admin	19,915
6	Implement a turf and shrub reduction program	88,511
7	Replace EMS system	176,058
	Sub-Total	661,393
6 - 10 YEARS PROJECT		
8	Replace HVAC systems (all buildings)	3,363,845
9	Re-roofing buildings L, M, and MP	157,210
	Sub-Total	3,521,055
11 - 15 YEARS PROJECT		
	None Identified	0
Category 1 Total		4,528,683
CATEGORY 2: FUNCTIONAL BUILDING/SITE UPGRADES QUALIFIED FOR STATE FUNDING		
A	Improve teaching pods in buildings	337,500
B	Provide flex space in Library	150,000
C	Campus-wide building interior modernization in 2023 (70000 sf x \$100/sf)	7,000,000
Category 2 Total		7,487,500
CATEGORY 3: UPGRADES TO CONSIDER ON NO FUNDING SOURCES		
aa	Expand kitchen at MP room (500 sf x \$425/sf)	212,500
bb	Expand locker rooms/add lobby (1500 sf x \$400/sf)	600,000
cc	Add visitor parking/improve driveway access	75,000
dd	Expand outdoor eating area/hard courts	250,000
ee	Add steps and ramp between parking level	60,000
ff	Install covered canopy at amphitheatre	225,000
gg	Add security fencing	185,000
hh	Add staff restrooms	145,000
Category 3 Total		1,752,500
Total All Categories		13,768,683
Notes:		
1. Costs represent hard construction costs based on January 2016 Price Index plus soft costs, contingencies and escalation of 35% of hard costs.		
2. Numbered project items represent identified physical facility conditions upgrades required.		
3. Lettered project items represent identified functional upgrades recommended		







## 5.3 District Facilities

As a comprehensive planning document for Buckeye USD, it is important to look at any district facilities to see what may need to occur with them in the future. The following is a summary of the district facilities and possible concerns or needs.

### 5.3.1 Bus and Maintenance Facility

This facility is located in Cameron Park between Blue Oak Elementary School and Camerado Springs Middle School. The facilities are small, aging and sandwiched between the two campuses. There are concerns that the facility is too close to the sites, particularly a number of portables on the Blue Oak campus. Busses sit outside the classrooms and, when they are on and idling, there is noise and air pollution concerns. The master plans for both campuses recommend a solid wall between facilities to minimize those concerns.

The facility currently provides direct access from the two schools for loading and unloading of students on busses, as well as sending busses off to two other sites. It is convenient but care needs to be taken to assure separation of those operations and student safety within the facility and a better long-term use of the site would be dedicated bus drop-offs for the school sites.

From a location perspective, the facility is very central to the district and maintaining it in this location seems to be viable. However, space is limited and land-locked so consideration should be given to finding a new home in the future, especially with growth of the district, as the facility ages out in the next 15 years.

A new bus maintenance facility would require an approximate 2.5 acre site for parking and circulation. A metal-type building would need to provide for a triple-bay service garage with storage and break room/office.

### 5.3.2 Central Kitchen

The Buckeye USD central kitchen is located on the Buckeye Elementary School site in a corner adjacent to the gymnasium/multi-purpose room. The kitchen is adequately sized for the current size of the district and the facility is in good condition. As mentioned in the master plan for that site, a dedicated service yard needs to be provided with adequate screening and circulation.

One of the concerns with the facility is the distance to sites, such as Valley View or William Brooks in El Dorado Hills. The kitchen is at the east edge of the district so the travel distance to El Dorado Hills is significant. Since most growth of the in the district will continue to be in El Dorado Hills, a second



facility should be considered in the future as the district adds more schools in that area. This would best be accomplished by providing a larger central kitchen at a future school site to service the El Dorado Hills area although consideration should be given to locating a facility on a stand-alone parcel in combination with a bus facility and district office. A second facility is likely needed in about ten years.

### 5.3.3 District Office

The Buckeye USD office is currently being housed in Valley View Elementary School in the Blackstone master planned community in El Dorado Hills. This is a new school site constructed in 2013 that is yet to open due to lack of enrollment. As the numbers increase with the new housing, the school will likely open, partially, in about two years. The office may still be able to share the site for a couple of years as attendance grows, but a long term solution to a district office is needed.

In considering a new office, there are numerous factors to consider. Does the district build a facility, purchase a building and remodel it or lease a building and provide some tenant improvements. The construction or purchase requires substantial capital outlay. In looking at a 7,000 to 8,000 square foot facility, building costs, with soft costs, will be close to \$3 million while a purchase and remodel would be slightly less. Where that money comes from is not defined at this time and the State makes no funding available for district facilities.



The other option is to lease an existing building and make improvements. In this case, the initial expenses could be closer to \$500,000, depending on the selected facility. Although this option has a reduced initial investment, it will require long term expenditures from the district's general fund for lease payments. As such, the ultimate district office facility will become an issue that a future Buckeye USD Board of Trustees will need to determine.

The other issue to consider will be location. The office is currently in El Dorado Hills which has the highest population and most schools; however, from a physical location perspective, Cameron Park is more central to the district. There are more building spaces for lease or sale in El Dorado Hills, particularly south of Highway 50 off Latrobe Road, but lease rates will be less expensive in Cameron Park and Shingle Springs if an adequate space can be found. From a construction perspective, land will be less costly in those communities as well.

Strong consideration should be given to constructing a combination District Office/Bus Maintenance/Central Kitchen facility on a site. The district currently owns a 10-acre future school site at Silver Dove in the Bass Lake area which is very central in the district. A portion of that site could be carved out for a district facility in combination with a two-story school or the purchase of additional adjacent property. Other options may develop as school sites are identified in the Marble Valley Planned Development to include a district facility with one of those school sites.

## 5.4 What does it cost?

A “roadmap” for the future of the Buckeye Union School District would not be complete without knowing the costs to continue to maintain and improve all schools. Each of the projects noted on the lists have been provided with a “total project” cost. The “total project” costs include the “hard construction costs” (which includes contractor burden and contingency) plus “soft costs” which include: architectural and engineering fees, agency fees, testing and inspections, contingencies, minor escalation, administrative fees, legal fees, reproduction and advertising expenses. The soft costs are provided at 30% of the total construction costs.

### 5.4.1 Cost Summary

The following is a summary of project costs for each site that has been master planned:

SCHOOL	CATEGORY 1	CATEGORY 2	CATEGORY 3	TOTALS
Elementary	Total Costs(\$)	Total Costs(\$)	Total Costs(\$)	Total Costs(\$)
Blue Oak	\$2,709,079	\$10,008,000	\$2,110,000	\$14,827,079
Buckeye	\$956,539	\$3,485,000	\$1,679,500	\$6,121,039
Oak Meadow	\$3,028,172	\$0	\$1,567,500	\$4,595,672
Silva Valley	\$2,477,545	\$6,993,000	\$711,000	\$10,181,545
William Brooks	\$732,476	\$1,862,500	\$1,743,500	\$4,338,476
Valley View*	\$0	\$0	\$75,000	\$75,000
ES Totals	\$9,903,811	\$22,348,500	\$7,886,500	\$40,138,811
Middle				
Camerado Springs	\$2,064,073	\$2,437,500	\$925,000	\$5,426,573
Rolling Hills	\$4,528,683	\$7,487,500	\$1,752,500	\$13,768,683
MS Totals	\$6,592,756	\$9,925,000	\$2,677,500	\$19,195,256
Grand Totals	\$16,496,569	\$32,273,500	\$10,564,000	\$59,334,067

\*Costs for district office to move out and facilities returned to school use only

### 5.4.2 District Facility Costs

Additional costs have been identified for district related facilities.

New District Office (7,000-8,000 sf)	Total Cost: \$2,800,000
New 2nd Central Kitchen (2,500 sf)	Total Cost:
- Integrated into new school	\$2,500,000
- On separate site	\$3,250,000
New Bus Maintenance Facility	Total Cost: \$1,350,000
Totals for District Facilities:	\$6,650,000 to \$7,400,000



## 5.5 Project Funding Opportunities

With the identification of projects, the District needs to consider all funding opportunities for implementation in order to maximize their program. The following is a summary of identified funding options to consider:

### 5.5.1 State of California School Facilities Construction Program Financing

The State of California has partially funded local school construction through their School Facilities Construction Program which has been in place in its present form for almost 20 years. This program relies on the state, through initial implementation by the legislature, gaining voter approval of bonds that are then sold on the open market. The state has continually placed bond measures in front of voters to gain approval every four to six years. The last state bond for school funding, Proposition 1D, was passed in November 2006 for a total of \$10.4 billion. However, due to the economic downturn, the state has not placed a bond measure on the ballot since that time.

Currently, state bond funds are expended (through sales that have taken longer than expected due to the Great Recession) and the state is no longer officially reviewing projects for funding approval in most all funding categories. Projects are being submitted to the State through the Office of Public School Construction to unofficially get in line once new funding becomes available. To complicate the situation further, the state has been reassessing the current School Facilities Program and may be developing new guidelines once a future bond is approved. This creates great uncertainty for every district in the state moving forward.

Through efforts made by the Coalition of Adequate School Housing (CASH), a statewide bond of \$9 billion has qualified for the November 2016 ballot. These funds will be divided between new construction and modernization of K-12 schools, as well as community colleges, and is known as the Kindergarten Through Community College Public Education Facilities Bond Act of 2016.

There are currently various categories of state funds that have been available through Proposition 1D; however, these categories may not be available in the same form in future bonds. Those include the following major categories:

**New Construction.** These funds (\$1.9 billion in Prop 1D) are made available to a district based on growth increases which require additional facilities. The present state program provides for a 50% contribution by both the state and the district based on the state's calculation of facility costs. Unfortunately, the state uses cost factors that are below market reality, especially with new 21st-century technology rich classrooms. This funding is currently unavailable from Prop 1D.

**Modernization.** These funds (\$3.3 billion in Prop 1D) are made available to a district based on the age of facilities. Currently, permanent buildings over twenty five years of age can qualify for funding based on a 60-40% split with the state providing the higher funding. As with the new construction, the modernization funds use costs that are not in concert with actual costs. This funding is currently unavailable from Prop 1D.



**High Performance Schools.** These funds (\$100 million in Prop 1D) were carved out of the last state bond to provide incentive funding for schools to design more energy efficient facilities. This funding is currently unavailable from Prop 1D.

**Career Technical Education Facilities.** These funds (\$500 million in Prop 1D) were reserved for career educational or CTE Facilities in a commitment to develop a career ready workforce. This funding is currently unavailable from Prop 1D.

**Joint-Use Facilities.** These funds(\$29 million in Prop 1D) were designated to promote joint use and funding with other public agencies to create cost savings. This funding is currently unavailable from Prop 1D.

**Severely Overcrowded.** At some \$1 billion in Prop 1D, these funds went to District's severely impacted by rapid growth. This funding is currently unavailable.

Other funding categories include Charter schools and emergency repair.

There will likely be funds available from the state whether in 2016 or at some point in the future. However, questions abound as to when, how much, and in what format since the consensus is that funding levels will be reduced from the 50% and 60% levels under the current program with more burden placed on local contributions.

### 5.5.2 Seismic Mitigation

Currently referred to as AB 300, the state has upwards of \$60 million still available in this program for the upgrading of older buildings to current seismic considerations. If buildings can be identified as potentially seismically deficient and validated by a licensed structural engineer, the District may be eligible for state funds to either upgrade the structure or demolish the building and reconstruct. Since most buildings in the District are newer, there may be limited buildings that may qualify for these funds.

### 5.5.3 Proposition 39

Passed by California voters in 2012, Prop 39 provides funding for school districts throughout the state for energy related projects, from solar photovoltaic (PV) panels to window replacements and system replacements. The further incorporation of these projects and funding should be accounted for in planning future projects as well.



### 5.5.4 District General Obligation Bond Funding

Buckeye USD has passed one bond of this type in 2006, Measure K, for \$28.3 million. The bond was only for improvements on existing sites and was leveraged for an additional \$6,661,350 from the State School Facilities Program. As a district with a conservative leaning electorate, future bond measures will be a challenge to pass in the District, thus putting the burden on state funds or developer fees and mitigation. A bond measure failed in 1992 for some \$14.7 Million.

### 5.5.5 Development Fees

The district will need to continue to work with developers on future projects for school fees to finance projects. Through developer fees and mitigation agreements, most of these funds are used for construction of new schools and land purchases.