

LIVE OAK SCHOOL DISTRICT



2024-2029 FACILITIES MASTER PLAN

LIVE OAK SCHOOL DISTRICT | DISTRICT OVERVIEW

OVERVIEW:

Our mission is to empower, inspire, and ensure equitable opportunities for every student to thrive. We teach and nurture the whole child in an academically rigorous, collaborative and innovative environment.

The Live Oak School District was established in 1872 and currently serves approximately 1,900 students in three elementary schools, one middle school, one K-8 independent charter school, and one alternative school. The student population is 50% Hispanic, 31% White, 19% Other, 30% English learner, and 60% Socioeconomically disadvantaged.

SCHOOLS:

LIVE OAK ELEMENTARY SCHOOL:

ADDRESS: 1916 Capitola Road,
Santa Cruz, CA 95062

DEL MAR ELEMENTARY SCHOOL:

ADDRESS: 1959 Merrill Street,
Santa Cruz, CA 95062

GREEN ACRES ELEMENTARY SCHOOL:

ADDRESS: 966 Bostwick Lane,
Santa Cruz, CA 95062

SHORELINE MIDDLE SCHOOL:

ADDRESS: 855 17th Avenue,
Santa Cruz, CA 95062

OCEAN ALTERNATIVE & OCEAN ONLINE:

ADDRESS: 984-6 Bostwick Lane,
Santa Cruz, CA 95062

TIERRA PACIFICA CHARTER SCHOOL:

ADDRESS: 986 Bostwick Lane,
Santa Cruz, CA 95062

COMMUNITY CENTER:

COMMUNITY CENTER:

ADDRESS: 1777 Capitola Road,
Santa Cruz, CA 95062

DISTRICT OFFICE:

LIVE OAK SCHOOL DISTRICT OFFICE:

ADDRESS: 984-1 Bostwick Lane,
Santa Cruz, CA 95062

PHONE: 831.475.6333

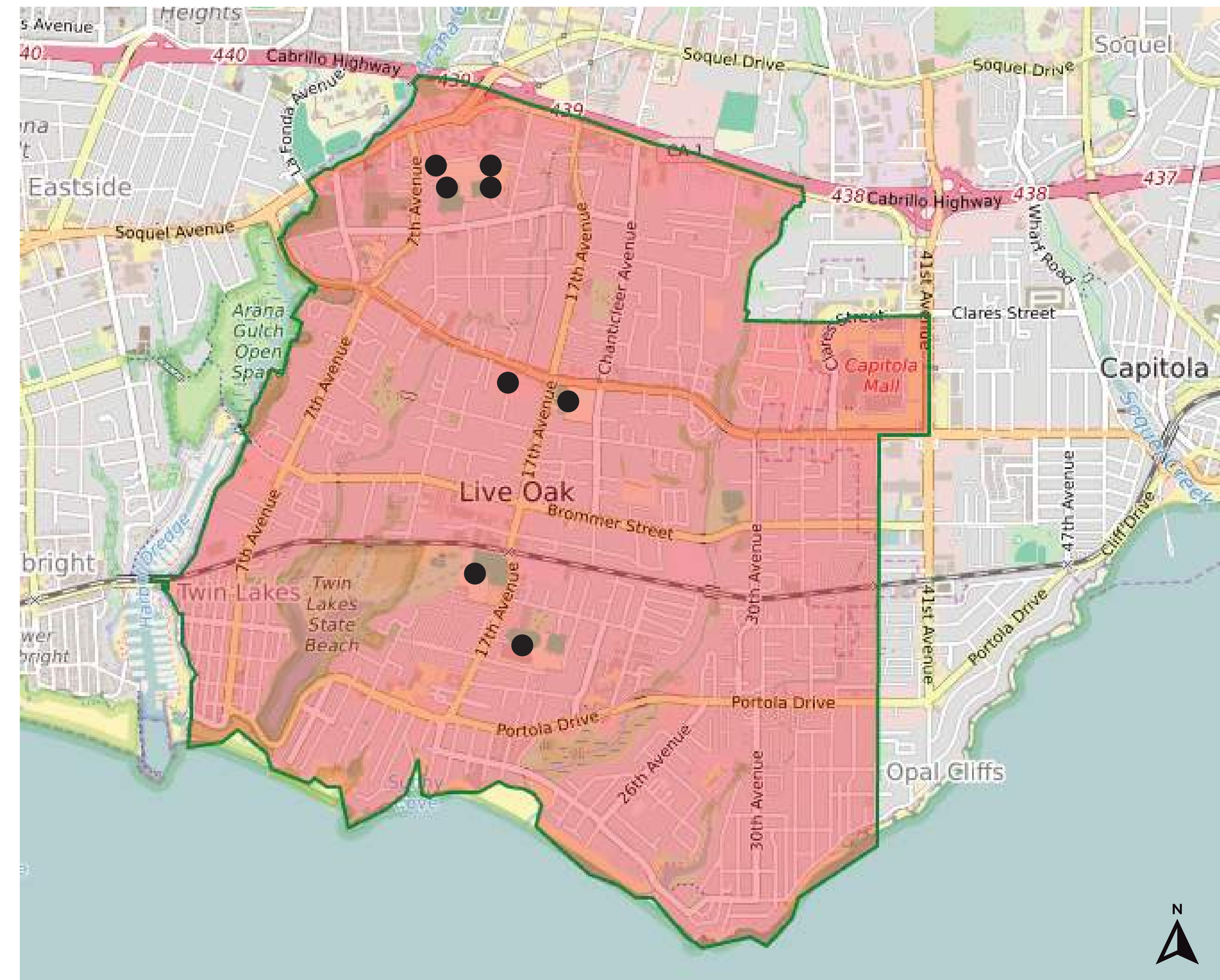
WEBSITE: www.losd.ca

SUPERINTENDENT: Dr. Daisy Morales

MOT BUILDING:

LOSD MOT BUILDING:

ADDRESS: 960 Bostwick Lane,
Santa Cruz, CA 95062



DISTRICT BOUNDARY MAP



LIVE OAK ELEMENTARY SCHOOL

SITE DATA | LIVE OAK ELEMENTARY SCHOOL

SITE:

ADDRESS: 1916 Capitola Road,
Santa Cruz, CA 95062

PHONE: 831.475.2000

ENROLLMENT DATA:

CBED ENROLLMENT (2022-2023): 353

GRADES: K - 5

FACILITIES INVENTORY:

SITE: APN - 02913145

SITE ACREAGE: 6.312 Acres

PERMANENT BUILDINGS: 9

OPEN DATE: July 1, 1980

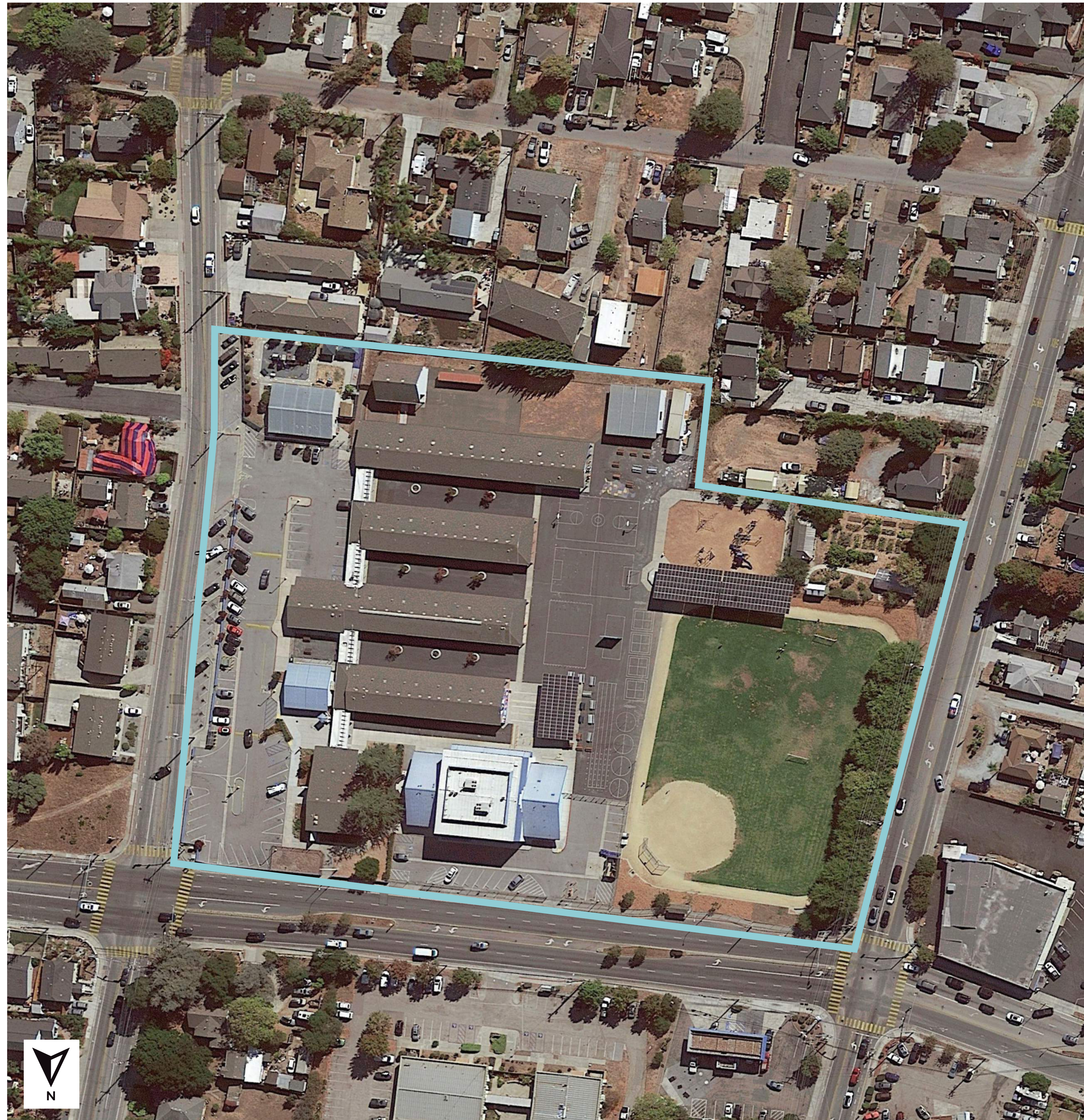
YEARS OCCUPIED: 42

BUILDING AREA:

PERMANENT: 34,718 SF

PORTABLE: 4,320 SF

TOTAL: 39,038 SF





- ① Enrollment is steadily increasing due to dual immersion programs; New family housing is being constructed down the street. Estimated to exceed 400 in a few years.
- ② Congestion in main parking lot during drop-off & pick-up. Start times are the same throughout the District; students are out at same time on Fridays.
- ③ Some bathrooms are discontinued on site (being used as a ceramic studio & storage room for Home & School club).
- ④ 20'x30' shed installed on site (located next to bldg. 19) is being used for storage - not DSA approved.
- ⑤ Campus is mostly asphalt/hard surfaces. Drainage issues continue to cause issues. Over-saturation is causing issues with the current trees in planters.
- ⑥ Field has major drainage issues; floods during wet season and is unusable. Community rents field frequently.
- ⑦ Outdoor area next to Capitola Rd./Admin Bldg. Needs improvement and fencing to secure.
- ⑧ School wants to utilize outdoor area behind Admin. Bldg for outdoor teaching space.
- ⑨ Students and teachers need a designated/covered waiting area for pick-up.
- ⑩ Campus asphalt needs to be resealed/re-stripped.
- ⑪ Campus may need an additional playground if enrollment continues to increase; would like a natural play area.
- ⑫ MPR has a pigeon problem. Some ceiling leaks occurring in middle of MPR. Tables stored here are too tall & heavy to move (unused).
- ⑬ AUX/Custodial room needs to be fitted as a designated cleaning area; need to install a sink, drain, epoxy floor. Requires proper ventilation & organization.
- ⑭ Library needs updated technology and general modernization. Bldg. is very old. Librarian needs a new desk. Bathroom inside had plumbing removed (used as storage).
- ⑮ Windows will need to be replaced in the future. Admin bldg. has termites in shared workspace; some ceiling leaks.
- ⑯ Bldg. 19 is very old & may have some ADA issues. Ramp recently installed.

SITE LEGEND

■ CLASSROOM	■ LIBRARY
■ ADMINISTRATION	■ RESTROOM
■ MULTI-PURPOSE	■ PERFORMING ARTS
■ BUILDING SUPPORT	■ NURSE
■ COMPUTER LAB	■ CIRCULATION
■ FOOD SERVICE	■ NON-LOSD PRGM
■ SPECIAL EDUCATION	■ DISTRICT

GRAPHIC SCALE





- CC** COMMUNITY | COLLABORATION
 - CC1 New Electronic Marquee
 - CC2 New Wellness Center
 - CC3 New Covered Waiting Area
 - CC4 New TK Playground
 - CC5 New Daycare Playground & Shade Structure
- Rr** REPURPOSE | REPLACE
 - RR1 Replace Roof
- FL** FLEXIBLE LEARNING
 - FL1 New 2-Story Classroom Building
 - FL2 Modernize Library
 - FL3 Outdoor Teaching Space
 - FL4 Modernize Wing D & Building 19
- ES** ENVIRONMENT | SUSTAINABILITY
 - ES1 Bird Protector
 - ES2 Landscaping & Campus Beautification
 - ES3 Address Drainage Issues & Update Courtyard Areas
 - ES4 Update Field; Improve Drainage
 - ES5 Replace Wood Chips w/ Artificial Safety Surface
 - ES6 Update School Garden
 - ES7 EV Charging (location tbd)
- Ss** SAFETY | SECURITY
 - SS1 Reconfigure Parking Lot
 - SS2 Secure Administration Entry
 - SS3 Add Security Fencing & Lockable Gate

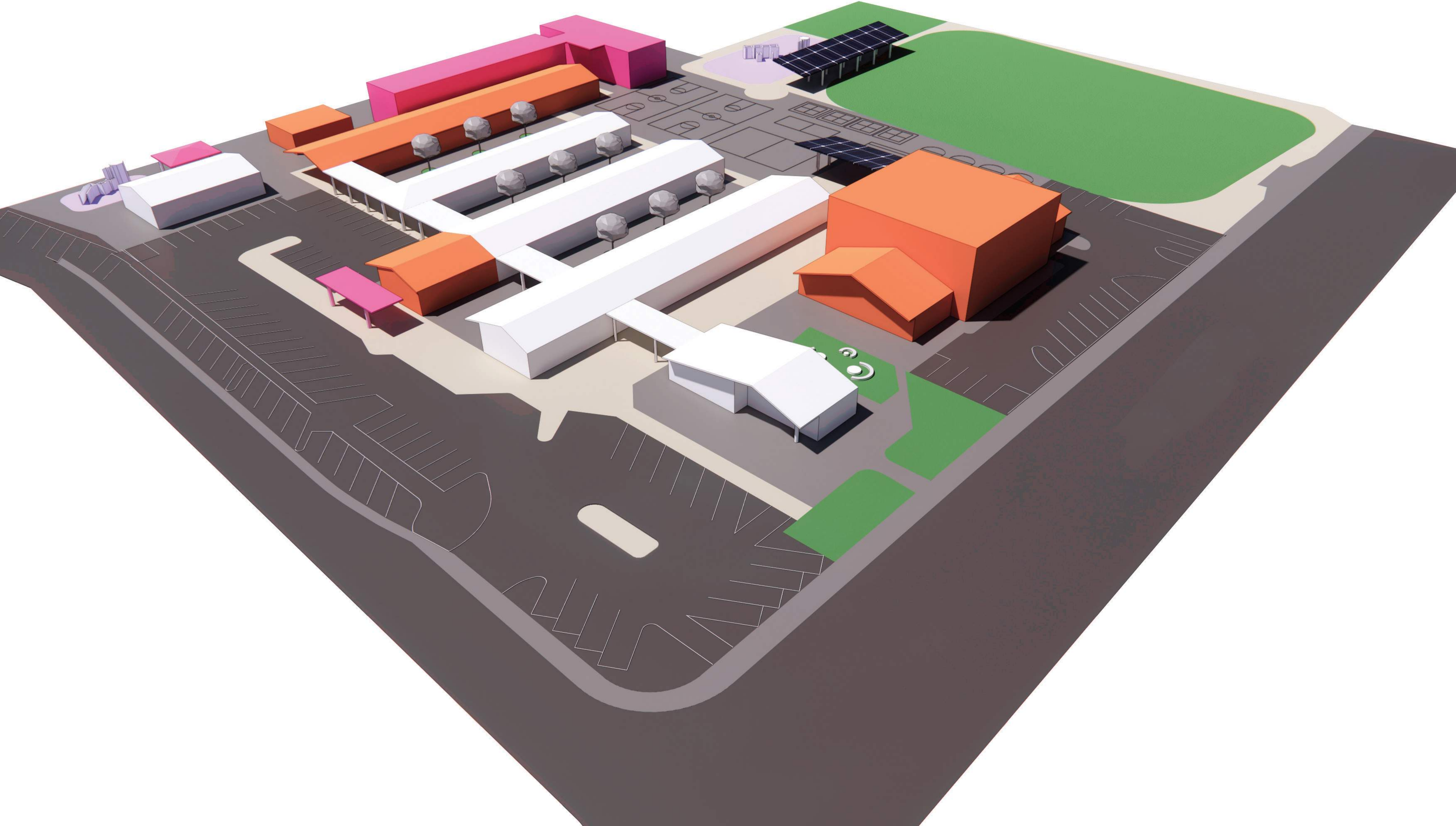
PLANNING LEGEND

 NO WORK	 ADDIT. SITE WORK
 NEW REPLACE	 UPDATE SOFT SURFACE
 MODERNIZE	 UPDATE HARD SURFACE
 REFRESH	 RECONFIGURE PARKING
 CHANGE USE	 DEMOLISH
 RECONFIGURE	

GRAPHIC SCALE



PROPOSED 3D SITE RENDER | LIVE OAK ELEMENTARY SCHOOL



LIVE OAK SCHOOL DISTRICT Live Oak Elementary School

FACILITY ASSESSMENT

This worksheet establishes data for determination of priority projects across a campus or district wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only. In the event any hazardous, structural, or fire and life safety discrepancies are witnessed by the architect, the district may be required to conduct additional testing or research to ensure the safety of the students, staff, and community. The architect will report any findings of this nature to the district.

Rating Key		
1=	no repair necessary	1-5
2=	cosmetic repair necessary	6-10
3=	preventative maintenance necessary	11-15
4=	repair necessary	16-20
5=	repair necessary for use past 2 years	21-25
6=	major repair needed for immediate continued use	26+

BUILDING	SQUARE FOOTAGE	RELO (Y/N)	PERM. (Y/N)	MODULAR (Y/N)	ROOM	USE	DSA#	YEAR BUILT	AGE	AGE SINCE MOD	HAZ	STRUCT.	FLS	BLDG ADA	ROOF	ENVL.	GLAZING	ACOUS.	DAYLITE	HVAC	SITE ADA	SITE UTIL	SECRTY	AESTH.	SUM	PRIORITY FACTORY
Building 1	2,695		Y			Administration	01-104781, 02-111732	1980	42		1	1	1	1	3	3	4	3	2	3	2	1	4	3	35	0.0
Building 2	1,280		Y			Teachers Lounge	01-108879	2007	15	15	1	2	1	1	3	3	3	2	1	3	1	1	4	3	33	9.9
Building 3	9,840			Y		Multi-Purpose	01-108879	2007	15	15	1	1	1	1	5	4	2	4	3	3	1	1	3	2	35	10.5
Building 4	4,508			Y		Wing A	6689, 49848, 02-111732, 01-114411	1988	34	34	1	1	1	1	2	2	2	3	2	2	2	1	2	3	28	19.0
Building 5	4,508			Y		Wing B	6689, 49848, 02-111732, 01-114411	1988	34	34	1	1	1	1	2	2	2	3	2	2	2	1	2	3	28	19.0
Building 6	4,508			Y		Wing C	6689, 49848, 02-111732, 01-114411	1988	34	34	1	1	2	3	2	3	4	3	2	2	2	1	2	3	35	23.8
Building 7	5,653			Y		Wing D	23685, 01-104781				1	1	2	3	2	3	4	3	4	4	4	1	2	3	41	0.0
Building 8	1,726			Y		Library	01-104781, 02-111732				1	2	3	4	3	4	4	4	3	3	3	1	3	2	46	0.0
Building 9	1,100		Y		19	Classroom																				
Portable 1	1,920	Y				Childcare Portable	01-108813	2007	15	15	1	1	2	2	3	3	4	3	3	3	4	1	2	3	39	11.7
Portable 2	2,400	Y				Childcare Portable	8272, 01-105360	2003	19	19	1	1	2	4	5	4	4	3	3	6	5	3	4	3	52	19.8
SUBTOTAL SQ		4,320	3,975	30,743																						
TOTAL SQ	40,138																									

COST SUMMARY | LIVE OAK ELEMENTARY SCHOOL

LIVE OAK SCHOOL DISTRICT
2023 Facilities Master Plan
Project List & Budgets
Live Oak Elementary

Live Oak Elementary		Quantity	Unit	Unit Cost	Subtotal	Design Contingency (30%)	Non-Construction Costs (25%)	Total Concept Level Project Costs	Total Concept Level Project Costs - Rounded
CC1	New Electronic Marquee	1	ls	\$ 30,000.00	\$ 30,000				
					\$ 30,000	\$ 9,000	\$ 7,500	\$ 46,500	\$ 50,000
									\$ 50,000
CC2	New Parent Center	960	sf	\$ 100.00	\$ 96,000				
					\$ 96,000	\$ 28,800	\$ 24,000	\$ 148,800	\$ 150,000
									\$ 150,000
CC3	New Covered Waiting Area	800	sf	\$ 100.00	\$ 80,000				
					\$ 80,000	\$ 24,000	\$ 20,000	\$ 124,000	\$ 120,000
									\$ 120,000
CC4	New TK Playground								
	Structure	1,500	sf	\$ 150.00	\$ 225,000				
					\$ 225,000	\$ 67,500	\$ 56,250	\$ 348,750	\$ 350,000
									\$ 350,000
FL1	New 2-Story Classroom Building								
	Building	16,000	sf	\$ 625.00	\$ 10,000,000				
	Site Improvements				\$ 10,000,000	\$ 3,000,000	\$ 2,500,000	\$ 15,500,000	\$ 15,500,000
									\$ 15,500,000
FL2	Library Modernization	1,200	sf	\$ 250.00	\$ 300,000				
					\$ 300,000	\$ 90,000	\$ 75,000	\$ 465,000	\$ 470,000
									\$ 470,000
FL3	New Outdoor Teaching Area	1,000	sf	\$ 75.00	\$ 75,000				
					\$ 75,000	\$ 22,500	\$ 18,750	\$ 116,250	\$ 120,000
									\$ 120,000
FL4	Modernize Wing D & Building 19								
	Wing D	6,000	sf	\$ 320.00	\$ 1,920,000				
	Building 19	960	sf	\$ 320.00	\$ 307,200				
					\$ 2,227,200	\$ 668,160	\$ 556,800	\$ 3,452,160	\$ 3,450,000
									\$ 3,450,000
ES1	Bird Protector								
	MPR Building	6,000	sf	\$ 10.00	\$ 60,000				
		-	ls	\$ -	\$ -				
					\$ 60,000	\$ 18,000	\$ 15,000	\$ 93,000	\$ 90,000
									\$ 90,000
ES2	Landscaping & Campus Beautification	20,000	ls	\$ 15.00	\$ 300,000				
					\$ 300,000	\$ 90,000	\$ 75,000	\$ 465,000	\$ 470,000
									\$ 470,000
ES3	Address Drainage Issues & Update Courtyard Areas	15,000	sf	\$ 5.00	\$ 75,000				
					\$ 75,000	\$ 22,500	\$ 18,750	\$ 116,250	\$ 120,000
									\$ 120,000
ES4	Update Field; Improve Drainage								
	Site Drainage Improvements	52,000	sf	\$ 2.00	\$ 104,000				
	New Artificial Turf Field	52,000	sf	\$ 50.00	\$ 2,600,000				
					\$ 2,704,000	\$ 811,200	\$ 676,000	\$ 4,191,200	\$ 4,190,000
									\$ 4,190,000
ES5	Replace Wood Chips w/ Artificial Safety Surface	6,800	sf	\$ 30.00	\$ 204,000				
		-	sf	\$ 50.00	\$ -				
					\$ 204,000	\$ 61,200	\$ 51,000	\$ 316,200	\$ 320,000
									\$ 320,000

LIVE OAK SCHOOL DISTRICT
2023 Facilities Master Plan
Project List & Budgets
Live Oak Elementary

Live Oak Elementary		Quantity	Unit	Unit Cost	Subtotal	Design Contingency (30%)	Non-Construction Costs (25%)	Total Concept Level Project Costs	Total Concept Level Project Costs - Rounded
ES6	School Garden Upgrades	8,500	ls	\$ 5.00	\$ 42,500				
					\$ 42,500	\$ 12,750	\$ 10,625	\$ 65,875	\$ 70,000
									\$ 70,000
ES7	EV Charging	4	unit	\$ 20,000.00	\$ 80,000				
					\$ 80,000	\$ 24,000	\$ 20,000	\$ 124,000	\$ 120,000
									\$ 120,000
SS1	Reconfigure Parking Lot								
	Building	-	sf	\$ -	\$ -				
	Site Improvements	8,000	sf	\$ 25.00	\$ 200,000				
					\$ 200,000	\$ 60,000	\$ 50,000	\$ 310,000	\$ 310,000
									\$ 310,000
SS2	Secure Administration Entry	1	ls	\$ 5,000.00	\$ 5,000				
					\$ 5,000	\$ 1,500	\$ 1,250	\$ 7,750	\$ 10,000
									\$ 10,000
SS3	Add Security Fencing & Lockable Gate	100	lf	\$ 300.00	\$ 30,000				
					\$ 30,000	\$ 9,000	\$ 7,500	\$ 46,500	\$ 50,000
									\$ 50,000



DEL MAR ELEMENTARY SCHOOL

SITE DATA | DEL MAR ELEMENTARY SCHOOL

SITE:

ADDRESS: 1959 Merrill Street,
Santa Cruz, CA 95062

PHONE: 831.477.2063

ENROLLMENT DATA:

CBED ENROLLMENT (2021-2022): 342

GRADES: K - 5

TITLE 1: Yes

FACILITIES INVENTORY:

SITE: APN - 02805260

SITE ACREAGE: 2.7170 Acres

PERMANENT BUILDINGS: 9

OPEN DATE: February 18, 1997

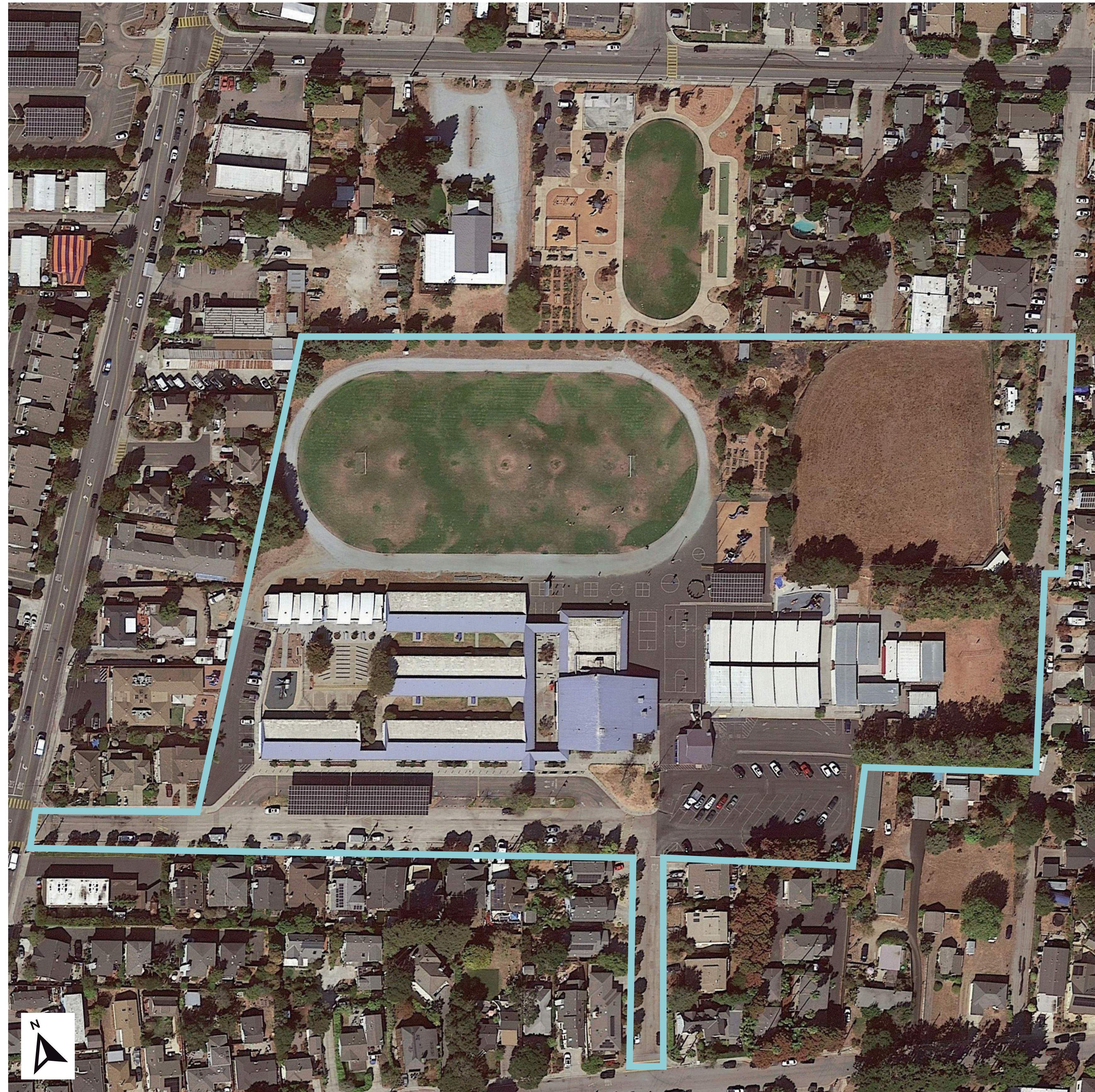
YEARS OCCUPIED: 25

BUILDING AREA:

PERMANENT: 31,132 SF

PORTABLE: 9,600 SF

TOTAL: 40,732 SF



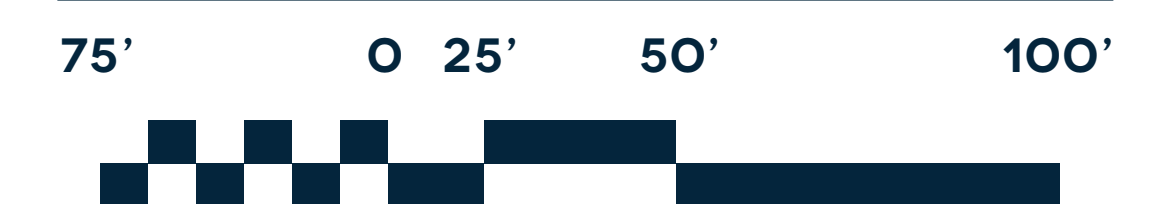


- ① Enrollment is declining.
- ② Security is a major issue; campus is completely open. Front of school classrooms are fully accessible to public. Fencing at back of campus is open in some places. People jump fence by park gate.
- ③ Severe gopher issues in grassy quad areas and soccer field. Field is unusable due to tripping hazards. Field & surrounding track needs complete upgrade (campus wants artificial turf).
- ④ Access roads and parking lots need to be repaved. Parking/ Drop off needs to be reconfigured. Smaller lot needs lighting.
- ⑤ Campus is mostly asphalt/hard surfaces. Drainage issues continue to cause issues. Over-saturation is causing issues with the current trees in planters.
- ⑥ Maple trees' roots are pulling up concrete around amphitheater.
- ⑦ Playground wood chips need to be replaced with rubber surfacing. Structure is aged. Old posts from prior shade structure still remain around play structure.
- ⑧ Admin staff space is combined with server room; very small.
- ⑨ 'Family Center' growing state-wide CEI program; parents utilize old computer lab room. Full time Family Liason staff member dedicated here. Also used for Childcare/Standardized testing.
- ⑩ Custodial bldg. needs remodeling; very dark; rot identified. Custodians want a roll up door.
- ⑪ MPR vinyl sheet floor is aging. Stage for plays used regularly.
- ⑫ Campus needs more staff restrooms; only 2 single-stall RR's on campus.
- ⑬ After school program growing steadily. Expected to serve 100% of students (1 teacher per teaching space).
- ⑭ Campus classrooms needs windows replaced.
- ⑮ SDC classrooms should be fully compliant to better serve students.
- ⑯ Main building has heating only (individual thermostats for each classroom); Classrooms are very hot in summer.

SITE LEGEND

■ CLASSROOM	■ LIBRARY
■ ADMINISTRATION	■ RESTROOM
■ MULTI-PURPOSE	■ PERFORMING ARTS
■ BUILDING SUPPORT	■ NURSE
■ COMPUTER LAB	■ CIRCULATION
■ FOOD SERVICE	■ NON-LOSD PRGM
■ SPECIAL EDUCATION	■ DISTRICT

GRAPHIC SCALE



PROPOSED SITE PLAN | DEL MAR ELEMENTARY SCHOOL

NOTES



- CC COMMUNITY | COLLABORATION**
 - CC1 New Artificial Turf Field
 - CC2 New Playground
 - CC3 New Parent Waiting Area; Update Landscaping
 - CC4 New LOSD Small Programs Bldg. & Playground
 - CC5 Potential New SCCOE Program Bldg.
 - CC6 Garden Expansion & (N) Garden Shed
 - CC7 Extend Staff Parking Lot
 - CC8 Replace Custodial Housing Building; Update Site
- RR REPURPOSE | REPLACE**
 - RR1 Kitchen Renovation & (N) Walk-In
 - RR2 New 2-Story Classroom Building
- FL FLEXIBLE LEARNING**
 - FL1 Update Classrooms for 21st Century Learning
 - FL2 Modernize Library
- ES ENVIRONMENT | SUSTAINABILITY**
 - ES1 Replace (E) Windows with Energy Efficient Windows
 - ES2 Farm
 - ES3 Outdoor Seating Areas
 - ES4 Address Concrete Lifted by Roots
 - ES5 Blacktop Expansion
 - ES6 HVAC Upgrades
- SS SAFETY | SECURITY**
 - SS1 Parking Expansion & Reconfiguration
 - SS2 Security Fencing & Front Gate
 - SS3 New Swing Gate

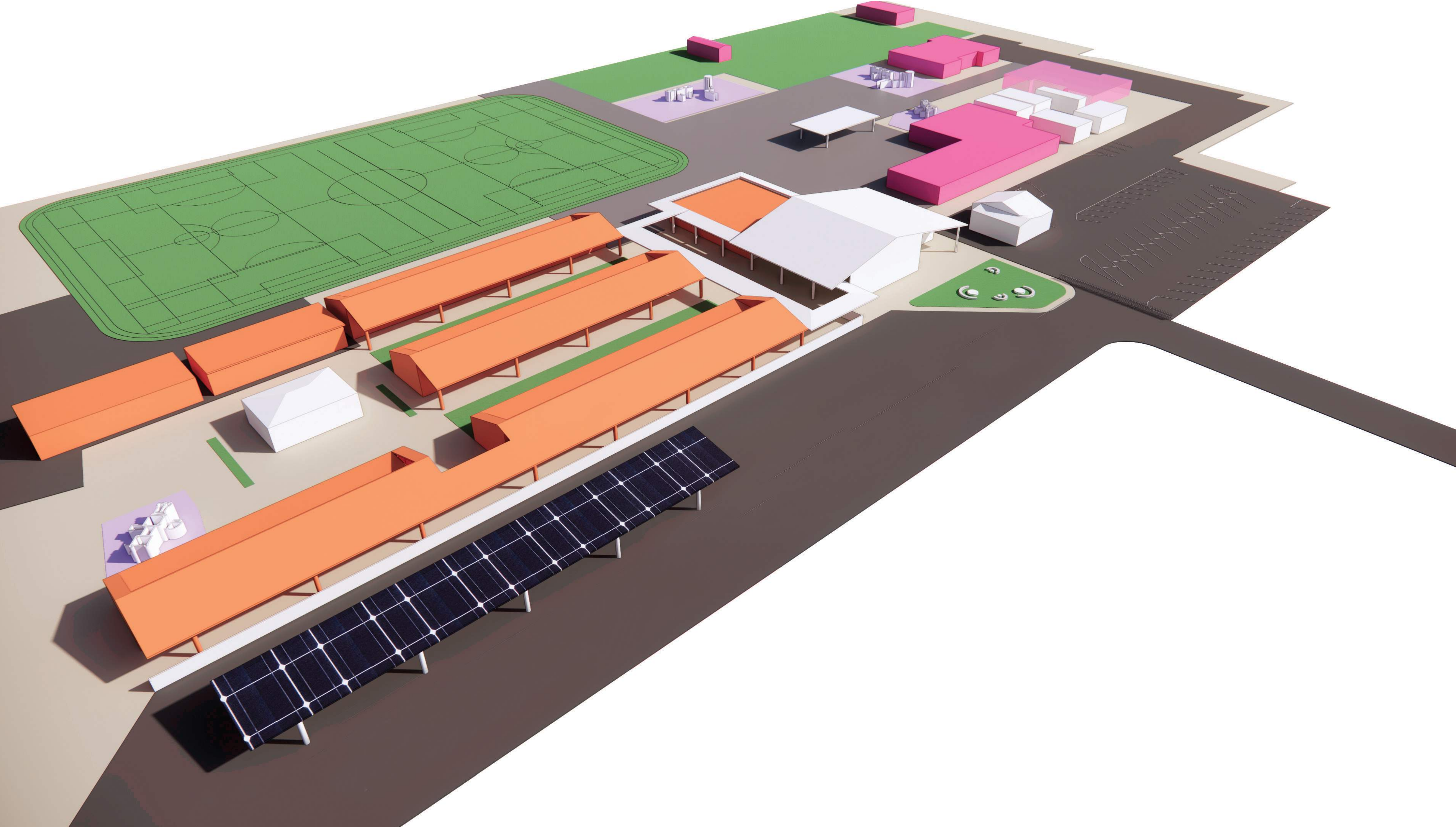
PLANNING LEGEND

■ NO WORK	■ UPDATE SOFT SURFACE
■ NEW REPLACE	■ UPDATE HARD SURFACE
■ MODERNIZE	■ RECONFIGURE PARKING
■ REFRESH	 DEMOLISH
■ CHANGE USE	
■ RECONFIGURE	
■ ADDIT. SITE WORK	

GRAPHIC SCALE



PROPOSED 3D SITE RENDER | DEL MAR ELEMENTARY SCHOOL



LIVE OAK SCHOOL DISTRICT Del Mar Elementary School

FACILITY ASSESSMENT

This worksheet establishes data for determination of priority projects across a campus or district wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only. In the event any hazardous, structural, or fire and life safety discrepancies are witnessed by the architect, the district may be required to conduct additional testing or research to ensure the safety of the students, staff, and community. The architect will report any findings of this nature to the district.

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5=	repair necessary for use past 2 years	21-25
6=	major repair needed for immediate continued use	26+

BUILDING	SQUARE FOOTAGE	RELO (Y/N)	PERM. (Y/N)	MODULAR (Y/N)	ROOM	USE	DSA#	YEAR BUILT	AGE	AGE SINCE MOD	HAZ	STRUCT.	FLS	BLDG ADA	ROOF	ENVL.	GLAZING	ACOUS.	DAYLITE	HVAC	SITE ADA	SITE UTIL	SECRTY	AESTH.	SUM	PRIORITY FACTORY
Building A	1,388		Y			Kindergarten	67315	1997	25	25	3	2	3	2	4	4	4	3	4	3	4	2	4	3	53	26.5
Building B	5,468		Y			Classrooms	67061, 01-100212	1997	25	25	3	2	3	2	4	4	4	3	4	3	4	2	4	3	53	26.5
Building C	5,468		Y			Classrooms	67315	1997	25	25	3	2	3	2	4	4	4	3	4	3	4	2	4	3	53	26.5
Building D	5,468		Y			Classrooms	67061, 01-100212, 01-112250, 02-111687	1997	25	25	3	2	3	2	4	4	4	3	4	3	4	2	4	3	53	26.5
Building D		Y					02-111687	2011	11	11	1	2	1	1	2	1	1	1	2		1	1	2	1	26	5.7
Building D		Y					02-111687	2011	11	11	1	2	1	1	2	1	1	1	2		1	1	2	1	26	5.7
Building E	11,951		Y			Multi-Purpose	29681, 67315, 01-103827	1997	25	20	3	2	3	3	4	4	4	4	4	3	3	3	4	3	55	22.0
Building K	1,389		Y			Shed	Non-DSA				4	3	4	4	4	4	4	4	4	4	4	3	4	4	65	0.0
Building L	960	Y				Kidcare	01-103355, 51897	2000	22	22	4	3	4	4	4	4	4	3	4	3	4	4	3	4	63	27.7
Building M	960	Y				ASES	01-103355, 51897	2000	22	22	4	3	4	4	4	4	4	3	4	3	4	4	3	4	63	27.7
Building N	960	Y				Classroom	01-103355	2000	22	22	4	3	4	4	4	4	4	3	4	3	4	4	3	4	63	27.7
Building O	960	Y				Classroom	01-113237	2013	9	9	4	3	4	4	4	4	4	3	4	3	4	4	3	4	63	11.3
Building P	960	Y				Music	01-113237	2013	9	9	4	3	4	4	4	4	4	3	4	3	4	4	3	4	63	11.3
Building Q	960	Y				Kidcare	01-103355	2000	22	22	4	3	4	4	4	4	4	3	4	3	4	4	3	4	63	27.7
Building R	960	Y				SDC	01-103355	2000	22	22	4	3	4	4	4	4	4	3	4	3	4	4	3	4	63	27.7
Building S	960	Y				Classroom	01-112618	2013	9	9	4	3	4	4	4	4	4	3	4	3	4	4	3	4	63	11.3
Building T	960	Y				Classroom	01-112618	2013	9	9	4	3	4	4	4	4	4	3	4	3	4	4	3	4	63	11.3
Building U	960	Y				ASES/Art	01-103355	2000	22	22	4	3	4	4	4	4	4	3	4	3	4	4	3	4	63	27.7
SUBTOTAL SQ		9,600	31,132																							
TOTAL SQ	40,732																									

COST SUMMARY | DEL MAR ELEMENTARY SCHOOL

LIVE OAK SCHOOL DISTRICT
2023 Facilities Master Plan
Project List & Budgets
Del Mar Elementary School

Del Mar Elementary School									
Scope of Work	Quantity	Unit	Unit Cost	Subtotal	Design Contingency (30%)	Non-Construction Costs (25%)	Total Concept Level Project Costs	Total Concept Level Project Costs - Rounded	
CC1 New Artificial Turf Field									
Artificial field	75,000	sf	\$ 35.00	\$ 2,625,000					
Jogging Track	10,000		\$ 50.00	\$ 500,000					
				\$ 3,125,000	\$ 937,500	\$ 781,250	\$ 4,843,750	\$ 4,840,000	
								\$ 4,840,000	
CC2 New Playground									
	5,000	sf	\$ 75.00	\$ 375,000					
	1	ls	\$ -	\$ -					
				\$ 375,000	\$ 112,500	\$ 93,750	\$ 581,250	\$ 580,000	
								\$ 580,000	
CC3 New Parent Waiting Area; Update Landscaping									
	3,000	sf	\$ 10.00	\$ 30,000					
	-	sf	\$ -	\$ -					
				\$ 30,000	\$ 9,000	\$ 7,500	\$ 46,500	\$ 50,000	
								\$ 50,000	
CC4 New LOSD Small Programs Building & Playground									
Building	5,000	sf	\$ 625.00	\$ 3,125,000					
Playground	4,000	sf	\$ 50.00	\$ 200,000					
Fencing	500	ls	\$ 100.00	\$ 50,000					
				\$ 3,375,000	\$ 1,012,500	\$ 843,750	\$ 5,231,250	\$ 5,230,000	
								\$ 5,230,000	
CC5 New SCCOE Program Building (by SCCOE)									
	-	sf	\$ 100.00	\$ -					
	-	sf	\$ 100.00	\$ -					
	-	sf	\$ 100.00	\$ -					
				\$ -	\$ -	\$ -	\$ -	\$ -	
								\$ -	
CC6 Garden Expansion & (N) Garden Shed									
Garden	13,000	sf	\$ 15.00	\$ 195,000					
Shed	200	sf	\$ 200.00	\$ 40,000					
				\$ 235,000	\$ 70,500	\$ 58,750	\$ 364,250	\$ 360,000	
								\$ 360,000	
CC7 Extend Staff Parking Lot									
	9,000	sf	\$ 30.00	\$ 270,000					
				\$ 270,000	\$ 81,000	\$ 67,500	\$ 418,500	\$ 420,000	
								\$ 420,000	
CC8 Replace Custodial Housing Building; Update Site									
Demolish house	1,680	sf	\$ 20.00	\$ 33,600					
Site Work	5,000	ea	\$ 3.00	\$ 15,000					
				\$ 48,600	\$ 14,580	\$ 12,150	\$ 75,330	\$ 80,000	
								\$ 80,000	
RR1 Kitchen Renovation & (N) Walk-In									
	850	sf	\$ 300.00	\$ 255,000					
	-		\$ -	\$ -					
				\$ 255,000	\$ 76,500	\$ 63,750	\$ 395,250	\$ 400,000	
								\$ 400,000	
RR2 New 2-Story Classroom Building									
	12,000	sf	\$ 625.00	\$ 7,500,000					
				\$ 7,500,000	\$ 2,250,000	\$ 1,875,000	\$ 11,625,000	\$ 11,630,000	
								\$ 11,630,000	
FL1 Update Classrooms for 21st Century Learning									
	2,400	ls	\$ 20.00	\$ 48,000					
				\$ 48,000	\$ 14,400	\$ 12,000	\$ 74,400	\$ 70,000	
								\$ 70,000	

LIVE OAK SCHOOL DISTRICT
2023 Facilities Master Plan
Project List & Budgets
Del Mar Elementary School

Del Mar Elementary School									
Scope of Work	Quantity	Unit	Unit Cost	Subtotal	Design Contingency (30%)	Non-Construction Costs (25%)	Total Concept Level Project Costs	Total Concept Level Project Costs - Rounded	
FL2 Modernize Library									
	1,500	sf	\$ 250.00	\$ 375,000					
	-		\$ -	\$ -					
				\$ 375,000	\$ 112,500	\$ 93,750	\$ 581,250	\$ 580,000	
								\$ 580,000	
ES1 Replace (E) Windows w/ Energy Efficient Windows									
	560	lf	\$ 700.00	\$ 392,000					
	-	ls	\$ -	\$ -					
				\$ 392,000	\$ 117,600	\$ 98,000	\$ 607,600	\$ 610,000	
								\$ 610,000	
ES2 Farm									
	5,500	sf	\$ 10.00	\$ 55,000	\$ 16,500	\$ 13,750	\$ 85,250	\$ 90,000	
								\$ 90,000	
ES3 Outdoor Seating Areas									
	6,000	sf	\$ 30.00	\$ 180,000	\$ 54,000	\$ 45,000	\$ 279,000	\$ 280,000	
				\$ 180,000	\$ 54,000	\$ 45,000	\$ 279,000	\$ 280,000	
ES4 Address Concrete Lifted by Roots									
	600	sf	\$ 50.00	\$ 30,000	\$ 9,000	\$ 7,500	\$ 46,500	\$ 50,000	
				\$ 30,000	\$ 9,000	\$ 7,500	\$ 46,500	\$ 50,000	
ES5 Blacktop Expansion									
	20,000	sf	\$ 30.00	\$ 600,000	\$ 180,000	\$ 150,000	\$ 930,000	\$ 930,000	
				\$ 600,000	\$ 180,000	\$ 150,000	\$ 930,000	\$ 930,000	
ES6 HVAC Upgrades									
	4,000	sf	\$ 20.00	\$ 80,000	\$ 24,000	\$ 20,000	\$ 124,000	\$ 120,000	
				\$ 80,000	\$ 24,000	\$ 20,000	\$ 124,000	\$ 120,000	
SS1 Parking Expansion & Reconfiguration									
	10,000	sf	\$ 30.00	\$ 300,000	\$ 90,000	\$ 75,000	\$ 465,000	\$ 470,000	
				\$ 300,000	\$ 90,000	\$ 75,000	\$ 465,000	\$ 470,000	
SS2 Security Fencing & Front Gate									
	500	lf	\$ 200.00	\$ 100,000	\$ 30,000	\$ 25,000	\$ 155,000	\$ 160,000	
				\$ 100,000	\$ 30,000	\$ 25,000	\$ 155,000	\$ 160,000	
SS3 New Swing Gate									
	1	ls	\$ 2,000.00	\$ 2,000	\$ 600	\$ 500	\$ 3,100	\$ 3,100	
				\$ 2,000	\$ 600	\$ 500	\$ 3,100	\$ 3,100	



GREEN ACRES ELEMENTARY SCHOOL

SITE DATA | GREEN ACRES ELEMENTARY SCHOOL

SITE:

ADDRESS: 966 Bostwick Lane,
Santa Cruz, CA 95062

PHONE: 831.475.0111

ENROLLMENT DATA:

CBED ENROLLMENT (2022-2023): 315

GRADES: K - 5

FACILITIES INVENTORY:

SITE: APN - 02646101

SITE ACREAGE: 10.1890 Acres

PERMANENT BUILDINGS: 5

OPEN DATE: July 1, 1980

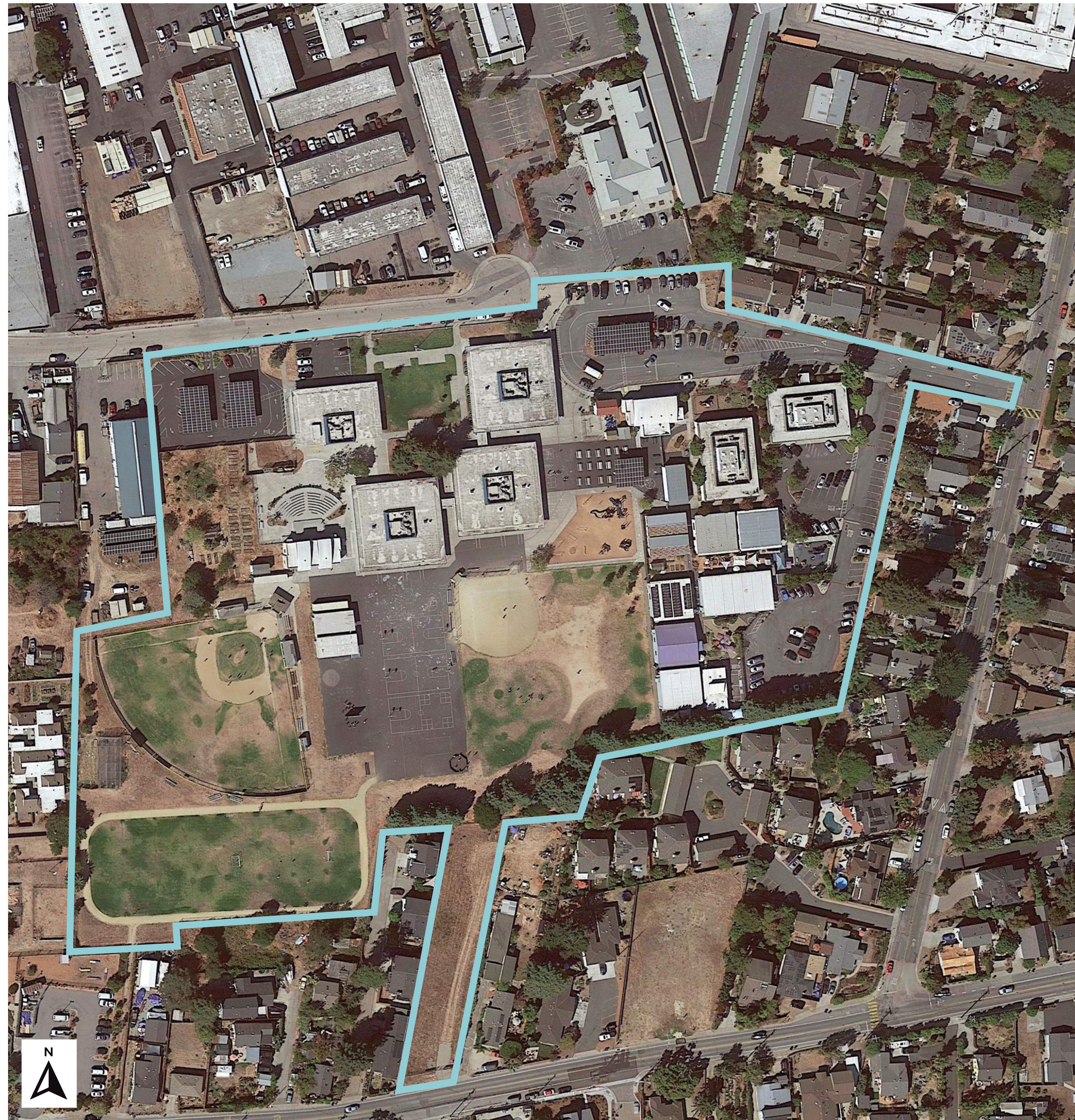
YEARS OCCUPIED: 42

BUILDING AREA:

PERMANENT: 29,700 SF

PORTABLE: 7,200 SF

TOTAL: 36,900 SF





- ① Campus is very spread out; hard to secure. Public can easily access from multiple areas. Site needs security solutions.
- ② Outside corridor spaces by restrooms are hard to supervise during playtime; no visual supervision from blacktop.
- ③ Campus wants to move CDC to Struck bldg. Tierra Pacifica shares campus (inconvenient - shared parking & lunch/recess times need to be coordinated - but campus makes it work).
- ④ Enrollment is declining. Campus needs demographic study (currently working with Power Schools on this). Ocean Alt. is a big part of student number decline. After school program has a 150 student wait list.
- ⑤ Mural repair needed on classroom building.
- ⑥ Kinder spaces can be utilized better to increase size. #44 SDC & #12 SDC Preschool should be closer together. Campus wants to add a Kinder Playground area in the dead space next to the Kinder bldg.
- ⑦ Admin offices are lacking space. Need a more secured entry/controlled campus access. Slope/cross slope is not compliant from admin bldg. to parking lot & curbs. Drop off lane needs to be reviewed; FD is requiring this to be designated as a fire lane.
- ⑧ MPR located inside CR bldg.; very noisy. Kitchen is very small; campus wants to expand and upgrade equipment. Campus wants a new MPR bldg. with RR's, storage, new Kitchen. If new MPR is built, (E) MPR could be re-purposed for Resource Room. Classrooms need to be updated for 21st Century learning; redesign CR's, get rid of unused equipment, counter tops, etc.
- ⑨ District-wide tech standards need to be set for touchscreen TV's, whiteboards for future modernizations. CR's need floor charging capabilities.
- ⑩ Classrooms need individual thermostats for temp controls and lighting upgrades.
- ⑪ Campus needs classroom storage/functional storage. Cubbies are falling apart & are creating a safety hazard.
- ⑫ School wants to move towards more gender neutral RR's; want stall dividers that are floor length to keep students from going underneath.
- ⑬ Playground wood chips need to be replaced with rubber surfacing. Add Kinder playground.
- ⑭ Field/grassy areas have gopher issues. Lack of shade in outdoor areas. No benches or shade on blacktop areas. Blacktop needs to be resurfaced; concrete needs to be evened out.
- ⑮ Campus wants to replace (E) manual marquee with electronic marquee.
- ⑯ Large outdoor planter area is hard to maintain; becomes overgrown often. Do not want to remove large trees. Would like to re-purpose this space as an outdoor gathering area to make more accessible for students.
- ⑰ MOT (Maintenance Warehouse - 960 Bostwick Ln.): Asphalt needs to be resurfaced in parking lot/around building. Need additional power supply; adding more electric buses. Want to evaluate upstairs storage space to re-purpose as office/conference area.

SITE LEGEND

■ CLASSROOM	■ LIBRARY
■ ADMINISTRATION	■ RESTROOM
■ MULTI-PURPOSE	■ PERFORMING ARTS
■ BUILDING SUPPORT	■ NURSE
■ COMPUTER LAB	■ CIRCULATION
■ FOOD SERVICE	■ NON-LOSD PRGM
■ SPECIAL EDUCATION	■ DISTRICT

GRAPHIC SCALE





- CC COMMUNITY | COLLABORATION**
 - CC1 New Multi-Purpose Building
 - CC2 Modernize Staff Office Area
 - CC3 Repurpose Large Planter for Outdoor Collaboration Area
 - CC4 Repair Mural
 - CC5 New Lunch Shade Structure
 - CC6 New Electronic Marquee
 - CC7 New Playground
 - CC8 New TK Playground
 - CC9 New Community Parking Lot
 - CC10 New Community Restroom Building
- Rr REPURPOSE | REPLACE**
 - RR1 Replace Child Development Portables
 - RR2 HVAC Upgrades
 - RR3 Demo Portables
 - RR4 Repurpose (E) MPR into Resource Room
- Ss SAFETY | SECURITY**
 - SS1 New Secured Entry at Administration
 - SS2 ADA Upgrades & Site Improvements
 - SS3 Resurface Blacktop
 - SS4 Add Speed Bumps
 - SS5 Upgrade Field to Artificial Turf
 - SS6 Reconfigure Parking, Drop-Off, & Fire Lane
- FL FLEXIBLE LEARNING**
 - FL1 Update Classrooms for 21st Century Learning
 - FL2 Future Potential Campus Expansion

PLANNING LEGEND

 NO WORK	 ADDIT. SITE WORK
 NEW REPLACE	 UPDATE SOFT SURFACE
 MODERNIZE	 UPDATE HARD SURFACE
 REFRESH	 RECONFIGURE PARKING
 CHANGE USE	 X DEMOLISH
 RECONFIGURE	

GRAPHIC SCALE



LIVE OAK SCHOOL DISTRICT Green Acres Elementary School

FACILITY ASSESSMENT

This worksheet establishes data for determination of priority projects across a campus or district wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only. In the event any hazardous, structural, or fire and life safety discrepancies are witnessed by the architect, the district may be required to conduct additional testing or research to ensure the safety of the students, staff, and community. The architect will report any findings of this nature to the district.

Rating Key		
1=	no repair necessary	1-5
2=	cosmetic repair necessary	6-10
3=	preventative maintenance necessary	11-15
4=	repair necessary	16-20
5=	repair necessary for use past 2 years	21-25
6=	major repair needed for immediate continued use	26+

BUILDING	SQUARE FOOTAGE	RELO (Y/N)	PERM. (Y/N)	MODULAR (Y/N)	ROOM	USE	DSA#	YEAR BUILT	AGE	AGE SINCE MOD	HAZ	STRUCT.	FLS	BLDG ADA	ROOF	ENVL.	GLAZING	ACOUS.	DAYLITE	HVAC	SITE ADA	SITE UTIL	SECRTY	AESTH.	SUM	PRIORITY FACTORY
Building 1	5,400		Y				26314, 01-102850	1980	42	21	2	2	2	4	4	3	4	3	3	5	5	4	4	3	54	22.7
Building 2	8,100		Y				26314, 01-102850	1980	42	21	2	2	2	4	4	3	4	3	3	5	5	4	4	3	54	22.7
Building 3	8,100		Y				26314	1980	42	42	2	2	2	4	4	3	4	3	3	5	5	4	4	3	54	45.4
Building 4	8,100		Y				26314, 01-102850	1980	42	21	2	2	2	4	4	3	4	3	3	5	5	4	4	3	54	22.7
Building 5	1,920	Y					02-112179	2011	11	11	1	2	1	1	2	1	1	1	2	5	1	1	2	1	26	5.7
Portable 1	960	Y				Classroom	47282, 01-112709	1986	36	10	2	2	2	3	4	3	4	3	3	4	4	2	3	4	49	9.8
Portable 2	960	Y				Classroom	47282, 01-112709	1986	36	10	2	2	2	3	4	3	4	3	3	4	4	2	3	4	49	9.8
SUBTOTAL SQ		3,840	29,700																							
TOTAL SQ	33,540																									

COST SUMMARY | GREEN ACRES ELEMENTARY SCHOOL

LIVE OAK SCHOOL DISTRICT
2023 Facilities Master Plan
Project List & Budgets
Green Acres Elementary School

Green Acres Elementary School									
Scope of Work	Quantity	Unit	Unit Cost	Subtotal	Design Contingency (30%)	Non-Construction Costs (25%)	Total Concept Level Project Costs	Total Concept Level Project Costs - Rounded	
CC1 New Multi-Purpose Building w/ Kitchen, Storage, & Restrooms									
Building	9,300	ls	\$ 625.00	\$ 5,812,500					
Site Work	20,000	ls	\$ 50.00	\$ 1,000,000					
				\$ 6,812,500	\$ 2,043,750	\$ 1,703,125	\$ 10,559,375	\$ 10,560,000	\$ 10,560,000
CC2 Modernize Staff Office Area									
	1,700	ls	\$ 150.00	\$ 255,000					
				\$ 255,000	\$ 76,500	\$ 63,750	\$ 395,250	\$ 400,000	\$ 400,000
CC3 Repurpose Large Planter for Outdoor Collaboration Area									
	4,500	sf	\$ 50.00	\$ 225,000					
	-	sf	\$ -	\$ -					
				\$ 225,000	\$ 67,500	\$ 56,250	\$ 348,750	\$ 350,000	\$ 350,000
CC4 Repair Mural									
	300	sf	\$ 15.00	\$ 4,500					
	1	ls	\$ -	\$ -					
				\$ 4,500	\$ 1,350	\$ 1,125	\$ 6,975	\$ 10,000	\$ 10,000
CC5 New Lunch Shade Structure									
	1,200	sf	\$ 50.00	\$ 60,000					
	-	sf	\$ 100.00	\$ -					
				\$ 60,000	\$ 18,000	\$ 15,000	\$ 93,000	\$ 90,000	\$ 90,000
CC6 New Electronic Marquee									
	1	ls	\$ 30,000.00	\$ 30,000					
				\$ 30,000	\$ 9,000	\$ 7,500	\$ 46,500	\$ 50,000	\$ 50,000
CC7 New Playground									
	4,000	sf	\$ 75.00	\$ 300,000					
	-	ea	\$ -	\$ -					
				\$ 300,000	\$ 90,000	\$ 75,000	\$ 465,000	\$ 470,000	\$ 470,000
CC8 New TK Playground									
	3,000	sf	\$ 75.00	\$ 225,000					
	1	ls	\$ -	\$ -					
				\$ 225,000	\$ 67,500	\$ 56,250	\$ 348,750	\$ 350,000	\$ 350,000
CC9 New Community Parking Lot									
	20,000	ls	\$ 25.00	\$ 500,000					
				\$ 500,000	\$ 150,000	\$ 125,000	\$ 775,000	\$ 780,000	\$ 780,000
CC10 New Community Restroom Building									
	480	ls	\$ 400.00	\$ 192,000					
				\$ 192,000	\$ 57,600	\$ 48,000	\$ 297,600	\$ 300,000	\$ 300,000
RR1 Replace Child Development Portables									
Modular Buildings	3,840	sf	\$ 350.00	\$ 1,344,000					
Site Work	5,000	sf	\$ 50.00	\$ 250,000					
				\$ 1,594,000	\$ 478,200	\$ 398,500	\$ 2,470,700	\$ 2,470,000	\$ 2,470,000
RR2 HVAC Upgrades									
	29,700	sf	\$ 30.00	\$ 891,000					
	-	sf	\$ 50.00	\$ -					
				\$ 891,000	\$ 267,300	\$ 222,750	\$ 1,381,050	\$ 1,380,000	\$ 1,380,000

LIVE OAK SCHOOL DISTRICT
2023 Facilities Master Plan
Project List & Budgets
Green Acres Elementary School

Green Acres Elementary School									
Scope of Work	Quantity	Unit	Unit Cost	Subtotal	Design Contingency (30%)	Non-Construction Costs (25%)	Total Concept Level Project Costs	Total Concept Level Project Costs - Rounded	
RR3 Demo Portables									
	3,840	sf	\$ 35.00	\$ 134,400					
				\$ 134,400	\$ 40,320	\$ 33,600	\$ 208,320	\$ 210,000	\$ 210,000
RR4 Repurpose (E) MPR into Resource Room									
	2,000	sf	\$ 150.00	\$ 300,000					
				\$ 300,000	\$ 90,000	\$ 75,000	\$ 465,000	\$ 470,000	\$ 470,000
SS1 New Secured Entry at Administration									
	1	ls	\$ 20,000.00	\$ 20,000					
				\$ 20,000	\$ 6,000	\$ 5,000	\$ 31,000	\$ 30,000	\$ 30,000
SS2 ADA Upgrades & Site Improvements									
	3,000	ls	\$ 75.00	\$ 225,000					
				\$ 225,000	\$ 67,500	\$ 56,250	\$ 348,750	\$ 350,000	\$ 350,000
SS3 Resurface Blacktop									
	60,000	sf	\$ 5.00	\$ 300,000					
				\$ 300,000	\$ 90,000	\$ 75,000	\$ 465,000	\$ 470,000	\$ 470,000
SS4 Add Speed Bumps									
	4	ls	\$ 10,000.00	\$ 40,000					
				\$ 40,000	\$ 12,000	\$ 10,000	\$ 62,000	\$ 60,000	\$ 60,000
SS5 Upgrade Field to Artificial Turf									
Artificial field	75,000	sf	\$ 35.00	\$ 2,625,000					
Jogging Track	10,000	sf	\$ 50.00	\$ 500,000					
				\$ -					
				\$ 3,125,000	\$ 937,500	\$ 781,250	\$ 4,843,750	\$ 4,840,000	\$ 4,840,000
SS6 Reconfigure Parking, Drop-Off, & Fire Lane									
	3,000	sf	\$ 35.00	\$ 105,000					
				\$ 105,000	\$ 31,500	\$ 26,250	\$ 162,750	\$ 160,000	\$ 160,000
FL1 Update Classrooms for 21st Century Learning									
	29,700	sf	\$ 5.00	\$ 148,500					
				\$ 148,500	\$ 44,550	\$ 37,125	\$ 230,175	\$ 230,000	\$ 230,000
FL2 Future Potential Campus Expansion									
	4000	sf	\$ 625.00	\$ 2,500,000					
				\$ 2,500,000	\$ 750,000	\$ 625,000	\$ 3,875,000	\$ 3,880,000	\$ 3,880,000



MAINTENANCE, OPERATIONS, & TRANSPORTATION BUILDING

SITE DATA | MAINTENANCE, OPERATIONS, & TRANSPORTATION BUILDING

SITE:

ADDRESS: 960 Bostwick Lane,
Santa Cruz, CA 95062

STAFF DATA:

TOTAL STAFF MEMBERS: 8

FACILITIES INVENTORY:

SITE: APN - 02646101
(Part of Green Acres ES)

SITE ACREAGE: 10.18 Acres

PERMANENT BUILDINGS: 1

OPEN DATE: 2006

BUILDING AREA:

OFFICES: 902 SF

UPPER STORAGE/MEZZANINE: 890 SF

STORAGE ROOM: 286 SF

VEHICLE STORAGE: 2,244 SF

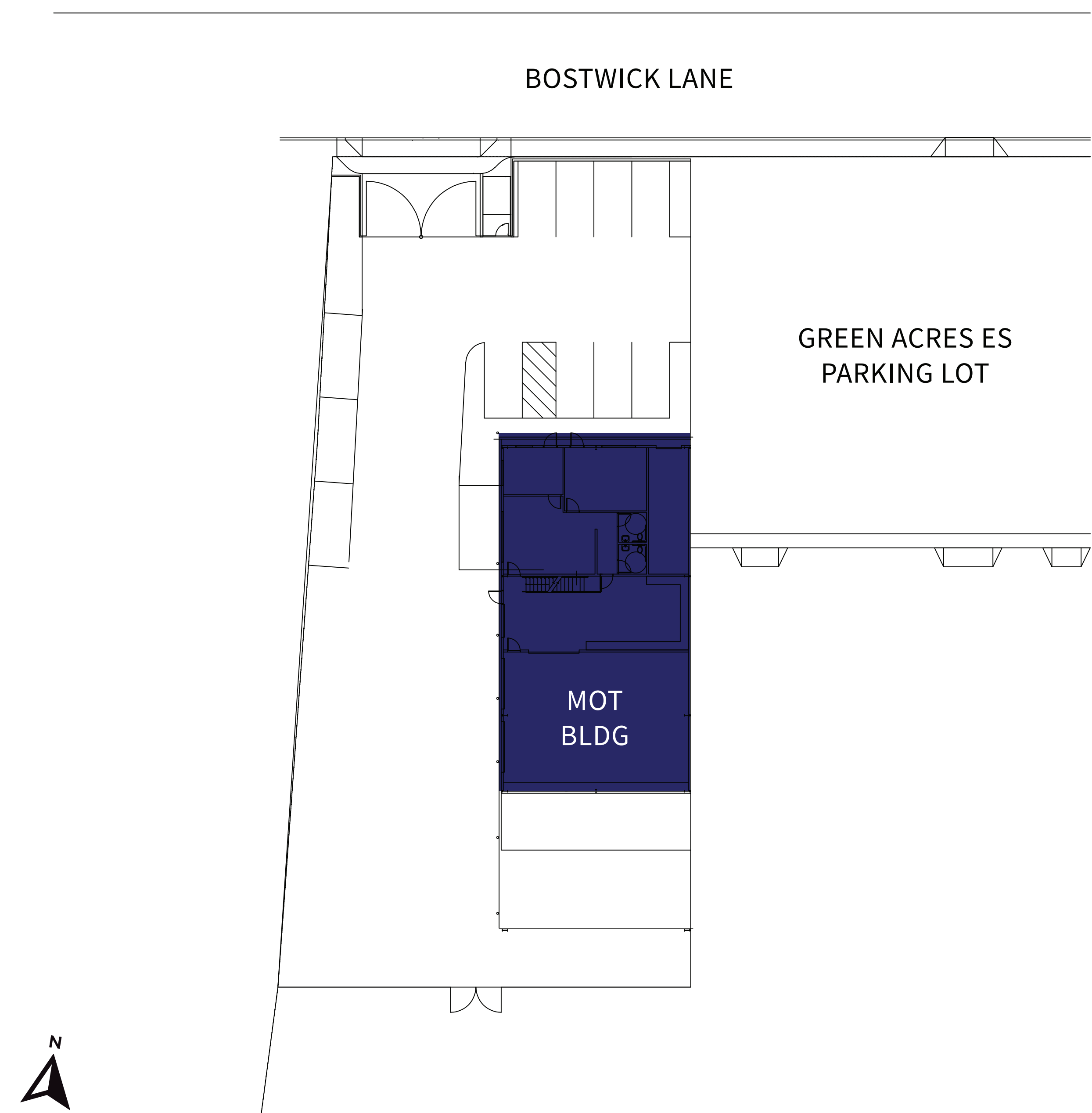
RESTROOMS: 110 SF

TOTAL: 3,667.5 SF

EXTERIOR COVERED BUS WASH: 1,430 SF



- ① Asphalt needs to be resurfaced in parking lot/around building.
- ② MOT needs additional power supply; District will be adding more electric buses in the future.
- ③ MOT staff wants to evaluate upstairs storage area to re-purpose space as an office/conference area.



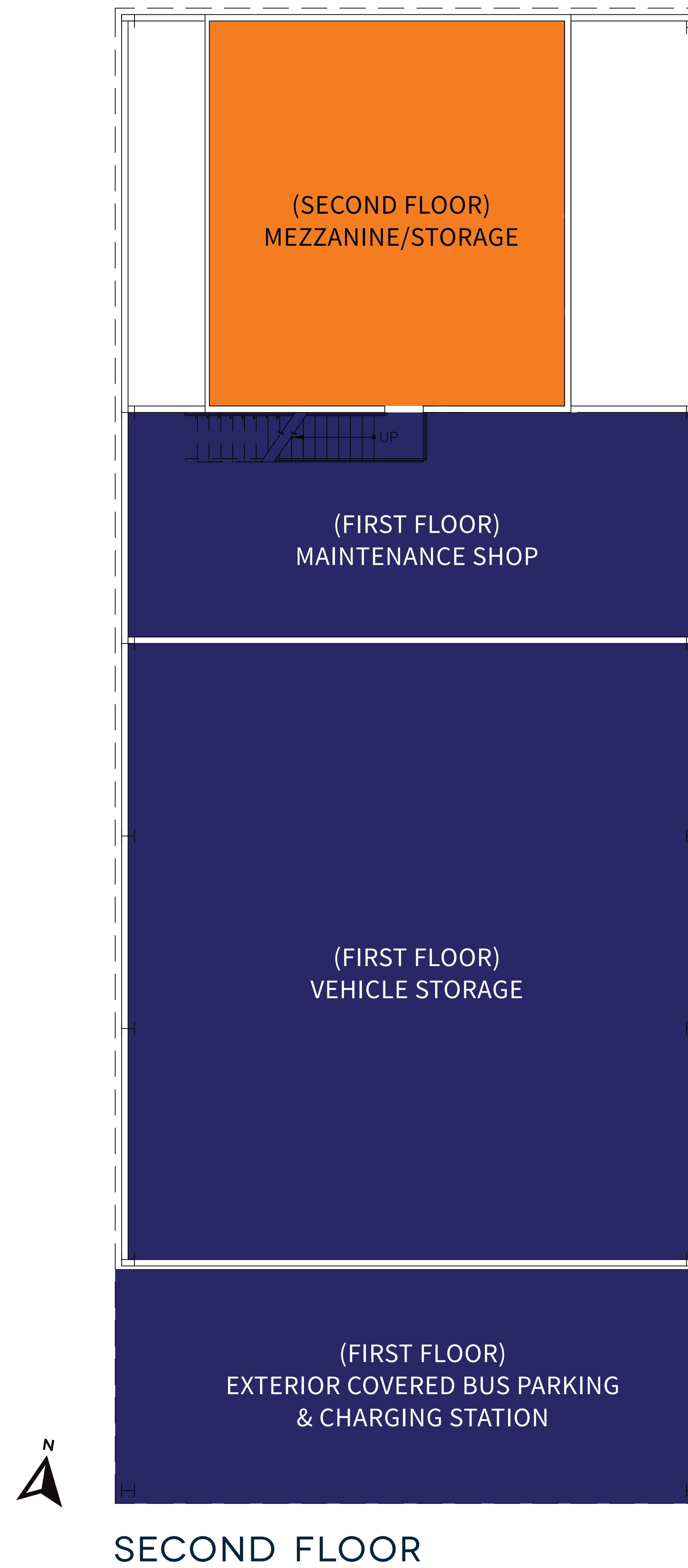
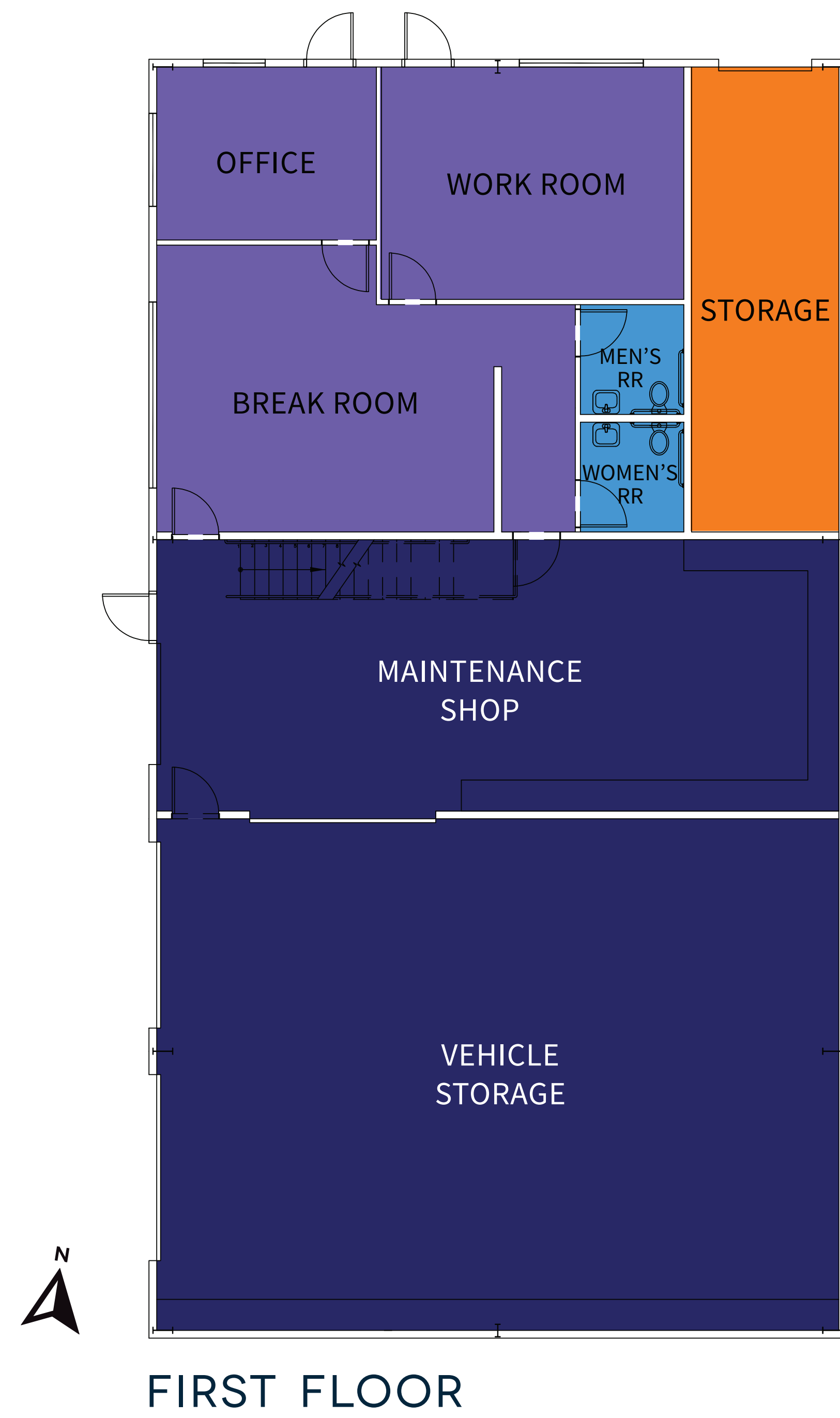
SITE LEGEND

CLASSROOM	LIBRARY
ADMINISTRATION	RESTROOM
MULTI-PURPOSE	PERFORMING ARTS
BUILDING SUPPORT	NURSE
COMPUTER LAB	CIRCULATION
FOOD SERVICE	NON-LOSD PRGM
SPECIAL EDUCATION	DISTRICT

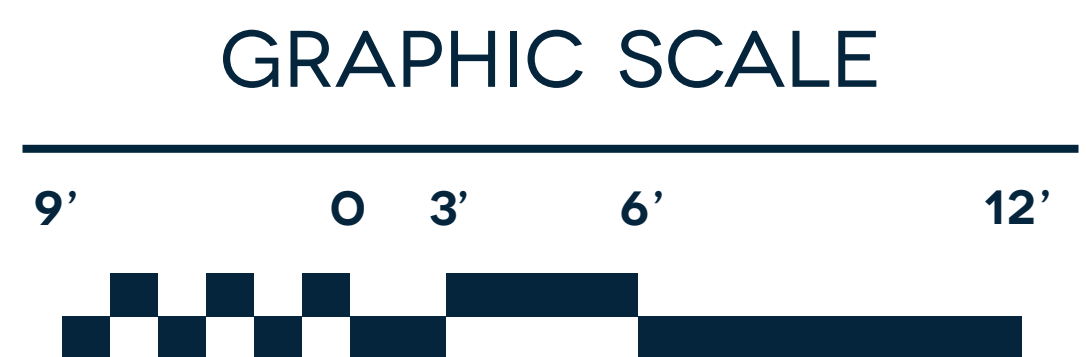
GRAPHIC SCALE



EXISTING FLOOR PLAN | MAINTENANCE, OPERATIONS, & TRANSPORTATION BUILDING



SITE LEGEND	
■ CLASSROOM	■ LIBRARY
■ ADMINISTRATION	■ RESTROOM
■ MULTI-PURPOSE	■ PERFORMING ARTS
■ BUILDING SUPPORT	■ NURSE
■ COMPUTER LAB	■ CIRCULATION
■ FOOD SERVICE	■ NON-LOSD PRGM
■ SPECIAL EDUCATION	■ DISTRICT





- Rr** REPURPOSE | REPLACE
 - RR1 Repurpose Storage Space for Office Use
- Es** ENVIRONMENT | SUSTAINABILITY
 - ES1 Additional Power for Electric Buses
- Ss** SAFETY | SECURITY
 - SS1 Repave & Restripe Parking Lot
 - SS2 Upgrade Storage Yard

PLANNING LEGEND

■ NO WORK	■ ADDIT. SITE WORK
■ NEW REPLACE	■ UPDATE SOFT SURFACE
■ MODERNIZE	■ UPDATE HARD SURFACE
■ REFRESH	■ RECONFIGURE PARKING
■ CHANGE USE	X DEMOLISH
■ RECONFIGURE	

GRAPHIC SCALE



COST SUMMARY | MAINTENANCE, OPERATIONS, & TRANSPORTATION BUILDING

LIVE OAK SCHOOL DISTRICT
2023 Facilities Master Plan
Project List & Budgets
Maintenance Operations and Transportation

Maintenance Operations and Transportation									
Scope of Work	Quantity	Unit	Unit Cost	Subtotal	Design Contingency (30%)	Non-Construction Costs (25%)	Total Concept Level Project Costs	Total Concept Level Project Costs - Rounded	
RR1 Repurpose Storage Space for Office Use	600	ls	\$ 100.00	\$ 60,000					
				\$ 60,000	\$ 18,000	\$ 15,000	\$ 93,000		\$ 90,000
									\$ 90,000
ES1 Additional Power for Electric Buses	1	ls	\$ 50,000.00	\$ 50,000					
	-	sf	\$ -	\$ -					
				\$ 50,000	\$ 15,000	\$ 12,500	\$ 77,500		\$ 80,000
									\$ 80,000
SS1 Added Power for Electric Buses									
Repave & Restripe Parking Lot	8,000	ls	\$ 25.00	\$ 200,000					
				\$ 200,000	\$ 60,000	\$ 50,000	\$ 310,000		\$ 310,000
									\$ 310,000
SS2 Upgrade Storage Yard	7,000	sf	\$ 10.00	\$ 70,000					
				\$ 70,000	\$ 21,000	\$ 17,500	\$ 108,500		\$ 110,000
									\$ 110,000



SHORELINE MIDDLE SCHOOL

SITE DATA | SHORELINE MIDDLE SCHOOL

SITE:

ADDRESS: 855 17th Avenue,
Santa Cruz, CA 95062

PHONE: 831.475.6565

ENROLLMENT DATA:

CBED ENROLLMENT (2022-2023): 441

GRADES: 6 - 8

FACILITIES INVENTORY:

SITE: APN - 02725121

SITE ACREAGE: 10.440 Acres

PERMANENT BUILDINGS: 2

OPEN DATE: February 18, 1997

YEARS OCCUPIED: 25

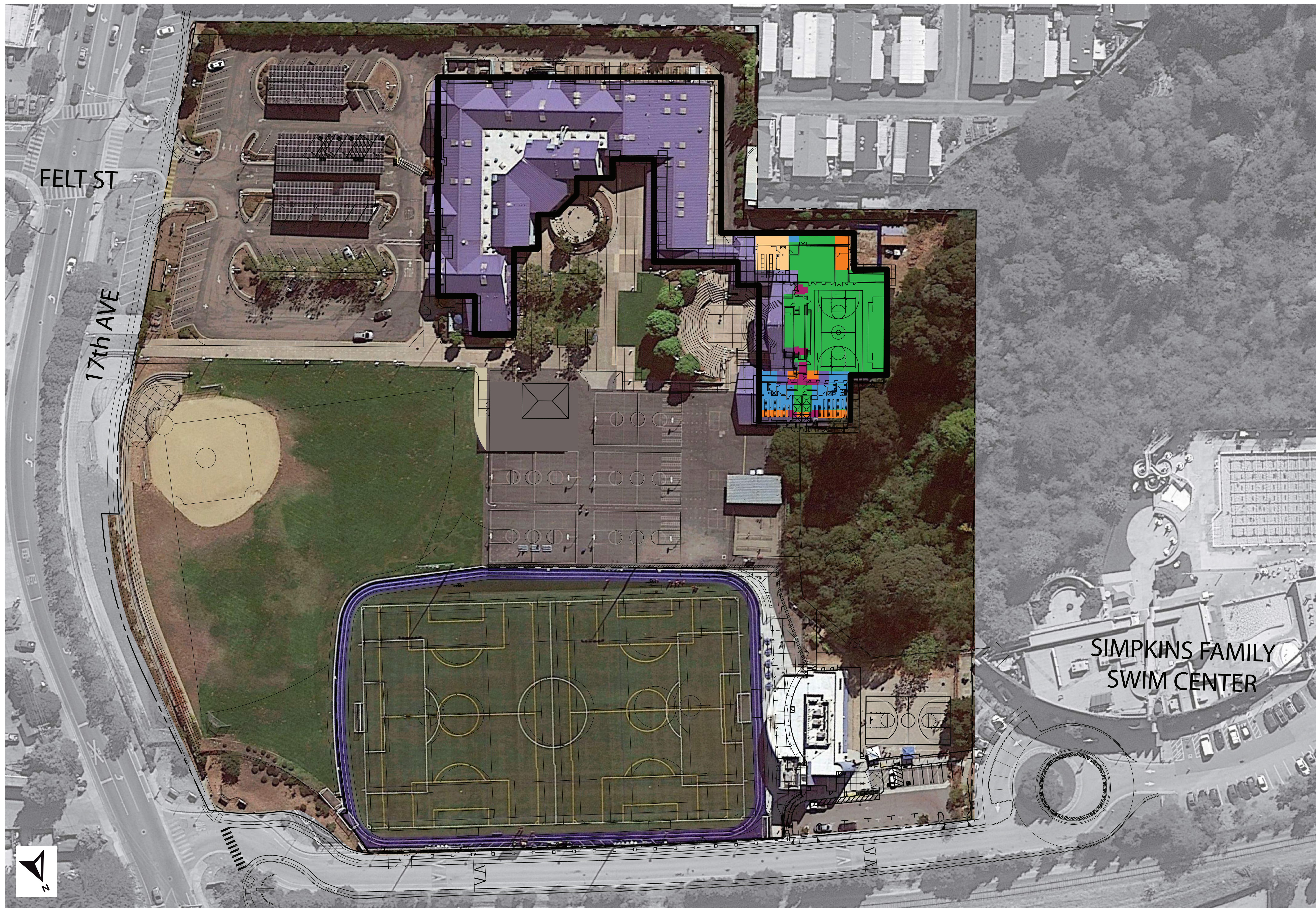
BUILDING AREA:

PERMANENT: 75,454 SF

PORTABLE: N/A

TOTAL: 75,454 SF



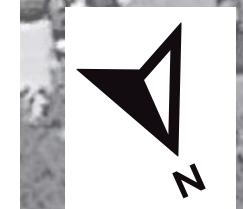
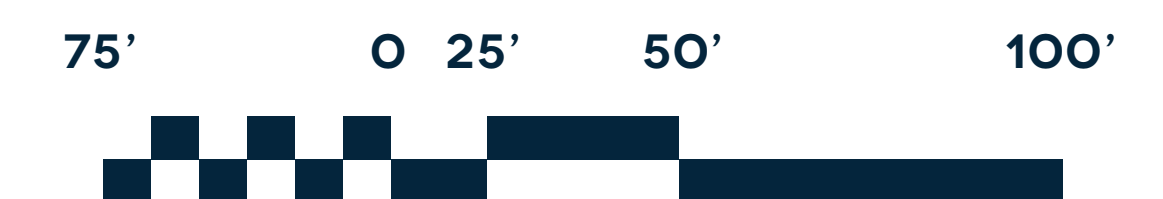


- ① Cars back up on 17th Ave. (mainly during pick-up, parents wait early for students to get out); rainy days are especially bad, school has to reroute cars through middle staff parking lane.
- ② Softball field has drainage issues, gopher holes, geese, etc.; bleacher seating OK; staff wants to replace grass with turf.
- ③ New soccer turf field is sloughing off on the sloped hill area. Some spots have holes/are caving in. This area has good potential for terraced parent seating section.
- ④ Campus blacktop needs to be resurfaced. Aggregate needs to be replaced; not ADA; tripping hazards.
- ⑤ Staff wants to replace outdoor porta restrooms with permanent restroom building; reduce community using RR's w/in campus.
- ⑥ Staff wants an electronic marquee at the 17th Ave. entrance with viewing capabilities from both sides of the street.
- ⑦ Need a crosswalk with lights for students crossing 17th Ave by train tracks.
- ⑧ Campus is very open & exposed; public can easily access through front & field. Need fencing installed along softball field with lockable gate & side door/panic bar by entrance to blacktop. Fire lane on opposite side of campus needs to be secured as well.
- ⑨ Front Entrance/Admin needs to be reconfigured to allow for a more secured entry; control access & visibility of guests entering school. Stairway to second floor is completely open; public can bypass office entirely upon entering.
- ⑩ Windows are old; need to be replaced. They are very heavy and slam constantly. Replacement parts are hard to find.
- ⑪ Front gate needs to be replaced with an electric, rolling one.
- ⑫ Gym flooring needs to be replaced ASAP; pour surface is falling apart. Address flooding issue. Court area is very small; look into expansion of courts & reducing stage area. Gym lacks storage; Cafe, tables are built into walls, rarely used & are very hard to take out and put back.
- ⑬ Kids keep breaking down sheet rock in locker rooms. Need more changing stalls for Trans students; many lockers are unused, rows can be removed. Dry wall gone between Mech room and Foyer A (degrading by boiler/flooding in hallways). Exterior doors to Locker rooms barely close. Shower water causes flooding and pooling when used.
- ⑭ Food Serving area has ADA issues (stainless steel bar).
- ⑮ Music room risers are not compliant; continue to fall apart. Storage is all raised; must climb risers to access cabinets.
- ⑯ STEAM room needs equipment upgrades & storage solutions.
- ⑰ Life lab & amphitheater area behind library needs more water access/irrigation.
- ⑱ Library needs updated furniture; more storage.
- ⑲ Staff wants to convert Boys RR to Gender Neutral stalls.
- ⑳ Classrooms get very hot; no A.C except Computer Lab.
- ㉑ Science classrooms need more outlets. Current classrooms cannot accommodate P.E. indoor classes.

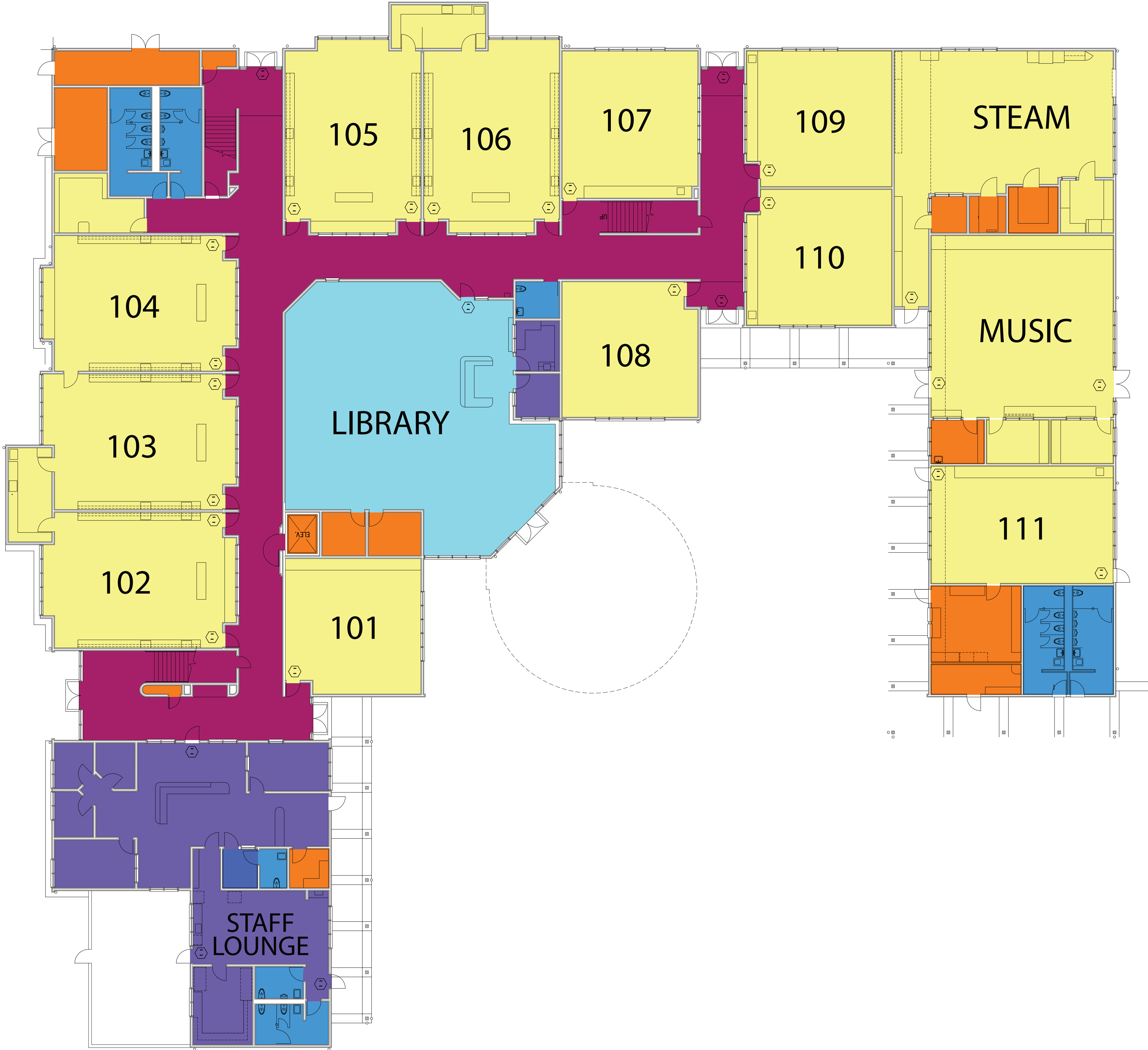
SITE LEGEND

CLASSROOM	LIBRARY
ADMINISTRATION	RESTROOM
MULTI-PURPOSE	PERFORMING ARTS
BUILDING SUPPORT	NURSE
COMPUTER LAB	CIRCULATION
FOOD SERVICE	NON-LOSD PRGM
SPECIAL EDUCATION	DISTRICT

GRAPHIC SCALE



EXISTING FLOOR PLAN | SHORELINE MIDDLE SCHOOL [LEVEL ONE]

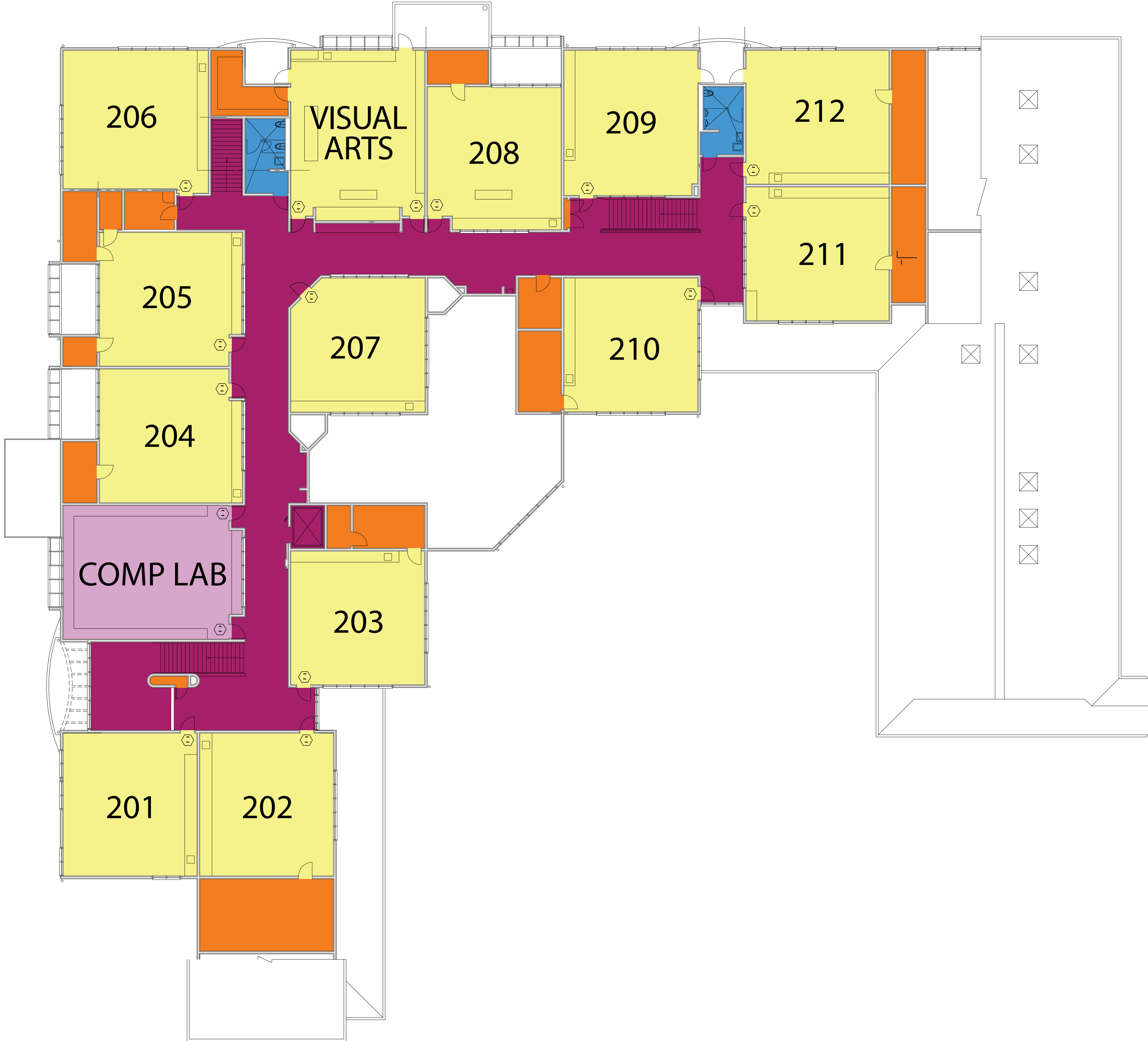


SITE LEGEND

CLASSROOM	LIBRARY
ADMINISTRATION	RESTROOM
MULTI-PURPOSE	PERFORMING ARTS
BUILDING SUPPORT	NURSE
COMPUTER LAB	CIRCULATION
FOOD SERVICE	NON-LOSD PRGM
SPECIAL EDUCATION	DISTRICT

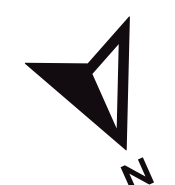


EXISTING FLOOR PLAN | SHORELINE MIDDLE SCHOOL [LEVEL TWO]

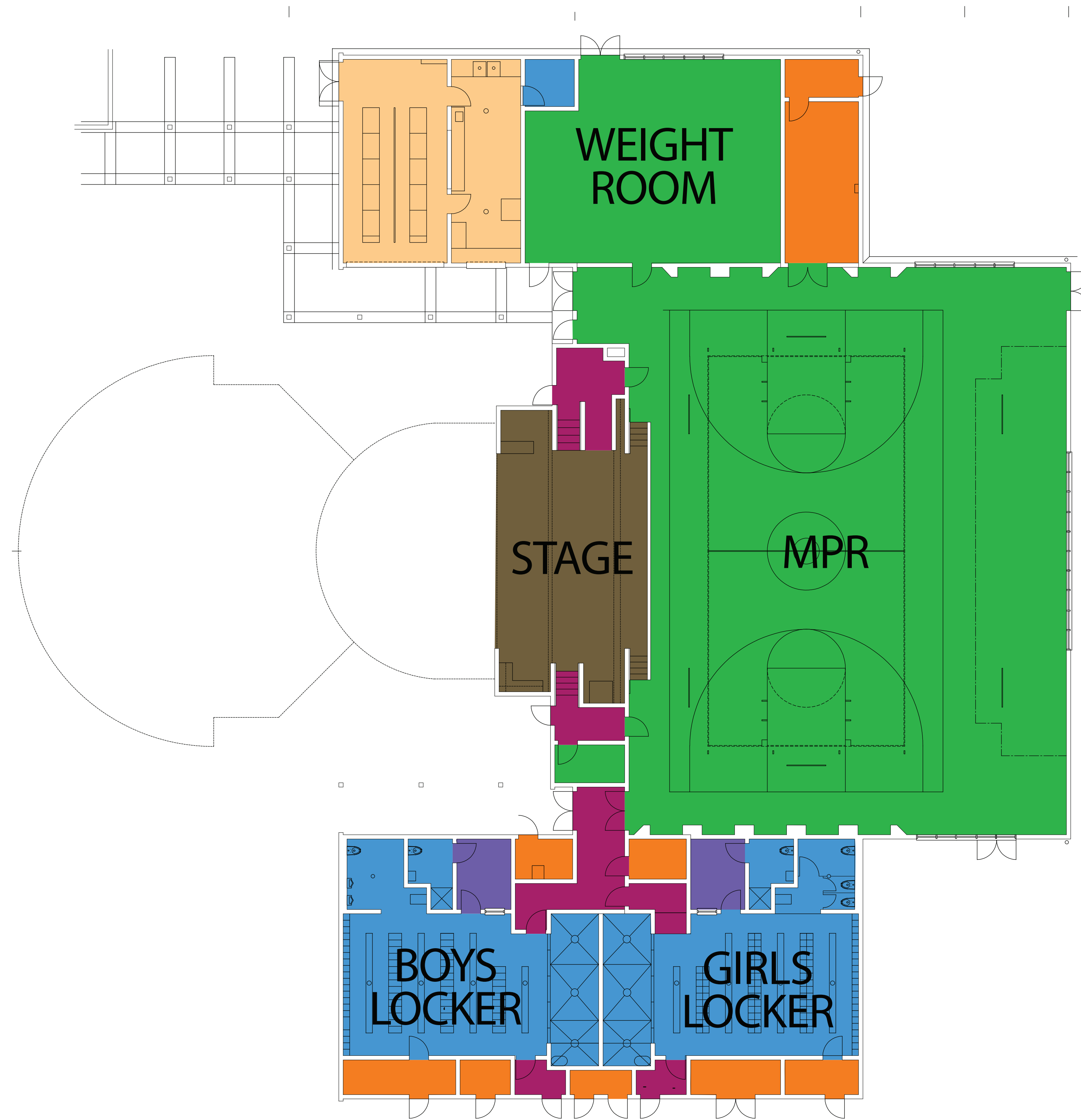


SITE LEGEND

CLASSROOM	LIBRARY
ADMINISTRATION	RESTROOM
MULTI-PURPOSE	PERFORMING ARTS
BUILDING SUPPORT	NURSE
COMPUTER LAB	CIRCULATION
FOOD SERVICE	NON-LOSD PRGM
SPECIAL EDUCATION	DISTRICT



EXISTING FLOOR PLAN | SHORELINE MIDDLE SCHOOL [MPR BUILDING]



SITE LEGEND

CLASSROOM	LIBRARY
ADMINISTRATION	RESTROOM
MULTI-PURPOSE	PERFORMING ARTS
BUILDING SUPPORT	NURSE
COMPUTER LAB	CIRCULATION
FOOD SERVICE	NON-LOSD PRGM
SPECIAL EDUCATION	DISTRICT

GRAPHIC SCALE



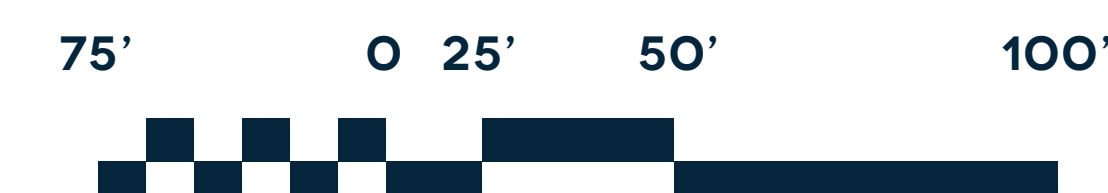


- CC COMMUNITY | COLLABORATION**
 - CC1 New Electronic Marquee
 - CC2 New Joint-Use Restroom
 - CC3 Add Terraced Seating by Turf Field
- RR REPURPOSE | REPLACE**
 - RR1 Replace Gym Flooring; Reduce Stage to Expand Courts
 - RR2 Modernize Gym, Weight, & Locker Rooms
 - RR3 Replace Windows
- SS SAFETY | SECURITY**
 - SS1 ADA Upgrades in Food Serving Area; Remove Stainless Steel Bar
 - SS2 Secure & Reconfigure Front Entrance
 - SS3 Reconfigure Pick-Up/Drop Off Lanes
 - SS4 New Electric Rolling Gate
 - SS5 Add Crosswalk on 17th Avenue
 - SS6 Add ADA Ramp
 - SS7 Utility Upgrades; New POT Lighting
 - SS8 Secure Site Perimeter; Add Lockable Gates
- FL FLEXIBLE LEARNING**
 - FL1 Update Classrooms for 21st Century Learning
 - FL2 Update STEAM Classroom Equipment & Add Storage
 - FL3 Replace Music Room Risers; ADA Upgrades
- ES ENVIRONMENT | SUSTAINABILITY**
 - ES1 Replace Softball Field w/ Artificial Turf; Address Drainage Issues
 - ES2 Resurface Blacktop & Aggregate; Utility Upgrades

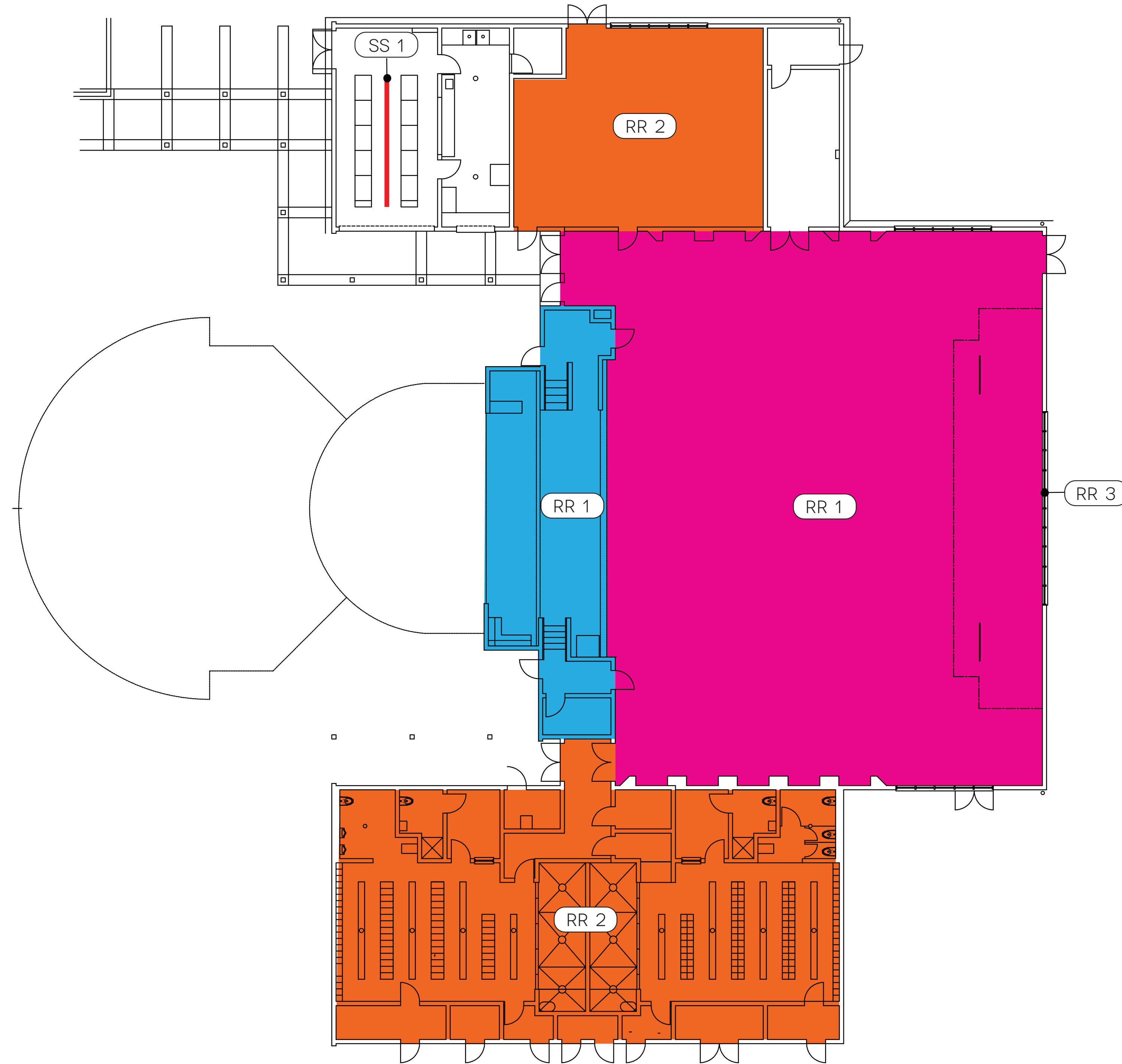
PLANNING LEGEND

 NO WORK	 UPDATE SOFT SURFACE
 NEW REPLACE	 UPDATE HARD SURFACE
 MODERNIZE	 RECONFIGURE PARKING
 REFRESH	 X DEMOLISH
 CHANGE USE	
 RECONFIGURE	
 ADDIT. SITE WORK	

GRAPHIC SCALE



- SS SAFETY | SECURITY**
 - SS1 ADA Upgrades in Food Serving Area; Remove Stainless Steel Bar
- RR REPURPOSE | REPLACE**
 - RR1 Replace Gym Flooring; Reduce Stage to Expand Courts
 - RR2 Modernize Gym Weight, & Locker Rooms
 - RR3 Replace Windows

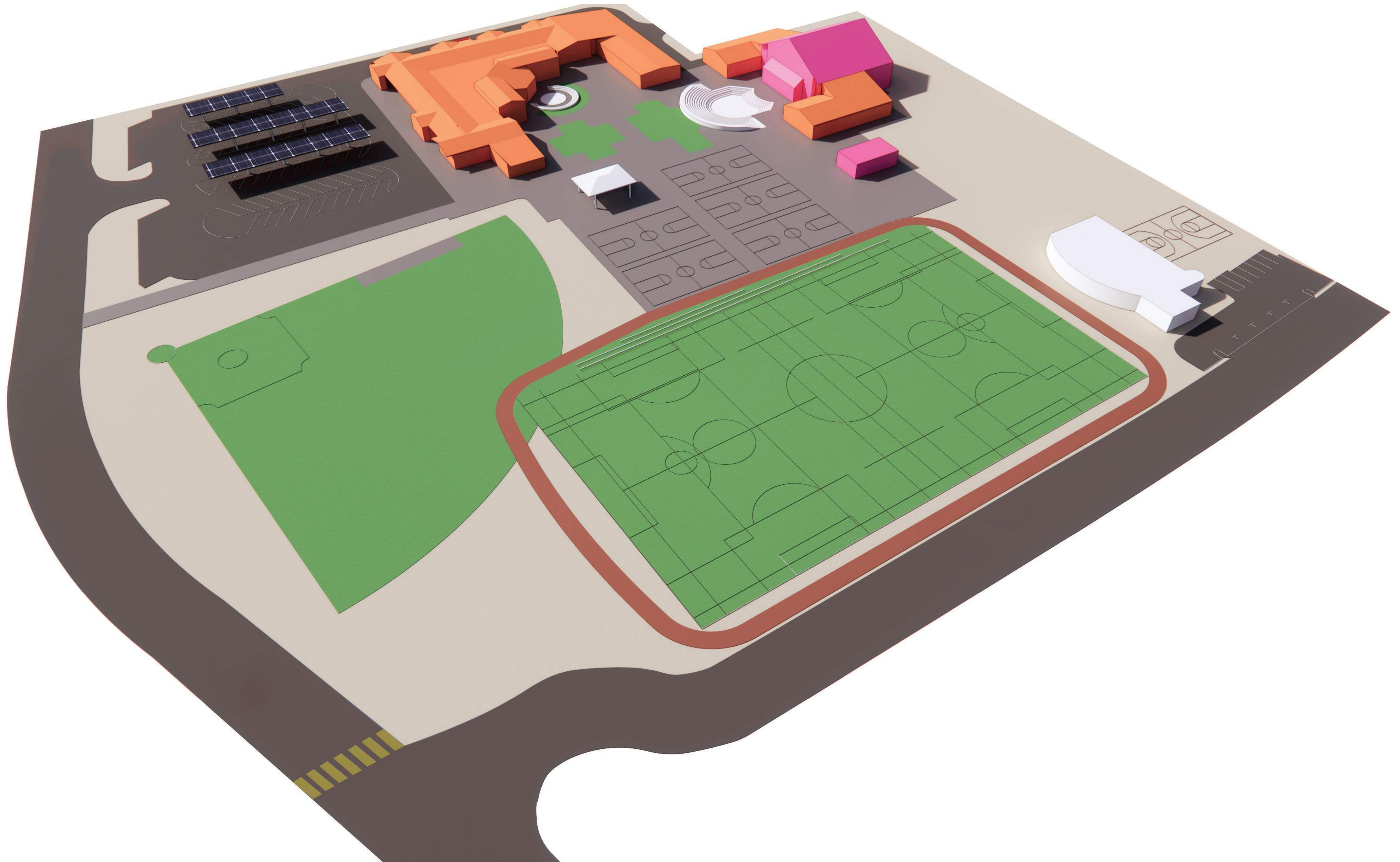


PLANNING LEGEND

 NO WORK	 UPDATE SOFT SURFACE
 NEW REPLACE	 UPDATE HARD SURFACE
 MODERNIZE	 RECONFIGURE PARKING
 REFRESH	X DEMOLISH
 CHANGE USE	
 RECONFIGURE	
 ADDIT. SITE WORK	

GRAPHIC SCALE





LIVE OAK SCHOOL DISTRICT Shoreline Middle School

FACILITY ASSESSMENT

This worksheet establishes data for determination of priority projects across a campus or district wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only. In the event any hazardous, structural, or fire and life safety discrepancies are witnessed by the architect, the district may be required to conduct additional testing or research to ensure the safety of the students, staff, and community. The architect will report any findings of this nature to the district.

Rating Key		
1=	no repair necessary	1-5
2=	cosmetic repair necessary	6-10
3=	preventative maintenance necessary	11-15
4=	repair necessary	16-20
5=	repair necessary for use past 2 years	21-25
6=	major repair needed for immediate continued use	26+

BUILDING	SQUARE FOOTAGE	RELO (Y/N)	PERM. (Y/N)	MODULAR (Y/N)	ROOM	USE	DSA#	YEAR BUILT	AGE	AGE SINCE MOD	HAZ	STRUCT.	FLS	BLDG ADA	ROOF	ENVL.	GLAZING	ACOUS.	DAYLITE	HVAC	SITE ADA	SITE UTIL	SECRTY	AESTH.	SUM	PRIORITY FACTORY
Building 1	51,787		Y		100	Class/Admin	59429, 01-117927, 01-109690	1993	29	14	1	1	3	3	3	2	3	1	2	3	2	3	3	1	36	10.1
Building 2	13,254		Y		200	Multi-Purpose	59429, 01-109690	1993	29	14	1	1	3	4	3	3	3	4	3	4	4	4	3	2	47	13.2
Building 3	10,413		Y		300	Boys & Girls Club	01-113845	2014	8	8	1	1	2	4	2	2	2	1	1	2	1	1	3	2	25	4.0
SUBTOTAL SQ			75,454																							
TOTAL SQ	75,454																									



COST SUMMARY | SHORELINE MIDDLE SCHOOL

LIVE OAK SCHOOL DISTRICT
2023 Facilities Master Plan
Project List & Budgets
Shoreline Middle School

Shoreline Middle School					Design Contingency (30%)	Non-Construction Costs (25%)	Total Concept Level Project Costs	Total Concept Level Project Costs - Rounded
Scope of Work	Quantity	Unit	Unit Cost	Subtotal				
CC1 New Electronic Marquee	1	ls	\$ 30,000.00	\$ 30,000				
				\$ 30,000	\$ 9,000	\$ 7,500	\$ 46,500	\$ 50,000
								\$ 50,000
CC2 New Joint-Use Restroom Building	480	sf	\$ 400.00	\$ 192,000	\$ 57,600	\$ 48,000	\$ 297,600	\$ 300,000
				\$ 192,000				\$ 300,000
CC3 Add Terraced Seating by Turf Field	250	lf	\$ 200.00	\$ 50,000				
	-	sf	\$ -	\$ -	\$ 15,000	\$ 12,500	\$ 77,500	\$ 80,000
				\$ 50,000				\$ 80,000
RR1 Replace Gym Flooring; Reduce Stage to Expand Courts	6,000		\$ 25.00	\$ 150,000				
				\$ 150,000	\$ 45,000	\$ 37,500	\$ 232,500	\$ 230,000
								\$ 230,000
RR2 Modernize Gym, Weight, & Locker Rooms	12,300		\$ 220.00	\$ 2,706,000				
	-	sf	\$ 100.00	\$ -	\$ 811,800	\$ 676,500	\$ 4,194,300	\$ 4,190,000
				\$ 2,706,000				\$ 4,190,000
RR3 Replace Windows	29,500	sf	\$ 30.00	\$ 885,000				
				\$ 885,000	\$ 265,500	\$ 221,250	\$ 1,371,750	\$ 1,370,000
								\$ 1,370,000
SS1 ADA Upgrades in Food Serving Area; Remove Stainless Steel Bar	330	sf	\$ 10.00	\$ 3,300				
	-	ea	\$ -	\$ -	\$ 990	\$ 825	\$ 5,115	\$ 10,000
				\$ 3,300				\$ 10,000
SS2 Secure & Reconfigure Front Entrance	500	sf	\$ 220.00	\$ 110,000				
			\$ -	\$ -	\$ 110,000	\$ 33,000	\$ 170,500	\$ 170,000
								\$ 170,000
SS3 Reconfigure Pick-Up/Drop-Off Lanes	13,000	ls	\$ 10.00	\$ 130,000				
				\$ 130,000	\$ 39,000	\$ 32,500	\$ 201,500	\$ 200,000
								\$ 200,000
SS4 New Electric Rolling Gate	1	ls	\$ 10,000.00	\$ 10,000				
	-			\$ -	\$ 3,000	\$ 2,500	\$ 15,500	\$ 20,000
				\$ 10,000				\$ 20,000
SS5 Add Crosswalk on 17th Avenue	2,000	sf	\$ 100.00	\$ 200,000				
	-	sf	\$ 50.00	\$ -	\$ 200,000	\$ 60,000	\$ 310,000	\$ 310,000
				\$ 200,000				\$ 310,000
SS6 Add ADA Ramp	800	sf	\$ 200.00	\$ 160,000				
	-	sf	\$ -	\$ -	\$ 160,000	\$ 48,000	\$ 248,000	\$ 250,000
	-	sf	\$ 50.00	\$ -				\$ 250,000
				\$ 160,000				\$ 250,000
SS7 Utility Upgrades; New POT Lighting	5	ls	\$ 10,000.00	\$ 50,000				
				\$ 50,000	\$ 15,000	\$ 12,500	\$ 77,500	\$ 80,000
								\$ 80,000

LIVE OAK SCHOOL DISTRICT
2023 Facilities Master Plan
Project List & Budgets
Shoreline Middle School

Shoreline Middle School					Design Contingency (30%)	Non-Construction Costs (25%)	Total Concept Level Project Costs	Total Concept Level Project Costs - Rounded
Scope of Work	Quantity	Unit	Unit Cost	Subtotal				
SS7 Utility Upgrades; New POT Lighting	5	ls	\$ 10,000.00	\$ 50,000				
				\$ 50,000	\$ 15,000	\$ 12,500	\$ 77,500	\$ 80,000
								\$ 80,000
SS8 Secure Site Perimeter; Add Lockable Gates	800	ls	\$ 300.00	\$ 240,000				
				\$ 240,000	\$ 72,000	\$ 60,000	\$ 372,000	\$ 370,000
								\$ 370,000
FL1 Update Classrooms for 21st Century Learning	60,000	sf	\$ 5.00	\$ 300,000				
				\$ 300,000	\$ 90,000	\$ 75,000	\$ 465,000	\$ 470,000
								\$ 470,000
FL2 Update STEAM Classroom Equipment & Add Storage	1,200	sf	\$ 50.00	\$ 60,000				
				\$ 60,000	\$ 18,000	\$ 15,000	\$ 93,000	\$ 90,000
								\$ 90,000
FL3 Replace Music Room Risers; ADA Upgrades	900	sf	\$ 150.00	\$ 135,000				
				\$ 135,000	\$ 40,500	\$ 33,750	\$ 209,250	\$ 210,000
								\$ 210,000
ES1 Replace Softball Field w/ Artificial Turf; Address Drainage Issues	75,000	sf	\$ 25.00	\$ 1,875,000				
				\$ 1,875,000	\$ 562,500	\$ 468,750	\$ 2,906,250	\$ 2,910,000
								\$ 2,910,000
ES2 Resurface Blacktop & Aggregate; Utility Upgrades	38,000	sf	\$ 10.00	\$ 380,000				
				\$ 380,000	\$ 114,000	\$ 95,000	\$ 589,000	\$ 590,000
								\$ 590,000

1777 CAPITOLA AVE

SITE DATA | 1777 CAPITOLA AVE

SITE:

ADDRESS: 1777 Capitola Road,
Santa Cruz, CA 95062

FACILITIES INVENTORY:

PARCEL NO.: 029-101-44

PARCEL SIZE: 61,899 sf (1.414 Acres)

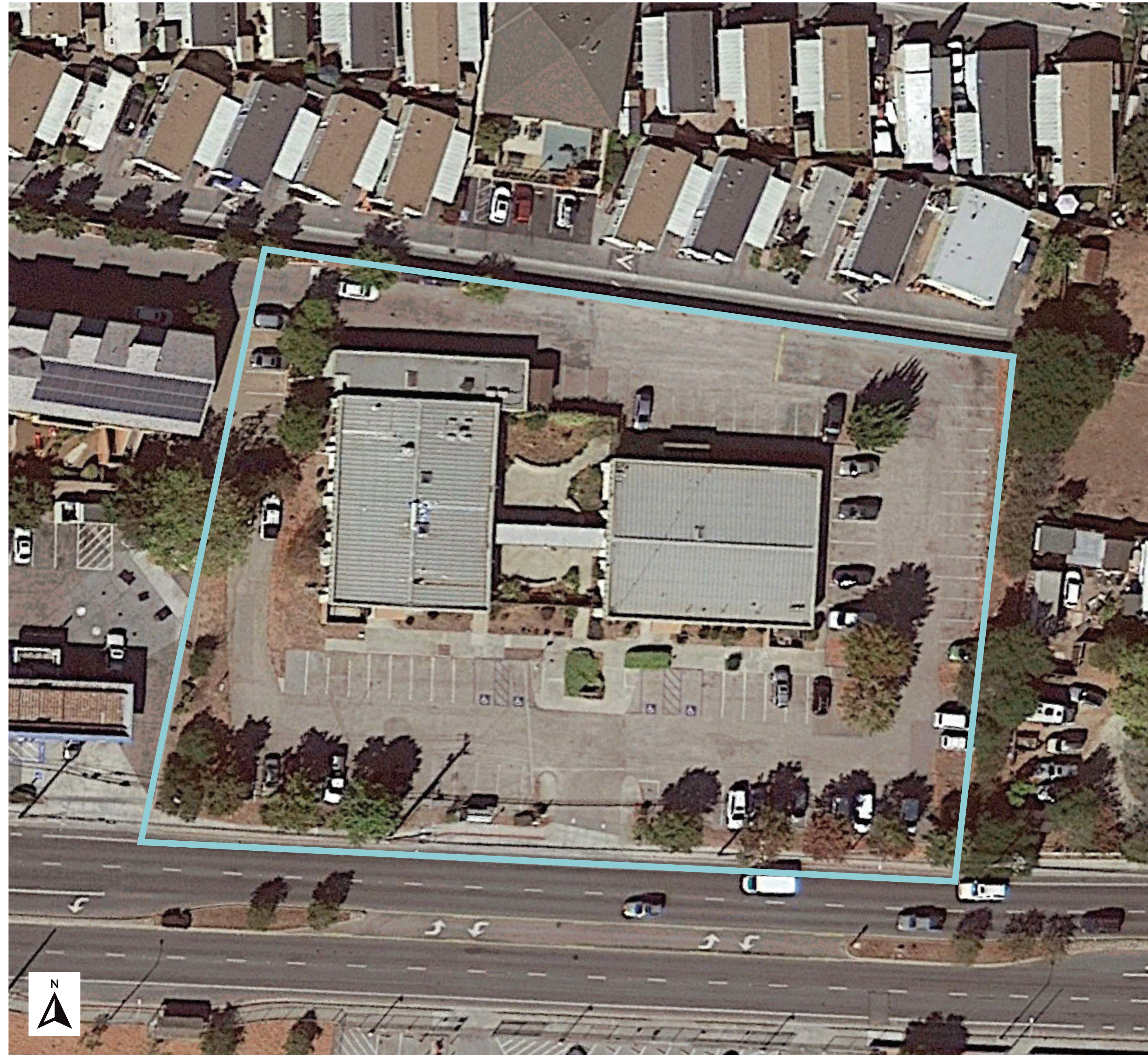
PERMANENT BUILDINGS: 2

BUILDING AREA:

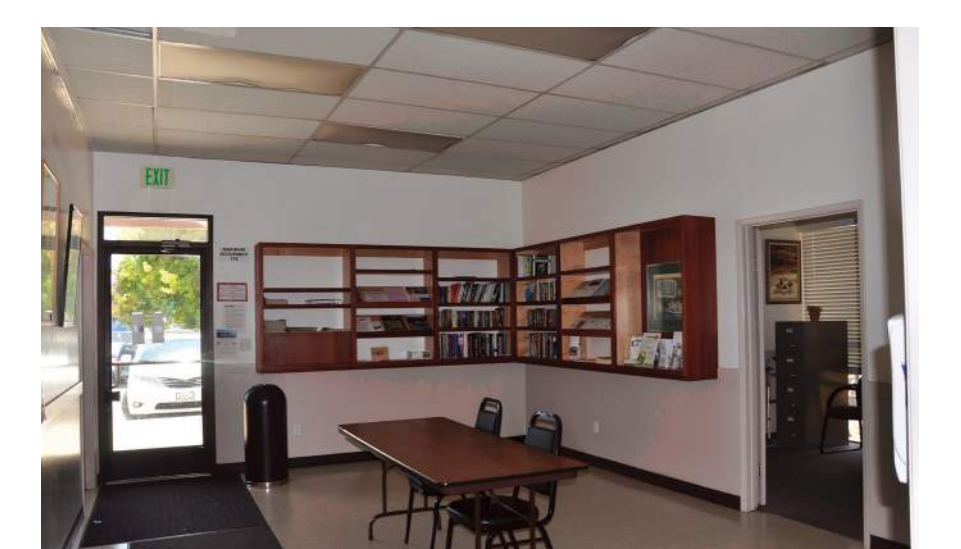
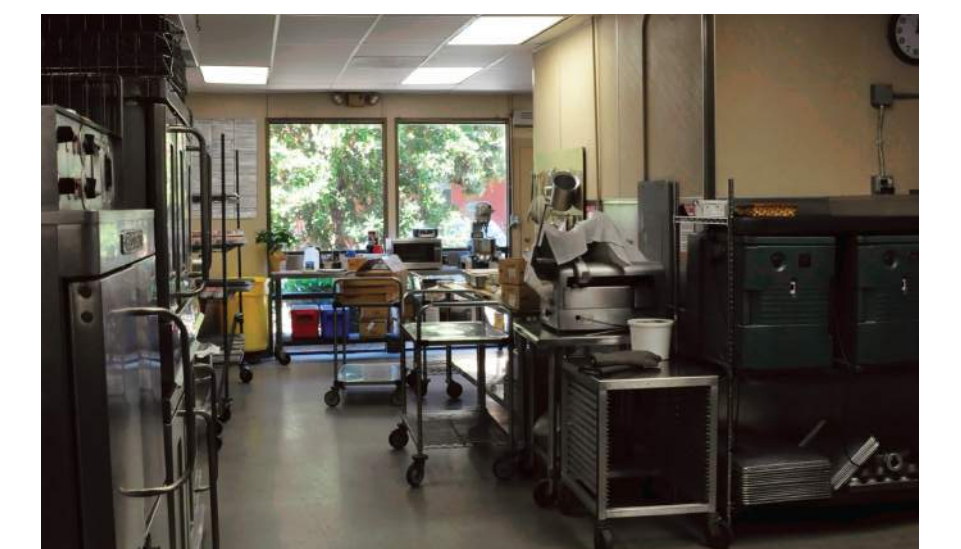
EAST BUILDING: 4,580 sf

WEST BUILDING: 6,039 sf

TOTAL: 10,619 sf



EXISTING SITE PLAN | 1777 CAPITOLA AVE



19.6

A R C H I T E C T S

ARCHITECTURE
STRUCTURAL ENGINEERING
CIVIL ENGINEERING
PLANNING
INTERIOR DESIGN

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