OLD ADOBE UNION SCHOOL DISTRICT FACILITIES MASTER PLAN

TLCD ARCHITECTURE

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Overview

01
Introduction

The Executive Summary states the overall goals of the Master Plan and will include a summary of the Facilities Assessment Report, Educational Facilities Guidelines, Master Plan Scope, and Implementation Schedule.



Old Adobe Courtyard at Administration



Loma Vista Courtyard at Multi-Use Room



La Tercera Interior Campus Lawns



Miwok Valley Exterior Circulation



Sonoma Mountain Courtyard at Kindergarten

SCHOOLS

The 2020 Master Plan for the Old Adobe Union School District (OAUSD) has been developed in collaboration with leadership from the District and a full complement of consultants. OAUSD consists of five elementary schools spread across eastern Petaluma. Each school has a unique Charter or program which supports the District-wide Mission of “Excellence for Learning”. The five schools and their projected enrollment for the 2022-2023 school year:

Old Adobe Charter Elementary School: 394 students with an Arts and Ecology Charter including garden areas and arts-related learning.

Loma Vista Immersion Academy: 589 students with dual Spanish-English Language Arts Charter including biliterate curriculum and cross-cultural learning.

La Tercera Elementary School: 330 students with a STEM focused curriculum includes a maker space and dedicated science lab.

Miwok Valley Charter Elementary School: 290 students with a Charter that incorporates science and music.

Sonoma Mountain Charter Elementary School: 444 students with an arts-related Charter offering visual art, music, movement, and performance arts.

ACKNOWLEDGMENTS

District-level leadership provided oversight, identified goals and represented the best interests of the District and each of the five school throughout the process.

Craig Conte, OAUSD Superintendent

Sonjhia Lowery, OAUSD Superintendent

Lynda Williams, OAUSD Business Manager

Dominic Lazzaro, OAUSD Facilities Manager

DESIGN TEAM

The Master Plan project team, under the direction of OAUSD Leadership, has been led by TLCD Architecture and includes consultants and engineers.

TLCD Architecture, Architect and Planners

Brelje and Race Consulting Engineers, Civil Engineer

Quadriga Landscape Architecture & Planning Inc., Landscape Architect

ZFA Structural Engineers, Inc., Structural Engineer

O'Mahony & Myer, Inc, Electrical Engineer

Guttman & Blaevoet Consulting Engineers, Mechanical Engineer

Guttman & Blaevoet Consulting Engineers, Plumbing Engineer

Cumming Construction Management, Cost Consultant

Garland Industries, Roofing Consultant

MEASURE L BOND

Funding for construction projects at California public schools relies on voter approval of Bond measures. In 2018, Petaluma voters approved $38,500,000 in the sale of bonds to pay for construction, repair, replacement, and acquisition at its five elementary schools. Over-arching goals for the District include extensive modernization and expansion at Old Adobe, additional classrooms at Loma Vista, health and safety upgrades at all school sites, and enhancement of educational programs for each school. Stated goals of the Measure L Bond document, located in the Appendix, include a wide range of topics.

Measure L Bond

Stated goals in the Measure L Bond include a wide range of topics, which are further described in the Bond Measure document located in the Appendix.

Measure L Bond Topics:

Roof maintenance/ replacement

Computers and modern technology

Safety and security systems

Maintenance/replacement of HVAC and lighting systems

Maintenance/replacement of plumbing and sewer systems

Health and safety improvements to campus and buildings

Update and/or expand restrooms

Upgrade playgrounds and improve playfields

Safe student drop-off and pick-up areas

Upgrade outdated windows with energy-efficient windows

Update electrical systems

Upgrade and expand multi-function spaces and libraries

Modernize classroom interiors

02

Master Plan Process

The design team worked collaboratively with the District and stakeholder representatives from each school throughout the process of inquiry, investigation, exploration, and planning. Discussions with the community balanced health and safety needs, expanding enrollment, programmatic considerations, and overall District goals. Presentations to the Board assured accountability for the best use of Measure L Bond funds.

DEVELOPMENT

Development of the Master Plan included a multi-faceted work plan including:

Regular meetings with the District leadership and Construction Manager

On-site surveys of existing conditions by all disciplines

Evaluation of existing District standards

Surveys and interactive workshops with representatives from each school

Planning workshops with consultant team for each site

Coordination of cost estimate consultant with consultant team

Community presentations of proposed Master Plan

Review and approval by OAUSD Board of Trustees

Master Plan Process

A master plan, by definition, is a comprehensive or far-reaching plan of action. Therefore, this master plan for the Old Adobe Union School District is a set of suggestions to improve each campus so it may best serve its charter.



Pre-design
- Study master planning process
- Research each campus identity
  - Mission Statements
  - Charters
  - As-built drawings

Facilities Assessment
- Site visits
- Consultant site visits
- Community Surveys & Meetings
- Produce assessment document

Education Facilities Guidelines
- Applicable Standards & Policies
  - CDE
  - DSA
- Community Surveys
- OAUSD District Guidelines

Master Plan
- Architectural Recommendations
- District Meetings
- Cost Estimate
- Community Presentation
- Produce master plan document

Implementation Plan
- Construction schedules based on cost estimates

Ultimately, this report will inform the Public about how the Bond funding will be spent through a comprehensive and well-organized presentation of findings and recommendations. Deliverables which informed the recommendations for improvements include two studies which are included in the Master Plan Document: Facilities Assessment Report and Educational Facilities Guidelines.

FACILITIES ASSESSMENT REPORT

This report describes existing conditions at each school site and identifies issues which require deferred maintenance or improvements. Key issues are related to remediation of health, fire and life safety, and accessibility. Additionally, environmental quality, functional limitations and aesthetic considerations are noted. The report is organized by school site, with a narrative and diagram from each discipline including:

Civil / Site – Site and storm drainage systems, Fire department access and hydrant locations, adjacent road, accessibility and pedestrian routes

Landscape – Paving, walkways, parking lots, play areas, plantings and irrigation

Structural – Visible structural systems

Architectural – Building envelope, openings, roof, exterior finishes, accessibility and occupant safety

Interiors – Interior finishes and furnishings, casework, acoustical conditions

Mechanical – Mechanical systems, interior air quality, energy efficiency

Electrical – Electrical service, lighting, phone, clock/bell, P.A system, fire alarm system

Plumbing – Plumbing fixtures and water heating systems

Roof Consultant – Roof replacement and repair

EDUCATION FACILITIES GUIDELINES

With oversight at the District level and consideration of community input, guidelines were developed for use during subsequent project phases to be undertaken as part of the Measure L Bond. The purpose of the Educational Facilities Guidelines is to provide a District-wide set of facility standards which can serve as a guide for addressing and responding to educational needs and teaching/learning goals at each school including:

21st Century Learning and Technology

Campus safety, security, and visual appearance

Safe routes, parking, and drop-off

Child nutritional services, hygiene, and hydration

Sustainable goals

Special education and childcare

Consistent architectural conditions

Classrooms and special use spaces

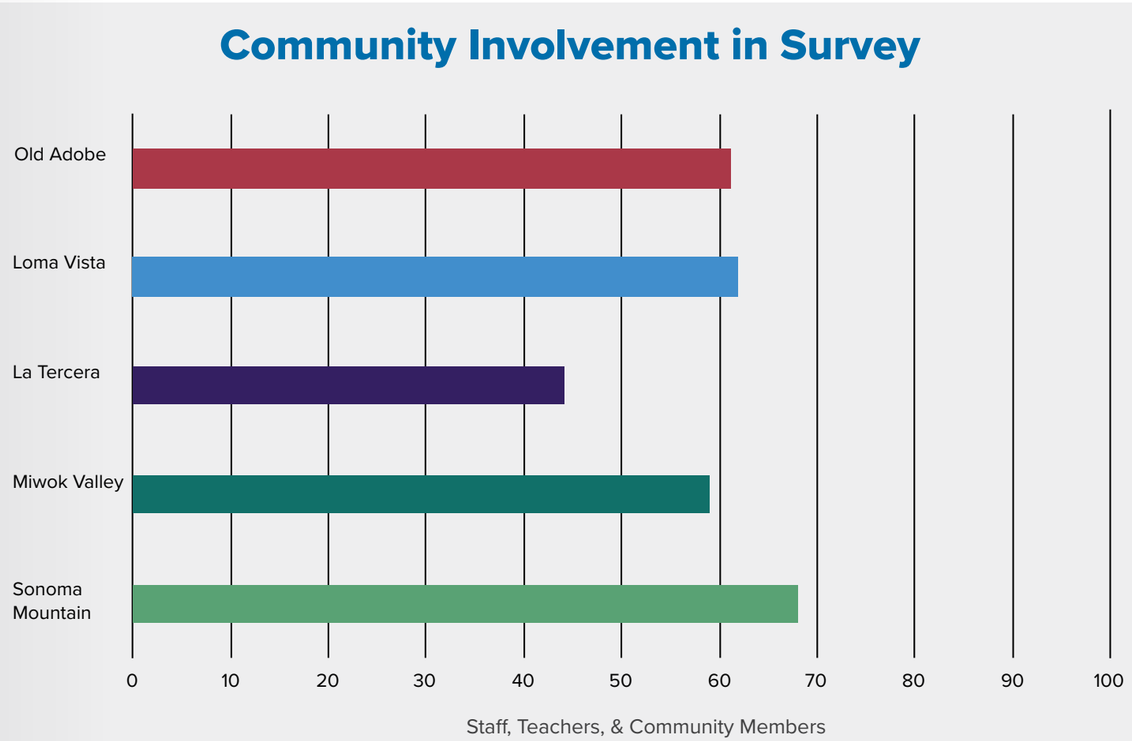
Multi-Use rooms and food service

Library and media centers

Administrative spaces

Outdoor learning and play areas

The Master Plan has been prepared with consideration of California building codes, California educational codes, and best practices for sustainability and 21st Century Learning.



03

Summary of Recommendations for Improvement

Master Plan improvements have been prioritized with input from the District, school principals, teachers, parents and the community. Consideration of safety, accessibility and infrastructure updates are the primary goal for use of Measure L Bond funds, as well as support for increased enrollment. Additional projects to be funded in a future bond measure are included in the Recommendations.

Projects have been categorized in order to better explain the needs and prioritization of projects. Categories include:

Accessibility, Safety and Health

Modernization and Infrastructure

Growth and Expansion

Educational Enhancement

SUMMARY OF PROBABLE COSTS

TLCD's cost consultant, Cumming, has prepared a probable cost of construction at the rough order of magnitude stage. The Rough Order of Magnitude document dated 11.06.2020 is located in the Appendix. In addition, a summary for each school is provided within the Master Plan Recommendations Section.

Cost Parameters

Pricing reflects probable local construction costs based on the target 2021 and 2022 construction and is a determination of fair market value for the construction of this project. The estimate is not a prediction of low bid. Pricing assumes competitive bidding for all portions of the construction work for all sub and general contractors. Contractor markup and a design contingency are included, however soft costs for consultant and permitting fees are not included. Additional information on provisions, exclusions and considerations are described in the Appendix of the Rough Order of Magnitude report provided by Cumming.

Market Conditions

The outbreak of the novel Coronavirus (COVID-19) has impacted market activity in many sectors. The current response to the pandemic means that we are faced with an unprecedented set of circumstances which may affect construction costs. Given the unknown future impact that the COVID-19 pandemic might have on the construction and real estate markets, the cost assessment presumes normal market escalation.

OAUSD MASTER PLAN
IMPLEMENTATION SCHEDULE

	2020		2021				2022				2023			
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
OAUSD BOARD APPROVAL														
DESIGN														
AGENCY APPROVAL														
CONSTRUCTION														

IMPLEMENTATION SCHEDULE

A preliminary implementation schedule of the recommended Measure L projects is under consideration by the District which meets the current budget. A more detailed plan will be developed as a supplement to the 2020 Master Plan.

Educational Facilities Guidelines

04

District-Wide Guidelines

The purpose of the Educational Facilities Guidelines is to provide a District-wide set of facility standards which can serve as a guide for addressing and responding to educational needs and the teaching/learning goals at each school. OAUSD's broad programmatic needs and goals have been reviewed with District level leadership to inform the design intent of the Guidelines, which are a component of the Master Plan project. Parents, teachers, staff and community were engaged in the development of the Guidelines through surveys and community workshops. Space types include classrooms, multi-use rooms, libraries, administrative spaces and outdoor areas.

Primary goals in using the Measure L Bond funds are intended to continue modernization work started under the 2012 Bond Measure at all five schools. Other needs include enhancing life safety at all schools, provisions for expanded enrollment at Loma Vista Immersion Academy, deferred maintenance at Sonoma Mountain and significant work at the District's oldest school, Old Adobe Elementary. Popular Charter programs at all the schools have drawn students from other local districts which often need specialized spaces to support a range of curricula needs at each school, summarized below:

Old Adobe Charter Elementary School: Arts and Ecology Charter

Loma Vista Immersion Academy: Dual Spanish-English language arts

La Tercera Elementary School: STEM Program

Miwok Valley Charter Elementary School: An emerging Charter program

Sonoma Mountain Charter Elementary School: Arts and Music Charter



TLCD Project – Flexible learning environment at Terrace Middle School

TWENTY-FIRST CENTURY LEARNING ENVIRONMENTS

OAUSD guidelines reflect best practices for 21st Century Learning to support development of the whole child while instilling real world learning and relevancy. Classroom design strategies include the provision of multiple teaching centers which allow for flexibility. Design guidelines are intended to support the "**Six C's**", defined as **Critical thinking**, **Collaboration**, **Communication**, **Creativity**, **Citizenship/ Culture** and **Character**. Teaching tools in the classroom include whiteboards, tackable surfaces, materials storage and integrated technology. Group interaction is accommodated with supplemental age-appropriate elements such as reading nooks and art or science centers. Daylighting, access to views, appropriate lighting and acoustics are additional factors in classroom design. Opportunities for 21st Century learning are also supported in outdoor classrooms, flexible outdoor gathering spaces and interactive physical activities in nature.

TECHNOLOGY

At OAUSD, iPads, Chromebooks, Macbooks and Windows PC's are integral pieces of the TK - 6 classroom environment,

with a 1:1 ratio for older grades. Storage and the ability to charge student devices is needed within the classroom. Bringing these forms of technology into learning programs allows students to develop skill sets vital to their career goals. The fluid environment in which technology resides provides an even platform for students from varying demographics to expand their educational experience. All classrooms are to be outfitted according to District Technology Standards, which can be found in the Appendix. Equipment includes TV with Apple TV, WiFi and cable drops, Intermediate Distribution Frame (IDF) cabinets, Audio Visual (AV) systems and Network Switches as well as Clock/Speaker.

CAMPUS SAFETY AND SECURITY

Fencing and gates are to be provided at the front of each school. Security on campus is provided by key and lock latch sets at doors with “LockBlok” on interior doors to provide another level of manually operated security. The Administration office should be prominently located at the point of public entry and, when possible, have visual access to primary circulation and outdoor gathering space.

CAMPUS VISUAL APPEARANCE

Each OAUSD school’s physical presence within their neighborhood should reflect the open and accessible policy of the District. Although the architectural character varies between the five sites, a consistent approach to landscaping and ongoing maintenance supports a welcoming environment for students, parents, and the community. Each school has its own distinct “personality” which includes a unique color scheme. School signage and an informational marquee should be easily visible from the street. Outdoor learning areas are important elements of the campus which can also contribute to the visual appeal at each school.



TLCD Project – Campus entry way at Irene Snow Elementary School

SAFE ROUTES, COVERED WALKWAYS, PARKING AND DROP-OFF

Parent drop-off zone(s) should be adjacent to the school entrance and separated from bus zone(s) and parking. Pedestrian access points are to avoid driveways with clearly marked crosswalks that allow students to enter and exit the school grounds safely from their neighborhood. In rural neighborhoods, safe travel routes and parking for parents is to be provided as space allows. Pedestrian circulation around and between buildings should be on accessible paved walkways. When feasible, covered walkways are desirable, especially at the entry and campus core. TK and Kindergarten classrooms should be located close to parent drop-off, as well as Kids Care when possible.



TLCD Project – Flexible dining space at Clear Lake High School

CHILD NUTRITIONAL SERVICES

The District requires each school to offer a nutritious hot meal at lunch as well as Grab & Go breakfast service. Historically, each school has prepared meals on site. However, Sonoma Mountain’s kitchen was sized and designed in 1997 to function as a centralized kitchen for the District. Therefore the remaining four district kitchens should become finishing kitchens, having food delivered from Sonoma Mountain. This is an economical and space-efficient way to achieve code compliant kitchens at each campus. Implementation of kitchen conversions and delivery method will be carried out with a future bond measure.

SUSTAINABLE GOALS

OAUSD promotes affordable sustainability practices in both modernization and new construction projects at all five schools. Longevity of buildings and impact on long term maintenance are key considerations in achievable solutions. In a future bond measure, the District may consider pursuing certification under the Collaborative for High Performance Schools (CHPS). Incentives and Rebates including Proposition 39, Savings by Design, and Existing Schools Zero Net Energy (ZNE) Pilot Program may be considered at that time.

SPECIAL EDUCATION AND UNIQUE CURRICULUM

To varying degrees, space is provided at each campus for special education programs including:

Resource Specialist Program (RSP)

Response to Intervention (RTI)

Speech & Language

Counseling/School Psychologist

Special Day classrooms

Considerations for the Master Plan include modernization

where appropriate at all schools, and possible expansion at LVIA to serve increased enrollment. These spaces typically require acoustical privacy and are sometimes shared or combined.

KIDS CARE

Before and after school care is provided at each school through the Kids Care program. Accommodations are intended to support a variety of student populations with working parents. Kids Care is usually located at the periphery of the campus with access to a parent drop-off zone. Modernization or new construction for before-and-after school care are important projects for the District when funding allows.

HYGIENE AND HYDRATION

As part of the District's commitment to providing a healthy environment for students and teachers, the Bond Measure will provide supplemental hand-washing sinks and bottle-filling stations near playgrounds and outdoor learning spaces.



TLCD Project – Multi-Use Building at Yulupa Elementary School

05

Facility Space Guidelines

Facility Space Guidelines address the function and activities of each space type as well as minimum square foot allocations and general environmental recommendations.

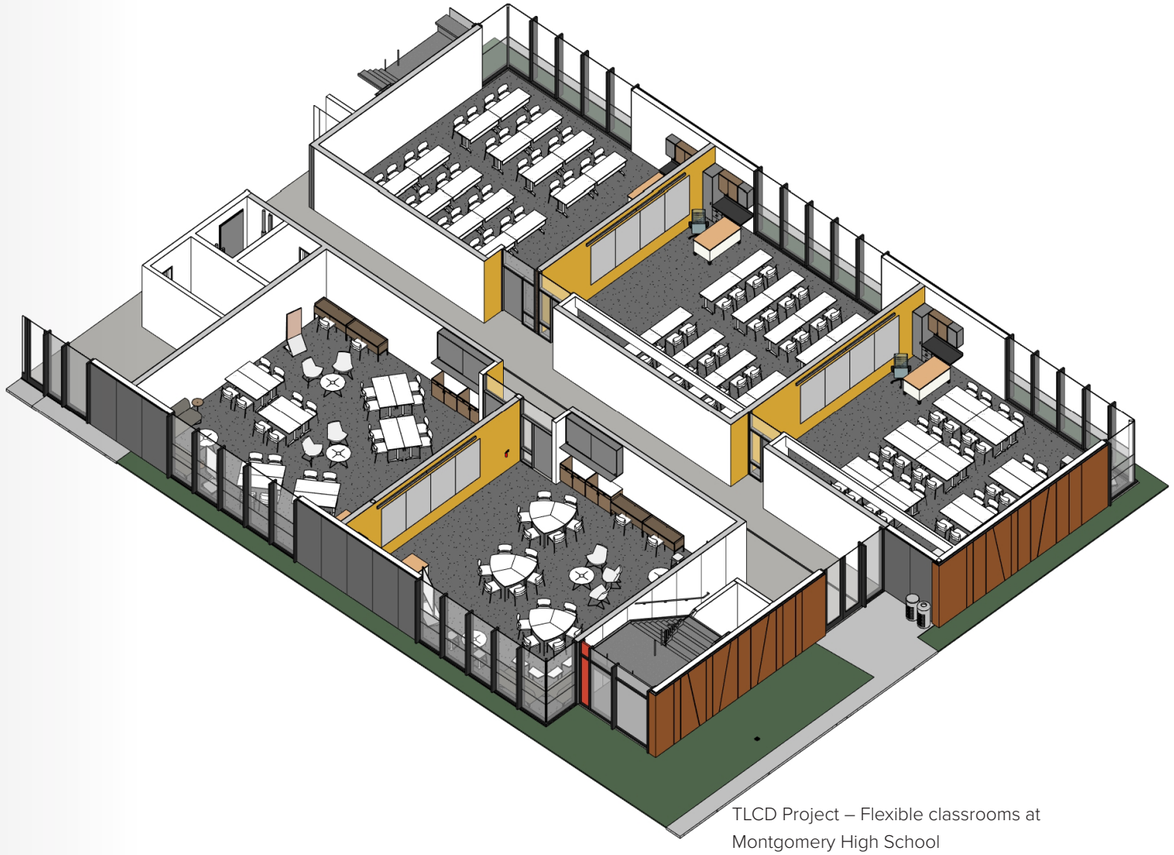
GENERAL

Lighting – Should generate an even illumination level that provides comfortable and adequate visual conditions in each educational space; Ceiling and wall surfaces with high light reflectance; Fixtures which do not produce glare or block line of sight; Window treatments which allow entrance of daylight and which reduces excessive glare or heat gain

Plumbing – Restroom stalls should be sufficient to accommodate the maximum planned enrollment; location should allow for supervision

Sinks – Hands-free faucet at hand-washing sinks with age-appropriate heights; Paper towels dispensers should be located appropriately; Electronic hand dryers should not be provided

Hydration Stations – Hands-free bottle filling stations should be provided in lieu of drinking fountains



TLCD Project – Flexible classrooms at Montgomery High School

Acoustical – Sound conditioning should be acoustically comfortable to permit instructional activities; Sound transmission to adjacent spaces should not interfere with adjoining instructional spaces; Ventilation system and mechanical rooms should not transmit an inordinate sound level; Guidelines for ideal acoustical Sound Transmission Class (STC) ratings are provided in the Appendix; Interior finishes with Noise Reduction Coefficient (NRC) and mechanical equipment with appropriate Noise Criteria (NC) should be provided to support activities within each given room type

Figure 13.1: Core Learning Space minimum STC ratings for walls and floor/ceiling assemblies in plan view (walls) Ceiling/floor STC-IIC depends on the vertically adjacent space(s).

Source: https://acousticalsociety.org/wp-content/uploads/2018/02/Classroom_Acoustics_for_Architects_4_18_15.pdf

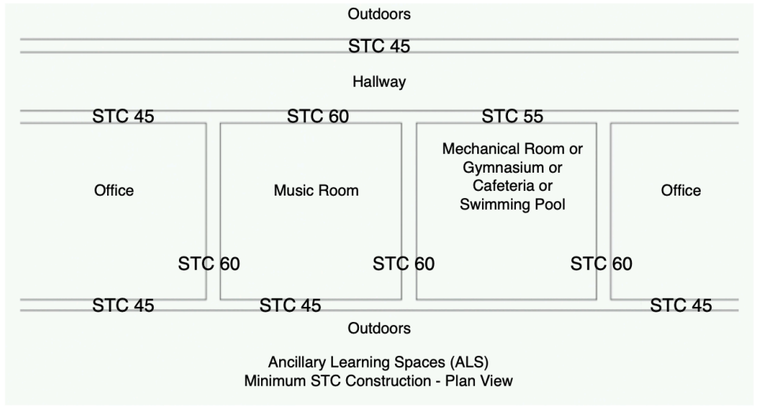


Figure 13.2: An example of ancillary spaces and required STC in plan view (walls)

Source: https://acousticalsociety.org/wp-content/uploads/2018/02/Classroom_Acoustics_for_Architects_4_18_15.pdf

Furniture – Standards for furniture product types are implemented district-wide through selection from the District Furniture Standards included in the Appendix; Standard layouts for room types have not been developed but may be considered for future phases of work

CLASSROOMS: TK AND KINDERGARTEN

Size – Not less than 1,350 SF

Layout – Small group instruction areas for collaborative learning

Furniture – Balance of age appropriate FF&E for creative play and structured activities

Restrooms – Self-contained within the classroom or within the Kindergarten complex

Supervision – Visual supervision of adjacent play yards

Floor finishes – Primarily carpet with sheet resilient flooring approximately 1/3 of room

Wall finishes – Primarily washable wallcovering over tackable substrate

Whiteboards – Group teaching wall with full-height markerboard

Teaching wall – Sliding whiteboard with TV behind and storage below

Casework – Small child-height sink cabinet and art counter, Low book shelving

Shared work/storage room between classrooms – Tall open shelving, adult height sink counter, Student-height benches with drawer storage below



TLCD Project – Flexible learning environment at Terrace Middle School

CLASSROOMS: GRADES 1-3

Size – Not less than 960 SF

Layout – Small group instruction area for collaborative learning

Furniture – Balance of desk/table seating and informal open area for creative play or quiet learning

Floor finishes – Primarily carpet with sheet resilient flooring approximately 1/3 of room

Wall finishes – Primarily washable wallcovering over tackable substrate

Whiteboards – Group teaching wall with full-height markerboard

Teaching wall – Sliding whiteboard with TV behind and storage below

Casework – Student-height sink cabinet, Tall cabinet with shelving and technology charging cart, Low book shelving

CLASSROOMS: GRADES 4-6

Size – Not less than 960 SF

Layout – Small group instruction area for collaborative learning

Furniture – Balance of desk/table seating and informal open area for quiet learning or counter-height activities

Floor finishes – Primarily carpet with sheet resilient flooring approximately 1/4 of room

Wall finishes – Primarily washable wallcovering over tackable substrate

Whiteboards – Group teaching wall with full-height markerboard

Teaching wall – Sliding whiteboard with TV behind and storage below

Casework - Adult-height sink cabinet, Tall cabinet with shelving and technology charging cart, Low book shelving



TLCD Project – Flexible learning environment at Terrace Middle School

CLASSROOMS: SPECIAL EDUCATION

Resource Specialist Program (RSP) – Minimum 240 SF with additional space for larger enrollment; Dedicated classroom is preferred to accommodate 1 or 2 teachers with small group teaching area

Speech and Language Program – Minimum 200 SF close to classrooms

Counseling – Office for psychologist which provides for confidentiality; space may be shared with other support service programs



TLCD Project – Water collection at Wright Charter School as part of their Eco-Literacy curriculum

Special Day Classroom (Consortium) – Classroom minimum size is 1,080 SF; space needs are defined by specific program and Education Code Section 17747(a); typically require toilet facilities, additional storage and specialized equipment to accommodate the students' age and type of disabling condition

CLASSROOMS: SPECIAL USE OR CHARTER SPECIFIC

Maker Space (La Tercera) – Flexible learning stations that allow movement of students; Technology and plumbing/ventilation and health/safety equipment to support program activities; hard surface flooring; storage for lumber and building supplies

Music (Loma Vista, La Tercera, Miwok and Sonoma Mountain have Band programs) – Classroom with instrument storage – space needs defined by program; Locate near MU room if possible; supplemental acoustical elements for sound quality within the room and limit sound transmission to adjacent spaces. Acoustics for music rooms call for application of guidelines in ANSI S12.60 and careful consideration of all the elements that make up the space

Art (typical all schools) – Art activities are incorporated into grade level classrooms and do not require dedicated classroom space, although storage space to supplement classroom storage is desirable at schools with arts Charter (Old Adobe and Sonoma Mountain)

Science (La Tercera and Miwok) – FF&E, technology and plumbing/ventilation and health/safety equipment to support program activities; Preferably hard surface flooring and lab counter with water and sink



TLCD Project – Stage design in Multi-Use Room at Yulupa Elementary School

MULTI-USE ROOMS (SONOMA MOUNTAIN IS A GOOD EXAMPLE)

Purpose – Indoor and outdoor spaces sized and flexibly designed to protect students from the elements, provide FF&E for eating lunch and accommodate PE activities, assemblies and extracurricular activities

Pocket tables and benches – Maximize space and allow flexibility

Chair storage – Below stage

Campus placement – Easily accessible for student and community use, but close to street for delivery truck access

Stage – Stage/platform may have a dividing wall to be used for instructional purposes but is not intended as a classroom; stage draperies to be inherently flame retardant; infrastructure for sound and lighting is an option for schools with a performance program

Cafeteria function – Area for cafeteria line is designed for flow of traffic for each lunch period

Ceiling height and lighting – To allow clearance for PE activities

Flooring – Low maintenance, slip-resistant and impact resistant resilient material; sound absorbent qualities are preferable; pvc-free is preferred

Wall finishes – Highly durable, washable, impact resistant wall finish below door height; acoustically absorbent with NRC of minimum .80 at upper walls

Ceiling finishes – Impact resistant and acoustically absorbent with NRC of minimum .65

Window coverings – Roller shades with acoustically absorbent shadecloth

FOOD SERVICE

General – Kitchens should be sized to accommodate food preparation and service for maximum number of students planned for the school; Include office, changing and restroom area for food preparation staff

Existing Sonoma Mountain Kitchen – Equipment, plumbing, electrical and mechanical conditions to be evaluated for conversion to a functioning central kitchen for the district

Warming Kitchens – Equipment, plumbing, electrical and mechanical needs to be developed for new warming kitchens on a per-project basis at each of four schools; Equipment may include ovens, hoods, sinks, dishwashers, freezer, cooler, prep counters, serving counters and storage



TLCD Project – Lunchtime in the Multi-Use Room at Wright Charter School

LIBRARY/MEDIA CENTER AND TECHNOLOGY (SONOMA MOUNTAIN, LOMA VIST AND OLD ADOBE ARE GOOD EXAMPLES)

Size – Proportional to the maximum planned school enrollment but no less than 960 SF and large enough to accommodate technology and communication systems including student computer stations

Supervision – Circulation desk to allow visual supervision of study areas, stack space and student work centers

Library – Should be located away from noisy activities

Layout – Accommodate collaborative group work

ADMINISTRATION

Size – Adequate space to accommodate the number of staff for the maximum enrollment of school

Furniture – Accommodate administrative functions which allow direct confidential student access and age appropriate counter tops

Layout – Waiting area and private conference space; Faculty workroom sized for faculty population

Nurse – Nurse's office to include separate bathroom; visible by administrative staff

OUTDOOR PLAY AREAS

Play equipment – Age appropriate play structures for lower grades and upper grades



TLCD Project – Play equipment at Irene Snow Elementary School

TK & Kindergarten – Separate, enclosed outdoor play area for TK and Kindergarten with activities for development of large motor skills

Accessibility – Accessibility to all play areas is required

Supervision – Supervision of playfields cannot be obstructed by buildings

OUTDOOR LEARNING AREAS

Physical Education – A variety of PE teaching stations including hardcourt, field area and indoor space

21st Century playground – Interactive exercise court integrated with elements of the natural environment

Outdoor classroom – All weather outdoor structure with classroom seating for 28 oriented toward a focal point for a teaching station with power and sink; Where possible, fixed whiteboard

Outdoor learning area – Either informal student seating or tables with seating and instructor seat and mobile whiteboard, preferably with shade from trees or shade sail structure

Outdoor reading areas – Informal seating and shade should be located near the library and away from noisy activities

Gardens – Space for gardens is provided at each school to allow parent and/or faculty groups to populate and maintain

CHILD CARE

Purpose – District funded “Kids Care” program

Size – Classroom space sized to accommodate particular school needs

Furniture – Furnish to support homework, games, play, snack, and outdoor play

Restrooms – Dedicated boys and girls toilet rooms

REFERENCES

California Department of Education (CDE)

Division of the State Architect (DSA)

Collaborative for High Performance Schools (CHPS)

OAUSD District Standards



TLCD Project – Learning Resource Center at Terrace Middle School

School Site Reports

06

Old Adobe Union School District

Following on-site evaluation by the architectural and consultant team, a summary of findings describes the existing conditions of each school's site, buildings and infrastructure. OAUSD's Facilities Director conducted a number of tours for the consultant teams and provided historical background at each school site. As-built drawings were provided and scanned for use by the team in their evaluation and preparation of findings.

OAUSD District Mission Statement

"The Old Adobe Union School District is located in southern Sonoma County and serves the children, parents, and community on the east side of Petaluma, California. With "Excellence for Learning" as our mission, our vision is one of establishing high expectations in an environment of caring and nurturing where each child achieves his or her personal best. Staff members in this system are proactive, efficacious and resourceful about improving student learning and raising expectations; at the same time, they are accountable to their students, parents, and principals. The District's dedicated faculty and staff provide an excellent learning environment for close to 1,900 transitional kindergarten through sixth grade students that attend its five elementary schools and up to 24 preschool students in our kindergarten readiness program. Additionally, the district provides a unique opportunity for intercultural learning through its Spanish/English Dual Immersion program, as well as fostering a passion for learning with its varied standards-based programs that include arts infused teaching and a focus on critical and creative thinking."

OAUSD DISTRICT HISTORY

Old Adobe Union School District was formed in 1957 by absorbing three rural one-room schools (Bliss, Payran and Lakeville) and building a new three-room school at the Old Adobe School site. In 1957, Old Adobe School expanded to include five more classrooms, an office and multi-purpose room/cafeteria, which allowed all 181 students in the District to be housed at one site. Residential development in the area soon expanded, creating a need for more schools. Bernard Eldredge School was built in 1961, followed by La Tercera Elementary in 1971 and Miwok Valley Elementary in 1972. The most recent school, Sonoma Mountain Elementary, was completed in 1996. In 2010, Bernard Eldredge was closed, and then reopened in 2013 under a new name, Loma Vista Immersion Academy.

The City and environs of eastern Petaluma have gradually grown and evolved into an eclectic combination of rural and suburban communities. Each elementary school neighborhood varies in both growth, demographics, and architectural context. The result is a District with five unique schools.

Subsequent to the 1997 bond measure, a 2012 Facilities Assessment identified $60 million in improvement needs including modernizations, repairs, and improved technology. The scope of those needs was split into two bond measures. The first in 2012 was for $26 million and the second $38.5 million was passed in 2018. This Master Plan identifies how the second allocation of funds may be best used to further the needs of the District's educational mission.



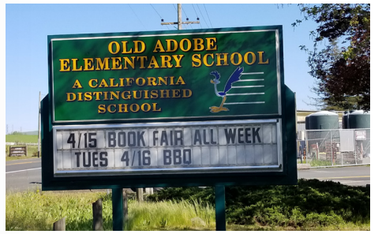
Bliss District School, Petaluma, CA, 1956

07

Old Adobe Elementary Charter School

School Statistics

Charter Art & Ecology
Grades TK-6
Students 394
Built 1956



Marquee on Old Adobe Road

OVERVIEW

Old Adobe Elementary is a TK - 6th grade Charter school serving approximately 394 students according to enrollment projections for 2022-2023. The Charter reflects an education infused with the arts, and ecology-based learning. The school welcomes students from within OAUSD as well as surrounding districts and places an emphasis on parent involvement. The goal is to ultimately provide two classrooms for each grade. Located on a busy road in a rural neighborhood, the school has seen a lot of incremental growth since it opened in 1956. However, the facilities have not seen any significant recent modernizations and falls behind District level guidelines in a number of ways. Improvements to the campus is a priority for the Measure L Bond.



North East side of Campus on Old Adobe Ro

Mission Statement

"Old Adobe is a caring community serving students in grades TK-6th grade. We are a small school with a big heart. Our program integrates creativity, environmental awareness and a social-emotional focus with rich and rigorous academics. Students become leaders in their own learning through a wide variety of experiences in art, music, performance, gardening, physical education, reading, field trips, and much more. Parents and families are an active part of Old Adobe and a strong partnership between home and school is valued and encouraged. Together we grow kind, responsible lifelong learners with the foundational skills needed for success in today's world."

Originally built in 1956, Old Adobe is the oldest school in the District and initially served a mostly rural, agricultural community. The site has undergone several additions and modernizations over the years. The last significant modernization and expansion project was in 2006. That project included additional classrooms, a new library and expansion of the Multi-Use building. The school's Arts and Ecology program is enhanced with an edible garden and integration of the arts in the curriculum. The school enjoys significant parent involvement and a closely knit community who support the outdoor gardens and student performances.

Located on a busy road which serves as a major connector between southern Sonoma coastal region and Sonoma Valley to the east, the school is bounded on 3 sides by primarily rural environs and is buffered from the regional airport and suburban neighborhood to the west by a golf course. District facilities are immediately to the west which border residential buildings.

The original gable roof buildings are laid out in a traditional finger plan with newer portable classrooms and shade structures. Permanent classroom buildings house seven classrooms, two Kindergartens and one TK classroom. Administration is at the north end of campus in what were originally classrooms. An older stand-alone building is dedicated to special education and the Multi-Use building is at the east edge adjacent to parking/drop-off. A newer library building is at the south end of campus. A total of 5 aging relocatable buildings at the outer west side of campus accommodate 4 classrooms and Kids Care.

Kindergarten and TK classrooms do not provide adequate square footage or restrooms to meet current Education code standards. Many conditions on the campus are not

Old Adobe Completed 2012 Bond Projects

Stage addition

Redesigned traffic exit

Added paved parking area A and gravel parking area

Added solar array west of parking lot A

Replaced older windows and doors, repainted campus exterior

New play structure G relocated to primary yard

Added two additional portables

Upgrade HVAC systems with Prop. 39 funds

Covered walkways

ADA-compliant. Some interior spaces have not seen any renovation since the school opened 64 years ago. Circulation is all exterior with covered walkways on the original campus. The Multi-Use room and Kitchen are undersized for the student population and provide challenges in meeting the Arts Charter.

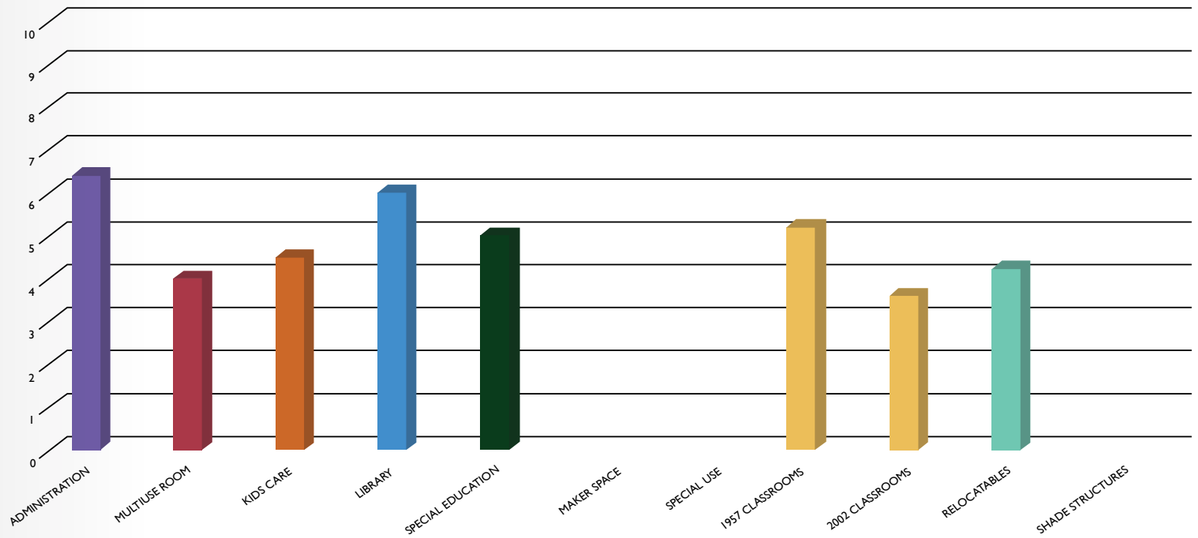
FACILITIES ASSESSMENT SUMMARY

The full Facilities Assessment Report, located in the Appendix of the Master Plan document, contains narratives and diagrams from TLCD and each consultant on the team including architectural, civil, landscape, mechanical, electrical, plumbing, roofing and kitchen planning disciplines. This section provides a summary of the overarching conditions at the Old Adobe Elementary site.

Accessibility and Safety

The school is on a busy two-lane road without a stop sign. This creates challenges for vehicular access as well as security concerns for students. Paths of travel have some deficiencies. Most restrooms are not accessible, and fixture count does not meet the student and staff population. Garden courtyards are not accessible. The kitchen, storage and staff toilet room are non-compliant. Life Safety is achieved by non-fire-rated wood construction, non-sprinklered buildings

OLD ADOBE EXISTING CONDITIONS



and meet minimum requirements of the California Building Code (CBC). Security is provided by key and lock latch sets with interior manual locking devices “LockBlok”. Fire water coverage needs to be addressed for the site. The exterior egress and parking lot lighting are also priorities.

Site Conditions

Parent drop off and staff parking is via one-way entry and exit circulation through a large parking lot next to the play fields. The site is relatively flat with few vertical challenges. Drainage is an issue near the learning garden and track. Very little shade is provided on the campus and lack of restrooms near the play yard is an issue. Views to surrounding rural areas and Sonoma Mountain enhance the site.

Building Conditions

Permanent structures are painted cement plaster with painted wood arcades and wood framed roofs. Most classroom buildings have updated Insulated Glass Units (IGU). The Multi-Use building has original single pane windows. Each building contains 2 – 4 classrooms that face onto planted courtyards with windows on both sides of the classroom.

The Multi-Use Building is, generally, in poor but serviceable condition. It was part of the first campus addition in 1957. The building functions as a gym, dining hall and auditorium with proscenium stage. The Stage was added to the MUB as part of the 2006 addition. The IT/Lighting systems are newer and in sharp contrast to the interior finishes of the building. Built-up roofing has some pooling of water and uncertain water-tightness.

The Library/Classroom Building is consistent with the architecture of the earlier campus buildings. Roofing is shallow sloped asphalt shingle roof. Siding is painted cement plaster in reasonable condition. The light monitor in the library is an asset.

Relocatable buildings are manufactured wood siding with shallow sloped flat roofs and single pane windows. Buildings are accessible however ramps are in disrepair and are not fully compliant. Exterior doors and transoms are original single pane. Room 11, 12 and 13 building conditions are approaching end of useful life.

Roof conditions on campus are in poor condition due to age with examples of delamination and general UV damage throughout the campus. Although the permanent buildings have good slope and a limited number of penetrations, some detail conditions need extensive repair.



North Courtyard at Old Adobe



Kindergarten cabinets and sink

Interior Conditions

Classrooms K1 and Classroom 1, part of the original build-out, have had very limited updates including original wood cabinets and counter tops.

Classrooms 4, 5, 6, 7, 8 have seen some replacement of interior finishes. Condition of these classrooms seems somewhat inconsistent.

Library, Classroom K2 and Classrooms 9 and 10 finishes are in fair to poor condition. Some ceiling tiles appear to have water damage. Windows are double pane with mini blinds. The condition of wall finishes vary from poor to fair condition. Casework is in fair condition.

Multi-Use Room interior finishes are all in poor condition with exception of the ceiling. Some wall finishes (FRP and paint) are in fair condition. Kitchen finishes are in poor to very poor condition. Stainless steel counters are in fair condition.

The administration suite and Cornerstone Building were remodeled from the original condition. Ceilings and newer casework are in good condition, but flooring varies, with some areas in poor condition (Reception) and other areas in average condition (Nurse).

Relocatable Classrooms 11 and 12 interior finishes are in poor condition. Classrooms 14 and 15 are in fair condition. Relocatable Room 13 is used for Kids Care and is in very poor condition.

Restroom finishes for the most part are in fair to poor condition and in need of modernization to meet current code requirements for accessibility.

COMMUNITY INPUT

A survey went out to community members which solicited feedback on conditions at the school, facility needs (as related to the school’s educational curriculum), and goals for the future. Following the survey, the Design Team hosted a community meeting with faculty, staff, parents, and community members during which additional feedback was provided on the results of the survey and suggestions for improvements to the campus.

Site and Outdoors

Strong street identity and signage for public access and campus entry needs to be distinguished from original school drop-off

Safety and security from busy road is needed while maintaining a welcoming presence

TK, K and Special Education need secure location away from vehicular traffic

Administration should be relocated close to campus entry from east parking/drop off

Outdoor learning area to accommodate large student groups is needed

Accessible pathway through often muddy fields to the edible garden is needed as well as shade in the garden

Play structure for upper grades is needed

Shade is needed throughout campus

Classrooms

Classroom finishes and furnishings need improvement

Sinks for both art projects and handwashing are needed

Portables are in poor condition and need to be replaced

Common Areas

Multi-Use room needs expansion to accommodate larger enrollment as well as significant modernization

Indoor-Outdoor community area with connection to MU stage

Kitchen needs upgrade

Music needs its own space with sufficient storage

Art needs more space; could share with music

PE needs appropriate indoor and outdoor space

Library needs new finishes

Science could be taught in each classroom with proper support

Counseling needs larger space including group room(s)

Separate storage building would free up space in classrooms

Administration needs additional space and visual connection to campus entry

Restrooms need modernization and ADA upgrades



Typical intercom system

Additional student and adult restrooms at west side of campus are needed

What's Missing

Adequate space for entire school to congregate and host community

Adequate space for competing needs of PE, Music, Kids Care

Suitable accommodation for kiln



Old Adobe campus improvements based on community input

SITE SPECIFIC EDUCATIONAL FACILITIES GUIDELINES

Evaluation of the District-Wide Facilities Educational Guidelines relative to each school's existing facilities has resulted in a series of observations which have contributed to development of the Master Plan.

School access – since virtually all students arrive by car, the parking and drop off sequence is critical, yet Administration is not located in such a way as to facilitate and supervise access; a future expansion phase should consider relocating Administration.

Playgrounds – Kindergarten playground needs to be enclosed per code; an upper grade play structure is needed; additional restrooms are needed near playgrounds; shade is needed at all outdoor activity areas.

Ecology studies – are centered around gardens within the courtyards and at the perimeter of campus; a permanent outdoor classroom structure is needed for the program; enhanced accessibility to the gardens is needed; gardens are maintained by volunteer parents and staff

Visual arts – is incorporated in the classroom learning experience for all subjects so classrooms need additional storage space for supplies

TK, Kindergarten and Kids Care – are remote from parent drop-off and parking and should be relocated; rooms are undersized and have inadequate restroom facilities.

Multi-Use Room – The building is sized for a much smaller student enrollment; it serves multiple functions which limit learning opportunities; Size and interior conditions limit PE activities, student performances and community participation.

Kitchen – is undersized and equipment is at end-of-life; conversion to a warming kitchen supported by a central kitchen would meet District guidelines.

Kids Care – uses the Multi-Use building for serving snacks which conflicts with other activities in the building; Kids Care should have its own kitchenette.

Library – needs FF&E updates and possible reconfiguration for 21st Century library.

Counseling – current room is undersized



Interior of Multi-Use Room



Interior of Library

RECOMMENDATIONS FOR IMPROVEMENT

Master Plan improvements have been prioritized with input from the District, school principals, teachers, parents and the community. Consideration of safety, accessibility and infrastructure updates are the primary goal for use of Measure L Bond funds, as well as support for increased enrollment. Recommendations described below are identified as **Measure L Projects**, which are funded by the bond, and as **Future Projects**, which will be considered for funding in a future bond measure.

Recommendations have been coded as a way of tracking them to the **Summary of Probable Costs** which can be found in the Appendix. The first section of the code represents the school; the second section of the code represents the discipline where further description of the scope may be found.

OA-A#	Architectural Improvements
OA-C#	Civil Improvements
OA-L#	Landscape Improvements
OA-E#	Electrical Improvements
OA-M#	Mechanical Improvements
OA-P#	Plumbing Improvements

Very little work has been completed at the Old Adobe campus in recent years and a significant amount of improvements are needed, as well as accommodation of expanded enrollment. A combination of new construction and renovation projects are needed in order to bring it to the level of OAUSD's other four schools, as well as meeting accessibility, health and safety needs.

MEASURE L PROJECTS

The following are recommended projects to be funded by the available Measure L Bond.

Accessibility, Safety and Health

Existing restrooms (two sets of student boys/girls, one set of adult mens/womens) are aging and need of code updates and modernization. (OA-A1)

Learning activities in two courtyard gardens are a component of the school's Charter and require ADA access for students and adults. Existing pavers need to be replaced with concrete pathways. (OA-C6)

Fire protection is currently based on having water tanks on site which is not sufficient; code requires (2) new fire hydrants. If a stub-out currently exists, that could be utilized, however further investigation is needed to determine that. (OA-C1)

Accessible doors do not meet ADA at landings and thresholds; a significant amount of pavement needs replacement. (OA-C2)

The emergency vehicle access is not adequate; additional 7,000 SF of paving is needed. (OA-C5)

A new voice evacuation fire alarm system is needed. (OA-E4)

Existing lighting and exit signage does not meet code and requires updates where construction occurs. (OA-E6)

The parking lot is poorly lit, creating unsafe conditions for after hour events. New pole lighting needs to be added in the parking lot and walkway. (OA-E9)

Modernization and infrastructure

Roof replacement is needed throughout the school including the Multi-Use Building. (OA-25)

Electrical service is at maximum capacity; an upgrade is needed including a new electrical switchboard which should be relocated away from the entry. Fencing and landscaping should be provided as well. (OA-E1)

Growth and Expansion

A new modular classroom building to accommodate (1) TK classroom, (2) Kindergarten classrooms, (1) Kids Care classroom, toilet rooms, a common kitchenette and Kindergarten playgrounds address a number of deficiencies and modernization needs, as well as accommodation of expanded enrollment. (OA-A2, OA-A7)

The new modular classroom building resolves seeveral current deficiencies. Current Kindergarten classrooms are undersized, and some toilet rooms are not accessible. (OA-A3, OA-A20) Existing Kindergarten classrooms and toilet rooms will be modernized and converted to upper grade classrooms, possibly addressing Charter specific programs like eco-literacy and art or music.

Relocatable classroom buildings 11 and 12 are aging and nearing the end of useful life; the buildings will be removed, and classes moved to the current Kindergarten rooms. (OA-7)

The current location for TK/Kindergarten drop-off is too close to busy Old Adobe Road and will be relocated to the main parking lot. (OA-A13)

Kids Care relocatable classroom 13 is aging and nearing the end of useful life. The building will be removed, eliminating the need for a new roof (OA-A21) and mechanical system (OA-M5)

Educational Enhancement

A new electronic marquee on the street will provide identity, community presence and information to the campus. (OA-A26)

SUMMARY OF PROBABLE COSTS

Pricing reflects probable local construction costs based on a 2021–2022 target date for construction for this project, and is not a prediction of low bid. Pricing assumes competitive bidding for all portions of the construction work for all sub and general contractors. Soft costs for consultant and permitting fees are not included in the Summary of Probable Costs.

Old Adobe School Improvements

Item		Cost
OA-A1	Modernize Toilet Rooms	$ 371,159
OA-A2	Replace Kindergarten Classrooms w/ Classroom Building	$ 5,226,394
OA-A7	Modernize K1 and K2 to Classroom	$ 321,439
OA-A25	*Replace Roofs	$ 959,400
OA-26	Install Marquee Sign	$ 40,000
OA-C1	Upgrade Fire Protection; new hydrants	$ 289,285
OA-C2	Repair paving to meet ADA requirements	$ 173,224
OA-C5	Emergency Vehicle Access w/ Fire Lane	$ 545,657
OA-C6	ADA Accessible Path at Courtyard Gardens	$ 20,787
OA-E1	Electrical Service Upgrade	$ 571,640
OA-E4	Voice Evacuation Fire Alarm System	$ 524,146
OA-E6	Area of Refuge Exit Signage and Lighting	$ 205,914
OA-E9	Exterior Building and Parking Lighting	$ 42,309
	Total	**$ 9,291,354**

*Garland Roofing Estimate

The following percentage mark ups have been included in each design option:

Contractor's Contingency (3.00% on direct costs)

General Requirements (5.00% compound)

General Conditions (10.00% compound)

Contractor's Fee (8.00% compound)

Design Contingency (20.00% compound)

Escalation Varies

FUTURE PROJECTS

Accessibility, Safety and Health

Access to and from the campus from busy Old Adobe Road is challenging. Directional signage to the campus entry and parking lot, easily identifiable from both directions, is needed. (OA A-14)

To improve general health and hygiene conditions for students and teachers, two handwashing and hydration stations should be added adjacent to the playground and near the Multi-Use Building entry. (OA-A15)

Modernization and Infrastructure

The size of the Multi-Use Room does not accommodate all students; overflow space is needed outdoors in the form of an accessible, covered outdoor dining area which can also be used as an outdoor classroom. (OA-A4) The recommendation is to expand the Multi-Use Building to include a new expanded stage to the south and performance courtyard with shade structure. Interiors would be modernized to address needed updates to finishes and furnishings, theater technology and acoustics. (OA-A9)

The Multi-Use kitchen is aging, in need of infrastructure improvements and code updates including the staff toilet room. When Sonoma Mountain starts to function as a central kitchen, Old Adobe's kitchen can be modernized and updated to function as a warming kitchen. (OA-A11, OA-E8, OA-M1) Related plumbing updates include:

Water heater and pressure release drain line (OA-P2, OA-P4)

Sediment traps (OA-P3)

New kitchen equipment and waste system (OA-P5)

Mechanical upgrades are needed at the Multi-Use Building which has no outside air intake, air conditioning or operable windows. The existing mechanical unit needs to be replaced with two gas-fired heating/ventilating units. (OA-M3)

Modernization updates throughout campus are needed and include:

Replace outdated and aging casework and finishes in older classrooms (OA-A17)

Replace older single pane windows in classrooms 1 and 4 through 8. (OA-A18)

Miscellaneous deferred maintenance items include replacing ceiling tiles and ramps at relocatable classrooms. (OA-A23)

Update interior finishes in the Library and Classrooms 9 and 10. (OA-A24)

A plumbing update is needed at the Staff Workroom undercounter electric water heater; replacement with an instantaneous tankless water heater is recommended. (OA-P1)

Lighting systems need to all be replaced and seismically braced with LED lighting and control systems per Title 24 energy requirements. (OA-E3)

Drainage issues in the southwest portion of the site need evaluation and recommendation for mitigation of water build-up. Impact on what may be considered potential wetland (requiring CEQA consultant) may need to be addressed as a separate project. Mitigation efforts addressed in this report may include grading and drywell drainage. (OA-C3)

Landscape updates are needed, including:

Current irrigation systems vary in type and effectiveness; a new automatic irrigation system and consolidated controls are needed. (OA-L1)

Two wells are on the sight, however there are no plans to eliminate or cap them off. (OA-L3)

New site furnishings are needed at (3) locations outside classrooms, including 10 benches and 15 tables. (OA-L5)

Trees need evaluation by an arborist. (OA-L2)

Growth and Expansion

The existing Administration function is housed in an original classroom building at the north end of campus adjacent to a small parking lot immediately off Old Adobe Road. Best practices call for Administration to be placed near the campus entrance and allow visual access to the interior of campus. A new Administration Building located south of the Multi-Use

and adjacent to parking and drop-off is recommended. The existing Administration space would then be converted to (2) classrooms. (OA-A8)

Relocatable classrooms 14 and 15 are aging; those classes would be moved to the converted classrooms currently occupied by Administration. The relocatable buildings could be removed and possibly replaced with a new modular classroom if enrollment increases. (OA-A22)

A second overhead electrical service near the small parking lot/drop-off will be needed to support expansion; Further study will be needed to consider possible underground versus overhead service. (OA-E2) The existing power system for classrooms needs an overhaul; electrical rooms will not accommodate expansions. (OA-E5)

Curriculum at Old Adobe includes outdoor learning related to gardens and the eco-literacy Charter. The site has little to no natural shade which limits opportunities to fair weather. The addition of a permanent shade structure (OA-L8) complete with (3) unisex toilet rooms and (1) handwash/hydration station addresses many needs. (OA-A3, OA-A4)

A new playground is needed for upper grades to replace the playground being displaced by the new modular classroom building. A new 21st Century playground can be located to the north of the track. (OA-A16, OA-L6)

Educational Enhancements

Additional protection from the weather will be needed at the expanded campus; Add covered walkways at all main campus buildings as well as bordering the new performance courtyard and Administration Building. (OA-A5)

Selected plants need to be removed and replaced including soil amendment and new mulch. (OA-L7)



OLD ADOBE CHARTER ELEMENTARY SCHOOL

MEASURE L IMPROVEMENTS

Old Adobe Measure L Improvements
$9,291,355 Total (Construction Cost Only)

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

TLCDARCHITECTURE



OLD ADOBE CHARTER ELEMENTARY SCHOOL

FUTURE IMPROVEMENTS

Old Adobe Future Improvements
$14,388,791 Total (Construction Cost Only)

Replace older classroom casework
Complete Window Replacements
Replace Interior Lighting with LED's

Install Irrigation Controls
Cap Existing Wells
Repair Field Drainage

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

TLCD ARCHITECTURE

08

Loma Vista Immersion Academy

School Statistics

Charter Spanish Immersion Academy
Grades TK-6
Students 589
Built 1960



Marquee on Maria Drive

OVERVIEW

Loma Vista Immersion Academy is a TK-6th grade Charter school serving approximately 589 students according to enrollment projections for 2022-2023. The school has a dual language and intercultural curriculum through blended immersion and includes parent/home collaboration. The school has been rapidly expanding and an additional (8) classrooms along with site improvements are underway as part of the Measure L Bond, including an outdoor classroom, additional restrooms and new play equipment. Guidelines from that project may be used as a basis for future projects at all the schools.

Mission Statement

"Loma Vista Immersion Academy is Our place for Learning and Growing together. This Dual Immersion Program emphasizes a bilingual, biliterate and bicultural community with positive cross-cultural attitudes and skills resulting in an enriched experience for all learners as well as the community."



Southern school entrance on Maria Drive

Loma Vista Immersion Academy is in the Adobe neighborhood of Petaluma and was previously named Bernard Eldredge School. The school is adjacent to single family homes on the east and south ends of the campus. The front entry and drop-off is on Maria Drive across from Lucchesi Park and the Boys and Girls club. A senior care facility is across Monroe Street at the north end of the campus. The dual language curriculum includes programmed space for cross-cultural learning and arts activities and community participation.

A pair of small Administration buildings frame the campus entry on Maria Drive and adjacent to the staff parking lot. A cluster of older concrete masonry unit (CMU) buildings, consisting of 12 classrooms, library, and multi-use building surround two landscaped open-air courtyards. 4 Kindergarten classrooms are housed in a modular building without a dedicated drop-off and playground. 2 additional modular classrooms sit along Monroe Street. Four aging relocatable buildings on the eastern edge of the paved play area are slated for demolition and will be replaced with two new modular classroom buildings. A SCOE building located in the parking lot across from the multi-use building accommodates special education.

Improvements to the original 1960 campus date back to 1999 when student toilet rooms were modernized, relocatables were re-roofed, and the Multi-Use Building was expanded with a stage and new mechanical unit. A new SCOE modular building in 2000 replaced two relocatables. In 2013 classrooms were modernized including the addition of accessible toilet rooms in the Kindergarten classrooms, an accessible ramp and gathering space adjacent to the four Kindergarten classrooms, and addition of a reading garden. Four relocatable classrooms were added in 2017. A complete roof replacement has been implemented in 2019-2020.

FACILITIES ASSESSMENT SUMMARY

The full Facilities Assessment Report, located in the Appendix of the Master Plan document, contains narratives and diagrams from TLCD and each consultant on the team including architectural, civil, landscape, mechanical, electrical, plumbing, roofing and kitchen planning disciplines. This section provides a summary of the overarching conditions at the Loma Vista site.

Accessibility and Safety

Paths of travel have some deficiencies in the paving. Doors and hardware are compliant with some exceptions. Most of the restrooms on campus are accessible, however the fixture count is inadequate for the expanded campus. Life Safety is achieved by non-rated wood construction, non-sprinklered buildings and meet minimum CBC requirements. Security is provided by key and lock latch sets on doors with interior manual locking devices “LockBlok”.

Site Conditions

The site is relatively flat and drainage issues occur in the lawn areas. A portion of the site is in a flood zone. The campus has a large grass play field and play structures for lower grades but play structures for upper grades are lacking. Hardscaped play areas do not have any shade; they need replacement and striping for games. The campus is not cohesive in form and emphasizes the disconnection between upper and lower grades. A mix of garden and courtyard areas provide limited seating or classroom furnishings. The site is fenced and well maintained.

Building Conditions

The permanent buildings are consistent in exterior materials

Loma Vista Completed 2012 Bond Projects

Classroom and restroom interior modernization

(no improvements to MPR, child development and SCOE)

Removed existing portables in interior of east campus

Renovated all play structures

Added 4 relocatable buildings

Added fencing and gates

ADA compliance items complete

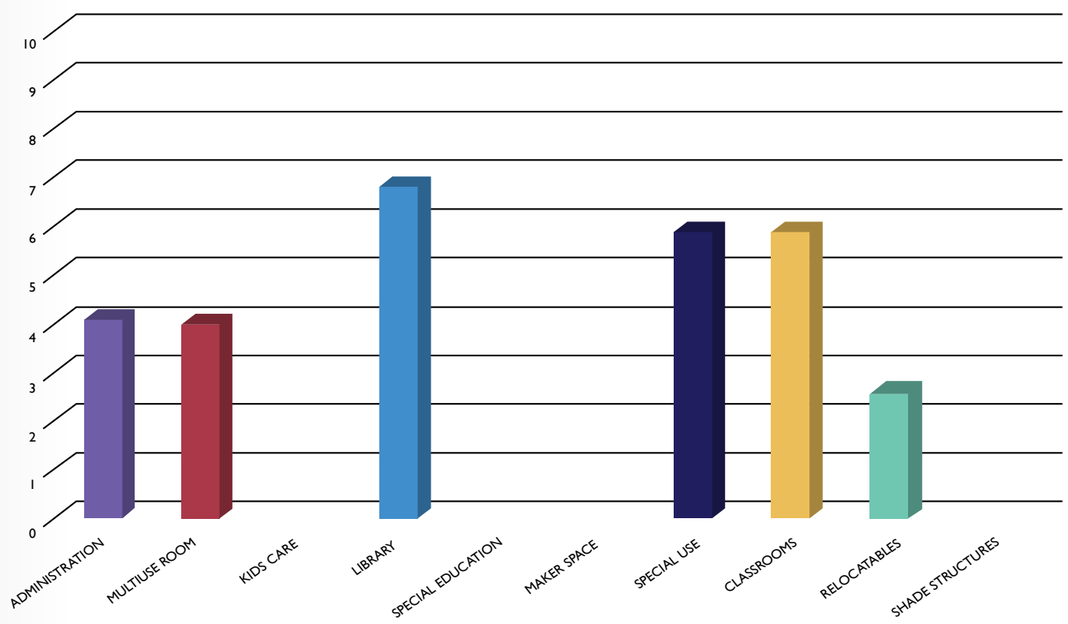
Substructure, ramps and foundation work on Kindergarten wing

Fire hydrant installed

Solar array added to the south end of campus

Upgrade HVAC systems with Prop 39 funds

LOMA VISTA EXISTING CONDITIONS



but are not regarded as welcoming among the staff and parents. They are built of unpainted concrete masonry units with large window areas and heavy timber construction. Roofs are flat built-up membrane and have deep overhangs with narrow pipe column supports provide protection at classrooms. Recently modernized doors and hardware are functional and compliant. Windows are recently modernized aluminum frame Insulated Glass Units (IGU) and are functional and compliant.

The Multi-Use Building, Administration buildings and Library/ Classroom Building are architecturally consistent with the permanent classroom buildings with exception of the MU which has a higher roof and specialized elements suitable to cafeteria, PE and performance.

Modular classroom buildings are painted wood siding consistent in paint color with the campus but they are not consistent in architectural character with the original school. The buildings have flat built-up roof membrane and roof top mechanical units. Roofs have deep overhangs and have recently been re-roofed. Recently modernized doors and hardware are functional and compliant. Windows are single pane with aluminum jalousie shade devices on the exterior.

Relocatable classrooms are clad in painted wood siding with flat built-up roof membrane and overhang at entry. The buildings are in poor condition and roofs have not been replaced. Windows are single pane. Doors and hardware are functional and compliant.

The modular SCOE building is located within the parking area. The interiors were recently modernized, however the building needs a new roof. Doors and hardware are functional and compliant. Windows are double pane. This building is owned by SCOE and improvements to the building would not be covered under Measure L.

Interior Conditions

Permanent Classroom Buildings are generally in fair condition with some variation from room to room. Carpet and resilient flooring are in poor condition in many rooms. North Boys & Girls Restroom finishes are in average condition. South Boys & Girls Restroom finishes are in poor condition. Adult toilet room is in fair condition; door and hardware need repair or replacement.

Multi-Use Room resilient flooring is in poor condition. Wall finish conditions vary but are generally in acceptable condition. Ceiling and tables are in good condition. Draperies are in poor condition. A moveable wall and draperies at the stage appears in poor condition. Wheelchair lift is blocked by storage. Kitchen finishes and equipment are in generally poor condition.

Library finishes are in good condition although flooring is showing wear.

Modular Classrooms are in good condition although flooring is showing wear. Restroom flooring is in poor condition.

Relocatable Classrooms 20 and 21 finishes are in poor to very poor condition. Relocatable Classrooms 23A and 23B finishes are in fair to good condition.

Modular SCOE Building is in fair to good condition with exception of ceiling panels which are sagging and in poor condition. Restroom finishes are in poor condition.

Administration Buildings finishes are in fair condition. Nurse area and non-accessible toilet room finishes are in poor condition.

COMMUNITY INPUT

A survey went out to community members which solicited feedback on conditions at the school, facility needs as related to the school's educational curriculum, and goals for the future. Following the survey, the Design Team hosted a community meeting with faculty, staff, parents, and community members during which additional feedback was provided on the results of the survey and suggestions for improvement to the campus. Notes from the survey results and community meeting are located in the Appendix.

Site and Outdoors

Campus safety could be improved

Additional classrooms to replace portables is a high priority

A shaded outdoor classroom for 30 students and whiteboard is a high priority

Additional/relocated age-appropriate play structure is needed

New blacktop, striping and ball walls are needed as well as some shade areas

TK/K play area needs improvement

Outdoor dining with rain/sun protection is needed

Grassy area needs better drainage

Classrooms

Portable classrooms are too small with no storage and small windows; they are being replaced as part of the Bond measure

Permanent classrooms need more pin-up space in lieu of windows

Teaching wall needs sliding white boards with TV behind

Efficient storage for Chrome books are needed

Adequate storage for dual language curriculum materials is needed

Updated interior finishes are needed in some areas although they are largely in good condition

Common Areas

Multi-Use is too small and needs to be expanded if possible

Multi-Use tables and window coverings need to be replaced

Kitchen needs new equipment and finishes

A dedicated and acoustically isolated music room is needed to support Charter

Science needs its own space aside from MU

Art room could be improved but is a low priority

The Library was recently modernized and is in good condition

RTI and RSP each need their own classroom instead of sharing

Counseling needs a larger room

Administration space is too small and needs some improvements

New restrooms are needed

Existing restrooms need to be evaluated and upgraded



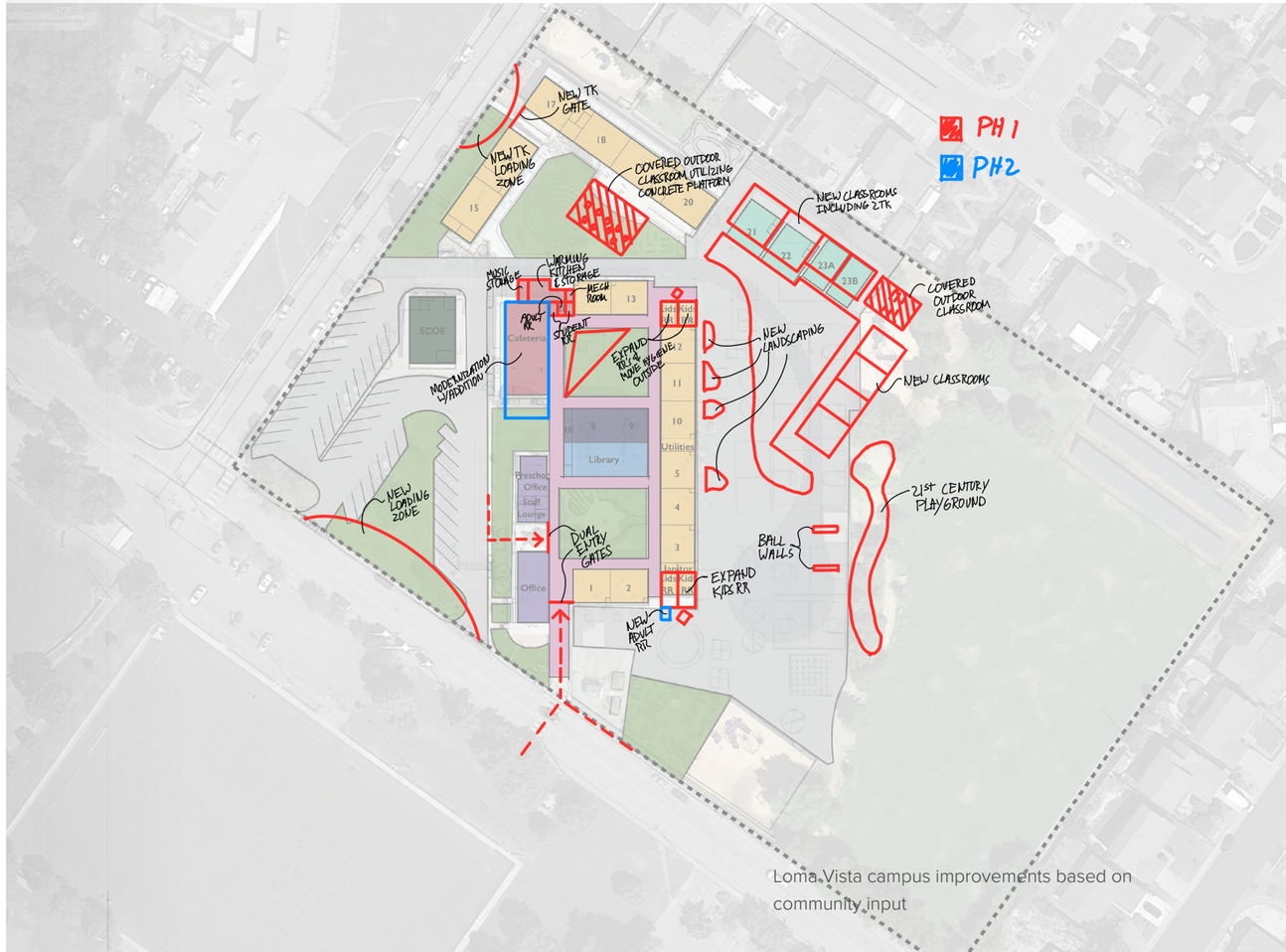
North Courtyard at Loma Vista

SITE SPECIFIC EDUCATIONAL FACILITIES GUIDELINES

Evaluation of the District-Wide Facilities Educational Guidelines relative to each school's existing facilities has resulted in a series of observations which have contributed to development of the Master Plan.

Campus – Original campus buildings and modulars need to be painted, consistent with the new classroom buildings

Classroom – original classroom building modernizations do not allow adequate pin-up space; the new Phase 1 classrooms should form guidelines for future upgrades; additional storage is needed for two sets of curricula (dual language) and cultural activities



Loma Vista campus improvements based on community input

Multi-Use Building – is heavily used and was designed for a smaller enrollment; expansion and modernization could be based on Sonoma Mountain and include dedicated space for band and marimba as well as performance stage; connection to courtyard could be enhanced; covered outdoor eating area is needed for lunch overflow; Community performances take place at Lucchesi Center due to limited space on campus



Interior of Multi-Use

Kitchen – conversion of aged and inadequately sized kitchen into a warming kitchen with food service from the central kitchen at Sonoma Mountain will rely on new guidelines to be developed with kitchen consultant

Library – recent modernization reflects current guidelines

Administration – outdated and inadequate spaces need modernization following Sonoma Mountain as guidelines including dedicated nurse/restroom

Special Education – A special day classroom is housed in the old SCOE building and meets program needs, other than potential finish updates; RTI and RSP each need their own classroom rather than sharing; counseling needs a larger room

Restrooms – evaluation of the number and conditions of student and adult restrooms require both expansion and modernization

Community Input – potential campus improvements for future consideration include expanded and modernized MU; Dedicated music room; Dedicated science room; Sliding whiteboards and curriculum storage for all classrooms

RECOMMENDATIONS FOR IMPROVEMENTS

Master Plan improvements have been prioritized with input from the District, school principals, teachers, parents and the community. Consideration of safety, accessibility and infrastructure updates are the primary goal for use of Measure L Bond funds, as well as support for increased enrollment. Recommendations described below are identified as **Measure L Projects**, which are funded by the bond, and as **Future Projects**, which will be considered for funding in a future bond measure.

Recommendations have been coded as a way of tracking them to the **Summary of Probable Costs** which can be found in the Appendix. The first section of the code represents the school; the second section of the code represents the discipline where further description of the scope may be found.

LV-A#	Architectural Improvements
LV-C#	Civil Improvements
LV-L#	Landscape Improvements
LV-E#	Electrical Improvements
LV-M#	Mechanical Improvements
LV-P#	Plumbing Improvements

Priorities for the Loma Vista site are focused on accommodating expanded enrollment, maintenance/ infrastructure needs, vehicular improvements and updated play areas. Future improvements include outdoor shade structures and modernizations.

MEASURE L PROJECTS

The following are recommended projects to be funded by the available Measure L Bond.

Growth and Expansion

Increased enrollment and expanded interest in the dual language immersion Charter program at LVIA has necessitated the addition of (2) modular buildings being installed in two increments, along with associated site improvements and infrastructure upgrades. Construction is being implemented in (3) increments through DSA starting Fall 2020 and continuing through Summer 2021. The scope of work includes two modular buildings; one with (4) standard classrooms and one with (2) standard classrooms and (2) TK classrooms. (LV-A1)

Modernization and Infrastructure

PG&E electrical switchgear and electrical service needs upgrading. (LV-E5)

Re-roofing of all buildings, landscaping and bond servicing is included in early work for the LVIA Phase 1 classroom project. (LV-A00)

Educational Enhancement

An outdoor classroom with a shade structure station will be located at the knuckle of the two new modular buildings

which are configured in an L-shape. (LV-A2)

A new electronic marquee on the street will provide identity, community presence and information to the campus. (LV-A17)

SUMMARY OF PROBABLE COST

Pricing reflects probable local construction costs based on a 2021–2022 target date for construction for this project, and is not a prediction of low bid. Pricing assumes competitive bidding for all portions of the construction work for all sub and general contractors. Soft costs for consultant and permitting fees are not included in the Summary of Probable Costs.

Loma Vista Immersion Academy

Item		Cost
LV-A00	Current District Costs LVIA*	$ 10,789,471
LV-26	Install Marquee Sign	$ 40,000
	Total	**$ 10,829,471**

*Roofing 2020, New Classroom Buildings, Electrical Service Upgrade, Bond Service

The following percentage mark ups have been included in each design option:

Contractor's Contingency (3.00% on direct costs)

General Requirements (5.00% compound)

General Conditions (10.00% compound)

Contractor's Fee (8.00% compound)

Design Contingency (20.00% compound)

Escalation Varies

FUTURE PROJECTS

Accessibility, Safety and Health

To improve general health and hygiene conditions for students and teachers, two handwashing and hydration station should be added adjacent to both the North and South Boys and Girls Restrooms. (LV-A11)

The South Boys and Girls Restrooms need expansion and modernization to meet ADA. (LV-A13, LV-P3) An adult restroom is also needed at this location for teachers while monitoring the play yard. (LV-A16, LV-P4)

Many door landings and thresholds do not meet ADA, requiring replacement of threshold and concrete pavement. (LV-C2)

Parking lot and drop-off improvements are needed to relieve congestion along the street and within the parking lot. Circulation through the parking lot is problematic and creates backups on adjacent streets. Kindergarten needs dedicated drop-off. Recommendations include:

Adjust parking lot to staff only with single entry on Maria and single exit on Monroe; Add pull-out parent drop-off at Maria Drive; Include site lighting and code-compliant egress. (LV-A5, LV-C1)

Reduce the number of parking stalls and improve circulation; Reconfigure parking lot and update ADA signage and domes; Include accessible drop-off. (LV-C5)

Add pull-out and Kindergarten drop-off at north end of Monroe Street. (LV-C3)

Modernization and Infrastructure

Outdoor play areas and landscape need improvements including:

Existing play area asphalt is severely cracked; pavement needs to be removed and replaced with asphalt and game striping at two areas. (5) inlet grates also need to be replaced per ADA. (LV-C4)

Kindergarten swing structure needs to be replaced. (LV-L2)

Ball walls need to be provided at the school. (LV-L4)

Irrigation systems need updating including new controller, valves and drip system for POC #1 and #2 (LV-L7, LV-L8)

Overall "curb appeal" of the school is not representative of the school's educational climate and culture. Existing campus buildings are aging and in need of cleaning and/or paint; conditions will continue to degrade over time. Recommendations include painting existing buildings and walkways, and power-washing the concrete masonry unit walls. (LV-A6)

The MU Kitchen is out of date, does not meet current codes; Conversion and modernization of the existing kitchen into a warming kitchen will be implemented. Meals will be provided

through a converted central kitchen at Sonoma Mountain Elementary. Improvements include:

Reconfiguration, equipment, new finishes and cabinets (LV-A7)

New adult ADA staff toilet room (LV-A8)

New mechanical equipment including a new gas fired Reznor unit (LV-M4)

Significant plumbing updates (LV-P1)

Music and art storage (LV-A10)

Mechanical system replacements are needed. (LV-M1)

New condensing units for classroom AC; condensing furnace may remain

New packaged rooftop gas/electric units for relocatable classrooms

New gas-fired Reznor HVAC unit for Multi-Purpose room

Additional mechanical system updates are needed.

Administration needs a new 5-ton condensing unit. (LV-M5)

The existing split system in the Childcare and Lounge needs to be replaced new rooftop package units. (LV-M6)

Science classrooms' existing gas fired heat and condensed coiling units need to be replaced with rooftop Reznor gas-fired makeup air units. (LV-M7)

Approximately (15 – 20) mushroom exhaust fans need replacing. (LV-M8)

Classroom furnaces have been updated and are in fairly good condition, however some condensing units need replacement. (LV-M9)

Miscellaneous deferred maintenance work includes

Replace toilet room flooring in the modular classroom building. (LV-A14)

Existing lighting is fluorescent and needs to be updated to energy efficient LED lighting. (LV-E3)

The Multi-Use Building has had some IT updates but needs additional electrical upgrades. (LV-E1)

Miscellaneous plumbing corrections are needed at local water heaters and storage tank to meet current codes. (LV-P2)

Plumbing update or replacement is needed for small storage water heaters in Lounge; new instant electrical water heaters are recommended. (LV-P4)

Growth and Expansion

The size of the MU Room does not accommodate all students; overflow space is needed outdoors in the form of an accessible, covered outdoor dining area which can also be used as an outdoor classroom. Table-top seating for 24 and a permanent shade structure which could support PV is included. (LV-A3)

The play structure for ages 5 – 12 is being displaced by new modular classroom buildings; replacement is needed including rubber or wood fiber fall surfacing. (LV-L1)

The South play area has excess surface area per requirement for play structure. Remove deep curbing and install deep curbing within new footprint of fall area. (LV-L3)

Educational Enhancements

The existing Multi-Use Building is inadequately sized for the expanded population of the school. A stage addition would allow more seating within the MU and an improved music/ performance function. (LV-A9)

The outdoor learning area and reading garden near existing modular classrooms is underutilized due to lack of shade and appropriate furnishings. A new shade sail structure with classroom style bench seating for 24 is needed. (LV-A4)

An interactive outdoor 21st Century Play Area is needed to enhance the educational program. (LV-L5)

Existing courtyard classrooms have two walls of windows which limits the amount of tackable surface appropriate for the educational program. Windows with views to the courtyard also provide unwanted distraction for students. New PET tackboards installed to the face of the window frames would solve this need. (LV-A12)

LOMA VISTA IMMERSION ACADEMY

MEASURE L IMPROVEMENTS

LVIA Measure L Improvements
$10,844,000 Total



- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

TLCDARCHITECTURE

LOMA VISTA IMMERSION ACADEMY

FUTURE IMPROVEMENTS

LVIA Future Recommendations
$9,540,991 Total (Construction Cost Only)



RELOCATABLE
GREEN
CLASSROOM
ADMINISTRATION
MULTI-USE
LIBRARY
MAKER SPACE
SHADE STRUCTURE
SPECIAL USE
SPECIAL EDUCATION
KIDS CARE
PARKING/PLAY AREA

TLCDARCHITECTURE

09

La Tercera Elementary School

School Statistics

Charter N/A STEM School
Grades TK-6
Students 330
Built 1971



Marquee on Albin Way

OVERVIEW

La Tercera Elementary is a TK-6th grade STEM (Science, Technology, Engineering and Mathematics) school serving approximately 330 students according to enrollment projections for 2022-2023. The curriculum provides opportunities for project-based learning from the greater community, as well as fostering student's innate curiosity and joy of discovery. On site faculty include music, science and PE teachers.

Mission Statement

"Our mission at La Tercera Elementary School is to foster each student's innate curiosity and joy of discovery through a STEM focused education. We will prepare our students to be academically successful, socially aware, scientifically literate, and respectful, responsible citizens in the global community. We will achieve this by combining student-centered, collaborative and problem-solving based learning with active parental and community involvement."



Interior lawns from North West Entrance

Originally built in 1971, La Tercera is geographically located in a quiet residential neighborhood at the center of the District, close to the district office. It is bounded on the south and west by single family residences and the 2.5-acre La Tercera City park. The north boundary of the campus is the school entry and parking area which is across the street from single family residences. The TK-6th grade school is the first elementary STEM school in Sonoma County and includes a maker space and dedicated science lab.

The campus includes multiple buildings with outdoor covered and uncovered walkways. It is similar to Miwok Elementary School. The campus "pod" buildings are clustered around the multi-purpose pod. Each classroom pod has three classrooms and is connected to an adjacent pod. The area where they are connected is used to house common toilet rooms and work rooms. Three pod clusters contain a total of 18 classrooms which are in varying levels of modernization. In addition to the classroom pods, the campus has other buildings that include a Multi-Use building, an Administration building and a Childcare building. A group of modular buildings with four Kindergarten-sized classrooms are to the southwest of the campus. At the northeast end of the campus are four portable buildings which house a Library, a Computer Lab and a special education classroom previously owned by SCOE. Near the library is an outdoor classroom and unused greenhouse which is in disrepair.

The Multi-Use, the Administration Building and some of the classroom pods (E, F and G) were renovated in 1996. Other classroom pods (B, C and D) and the Kindergarten buildings were renovated in 2000 with new interior finishes and some toilet room updates. Permanent buildings were re-roofed and painted in 2014. Classroom buildings B, C, D, E, F and G also received new finishes and modernized toilet rooms in 2014. The Kids Care building has not had any modernization work. The Maker Space and Consortium relocatable buildings are in very poor condition. The library double-wide relocatable interiors were modernized, but the building itself is reaching end of useful life.

FACILITES ASSESSMENT SUMMARY

The full Facilities Assessment Report, located in the Appendix of the Master Plan document, contains narratives and diagrams from TLCD and each consultant on the team including architectural, civil, landscape, mechanical, electrical, plumbing, roofing and kitchen planning disciplines. This section provides a summary of the overarching conditions at the La Tercera site.

La Tercera Completed 2012 Bond Projects

Classroom and restroom interior modernization

(no improvements to MPR, child development and SCOE)

Removed existing portables in interior of east campus

Renovated all play structures

Added 4 relocatable buildings

Added fencing and gates

ADA compliance items complete

Substructure, ramps and foundation work on Kindergarten wing

Fire hydrant installed

Solar array added to the south end of campus

Upgrade HVAC systems with Prop 39 funds

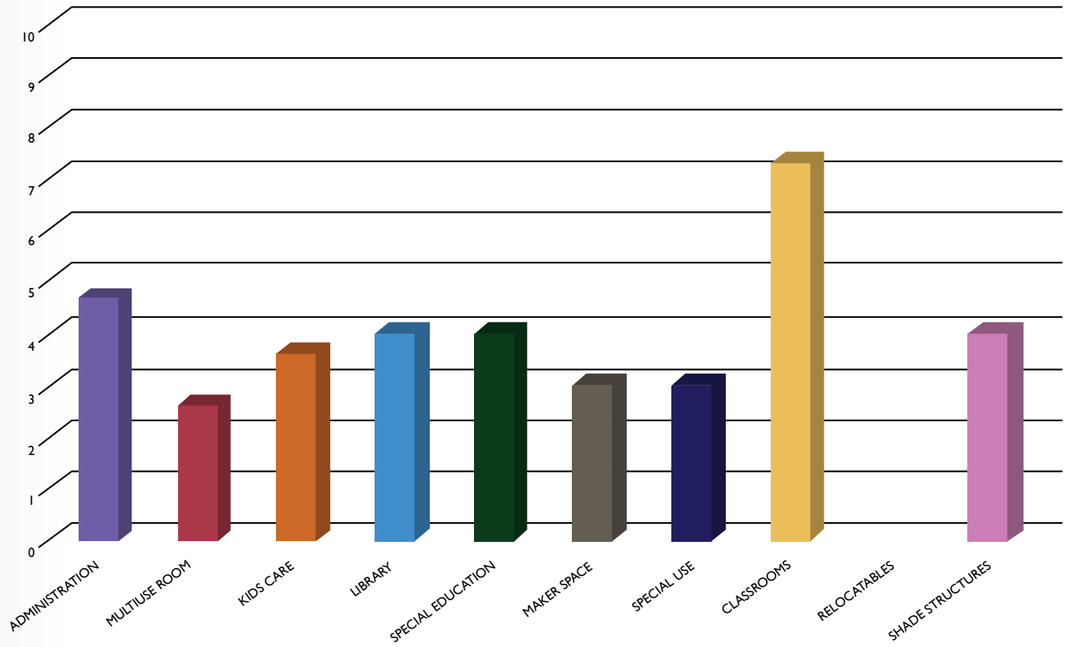
Accessibility and Safety

The La Tercera campus is ADA compliant with few exceptions due to the 2014 renovation (see Civil site assessments). Hardware and classroom toilet rooms are compliant. The staff and women's toilet rooms in the Multi-Use Building (MUB) are not compliant. The Kids Care toilet rooms are not compliant. Life Safety is achieved by non-rated construction, non-sprinklered buildings and meet minimum CBC requirements. Classroom door security is provided by key and lock latch sets with interior manual locking devices "LockBlok".

Site and Safety

The campus functions well in promoting interactions with natural surroundings and meeting other students by way of exterior circulation. The site is relatively flat and drainage issues occur in the lawn areas, particularly between Building G and the MU. There are few planted areas, with the exception of large natural grass lawns at the center of the campus. The school is located in a residential neighborhood with single family homes across the street and surrounding the site. La Tercera Park adjoins the campus at its southwest boundary.

LA TERCERA EXISTING CONDITIONS



Building Conditions

Permanent buildings are consistent in exterior materials from recent renovations. The pod-shaped classroom forms provide a cohesive campus setting, with relocatable structures on the perimeter. Most buildings are cement plaster over wood framing. The roofs are sloped built-up roof membrane roofs with corrugated metal parapets to screen rooftop mechanical equipment. The overhangs do not provide enough shade or rain protection for the campus population.

The modular building is manufactured wood siding with shallow sloped flat roofs and single pane windows with metal shutters. Buildings are accessible with some path of travel conditions needing to be addressed. Interior doors and hardware were recently modernized and are functional and compliant. Windows were recently modernized with aluminum frame Insulated Glass Units (IGU).

Relocatable buildings are manufactured wood siding with shallow sloped flat roofs and single pane windows. Buildings are accessible however ramps are in disrepair. Exterior doors and transoms are original single pane. The Consortium building, previously owned by SCOE, was not repainted when the campus was painted. Building conditions are approaching end of useful life.



Interior of Multi-Use

Interior Conditions

Classroom Pod Buildings were recently modernized and finishes are generally in good condition.

The Multi-Use Building (MUB) is original construction including single pane windows and has limited accessibility in kitchen area. Interior finishes are in fair to poor condition. Tables are in good condition. Restroom finishes are in fair to poor condition.

Modular Kindergarten Building has newer finishes and accessible toilet rooms. Flooring, wall and ceiling finishes are in average condition. Casework is in good condition.

Kids Care is in an original pod building with original interior finishes and single pane windows. Toilet rooms are not accessible. Flooring appears to be 9 x 9 vinyl tile which may contain asbestos. Other finishes are in poor or very poor condition. Some casework is in good condition.

Lounge/STRETCH/Counseling interior finishes vary from room to room and range in condition from good to poor. The moveable wall is in very poor condition.



Interior of Teacher's Lounge

Administration Building finishes range in condition from fair to good. Doors are wood veneer. Windows are single pane with mini-blinds.

The Library is in a double-wide portable building which has been recently updated on the interior. Finishes are in good condition with exception of the ceiling which is in average condition.

Maker Space and Consortium are in older portable buildings with original single pane windows and older finishes in poor or very poor condition.

COMMUNITY INPUT

A survey went out to community members which solicited feedback on conditions at the school, facility needs as related to the school's educational curriculum, and goals for the future. Following the survey, the Design Team hosted a community meeting with faculty, staff, parents, and community members during which additional feedback was provided on the results of the survey and suggestions for improvement to the campus. Notes from the survey results and community meeting are located in the Appendix.

Site and Outdoors

Provide outdoor community center in campus core with display elements

Replace lawn with shaded outdoor learning opportunities and gardens

Permanent shade structure is needed for outdoor classroom near library

Outdoor play should include modern play structures and alternate activities

Expand covered walkways especially to buildings surrounding the campus core

Address site drainage issues

The PE program would benefit from a track and covered outdoor PE area

Classrooms

Classrooms were recently modernized and are in good condition

Flexible learning benefits from flexible furnishings

Common Areas

Multi-Use Room needs extensive modernization and better provision for PE

Music uses Multi-Use; small office is inadequate for group or storage

Expand Maker Space and incorporate Art

Library relocatable was recently modernized and adequately addresses needs

Science Room needs plumbing and ventilation for lab functions

Minor improvements to Administration were noted

Kids Care portable needs modernization, expansion and shaded outdoor play area

Some Restrooms need ADA update; additional adult restrooms are needed

SITE SPECIFIC EDUCATIONAL FACILITIES GUIDELINES

Evaluation of the District – Wide Facilities Educational Guidelines relative to each school's existing facilities has resulted in a series of observations which have contributed to development of the Master Plan.

Outdoor Learning – STEM learning would be enhanced with shaded outdoor classrooms with water and power; and a shaded community gathering space for connection with the community and display of projects; a garden space would benefit the program if promoted as a parent project

Multi-Use Building – is in fair to poor condition and raised concrete platform limits flexibility; existing size and configuration of the space limits extent of indoor large group presentations and PE activities; complete modernization or replacement should be modeled on Sonoma Mountain MU in future modernization efforts.

Music – existing music room is small and would benefit from expansion

Science – program would be enhanced with a lab that has multiple sinks and outlets, chemical resistant counters, resilient flooring and appropriate storage.



Interior of Maker Space



Outdoor classroom

Maker Space – requires workshop type environment with tough finish materials for building, science, technology, engineering and math projects; could be moved from its aging relocatable building into a larger space at a future phase

Library – interiors reflect current guidelines; relocatable building eventually will need to be replaced

Modernization – Kids Care needs to be brought up to acceptable minimum standards; Offices in Administration need update; Some restrooms need modernization

RECOMMENDATIONS FOR IMPROVEMENTS

Master Plan improvements have been prioritized with input from the District, school principals, teachers, parents and



La Tercera campus improvements based on community input

the community. Consideration of safety, accessibility and infrastructure updates are the primary goal for use of Measure L Bond funds, as well as support for increased enrollment. Recommendations described below are identified as **Measure L Projects**, which are funded by the bond, and as **Future Projects**, which will be considered for funding in a future bond measure.

Recommendations have been coded as a way of tracking them to the **Summary of Probable Costs** which can be found in the Appendix. The first section of the code represents the school; the second section of the code represents the discipline where further description of the scope may be found.

LT-A#	Architectural Improvements
LT-C#	Civil Improvements
LT-L#	Landscape Improvements
LT-E#	Electrical Improvements
LT-M#	Mechanical Improvements
LT-P#	Plumbing Improvements

In relation to other schools in the District, the La Tercera campus has undergone a number of modernization projects in recent years, funded by the Measure G Bond. Measure L projects are intended to enhance the school and promote community involvement. Additional future projects are slated for funding by a subsequent bond measure.

MEASURE L PROJECTS

The following are recommended projects to be funded by the available Measure L Bond.

Modernization and Infrastructure

Playground equipment at the East Playground needs to be replaced, including overhead equipment and play elements for ages 5–12. (LT-L1)

Educational Enhancements

A new electronic marquee on the street will provide identity, community presence and information to the campus. (LT-A15)

SUMMARY OF PROBABLE COSTS

Pricing reflects probable local construction costs based on a 2021–2022 target date for construction for this project, and is not a prediction of low bid. Pricing assumes competitive bidding for all portions of the construction work for all sub and general contractors. Soft costs for consultant and permitting fees are not included in the Summary of Probable Costs.

La Tercera Elementary School

Item			Cost
LT-A15	Install Marquee Sign	$	40,000
LT-L1	Replace East Playground Overhead Equipment	$	25,984
	Total	**$**	**65,984**

The following percentage mark ups have been included in each design option:

Contractor's Contingency (3.00% on direct costs)

General Requirements (5.00% compound)

General Conditions (10.00% compound)

Contractor's Fee (8.00% compound)

Design Contingency (20.00% compound)

Escalation Varies

FUTURE PROJECTS

Accessibility, Safety and Health

To improve general health and hygiene conditions for students and teachers, two handwashing and hydration station should be added at the central courtyard and at the shade structure on the east edge of campus. (LT-A8)

Site improvements include repair of paving at classroom sidewalk to meet ADA and new compliant inlet grates at the outdoor lunch area. (LT-C1). A second ADA loading zone is needed which involves removal of an existing sidewalk. (LT-C2) The existing shade structure at southern playground does not meet ADA and needs to be removed. (LT-L5)

A second fire hydrant is needed at the paved play yard near the modular building toward the rear of the school site. (LT-C3)

Landscape improvements include an ADA accessible Ball Toss (LT-L4) and removal of the basketball backstop (LT-L7).

Modernization and Infrastructure

The Multi-Use Building is aging, too small and does not meet needs of the school. Infrastructure, including Electrical, Mechanical and Plumbing systems, need updates and/or replacement as well the kitchen hood, fire suppression and plumbing equipment. (LT-M2, LT-P1) A new and larger Multi-Use Building is recommended at the northern edge of campus. The new building would remove and replace (3) relocatable buildings housing the library and maker space. (LT-A3.2)

The maker space is in a small, aging relocatable building which needs modernization or replacement. In lieu of that, the maker space will be relocated to the existing Multi-Use Building once the new building is completed. Limited modernization work includes demo of the kitchen, updating restrooms, new casework and electrical/mechanical infrastructure upgrades. (LT-A4.2)

The Library and Continuity Program are located in aging relocatable buildings which eventually need replacement. Both programs will be accommodated in the new Multi-Use Building. Existing, recently acquired library furnishings will be relocated to the new space. (LT-A5)

Playgrounds and play fields need updates including:

The Southwest playground equipment is rusted out and needs to include some new equipment for ages 2 – 5, as well as replacement of the play structure for ages 5 – 12. (LT-L2, LT-L3)

Damage to the play field by gopher needs repair and mitigation. The irrigation system also needs replacement and booster pump. (LT-L6)

Irrigation controllers for POC #2 need to be updated and include a weather sensor. (LT-L11)

The mechanical systems are original to buildings A1 - A4, are not seismically braced and are in need of replacement. Four 5-ton packaged units are anticipated. (LT-M1)

Plumbing improvements include:

The Kindergarten custodial room hot water heater needs proper seismic installation and plumbing infrastructure. (LT-P2)

Seismic straps and discharge drip pans are needed for some for water heaters (LT-P3)

Cover protection for drain and water supplies are needed at ADA restroom. (LT-P4)

Some sinks need a new drainpipe and water heater. (LT-P5)

Kids Care need modernization for ADA accessibility, updated finishes and replacement and/or encapsulation of existing resilient flooring; (LT-A14)

Electrical improvements include:

PG&E electrical service near drop-off and Multi-Use may limit expansion so upgrades to the system are required. (LT-E1)

Electrical and lighting upgrades are needed at both Kids Care and Administration, partly due to narrow walkways and low ceilings. (LT-E2)

Classrooms need electrical updates (LT-E4)

Mop sinks are located in close proximity to IDF's and need to be relocated (LT-E3)

Educational Enhancement

A campus center for outdoor learning and community gathering is needed. The existing outdoor classroom near the library is not covered and does not have permanent furnishings. Improvements at the central courtyard include a new shade structure, and outdoor dining furniture for 30. (LT-A1)

The limited extent of the covered walkway needs expansion at the campus core and to support the campus center. Lighting is included. (LT-A10) Additional covered walkways to classroom pods may be possible as well.

Landscape improvements include:

Replace existing play structure with a 21st Century Playground to support the PE program and healthy activities. (LT-L8)

Provide new shade structure near new playground with bench seating for 30. (LT-A2)

Replace lawn at courtyard with low water plantings and adjust irrigation (LT-L10)

LA TERCERA ELEMENTARY SCHOOL

MEASURE L IMPROVEMENTS

La Tercera Measure L Improvements
$65,985 Total (Construction Cost Only)



RELOCATABLE
GREEN
CLASSROOM
ADMINISTRATION
MULTI-USE
LIBRARY
MAKER SPACE
SHADE STRUCTURE
SPECIAL USE
SPECIAL EDUCATION
KIDS CARE
PARKING/PLAY AREA

TLCDARCHITECTURE

LA TERCERA ELEMENTARY SCHOOL

FUTURE IMPROVEMENTS

La Tercera Future Improvements
$20,794,736 Total (Construction Cost Only)



- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

TLCDARCHITECTURE

10

Miwok Valley Elementary Charter School

School Statistics

Charter Science
Grades TK-6
Students 290
Built 1972



Marquee on St. Francis Drive

OVERVIEW

Miwok Valley Elementary is a K-6th grade Charter school serving serving approximately 290 students according to enrollment projections for 2022-2023. The Charter is under development, however the curriculum includes science and music and inquiry-based, self-motivated, independent learning skills and computer-based language enrichment. The school is located in a residential neighborhood and many students walk to school, often through the neighboring park.

Mission Statement

"Our school mission and highest priority is the quality education of our students so that they may be better equipped to achieve their life's goals and desires. At Miwok Valley Elementary Charter, we nurture our students, help build life-long friendships, and empower them to be independent and responsible thinkers, giving them skills to become citizens that can impact the world around them in a positive manner."



Interior Circulation from North East Entrance

The Miwok campus is the southernmost campus in OAUSD. The school is in a relatively dense neighborhood with a mix of multi-family housing, single family residences and nearby commercial areas. It is also near Lakeville Highway (Highway 116). The school entry and parking area is on the north boundary of the campus across the street from single family residences. The south and west boundaries of the school back up to multi-family housing. The east edge of the school includes a track and the 2.1-acre Miwok Park. The school's Charter includes both science and music programs.

The school was built in 1971 and includes multiple buildings with uncovered walkways. There are few shade structures. It is similar to La Tercera Elementary School with tightly grouped "pod" buildings clustered around the central Multi Use Building. Each classroom pod has three classrooms and is connected to an adjacent pod. The area where they are connected is used to house common toilet rooms and work rooms. Three pod clusters contain a total of 18 classrooms. A standalone seventh pod has two special education rooms. The Administration department is paired with the Library/ Music/Computer Lab in two pods at the front of the campus. A modular building with 4 Kindergarten classrooms is at the northwest corner of the campus. At the southeast end of the campus are two portable buildings which house childcare functions.

FACILITIES ASSESSMENT SUMMARY

The full Facilities Assessment Report, located in the Appendix of the Master Plan document, contains narratives and diagrams from TLCD and each consultant on the team including architectural, civil, landscape, mechanical, electrical, plumbing, roofing and kitchen planning disciplines. This section provides a summary of the overarching conditions at the Miwok site.

Accessibility and Safety

The paths of travel have some deficiencies, but the campus in general meets current ADA requirements. Door hardware is compliant in general with some exceptions. Most, but not all restrooms on campus are code compliant. Life Safety is achieved by non-rated construction, non-sprinklered buildings which meet minimum CBC requirements. Classroom door security is provided by key and lock latch sets with interior manual locking devices "LockBlok".

Miwok Valley Completed 2012 Bond Projects

Administration reconfigured and modernized

Complete exterior modernization of original school buildings

Interior modernization of classrooms, Kindergarten and bathrooms

Reconfigured courtyard and all walkways

New play structures

Bike parking H relocated

ADA compliance items complete per 2010 CA ADA Guidelines

Site Conditions

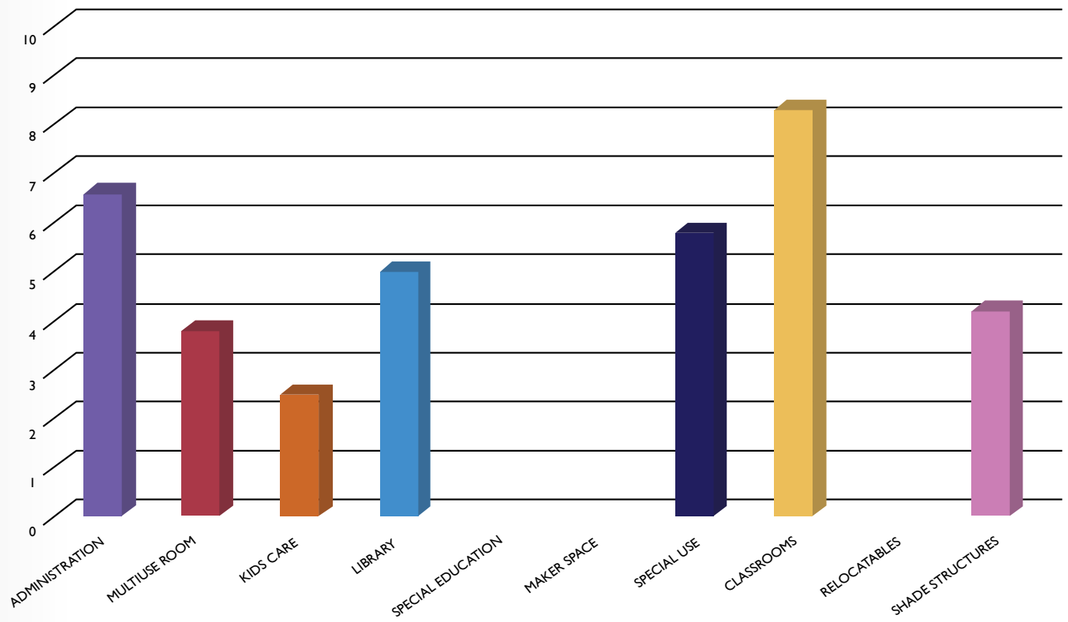
The site is relatively flat and drainage issues occur in the lawn areas. The campus is adjacent to multi-family buildings on the north-western and south-western boundaries. Single family residences are on the south-eastern and south-western boundaries of the school as well as across the street from the campus parking lot.

Building Conditions

The permanent buildings are consistent in exterior materials from recent renovations as well as the building pod shaped forms. There are few planted areas, with the exception of natural grass lawns at the front of the campus. Playfields are under-utilized. The Multi-Use Room serves multiple functions and is configured around a raised concrete proscenium.

Most buildings are cement plaster over wood framing. The roofs are mostly flat, built-up roof membrane with mansard parapets. The mansard parapets are roofed with standing seam metal and have shallow overhangs that do not provide shade or rain protection.

MIWOK VALLEY EXISTING CONDITIONS



The modular and relocatable buildings are manufactured siding with shallow slope flat roofs. Relocatable buildings are on raised platforms with ramps which show heavy wear.

Interior Conditions

Classroom Pod Buildings have been modernized with new door hardware, windows and vinyl roller shades. Interior finishes including restrooms are generally in good condition.

Modular Classroom Building interior finishes are in average to poor condition. The ceiling appears to have moisture or water damage. Newer classroom casework is in good condition.

Multi-Use Building has older windows in need of replacement. Interior finish materials are in poor condition with exception of the ceiling which is in average condition. Kitchen finishes are in very poor condition. One staff toilet room is non-accessible; a second toilet room has limited accessibility; both are in fair to poor condition.

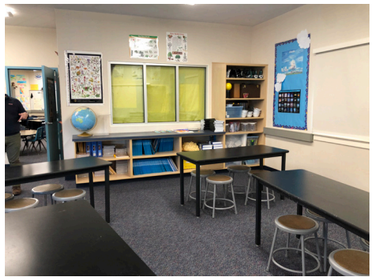
Administration Building has had some updates and finishes are in average to good condition. Original single pane windows need replacement. Adult restroom finishes are in good condition.

Library/Music/Computer Building's finishes range in condition from fair to poor. Original single pane windows need replacement. Boys and Girls Restrooms are in good condition. The building needs to be modernized to meet current needs and code standards.

Kids Care Building is an L-shape configuration of two portables. Interior finishes are in fair to poor condition. Restrooms are in fair to poor condition. The subfloor in one of the toilet rooms appears to have suffered damage.



Interior of modular kindergarten classroom



Interior of science classroom

COMMUNITY INPUT

A survey went out to community members which solicited feedback on conditions at the school, facility needs as related to the school's educational curriculum, and goals for the future. Following the survey, the Design Team hosted a community meeting with faculty, staff, parents, and community members during which additional feedback was provided on the results of the survey and suggestions for improvement to the campus. Notes from the survey results and community meeting are located in the Appendix.

Site and Outdoors

"Curb appeal" needs improvement, covered entry, a new campus sign and marquee

Signage and wayfinding solutions are needed throughout campus

Trip hazards and drainage issues at playground need to be addressed

Shade is needed for outdoor lunch area

PE needs an outdoor covered area

Outdoor learning with shade is needed

Classrooms

TV's should be moved or placed behind sliding whiteboard

Improvements to handwashing station are needed

Common Areas

Multi-Use Room is a high priority and needs improved acoustics, new finishes and modification to platform

Kitchen needs modernization and air conditioning

Music room needs expansion

Computer lab is underutilized and should be repurposed

Library needs improved air quality, more windows, new finishes and student collaboration area

Administration front desk needs modification and staff areas need improvements

Most restrooms have been modernized but need maintenance

Kids Care is in an older portable which needs modernization or replacement

SITE SPECIFIC EDUCATION FACILITES GUIDELINES

Evaluation of the District-Wide Facilities Educational Guidelines relative to each school's existing facilities has resulted in a series of observations which have contributed to development of the Master Plan.

Neighborhood Presence – as a school where many students walk to school, a better street presence would make the school more welcoming to new families

Community Involvement – Circulation through the densely built campus is confusing and would benefit from signage and wayfinding

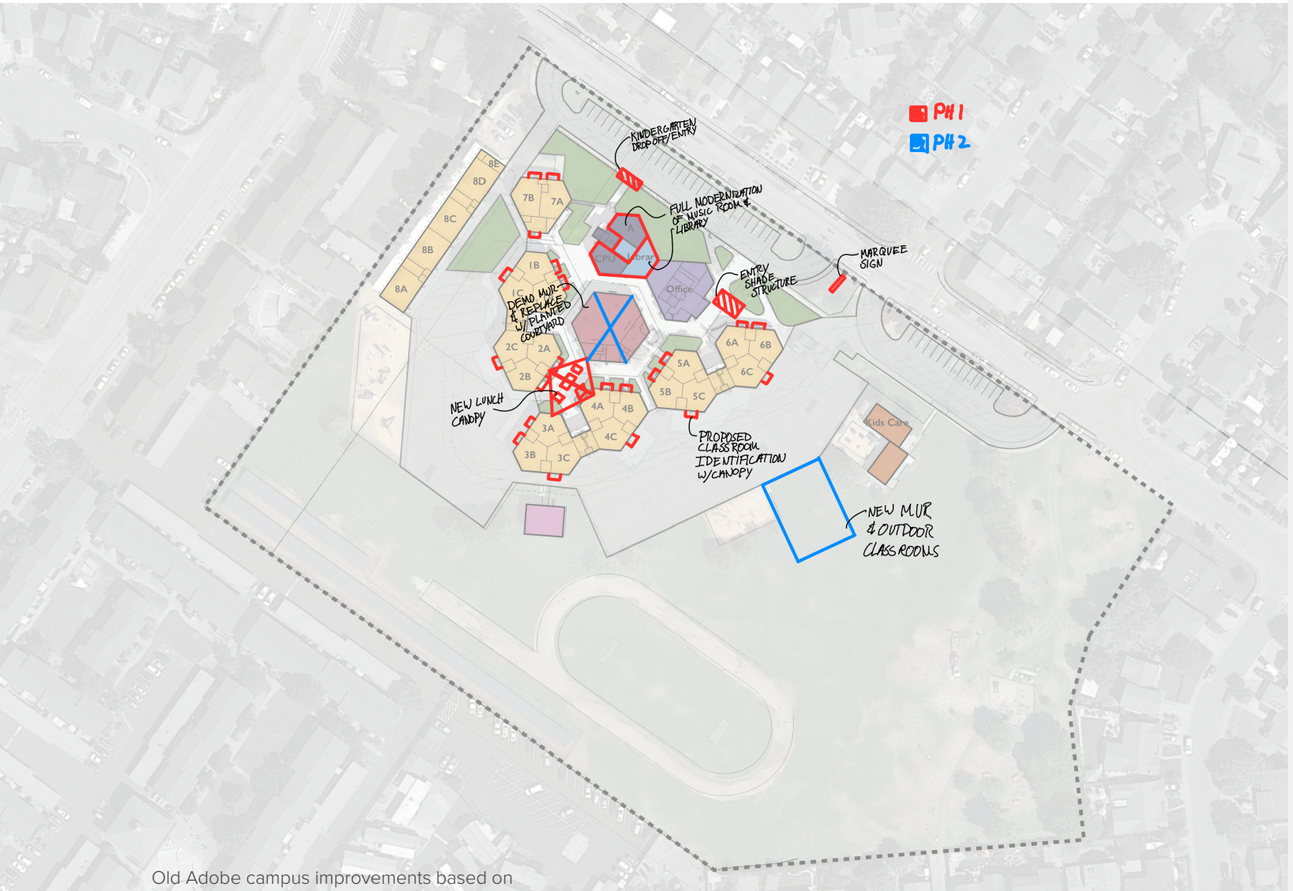
Outdoor Spaces – could be improved by providing shaded areas and by addressing drainage issues, trip hazards and flooding at the playfield; a covered PE area and science classroom would benefit those programs

Multi-Use building – is in fair to poor condition and raised concrete platform limits flexibility; existing size and configuration limits extent of indoor PE activities; complete modernization or replacement could be modeled on Sonoma Mountain MU; it's location in the center of campus impedes communication and connection within the school community

Music – additional space and updated interiors would enhance this popular program



Exterior condition at classroom pod restrooms



Old Adobe campus improvements based on community input

The Kids Care program is particularly popular at this site due to a large number of working families; an updated facility with kitchen and play area would attract more students and support the community

RECOMMENDATIONS FOR IMPROVEMENTS

Master Plan improvements have been prioritized with input from the District, school principals, teachers, parents and the community. Consideration of safety, accessibility and infrastructure updates are the primary goal for use of Measure L Bond funds, as well as support for increased enrollment. Recommendations described below are identified as Measure L Projects, which are funded by the bond, and as Future Projects, which will be considered for funding in a future bond measure.

Recommendations have been coded as a way of tracking them to the Summary of Probable Costs which can be found in the Appendix. The first section of the code represents the school; the second section of the code represents the discipline where further description of the scope may be found.

MK-A#	Architectural Improvements
MK-C#	Civil Improvements
MK-L#	Landscape Improvements
MK-E#	Electrical Improvements
MK-M#	Mechanical Improvements
MK-P#	Plumbing Improvements

In relation to other schools in the District, the Miwok Valley campus has undergone a number of modernization projects in recent years, funded by the Measure G Bond. Measure L projects are intended to enhance the school and promote community involvement. Additional future projects are slated for funding by a subsequent bond measure.

MEASURE L PROJECTS

The following are recommended projects to be funded by the available Measure L Bond.

Educational Enhancement

An illuminated marquee at the street is needed, similar to other District schools, for proactive communication and involvement with the community. (MK-A18)

Hardscape in the courtyard is sterile; enhancement to this community space can be achieved with enlarged planting squares with trees and planting along with needed irrigation. (MK-L1)

SUMMARY OF PROBABLE COSTS

Pricing reflects probable local construction costs based on a 2021–2022 target date for construction for this project, and is not a prediction of low bid. Pricing assumes competitive bidding for all portions of the construction work for all sub and general contractors. Soft costs for consultant and permitting fees are not included in the Summary of Probable Costs.

The following percentage mark ups have been included in each design option:

Miwok Elementary School

Item			Cost
MK-A18	Install Marquee Sign	$	40,000
MK-L1	Add Planting at Courtyard	$	17,322
Total		**$**	**57,322**

Contractor's Contingency (3.00% on direct costs)

General Requirements (5.00% compound)

General Conditions (10.00% compound)

Contractor's Fee (8.00% compound)

Design Contingency (20.00% compound)

Escalation Varies

FUTURE PROJECTS

Accessibility, Safety and Health

To improve general health and hygiene conditions for students and teachers, a hand-washing and hydration station should be added at the outdoor lunch/learning area. (MK-A15)

The nature of the building configuration creates confusion and uncertainty for visitors and difficulties for people with disabilities. A campus map and signage elements are needed to correct the conditions. (MK-A16)

Site improvements for accessibility include

A second ADA loading zone is needed as well as corrections to conditions affected by the new loading zone (driveway apron, fence and sidewalk). (MK-C1)

Concrete paving needs repair to meet cross slope requirements. (MK-C2)

Pavement along the front of modular classrooms does not meet the maximum allowed 2% cross slope. Asphalt needs to be replaced and restriped with appropriate transitions at doorways. (MK-C4)

Poor drainage and/or grading conditions exist in the play area West of the shade structure. Nicknamed "Lake Miwok", the area needs to be regraded, and connection provided to the storm drain system via a drop inlet. (MK-C3)

Modernization and Infrastructure

Pod modernization and reconfigurations are overdue for the Library/Music/Computer building. The music room is undersized to support the charter music program. At the same time, the library reading room is poorly configured and provides limited use to students, so the reading room should be converted to an instrument storage room. This also frees up classroom space for music instruction. In lieu of the interior reading room, the Library needs expansion for technology and group learning activities. The existing computer lab, adjacent to the library, is no longer utilized and can be opened to the library and reconfigured to support the group/technology needs. Modernization for the entire building interior includes new finishes, furnishings and infrastructure including electrical and lighting. New equipment includes laptops and an LED screen. (MK-A1, MK-A2, MK-E2, MK-E8)

The existing Multi-Use Building is in poor condition and does not successfully support all activities. The Kitchen is outdated and needs renovation including architectural, infrastructure, equipment and furnishings. The building also creates a visual obstacle at the center of campus. Plans include demolition of the existing building and construction of a new Multi-Use Building on the East edge of campus adjacent to Kids Care. In place of the old building, a central campus courtyard will be furnished with trees, planting, shade structure, and furnishings for an outdoor classroom. (MK-A4, MK-A10, MK-L2)

Shade structures at the Campus entry and Kindergarten drop-off are needed for drop-off identification and weather protection. (MK-A8, MK-A9)

Outdoor lunch tables are aging, not in compliance with ADA and in need replacement with new picnic tables and seating for 48. A new storage facility is also needed for the tables and chairs when not in use. (MK-A13, MK-L3)

The irrigation system needs a new updated central control system; an irrigation audit is called for. (MK-L6) The system also needs point of connection upgrades including master valve, flow sensor and weather sensor to meet weather-based irrigation requirements. (MK-L9) The school frontage irrigation needs to be controlled with new irrigation valves and controller on POC#1. (MK-L10). Irrigation POC #2 also requires upgrades. (MK-L11)

Electrical updates include:

Corrections are needed at major electrical junction boxes to divert water from roof drains which are impacting the boxes in the form of rust and corrosion. (MK-E4)

A PV feeder needs to be installed, and a report, documented to identify underground feeders which might be impacted by modernization or other additions. (MK-E7)

Mechanical system updates include:

The Mechanical system at the Administration Building is outdated and needs to be replaced with a system type similar to other buildings. (MK-M1)

Mechanical system updates (piping) and implementation of District Standards for mechanical controls are needed. (MK-M4, MK-M5)

Miscellaneous deferred maintenance includes:

New finishes in Administration, replacement of damaged ceiling tiles in the modular building and replacement of older single pane windows. (MK-A19, MK-A20, MK-A21)

The track needs repair in the form of minor regrading and repair with cinder fines. (MK-L7)

The shade structure needs minor repair of rusted connections at base plates. (MK-S2)

Kindergarten water heater needs to be replaced and seismic bracing is needed for water heaters in Administration and Janitor Room. (MK-P3, MK-P4)

Perimeter fencing has gaps which need to be repaired. (MK-L8)

The Kids Care Relocatable building is aging and in disrepair and should be replaced with a new modular building. (MK-A7.1)

Educational Enhancement

Add performance stage and shade structure to new Multi-Use Building (MK-A5)

Entry area benches on the front lawn prevent access to the parent information board. Improvements to the area including replacement of benches would create a usable area for parents and community. (MK-L4)

In order to provide protection from the weather and visual elements to support campus wayfinding, color coded canopies can be installed over classroom doorways. (MK-A6) Additional enhancements to supplement wayfinding and to enliven the grounds include building signage elements and/or graphics or a mural. (MK-L5)

Overflow dining from the Multi-Use room takes place outdoors; a shade structure will allow dining and outdoor learning to take place in all weather conditions. (MK-A14)

New trees and irrigation will provide needed shade for students and staff near the play areas. (MK-L12)

Selectively remove larger plants in Courtyard and replace with plants that will stay close to the ground and mulch. (MK-L13)



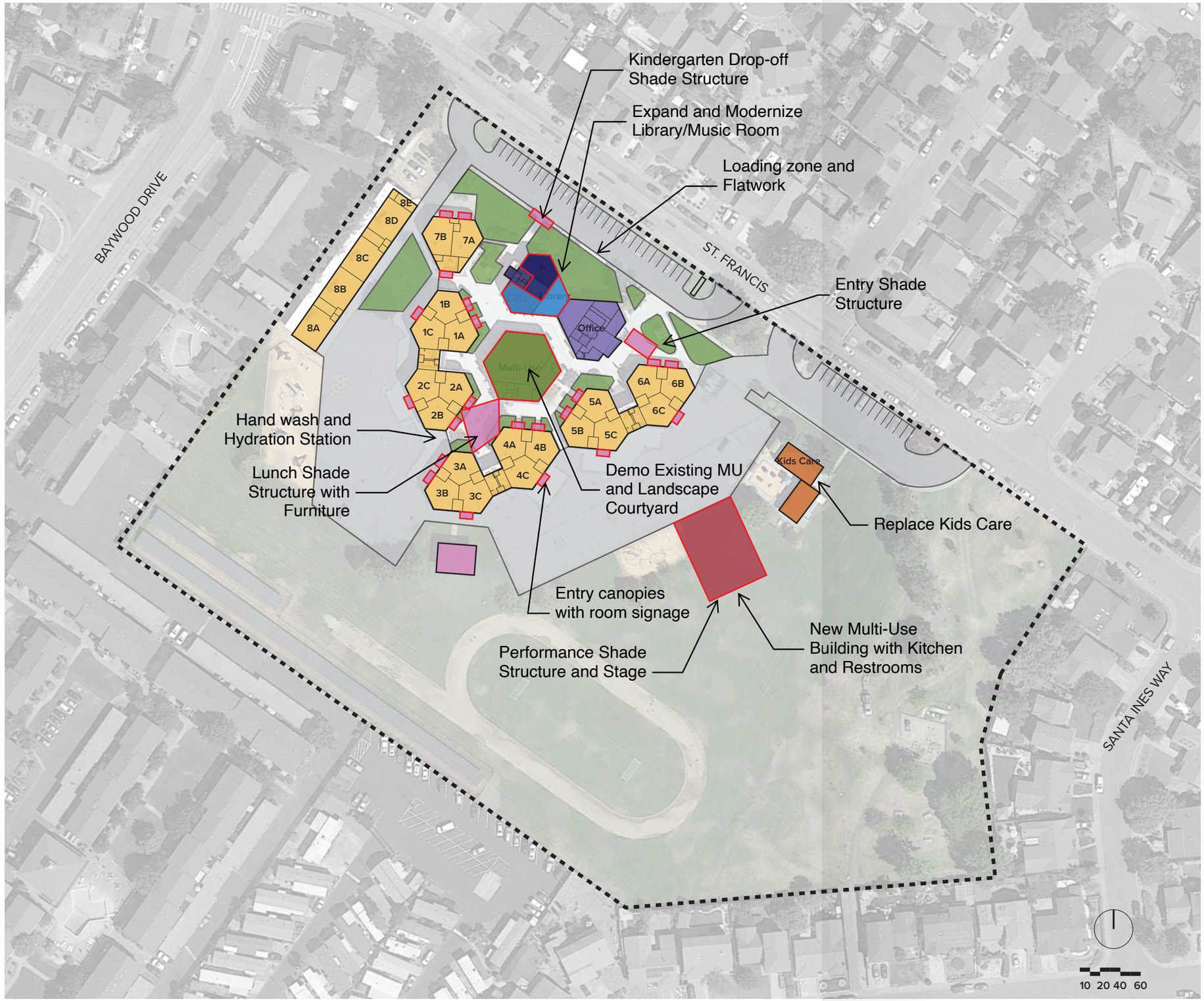
MIWOK VALLEY CHARTER ELEMENTARY SCHOOL

MEASURE L IMPROVEMENTS

Miwok Measure L Improvements
$57,400 Total (Construction Cost Only)

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

TLCDARCHITECTURE



MIWOK VALLEY CHARTER ELEMENTARY SCHOOL

FUTURE IMPROVEMENTS

Miwok Future Improvements
$9,690,402 Total (Construction Cost Only)

New Irrigation
Track Repair
Updated Electrical Systems at Library
Replace Admin Mechanical Systems
Install Mechanical Systems Controls

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

TLCDARCHITECTURE

11

Sonoma Mountain Elementary Charter School

School Statistics

Charter Performing Arts
Grades TK-6
Students 444
Built 1996



Sign on Rainier Circle

OVERVIEW

Sonoma Mountain is a TK – 6th grade Charter school serving serving approximately 444 students according to enrollment projections for 2022-2023. The school teaches a well-rounded curriculum infused with the arts that incorporates Whole Child teaching strategies. Programs include writing, poetry, music, visual & performing arts and movement. The school is the newest in the District, and its popular Arts Charter attracts students from other neighborhoods and districts. The open campus enjoys views of Sonoma Mountain from the playgrounds and adjacent park.

Mission Statement

"Sonoma Mountain Charter School is one of five schools in the Old Adobe Union School District. With a student body of approximately 470 students, we are a student-centered, high performing elementary school in Petaluma, California. We work to create an engaging and active learning environment for our students. Our academic programs are aimed at fostering a joy for learning and we hold ourselves responsible for every student's success. Great schools strive to provide that something extra for students and Sonoma Mountain is no exception."



Southern school entrance on Rainier Circle

Sonoma Mountain Elementary is in the College neighborhood of Petaluma. It is the only campus in the OAUSD that is outside the Adobe neighborhood. The newest school in the District, Sonoma Mountain is surrounded by single family residences on the south, west and north ends of the campus. A grass play field is on the eastern boundary of the campus and opens to agricultural fields and views of Sonoma Mountain. The school's Charter is supported with space for music, PE, visual arts and performing arts.

The school was built in 1996 with a bond measure to support the expanding residential neighborhood along Rainier Circle north of Sonoma Mountain Parkway. The one-story school is wood frame construction with cement plaster walls and a composition shingle roof. Three classroom clusters house 12 classrooms, special education and restrooms built around 2 courtyards. A separate cluster houses 2 Kindergarten classrooms. The school is supported by additional permanent buildings for Multi-Use/Cafeteria, Administration, Library, Daycare, and TK classroom. The site also houses 3 relocatable classroom buildings at both the north and south corners of the campus.

The school buildings are architecturally cohesive with several stand-alone buildings connected by covered walkways surrounding two central concrete courtyards. The main entry to the campus is easily identified by a tall covered walkway structure. The play areas extend to the southern quadrant of the campus. Mechanical units are discreetly screened in concrete masonry unit bull-pins covered with metal grates. There are three relocatable classrooms at the perimeter of the campus which are not in context with the architecture of the school.

FACILITIES ASSESSMENT SUMMARY

The full Facilities Assessment Report, located in the Appendix of the Master Plan document, contains narratives and diagrams from TLCD and each consultant on the team including architectural, civil, landscape, mechanical, electrical, plumbing, roofing and kitchen planning disciplines. This section provides a summary of the overarching conditions at the Sonoma Mountain site.

Accessibility and Safety

The campus is generally in compliance with the current accessibility standards. Covered walkways provide access to all buildings except the relocatable structures and Kids Care building. Life Safety is achieved by non-rated wood

Sonoma Mountain Completed 2012 Bond Projects

Play structure FB and new play structure in Kindergarten yard

Gate E at southeast corner of the campus

construction, non-sprinklered buildings and meet minimum CBC requirements. Security is provided by key and lock latch sets with interior manual locking devices "LockBlok".

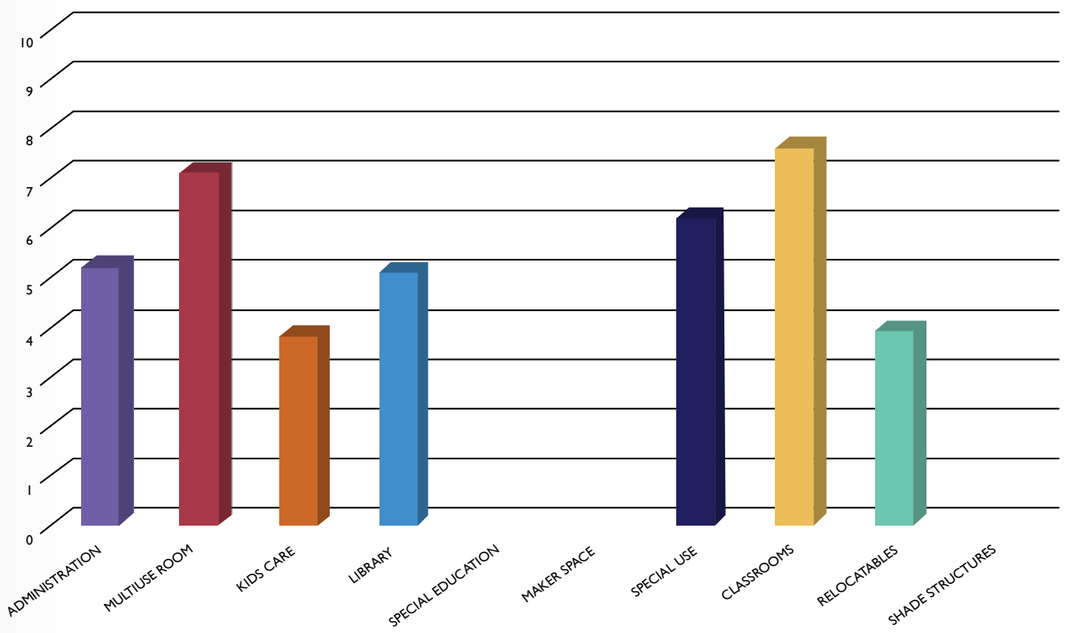
Site Conditions

The site is relatively flat with few ramps to access the buildings with the exception of the relocatable buildings and the Kids Care building. The campus functions well in promoting interaction between students by way of the exterior circulation and open courtyards. However, there is little landscaping inside the campus. Concrete courtyards and asphalt play areas are dominant with some heaved walkways noted due to the roots of trees that have since been removed. The open courtyards are assets to the school and may provide opportunities for outdoor classrooms with the appropriate furniture and shade devices.

Building Conditions

Permanent buildings are cement plaster, with aluminum, insulated glazed unit windows and have hipped gable roofs covered with asphalt shingles. The roof of buildings and covered walkways is in need of replacement. Moss

SONOMA MOUNTAIN EXISTING CONDITIONS



is prevalent at the covered walkways. Access to the roofs needs to be monitored after school hours and site elements that prohibit roof access need to be implemented. With some exception, windows are aluminum frame Insulated Glass Units (IGU). Doors and hardware are functional and compliant.

Portable buildings are clad in painted wood siding with flat built-up roof membrane and overhang at entry. Metal doors have compliant hardware. Single pane windows are not energy compliant. Steel ramps show heavy wear and rusting. Recent renovations meet accessibility requirements.

Roof conditions on campus are in poor condition due to age with several areas showing wind damage and shingle curl. In some conditions, shingles have been torn from the roofing system, fasteners have backed through the shingles, and areas of moss/vegetation occurs beneath the shingles. These examples suggest the substrate may be water logging, which would be the cause of roof system failure in several places across the campus. Some conditions need extensive repair.



Typical exterior of classrooms

Interior Conditions

Classroom Pod Buildings wall, ceiling, casework and window finishes are in average to good condition. Flooring is in fair condition. Restroom finishes are in good condition.

Multi-Use Building flooring and wall finishes are in fair to poor condition. Ceiling and tables are in good condition. Stage draperies need cleaning. Kitchen finishes and equipment are in good condition. Restroom finishes are in good condition.

Library Building has good natural light with large windows and adequate stack shelving and study space. Interior finishes are in average to good condition. Lower windows have mini-blinds and upper windows are exposed.

Relocatable Classroom Building P1 and P2 finishes are in fair to poor condition. Building P3 interior finishes are in better conditions. Casework and mini-blinds are in average condition.

TK and Childcare Building is accessible with ramps to the building and dedicated play area. Flooring and casework are in fair to poor condition. Walls and mini-blinds are in average condition. Restroom finishes are in good condition.

Administration Building flooring and cabinets are in average condition. Ceiling, wall and window finishes are in good condition. Restrooms finishes are in good condition.

COMMUNITY INPUT

A survey went out to community members which solicited feedback on conditions at the school, facility needs as related to the school's educational curriculum, and goals for the future. Following the survey, the Design Team hosted a community meeting with faculty, staff, parents, and community members during which additional feedback was provided on the results of the survey and suggestions for improvement to the campus. Notes from the survey results and community meeting are located in the Appendix.

Site and Outdoors

Add landscaping, shade and outdoor learning to combat "sterile" hardscape

Shade is needed throughout at play yards and courtyards

Create an outdoor learning and community gathering space

Roof needs replacement on all buildings

Access to roof by unauthorized people needs to be eliminated

Additional fire water protection is required

What's Missing

TK needs its own space; this is high priority

Dedicated Child Care, possibly in a new portable

Classrooms

Storage and charging for chrome books is needed

Common Areas



Interior of Multi-Use Room

Multi-Use is in fairly good condition, but some improvements are warranted

Music needs its own space with adequate storage

Art program would benefit from having separate space; could be shared with music

PE program uses Multi-Use room extensively

Computer lab is underutilized and could be repurposed

Administration is adequate but could use some improvement

Restrooms need better lighting and hot water for hand washing

SITE SPECIFIC EDUCATIONAL FACILITIES GUIDELINES

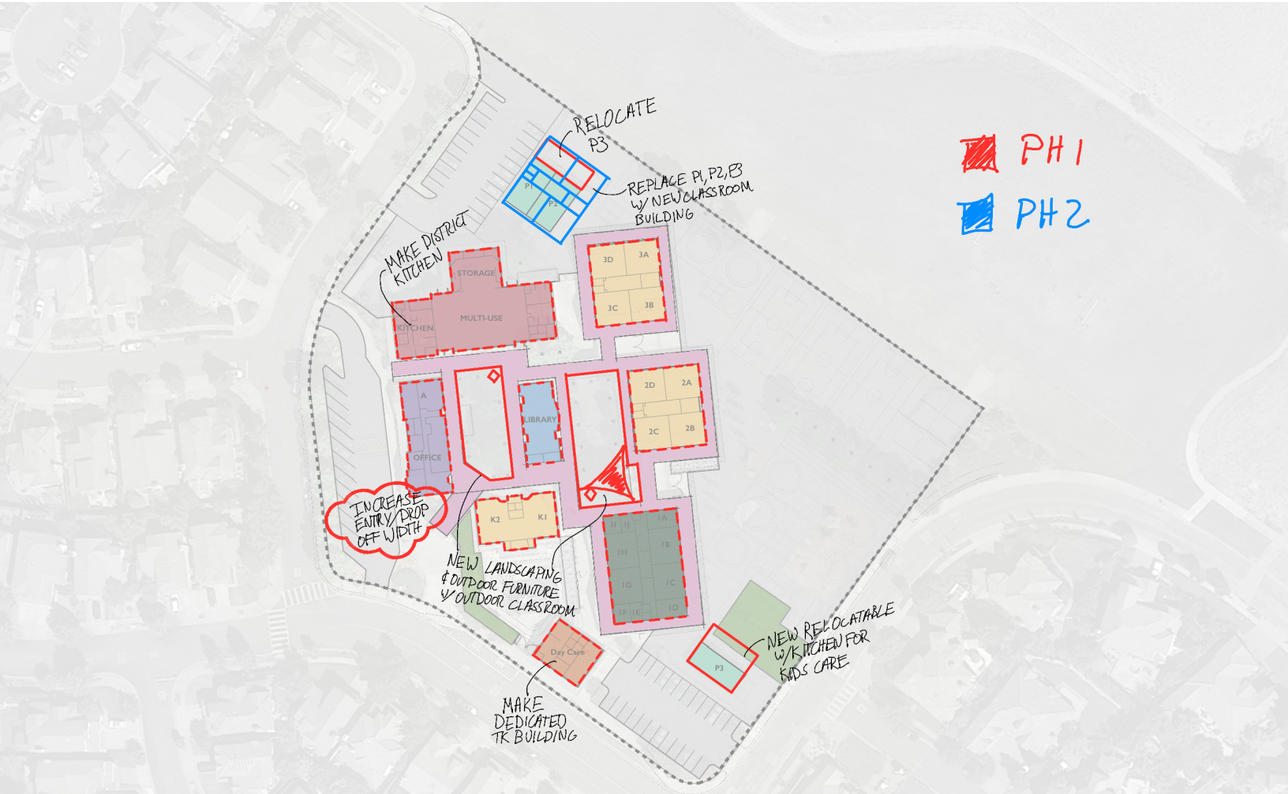
Evaluation of the District-Wide Facilities Educational Guidelines relative to each school's existing facilities has resulted in a series of observations which have contributed to development of the Master Plan.

Site – outdoor collaboration and community involvement is critical to the school's Charter; enhancements to courtyards would facilitate learning opportunities.

Increased Enrollment – additional and separate spaces are currently needed to support TK and Kids Care program which now share a space; if enrollment continues to grow, a new permanent classroom pod building for upper grades may be called for to replace relocatable buildings.



Interior of typical classroom



Sonoma Mountain campus improvements based on community input

Multi-Use Building – extensive use of space for performance, music, PE community events and cafeteria create wear and tear on interior finishes; updates may be needed in a future phase; Increased storage area for band instruments is needed

Kitchen – can be utilized as a central kitchen which would serve breakfast and lunch to warming kitchens at other District schools

Library Technology Center – computer lab could be repurposed to support collaborative and interactive learning activities

Community Comments – suggest better lighting and warm water in restrooms; as well as Chrome charging carts in classrooms

RECOMMENDATIONS FOR IMPROVEMENTS

Master Plan improvements have been prioritized with input from the District, school principals, teachers, parents and the community. Consideration of safety, accessibility and infrastructure updates are the primary goal for use of Measure L Bond funds, as well as support for increased enrollment. Recommendations described below are identified as Measure L Projects, which are funded by the bond, and as Future Projects, which will be considered for funding in a future bond measure.

Recommendations have been coded as a way of tracking them to the Summary of Probable Costs which can be found in the Appendix. The first section of the code represents the school; the second section of the code represents the discipline where further description of the scope may be found.

SM-A#	Architectural Improvements
SM-C#	Civil Improvements
SM-L#	Landscape Improvements
SM-E#	Electrical Improvements
SM-M#	Mechanical Improvements
SM-P#	Plumbing Improvements

Although the Sonoma Mountain campus is the newest school in the District, it is 20 years old and needs maintenance and code related updates which will be funded by Measure L.

Projects are also included which will enhance the educational environment of the school. Additional future projects are slated for funding by a subsequent bond measure.

MEASURE L PROJECTS

The following are recommended projects to be funded by the available Measure L Bond.

Accessibility, Safety and Health

Improvements at the campus entry are needed to meet code, including an expansion of the existing 5' wide front drop-off to 20' wide, with reworked paving and raised domes. (SM-C1). In addition, the parking lot needs updates to the ADA parking, signage and ramps. (SM-C5 and SM-C8)

An additional fire hydrant is needed at the northwest fire lane from street. (SM-C9)

Concrete paving in the west courtyard was damaged by tree roots from trees which have since been removed. The pavement slopes are not accessible and create potentially unsafe conditions where the pavement has lifted. The concrete paving in the area needs to be replaced along with new grates. (SM-C2)

Modernization and Infrastructure

Roof replacement is needed for all buildings on campus. (SM-A1)

Site conditions currently allow unauthorized access to the roof by climbing on fences and outbuildings and via free access to the buildings/covered walkways. Pedestrian activities on the roof have contributed to degradation and damage. Improvements to prevent roof access include covering the fence with metal mesh, extending the fence/gate with sloped metal mesh panels, and providing bollards. Other options may include security camaras, fencing around compressors, site lighting and other security measures. (SM-A2, SM-L7)

Mechanical systems are aged and close to the end of a serviceable life and, in some cases, damaged by vandalism. The condensing furnaces in Administration need replacement. (SM-M4)

Educational Enhancement

Trees which caused damage to the West courtyard paving have been removed; the trees need to be replaced to provide a shaded area for student interaction, overflow lunch and for community gatherings. (SM-A3, SM-L2)

A new electronic marquee on the street will provide identity, community presence and information to the campus. (SM-A14)

SUMMARY OF PROBABLE COSTS

Pricing reflects probable local construction costs based on a 2021–2022 target date for construction for this project, and is not a prediction of low bid. Pricing assumes competitive bidding for all portions of the construction work for all sub and general contractors. Soft costs for consultant and permitting fees are not included in the Summary of Probable Costs.

Sonoma Mountain Elementary School

Item		Cost
SM-A1	*Replace Roofs	$ 2,775,290
SM-A2	Allowance for Fencing and Security Improvements	$ 75,000
SM-A3	Plant West Courtyard Trees	$ 15,590
SM-A14	Install Marquee Sign	$ 40,000
SM-C1	Widen Front Accessible Drop-off	$ 50,235
SM-C2	Repair paving in Courtyard to meet ADA requirements	$ 357,990
SM-C8	Correct ADA Stall Parking and Signage	$ 26,701
SM-C9	Add Fire Hydrant	$ 285,820
SM-M4	Replace Admin Office Furnaces	$ 107,787
	Total	**$ 3,734,413**

*Garland Roofing Estimate

The following percentage mark ups have been included in each design option:

Contractor's Contingency (3.00% on direct costs)

General Requirements (5.00% compound)

General Conditions (10.00% compound)

Contractor's Fee (8.00% compound)

Design Contingency (20.00% compound)

Escalation Varies

FUTURE PROJECTS

Accessibility, Safety and Health

To improve general health and hygiene conditions for students and teachers, handwashing and hydration station should be added at the south end of East courtyard. (SM-A10)

ADA and code related improvements are needed including:

Kindergarten play structure does not meet code requirements and needs to be replaced with an age appropriate play structure. (LM-L5)

Update storm drain inlets to meet code. (SM-C4)

Add a diagonal path at an accessible slope to connect paved play courts and athletic fields. (SM-C7)

ADA compliant insulative wrapping is needed at the drain and water supply to meet code in the Library restroom and TK unisex restroom. (SM-P5)

Modernization and Infrastructure

Miscellaneous deferred maintenance includes replacing ceiling tile in Relocatable P1 and P2 and replacement of flooring in the converted TK Classroom. (SM-A13)

Site and landscape related modernization projects include:

Concrete paving in the West courtyard has been damaged by tree roots which have since been removed. The pavement is raised needs to be replaced to accommodate new trees. (SM-L1)

Playground maintenance is needed including replacement of the South play structure as well as replacement of rubberized play surfaces at Kindergarten and Southern play structures. (SM-L6, SM-L9, SM-L10)

Play area pavement is deteriorating and needs repairs and striping. (SM-C6)

Renovate play fields to repair existing, and mitigate future gopher holes (SM-L8)

Mechanical systems are aged and close to the end of a serviceable life and, in some cases, damaged by vandalism. Replacement and updates are needed including:

A new mechanical unit serving the Multi-Use Room and new Kitchen mechanical equipment is needed. (SM-M2, SM-M3)

Existing mechanical units in classroom pods need to be replaced. (SM-M5)

Condensing "Farm" across from Pod 2 some units need to be replaced; some have already failed (SM-M6)

Update refrigerant piping, both underground and above ground (SM-M7)

Electrical updates are needed including:

Update lighting from fluorescent to LED in classrooms (SM-E1)

Update exterior lighting (SM-E2)

Add underground utilities to support expansion and growth. (SM-E3 /SM-E4)

Plumbing updates are needed at aging systems including:

Replace water tank heater in Administration with tankless water heater (SM-P1)

Replace Kitchen water heater and update discharge valve (SM-P2)

Update TK Classroom furnace in ceiling and water heater in utility room (SM-P3, SM-P4)

Growth and Expansion

Growth of TK enrollment necessitates their expanding into the space currently used by Kids Care. To accommodate Kids Care, a new large relocatable building with kitchen and restrooms is needed for the site. The ideal location is at the southern corner of the campus near the parent drop-off. An existing small relocatable building (P-3) at this location would need to move next to two relocatables at the north end of campus. (SM-A5 and SM-A6)

The music program needs more storage and classroom space. The existing (3) relocatable buildings at the North end of campus will eventually age out. The recommendation is to replace them with a permanent modular 4-classroom building pod which includes storage for music (SM-A7, SM-A8)

Educational Enhancement

As the implementation of outdoor learning expands, shaded areas on campus are needed in the form of a shade structure and seating for a 30-student classroom in the East courtyard. The outdoor learning area would also accommodate overflow seating during lunch. (SM-A4, SM-L4)

SONOMA MOUNTAIN CHARTER ELEMENTARY SCHOOL

MEASURE L IMPROVEMENTS

Sonoma Mountain Measure L Improvements
$3,734,413 Total (Construction Cost Only)



- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

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SONOMA MOUNTAIN CHARTER ELEMENTARY SCHOOL

FUTURE IMPROVEMENTS

Sonoma Mountain Future Improvements
$14,883,000 Total (Construction Cost Only)



RELOCATABLE
GREEN
CLASSROOM
ADMINISTRATION
MULTI-USE
LIBRARY
MAKER SPACE
SHADE STRUCTURE
SPECIAL USE
SPECIAL EDUCATION
KIDS CARE
PARKING/PLAY AREA

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Appendix

12

Old Adobe Facility Assessment Report

12.1

Architectural Facilities Assessment

Old Adobe Charter Elementary School

The following Facilities Assessment was conducted by the architectural design team at TLCD. This sections is a collection of text and summary graphics representing the current conditions of the campus.

FACILITIES OVERVIEW

Old Adobe Elementary Charter School

- 2856 Adobe Road, Petaluma, CA 94954
- TK–6th grade Charter School
- Projected enrollment for 2022–2023 is 394 students
- Charter focus of Arts and Ecology requires supplementary indoor and outdoor space.

Original school is in a Finger Plan Campus configuration dating from 1956. Individual classrooms and support functions are connected by exterior, partially covered walkways around landscaped courtyards

- 7 Classrooms, 2 K Classrooms, 1 TK Classroom
- 4 Relocatable Classrooms
- 1 Relocatable Kids Care
- Stand-alone “Cornerstone” Building, Library and Multi-Use buildings
- Student Toilet Rooms are integrated with original three classroom buildings

First Addition: 6 Classrooms, Multi-Use Building, Original Admin. Building: 1957

Second Addition: 2 Relocatable Classrooms sometime between 2000 and 2005

Third Addition: Library, 2 Classrooms, 1 K Classroom, Multi-Use Expansion: 2002

Fourth Addition: 3 Relocatable Classrooms: 2017

CAMPUS-WIDE CONDITIONS

Code Compliance/ADA/Safety

- Accessibility – Paths of travel have some deficiencies but the campus generally meets current ADA requirements (see Civil Site Assessments)
    - Door hardware is compliant in general with some exceptions
    - Most restrooms are non-compliant. There is one accessible girls stall and one accessible boys stall in Restrooms at Classroom 8. Staff toilet room in Multi-Use Bldg kitchen is non-compliant, Kindergarten toilet rooms in Building A are non-compliant

- Circulation is all exterior, partially covered walkways. Some canopies are sagging due to age (see structural assessments)
- Life Safety is achieved by non-rated construction, non-sprinklered buildings and meet maximum CBC requirements.
- Security is provided by key and lock latch sets with interior manual locking devices “LockBlok”
- Kindergarten and TK classrooms do not provide adequate square footage or restrooms to meet code

Site Conditions

- The school is on a busy two-lane road
- The OAUSD bus yard shares the campus entry drive
- One-way entry and exit circulation lead to a large parking lot next to the play fields
- The site is relatively flat with few vertical challenges
- Covered walkways serve their function at the classroom wings
- Shade is limited on campus

Building Conditions

- Functionality
    - The campus functions well in promoting interactions for students with each other and with the natural surroundings by way of exterior circulation
    - Planted courtyards figure strongly in the school’s identity
    - Play fields are underutilized
    - Classrooms are all in service and seem crowded
    - MUR is well-used. Functions as a gym, dining hall and theater with proscenium stage.
- Building Materials – All permanent structures are painted cement plaster with painted wood arcades and wood framed roofs. Classroom buildings have updated Insulated Glass Units (IGU). The MUR building has retained the original single pane windows.
- Scale – the original campus buildings are well-proportioned for elementary age students where buildings have low, gabled roofs with deep overhangs. Each building only contains 2 to 4 classrooms that face onto planted courtyards on each side.
- Two relocatable classroom buildings sit adjacent to an original classroom wing; three additional relocatable classrooms (one houses One Kids Care) are located on the western edge of the asphalt paved play area. The scale of the relocatable classrooms are not consistent in character with the original buildings on the campus. They are in poor condition and disconnected from the heart of the campus.

PERMANENT CLASSROOM BUILDINGS

General

- Roofing – Shallow sloped Asphalt Shingle
- Exterior circulation is provided by partially covered walkways. Some canopies and overhangs are sagging due to age (see structural assessments)
- Doors and Hardware is ADA compliant with few exceptions
- Most windows are recent dual pane IGU windows with some exceptions
- Gutters are bent and rainwater leaders are dented at tongue
- Exposed conduit throughout; nests were noted
- The exterior walls are cement plaster and in reasonable condition

Classroom 1 and Kindergarten Room K1

- Flooring – Carpet and VCT in fair to poor condition
- Ceiling – 1 x 1 acoustical ceiling tile over wood roof structure
- Walls – Painted gyp board; some surface applied cork board; some acoustical tile above; original slate chalk board behind tackboard/markerboard
- Casework – Painted wood cabinets with original plastic laminate/metal edge counters in very poor condition
- Windows – North windows new; South windows original; Mini blinds typical
- Doors South wall – Painted metal
- Doors North wall – FRP
- Kindergarten Restrooms (2) – sheet vinyl floor with wood base in very poor condition; FRP wainscot and

paint above; painted gyp board ceiling

- Kindergarten classrooms does not provide adequate square footage or restrooms to meet code

Administration Suite

- Staff Lounge – Carpet and rubber base; plastic laminate cabinets; Painted walls; 1 x 1 ceiling over wood roof structure in good condition
- Work Room – VCT in fair to poor condition; Painted walls; plastic laminate cabinets in good condition
- Reception – Carpet, rubber base in poor condition; 1 x 1 ceiling over wood roof structure in poor condition (moisture saturation); Painted walls, plastic laminate casework in good condition
- Offices and Conference – Carpet and rubber base in fair condition; Painted walls, plastic laminate cabinets and 1 x 1 ceiling over wood roof structure in good condition
- Windows – North windows are new; South windows are original
- Doors – North door is new FRP; all others painted metal with single pane windows
- Nurse – VCT in average condition; painted walls in good condition; 1 X 1 ceiling over wood roof structure and plastic laminate cabinets in good condition
- Toilet Room – sheet vinyl with self-cove base in poor condition; painted walls and ceiling in good condition

K2 Classroom

- This classroom was built as an addition to Building B
- Flooring – Carpet and VCT in poor condition
- Walls – Paint over textured gyp board and newer vinyl over tack board in good condition
- Ceiling – 2 x 2 lay-in acoustical ceiling panel in good condition
- Cabinets – plastic laminate in average to good condition
- New windows with mini blinds
- Toilet room – Sheet vinyl with self-coved base in poor condition; FRP wainscot and paint above; painted gyp board ceiling; painted wood door
- Entry door – painted metal door with single pane

window and mini blinds

- Kindergarten does not provide adequate square footage or restrooms to meet code

Classrooms 4, 5, & 6 (TK)

- Flooring – Carpet, VCT and rubber base average condition
- Ceiling – 1 x 1 acoustical ceiling tiles over wood roof structure
- Walls – Painted gyp board; Vinyl over tack board in poor condition; Acoustical perforated panels above teaching wall; some corkboard panels below windows
- Casework – Painted wood cabinets with plastic laminate counters in fair to poor condition
- New windows with mini blinds
- New FRP doors with dual pane windows and roller shades
- Includes a toilet room accessible from TK classroom and exterior – VCT and rubber base in poor condition; 1 x 1 ceiling, FRP wainscot with wood trim and vinyl wallcovering above in fair condition
- TK classrooms do not provide adequate square footage or restrooms to meet code

Classrooms 7 & 8

- Flooring – Carpet, VCT and rubber base average condition
- Ceiling – 1 x 1 acoustical ceiling tiles over roof structure
- Walls – Painted gyp board; Vinyl over tack board in poor condition; Acoustical perforated panels above teaching wall; some corkboard panels below windows
- Casework – Painted wood cabinets with plastic laminate counters in fair to poor condition
- New windows with mini blinds
- New FRP doors with dual pane windows and roller shades

RSP, RTI, Speech “Cornerstone”

- Flooring – Carpet in fair-poor condition
- Walls – Painted wood paneling or gyp board
- Ceiling – 1 x 2 acoustical tiles perforated

- Doors – Stained wood with wireglass windows
- Casework – combination of stained wood cabinets with original plastic laminate/metal edge counters; some new plastic laminate
- Windows – New with miniblinds
- Restroom – VCT, rubber base, painted walls and ceiling, vanity and sink

Psychologist Office

- Flooring – Carpet in poor condition
- Walls – Painted walls in fair condition
- Ceiling – 1 x 1 ceiling over wood roof structure in fair condition
- New windows and mini blinds

Custodial, Server and Storage Rooms

- Generally in poor but serviceable condition

Girls and Boys Non-Accessible Restrooms

- Flooring (base and wainscot to door height) – 2x2 tile in fair condition
- Upper walls and Ceiling – painted drywall in good condition
- Toilet Partitions – HDPE in good condition

Girls and Boys “Accessible” Restrooms

- Flooring (base and wainscot to door height) – 2x2 tile in fair condition
- Upper walls and Ceiling – painted drywall in good condition
- Toilet Partitions – HDPE in good condition

TK Toilet Room

- Accessible from TK classroom and exterior
- Flooring – VCT and rubber base in poor condition
- Walls – FRP wainscot with wood trim and vinyl wallcovering above in fair condition
- Ceiling – 1 x 1 ceiling in good condition

Adult Toilet Room (Room 6)

- Flooring – VCT and rubber base in poor condition
- Walls – FRP wainscot with wood trim and vinyl wallcovering above in fair condition
- Ceiling – 1 x 1 ceiling in good condition

MULTI-USE BUILDING

The Multi-Use Building (MUB) is, generally, in poor but serviceable condition. It was part of the first campus addition in 1957. The building functions as a gym, dining hall and auditorium with proscenium stage. The Stage was added to the MUB as part of the 2002 addition. The IT/Lighting systems are newer and in sharp contrast to the interior finishes of the building.

Exterior

- Roofing – Built-up roofing with some pooling of water and uncertain water-tightness.

Multi-Use Room

- Flooring – Linoleum tile in poor condition
- Ceiling – Combination painted gyp board and 1 x 1 acoustical ceiling tiles in good condition
- Walls – Painted vinyl tack wall in poor condition; Paint on upper walls in fair condition
- FRP panels at serving and drinking fountains in fair condition
- Window Treatments – Draperies in poor condition
- Folding tables and benches in fair to poor condition
- Storage closet with painted wood sliding doors in poor condition
- Exterior doors – new FRP; Interior doors painted in poor condition
- Climbing wall and rubber flooring in average condition

Stage

- Flooring – Painted wood stage floor in poor condition
- Walls – Painted wood paneling in poor condition
- Stage Draperies in poor condition
- Rubber stair treads in acceptable condition

Kitchen

- Flooring – Linoleum tile in very poor condition
- Ceiling – Painted gyp board in good condition
- Enclosed skylight is in poor condition with maintenance issues
- Cabinets – Painted wood cabinets in poor condition
- Stainless steel counters/backsplash in fair condition

- Walls – Wood paneling and painted gyp board in poor condition
- Original windows in poor condition, with mini blinds in average condition
- Wiremold is in poor condition and wraps the kitchen walls
- Storage Room finishes are in poor condition
- Equipment and freezer are old
- Painted wood doors with wireglass in poor condition
- Staff Toilet Room non accessible – finishes in very poor condition

LIBRARY/CLASSROOM BUILDING

The library is part of the 2002 addition to the Old Adobe campus. The building is consistent with the architecture of the earlier campus buildings. It is well situated in the campus and of adequate scale to relate to the other buildings on campus. The skylight in the library is an asset along with the size and proportions of the building. The size and nature of the interior space is good.

Exterior

- Roofing – Shallow sloped asphalt shingle roof
- Painted cement plaster walls are in reasonable condition

Library

- Flooring – Carpet in average condition; Rubber base in poor condition
- Ceiling (9’ high) – 2 x 2 Grid with ACP in poor condition; some water damage
- Painted soffits and interior of light monitor – 1 x 1 ceiling tile in average condition
- Walls – Combination of vinyl over tack board and painted gyp board in average condition
- Casework – Plastic laminate cabinets and shelving in fair condition
- Windows – double pane with mini blinds
- Entry doors – Metal single pane storefront; South door is new FRP

Classrooms 9 & 10

- Flooring – Carpet, VCT and rubber base in poor condition
- Ceiling (9’ high) – 2 x 2 Grid with ACP in average condition
- Walls – Combination of vinyl over tack board, painted vinyl over tack board, and painted gyp board in average condition
- Walls – Fabric and vinyl over tack board in very poor condition Room #10
- Casework – Plastic laminate cabinets in fair condition
- Windows – double pane with mini blinds

RELOCATABLE CLASSROOMS

General

- Roofing—Shallow sloped built-up roof membrane with exposed rooftop mechanical equipment.
- Doors and Hardware—Functional and compliant
- Windows—Older single pane windows which are in need of replacement
- Skin/materiality—Painted manufactured wood siding over wood framing
- Accessibility—accessible but there are some conditions that need to be addressed
- Security—Provided by key and lock latch sets with interior manual locking devices

Classrooms 11 & 12

- Flooring – Carpet and VCT in fair condition
- Ceiling (8’-6” high) – 2 x 4 Grid with ACP poor condition (Classroom #11 has significant water damage)
- Walls – Painted vinyl over tack board in average condition
- Casework – Plastic laminate in poor condition
- Window Treatments – mini blinds
- Doors – painted metal
- Access to the classrooms is by raised ramps which are in questionable compliance.

Kids Care (Room 13)

- Oldest relocatable
- All finishes are in very poor condition
- No restroom or sink

Classrooms 14 & 15

- Newest relocatables
- Flooring – Carpet and VCT in fair condition
- Ceiling (8’-6” high) – 2 x 4 Grid with ACP in poor condition
- Walls – Painted vinyl over tack board in average condition
- Casework – Plastic laminate in poor condition
- Window Treatments – mini blinds
- Doors – painted metal
- Access to the classrooms is by raised ramps which are in questionable compliance



OLD ADOBE CHARTER ELEMENTARY SCHOOL

TLCD - Architecture

1. Classroom K1 and Classroom 1 still have their original finishes from 1956 that are in poor condition. The student restrooms in K1 are not accessible and are in very poor condition.
2. Classrooms 4–8 have seen a few interior updates. The condition of these classrooms is fair to poor.
3. Student Restrooms at Room 8 are in average to poor condition and are the only accessible student restrooms on campus.
4. Library, Classrooms K2, 9, and 10 are all part of the most recent addition to the campus. Interior finishes are all in fair to poor condition. Some ceiling tiles have water damage. Library casework is in fair condition.
5. Multi-Use Building interior finishes are generally in poor to very poor condition. FRP and paint walls are in fair condition. Kitchen is not accessible and finishes are in poor to very poor condition.
6. Administration Suite is located in two remodeled classrooms. Finishes are generally in good condition. The flooring in Reception is in poor condition. The adult restroom is in poor condition. Nurse does not have a dedicated restroom.
7. Student Restrooms at the Administration Suite are in poor condition and are not accessible.
8. Cornerstone Building is located in the old and remodeled school office. Finishes are in good condition with the exception of the flooring which is in poor condition.

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

TLCD ARCHITECTURE



OLD ADOBE CHARTER ELEMENTARY SCHOOL

TLCD - Architecture

9 Relocatable Classrooms 11 & 12 are in poor condition.

10 Relocatable Classrooms 14 & 15 are in fair condition.

11 Relocatable Classroom 13 is used as the Kids Care Building. Relocatable and finishes are in very poor condition.

12 All roofs need to be replaced.

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

TLCD ARCHITECTURE

12.2
Civil Facilities Assessment

Old Adobe Charter Elementary School

The following Facilities Assessment was conducted by the civil engineering team at Breljie & Race. This sections is a collection of text and summary graphics representing the current conditions of the campus.

OLD ADOBE SCHOOL ACCESSIBILITY ISSUES

The parking area has the following issues that should be addressed. The existing pavement is deteriorating and the cracks should be filled, seal coated, and restriped. The ADA stall located along the Adobe Road and the unloading zone do not meet ADA code, and the signage is out of date. ADA compliant pavement should be extended approximately 4 ft into the landscape area and the signs should be updated per latest ADA requirements. At several locations wheel stops should be added. In particular, a wheel stop to protect the existing utility pole located on the northwest side of the property should be installed.

There are several ADA accessibility issues at the Old Adobe school. Many of them require the existing concrete walks to be removed and replaced with concrete paving at compliant elevations. The offset joints in the existing flatwork should be ground down to eliminate offset joint and then the cracks should be filled with non-shrink grout.

There is no ADA walkway from the public way to the campus. In spite of the fact that there is no sidewalk on Adobe Road, ADA regulations require adding a sidewalk from the main campus entry to the street.

There are several 3/4” drop metal transition thresholds at many room entry doors. Because the number of these locations is significant the only practical fix would be to remove all the flatwork adjoining these locations, and to replace it with a new flatwork with a 2.0% maximum cross slope that creates a level landing at each door of appropriate width and depth, flush with the finished floor. Transition from the landings to the site walk should be 5.0% maximum.

Some of the ramps are not ADA code compliant (the longitudinal slope is larger than 8.33% (8.8%) and should be rebuilt to meet the code.

OLD ADOBE SCHOOL FIRE/LIFE SAFETY ISSUES

This area doesn’t have public fire protection. There are four existing tanks in the maintenance yard which are presumed to be for fire storage, However, there is no evidence of any fire system piping or fire hydrants on the campus being connected to these tanks.

The District should consider providing a fire protection system as required for the campus. There is also inadequate fire vehicle access to certain parts of the campus. Adding a fire lane around the southwest corner of the campus would help

to connect and improve fire vehicle access to the south and west paved play courts.

OLD ADOBE SCHOOL UTILITY/DRAINAGE ISSUES

The site drainage drop inlet grates should be replaced with the 1/2” maximum openings ADA compliant and bolted down grates. The inlets in the courtyard are partially plugged. Debris should be removed from the inlets, and the downstream pipes should be checked for proper functioning, and cleaned as necessary.

The site drainage system appears to daylighted into a linear pond at the southeast end of the site. The outlet of the storm drain system appears to be at least half submerged, likely due to a build-up of silt in the system at the outlet. The pond appears to overflow onto the adjoining vineyard at the southwest corner of the school site. It does not appear to be any other organized drainage systems immediately downstream of this site. Consenquently, this linear pond likely holds water during most of the year, and has likely developed into a linear wetland feature. There is also a safety issue associated with this area as there is no any fencing nor any signing that would prohibit/discourage students from being in that area.

Because the linear pond at the outlet of the system is most likely now a wetland feature, making any modifications to it, such as removal of accumulated silt to fully expose the outlet pipe and increase the capacity of the pond would be difficult from an environmental permitting standpoint. Depending upon how long this system has been in existence relative to the vineyard use downstream, the downstream owner may now have an obligation under California Drainage Law to continue to accept the drainage from the school site at the current discharge location and quantity. If there is a decision to restore the capacity of the system, it will likely be necessary to seek permits from the Regional Water Quality Control Board for the excavation, and to propose a restoration plan. The area should be fenced to avoid student access.



OLD ADOBE CHARTER ELEMENTARY SCHOOL

Breljie & Race - Civil

1. There is no phone number on the ADA parking lot entrance sign. Add phone number to existing sign.
2. No wheel stop to protect existing utility pole. Add wheel stop.
3. Offset joints in existing flatwork. Grind existing flatwork to eliminate offset joints. Fill cracks with non-shrink grout.
4. ADA stall and unloading zone are too short and the signage is out of date. Extend pavement approximately 4-feet into landscape area. Relocated and update signs. Relocate wheelstops. Restripe stalls to current ADA standards.
5. Existing pavement is deteriorating. Fill cracks, seal coat and restripe.
6. There is no ADA walkway from the public way to the campus. Despite the fact that there is no sidewalk on Adobe Road, ADA regulations require adding a sidewalk from the main campus entry to the public street.
7. There are 3/4-inch drop metal transitions thresholds at many room entry doors. Because of the number of the locations, the only practical fix is to remove all the flatwork adjoining these locations, and replace it with new flatwork that creates level landing at each door.
8. There is a 3/4” metal threshold, a non compliant landing, and a step down off the landing at this door. Remove the existing landing, and replace with a landing of appropriate width and depth, flush with finished floor. Transition to site walk at 5% max.

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

TLCD ARCHITECTURE



OLD ADOBE CHARTER ELEMENTARY SCHOOL

Breljie & Race - Civil

9 There are 3/4” drop metal transition thresholds and insufficiently deep landings with excessive cross slope at these locations. Remove existing landings and replace with appropriately sized landings with 2% max cross slope.

10 The slope of the walkway from the parking lot exceeds 5% and no railings are provided. Recommend removal and replacement of existing walk at 5% max slope. Coordinate this work with item 11.

11 There is a 3/4” metal threshold transition, and no level landing at the double doors out of the Multi-use. Repairing this will require the removal and replacement of the existing landing, as well as approximately 10 ft of walk in both directions in order to create a level landing of the appropriate dimension and compliant transitions to the walk. See also item 13.

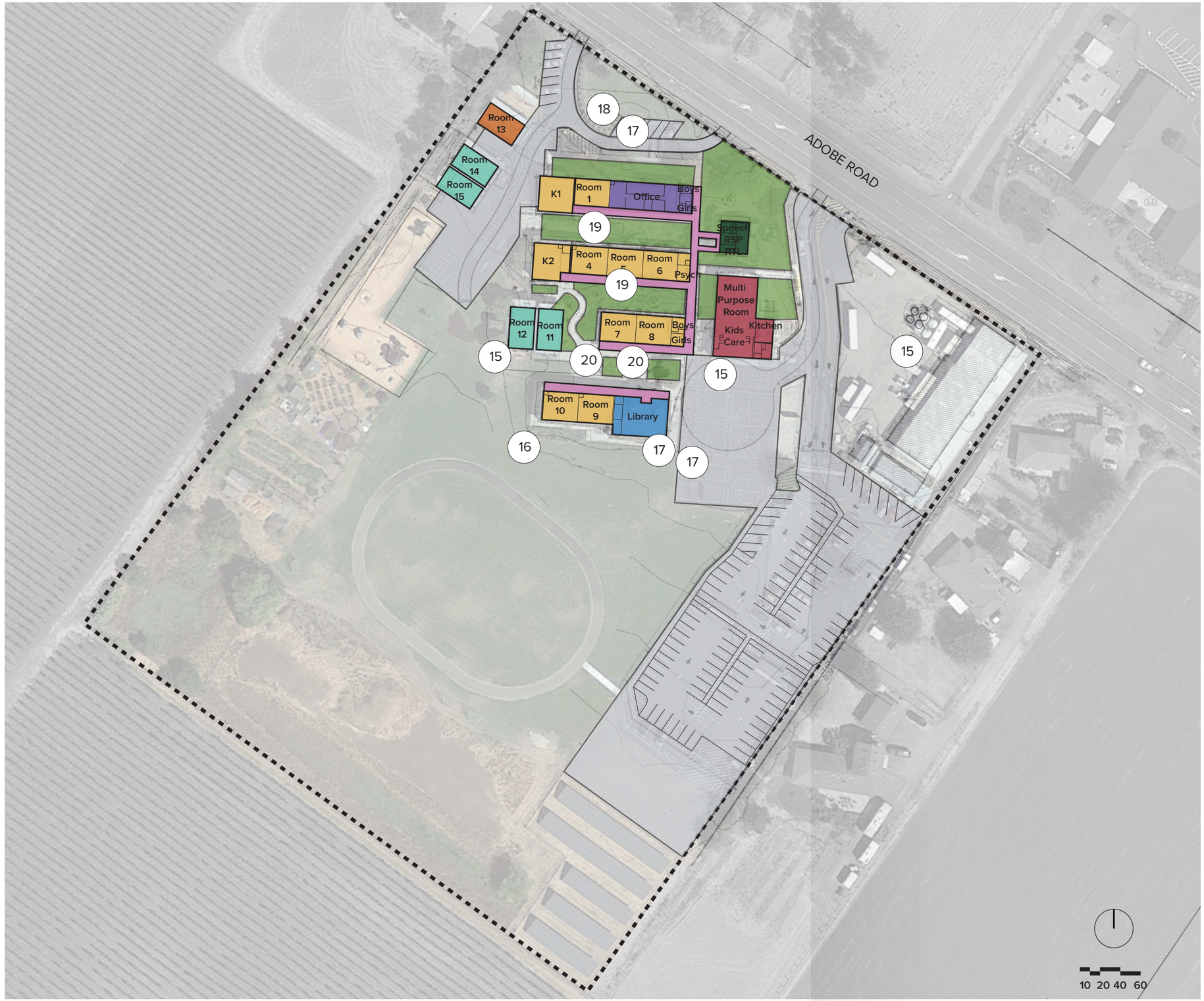
12 There is a 3/4” metal threshold transition, and no level landing at the double doors out of the Multi-use. Remove landing and walk. Replace with 5 ft level landing, and 5% max walkway to the main walk.

13 Ramp not per ADA code (longitudinal slope larger than 8.33% (8.8%). Rebuild ramp per code.

14 There is a 3/4” metal transition threshold, small steep landing, and step off the landing at this door. If this is a required exit, replace existing landing and walk with compliant landing and 5% max walkway to main walk. Coordinate this work with item 11.

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
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TLCD ARCHITECTURE



OLD ADOBE CHARTER ELEMENTARY SCHOOL

Breljie & Race - Civil

15 There is no pubic fire protection in this area. There are four tanks in the maintenance yard which are presumed to be for fire storage, but there is no evidence of any fire system piping or warf hydrants on the campus that are connected to these tanks. Consider providing a fire protection system as required for the campus.

16 There is no access for fire vehicles to this part of the campus. Consider adding a fire lane around the southwest corner of the campus to connect the south and west paved play courts for improved fire vehicle access.

17 Existing drop inlet in paved area has standard opening grate. Replace grates with 1/2” max opening ADA bolt down grates.

18 The inlet in this area is undersized, and has a grate with insufficient openings. Replace inlet with larger inlet and standard opening grate. Check downstream pipe for proper functioning, and clean if/as necessary.

19 Inlets in courtyard are partially plugged. Remove debris from inlets. Check pipes for proper functioning, and clean if/as necessary.

20 Drop inlets do not have ADA compliant grates. Replace grates with 1/2” max opening ADA bolt down grates.

- RELOCATABLE
- GREEN
- CLASSROOM
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TLCD ARCHITECTURE



OLD ADOBE CHARTER ELEMENTARY SCHOOL

Breljie & Race - Civil

21 The site drainage system appears to daylight into a linear pond at the southeast end of the site. The outlet of the storm drain system appears to be at least half submerged, likely due to a build up of silt in the system at the outlet. The pond appears to overflow into the adjoining vineyard at the southwest corner of the school site. There does not appear to be any other organized drainage systems immediately downstream of this site. As a result, this linear pond likely holds water during most of the year, and has likely developed into a linear wetland feature. Also, there is a safety issue as that portion of the site is not fenced nor has any signs or information that would prohibit/discourage students from being in that area. Because the linear pond at the outlet of the system is likely now a wetland feature, making any modifications to it, such as removing accumulated silt to fully expose the outlet pipe and increase the capacity of the pond would be difficult from an environmental permitting standpoint. Depending upon how long this system has existed relative to the vineyard use downstream, the downstream owner may now have an obligation under California drainage law to continue to accept the drainage from your site at the current discharge location and quantity. If there is a desire to restore the capacity of the system, it will likely be necessary to seek permits from the Regional Water Quality Control Board for the excavation, and to propose a restoration plan. The area should be fenced to avoid student access.

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

TLCD ARCHITECTURE

12.3

Landscape Facilities Assessment

Old Adobe Charter Elementary School

The following Facilities Assessment was conducted by the landscape design team at Quadriga. This sections is a collection of text and summary graphics representing the current conditions of the campus.

QUADRIGA landscape architecture and planning, inc.

Old Adobe Elementary Charter School Landscape Assessment
Date of Visit: 3-13:2020

Irrigation Review
This campus is irrigated by 2 points of connections from wells on site.

Point of connection# 1 – this well is in the District Facilities yard and supplies water to the sports field POC #1 feeds the sports field irrigation. The irrigation controller is an Irritrol MC -18E controller- it can be upgraded to be a "smart" Controller by adding Irritrol's climate logic wireless weather sensing. The field irrigation is a rotor spray system utilizing Hunter I-40s -the head to head coverage is not perfect- leaving noticeable dry areas as viewed from aerial imagery.
We did not find a master valve or flow sensor installed to shut down the system in a high flow event. There may be controls on the well/pump that we did not view.

POC #2 is off a second well located at the North West side of the school. This point of connection services the Front of the School, Courtyards and Vegetable Garden with a series of stub outs and shut off valves- but no irrigation controller- it is unclear if control wire was pulled with the mainline. The

Front of the School is irrigated using battery operated valves and hose fed valves that must be manually operated. The Courtyard gardens are irrigated from simple hosebib attached controllers to above grade drip irrigation.

Overall- the system is managed by both school personnel and volunteers, parents and the School Garden Manager.

Recommendations:
POC #1 Field Area – our recommendation includes an audit to determine if irrigation rotor heads are providing head to head coverage and then adding or redesigning coverage as required. Update the controller to include Climate Logic to assist with weather-based irrigation management- per DSA's directive to comply with the California Water Efficient Landscape Ordinance (WELO).

POC#2 - We recommend pulling control wires for all the areas fed by the point of connection #2, installing valves and updating the irrigation at the front of the school and courtyards to be serviced by an irrigation controller. Areas with on grade irrigation to be reviewed for efficiency. When new controllers are installed, remote controls should be included to assist with maintenance.

Furnishings Review
Most of the campus exterior furnishings are older and while functional could use updating. Many of the benches are residential style metal framed with wood slats. Picnic tables are a mix of wood and plastic- I did not find any Accessible tables.
Image – furnishings2

Recommendation: We recommend replacing benches, tables to meet current ada requirements. A shade structure should be considered for outdoor seating

1212 4th street | studio k | santa rosa, ca 95404 | tel. 707.546.3561 | quadriga-inc.com

Planting Review

Overall the campus plantings are charming and inviting. While an overall palette is not used, the plantings add a lot of character to the spaces. Generally, the plantings are maintained by teachers and parents. Some issues we can see from the current approach is that maintenance is not consistent in the planting areas- weeding, mulch upkeep and pruning area not provided as often as expected to maintain appearances. *Image Courtyard Character*

The Front entry – the front entry to the office is a mix of perennials and evergreen flowering shrubs with a mulch layer. The rest of the front of the school is mainly lawn with a smattering of trees *image-front entry garden*

Recommendations:

Trees- trees should be reviewed by an arborist for condition- A couple trees we viewed appeared to have structural issues, leaning and weak branch attachment- *image Courtyard and tree review*

Courtyards – we would recommend simplifying the planting in the courtyards- grouping plantings with similar water needs together and creating a more consistent ground cover to minimize weeding. *Image courtyard character 3*

Selectively remove unwanted plants in the courtyard and add lower growing evergreen shrubs to create "bones" to the landscape and to screen building foundations. *Image -courtyard character2*

Parking Lot - this area is currently lawn area and could be updated to be a lower water using landscape that is more inviting and reflects the character of the school. We would recommend rethinking the entry and parking area to incorporate more low water using plants and trees that provide year-round interest.

Sports field recommendations – we understand that annual field maintenance is not currently done due to constraints on budget and staff. We recommend annual aeration, fertilizing and dethatching activities be performed to maintain turf grass and reduce monthly maintenance issues.

Playground Review

All Grades: Along the Western side of the black top area new play structures have been installed a 2-5 and a 5-12 structure with a nature theme. The structures appear to be in good shape, the engineered wood fiber surfacing looks to be in good shape and there is ada access

Blacktop play area lower grades– The blacktop area does have cracking in the areas of play that will disrupt play.

Blacktop Area- upper grades – appears in good shape
The basketball goals and backboards appear to be in good shape
Ball walls appear to be in good shape

Track – the track was not reviewed.

Recommendations: Continue to maintain equipment and surfacing.

Fencing and gates- we reviewed exterior fencing for condition only
Fencing and gates appear to be in good shape.



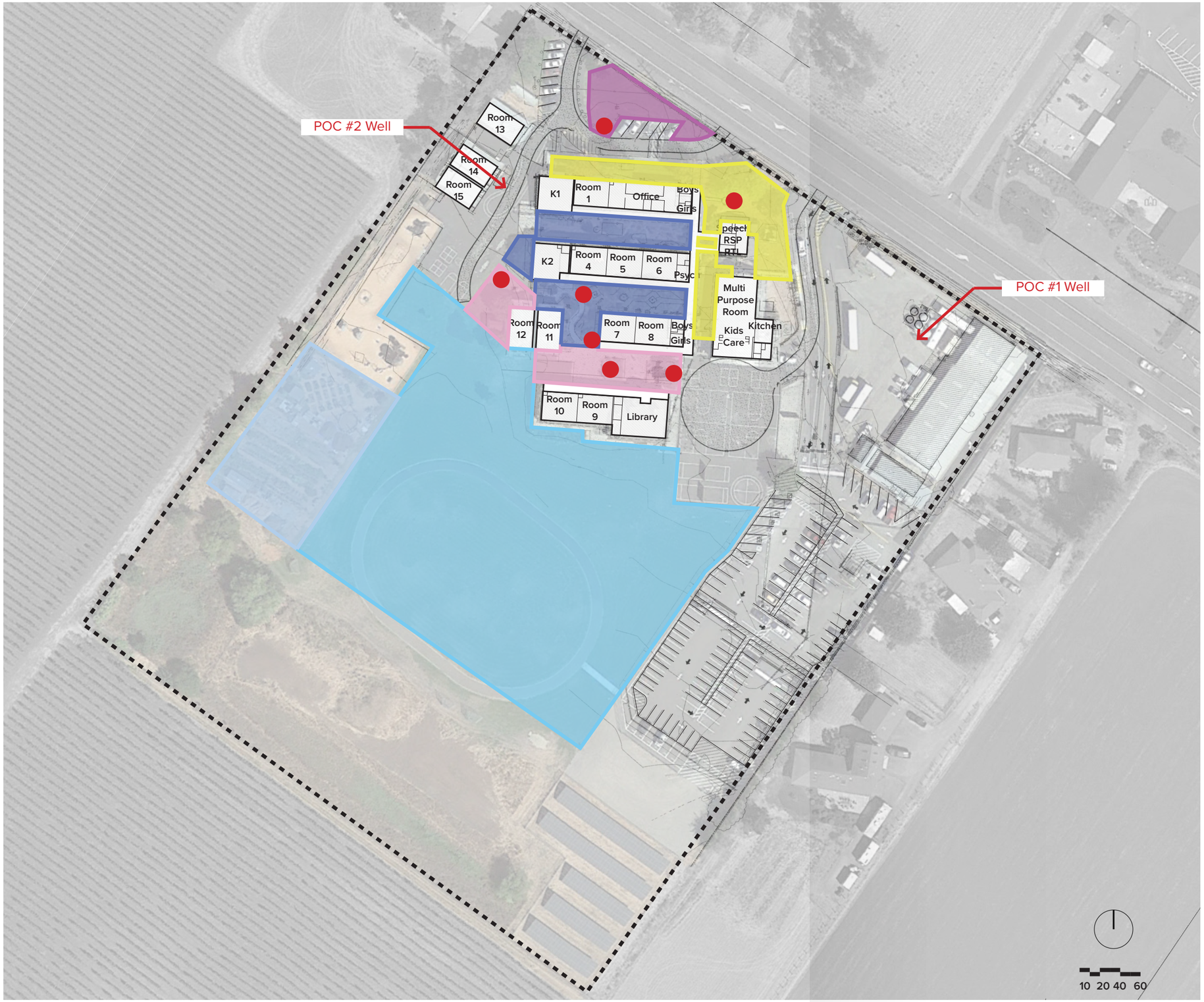
OLD ADOBE CHARTER ELEMENTARY SCHOOL

Quadriga - Landscape

1. Conduct an irrigation audit to determine field head coverage.
2. Update irrigation controller to be weather based by adding Climate Logic.
3. Update irrigation fed from POC 2 to be operated by an Irrigation Controller wired to irrigation control valves. Utilize existing pull boxes.
4. Update furnishings to provide accessible seating and dining- provide shaded areas.
5. Selectively remove unwanted or overgrow plants and replace with less maintenance intensive plantings.
6. Patch and resurface play area- consider updating games.
7. Consider re-aligning drive to provide additional parking, drop off or seating areas.

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
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- SHADE STRUCTURE
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- KIDS CARE
- PARKING/PLAY AREA

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OLD ADOBE CHARTER ELEMENTARY SCHOOL

Quadriga - Landscape

Irrigation Review

- POC#1 Irrigation controlled by controller- rotor spray heads, with remote control valves.
- Garden irrigation- from POC 2-managed by Garden manager.
- Hand watered- from POC 2.
- Hose bib controller - on grade drip.
- Battery operated valves- spray and on grade drip From POC 2.
- Hose fed manual valve- spray irrigation- spray from POC 2.
- Valve box locations

TLCDARCHITECTURE

12.4

Mechanical & Plumbing Facilities Assessment

Old Adobe Charter Elementary School

The following Facilities Assessment was conducted by the mechanical engineering team at Guttmann & Blaevoet. This sections is a collection of text and summary graphics representing the current conditions of the campus.

Subject: **Old Adobe Elementary School**
Mechanical Equipment Assessment

Dear George,

Most of the mechanical equipment on campus were upgraded during a 2015 campus modernization. There are some minor repairs that should be addressed but the HVAC systems overall are in good shape and functioning properly. These should remain as-as.

Below are items describing the Facilities Assessment of the existing mechanical systems and recommendations for improvements.

Kitchen

1. The evaporative cooling makeup air unit, supply ductwork from unit to the kitchen and main hood exhaust fan appear to be original equipment and very old.

   - Recommendation: replace the makeup air unit and hood exhaust fan. As an option, the makeup air unit can be relocated directly over the supply air roof opening to eliminate exposed supply ductwork on the roof.



Replace Old Evaporative Cooler Kitchen Makeup Air Unit and Supply Duct



Replace Old Main Kitchen Hood Exhaust Fan

2. The commercial dishwasher doesn't have a vapor capture hood which is required by Code.

   - Recommendation: provide a Type II vapor hood over the dishwasher and an associated rooftop exhaust fan.



Dishwasher with no vapor hood

Multi-Purpose Room

1. The MP room has two standard efficiency gas-fired unit heaters hung high at opposite corners and appear to be approximately 5 to 10 years old. There is no provision for ventilation air. The room appears to have operable windows up high but they're covered with curtains; Code allows for natural ventilation but require windows to be have motorized control.

    - Recommendation: remove the two existing unit heaters and provide one new rooftop heating/ventilating unit on the roof to meet the outside air and thermal comfort requirements for the room. As an alternate means to provide outside air, keep the

unit heaters and motorize the operable windows to comply with natural ventilation requirements.



Southwest Gas-Fired Unit Heater to remain



Northeast Gas-Fired Unit Heater to remain



South Side Operable Windows With Curtains



North Side Operable Windows With Curtains

Special Education

1. The condensing furnace in the attic space and outdoor condensing unit were replaced during the 2015 modernization and are in good operating condition.

    - Recommendation: the split system can remain as-is.

	
Condensing Furnace In Attic to remain	Outdoor Condensing Unit to remain

Library

1. One 5-ton split condensing furnace and outdoor unit serves the Library. These were installed during the 2015 modernization and are in good working condition.

   - Recommendation: the split system can remain as-is.

	
Library Condensing Unit to remain	Library Condensing Furnace to remain

Classrooms - All

1. Each classroom has a dedicated condensing furnace and outdoor unit. The furnaces are located either in enclosures in an exterior corner of the classroom or in a room closet

exterior to the classroom. These split systems were installed during the 2015 modernization and are in good working condition.

- Recommendation: the classroom split systems can remain as-is.

	
Typical Outdoor Classroom Furnace and Closet to remain	Typical Interior Classroom Furnace and Closet to remain
	
Typical Outdoor Condensing Unit to remain	Typical Outdoor Condensing Unit to remain

Administration

1. The condensing furnaces and outdoor condensing units were installed during the 2015 modernization as are in good working order.

   Condensing furnaces are located in the Staff Workroom furnace closet, Conference Room and one in the attic serving all other rooms. The Conference Room furnace closet lacks an outside air damper/exhaust damper and duct into the furnace return air duct; there's also no carbon dioxide sensor in the room for demand control ventilation

purpose. There are hot and cool spots in the rest of the building due to an inappropriately located thermostat for the for the attic furnace.

- Recommendation: the split systems can remain as-is. Provide an outside air damper/exhaust damper for the Conference Room furnace. Add a carbon dioxide sensor for demand control ventilation.

	
Conference Room furnace has no outside air/exhaust air provisions	Work Room Condensing Unit to remain

Two Portable Classrooms - Rooms 11 and 12

1. Each classroom is conditioned by a Bard wall-mounted heat pump.

   - Recommendation: these appear to be original equipment and should be replaced within the next 5 years.

	
Room 11 Bard Unit to remain	Room 12 Bard Unit to remain

Portable Classrooms - Rooms 13, 14 and 15

1. These classrooms are conditioned by Bard wall-mounted heat pumps which appears to be original equipment.

   - Recommendation: these appear to be original equipment and should be replaced within the next 5 years.


Bard Units to remain

General Exhaust Fans Not Upgraded During 2015 Modernization

1. Some rooftop restroom exhaust fans weren't upgraded during the 2015 modernization.

   - Recommendation: replace old exhaust fans with new.

	
Replace Old Restroom Exhaust Fan	Replace Old Restroom Exhaust Fan

If you have any questions or need additional information, please do not hesitate to contact our office.

Very truly yours,

GUTTMANN & BLAEVOET



Ed Cancio, PE
Senior Associate

EC/ec
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OLD ADOBE CHARTER ELEMENTARY SCHOOL

Guttman & Blaevoet - Mechanical

1. Existing condensing furnace and outdoor condensing unit are fairly new and were replaced in 2015. These are to remain.
2. The three existing outdoor condensing units and indoor furnaces for the Library and two adjacent classrooms are fairly new and were replaced in 2015. These are to remain.
3. Existing Bard unit wall-mounted heat pump is original and can remain but should be replaced within 5 years.
4. Replace old kitchen hood, dishwashing hood, exhaust fans and evaporative makeup air unit with new.
5. MP Room only has gas-fired unit heaters and no provisions for outside air. Provide new H/V unit on roof or motorize the operable windows to provide ventilation air.
6. Replace old roof-mounted restroom exhaust fans with new.

- RELOCATABLE
- GREEN
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- PARKING/PLAY AREA

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OLD ADOBE CHARTER ELEMENTARY SCHOOL

Guttman & Blaevoet - Plumbing

1. T&P drain of kitchen gas water heater State Sandblaster 75 gallons, discharges on floor as opposed to 2019 CPC 608.5. Replace the 1996 water heater with new. Replace water line supplying the trash can cleaner.

2. Sinks and dishwasher in commercial kitchen have no indirect drains. Range hood has no Ansul fire suppression system. Replace the entire kitchen equipment, and provide new indirect waste system to meet code requirements.

3. Provide sediment trap at space heaters as per 2019 CPC 1212.8.

4. The undercounter electric water heater A.O. Smith in Staff Workroom discharges T&P through a dishwasher air gap in violation of the CPC 608.5 and can cause personal injury. Discharge the T&P by gravity to outside or replace with electric instantaneous tankless water heater.

- RELOCATABLE
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- KIDS CARE
- PARKING/PLAY AREA

TLCD ARCHITECTURE

12.5

Structural Facilities Assessment

Old Adobe Charter Elementary School

The following Facilities Assessment was conducted by the structural engineering team at ZFA. This sections is a collection of text and summary graphics representing the current conditions of the campus.

OLD ADOBE ELEMENTARY CHARTER SCHOOL

Based on original DSA project application numbers listed on recent modernization drawings, this campus appears to have been primarily constructed in 1957 with modernizations and additions made in 1998 and 2002. It includes six wood framed buildings (A, B, C, D, E, L) and five portables. The portables appear to be founded on concrete and anchored. The interiors of all building were not reviewed.

The underside of sheathing at the east overhang of building A shows signs of debonding. The degree of damage should be assessed and if sever the sheathing should be replaced. Sheathing should be protected from future exposure to moisture.

Throughout the campus no gaps exist between covered walkways and buildings, this may not be compliant with current code.

At buildings A and B steps in the roof will need to be assessed more closely to determine if they are compliant with current code.

At the multipurpose building (building E) birds are roosting between the eves in multiple locations. Finishes should be removed to determine if there is structural damage.



OLD ADOBE CHARTER ELEMENTARY SCHOOL

ZFA - Structural

1. Underside of roof sheathing exposed to the exterior shows signs of delamination. Suggest replacing if work is to be done in this area.
2. At the Multi-Use building the eves show signs of deterioration caused by birds. Suggest removing finishes to observe for any structural damage and repairing as necessary.
3. Throughout, covered walkways are not seismically separate from the main buildings. Gaps may need to be added if a seismic upgrade is triggered by other alterations.
4. Steps in the roof lines may need more detailed assessment and local strengthening if a seismic upgrade is triggered by other alterations.

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
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- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

TLCD ARCHITECTURE

12.6

Electrical Facilities Assessment

Old Adobe Charter Elementary School

The following Facilities Assessment was conducted by the electrical engineering team at O'Mahony & Myer. This sections is a collection of text and summary graphics representing the current conditions of the campus.

O'MAHONY & MYER
ELECTRICAL ENGINEERING & LIGHTING DESIGN

San Rafael, California
Pacific Harbour, Fiji

Brian O'Mahony
Jan P. Myer
Paul Carey
Pieter Colenbrander
David Orgish

June 25, 2020

TLCD Architecture
520 Third Street #250
Santa Rosa, CA 95401

Attn: George Klumb

Re: Old Adobe Union School District
Old Adobe Elementary School
Electrical Systems Assessment

Dear George,

O'Mahony & Myer visited the Old Adobe Elementary School on June 25, 2020, to review the existing electrical related conditions at the campus. The purpose of our visit was to review the existing conditions of the electrical, lighting, and signal systems, in order to provide this written assessment of the conditions and abilities of each system to support ongoing use or modernization.

Following is a summary of our findings.

Main Electrical Service:

The campus is fed with an underground primary service derived from and existing utility pole drop adjacent Old Adobe Rd. A utility yard is located at the north-east portion of the school campus site, with a pad mount PG&E Transformer, and underground secondary conductors connected to a 1,600 Amp, 120/208V, 3-Phase, 4-Wire, Cutler-Hammer Pow-R-Line C Main Switchboard (PG&E #1009537028), that serves site distribution and a photovoltaic interconnection. See recommendations at end.

The electrical service infrastructure was installed in approximately 1999, is adequately labeled with circuit breaker nameplates but is limited on space for new circuit breakers. The Power needs of the facility appear adequate for modernizations and renovations within the existing parcel. There is also a Solar Interconnection present within the Main Switchboard, which is outlined below.

An additional service is located on the north-west end edge of the campus, fed overhead from a utility pole transformer adjacent Old Adobe Rd. This is a pole mounted service, which feeds a portable and cooled storage container. 100A, 120/240V, 3-Phase, 3-Wire, Electrical Service Entrance Panel (PG&E #1009124029). See recommendations at end.

Communications Systems Service:

Two separate communication services were identified on site.

One is an overhead service from the existing pole at the front parking/drop off zone. This is fully visible and terminates to the campus MDF

The other is incoming underground near the electrical service yard, identified as 'Sonic'. The exact termination is assumed to transition to the campus MDF, via an underground route.

Photovoltaic System:

A ±96kW (exact value not able to be verified, based on quantity of four inverters, of similar kW size to other sites) ground mount photovoltaic array exists at the south edge of the site, it appears recently installed, circa 2015, and is in good working order. The photovoltaic System is utility interactive and is connected to the Supply Side (between meter and main) of the existing Main Switchboard. It was observed at the main switchboard, that labels properly identifying the interconnection method are not present. The code required labels need to be present to identify the existing photovoltaic interconnection.

Power Distribution:

The original main switchboard was replaced entirely in a previous electrical service upgrade, with a Main Distribution Switchboard, 1200A, 120/208V, 3-phase, 4-wire, Cutler-Hammer Pow-R-Line C PRL4 Panelboard. This existing Main Distribution Switchboard facilitates the majority of distribution to the originally constructed buildings, and their existing branch panels.

The equipment is housed in the original construction "Cornerstone Building", and feeds the classroom and admin wings via and underground and exposed canopy conduit systems. See recommendations at end.

Branch Power:

The overall integrity of the building branch wiring systems could not be identified during this visual inspection, since the wiring is hidden in the original walls. All existing panels appear in good condition for the current use, but the feasibility of expanding branch circuits from these panels is limiting. Each is fed from the Main Switchboard, via an original construction underground conduit system. The integrity of the feeders, pullbox system and conduit system connecting them, was not part of this observational assessment report.

Most existing branch panels are surface mount, located within a shared custodial (with mop sink) closet which also contains the building data cabinet, signal terminal cans, and water heater. The electrical branch panels are at maximum capacity and are not feasible for any major expansion. Most panels have some available space for expansion, but only minimal branch circuits.

Each panel feeds common branch circuit receptacles and lighting, via underground and overhead concealed conduit from original construction. Dual channel surface Panduit runs are also present within each classroom, which contain the majority of the receptacle and data cabling connections for all spaces, in each building. See recommendations at end.

Classroom AV Systems:

Each classroom and conference space is fitted with a Front Row, 'Classroom AV System' configuration, matching a District Wide IT Standard. This system includes an AV input location (inputs: one HDMI, one VGA and one 3.5mm audio), a push button media/volume control panel, a surface mount amplifier/switching assembly, and concealed cabling to an HDTV display and wall mount speakers. These systems were installed circa 2015 and shall remain.

Lighting Systems:

The general interior lighting systems consist primarily of fluorescent, linear direct-indirect pendant mount fixtures, with parabolic baffle. The fixtures are occupied with variations of 28W, T8. See recommendations at end.

Exterior walkway lighting consists of mix of building mounted sconces adjacent most exterior door exit paths. The operation and control of these was not observed on site. See recommendations at end.

Exterior site lighting consists of arm mount spot LED on building roofs at minimal locations. The operation & control of these was not observed at the time of the site visit. See recommendations at end.

Lighting controls are limited to standard conventional manual wall switches with varied a,b switching through-out spaces. No automatic sensing is present at interiors. See recommendations at end.

The photocell and timeclocks for exterior lighting are a mix of manufacturers and locations, and do not have centralized control. Additional energy savings could be available by providing automatic controls to turn off exterior lighting on a schedule that accommodates the site. Also, centralized control can offer benefit to various events that required an override of the automatic features, as necessary for the public use. See recommendations at end.

Emergency Lighting:

Emergency lighting present at original code required locations, but the testing an integrity of these existing systems is not verified. Current code requires a 1 foot candle average along paths of egress. The existing systems on the campus do not appear capable of maintaining current, or new modernized egress requirements without addition of exterior site lighting. Many areas have normally off, stand-alone, wall pack, battery fixtures, but some have non-working batteries. Overall coverage of fixtures appears to be meeting code minimum from an emergency standpoint.

Exit signs were consistent through-out and located as required by code, but these are a mix of modernized and legacy systems. We suggest the District select a standard type across all campuses for continued modernizations and renovations. See recommendations at end.

Data/Phone Systems:

The data/phone system in the campus have been recently upgraded to include a multi-strand, fiber optic (OM3 rated) backbone cabling which facilitates the LAN District Data and VOIP Telephone systems. This derives from a centralized Main Distribution Frame (MDF) in the Admin building, to (6) Intermediate Distribution Frame (IDF) in each separate building on site. Category 6 station cabling homeruns with fully rated jacks, are terminated per typical District IT layouts throughout all existing campus spaces.

There is also a standard telephone service (copper cable) termination box that remains to service fire alarm, and fax machine systems requiring P.O.T.S. lines.

The MDF and IDF locations are provided with “service loops” for relocations within 10’ of original locations. It should be noted that the locations of this existing head end equipment (MDF/IDF) should be prioritized for any future modernizations. See recommendations at end.

Security Systems:

The building has an active security intrusion alarm system, present at Admin, Library and Computer Lab locations only. The system consists of wall mounted motion sensors, with a keypad override at the Staff entry. These systems are maintained by a District vendor.

Fire Alarm System:

The campus has a Notifier AFP-200 fire alarm system with manual pull stations at the exits and audible/visual notification. Automatic smoke detectors are present in some rooms with horn/strobe alarm notification devices in the public areas. This is primarily a manual fire alarm system. The system is currently monitored by a central station agency. The systems are installed to an older code, and will require upgrade upon any modernization. See recommendations at end.

Recommendations:

Main Electrical Service:

1. The Main Electrical Service is suitable for various expansions and modernizations and shall remain. But expansion from this 1600A unit is limiting due to lack of circuit breaker space on the meter/main section. Future modernizations may require modifications to this gear. Its location should be prioritized for any future modernizations.

2. The main switchboard appears to be missing required photovoltaic interconnection signage, which should indicate the presence and interconnection method. Code required PV signage should be applied.

3. The second Electrical Service dedicated to the portable and cooled storage container is at the end of its use. The equipment is not feasible for any expansion, and the overhead cabling and pole locations may be on conflict with future modernizations.

Communications Services:

1. The overhead communications service mentioned earlier in the report is transitioning through an existing tree, adjacent the Admin building. The tree and overhead cable are in visible conflict, and we suggest a consistent, seasonal trimming of the tree to avoid conflicts with this overhead service.

Photovoltaic:

2. The Main Electrical Service shall have all code required Photovoltaic Signage applied.

3. We suggest that the District identify the underground route of the existing Photovoltaic Feeder during any planning for future buildings. The underground photovoltaic feeder should be prioritized in its location.

Power Distribution:

1. Access to the Main Distribution Switchboard is blocked by a small tree. We suggest the removal of this to maintain code required access to the electrical equipment. The underground roots of trees can also conflict with existing conduit systems and cause damage over time.

Branch Power:

1. All original construction branch panels are at 60% utilized pole space capacity. There is space to expand some branch circuits, but mechanical systems upgrades would be limited. The rooms where these panels exist are not feasible for any expansion of electrical panels. More square footage would be required for electrical equipment expansion.

2. The current configuration of the shared custodial closets is impacting code required clearances. We suggest new locations of Water Heaters, Custodial Mop Sink and

Cleaning Products, allowing for a dedicated electrical/telecom closet. That is in addition to the suggestions of item 1.

3. It was observed that an exterior receptacle near the room 7 entry door has failed. We suggest the immediate attention to correct this issue.

4. Other existing branch circuits do not show any signs of reported trouble and can remain unless future modernization interrupt existing locations.

5. The classrooms are primarily fed with surface dual channel Panduit runs (surface, non-metallic raceway), with sources routed via attic spaces. Where the power and data provisions for the rooms are suitable, any upgrade to wall finishes, or modifications to cabinetry, requires the removal and replacement of this raceway.

Lighting:

1. The lighting fixtures in the campus are all older style T8 fluorescent fixtures, new LED style lighting could be installed, with modern digital dimmers, motion sensing lighting controls, and automatic daylight dimming. LED lighting and automatic controls would provide much better lighting quality and quantity with significant energy savings and dimming capability.

2. The existing parking lot areas are lacking in site pole mounted lighting, and we suggest the areas be lit with IES recommended lighting levels during normal hours. Emergency lighting shall be accommodated as well, in compliance with current DSA requirements for emergency egress lighting levels to areas of refuge.

3. A complete removal of the existing branch circuit wiring and controls, requiring opening of existing ceilings and walls is suggested for modernized lighting and controls.

4. Exit signs appear to exist at the required exits but should be replaced to match a single device type, for District consistency across all campuses. If any exit path in the building has a discharge of more than 49 people, electric exit signs with 90-minute battery back-up would be required.

5. For emergency egress lighting, current code requires a 1 foot candle average along paths of egress, to the designated ‘Area of Refuge’. The site is currently not lit to accommodate this standard.

Data/Telephone:

1. The telephone and internet services and building distribution appear to be operational and installed per District IT Standards as of 2012. The general topology of the existing data/telephone system shall remain and be prioritized for minimal interruptions upon any future modernizations.

Classroom AV System:

1. The Classroom AV Systems may remain and are suggested to have minimal interruptions. The District Standard layout should be applied to any modernized area.

Security System:

2. The existing security system appears to be functional and can remain. Any new renovation or expansion of the building would need additional motion sensors, with keypad control, to extend the system accordingly. Security systems are District Vendor items.

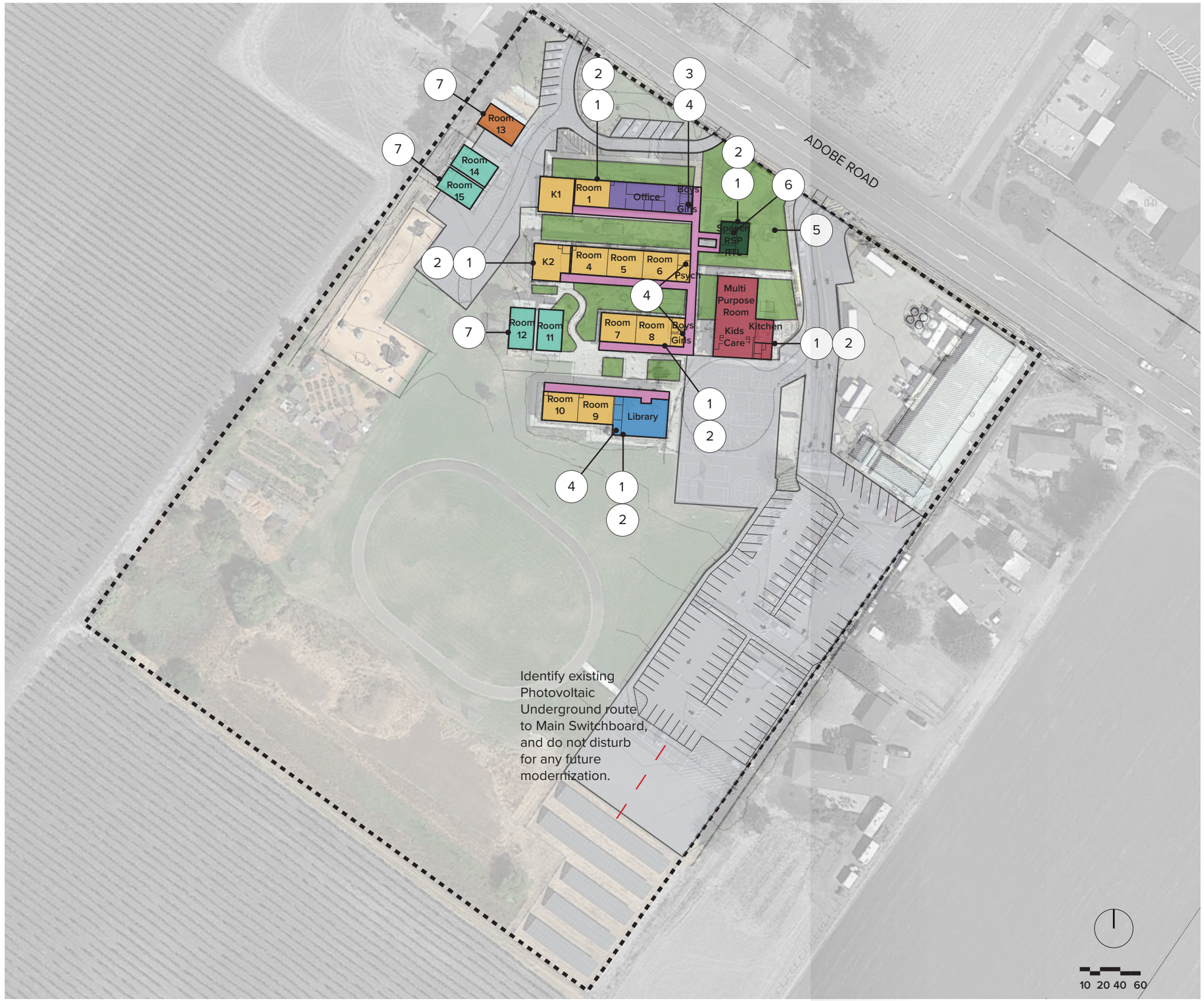
Fire Alarm:

1. The existing fire alarm system appears to be functional but is installed under a previous code cycle. This particular fire alarm unit (AFP-200) is difficult to expand upon due to New standards required Voice Evacuation for school campuses. The existing Notifier is not capable of a Voice Evacuation Upgrade, the existing wiring topology, campus wide, would require complete replacement to accommodate the upgrade. New site and building raceway would be required to accommodate the upgrade.

If you have any questions or comments on the above assessment or recommendations, please do not hesitate to call.

Sincerely,

Pieter Colenbrander, P.E.
O'MAHONY & MYER



OLD ADOBE CHARTER ELEMENTARY SCHOOL

O'Mahony & Myer - Electrical

1. 2012 - 2015 Modernization Tele/Data, and AV Systems. Power systems capable of expansion if space considerations are accommodated. See note 4.
2. Suggested modernization of Lighting Systems. Recently modernized Tele/Data, AV, and Power Systems suggested to be re-aligned to accommodate modernization.
3. Existing MPOE location of communication system. Location to be prioritized for any future modernizations.
4. Shared Custodial / Electrical Closet should be changed to dedicated Electrical Closet. Suggest adding other locations for Custodian Closet (includes water heater, supplies and ball storage requiring alternate locations).
5. Existing Main Electric Service yard and photovoltaic interconnection. Location to be prioritized for future modernizations.
6. Existing Fire Alarm Control Panel requires replacements for any expansion.
7. Existing portables; Tele/Data and AV System upgrade in 2012 to District IT Standards. Other systems within Portables not feasible for expansion.
8. The existing canopy system is heavily occupied with electrical and signal systems conduits. These are attached to pressure treated roof sleepers. Any upgrades of canopy systems will have significant electrical and signal impacts.

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

TLCD ARCHITECTURE



OLD ADOBE CHARTER ELEMENTARY SCHOOL

O'Mahony & Myer - Electrical

9 Trim/remove shrubs to allow access to electrical closet. Revise signage to "Electrical Closet", no longer 'Main Electrical...'. Proper labeling required per Fire Dept.

10 The Kitchen area is limited on power and gfi receptacles. In general, the Kitchen electrical and lighting systems are in need of replacement.

11 Provide immediate action to burnt out receptacle.

12 Second electrical service, overhead, see report for input. Potential conflict with future modernizations.

13 New parking lot lighting poles recommended throughout. Also requires additional walkway lighting to accommodate area of refuge requirements. Lower height poles suggested to accommodate local glare requirements and light trespass.

- RELOCATABLE
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TLCD ARCHITECTURE

OLD ADOBE CHARTER ELEMENTARY SCHOOL

O'Mahony & Myer - Electrical



9 Main Distribution Panel Room



8 Roof Conduit System Sample



4 Main Distribution Panel Room





2 Typical Classroom Lighting



12 Second Electrical Service



10 Kitchen Counter Top



11 Typical Classroom Lighting

2 Suggested modernization of Lighting Systems. Recently modernized Tele/Data, AV, and Power Systems suggested to be re-aligned to accommodate modernization.

4 Shared Custodial / Electrical Closet should be changed to dedicated Electrical Closet. Suggest adding other locations for Custodian Closet (includes water heater, supplies and ball storage requiring alternate locations).

8 The existing canopy system is heavily occupied with electrical and signal systems conduits. These are attached to pressure treated roof sleepers. Any upgrades of canopy systems will have significant electrical and signal impacts.

9 Trim/remove shrubs to allow access to electrical closet. Revise signage to "Electrical Closet", no longer 'Main Electrical...'. Proper labeling required per Fire Dept.

10 The Kitchen area is limited on power and gfi receptacles. In general, the Kitchen electrical and lighting systems are in need of replacement.

11 Provide immediate action to burnt out receptacle.

12 Second electrical service, overhead, see report for input. Potential conflict with future modernizations.

TLCD ARCHITECTURE

13

Loma Vista Facility Assessment Report

13.1

Architectural Facilities Assessment

Loma Vista Immersion Academy

The following Facilities Assessment was conducted by the architectural design team at TLCD. This sections is a collection of text and summary graphics representing the current conditions of the campus.

FACILITIES OVERVIEW

Loma Vista Immersion Academy

- 207 Maria Drive, Petaluma, CA 94954
- TK–6th grade Charter School
- Projected enrollment for 2022-2023 is 589 students
- Dual language program needs supplemental space for cultural arts program

The school is located in a residential neighborhood. A senior care facility is across the street from the drop off and entry. Single family residences are adjacent to the northeast and southeast boundaries. Lucchesi Park is on the opposite side of Maria Drive on the west boundary of the campus.

- 12 original classrooms
- 6 modular classrooms (4 Kindergarten/TK, 2 classrooms with common work room)
- 4 relocatable classrooms (2 Kindergarten/TK, 2 small classrooms)
- Multi-Use Building, Library, Admin Buildings and SCOE Building)

Previously known as the Bernard Eldredge School built in 1960, Loma Vista Immersion Academy has experienced several modernizations.

- 1999 Modernization of student toilet rooms, re-roofing relocatables, addition of stage in MU, new ramp and mechanical unit to MU.
- 2000, SCOE modular building in place of two relocatables
- 2013, Classroom modernization of original classrooms and relocatables. Also 4 accessible kindergarten toilet rooms and installation of reading garden stairs and ramps to modular classrooms 17, 18, 19 and 20.
- 2017, addition of relocatable classrooms, 21, 22, 23A and 23B
- 2019, new roof

CAMPUS-WIDE CONDITIONS

Code Compliance/ADA/Safety

Accessibility – paths of travel have some deficiencies but the campus in general meets current ADA requirements (see Civil site assessments)

- Door/hardware is compliant in general with some exceptions

Restrooms – the classroom buildings and relocatable classroom toilet rooms were modernized in 2013. The administration pod does not appear to have been modernized recently. Most of the toilet rooms on campus are code compliant.

Circulation – Covered walkways link the two courtyards. Circulation to the modular classrooms (15 through 20), TK, and Kindergarten portables (21 through 23B) is not covered.

Life Safety – Life Safety is achieved by non-rated construction, non-sprinklered buildings and meet minimum CBC requirements.

Security – Security is provided by key and lock latch sets with interior manual locking devices “LockBlok”

Site Conditions

- The site is relatively flat and drainage issues occur in the lawn areas
- The campus has a large grass play field and multiple play structures for the lower grades. Play structures for the upper grades are lacking.
- Hardscaped play areas are abundant but need replacement and new striping for games.
- The school has a grow garden that is fenced and well maintained.
- The site is enclosed with fencing and locking gates

Campus-Wide Building Conditions

- The campus functions well in promoting interactions for students with each other and with the natural surroundings by way of exterior circulation. The exterior courtyards provide space for outdoor activities during temperate, dry days.
- Exterior lunch dining is available at the redwood deck courtyard but shade and seating is limited.
- The permanent buildings are consistent in exterior materials but are not regarded as welcoming among the staff and parents. They are built of unpainted concrete masonry units with exposed painted, tongue and groove roof decking and heavy timber construction. The columns are narrow pipe columns. The campus is not cohesive in form due to a mix of garden areas and courtyards that emphasize the disconnection between upper grades and lower grades.
- There are several planted areas. Seating and outdoor classroom opportunities are limited.
- Play fields are underutilized and tend to be too wet most of the school year.
- The Multi-Use building is not centrally located.

PERMANENT CLASSROOMS 1–14

Building Conditions

Roofing – The buildings have flat built-up roof membrane and roof top mechanical units. The roofs have deep overhangs which provide covered walkways to the older classrooms.

Doors and Hardware – Recently modernized and are functional and compliant

Windows – Recently modernized with aluminum frame Insulated Glass Units (IGU) and are functional and compliant

Skin/materiality – Unpainted grey concrete masonry units with large window areas. The deep overhangs of the covered walkways provide protection and shade but limit natural daylight into the classrooms. The windows that look onto the play areas do not have exterior shade protection and are a source of glare.

Accessibility – Classrooms are accessible

Security – Security is provided by key and lock latch sets with interior manual locking devices “LockBlok”

Interior Conditions

Flooring – Carpet and Marmoleum tile with rubber base in poor condition

Ceiling – 2 x 4 ACP in good condition; Exposed to wood structure at window wall

Walls – Painted gyp board and Vinyl over tack wall in fair condition; some rooms have whiteboard wall

Casework – Plastic laminate in good condition

Window Treatments – New windows with vinyl roller shades

Restrooms – North Boys and Girls

- 2 x 2 tile floor and 4 x 4 tile wainscot to 5’ high are in average
- Painted walls (some CMU) and ceiling in fair condition
- HDPE toilet partitions are in average condition

Restrooms – South Boys and Girls

- 2 x 2 tile floor and 4 x 4 tile wainscot to 4’ high are in poor condition
- Painted walls (some CMU) and ceiling in poor condition
- HDPE toilet partitions are in average condition

Adult Toilet Rooms (2) – East

- 2 x 2 tile floor and 4 x 4 tile wainscot to 5’ high are in average
- Painted walls (some CMU) and ceiling in fair condition
- Door hardware is difficult to use

Custodial Room, Electrical Room

- very poor conditions

MULTI-USE BUILDING

Building Conditions

The building functions as a gym, dining hall and assembly and is situated on the perimeter of the campus. There is a large raised stage with proscenium. The building functions as a gym with basketball hoops. The lunch tables fold up and are recessed in the wall.

Roofing – The building has a flat built-up roof membrane and roof top mechanical units. The roof has deep overhangs, but due to the height of the roof they don’t provide much rain protection of the entries.

Doors and Hardware – Recently modernized and are functional and compliant

Windows – The high windows have not been recently modernized. They are single pane aluminum frame and are functional.

Skin/materiality – Unpainted grey concrete masonry units with large upper window areas. The windows are set in floor to roof mullions and combined with metal panels.

Accessibility – modernized and is accessible

Restrooms – Kitchen toilet room not accessible; Boys and Girls toilet rooms are accessible

Security – Security is provided by key and lock latch sets with interior manual locking devices “LockBlok”

Interior Conditions

Flooring – Marmoleum tile in poor condition

Ceiling – Painted wood and exposed wood structure, 1 x 1 ceiling tile in good condition

Walls – Exposed CMU, FRP, Vinyl wallcovering, Surface applied vinyl tack board, painted gyp board above in average condition

Casework – Stained wood storage cabinets in very poor condition; Below stage storage doors painted wood in very poor condition

Window Treatments – Draperies in poor condition

Tables – in fair to good condition

Stage

Flooring – hardwood floor in average condition

Ceiling – painted wood and exposed wood structure in good condition

Walls – Painted CMU and gyp board in fair condition

Casework – Stained wood cabinets in poor condition

Moveable Wall – in very poor condition

Stage Drapery – in fair to poor condition; Exposed back of stage curtain on wood track in very poor condition

Wheelchair Lift – not accessible to stage due to storage

Kitchen

Flooring – Marmoleum tile and rubber base in poor condition

Ceiling – Painted wood and exposed wood structure in fair condition

Walls – Painted CMU in fair condition

Casework – Painted wood cabinets, butcherblock and stainless steel counters in poor condition

Windows – Old windows with no window covering

Staff Toilet Room – Sheet vinyl flooring with self-cove base in poor condition, painted walls and ceiling in fair condition

Pantry – Marmoleum tile, wood shelving, painted walls and exposed wood ceiling in fair condition

SINGLE USE BOYS & GIRLS TOILET ROOMS (2)

- Access from Courtyard
- 2 x 2 tile floor and 4 x 4 tile wainscot to 5’ high are in average
- Painted walls (some CMU) and ceiling in fair condition

Custodial/Storage Room

- Finishes in very poor condition

LIBRARY

Building Conditions

The library is in a building also occupied by classrooms. It looks onto the west courtyard and is under a covered walkway.

Roofing – The buildings have flat built-up roof membrane and roof top mechanical units. The roofs have deep overhangs which provide covered walkways to the older classrooms.

Doors and Hardware – Recently modernized and is functional and compliant

Windows – Recently modernized with aluminum frame Insulated Glass Units (IGU) and are functional and compliant

Skin/materiality – Unpainted grey concrete masonry units with large window areas. The deep overhangs of the covered walkways provide protection and shade but limits natural daylight into the library.

Accessibility – library is accessible

Security – Security is provided by key and lock latch sets with interior manual locking devices “LockBlok”

Interior Conditions

Flooring – Carpet in average condition; Marmoleum tile in poor condition

Ceiling – 2 x 4 ACP with exposed wood structure at window wall

Walls – Vinyl over tack board and painted gyp board in good condition

Casework – Plastic laminate casework and Wood shelving in good condition

New Windows – with vinyl roller shades

Movable Wall – in poor condition, paint over vinyl

Doors – original painted metal with wireglass window

MODULAR CLASSROOMS 15–20

Interiors of the modular classrooms have been recently modernized. The buildings themselves are not consistent in architectural character with the original school building. The Reading Garden and permanent access stairs and ramp attempt to integrate the classrooms with the landscaped courtyards.

Roofing – The buildings have flat built-up roof membrane and roof top mechanical units. The roofs have deep overhangs which provide some shade and rain protection at the classroom entries. The roofs have new roofing materials.

Doors and Hardware – Recently modernized and are functional and compliant

Windows – Single pane windows with aluminum jalousie shade devices on the exterior.

Skin/materiality – The exteriors of the relocatable classrooms are painted on manufactured wood siding.

Accessibility – Classrooms are accessible

Security – Security is provided by key and lock latch sets with interior manual locking devices “LockBlok”

Rooms 15 and 16 are small classroom size

Rooms 17, 18, 19, 20 are large Kindergarten size with common work rooms

Interior Conditions

Flooring – Carpet and Marmoleum tile in fair condition

Ceiling – 2 x 4 and 2 x 2 ACP in good condition

Walls – Vinyl over tack board in good condition; some full height markerboard

Casework – Plastic laminate in good condition

Windows – Single pane windows with Exterior metal shutters and interior vinyl roller shades

Prep Room – Carpet or VCT flooring, Stained wood cabinets and plastic laminate tops in fair condition

Restroom – Sheet vinyl flooring with self-cove base in poor condition, 4 x 4 wall tile wainscot, painted gyp board, 2 x 4 ACP in fair condition

RELOCATABLE CLASSROOMS 21, 22, 23A, & 23B

The relocatable classrooms are in poor condition. The buildings are not consistent in architectural character with the original school building. They are located on the perimeter of the play yard.

Roofing – The buildings have flat built-up roof membrane and roof top mechanical units. The roofs have deep overhangs which provide some shade and rain protection at the classroom entries. The roofs have not been replaced.

Doors and Hardware – Recently modernized and are functional and compliant

Windows – Single pane windows.

Skin/Materiality – The exteriors of the relocatable classrooms are painted manufactured wood siding.

Accessibility – Classrooms are accessible

Security – Security is provided by key and lock latch sets with interior manual locking devices “LockBlok”

Interior Conditions – Classrooms 20 & 21

Flooring – VCT in very poor condition

Ceiling – 2 x 4 ACP in fair condition

Walls – Vinyl wrapped tack wall in poor condition

Casework – no casework

Windows – Single pane with Mini blinds

Restrooms (2) – Sheet vinyl flooring in poor condition; FRP in fair condition

Interior Conditions – Classrooms 23A & 23B

Flooring – carpet tile in good condition

Ceiling – 2 x 4 ACP in fair condition

Walls – Vinyl wrapped tack wall in fair condition

Casework – Accessible sink/vanity in poor condition

Windows – Single pane with mini blinds

SCOE

The modular SCOE building was recently modernized. The building is not consistent in architectural character with the original school building. It fronts onto the backside of the Multi-Use building and is not integrated into the campus.

Roofing – The building has a flat built-up roof membrane and roof top mechanical units. The roofs have deep overhangs which provide some rain protection at the classroom entry. The roofs have new roofing materials.

Doors and Hardware – Recently modernized and are functional and compliant

Windows – Double pane with mini blinds

Skin/materiality – The exterior is painted manufactured wood siding.

Accessibility – Classrooms are accessible

Security – Security is provided by key and lock latch sets with interior manual locking devices “LockBlok”

The building contains two offices and a large open area

Interior Conditions

Flooring –sheet vinyl in fair condition

Ceiling – 2 x 4 ACP in poor condition (sagging)

Walls – Vinyl over tack board in average condition

Casework – Plastic laminate in good condition

Windows – double pane with mini blinds

Restroom/Laundry – accessible adult and child stall. Sheet vinyl flooring with self-cove base in poor condition; FRP walls and metal toilet partitions in poor condition; painted ceiling in poor condition

ADMINISTRATION

Administration is broken up into two buildings on axis with the MUR. The southernmost building fronts Maria Drive and houses Reception, Principal's Office, Nurse's Office, and a Workroom. The second building houses a Teacher's Lounge and Offices. There is a small courtyard between the two buildings. Both buildings are under a covered walkway.

Roofing – The buildings have flat built-up roof membrane and roof top mechanical units. The roofs have deep overhangs which provide covered walkways to the older classrooms.

Doors and Hardware – Recently modernized and are functional and compliant

Windows – Original single pane windows

Skin/materiality – Unpainted grey concrete masonry units with large window areas. The deep overhangs of the covered walkways provide protection and shade but limits natural daylight into the offices.

Accessibility – Common spaces are accessible. There is not a Nurse's restroom. The staff toilet is not compliant.

Security – Security is provided by key and lock latch sets with interior manual locking devices "LockBlok"

Interior Conditions – Reception & Principal

Flooring – Carpet VCT in fair condition

Ceiling – 2 x 4 ACP in average

Walls – Vinyl over tack board and painted gyp board in fair condition

Interior Conditions – Workroom and Nurse

Flooring – VCT in very poor condition

Ceiling – 2 x 4 ACP in average condition

Walls – Painted gyp board in poor condition

Cabinets – Plastic laminate in very poor condition

Interior Conditions – Rear Office

Flooring – Carpet in fair condition

Ceiling – 2 x 4 ACP in average condition

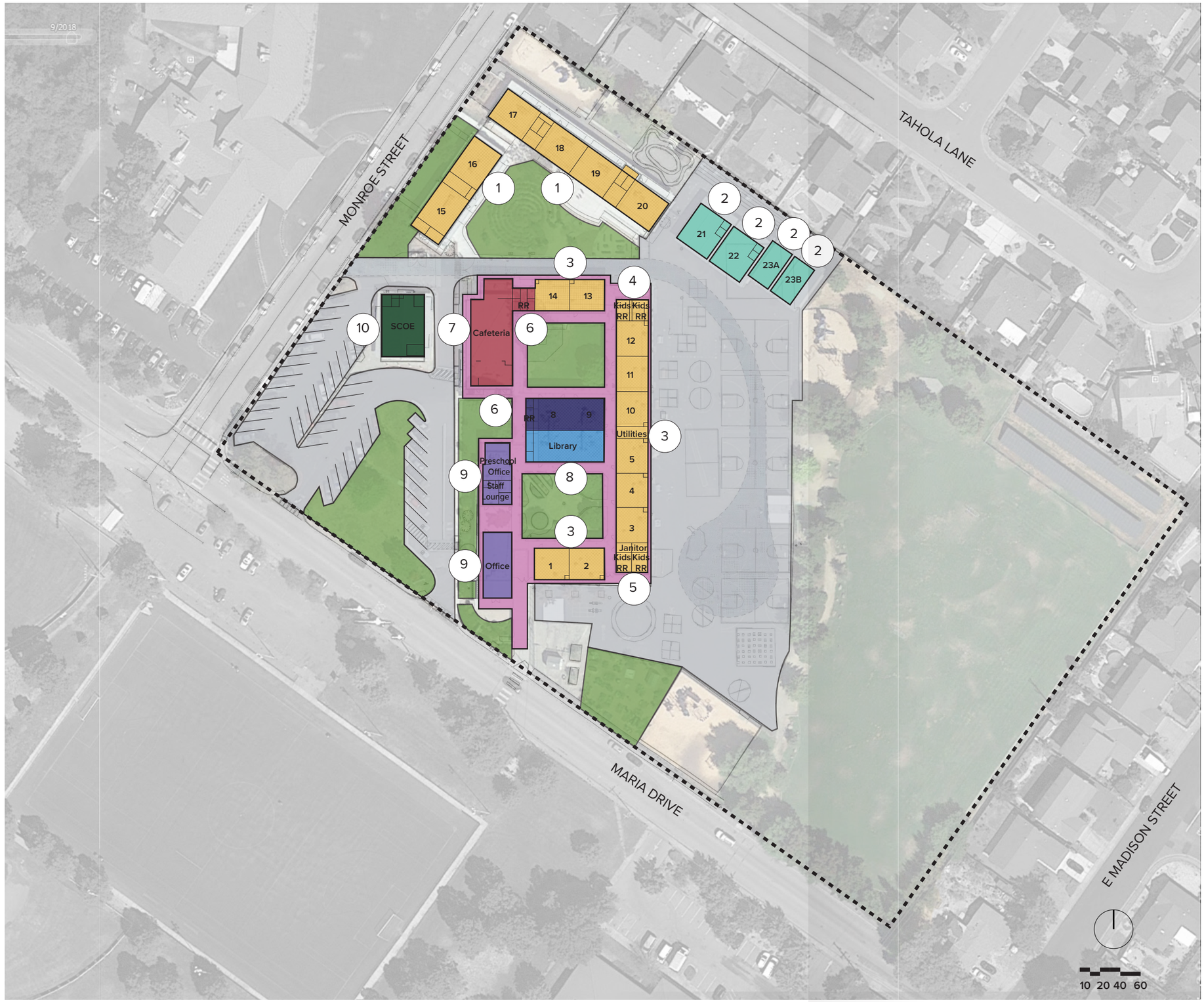
Walls – Vinyl over tack board and painted gyp board in fair condition

Casework – Plastic laminate in fair to poor condition

Windows – single pane with mini blinds

Teachers' Lounge – similar finishes

Restroom – non-accessible; sheet vinyl with self-coved base in poor condition; painted walls and ceiling in fair condition; plastic laminate vanity in poor condition



LOMA VISTA IMMERSION ACADEMY

TLCD - Architecture

1. Modular classroom buildings have been reroofed and have recently updated doors and hardware. Interior finishes are in good condition. Restroom floors are in poor condition.
2. Relocatable classrooms are in poor condition. The roofs have not been replaced and windows are single pane.
3. Permanent classrooms are generally in fair condition. Carpet and resilient flooring is in poor condition in most rooms.
4. North student restroom finishes are in average condition.
5. South student restroom finishes are in poor condition.
6. Adult toilet rooms are in fair condition
7. Multi-Use Room finishes are generally in poor condition. Resilient floor is poor throughout. The stage draperies and movable partition are in poor condition. Kitchen finishes and equipment are in poor condition. Wall finishes, ceiling, and tables are in fair to good condition.
8. Library finishes are generally in good condition.
9. Administration buildings finishes are in fair condition. The nurses office finishes are in poor condition and does not have direct access to a toilet room.
10. Modular SCOE building finishes are generally in good condition. The ceiling tiles are sagging and restroom finishes are in poor condition.

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

TLCD ARCHITECTURE

13.2
Civil Facilities Assessment

Loma Vista Immersion Academy

The following Facilities Assessment was conducted by the civil engineering team at Breljie & Race. This sections is a collection of text and summary graphics representing the current conditions of the campus.

LOMA VISTA IMMERSION ACADEMY ACCESSIBILITY ISSUES

There are several ADA accessibility issues with the parking lot and the street and sidewalk access to the LVIA school. Much of the necessary ADA signage is out of date or missing. The ramps from the walkways to vehicular traffic zones lack truncated domes and much of the pavement markings are faded. The parking lot entrance sign should be added along with the correct phone number. Furthermore, there are no pedestrian ramps at the parking lot entrances off Maria Drive. A part of the sidewalk should be removed and replaced with curb returns and walks that include pedestrian ramps and truncated domes. An ADA student drop off zone, 20 ft long, should be constructed along the drop off lane. There also isn't a drop-off at the Child Care building but an ADA compliant student drop-off should be considered.

There is no level landing at the top of the pedestrian ramp at the Maria Drive cross walk, and the walk to the front of the school that adjoins the pedestrian ramp is at 5.0% longitudinal slope. To correct this issue the existing pedestrian ramp, the flatwork to the southeast, and the existing cross walk striping should be removed. A compliant pedestrian ramp should be reinstalled along with a band of truncated domes, to the southeast of the current location. The cross walk should be restriped and the flatwork at the old ramp location should be replaced with a 2.0% maximum cross slope to adjoin walk to front of campus with a 5% maximum slope.

The playcourt paving has several ADA accessibility issues and is deteriorated. Some areas of the playcourts have excessive cross slopes. The perimeter area should be edge ground and repaved to reduce cross slopes. The drop inlets should be raised to the new grade levels. Other areas of the playcourts need an underlayment of pavement fabric, an asphalt overlay and restriped courts.

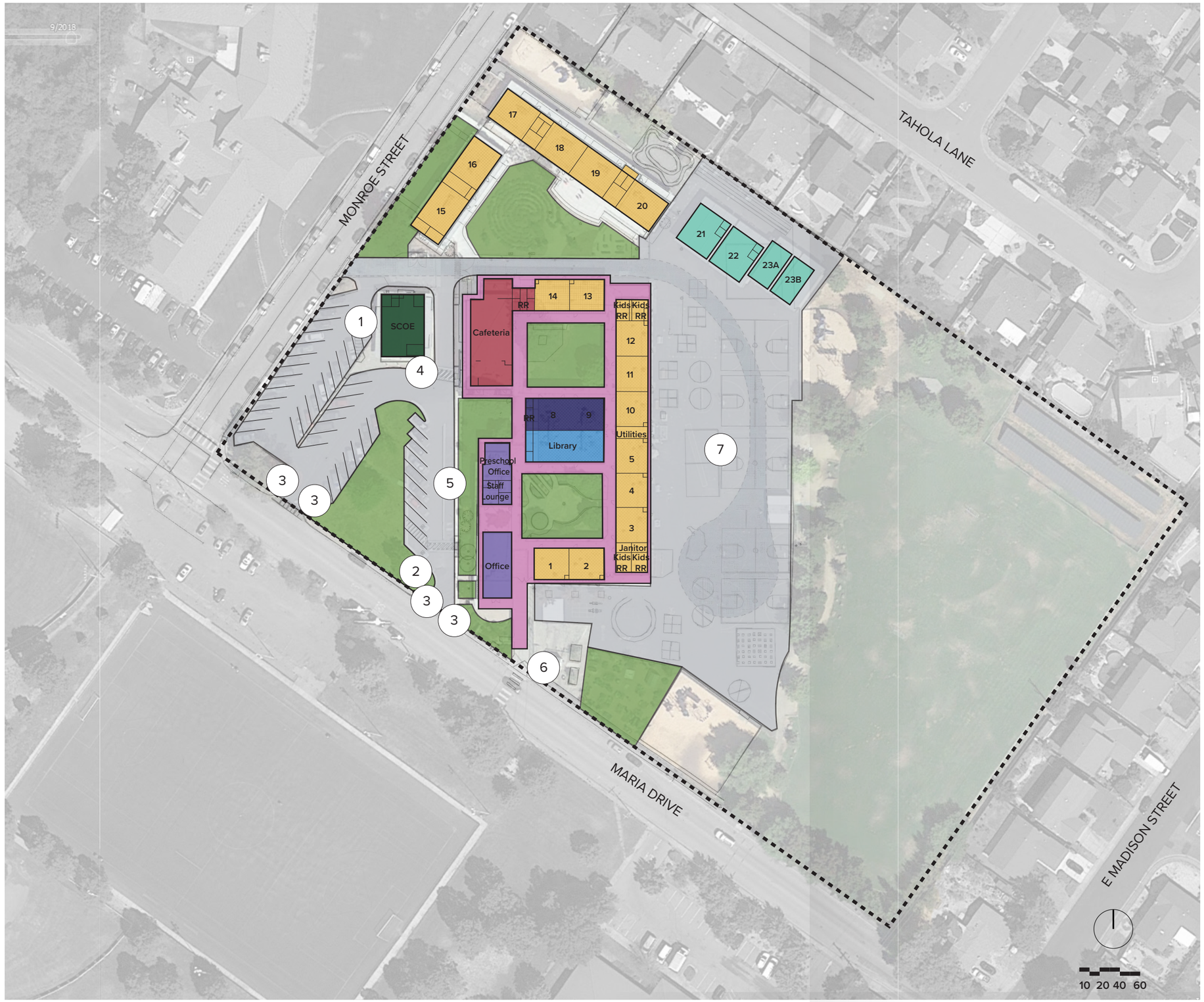
There are 3/4" high metal threshold transitions at a number of classroom doors that do not constitute the required level landing. It will be necessary to remove and replace approximately 15 ft of existing flatwork at each door to create a level landing with transitions back to flatwork elevation at 5.0 % maximum slope in both directions.

LOMA VISTA IMMERSION ACADEMY FIRE/LIFE SAFETY ISSUES

There are no apparent Fire and Life Safety issues at LVIA.

LOMA VISTA IMMERSION ACADEMY UTILITIES ISSUES

The drop inlets in the paved playcourts do not have ADA grates. Grates should be replaced with the 1/2” maximum opening bolt down ADA grates. As noted above, the existing drop inlet that drains the courtyard area is small and could easily plug, causing flooding of the courtyard and adjoining classrooms. This inlet should be removed and replaced with a larger inlet having ADA compatible grate.



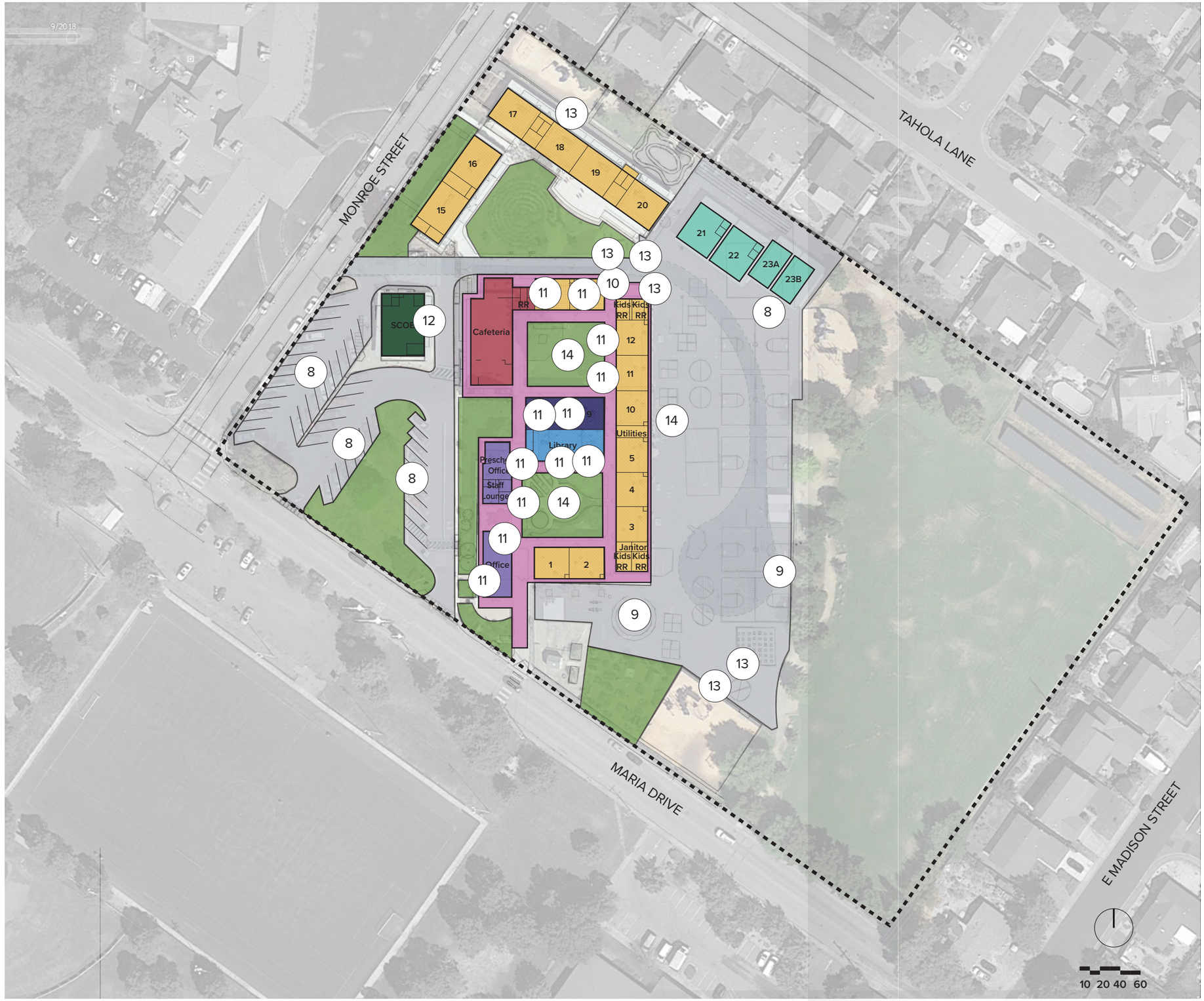
LOMA VISTA IMMERSION ACADEMY

Breljie & Race - Civil

1. ADA signage is out of date; ramp lacks truncated domes; pavement markings faded. ADA signage is out of date. Improperly located parking lot entrance sign.
2. No ADA parking lot entrance sign. Reinstall removed parking lot entrance sign and add phone number.
3. There are no pedestrian ramps at the parking lot entrances off Maria Drive. Remove and replace curb returns and walks to include pedestrian ramps and truncated domes.
4. Pedestrian ramp has no truncated domes. Add band of truncated domes (mat style) at bottom of ramp.
5. There is no ADA student drop off along the drop off lane. In conjunction with the replacement of this walk (item 6), construct 20 ft long drop off zone. Run sidewalk through, not behind, drop off.
6. There is no level landing at the top of the pedestrian ramp at the Maria Dr cross walk, and the walk to the front of the school that adjoins the pedestrian ramp is at 5% longitudinal slope. Remove existing pedestrian ramp, flatwork to the southeast, and the existing cross walk striping. Reinstall pedestrian ramp with band of truncated domes, to the southeast of the current location. Restripe cross walk. Replace flatwork at old ramp location with 2% max cross slope to adjoin 5% walk to front of campus.
7. This area of the paved playcourts has excessive cross slopes. Edge grind at perimeter of area, and overlay this area to reduce cross slopes. Raise drop inlets to new grade.

- RELOCATABLE
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- PARKING/PLAY AREA

TLCD ARCHITECTURE



LOMA VISTA IMMERSION ACADEMY

Breljie & Race - Civil

8 Existing play court pavement is deteriorated. Edge grind at perimeter, install pavement fabric and asphalt overlay; restripe courts.

9 Existing play court pavement is deteriorating. Crack fill, seal coat, and restripe.

10 No level landing at bottom of ramp. Remove pavement at bottom of ramp, and repave for 2% level landing, and 5% max slope transition to surrounding pavements.

11 There are 3/4” high metal threshold transitions at a number of classroom doors that do not constitute the required level landing. These are difficult/expensive to address, as they generally require removal and replacement of 15 ft +/- of existing flatwork at each door to create a level landing and transitions back to flatwork elevation at 5% max in both directions.

12 There is no ADA student drop off at the child care building. Remove and replace existing flatwork as required to install 20 ft long ADA student drop off along side of building.

13 Drop inlets in paved playcourts do not have ADA grates. Replace grates with 1/2” max opening bolt down ADA grates.

14 The existing drop inlet that drains the courtyard area is small and could easily plug, causing flooding of the courtyard and adjoining classrooms. Remove inlet and replace with larger inlet with ADA grate.

- RELOCATABLE
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- PARKING/PLAY AREA

TLCD ARCHITECTURE

13.3

Landscape Facilities Assessment

Loma Vista Immersion Academy

The following Facilities Assessment was conducted by the landscape design team at Quadriga. This sections is a collection of text and summary graphics representing the current conditions of the campus.

QUADRIGA landscape architecture and planning, inc.

Loma Vista Immersion Academy Landscape Assessment
Date of visit: March 16,2020

Irrigation
This campus is irrigated by 2 points of connection
Point of connection# 1 – Dedicated 3" irrigation Backflow at Maria Drive
POC #1 feeds the sports field irrigation including drip areas South of the blacktop playground and a small landscape area to the North of the main office. This point of connection also supplies a small City owned lot North of the school on Tahola Lane. The irrigation controller is an Irritrol MC 24 station controller.
The field irrigation is a rotor spray system -the head to head coverage is not perfect- leaving noticeable dry areas as viewed from aerial imagery.
Currently, no master valve and flow sensor are installed to shut down the system in a high flow event.
POC #2 is a shared domestic backflow- this POC services the remainder of the school garden areas which are a mix of spray, drip and microspray. Most valves are battery operated; some are manual. *See image battery valve*

Recommendations: We recommend installing a separate irrigation backflow preventer at POC#2 to separate potable water from irrigation water. Our recommendation is that all irrigation areas be controlled by an irrigation controller to minimize the amount of labor required to manage the system.
We also recommend adding a flow sensor and master valve downstream of each point of connection and connecting it to the controller. When new controllers are installed, remote controls should be included to assist with maintenance.
We recommend an irrigation audit be performed for the field irrigation to provide additional upgrade recommendations for efficiency.

Furnishings
Most of the campus exterior furnishings are in good shape- they are mainly galvanized metal frames with wood slats. The benches are backless, steel framed with wood slats. There are several composite wood benches and tables that require replacing on the blacktop playground. *See image blacktop*
Picnic tables do not provide accessible seating due to the arrangement and table design. *See image courtyard*

Picnic tables and furnishings for the early childhood area are not sized for smaller children. *See image early childhood*

Bike racks – are inside the gates to the playground.
Recommendation: We recommend replacing and re-arranging picnic tables to provide adequate access for people with disabilities.

Plantings
Parking lot and entry- the parking lot does not currently have irrigation so non-native grasses dominate the large area between cars. The main entry is a mix of native and bon-native plants and is a bit overgrown.. – *see images entry and parking lot*
Labyrinth and reading area- these areas are volunteer managed areas, where plantings define the edges of the path. The labyrinth is a high maintenance concept that requires diligent management. The reading area does not have adequate shade. *See image reading area*

1212 4th street | studio k | santa rosa, ca 95404 | tel. 707.546.3561 | quadriga-inc.com

Early childhood area - there is a small lawn area along with raised planters with vegetables and flowering plants.

Inner courtyards- there are two inner courtyards one with lawn, which we understand floods in the winter and a garden courtyard. The garden courtyard is a mix of planting types and is loved by the school.

Trees on campus are a mix of flowering pear, redwood and larger shade trees. The flowering pear trees are a maintenance concern as branches become brittle and break. *See image pear trees*
Sports Field – the sports field grass appears to be in good shape. Areas along the North of the field have been converted into bioretention areas with native plantings and a swale to direct drainage – the swale is lined with plastic, which does not allow water to percolate into the soil. *See image bioretention*

Recommendations: We recommend an arborist evaluate the larger trees on campus, especially those near play areas or where children gather. The pear trees should be removed and replaced with trees that offer shade and are more structurally sound- Maples, Oaks, Redbuds to name a few.
We recommend refreshing the front entry and adding low water plantings and trees to the parking lot planter.

Courtyards: For the Northern inner courtyard, we recommend improving the drainage and removing the lawn in favor of an all-weather surface such as artificial turf or another permeable surface. This would allow year-round use and improve accessibility.
Garden Courtyard we recommend selectively removing some larger shrubs and adding more smaller evergreen shrubs and flowering shrubs for year-round interest.
Bioretention area adjacent to the field – more information is needed as to the intent and grant requirements of the existing installation for us to make recommendations- but we do recommend removing the plastic lining and adding stones to aid in mulching the swale.

Sports field recommendations – We would recommend taking a soil sample to aid in amendment s that could be added to the field to assist in plant performance. We understand that annual field maintenance is not currently done due to constraints on budget and staff. We recommend annual aeration, fertilizing and dethatching activities be performed to maintain turf grass and reduce monthly maintenance issues.

<u>Playgrounds</u>
There are three playgrounds on campus that contain post and platform play equipment by Landscape Structures – for the purposes of this assessment they will be labeled one through three.

Playground 1 is a 5-12 playground at the south side of the school, this playground is newer and is in good shape. The surfacing area has been segmented with intermediate wood curbing to try and reduce the amount of playground surfacing.

Playground 2 consists of a 5-12 structure and is located at the North side of the campus. This structure has already been considered for replacement.

Playground 3 is a 2-5 structure - this structure is older but appears to be in good shape- the stand alone swing set needs replacing.

Blacktop play area – The blacktop area does have cracking in the areas of play that will disrupt play.

Recommendations:

1. Playground 1- reduce area of fall surfacing with adjustment /removal of curbing and maintain a minimum of 12” depth of surfacing. Alternatively – move playground #2 to this area and consolidate play areas.
2. Playground 2 – remove play structure-replace
3. Playground 3 - Replace stand-alone swing – evaluate structure for replacement in next few years.

<u>Fencing and gates</u>- we reviewed exterior fencing for condition only
Fencing and gates appear to be in good shape
There is a locked access gate behind the modular buildings that provides access to the City property to the North.



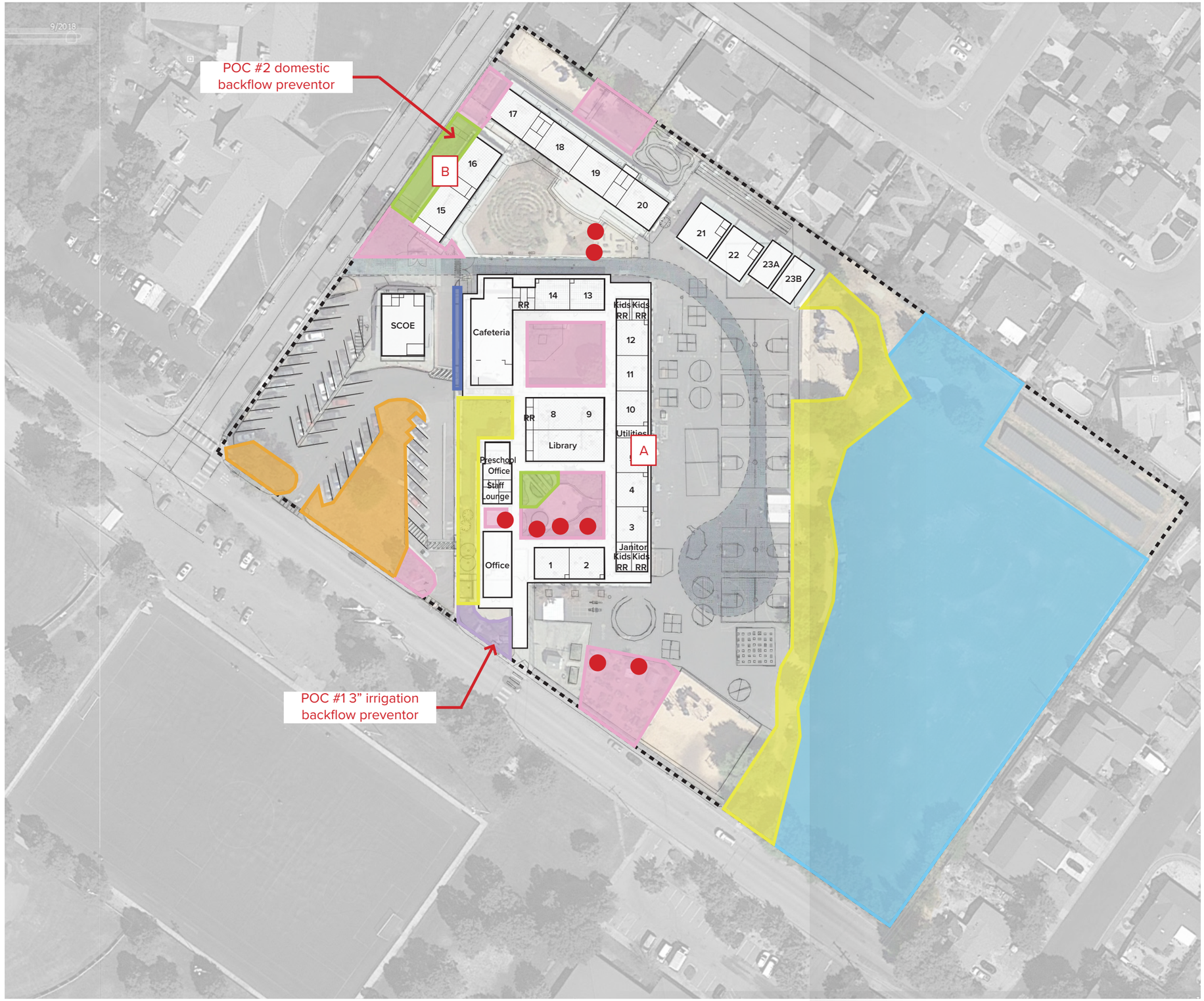
LOMA VISTA IMMERSION ACADEMY

Quadriga - Landscape

1. Recommend all irrigation be upgraded to be automatically controlled to reduce labor required from manual operations.
2. Update furnishings to provide accessible seating and dining—provide shaded areas and furnishings appropriate to age group.
3. Incorporate low water using plantings at entry and in courtyards.
4. Consider an all weather surface in courtyard.
5. Reduce area of fall surfacing by removing and reconfiguring curbs.
6. Replace play structure.
7. Replace stand alone swing and evaluate structure for replacement.
8. Remove tree.
9. Prune trees.
10. Repave play area and replace court games as necessary.

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

TLCDARCHITECTURE



LOMA VISTA IMMERSION ACADEMY

Quadriga - Landscape

Irrigation Review

- Rotor Irrigation - hunter rotors. POC #1
- Drip irrigation converted from spray system. POC #1
- Spray irrigation hand operated valve- fed from building domestic water. POC #2
- Battery operated valves mix of spray and drip fed from domestic line. POC #2
- Drip irrigation fed from hosebib shutoff
- Irrigation connected to domestic line and run from building mix of spray and micro spray
- No irrigation
- Battery operated valves
- A — Irritrol MC 24 plus
- B — Irritrol dial 7 AB controller 2 station

TLCDARCHITECTURE

13.4

Mechanical & Plumbing Facilities Assessment

Loma Vista Immersion Academy

The following Facilities Assessment was conducted by the mechanical engineering team at Guttman & Blaevoet. This sections is a collection of text and summary graphics representing the current conditions of the campus.

Subject: **Loma Vista Elementary School**
Mechanical Equipment Assessment

Dear George,

Below are items describing the Facilities Assessment of the existing mechanical systems and recommendations for improvements.

Controls – General

1. The campus had a BMS many years ago but it's been phased out in favor of local equipment control (thermostats, switches, etc.).

Administration Building

2. The existing condensing furnace located in a closet and associated condensing unit on the roof are approximately 5 years old and appear to be in good shape and working condition.

    - Recommendation: keep the furnace and condensing unit.



Condensing Furnace In Closet to remain



Condensing Unit Of Roof to remain

Administration Building / Teacher's Lounge & Kids Care

1. There are two existing packaged rooftop packaged gas/electric units with exposed supply and return ductwork on the roof serving these areas. The units and ducts appear

to be approximately 10 to 15 years old but according to Facilities personnel, the units are failing.

- Recommendation: replace the two existing packaged rooftop units with new and more efficient units.



Teacher's Lounge: Replace Packaged Unit and Exposed Supply/Return Over Kids Care



Kids Care: Replace Packaged Unit and Exposed Supply/Return Over Kids Care

Four Science Classrooms at center of campus

1. There are four existing gas-fired makeup air units with direct expansion coils/remote condensing units serving four science classrooms. These MAU's and condensing units appear to be 15 years old or older; the condensing units are showing signs of rust.

2. There appears to be one existing large mushroom exhaust fan that exhausts the four science classrooms. This fan is as old as the MAU's.

- Recommendation: replace the four existing gas-fired makeup air units and condensing units with new and more efficient units. Replace the single large exhaust fan with new.



Replace Old Gas-Fired Makeup Air Unit And Associated Condensing Unit (Typ. 4)

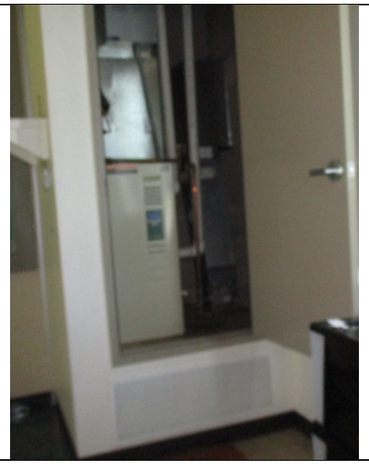
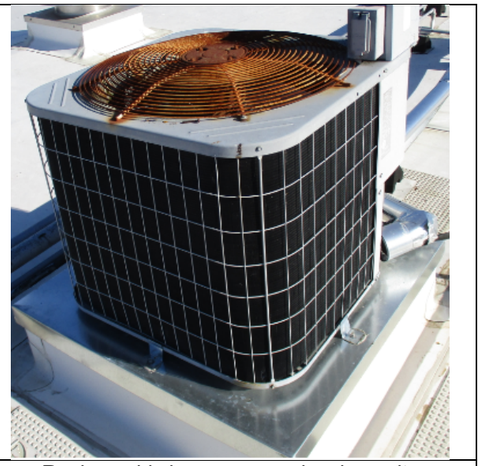


Replace Old Central Exhaust Fan For Science Classrooms

General Classrooms

1. All classrooms have condensing furnaces that are approximately 5 years old and are in good shape. Classrooms 16, 17, 18 and 18 had their condensing units replaced along with the furnaces. All other classroom condensing units are old and need replacing.

- Recommendation: with the exception of 4 newer condensing units, replace all classroom condensing units with new (7 total).

	
Classroom Condensing Furnace to remain (Typical of all classrooms)	Replace old classroom condensing units

Kitchen / Food Prep

1. The existing main hood exhaust fan, dishwashing hood exhaust fan and evaporative cooling makeup air unit are old and are at the end of their service lives. The main hood,

dishwashing hood appear to be original but are still functioning. These can remain. Miscellaneous small rooftop exhaust fans are old and should be replaced.

- Recommendation: replace kitchen hood exhaust fan, vapor hood exhaust fan and makeup air unit with new.

	
Replace Old Evaporative Makeup Air unit	Replace Old Vapor Hood Exhaust Fan
	
Replace Old Main Kitchen Hood Exhaust Fan	



Replace Old Small Rooftop Exhaust Fans

Multi-Use Room

1. The heating and ventilating unit located high on a platform above the stage is still operational but old.

    - Recommendation: replace heating/ventilating unit with new.



Replace Old Heating/Ventilating Unit



Replace Old Heating/Ventilating Unit

Portable Classrooms 15 through 20

1. Each classroom has packaged gas/electric rooftop unit and exposed ductwork which appear to be original and old equipment.

    - Recommendation: replace old units with new.



Replace Original Packaged AC Unit and Exposed Ductwork



Replace Original Packaged AC Unit and Exposed Ductwork

If you have any questions or need additional information, please do not hesitate to contact our office.

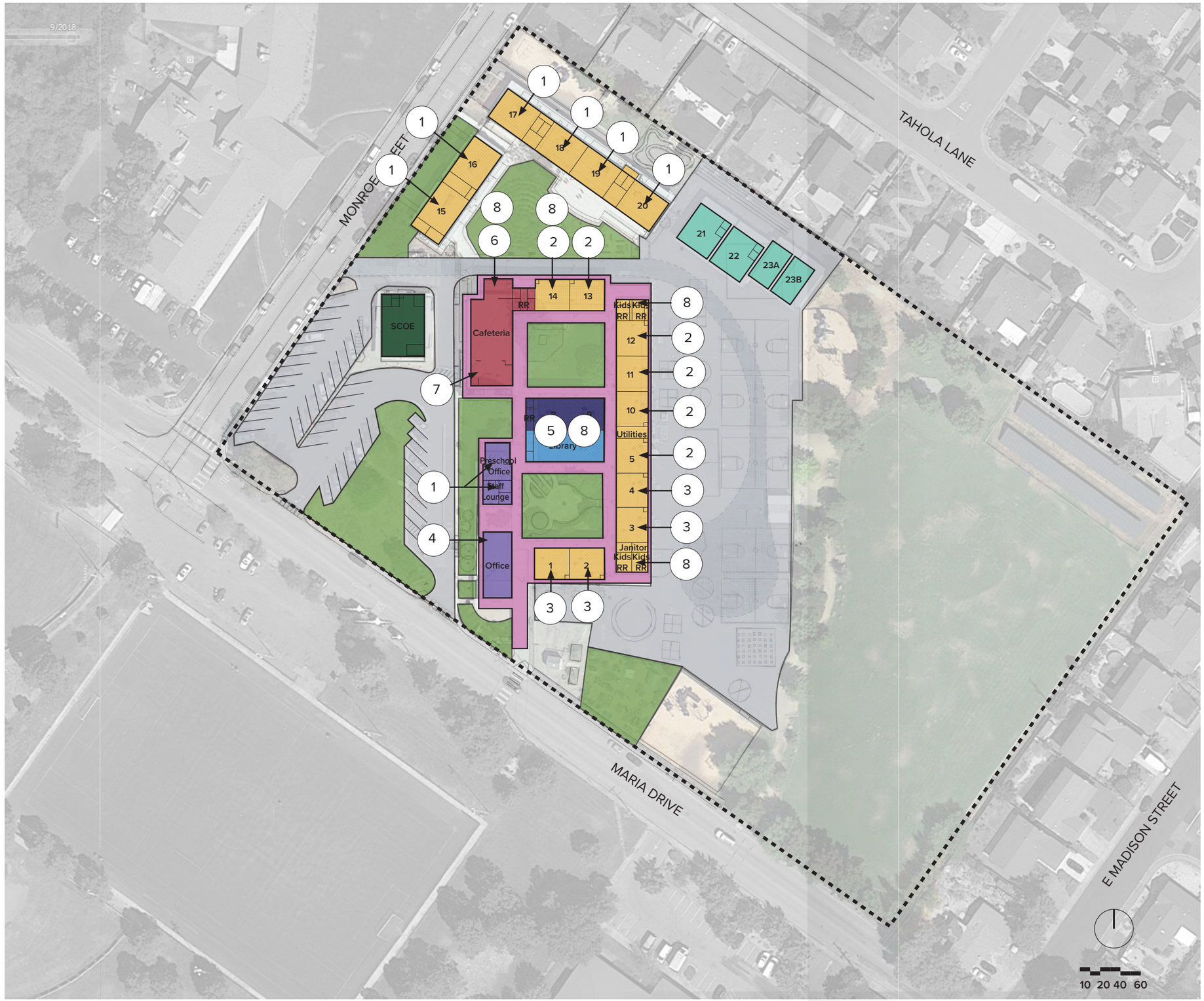
Very truly yours,

GUTTMANN & BLAEVOET

Edmund A. Cancio

Ed Cancio, PE
Senior Associate

EC/ec
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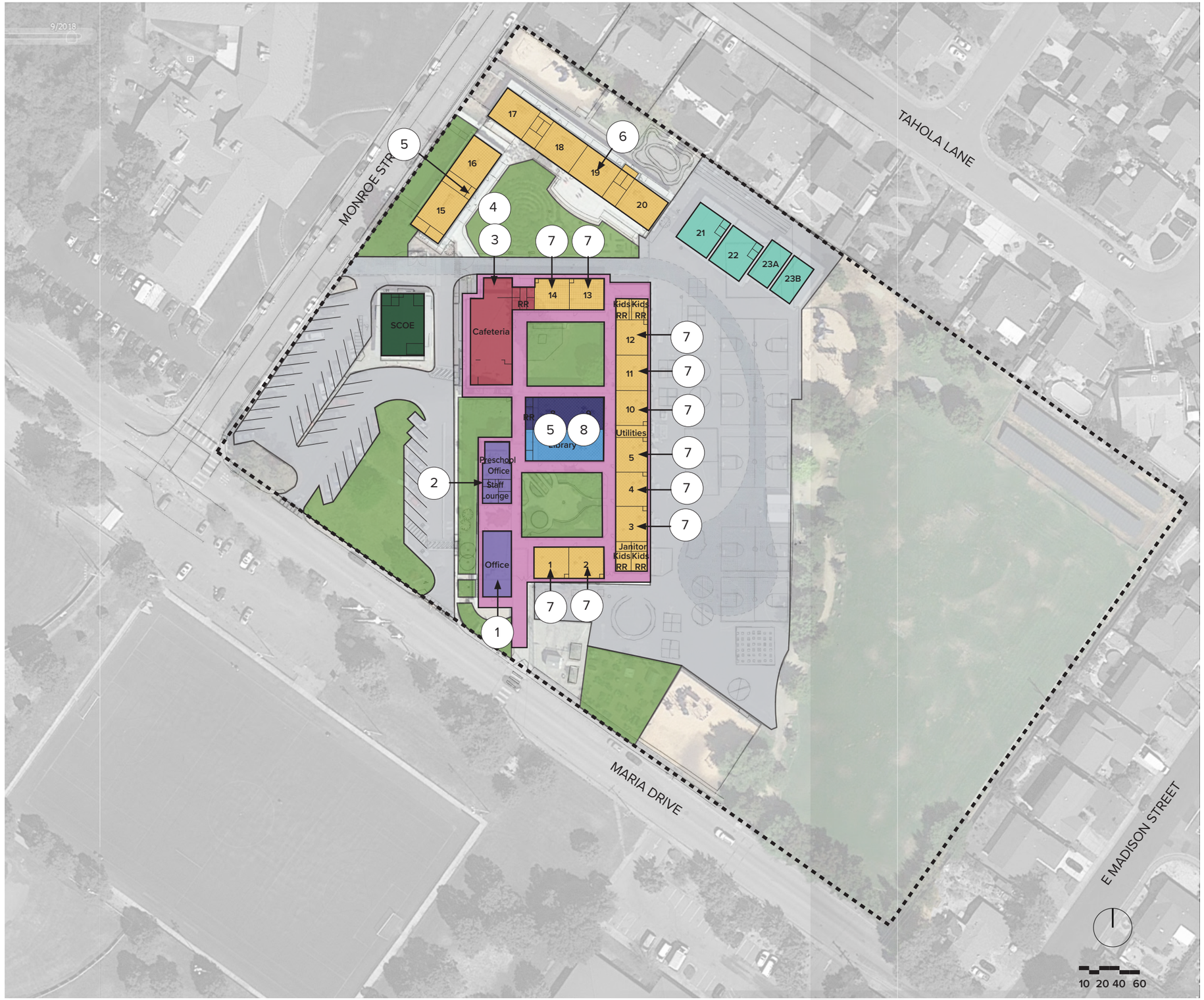
LOMA VISTA IMMERSION ACADEMY

Guttman & Blaevoet - Mechanical

1. Replace old packaged gas/electric rooftop unit and exposed ductwork with new.
2. Replace old condensing units on roof with new, keep 5-year old condensing furnace.
3. Keep 5-year old furnace and condensing unit.
4. Keep 5-yeard old furnace and replace old condensing unit with new.
5. Replace old classroom 100% OA makeup air unit and condensing unit on roof.
6. Replace old kitchen hood, dishwashing hood, exhaust fans and evaporative makeup air unit with new.
7. Existing gas furnace heating/ventilating unit is old. Replace with new.
8. General: replace all old rooftop exhaust fans with new.

- RELOCATABLE
- GREEN
- CLASSROOM
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- KIDS CARE
- PARKING/PLAY AREA

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LOMA VISTA IMMERSION ACADEMY

Guttman & Blaevoet - Plumbing

1. Elevate electric water heater State Patriot located on floor in equipment room so the drain pipes can discharge through one inch air gap onto floor drain.

2. Provide sediment trap after gas shut off valve at Gas Water Heater Rheem 29 gallons located in Teachers' Lounge as required by 2019 CPC 1212.9. Elevate water heater so the drip pan can be properly drained.

3. Commercial kitchen needs to be upgraded. Sinks and dishwasher have no indirect drains. Range hood has no Ansul fire suppression system.

4. The two gas water heaters State Select 50 gallons, manufactured in 1998 need to be replaced. They are tied in series and do not work properly. The T&P drain pipe discharges on floor and not as required by 2019 CPC 608.5.

5. Insulate drain and water supplies at wall mounted sink in ADA restroom.

6. Replace electric water heater A.O. Smith at the end of life and deficient plumbing. It is located on floor with no seismic straps, no drip pan, and T&P discharges into mop sink with no air gap.

7. Provide sediment trap at furnace gas connection. Provide condensing cooler drain to outside through neutralization kit.

- RELOCATABLE
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- PARKING/PLAY AREA

TLCD ARCHITECTURE

13.5
Structural Facilities Assessment

Loma Vista Immersion Academy

The following Facilities Assessment was conducted by the structural engineering team at ZFA. This sections is a collection of text and summary graphics representing the current conditions of the campus.

LOMA VISTA ELEMENTARY SCHOOL

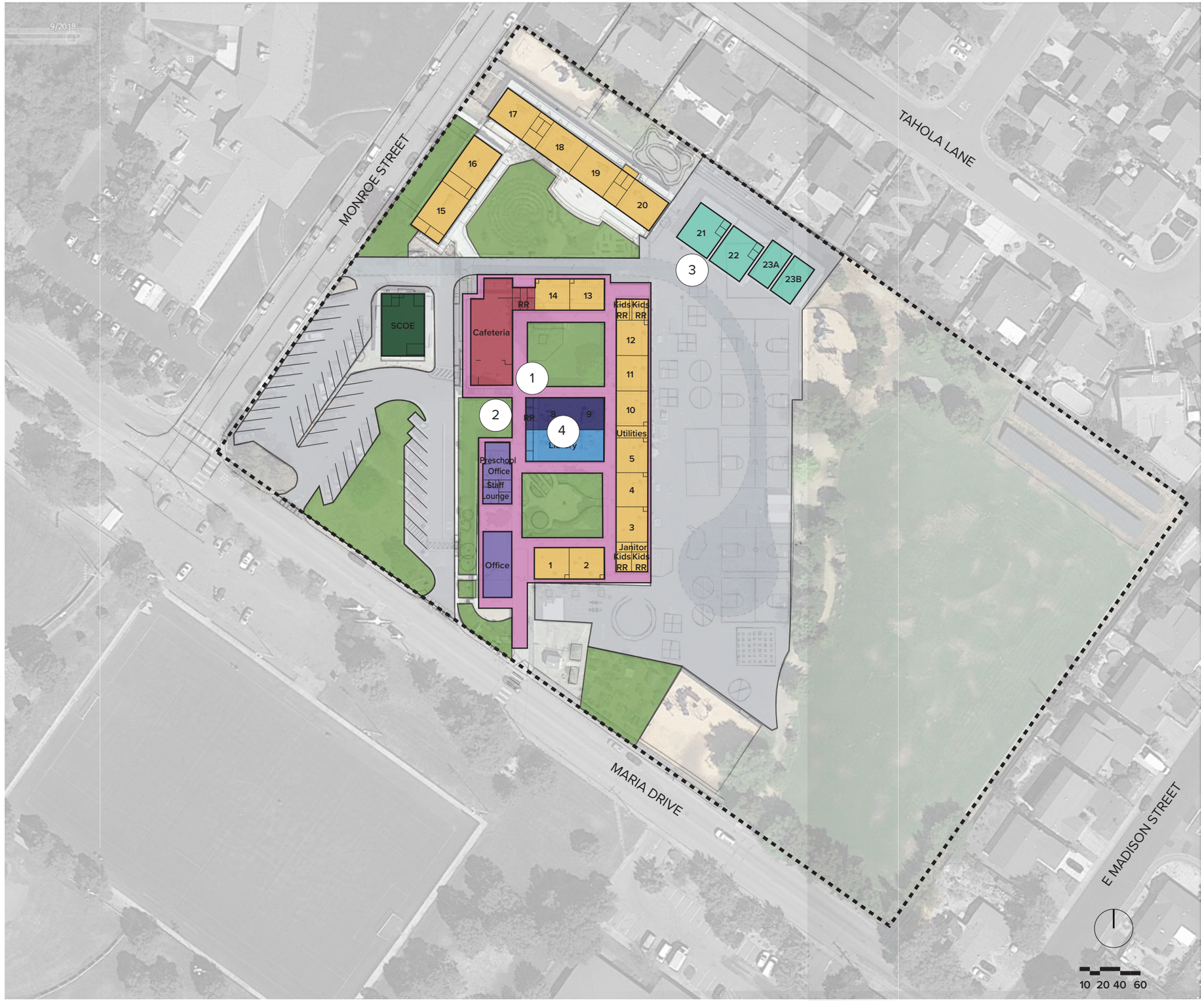
This campus includes seven buildings with masonry walls and wood framed rooves (buildings A-F), two modular buildings (H and G), and five portables. The portables appear to be founded on concrete and anchored. Not all building interiors were reviewed.

At multiple locations exposed steel at covered walkways, especially at the base of steel columns, shows signs of rust. If remediated, damage will likely be superficial. If allowed to continue to rust for several years structural damage could occur.

Throughout the campus no gaps exist between covered walkways and buildings, this is generally not per the standard of current practice. We would consider the repair of this condition to be a low priority.

At the portable buildings, subfloor vents have been covered by asphalt ramps which may cause moisture build-up below the floor framing.

Masonry walls with wood framed roofs are a historically vulnerable building type. These buildings are not necessarily deficient, but to determine the adequacy review of the existing details and detailed calculations would be required.



LOMA VISTA IMMERSION ACADEMY

ZFA - Structural

1. Throughout, steel covered walkways have begun to rust especially at the bottom 6-8” of columns. Suggest removing rust, treating with anti-rust primer and repainting. At approximately 5% of the columns rust is significant enough to have caused section loss, suggest replacing lost section with doubler plates.

2. Throughout, covered walkways are not seismically separate from the main buildings. Gaps may need to be added if a seismic upgrade is triggered by other alterations.

3. At the portable buildings, sub-floor vents have been covered by asphalt ramps. See civil recommendations for site ramps.

4. Throughout, masonry walls with a wood decking roof diaphragms are historically vulnerable building type. These buildings are not necessarily deficient, but additional investigation is warranted.

- RELOCATABLE
- GREEN
- CLASSROOM
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- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

TLCDARCHITECTURE

13.6

Electrical Facilities Assessment

Loma Vista Immersion Academy

The following Facilities Assessment was conducted by the electrical engineering team at O'Mahony & Myer. This sections is a collection of text and summary graphics representing the current conditions of the campus.

O'MAHONY & MYER
ELECTRICAL ENGINEERING & LIGHTING DESIGN

San Rafael, California
Pacific Harbour, Fiji

Brian O'Mahony
Jan P. Myer
Paul Carey
Pieter Colenbrander
David Orgish

June 22, 2020

TLCD Architecture
520 Third Street #250
Santa Rosa, CA 95401

Attn: George Klumb

Re: Old Adobe Union School District
Loma Vista Immersion Academy
Electrical Systems Assessment

Dear George,

O'Mahony & Myer visited the Loma Vista Immersion Academy on June 26, 2020, to review the existing electrical related conditions at the campus. The purpose of our visit was to review the existing conditions of the electrical, lighting, and signal systems, in order to provide this written assessment of the conditions and abilities of each system to support ongoing use or modernization.

Following is a summary of our findings.

Main Electrical Service:

The campus is fed with an underground primary service derived from and existing utility pole transformer, across the southern field. A utility yard is located at the north-east portion of the site, with a pad mount PG&E Transformer, and underground secondary conductors connected to a 800 Amp, 120/208V, 3-Phase, 4-Wire, Challenger Pow-R-Line C Main Switchboard (PG&E #5000036781) that serves site distribution and a photovoltaic interconnection.

A new electrical service infrastructure is in design, intending to backfeed the existing main switchboard. The Power needs of the facility will be adequate upon completion of the electrical service upgrade. There is also a Solar Interconnection present within the existing Main Switchboard, which is outlined below.

Photovoltaic System:

A 64kW ground mount photovoltaic array exists at the south-west edge of the site, it appears recently installed, circa 2015, and is in good working order. The photovoltaic System is utility interactive and is connected to the Supply Side (between meter and main) of the existing Main Switchboard. It was observed at the main switchboard, that labels properly identifying the interconnection method are not present. The code required labels need to be present to identify the existing photovoltaic interconnection.

Power Distribution:

The original construction main switchboard is still present within the Building E. It is undetermined if this gear is currently connected to, or housing splices for re-directed feeders.

The existing main switchboard will be backfed and contains most distribution to the campus. This equipment shall remain.

Branch Power:

The overall integrity of the building branch wiring systems could not be identified during this visual inspection, since the wiring is hidden in the original walls. All existing panels appear in good condition for the current use, but the feasibility of expanding branch circuits from these and have been recently upgraded or work on from a circa 2015 modernization. The integrity of the feeders, pullbox system and conduit system connecting them, was not part of this observational assessment report.

Most existing branch panels are surface mount, located within shared custodial spaces. Each panel feeds common branch circuit receptacles and lighting, via underground and overhead concealed/exposed conduit from eecent modernizations. Dual channel surface Panduit runs are also present within each classroom, which contain the majority of the receptacle and data cabling connections for all spaces, in each building. See recommendations at end.

Classroom AV Systems:

Each classroom and conference space is fitted with a Front Row, 'Classroom AV System' configuration, matching a District Wide IT Standard. This system includes an AV input location (inputs: one HDMI, one VGA and one 3.5mm audio), a push button media/volume control panel, a ceiling flush mount amplifier/switching assembly, and concealed cabling to an HDTV display and wall mount speakers. These systems were installed circa 2015.

Lighting Systems:

The lighting and lighting control systems in some areas were recently upgraded in a 2012 Modernization Project. The general lighting systems in the recently modernized areas consist primarily recessed 2x4 fluorescent fixtures mounted in drop tile ceilings.

The spaces are controlled with manual override toggle switches, and automatic on/off ceiling mount dual-technology motion sensors.

The custodial and storage spaces contain a mix of surface fluorescent fixtures with T8 lamps.

The timeclocks for exterior lighting are a mix of manufacturers and locations, and do not have centralized control. Additional energy savings could be available by providing automatic controls to turn off exterior lighting on a schedule that accommodates the site. Also, centralized control can offer benefit to various events that required an override of the automatic features, as necessary for the public use. See recommendations at end.

Emergency Lighting:

Emergency lighting present at original code required locations, but the testing an integrity of these existing systems is not verified. Current code requires a 1 foot candle average along paths of egress. The existing systems on the campus do not appear capable of maintaining current, or new modernized egress requirements without addition of exterior site lighting. Many areas have normally off, stand-alone, wall pack, battery fixtures, but some have non-working batteries. Overall coverage of fixtures appears to be meeting code minimum from an emergency standpoint.

Exit signs were consistent through-out and located as required by code, but these are a mix of modernized and legacy systems. We suggest the District select a standard type across all campuses for continued modernizations and renovations. See recommendations at end.

Data/Phone Systems:

The data/phone system in the campus have been recently upgraded to include a multi-strand, fiber optic (OM3 rated) backbone cabling which facilitates the LAN District Data and VOIP Telephone systems. This derives from a centralized Main Distribution Frame (MDF) in the Admin building, to (8) Intermediate Distribution Frame (IDF) in each separate building on site. Category 6 station cabling homeruns with fully rated jacks, are terminated per typical District IT layouts throughout all existing campus spaces.

There is also a standard telephone service (copper cable) termination box that remains to service fire alarm, and fax machine systems requiring P.O.T.S. lines.

The MDF and IDF locations are provided with "service loops" for relocations within 10' of original locations. It should be noted that the locations of this existing head end equipment (MDF/IDF) should be prioritized for any future modernizations. See recommendations at end.

Security Systems:

The building has an active security intrusion alarm system, present at Admin, Library and Computer Lab locations only. The system consists of wall mounted motion sensors, with a keypad override at the Staff entry. These systems are maintained by a District vendor.

Fire Alarm System:

The campus has a Notifier NFS2-3030 with voice evacuation capabilities, that also connects to a non voice-evac fire alarm system with manual pull stations at the exits and audible/visual notification. The voice evacuation systems is present only in the Portable Wings. Automatic smoke detectors are present in some rooms with horn/strobe alarm notification devices in the

public areas. This is primarily a manual fire alarm system. The system is currently monitored by a central station agency. The systems are installed to an older code, and will require expansion upon any modernization. See recommendations at end.

Recommendations:

Main Electric Service:

1. The upcoming Main Electrical Service will be suitable for various expansions and modernizations. All new connections for electrical branch panel expansion, should be anticipated to be connected to the available distribution space within this panel.

Photovoltaic:

1. The new Main Electrical Service shall have all code required Photovoltaic Signage applied.

Branch Power:

1. All original construction branch panels are at maximum capacity. New branch panels, connected to the main electric service would be required for any expansions or modernizations.

2. Existing branch circuits do not show any signs of reported trouble and can remain unless future modernization interrupt existing locations.

3. In general, the rooms where branch panels exist are shared with yard storage, and custodial supplies. We suggest more space be created for storage of these items on campus. Electrical panels have CODE REQUIRED clearances.

Lighting:

1. Classroom, Library, & Administration Areas:
    a. The existing lighting is in good condition and was installed per the energy standards of it's code cycle.. However, new LED style lighting could be installed, with modern digital dimmers, motion sensing lighting controls, and automatic daylight dimming. LED lighting and automatic controls would provide significant energy savings and allow the capability of dimming within the spaces.

    b. The interior finishes of the room should be carefully considered for any lighting modernization which can have impact on overall lighting quality within the space.

    c. A complete removal of the existing branch circuit wiring and controls, requiring opening of existing ceilings and walls is suggested for modernized controls.

2. MPR, Kitchen & Admin Areas:
    a. Since the lighting fixtures in the building are all older style T8 fluorescent lensed fixtures, new LED style lighting could be installed, with modern digital dimmers, motion sensing lighting controls, and automatic daylight dimming. LED lighting and automatic controls would provide much better lighting quality and quantity with significant energy savings and dimming capability.

b. The interior finishes of the room should be carefully considered for any lighting modernization which can have impact on overall lighting quality within the space.

c. A complete removal of the existing branch circuit wiring and controls, requiring opening of existing ceilings and walls is suggested for modernized controls.

3. Exit signs appear to exist at the required exits but should be replaced to match a single device type, for District consistency across all campuses. If any exit path in the building has a discharge of more than 49 people, electric exit signs with 90-minute battery back-up would be required.

4. For emergency egress lighting, current code requires a 1 foot candle average along paths of egress, to the designated 'Area of Refuge'. The site is currently not lit to accommodate this standard.

Data/Telephone:

1. The telephone and internet services and building distribution appear to be operational and installed per District IT Standards as of 2012. The general topology of the existing data/telephone system shall remain and be prioritized for minimal interruptions upon any future modernizations.

Classroom AV System:

1. The Classroom AV Systems may remain and are suggested to have minimal interruptions. The District Standard layout should be applied to any modernized area.

Security System:

2. The existing security system appears to be functional and can remain. Any new renovation or expansion of the building would need additional motion sensors, with keypad control, to extend the system accordingly. Security systems are District Vendor items.

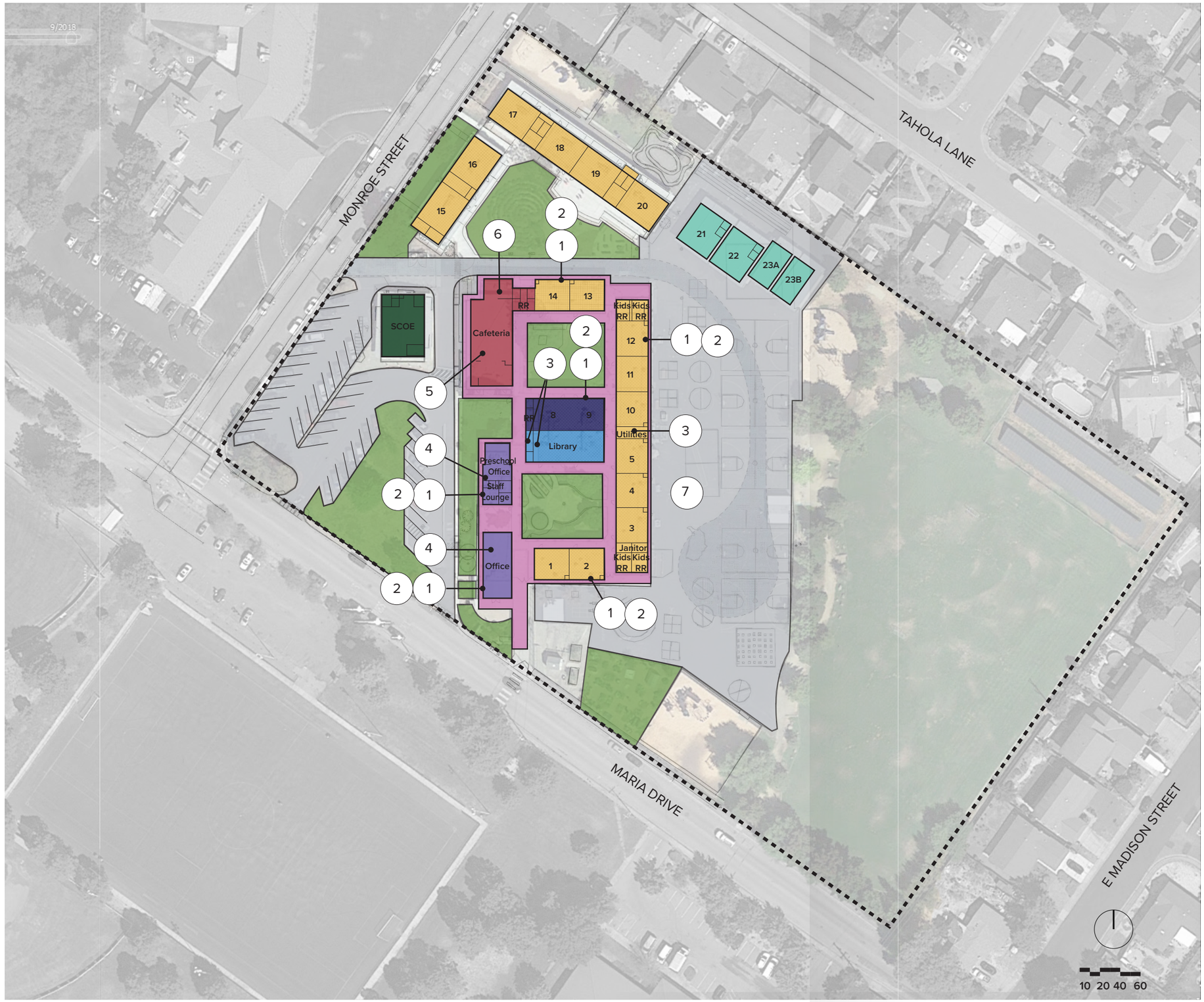
Fire Alarm:

1. The existing fire alarm system is expandable for new requirements for Voice Evacuation at school campuses. The existing wiring topology will require various upgrades in order to provide a complete Voice Evac system, campus wide. New site and building raceway would be required to accommodate any new buildings.

If you have any questions or comments on the above assessment or recommendations, please do not hesitate to call.

Sincerely,

Pieter Colenbrander, P.E.
O'MAHONY & MYER



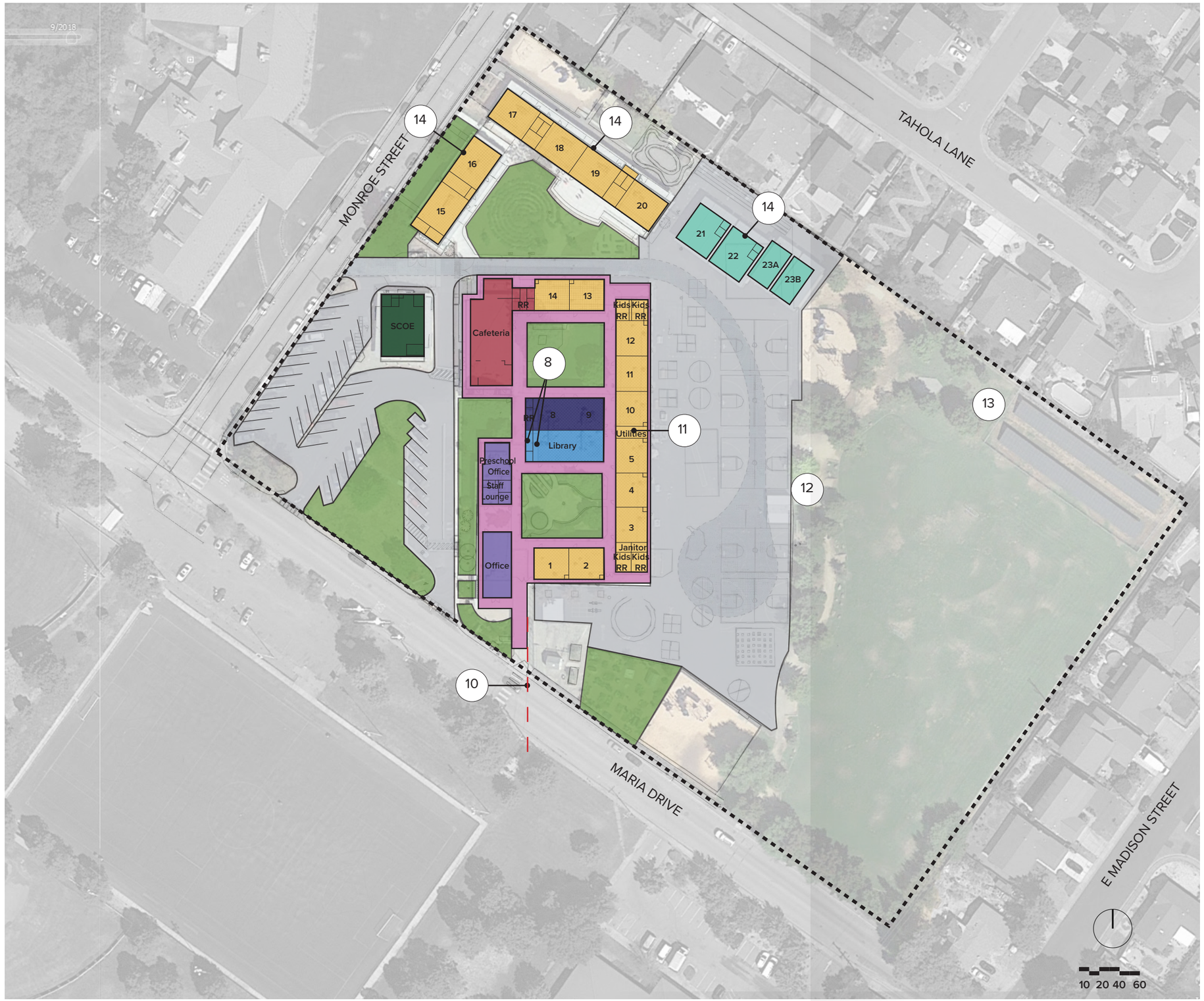
LOMA VISTA IMMERSION ACADEMY

O'Mahony & Myer - Electrical

1. Modernized lighting, tele/data and AV systems, circa 2013.
2. Suggested modernization of Lighting and Controls Systems. Recently modernized Tele/Data and AV Systems suggested to be re-aligned to accommodate.
3. Shared Storage / Electrical Closet should be changed to dedicated Electrical Closet (or Tele/Data). Suggest adding other locations for Storage Items (includes supplies and ball storage requiring alternate locations).
4. The counter top workroom areas can benefit from undercabinet lighting at counter top surface.
5. MPR lighting upgrade suggested. Dimmable LED fixtures and new controls, connected to zoned automatic dimming. This would lend to a more efficient use of the natural light from the windows. Ceiling would require opening to replace the control and branch circuit wiring. Existing concrete walls.
6. Kitchen area electrical/lighting modernization suggested. Completely new Lighting, New Branch Panel for power and new Electrical Connections to kitchen equipment. Existing concrete walls.
7. The existing canopy system contain surface mount electrical and signal systems conduit, which service the majority of the original construction wings. Any alterations to the canopy system would impact these conduits.

- RELOCATABLE
- GREEN
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- PARKING/PLAY AREA

TLCD ARCHITECTURE



LOMA VISTA IMMERSION ACADEMY

O'Mahony & Myer - Electrical

8 The librarian desk shares a wall with the campus MDF. It was noted on site that the MDF is very audible from within the Librarian space. We suggest some means of sound proofing material.

10 There is an existing overhead communications service that extends across Maria Drive, to the Campus canopy system. This system shall be prioritized to remain for any upcoming modernizations.

11 The original construction Main Switchboard should be investigated for any remaining splices to the campus distribution system. Alternate means of electrical distribution from this source point are suggested, in order to allow for its complete removal.

12 Future Main Electric Service and Photovoltaic Interconnection Yard. Location not to be disturbed in any future modernizations.

13 Photovoltaic Array, approx 64kW Inverter Nameplate output. To be re-directed to future Main Electrical Service.

14 Existing portables; Tele/Data and AV System upgrade in 2012 to District IT Standards. Recent upgrade to LED fixtures, connected to existing toggle switch controls. Other systems within Portables not feasible for expansion.

- RELOCATABLE
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TLCD ARCHITECTURE



10 Overhead Comm Service Entry



1 Typical Classroom





5 MPR and Stage Area Lighting



7 Canopy Conduits





6 Kitchen Area

Shared wall with MDF room.



8 Librarian Desk



11 Original Construction Main Switchboard

LOMA VISTA IMMERSION ACADEMY

O'Mahony & Myer - Electrical

1 Modernized lighting, tele/data and AV systems, circa 2013.

5 MPR lighting upgrade suggested. Dimmable LED fixtures and new controls, connected to zoned automatic dimming. This would lend to a more efficient use of the natural light from the windows. Ceiling would require opening to replace the control and branch circuit wiring. Existing concrete walls.

6 Kitchen area electrical/lighting modernization suggested. Completely new Lighting, New Branch Panel for power and new Electrical Connections to kitchen equipment. Existing concrete walls.

7 The existing canopy system contain surface mount electrical and signal systems conduit, which service the majority of the original construction wings. Any alterations to the canopy system would impact these conduits.

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11 The original construction Main Switchboard should be investigated for any remaining splices to the campus distribution system. Alternate means of electrical distribution from this source point are suggested, in order to allow for its complete removal.

TLCDARCHITECTURE

14

La Tercera Facility Assessment Report

14.1

Architectural Facilities Assessment

La Tercera Elementary School

The following Facilities Assessment was conducted by the architectural design team at TLCD. This sections is a collection of text and summary graphics representing the current conditions of the campus.

FACILITIES OVERVIEW

La Tercera Elementary School

- 1600 Albin Way, Petaluma, CA, 94954
- TK–6th grade STEM school
- Projected enrollment for 2022-2023 is 330 students
- Dedicated Science lab, Makerspace, Music and PE

Original school was built in 1971 as a pod style school

- 18 Pod shape classrooms
- 4 Kindergarten/TK modular classrooms with shared work room
- Central building with common uses
- Multi-Use Building, Admin Building, Kids Care buildings
- Relocatable classrooms house Maker Space, Library and Consortium

Each pod contains three classrooms that are joined to another pod with work rooms, storage, and toilet rooms.

The classroom pods are arranged in a radial pattern around a mixed-use building that houses a teacher work room, counseling, and a “Stretch” kindergarten playroom. All circulation between pods is exterior and half is uncovered. The “front” edge of the school is held by three hexagonal buildings that house Kids Care, the administration building, and the Multi-Use Room (MUR).

There is a grouping of relocatable buildings set on the periphery of the hardscaped play area in the North corner of campus where the maker space, library, and the Consortium classroom (Special Education) are housed.

A modular building was added along the Southern edge of campus to house lower grade classrooms.

Modernizations include

- The Multi-Use, the Administration Building and some of the classroom pods (E, F and G) were renovated in 1996.
- Other classroom pods (B, C and D) and the Kindergarten buildings were renovated in 2000 with new interior finishes and some toilet room updates.

- All buildings were re-roofed in 2014.
- Classroom buildings B, C, D, E, F and G also received new finishes and modernized toilet rooms in 2014.

CAMPUS-WIDE CONDITIONS

Code Compliance/ADA/Safety

Accessibility – the campus is compliant with few exceptions due to the 2014 renovation (see Civil site assessments). Hardware and classroom toilet rooms are compliant. The staff and women's toilet rooms in the Multi-Use are not compliant. The Kids Care toilet rooms are not compliant.

Circulation – Some buildings are connected by covered walkways, with the exception of buildings A, D, E, F, G, and classrooms in the relocatable structures. There is also a small shade structure next to classrooms B and C.

Life Safety – Life Safety is achieved by non-rated construction, non-sprinklered buildings and meet minimum CBC requirements.

Security – Security is provided by key and lock latch sets with interior manual locking devices "LockBlok"

Site Conditions

- Site is relatively flat and drainage issues occur in the lawn areas, particularly between building G and the MUR.
- There are few planted areas, with the exception of large natural grass lawns at the center of the campus.
- The campus is surrounded by single family homes. Single family residences are also across the street from the campus parking lot and main entry.
- La Tercera Park joins the school campus at its southwest boundary.
- A small trellis shade structure is located in lawn near Building B.

Campus-Wide Building Conditions

- While internal circulation within the campus core is a combination of lawn and hardscape, access to natural surroundings is provided at the southeast edge of campus.
- The permanent buildings are consistent in exterior materials from recent renovations. The campus is cohesive in the pod shaped forms with several classrooms in relocatable structures on the perimeter of the campus.
- Play fields are underutilized
- Each classroom pod has three classrooms.
- MUR is well-used. It functions as a gym, dining hall and assembly and is situated at the front of the campus. There is a concrete raised stage without proscenium.

BUILDING MATERIALS

Most buildings are cement plaster over wood framing. The roofs are sloped built-up roof membrane roofs with corrugated metal parapets to screen rooftop mechanical equipment. The overhangs do not provide enough shade or rain protection for the campus population. The relocatable and modular building are manufactured wood siding with shallow sloped flat roofs.

CLASSROOM POD BUILDINGS

Building Conditions

Roofing – The buildings have sloped, built-up membrane roofs with corrugated metal parapets to screen rooftop mechanical equipment. The overhangs do not provide enough shade or rain protection for the campus population.

Doors and Hardware – Interior doors and hardware were recently modernized and are functional and compliant. Exterior doors and transoms are original single pane

Windows – Recently modernized with aluminum frame Insulated Glass Units (IGU) and are functional and compliant

Skin/materiality – Painted cement plaster over wood framing in good condition

Accessibility – Classrooms and restrooms seem to be accessible with exception of paper towel dispensers

Security – Security is provided by key and lock latch sets with interior manual locking devices "LockBlok"

Doors and Hardware – in good condition

Classrooms

Flooring – Carpet and Marmoleum tile in good condition

Ceiling – 1 x 1 acoustical ceiling tile in good condition

Walls – Vinyl over tack board in good condition

Casework – Plastic laminate in good condition

Window Treatments – Mini blinds

Doors are painted metal with window and transom

Office/Breakout

Finishes match classroom

Tall storage cabinet plastic laminate

Workroom/Breakout

Finishes match classroom

Tall storage cabinet plastic laminate

Janitor/IDF/Elec.

Finishes in poor condition

Mop sink not usable

Restrooms

Flooring – 2 x 2 tile in good condition

Walls – Patterned 4 x4 wall tile in good condition

Toilet partitions are HDPE in good condition

MULIT-USE BUILDING

Building Conditions

Roofing – The roofs are sloped built-up roof membrane roofs with corrugated metal parapets to screen rooftop mechanical equipment. The overhangs do not provide enough shade or rain protection for the campus population.

Doors and Hardware – Functional and compliant

Windows – Older windows are single pane with tine, which are in need of replacement

Skin/materiality – Painted cement plaster over wood framing in good condition

Accessibility – Accessible with some infractions that need to be addressed including toilet rooms. The ramp and handrail leading to the food service window are not compliant.

Security – Provided by key and lock latch sets with interior manual locking devices

Kitchen – Equipment and cabinetry is serviceable. Cabinetry needs to be modernized.

Staff Toilet Rooms – Have not been updated in the Multi-Use building. One toilet room is under sized and the kitchen staff toilet room is not ADA compliant.

Stage is concrete

Interior Finish Materials

Flooring – Marmoleum tile in average condition

Base – Rubber base in very poor condition; Wood base in poor condition

Ceiling – 12 x 12 acoustical ceiling tile in poor condition/painted wood beams

Walls – Paint over vinyl tackboard in poor condition

Casework – Wood stained cabinets

Window Treatments – none

Tables – in good condition

Stage draperies need to be replaced

Kitchen, Pantry

Flooring – Marmoleum tile and rubber base in very poor condition

Ceiling – Painted gyp board

Walls – FRP paneling in poor condition; Paint in average condition

Cabinets – Wood painted/stained cabinets in very poor condition

Stainless steel counters

Storage Room – Vinyl wallcovering in very poor condition

Workroom

Similar to Kitchen with 1 x1 acoustical ceiling tile

Girls Restroom

Flooring – Marmoleum tile and rubber base in average condition

Wall – FRP wainscot, wood trim and paint above in very bad condition

Ceiling – 1 x 1 acoustical ceiling tile

Painted metal toilet partitions

Door needs to be replaced

Boys Restroom

Sheet vinyl with self-coved base in poor condition

FRP wainscot with wood trim and vinyl wallcovering above in poor condition

Ceiling – 1 x 1 acoustical ceiling tile

Kitchen Toilet Room

Flooring – Marmoleum with rubber base in fair condition

Walls – FRP with paint above in poor condition

Door needs to be replaced

LIBRARY RELOCATABLE BUILDING

Building Conditions

The library is in a double-wide relocatable with recent modernization work. It is a large space and is generally perceived to accommodate the school's needs.

Roofing – Is a shallow sloped built-up roof membrane with exposed rooftop mechanical equipment.

Doors and Hardware – Functional and compliant

Windows – Older single pane windows which are in need of replacement

Skin/materiality – Painted manufactured wood siding over wood framing

Accessibility – accessible but there are some conditions that need to be addressed. The ramp and is rusted in places

Security – Provided by key and lock latch sets with interior manual locking devices

Interiors Conditions

Flooring – Carpet in good condition

Ceiling – 2 x 4 lay-in acoustical panel ceiling in average condition with some water damage

Walls – Paint in good condition

Casework – wood and laminate in good condition

MODULAR KINDERGARTEN CLASSROOMS

Building Conditions

The modulars have newer finishes with ADA compliant toilet rooms.

Roofing – Shallow sloped built-up roof membrane roofs with exposed rooftop mechanical equipment.

Doors and Hardware – Functional and compliant

Windows – Older single pane windows which are in need of replacement

Skin/materiality – Painted manufactured wood siding over wood framing

Accessibility – accessible but there are some conditions that need to be addressed.

Security – Provided by key and lock latch sets with interior manual locking devices

Windows are single pane with exterior metal shutters

Two sinks – one adult and one child

Interior Conditions

Flooring – resilient tile and carpet in average condition

Ceiling – 2 x 4 lay-in acoustical panel in average to poor condition (water damage)

Walls – vinyl over tack board in average condition

Casework – plastic laminate in good condition

Window Treatments - none

Restroom

Flooring – Sheet vinyl in average condition

Walls – 4 x 4 patterned wall tile to door height

Ceiling – 2 x 4 lay-in acoustical ceiling panel

Workrooms

Similar to classroom

Older Cabinets are wood with plastic laminate counter; newer cabinets are all laminate

Tech Support

Similar to classroom

KIDS CARE POD BUILDING

Building Conditions

Kids Care is in one of the original pod buildings with original finishes. The small child toilets in the building are not ADA compliant.

Roofing – Shallow sloped built-up roof membrane with exposed rooftop mechanical equipment.

Doors and Hardware – Functional and compliant with wire glass windows

Windows – Older single pane windows which are in need of replacement; operable windows are non-functional

Skin/materiality – Painted cement plaster over wood framing in good condition

Accessibility – accessible but there are some conditions that need to be addressed. Child toilet rooms are noncompliant and toilet room doors need to be replaced.

Security – Provided by key and lock latch sets with interior manual locking devices

Stove and modular kitchen island

Interior Conditions

Flooring – 9 x 9 Vinyl asbestos tile in poor condition

Ceiling – 1 x 1 acoustical ceiling tile in fair condition

Walls – Vinyl over tack board in very bad condition

Casework – Most are wood cabinets with plastic laminate top; some are stained wood; most are in fair to poor condition

Window Treatments – Mini blinds

Toilet Room – Sheet vinyl in very poor condition

Very old movable walls in very bad condition

Workroom/Storage

Similar to classroom

Carpet, paint and casework in poor condition

Painted ceiling in poor condition

Teacher Workroom/Office

Similar to classroom

Restrooms (2)

Flooring – Sheet vinyl in very bad condition

Walls – FRP wainscot with paint above in very bad condition

Ceiling – painted gyp board in poor condition

RELOCATABLE MAKER AND CONSORTIUM

Building Conditions

The Maker Space is in one of the relocatable buildings in the North corner of campus and has work benches, power tools, and workshop storage. The Consortium Building is part of Special Education and is across the outdoor classroom from the Maker Space.

Roofing – Shallow sloped built-up roof membrane with exposed rooftop mechanical equipment.

Doors and Hardware – Functional and compliant

Windows – Older single pane windows which are in need of replacement

Skin/materiality – Painted manufactured wood siding over wood framing; Maker Space has been recently painted; Consortium paint is older.

Accessibility – Accessible but there are some conditions that need to be addressed. The ramps are rusted in places.

Security – Provided by key and lock latch sets with interior manual locking devices

Toilet Room facilities in Consortium are in average condition

Interiors Conditions

Flooring – Carpet and VCT in very poor condition

Ceiling – 2 x 4 Lay-in acoustical ceiling panel in poor condition

Walls – Vinyl over tack board

Casework – Plastic laminate in average condition

Window Treatments – Mini blinds in poor condition

LOUNGE/STRETCH/COUNSELING

Building Conditions

A pod building at the center of campus

Roofing – Shallow sloped built-up roof membrane with exposed rooftop mechanical equipment.

Doors and Hardware – Functional and compliant with wire glass windows

Windows – Older single pane windows which are in need of replacement

Skin/materiality – Painted cement plaster over wood framing in good condition

Accessibility – accessible but there are some conditions that need to be addressed.

Security – Provided by key and lock latch sets with interior manual locking devices

Interior Conditions

Flooring – Carpet in good condition, Marmoleum in average condition

Ceiling – 12 x 12 acoustical ceiling tile

Walls – Paint or Vinyl over tackboard in good condition

Casework – stained wood cabinets with plastic laminate tops

Window Treatments – some mini-blinds in Counseling

Movable wall in very poor condition

Lounge/Work Room

Carpet in good condition

Walls – paint over vinyl tackboard in fair condition

Cabinets – plastic laminate in good condition

Fixed Cabinets – painted wood and painted laminate top in very bad condition

Restrooms (2)

Sheet vinyl in very bad condition

FRP wainscot with paint above in very bad condition

Ceiling—painted gypboard in poor condition

Doors need to be replaced

ADMINISTRATION BUILDING

Building Conditions

A pod building at the center of campus

Roofing – Shallow sloped built-up roof membrane with exposed rooftop mechanical equipment.

Doors and Hardware – Functional and compliant with wire glass windows

Single pane windows with tinted film

Skin/materiality – Painted cement plaster over wood framing in good condition

Accessibility – accessible but there are some conditions that need to be addressed.

Security – Provided by key and lock latch sets with interior manual locking devices

Interior Conditions

Flooring – Carpet and VCT (Nurse) in fair condition

Ceiling – 1 x 1 acoustical ceiling tile in good condition

Walls – Vinyl over tack board in average condition; some areas painted

Casework – Plastic laminate and stained wood in fair condition

Window Treatments – mini blinds

Toilet Room – sheet vinyl in poor condition; FRP wainscot with wood trim and vinyl wc above in average condition; 1 x 1 ceiling

Interior Doors are wood veneer

Admin Counter at Reception – laminate with wood trim in fair condition



LA TERCERA ELEMENTARY SCHOOL

TLCD - Architecture

1. Ramps are rusted through.
2. Building has original single pane windows.
3. Old portable building with single pane windows. Finishes are in poor to very poor condition.
4. Multi-Use Building is original construction. Kitchen is not accessible. All finishes are in fair to poor condition. Folding lunch tables are in good condition.
5. Administration Building finishes range from fair to good.
6. Kids Care is an original pod building with original finishes. The flooring is 9x9 vinyl asbestos tile. All other finishes are in poor to very poor condition. The restrooms are not accessible.
7. Lounge/Stretch/Counseling finishes vary from good to poor. The movable partitions are in very poor condition.
8. Classroom pod buildings have been recently modernized and finishes are in good condition.
9. Kindergarten is in a modular building with newer finishes in average condition. Restrooms are accessible.
10. Covered walkways do not provide protected access to all classrooms.

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

TLCDARCHITECTURE

14.2
Civil Facilities Assessment

La Tercera Elementary School

The following Facilities Assessment was conducted by the civil engineering team at Breljie & Race. This sections is a collection of text and summary graphics representing the current conditions of the campus.

LA TERCERA SCHOOL ACCESSIBILITY ISSUES

There are numerous non-compliant conditions on the concrete flatwork throughout most of the campus, except in locations where previous efforts have been implemented to correct these deficiencies. Most of the deficiencies are interrelated and include the lack of the level landings at most doorways, excessive cross slope on the site walkways, the transition slopes exceeding 5.0% maximum slope in all directions from improved landings at some locations, and cracked or offset flatwork joints.

Because these deficiencies are generally connected to each other the flatwork around the campus building should be removed, regraded, and reconstructed. The exception would be in areas where remedial work has been undertaken previously. The cross slopes at the flatwork in the outdoor student lunch areas exceed 2.0% slope. The flatwork in this area should be removed. The drop inlets at the center of each area should be raised to achieve maximum cross slope of 2.0% prior to installing the new flatwork.

The parking lot needs some improvements to be compliant with ADA requirements. The ADA parking lot entrance sign is missing the phone number and the address to reclaim towed vehicles. A main paved walkway from the street to the campus and along the drop off zone should be added at a 3.5 to 5.0% maximum slope.

The existing length of the drop-off requires an additional passenger loading zone and ramp onto the sidewalk. One passenger loading zone for every 100 linear feet of loading zone space is required per CBC 11B-209.2.1.

LA TERCERA SCHOOL FIRE/LIFE SAFETY ISSUES

Fire hydrant coverage to the back of the campus is deficient, there are only two fire hydrants in that area located along the frontage of the campus. A new private fire service should be added. The new fire hydrant should be placed on the paved play courts.

LA TERCERA SCHOOL UTILITIES ISSUES

The drop inlets in the lunch area do not have close mesh grates. The grates should be replaced with bolt down grates that have openings of 1/2” maximum.



LA TERCERA ELEMENTARY SCHOOL

Breljie & Race - Civil

1. ADA parking lot entrance sign is missing the phone number and the address to reclaim towed vehicle. Add missing information (phone number and address.

2. 3.5% to 5% cross slope on main sidewalk from the street to campus and along the drop off zone. Remove sidewalk and reconstruct at existing curb with 2% maximum cross slope. Will require additional removal/ replacement in other areas that adjoin this sidewalk. See also comment 4.

3. There are numerous non-compliant conditions on the concrete flatwork throughout most of the campus, except in the few locations where previous efforts have been implemented to correct these deficiencies. Most of the deficiencies are inter related. The deficiencies include lack of level landings at most doorways, excessive cross slope on site walkways, transition slopes exceeding 4% in all directions from improved landings at some locations, and cracked/offset joints. Because these deficiencies generally all adjoin each other, from a budgeting standpoint, it appears that funds shall be allocated to remove, regrade, and reconstruct all flatwork around the campus buildings, except in several areas where remedial work has previously been undertaken.

4. Per CBC 11B-209.2.1 one passenger loading zone per every 100 linear feet of loading zone space is required. Add additional passenger loading zone and ramp.

5. The flatwork cross slopes in the outdoor student lunch areas exceed 2%. Remove the existing flatwork. Raise the drop inlets at the center of each area to achieve maximum cross slope of 2%. Install new flatwork.

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

TLCD ARCHITECTURE

LA TERCERA ELEMENTARY SCHOOL

Breljie & Race - Civil

6 Fire hydrant coverage to the back of the campus is deficient, in that there are only two fire hydrants along the frontage of the campus. Add a private fire service and place a fire hydrant on the paved play courts near buiding.

7 Drop inlets in the lunch area do have ADA mesh grates. Replace grates with 1/2” maximum opening bolt down grates.



- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
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- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
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TLCDARCHITECTURE

14.3

Landscape Facilities Assessment

La Tercera Elementary School

The following Facilities Assessment was conducted by the landscape design team at Quadriga. This sections is a collection of text and summary graphics representing the current conditions of the campus.

QUADRIGA landscape architecture and planning, inc.

La Tercera Elementary School Landscape Assessment
Date of Visit: 3-17-2020

Irrigation
This campus is irrigated by 2 points of connection
Point of connection# 1 – Dedicated 2" irrigation Backflow at Albin Way
POC #1 feeds the sports field irrigation and some lawn areas at the playgrounds. The irrigation controller is an Irritrol MC 18 station controller- it can be upgraded to be a "smart" Controller. The field irrigation is a rotor spray system -the head to head coverage is not perfect- leaving noticeable dry areas as viewed from aerial imagery. Richard indicated this campus had the worst field irrigation layout and needed renovation.
Currently, no master valve and flow sensor are installed to shut down the system in a high flow event.
The School frontage is also serviced by the POC#1, but these areas are not wired to the controller- the valves are manually operated and have not been turned on in some time
POC #2 is off the domestic line with a separate backflow preventor internal to the campus- it is known as R2D2 as it is painted to resemble R2D2 from Star Wars. This point of connection services the Courtyards and School Garden using on grade drip and spray head systems. These areas are controlled by 2 different controllers an Irritrol MC 12 and an Irritrol MC 6

Recommendations: Our recommendation is that all irrigation areas be controlled by an irrigation controller to minimize the amount of labor required to manage the system. We also recommend adding a flow sensor and master valve downstream of each point of connection and connecting it to the controller. When new controllers are installed, remote controls should be included to assist with maintenance.
We recommend adding the 2 valves from the parking lot irrigation beds to the Controller B- this would require jacking and boring conduit to bring wire into the courtyard.
We also recommend performing an irrigation audit for the sports field to determine required head to head coverage and adjust efficiency in the irrigation system.
We anticipate that all heads will need to be replaced and additional heads will be added – we understand there are no perimeter heads- so at a minimum we anticipate 30 new rotor heads (50' o.c.) to be installed with associated piping and 4 new irrigation valves.
Furnishings
Most of the campus exterior furnishings are older and while functional could use updating. The benches are backless, steel framed with painted wood slats. Some of the wood has recently been replaced, while others require replacing.
Picnic tables are composite plastic and do not provide accessible seating due to the arrangement and table design. *See image furnishings and courtyard character 2*
Bike racks – 15 bike parking spaces are provided- is this adequate?
Shade structure and seating between building A and C - the metal structure is rusting and seating does not meet accessibility requirements. *See image shade elements rust*
Recommendation: We recommend replacing and re-arranging the 5 picnic tables and the 20 or so benches in the courtyard to meet current ada requirements.

Plantings

Overall the campus plantings are very minimal, mostly lawn with some flowering and shade trees. The inner courtyards are a mix of lawn areas with planter boxes with trellis adjacent to the buildings. We understand that gophers are not an issue at this campus. – *see image Courtyard character*

Trees are a mix of flowering pear, flowering plum and larger shade trees. The flowering pear trees are a maintenance concern as branches become brittle and break. The plum trees provide nice seasonal color, but fruit drop is likely an issue in late spring.

Front entry – the front entry and parking strip have some mature trees and sparsely spaced plants but could use freshening up – the entry is not as welcoming as it could be. *See images front entry and front entry 2*

Sports Field – We have been told that the field soil gets large cracks in the summer months. Likely this is due to a high clay content and inconsistent irrigation. Gophers are not a problem on this campus- but there are areas of poor drainage and areas where swales have been installed to help correct the drainage.

Recommendations: We recommend an arborist evaluate the larger trees on campus, especially those near play areas or where children gather.

Remove tree stakes at established trees East of building D

We recommend installing more shade trees in the inner courtyard and removing the non- essential areas of lawn to provide more seating and low water planting areas. We also recommend creating visual interest adjacent to the buildings with understory trees that flower to break up the building mass. We would remove some of the higher maintenance planter boxes and install evergreen foundation plantings that would provide year-round interest with less maintenance.

Sports field recommendations – We would recommend taking a soil sample to aid in amendment s that could be added to the field to assist in plant performance. We understand that annual field maintenance is not currently done due to constraints on budget and staff. We recommend annual aeration, fertilizing and dethatching activities be performed to maintain turf grass and reduce monthly maintenance issues.

Playgrounds

There are four playgrounds on campus that contain post and platform play equipment by Landscape Structures – for the purposes of this assessment they will be labeled one through four.

Playground 1 is a 5-12 playground at the north eastern side of the school, it is near building D.

Playground 1 has a newer structure and appears to be in good shape. The two free standing upper body equipment apparatus appear to be at their end of life with the galvanization removed from the posts on the overhead bars and some deflection and chipped finish on the parallel bars. *See image galvanized climber*

Playground 2 consists of a 5-12 structure and is located at the South side of the campus. This structure appears to be at the end of its useful life, there is significant wear on the posts and handholds, missing finish and rust at connections and UV damage to plastic parts. *See images hand hold rust, worn slide, zipline rust*

Playground 3 is a New 5-12 structure between building C and Building A - this structure is a 2015 structure and appears to be in good shape- the play surfacing is not contained and the area can be reduced to provide surfacing only within the play areas.

Playground 4 is located between Building A and the childcare building. The playground consists of a 2- 5 structure and several standalone spinners and a group swing. The structure is showing wear – there are some loose panels, missing finish along with UV damage to the plastic pieces. The spinners have been worn through use and appear to be at the end of their useful life. *See images worn spinner, uv*

Blacktop play area – The blacktop area does have cracking in the areas of play that will disrupt play. *See image blacktop*

The basketball goals and backboards are worn, rusty and need some upkeep or replacement.

Ball walls appear to be in good shape and newly painted with murals

A ball toss structure is installed in the lawn rather than in accessible pavement.

Recommendations:

1. Playground 1- Replace overhead elements with new equipment.
2. Playground 2 – remove play structure-replace if needed for class size.
3. Playground 3 - reduce area of fall surfacing with adjustment of curbing and maintain a minimum of 12” depth of surfacing.
4. Playground 4 – Replace structure and stand alone pieces.
5. Move ball toss structure to asphalt play areas

Fencing and gates- we reviewed exterior fencing for condition only

Fencing and gates appear to be in good shape – there is access to the adjacent Park through a gate at the South end of the field.



LA TERCERA ELEMENTARY SCHOOL

Quadriga - Landscape

1. Recommend all irrigation be upgraded to be automatically controlled to reduce labor required from manual operations.
2. Update furnishings to provide accessible seating and dining- provide shaded areas.
3. We recommend an Arborist review the large trees on campus for pruning recommendation.
4. Add shade trees -Add understory trees for seasonal interest.
5. Remove planter boxes and install more evergreen foundation plantings paired with seasonal interest.
6. Replace lawn with low water using species.
7. Replace upper body equipment at 5-12 age group playground.
8. Remove and Replace 5-12 age group structure.
9. Reduce play area surfacing containment area and explore using extra space for other use.
10. Remove and Replace 2-5 play elements.
11. Move ball toss to paved area for accessibility.

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

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LA TERCERA ELEMENTARY SCHOOL

Quadriga - Landscape

Irrigation Review

- POC #1 - off 2” irrigation backflow - Field Irrigation controlled by Irritrol MC 18 controller . Rotor irrigation heads
- POC# 2 feed from backflow preventor(R2D2) internal to campus. Irrigation controller in multi-use room Irritrol MC12- 7 stations used.
- Spray irrigation controlled by controller C and POC #2
- Connected to irrigation POC #1 - no controller- manually operated valves not used, because spray will spray cars in parking lot.
- School Garden - drip off of hosebib timer- there are existing valves that connect to campus irrigation controller
- Temporary drip irrigation related to a native garden - currently disconnected - 2 valves available
- No irrigation?
- Valve?
- A — Controller at POC #1Irritrol MC18 - 14 stations used
- B — Controller at POC #2 Irritrol MC12- 7 stations used
- C — Controller at POC #2 Irritrol MC6-

TLCD ARCHITECTURE

14.4

Mechanical & Plumbing Facilities Assessment

La Tercera Elementary School

The following Facilities Assessment was conducted by the mechanical engineering team at Guttmann & Blaevoet. This sections is a collection of text and summary graphics representing the current conditions of the campus.

Guttmann & Blaevoet
CONSULTING ENGINEERS

June 17, 2020

George Klumb
TLCD Architecture
520 Third Street, #250
Santa Rosa, CA. 95401

Subject: **La Tercera Elementary School**
Mechanical Equipment Assessment

Dear George,

Most of the mechanical equipment on campus were upgraded during the 2015 campus modernization. There are some minor repairs that should be addressed but the HVAC systems overall are in good shape and functioning properly. These should remain as-as.

Below are items describing the Facilities Assessment of the existing mechanical systems and recommendations for improvements.

Controls – General

1. There is no BMS on campus as the District does not have a controls standard.

Four Kindergarten Classrooms

2. There is an existing packaged gas/electric rooftop unit serving each classroom. These are old and not seismically attached to the roof. The existing rooftop return ductwork do not have provisions for outside air intakes.

    - Recommendation: replace the existing units and rooftop ductwork with new.

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Replace Original Packaged AC Unit and Ductwork (Typical Of 4)

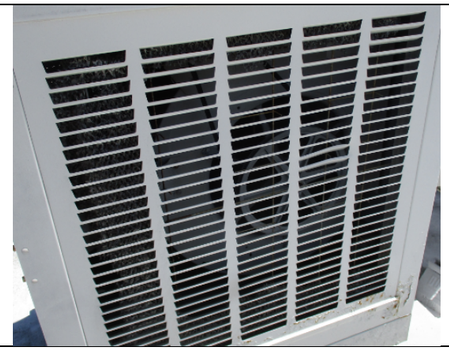
Kitchen /Multi-Use

3. The kitchen evaporative cooling makeup air unit is fairly new but is missing some evaporative cooling media pads.

   - Recommendation: keep the makeup air unit but replace old and missing cooling media with new.



Existing Evaporative Cooling Makeup Air Unit to remain



Replace all old missing cooling media

4. The kitchen hood exhaust fan appears to be original equipment and wasn't replaced during the last modernization.

   - Recommendation: replace old exhaust fan with new.



Replace Old Main Hood Exhaust Fan

5. The two Multi-Purpose Room condensing furnaces appear to have been upgraded in 2015 and should be kept as-is.

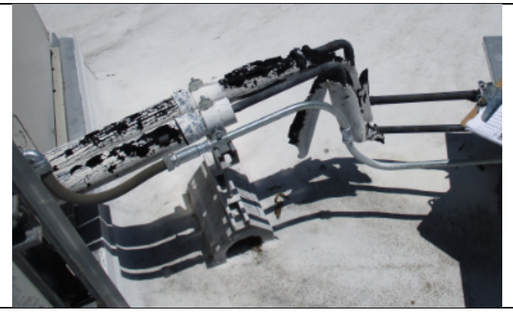


Existing Condensing Furnaces to remain

Admin

6. The refrigerant piping insulation on the roof is starting to wear.

   - Recommendation: replace all piping insulation with new and provide aluminum jacketing for a more durable method of pipe insulation protection instead of UV paint.



Replace all degraded refrigerant piping insulation

If you have any questions or need additional information, please do not hesitate to contact our office.

Very truly yours,

GUTTMANN & BLAEVOET

Edmund A. Cancio

Ed Cancio, PE
Senior Associate

EC/ec
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LA TERCERA ELEMENTARY SCHOOL

Guttman & Blaevoet - Mechanical

1. HVAC system was modernized in 2015. The indoor fan coils and and outdoor VRF unit is are good operating condition and not experiencing any maintenance issues. The existing VRF system is to remain.
2. Replace old packaged gas/electric rooftop unit and exposed ductwork with new.
3. Replace old kitchen hood, dishwashing hood, exhaust fans and evaporative makeup air unit with new.
4. Existing furnaces were upgraded during the 2015 modernization. They're in good shape and can remain.

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

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LA TERCERA ELEMENTARY SCHOOL

Guttman & Blaevoet - Plumbing

1. Classroom sinks (CSK) were replaced in 2015, CSKs are supplied with cold water only and are in good condition.

2. Provide seismic straps at electric water heater Rheem, 6 gallons, located in custodial room, on shelf. Provide drip pan to drain into mop sink and expansion tank (CPC 608.3). Repipe the T&P to drain by gravity into mop sink per CPC 608.5(3).

3. Provide seismic straps at electric water heater State, 10 gallons. T&P discharge into heater pan is prohibited by 2019 CPC 608.5 (7). Drip pan is not drained. Discharge T&P and drip pan per 2019 CPC 608.5 requirements.

4. Provide cover protection for drain and water supplies as per CBC 1127A.3(5), at ADA restroom lavatory.

5. Provide range hood with Ansul fire suppression system. Kitchen sinks and dishwasher have no indirect drain.

6. Gas water heater State Sandblaster should be on a housekeeping pad for proper drainage. Provide new insulation.

7. Electric water heater in Kindergarten maintenance closet is mounted on floor. Raise water heater, provide seismic straps, expansion tank, drain T&P and drip pan into mop sink.

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

TLCD ARCHITECTURE

14.5
Structural Facilities Assessment

La Tercera Elementary School

The following Facilities Assessment was conducted by the structural engineering design team at ZFA. This sections is a collection of text and summary graphics representing the current conditions of the campus.

LA TERCERA ELEMENTARY SCHOOL

A nameplate on the administration building lists the date of construction as 1971. The campus includes ten wood-framed buildings (B-G, and multipurpose, office, staff, and childcare buildings), a modular buildings (A), and two portables (P-1 and the library). The portables have wood foundations and appear to be anchored. A greenhouse style maintenance building near the library was not reviewed.

The metal ramp at portable building P-1 has begun to rust and should be replaced. No other structural concerns were observed.



LA TERCERA ELEMENTARY SCHOOL

ZFA - Structural

1 The metal ramps at the portable building has begun to rust. Suggest replacement.

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

TLCD ARCHITECTURE

14.6

Electrical Facilities Assessment

La Tercera Elementary School

The following Facilities Assessment was conducted by the electrical engineering team at O'Mahony & Myer. This sections is a collection of text and summary graphics representing the current conditions of the campus.

O'MAHONY & MYER
ELECTRICAL ENGINEERING & LIGHTING DESIGN

San Rafael, California
Pacific Harbour, Fiji

Brian O'Mahony
Jan P. Myer
Paul Carey
Pieter Colenbrander
David Orgish

June 22, 2020

TLCD Architecture
520 Third Street #250
Santa Rosa, CA 95401

Attn: George Klumb

Re: Old Adobe Union School District
La Tercera Elementary School
Electrical Systems Assessment

Dear George,

O'Mahony & Myer visited the La Tercera Elementary School on March 17, 2020, to review the existing electrical related conditions at the campus. The purpose of our visit was to review the existing conditions of the electrical, lighting, and signal systems, in order to provide this written assessment of the conditions and abilities of each system to support ongoing use or modernization.

Following is a summary of our findings.

Main Electrical Service:

The campus is fed with an underground primary service derived from and existing utility pullbox adjacent Albin Way. A utility yard is located at the north-east portion of the site, with a pad mount PG&E Transformer, and underground secondary conductors connected to a 1,600 Amp, 120/208V, 3-Phase, 4-Wire, Eaton Pow-R-Line Main Switchboard (PG&E #5000036746) that serves site distribution and a photovoltaic interconnection. See recommendations at end.

The new electrical service infrastructure was installed in 2015, is adequately labeled with circuit breaker nameplates and has space for new circuit breakers. The Power needs of the facility appear adequate for modernizations and renovations within the existing parcel. There is also a Solar Interconnection present within the Main Switchboard, which is outlined below.

A second underground primary service feeds the portable wing, also adjacent Albin Way, on the north west corner of the campus. 400A, 120/208V, 3-Phase, 4-Wire, Crouse-Hinds Electrical Distribution Product, Switchboard (PG&E #1006713947). See recommendations at end.

Photovoltaic System:

A 120kW ground mount photovoltaic array exists at the south-west edge of the site, it appears recently installed, circa 2015, and is in good working order. The photovoltaic System is utility interactive and is connected to the Supply Side (between meter and main) of the existing Main Switchboard. It was observed at the main switchboard, that labels properly identifying the interconnection method are not present. The code required labels need to be present to identify the existing photovoltaic interconnection.

Power Distribution:

The original main switchboard was replaced entirely in a previous electrical service upgrade. The existing Main Switchboard facilitates all distribution to the originally constructed buildings, and their existing branch panels. See recommendations at end.

Branch Power:

The overall integrity of the building branch wiring systems could not be identified during this visual inspection, since the wiring is hidden in the original walls. All existing panels appear in good condition for the current use, but the feasibility of expanding branch circuits from these panels is limiting. Each is fed from the Main Switchboard, via an original construction underground conduit system. The integrity of the feeders, pullbox system and conduit system connecting them, was not part of this observational assessment report.

Most existing branch panels are surface mount, located within a shared custodial (with mop sink) closet which also contains the building data cabinet, signal terminal cans, and water heater. The electrical branch panels are at maximum capacity and are not feasible for any major expansion. Most panels have some available space for expansion, but only minimal branch circuits.

Each panel feeds common branch circuit receptacles and lighting, via underground and overhead concealed conduit from original construction. Dual channel surface Panduit runs are also present within each classroom, which contain the majority of the receptacle and data cabling connections for all spaces, in each building. See recommendations at end.

Classroom AV Systems:

Each classroom and conference space is fitted with a Front Row, 'Classroom AV System' configuration, matching a District Wide IT Standard. This system includes an AV input location (inputs: one HDMI, one VGA and one 3.5mm audio), a push button media/volume control panel, a surface mount amplifier/switching assembly, and concealed cabling to an HDTV display and wall mount speakers. These systems were installed circa 2015 and shall remain.

Lighting Systems:

The lighting and lighting control systems in some areas were recently upgraded in a 2015 Modernization Project, which included the original construction Classroom Buildings only.

The general lighting systems in the recently modernized areas consist primarily surface ceiling mount LED direct/indirect linear fixtures in the classroom spaces and recessed/surface LED troffer fixtures in office/admin spaces. The custodial and storage spaces do not have upgraded lighting, and contain a mix of surface fluorescent fixtures with T8 lamps.

Lighting controls in the modernized areas are a line voltage toggle switch, with wall mounted occupancy sensors. The configuration was complaint with current Title 24 energy efficiency standards at the time of it's modernization. See recommendations at end.

The general lighting systems in the non-modernized areas, specifically Admin, Multi-Use, Child Care, and Building B consist primarily of older style pendant mounted fluorescent fixtures with T8 lamps or surface mount 2x4. See recommendations at end.

Lighting controls in the non-modernized areas are limited to standard conventional manual wall switches. Newer lighting controls for LED fixtures can also provide automatic dimming controls to dim the fixtures in daylit areas when sufficient daylight is available.

The timeclocks for exterior lighting are a mix of manufacturers and locations, and do not have centralized control. Additional energy savings could be available by providing automatic controls to turn off exterior lighting on a schedule that accommodates the site. Also, centralized control can offer benefit to various events that required an override of the automatic features, as necessary for the public use. See recommendations at end.

Emergency Lighting:

Emergency lighting present at original code required locations, but the testing an integrity of these existing systems is not verified. Current code requires a 1 foot candle average along paths of egress. The existing systems on the campus do not appear capable of maintaining current, or new modernized egress requirements without addition of exterior site lighting. Many areas have normally off, stand-alone, wall pack, battery fixtures, but some have non-working batteries. Overall coverage of fixtures appears to be meeting code minimum from an emergency standpoint.

Exit signs were consistent through-out and located as required by code, but these are a mix of modernized and legacy systems. We suggest the District select a standard type across all campuses for continued modernizations and renovations. See recommendations at end.

Data/Phone Systems:

The data/phone system in the campus have been recently upgraded to include a multi-strand, fiber optic (OM3 rated) backbone cabling which facilitates the LAN District Data and VOIP Telephone systems. This derives from a centralized Main Distribution Frame (MDF) in the Admin building, to (9) Intermediate Distribution Frame (IDF) in each separate building on site. Category 6 station cabling homeruns with fully rated jacks, are terminated per typical District IT layouts throughout all existing campus spaces.

There is also a standard telephone service (copper cable) termination box that remains to service fire alarm, and fax machine systems requiring P.O.T.S. lines.

Recommendations:

Power:

1. The Main Electrical Service is suitable for various expansions and modernizations and shall remain. All new connections for electrical branch panel expansion, should be anticipated to be connected to the available distribution space within this panel. Its location should be prioritized for any future modernizations.

2. The second Electrical Service dedicated to the portable expansions, is at the end of its use. The area afront the gear is suggested to be re-worked to allow for the front door to open fully. The equipment is not feasible for any expansion.

3. All original construction branch panels are at maximum capacity. New branch panels connected to the main electric service would be required for any expansions or modernizations.

4. The current configuration of the shared custodial closets does not allow for this space/expansion to occur. We suggest new locations of Custodial Mop Sink and Cleaning Products, allowing for a dedicated electrical/telecom closet.

5. Existing branch circuits do not show any signs of reported trouble and can remain unless future modernization interrupt existing locations.

Photovoltaic:

1. The Main Electrical Service shall have all code required Phovotoltaic Signage applied.

Lighting:

1. Modernized Areas (Classrooms):
    a. These systems consist of LED, automatic on/off, and manual override toggle switch control. The systems shall remain, but modern digital dimmers and automatic daylight dimming could be added for better control and energy savings.

2. Non-Modernized Areas (Admin, Multi-Use, Child Care, Building B):
    a. Since the lighting fixtures in the building are all older style T8 fluorescent lensed fixtures, new LED style lighting could be installed, with modern digital dimmers, motion sensing lighting controls, and automatic daylight dimming. LED lighting and automatic controls would provide much better lighting quality and quantity with significant energy savings and dimming capability.

    b. A complete removal of the existing branch circuit wiring and controls, requiring opening of existing ceilings and walls is suggested for modernized controls.

3. Exit signs appear to exist at the required exits but should be replaced to match a single device type, for District consistency across all campuses. If any exit path in the building

has a discharge of more than 49 people, electric exit signs with 90-minute battery back-up would be required.

4. For emergency egress lighting, current code requires a 1 foot candle average along paths of egress, to the designated ‘Area of Refuge’. The site is currently not lit to accommodate this standard.

Data/Telephone:

1. The telephone and internet services and building distribution appear to be operational and installed per District IT Standards as of 2012. The general topology of the existing data/telephone system shall remain and be prioritized for minimal interruptions upon any future modernizations.

Classroom AV System:

1. The Classroom AV Systems may remain and are suggested to have minimal interruptions. The District Standard layout should be applied to any modernized area.

Security System:

2. The existing security system appears to be functional and can remain. Any new renovation or expansion of the building would need additional motion sensors, with keypad control, to extend the system accordingly. Security systems are District Vendor items.

Fire Alarm:

1. The existing fire alarm system also appears to be functional but is installed under a previous code cycle. New standards required Voice Evacuation for school campuses. The existing Notifier is capable of a Voice Evacuation Upgrade, the but existing wiring topology, campus wide, would require complete replacement to accommodate the upgrade. New site and building raceway would be required to accommodate the upgrade.

If you have any questions or comments on the above assessment or recommendations, please do not hesitate to call.

Sincerely,

Pieter Colenbrander, P.E.
O'MAHONY & MYER



LA TERCERA ELEMENTARY SCHOOL

O'Mahony & Myer - Electrical

1. 2012 - 2015 Modernizations of Lighting, Tele/Data, and AV Systems. Power systems at maximum capacity, minimal expansion available.
2. Suggested modernization of Lighting and Power Systems. Recently modernized Tele/Data and AV Systems suggested to be re-aligned to accommodate modernization.
3. Existing MPOE location of communication system. Location to be prioritized for any future modernizations.
4. Shared Custodial / Electrical Closet should be changed dedicated Electrical Closet. Suggest adding other locations for Custodian Closet (includes mop sink, water heater, supplies).
5. Existing Main Electric Service and Photovoltaic Interconnection Yard. Location not to be disturbed in any future modernizations.
6. Photovoltaic Array, approx 120kW Inverter Nameplate output.
7. Existing portables; Tele/Data and AV System upgrade in 2012 to District IT Standards. Recent upgrade to LED fixtures, connected to existing toggle switch controls. Other systems within Portables not feasible for expansion.

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

TLCD ARCHITECTURE



LA TERCERA ELEMENTARY SCHOOL

O'Mahony & Myer - Electrical

8 Existing obsolete signal systems to be removed. Remove all cabling through-out entire underground network and remove equipment no longer in use through-out campus.

9 The Kitchen area is suffering on space and appears to have equipment conflicts requiring correct. In general, the Kitchen electrical and lighting systems are in need of a complete replacement.

- RELOCATABLE
- GREEN
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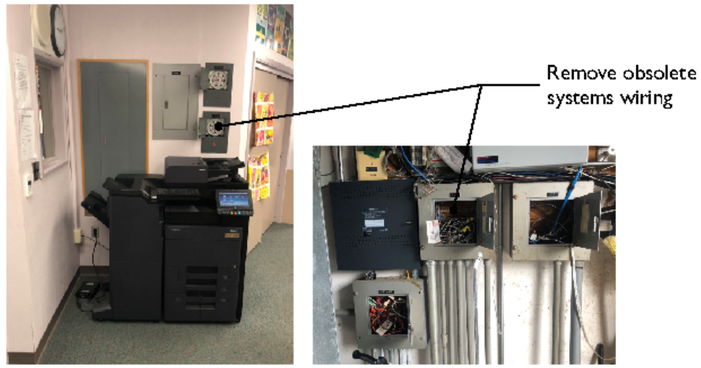
LA TERCERA ELEMENTARY SCHOOL

O'Mahony & Myer - Electrical

2 Suggested modernization of Lighting and Power Systems. Recently modernized Tele/Data and AV Systems suggested to be re-aligned to accommodate modernization.

4 Shared Custodial / Electrical Closet should be changed dedicated Electrical Closet. Suggest adding other locations for Custodian Closet (includes mop sink, water heater, supplies).

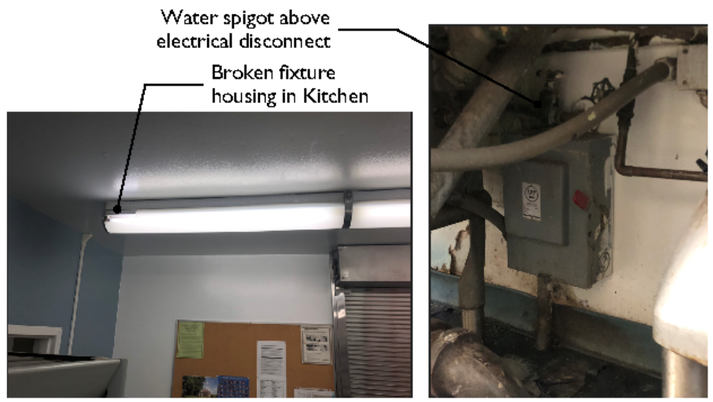
8 Existing obsolete signal systems to be removed. Remove all cabling through-out entire underground network and remove equipment no longer in use through-out campus.



8 Existing Signal Systems



2 Existing MPR Conditions



10 Existing Kitchen Conditions



2 Existing Admin and Kids Care Conditions



4 Existing Custodial/Electrical Closet Condition

TLCDARCHITECTURE

15

Miwok Valley Facility Assessment Report

15.1

Architectural Facilities Assessment

Miwok Valley Elementary Charter School

The following Facilities Assessment was conducted by the architectural design team at TLCD. This sections is a collection of text and summary graphics representing the current conditions of the campus.

FACILITIES OVERVIEW

Miwok Valley Elementary Charter School

- 1010 St. Francis Drive, Petaluma, CA 94954
- K-6th grade Charter School
- Projected enrollment for 2022-2023 is 290 students
- Charter focus on science requires specialized space

Original school was built in 1972 as a pod style school. Each pod contains three classrooms and are joined to other pods with work rooms, storage, and toilet rooms. The classroom pods are arranged in a radial pattern around the Multi-Use Room (MUR). All circulation between pods is exterior and uncovered. Two connected pods at the front of the school accommodate the administrative offices, music room, computer lab, and library.

- 18 Pod shaped classrooms
- 2 Pod shaped K sized classrooms
- 4 Modular large classrooms with shared work room (2 Kindergarten)
- Multi-Use Building, Admin Building, Library/Music Building
- 2 Relocatables for Kids Care

There is a grouping of relocatable buildings, housing Kids Care, set on the Southeastern periphery of the hardscaped play area.

The Northwestern edge of campus is held by a linear modular classroom building.

The classroom pods, modular building and administration pods were modernized in 2001 and 2016. The MUR interior has not had a recent modernization.

- 2001
    - Re-roofing of buildings 1, 2, 3, 4 and 7 (kindergarten)
    - Some flatwork paving at classroom restrooms
- 2016 (2001 modernizations were superseded by 2016 modernizations)
    - Exterior cement plaster added over existing

exterior finish and new metal roofing at mansard overhangs and new roofing throughout

- Modernization of lighting, plumbing, finishes and accessibility of classrooms and restrooms in buildings 1, 2, 3, 4, 5, 6, 7 (kindergarten) and 8 (modular)
- Casework, lighting, finishes, signage, plumbing
- Mechanical modernization only for Administration building

CAMPUS-WIDE CONDITIONS

Code Compliance/ADA/Safety

Accessibility – paths of travel have some deficiencies but the campus in general meets current ADA requirements (see Civil site assessments)

- Door/hardware is compliant in general with some exceptions

Restrooms – the classroom pods and relocatable classroom toilet rooms were modernized in 2016. The administration pod was modernized prior to 2016. However, not all of the toilet rooms on campus are code compliant.

Circulation – walkways and shade structures are lacking

Life Safety – Life Safety is achieved by non-rated construction, non-sprinklered buildings and meet minimum CBC requirements.

Security – Security is provided by key and lock latch sets with interior manual locking devices “LockBlok”

Windows – Most but not all windows have been modernized

Site Conditions

- Site is relatively flat and drainage issues occur in the lawn areas
- The campus is adjacent to multi-family buildings on the north-western and south-western boundaries. Single family residences on the south-eastern and south-western boundaries of the school. Single family residences are also across the street from the campus parking lot and main entry.

Campus-Wide Building Conditions

- While internal circulation within the campus core is primarily hardscape, access to natural surroundings is provided from the perimeter of campus. Some buildings have covered walkways which provide space for student interaction. The balance of the classrooms have no covering.
- The permanent buildings are consistent in exterior materials from recent renovations. The campus is cohesive in the pod shaped forms.
- There are few planted areas, with the exception of natural grass lawns at the front of the campus and play fields.
- Play fields are underutilized
- Each classroom pod has three classrooms.
- Multi-Use Room is well-used. It functions as a gym, dining hall and assembly and is situated in the center of the campus. There is a raised concrete stage without proscenium.

Building Materials

Most buildings are cement plaster over wood framing. The roofs are mostly flat built-up roof membrane with mansard parapets. The mansard parapets are roofed with standing seam metal and have shallow overhangs that do not provide shade or rain protection for the campus population. The relocatable buildings are manufactured siding with shallow slope flat roofs.

CLASSROOM POD BUILDINGS

Building Conditions

Roofing – The roofs are flat built-up roof membrane with mansard parapets. The mansard parapets are roofed with standing seam metal and have shallow overhangs that do not provide shade or rain protection for the campus population.

Doors and Hardware – Recently modernized and are functional and compliant

Windows – Recently modernized with aluminum frame Insulated Glass Units (IGU) are functional and compliant

Skin/materiality – Painted cement plaster over wood framing in good condition

Accessibility – Classrooms are accessible

Security – Security is provided by key and lock latch sets with interior manual locking devices “LockBlok”

Interior Conditions

Flooring – Carpet and Marmoleum tile in good condition with integrated walk-off carpet at entry

Ceiling – 1 x 1 acoustical ceiling tile in good condition

Walls – Paint over tack board in good condition

Casework – Plastic laminate and sinks in good condition

Windows - new aluminum double pane windows

Window Treatments – Vinyl Roller shades in good condition

Doors – metal with double pane window and roller shade

Office/Tech room with workstations in similar condition

New aluminum glass partition between rooms

Science Rooms 3B

Similar finishes, all carpet, plastic laminate cabinets

Lab freestanding furniture but no lab counters or equipment

Restrooms

Flooring – 2 x 2 tile in good condition

Ceiling – Painted gyp board in good condition

Walls – 4 x 4 tile to door height in good condition with paint above

Toilet Partitions – composite in good condition

MODULAR CLASSROOMS

Building Conditions

Roofing – The roofs are flat built-up roof membrane without overhangs

Doors and Hardware – Hollow metal doors with compliant hardware.

Windows – Recently modernized with aluminum frame Insulated Glass Units (IGU) which are functional and compliant

Skin/materiality – T1-11 painted wood siding typical of relocatable classrooms

Accessibility – Accessible due to recent renovation but plywood ramps show heavy wear

Security – Provided by key and lock latch sets with interior manual locking devices

Interior Conditions

Flooring – Resilient tile and carpet in average condition

Ceiling – 2 x 4 lay-in acoustical panel in average to poor condition (roof leaks)

Walls – Vinyl over tack board

Casework – Plastic laminate in good condition

Window Treatments - none

Restroom

Flooring – Sheet vinyl in average condition

Walls – 4 x 4 patterned wall tile to door height

Ceiling – 2 x 4 lay-in acoustical ceiling panel

Workrooms

Finishes are similar to classroom

Older Cabinets are wood with plastic laminate counter; newer cabinets are all laminate

MULTI-USE BUILDING

Building Conditions

The Multi-Use Building hasn't experienced any significant interior

Roofing – The roofs are mostly flat built-up roof membrane with mansard parapets. The mansard parapets are roofed with standing seam metal and have shallow overhangs that do not provide shade or rain protection for the campus population.

Doors and Hardware – Functional and compliant

Windows – Older windows which are in need of replacement

Skin/materiality – Painted cement plaster over wood framing in good condition

Accessibility – Accessible with some infractions that need to be addressed including toilet rooms. The ramp and handrail leading to the food service window are not compliant.

Security – Provided by key and lock latch sets with interior manual locking devices

Kitchen – Equipment and cabinetry is serviceable. Cabinetry needs to be modernized.

Toilet Rooms – Have not been updated. One toilet room appears to be accessible. One is not accessible.

Roof access over stage may need updated control mechanism

Stage is concrete

Interior Conditions

Flooring – VCT cracked and in very poor condition

Ceiling – 1 x 1 acoustical ceiling tile with painted wood beams in average condition

Walls – Paint in poor condition and FRP at stage area

Casework – none

Single Pane windows with draperies in poor condition

Tables in very poor condition

Stage drapery in poor condition

Kitchen

Flooring – VCT in very poor condition

Ceiling – painted gyp board in fair condition

Walls – paint in poor condition

Casework – wood and painted cabinets in very poor condition

Stainless steel counters

Single pane windows non-functional with no window coverings

Storage and Workroom

Flooring – VCT in fair/poor condition

Walls – Pant or vinyl wallcovering in poor condition

Cabinets – Stained plywood cabinets and shelving in poor condition

Toilet Room – non accessible

Flooring – 2 X 2 tile in poor condition

Walls – 1 x 2 tile wainscot and vinyl wallcovering in poor condition

Ceiling – painted gypboard in fair condition

Wood vanity with plastic laminate top

Toilet Room – limited accessibility

Flooring – Sheet vinyl with self-cove base in poor condition

Walls – FRP wainscot with wood trim and vinyl wallcovering in fair condition

Ceiling – Paint over textured ceiling

ADMINISTRATION

The Administration Building has had limited interior renovation primarily in the Reception area.

Roofing – The roofs are flat built-up roof membrane with mansard parapets. The mansard parapets are roofed with standing seam metal and have shallow overhangs

Doors and Hardware – Hollow metal doors with single pane window and compliant hardware.

Windows – Older single pane windows which are in need of replacement

Skin/materiality – Painted cement plaster over wood framing in good condition

Accessibility – no recent renovations

Security – Provided by key and lock latch sets with interior manual locking devices

Reception and Staff

Flooring – Carpet in average condition, Sheet vinyl in good condition

Ceiling – painted gyp board in reception in good condition; 2 x 4 lay-in acoustical ceiling panel in poor condition

Walls – Mostly paint and some vinyl over tack board in good condition

Casework – Maple cabinets with plastic laminate counters in good condition

New storefront windows with mini blinds at Reception in good condition

Wood doors in good condition

Offices and Conference Room

Flooring – Carpet in poor condition

Walls – combination of vinyl over tackboard, paint, vinyl wallcovering in various levels of condition

Ceiling – 1 x 1 acoustical ceiling tile in fair condition

Casework – old painted wood cabinets with plastic laminate top in fair condition

Windows – single pane with mini blinds

Nurse

Flooring – Marmoleum in good condition

Walls and Ceiling – Paint in fair to good condition

Casework – Plastic laminate in good condition

Single pane windows with miniblinds

Nurse Restroom

Flooring – 2 x 2 tile floor in average condition

Walls – FRP wainscot, wood trim and vinyl wallcovering above

Ceiling – paint over textured ceiling

Work Room

Flooring – Marmoleum tile in good condition

Ceiling – 1 x 1 acoustical ceiling tile in good condition

Cabinets – plastic laminate in good condition

Staff Lounge

Flooring – Carpet in poor condition

Ceiling – 1x 1 acoustical ceiling tile in average condition

Walls – Vinyl over tack board in poor condition; Paint in fair condition

Cabinets – Plastic laminate in average condition

Original single pane windows with miniblinds in good condition

Casework – plastic laminate in fair condition

Restroom (2) Adult

Flooring – 2 x2 tile in good condition

Walls – 4x 4 wall tile wainscot with paint above in good condition

Ceiling – painted gyp board in good condition

LIBRARY/MUSIC/COMPUTER

The Library/Music/Computer Building hasn't experienced any significant interior renovation.

Building Conditions

Roofing – The roofs are flat built-up roof membrane with mansard parapets. The mansard parapets are roofed with standing seam metal and have shallow overhangs

Doors and Hardware – Hollow metal doors with

compliant hardware.

Windows – Older windows which are in need of replacement

Skin/materiality – Painted cement plaster over wood framing in good condition

Accessibility – no recent renovations

Security – Provided by key and lock latch sets with interior manual locking devices

Library Space – Angled walls aren't necessarily conducive to library book storage and Smart Book classes

Library

Flooring – Carpet and rubber base in fair to poor condition

Ceiling – 1 x 1 acoustical ceiling tile

Walls – Vinyl over tack board in poor condition

Casework – Library shelving wood in fair condition; Painted wood cabinets and Plastic laminate top in poor condition

Single pane windows with some mini blinds

Breakout Room in similar condition

Computer Lab

Flooring – Carpet in good condition

Ceiling – 1 x 1 acoustical ceiling tile in good condition

Walls – Vinyl over tack board in good condition

Cabinets – Stained wood, painted wood and plastic laminate combination in poor condition

Band Room

Flooring – Carpet in poor condition

Ceiling – 1 x 1 acoustical ceiling tile in good condition

Walls – Vinyl over tack board in fair condition

Cabinets – Combination of painted wood and plastic laminate in fair condition

Single pane windows with mini blinds

Restroom – Girls and Boys

Flooring – 2 x 2 Tile in average condition

Walls – 4 x 4 tile wainscot with paint above in good condition

Ceiling – Painted gyp board in good condition

Partitions – composite material in good condition

KIDS CARE RELOCATABLES

Building Conditions

Two relocatable buildings with an intervening door

Roofing – Shallow sloped built-up roof membrane with exposed rooftop mechanical equipment.

Doors and Hardware – Functional and compliant

Windows – Older single pane windows which are in need of replacement

Skin/materiality – Painted manufactured wood siding over wood framing

Accessibility – accessible but there are some conditions that need to be addressed

Security – Provided by key and lock latch sets with interior manual locking devices

Interior Conditions

Flooring – Carpet in varying levels of condition; walk off and sheet vinyl in fair condition

Ceiling – 2 x 4 lay-in acoustical ceiling panel in poor condition

Walls – Vinyl over tack board in fair condition

Casework – Stained wood and plastic laminate in fair condition

Window Treatments – mini blinds

Full kitchen with range, sink and refrigerator

Office and Staff Room in similar condition

Restrooms (1) Toilet Room (2) with Outside Low Sinks/ Counter

Flooring – Sheet vinyl with rubber base in fair condition

Ceiling – 2 x 4 lay-in acoustical ceiling panel in poor condition

Walls – FRP in average condition

Subfloor in one toilet room is compromised; evaluate for dry rot



MIWOK VALLEY CHARTER ELEMENTARY SCHOOL

TLCD - Architecture

1. Classroom Pod Buildings have been updated, including new door hardware and windows. Interior finishes and bathroom finishes are in good condition.

2. Modular Classroom Building interior finishes are in average to poor condition. Ceiling appears to have moisture or water damage. Newer classroom casework is in good condition.

3. Original, single pane windows.

4. Administration Building has had some updates in common spaces that are in average to good condition. Offices and teacher break room finishes are in poor condition. Adult restroom finishes are in good condition.

5. Library/Computer/Music Building finishes range form fair to poor condition.

6. Multi-Use Building interior finishes are generally in poor condition. The kitchen finishes and equipment are in very poor condition. Restrooms are not accessible and in fair to poor condition.

7. Kids Care Building is two relocatables in an L shape configuration. The interior finishes are in poor condition. The restroom finishes are in poor condition. The subfloor in one of the toilet rooms appears to have been damaged.

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

TLCD ARCHITECTURE

15.2
Civil Facilities Assessment

Miwok Valley Elementary Charter School

The following Facilities Assessment was conducted by the civil engineering team at Breljie & Race. This sections is a collection of text and summary graphics representing the current conditions of the campus.

MIWOK VALLEY ACCESSIBILITY ISSUES

There are numerous non-compliant conditions on the concrete flatwork throughout the campus, with the exception of few locations where previous efforts have been implemented to correct these deficiencies. They include the lack of level landings at most doorways, excessive cross slope on site walkways, transition slopes exceeding 5% maximum slope in all directions from improved landings at some locations are cracked or have offset flatwork joints. The pavement adjoining the portable classrooms has excessive cross slope. Several landings should be removed and rebuilt with 2.0% maximum cross slope. The landing at the gate has an actual cross slope of 4.1 %. It should be removed and replaced with a flatwork to achieve a landing with the cross slope of 2.0% maximum. Some of the existing pavement is deteriorating. The cracks will need to be filled, seal coated, and restriped. The existing pavement that is broken should be removed and replaced.

Some landings adjoining the doors were reconstructed to provide level landing, but the transition slopes back to the adjacent paved play courts are sloped steeper than 5%, going up to 8.8%.It may be possible to achieve compliance by adding railings to the transition on one side at each location. Alternatively, the landings should be removed, along with additional asphalt in the play courts, so that the transition slopes could be constructed at 5% maximum slope.

To be in compliance with the ADA requirements, the parking lot will need some improvements. The ADA parking lot entrance sign is missing the phone number and address to reclaim towed vehicles. The path of travel from the public sidewalk has longitudinal slope steeper than 5% (6.9% actual slope) with detectable warning surface per ADA code. The main paved walkway from the street to the campus and along the drop off zone should be added at a 3.5 to 5.0% maximum slope. The sidewalk at the driveway apron has an excessively steep cross slope (12.8% actual slope). The driveway apron, the fence, and the sidewalk should be rebuilt to create a minimum 4 ft wide sidewalk behind apron with 2.0% maximum cross slope.

The existing length of the drop-off requires an additional passenger loading zone and a ramp onto the sidewalk. One passenger loading zone for every 100 linear feet of loading zone space is required per CBC 11B-209.2.1. A second passenger loading zone should be added and include a ramp with detectable warning surface.

MIWOK VALLEY FIRE/LIFE SAFETY ISSUES

There are no apparent Fire and Life Safety issues at LVIA.

MIWOK VALLEY UTILITIES ISSUES

The existing inlets in the flatwork do not have ADA compliant grates. They should be replaces with grates with bolt down grates having 1/2” maximum openings.

Some inlets are partially plugged. The debris should be removed from the inlet. The pipes should be checked for proper functioning and cleaned up as necessary.

There are occasions of standing water in the play area. In order to resolve this issue the area must be regraded and a drop inlet should be installed with approximately 150 lf of piping to connect it to the storm drain system.



MIWOK VALLEY CHARTER ELEMENTARY SCHOOL

Breljie & Race - Civil

1. ADA parking lot entrance sign lacks appropriate information (address). Add address to existing sign.
2. Path of travel from the public sidewalk has longitudinal slope above 5%. Remove and replace flatwork to achieve maximum longitudinal slope of 5% and maximum cross slope of 2% or rebuild it as a ramp with detectable warning surface per ADA code.
3. Per CBC 11B-209.2.1 one ADA passenger loading zone per every 100 linear feet of loading zone space is required. Add additional passenger loading zone, ramp and detectable warning surface.
4. Sidewalk cross slope excessive (12.8%) where it dips through driveway apron. Reconstruct driveway apron, fence, and sidewalk to create minimum 4-feet wide sidewalk behind apron with 2% maximum sidewalk cross slope.
5. Path of travel from the public sidewalk has longitudinal slope above 5% (8.33%) in gutter area. Remove and replace flatwork to achieve maximum longitudinal slope of 5%.
6. Landing at door has 4.8% cross slope. Remove existing flatwork and rebuild with 2% maximum cross slope.
7. Ramp cross slope 2.9%. Rebuild ramp per code with 2% maximum cross slope.
8. Existing pavement is broken. Remove and replace broken pavement.

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

TLCD ARCHITECTURE



MIWOK VALLEY CHARTER ELEMENTARY SCHOOL

Breljie & Race - Civil

9 Offset joints in existing flatwork. Grind existing flatwork to eliminate offset joints. Fill crack with non-shrink grout.

10 Landing at gate has 4.1% cross slope. Remove and replace flatwork to achieve 2% maximum landing cross slope.

11 Pavement adjoining portable classrooms has excessive cross slope. Remove pavement and regrade/repave for 2% maximum cross slope and appropriate transitions. Alternative could include edge grind and overlay. Restripe to match existing where required.

12 Landing adjoining doors was reconstructed to provide level landing but transition slopes back to the adjoining paved play courts are sloped more that 5% (8.8%). It may be possible to achieve compliance by adding railings to the transition on one side at each location. Alternatively, the entire landings would need to be removed, along with the additional asphalt in the play courts, so that the transition slopes could be constructed at 5% maximum slope.

13 Offset joints in existing flatwork. Grind existing flatwork to eliminate offset joints. Fill cracks with non-shrink grout.

14 Loading zones does not have ADA loading zone. Install ADA loading zone.

15 Existing pavement is deteriorating. Fill cracks, seal coat and restripe.

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

TLCD ARCHITECTURE



MIWOK VALLEY CHARTER ELEMENTARY SCHOOL

Breljie & Race - Civil

16 Existing inlets in flat work do not have ADA grates.

17 Drainage Inlet is partially plugged.

18 Maintenance crew reported occasional water in this area.

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

TLCD ARCHITECTURE

15.3

Landscape Facilities Assessment

Miwok Valley Elementary Charter School

The following Facilities Assessment was conducted by the landscape design team at Quadriga. This sections is a collection of text and summary graphics representing the current conditions of the campus.

QUADRIGA landscape architecture and planning, inc.

Miwok Valley Landscape Assessment
Date of Visit: 3-16-2020

Irrigation
This campus is irrigated by 2 points of connection
Point of connection# 1 – Dedicated 2" irrigation Backflow -*image POC1 and Poc1 Controller*
POC #1 feeds the sports field irrigation. The irrigation controller is an Irritrol MC 36 station controller- it can be upgraded to be a "smart" Controller. The field irrigation is a rotor spray system -the head to head coverage is not perfect- leaving noticeable dry areas as viewed from aerial imagery.
Currently, no master valve and flow sensor are installed to shut down the system in a high flow event.

The School frontage is also serviced by the POC#1, but these areas are not wired to the controller- the valves are on battery "Node" timers.

POC #2 is off the domestic line. This point of connection services the Courtyards and Vegetable Garden using on grade drip systems. These areas are controlled by an Irritrol Rain dial controller with 7 stations- this controller would require replacement to meet current code. *Image POC2 Controller*

Recommendations: Our recommendation is that all areas be controlled by an irrigation controller to minimize the amount of labor required to manage the system. We also recommend adding a flow sensor and master valve downstream of the point of connection and connecting it to the controller. When new controllers are installed, remote controls should be included to assist with maintenance. We also recommend performing an irrigation audit for the sports field to determine required head to head coverage and adjust efficiency in the irrigation system.

Furnishings
Most of the campus exterior furnishings are older and while functional could use updating. The benches are backless, steel framed with painted wood slats. Some of the wood has recently been replaced, while others require replacing. The arrangement of furnishings also requires redesigning- the furnishings are pushed off to the side providing limited space for gathering and accessibility.
Picnic tables are expanded metal, and many are rusting or warped and do not provide shoulder to shoulder sitting as required by DSA. *Image – picnic table*
Information Boards- the information boards are attached to the building walls behind benches- they are not easily read by someone who is shorter or using a wheelchair. *Image kiosk*

Recommendations: We recommend replacing benches, tables to meet current ada requirements. We also recommend removing the benches in front of the information boards and lowering the boards to make them easier to read.

Plantings
Overall, the campus plantings are very minimal, mostly lawn with flowering and shade trees. The inner courtyards are a mix of some larger planting beds and smaller raised planters. Generally, the plantings are maintained by teachers and parents so future plantings need to be very hardy and mostly maintenance free. We understand that gophers are not an issue at this campus.

1212 4th street | studio k | santa rosa, ca 95404 | tel. 707.546.3561 | quadriga-inc.com

Trees are a mix of flowering pear, flowering plum and larger shade trees. The flowering pear trees are a maintenance concern as branches become brittle and break.

Recommendations: We recommend installing more shade trees along the edge of the play areas and internal to the courtyards. Where planting squares have been left mulched, enlarge the squares and plant vertical plants to help provide greening in the courtyard.
Selectively remove larger plants in the courtyard to aid in visibility from classrooms, replace with other plants or trees that provide greening but allow visibility. *Image -visibility*

Sports field recommendations – we understand that annual field maintenance is not currently done due to constraints on budget and staff. We recommend annual aeration, fertilizing and dethatching activities be performed to maintain turf grass and reduce monthly maintenance issues.

Front of School and Entry
The Front of the school is mainly lawn area with sparsely planted trees. Most of the trees are mature and would benefit from an arborist evaluation – one redwood has visible dead branches.
While the lawn area provides high visibility and easy access from street to school entry, it is a high-water user and DSA is requiring Schools to reduce and remove lawn areas that do not serve a play function.
The Western parking lot parking lot is deficient of shade trees.
The Eastern lot does have some small flowering trees and ornamental plantings that have outgrown the space, creating visibility concerns.
The entry to the Kids Care building is deficient of wayfinding- *image entry to kids care*

Recommendations: we recommend adding shade trees to the parking lot and removing the lawn in the parking area – new plantings could be installed that are under 3’ to provide visibility.

Interior courtyards
Interior courtyards have been recently repaved, and some large existing shrubs were removed during construction- the removal left many 2x2 planting squares without plantings. The squares do not currently have irrigation. *Images Courtyard character*
Overall, the courtyards would benefit from plantings and shade. *Image Courtyard Squares*

Playgrounds
Lower grades: Along the Western side of the black top area new play structures have been installed a 2-5 and a 5-12 structure along with a standalone slide element. The structures appear to be in good shape, the engineered wood fiber surfacing looks to be in good shape and there is ada access

Upper Grades: Along the Southerly edge of the black top area is a newer 5-12 structure from Landscape Structures. The structure appears to be in good shape, the engineered wood fiber surfacing appears to be in good shape and there is an access ramp.
Blacktop play area – The blacktop area does have cracking in the areas of play that will disrupt play.

The basketball goals and backboards are worn, rusty and need some upkeep or replacement. *Image rusted post and standards rusting*

Ball walls appear to be in good shape and newly painted with wonderful murals, something that would be great to incorporate internally to the campus.

Track – the track appears to be in decent shape there are several spots at the corners where drainage is not adequate, and ponding has occurred - the track could use refreshing of the cinder fines and some patching. *Image track*

Recommendations: Continue to maintain equipment and surfacing, repaint or replace basketball goals and boards. Patch and repair track.

Fencing and gates- we reviewed exterior fencing for condition only
Fencing and gates appear to be in good shape except for the 4’ fence around the vegi-garden. This fence is a mix of chainlink and welded wire mesh fence types and could be replaced. *See image garden fence*
There is also a hole in the 8’ chainlink fencing along the North West Side- adjacent to the apartment parking lot. This area needs replacing. *Image gap in fence*



LA TERCERA ELEMENTARY SCHOOL

Quadriga - Landscape

1. Recommend all irrigation be upgraded to be automatically controlled to reduce labor required from manual operations.
2. Update furnishings to provide accessible seating and dining- provide shaded areas.
3. We recommend an Arborist review the large trees on campus for pruning recommendation.
4. Add shade trees -Add understory trees for seasonal interest.
5. Remove planter boxes and install more evergreen foundation plantings paired with seasonal interest.
6. Replace lawn with low water using species.
7. Replace upper body equipment at 5-12 age group playground.
8. Remove and Replace 5-12 age group structure.
9. Reduce play area surfacing containment area and explore using extra space for other use.
10. Remove and Replace 2-5 play elements.
11. Move ball toss to paved area for accessibility.

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

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LA TERCERA ELEMENTARY SCHOOL

Quadriga - Landscape

Irrigation Review

- POC #1 - off 2” irrigation backflow - Field Irrigation controlled by Irritrol MC 18 controller . Rotor irrigation heads
- POC# 2 feed from backflow preventor(R2D2) internal to campus. Irrigation controller in multi-use room Irritrol MC12- 7 stations used.
- Spray irrigation controlled by controller C and POC #2
- Connected to irrigation POC #1 - no controller- manually operated valves not used, because spray will spray cars in parking lot.
- School Garden - drip off of hosebib timer- there are existing valves that connect to campus irrigation controller
- Temporary drip irrigation related to a native garden - currently disconnected - 2 valves available
- No irrigation?
- Valve?
- A — Controller at POC #1Irritrol MC18 - 14 stations used
- B — Controller at POC #2 Irritrol MC12- 7 stations used
- C — Controller at POC #2 Irritrol MC6-

TLCD ARCHITECTURE

15.4

Mechanical & Plumbing Facilities Assessment

Miwok Valley Elementary Charter School

The following Facilities Assessment was conducted by the mechanical engineering team at Guttmann & Blaevoet. This sections is a collection of text and summary graphics representing the current conditions of the campus.

Guttmann & Blaevoet
CONSULTING ENGINEERS

June 17, 2020

George Klumb
TLCD Architecture
520 Third Street, #250
Santa Rosa, CA. 95401

Subject: **Miwok Valley Elementary School**
Mechanical Equipment Assessment

Dear George,

Most of the mechanical equipment on campus were upgraded during a 2015 or 2016 campus modernization. There are some minor repairs that should be addressed but the HVAC systems overall are in good shape and functioning properly. These should remain as-as.

Below are items describing the Facilities Assessment of the existing mechanical systems and recommendations for improvements.

Controls – General

1. The campus had a BMS many years ago but it's been phased out in favor of local equipment control (thermostats, switches, etc.).

Classroom Clusters 1, 2, 3, 4, 5 and 6

2. The classrooms are served by VRF systems. Each cluster consists of three classrooms with a 10-ton outdoor unit located in the mechanical roof well above the core restrooms and a fan coil located in the ceiling space of each classroom. The Boys and Girls restrooms are exhausted via rooftop centrifugal exhaust fans located in the mechanical well.

    - Recommendation: the VRF systems and restroom exhaust fans are fairly new and in good working order. These should remain as-is. At the Cluster 1 mechanical well, the exposed refrigerant piping insulation are showing signs of degradation and should be replaced with new insulation. Aluminum jacketing should be installed overalled

2351 Powell Street, San Francisco, CA 94133 p 415.655.4000 f 415.655.4001
SAN FRANCISCO SACRAMENTO SANTA ROSA www.gb-eng.com

refrigerant piping in mechanical wells in all clusters. The UV paint over the existing insulation tend to wear over time and reduce insulation protection from sunlight.



Typical 10-ton VRV Outdoor Units to remain



Typical 10-ton VRV Outdoor Units to remain

Clusters 7A & 7B

1. According to maintenance personnel, the VRF outdoor unit on the roof is vibrating excessively, causing noise complaints from staff working directly below. According to facilities personnel, service contractors have checked the unit and identified the condenser fan was out of balance. G&B observed that this was the case during the site visit.

   The existing restroom exhaust fan on the roof appears to be original equipment.

   - Recommendation: replace the condenser fan and motor with new. Remove the old roof-mounted restroom exhaust fan and replace with new.



Replace VRF Unit Condender Fan That's Out Of Balance



Replace Old Restroom Exhaust Fan

Kindergarten

2. The Kindergarten building consists of four classrooms, each served by a 3-1/2 ton packaged gas/electric rooftop unit and exterior supply and return ductwork. These units are exposed ducts fairly new and should be in good working order.

   - Recommendation: keep the units as-is, no upgrades are necessary.



Existing Packaged AC Unit to remain



Existing Supply Ductwork On Roof to remain

Multi-Purpose Room / Kitchen

1. The kitchen evaporative cooling makeup air hood is old and not properly secured to the roof. The kitchen hood exhaust fan appears to be original equipment and should be replaced.

   - Recommendation: replace the makeup air unit and hood exhaust fan.



Replace Old Evaporative Makeup Air Unit



Replace Old Kitchen Hood Exhaust Fan

2. The two existing rooftop general exhaust fans appear to have been replaced during the last modernization. These are in good shape and should remain.

Administration / Library Building

1. At the northwest mechanical well, the rooftop packaged unit, a general rooftop exhaust fan and exposed ductwork appear to be original equipment and weren't upgraded during the last modernization.

   - Recommendation: the packaged unit, exhaust fan and ductwork should be replaced with new.



Replace Old Packaged AC Unit & Exposed Ducts

2. At the southeast mechanical well, there are two 6-ton packaged units appear to be approximately 5 years old that replaced the original units. The two exhaust fans in the well appear to be original equipment.

   - Recommendation: the two packaged units should remain but the exhaust fans and exposed ductwork should be replaced with new.

+



Keep the two AC units but replace old ducts and exhaust fans

Kids Care

1. The two portable buildings are approximately 20 years old with original Bard units.

   - Recommendation: Bard units should be replaced with new.

If you have any questions or need additional information, please do not hesitate to contact our office.

Very truly yours,

GUTTMANN & BLAEVOET

Edmund A. Cancio

Ed Cancio, PE
Senior Associate

EC/ec
P:\TLC-011 Old Adobe Union Schl\Correspondence\a Design Phase\Reports\MiWok\TLC-011 - Miwok Site Visit Report - Mechanical.docx

Guttmann & Blaevoet
CONSULTING ENGINEERS



LA TERCERA ELEMENTARY SCHOOL

Guttman & Blaevoet - Mechanical

1. HVAC system was modernized in 2015. The indoor fan coils and and outdoor VRF unit is are good operating condition and not experiencing any maintenance issues. The existing VRF system is to remain.
2. Replace old packaged gas/electric rooftop unit and exposed ductwork with new.
3. Replace old kitchen hood, dishwashing hood, exhaust fans and evaporative makeup air unit with new.
4. Existing furnaces were upgraded during the 2015 modernization. They're in good shape and can remain.

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

TLCD ARCHITECTURE



LA TERCERA ELEMENTARY SCHOOL

Guttman & Blaevoet - Plumbing

1. Classroom sinks (CSK) were replaced in 2015, CSKs are supplied with cold water only and are in good condition.

2. Provide seismic straps at electric water heater Rheem, 6 gallons, located in custodial room, on shelf. Provide drip pan to drain into mop sink and expansion tank (CPC 608.3). Repipe the T&P to drain by gravity into mop sink per CPC 608.5(3).

3. Provide seismic straps at electric water heater State, 10 gallons. T&P discharge into heater pan is prohibited by 2019 CPC 608.5 (7). Drip pan is not drained. Discharge T&P and drip pan per 2019 CPC 608.5 requirements.

4. Provide cover protection for drain and water supplies as per CBC 1127A.3(5), at ADA restroom lavatory.

5. Provide range hood with Ansul fire suppression system. Kitchen sinks and dishwasher have no indirect drain.

6. Gas water heater State Sandblaster should be on a housekeeping pad for proper drainage. Provide new insulation.

7. Electric water heater in Kindergarten maintenance closet is mounted on floor. Raise water heater, provide seismic straps, expansion tank, drain T&P and drip pan into mop sink.

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

TLCD ARCHITECTURE

15.5
Structural Facilities Assessment

Miwok Valley Elementary Charter School

The following Facilities Assessment was conducted by the structural engineering team at ZFA. This sections is a collection of text and summary graphics representing the current conditions of the campus.

MIWOK VALLEY ELEMENTARY SCHOOL

A nameplate on the administration building lists the date of construction as 1972. It includes six wood-framed buildings (Clusters 1-6, classrooms 1 and 2, a multipurpose building, and an administration building) and six portables. The portable buildings appear to be anchored to either wood or concrete foundations.

Facilities staff indicated that most if not all the wood framed building were remodeled in 2016 which included removing and replacing finished down to framing. As such few structural concerns were observed.

At some of the mechanical wells water is allowed to pool below the mechanical units and in at least one location roof finishes have begun to de-bond. Roofing should be repaired and sloped to drain to avoid future water damage.

The steel framed shade canopy at the south end of the campus has begun shows signs of rust which should be removed, treated with anti-rust primer, and repainted.



MIWOK VALLEY CHARTER ELEMENTARY SCHOOL

ZFA - Structural

1. At several mechanical wells water is allowed to pool below the mechanical units and at least one location roof finishes have begun to debond. Suggest locally repairing or sloping roofing to avoid water damage.

2. The steel shade structure shows signs of rust which should be removed, treated with anti-rust primer and repainted.

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

TLCD ARCHITECTURE

15.6
Electrical Facilities Assessment

Miwok Valley Elementary Charter School

The following Facilities Assessment was conducted by the electrical engineering team at O'Mahony & Myer. This sections is a collection of text and summary graphics representing the current conditions of the campus.

O'MAHONY & MYER
ELECTRICAL ENGINEERING & LIGHTING DESIGN

San Rafael, California
Pacific Harbour, Fiji

Brian O'Mahony
Jan P. Myer
Paul Carey
Pieter Colenbrander
David Orgish

June 22, 2020

TLCD Architecture
520 Third Street #250
Santa Rosa, CA 95401

Attn: George Klumb

Re: Old Adobe Union School District
Miwok Elementary School
Electrical Systems Assessment

Dear George,

O'Mahony & Myer visited the Miwok Elementary School on March 16, 2020, to review the existing electrical related conditions at the campus. The purpose of our visit was to review the existing conditions of the electrical, lighting, and signal systems, in order to provide this written assessment of the conditions and abilities of each system to support ongoing use or modernization.

Following is a summary of our findings.

Main Electrical Service:

The campus is fed with an underground primary service derived from and existing utility pullbox adjacent St. Francis Drive. A utility yard is located at the north-east portion of the site, with a pad mount PG&E Transformer, and underground secondary conductors connected to a 1,600 Amp, 120/208V, 3-Phase, 4-Wire, Eaton Pow-R-Line Main Switchboard (PG&E #1010034900) that serves site distribution and a photovoltaic interconnection.

The new electrical service infrastructure was installed in 2015, is adequately labeled with circuit breaker nameplates and has space for new circuit breakers. The Power needs of the facility appear adequate for modernizations and renovations within the existing parcel. There is also a Solar Interconnection present within the Main Switchboard, which is outlined below.

A second underground primary service feeds the portable wing, also adjacent St. Francis Drive, on the north west corner of the campus. 400A, 120/208V, 3-Phase, 4-Wire, Crouse-Hinds Electrical Distribution Product, Switchboard (PG&E #1009538941). See recommendations at end.

Photovoltaic System:

A 128kW ground mount photovoltaic array exists at the south-west edge of the site, it appears recently installed, circa 2015, and is in good working order. The photovoltaic System is utility interactive and is connected to the Supply Side (between meter and main) of the existing Main Switchboard. It was observed at the main switchboard, that labels properly identifying the interconnection method are not present. The code required labels need to be present to identify the existing photovoltaic interconnection.

Power Distribution:

The Administration building contains the original service equipment location and campus feeder distribution. This equipment was replaced in 2016:

Distribution Panel 'DP':

Panel 'DP is a commercial grade Eaton Pow-R-Line PRL4 Panelboard. It is a 1000A rated panel, with main circuit breaker. It was observed that the upstream OCPD in the Main Switchboard is rated at 1200A, but the trip value has been lowered to a 1000A trip setting.

Panel 'DP' is located within the Administration building, along an interior wall. The panelboard houses all power distribution for the originally constructed buildings. Its location is suggested to remain, due to the underground conduit entry/exit within the space. This equipment is not feasible for expansion to new buildings due to the conduit entry/exit constraints and limited spare capacity. All breakers are currently labeled with building identification. See recommendations at end.

Branch Power:

The overall integrity of the building branch wiring systems could not be identified during this visual inspection, since the wiring is hidden in the original walls. All existing panels appear in good condition for the current use, but the feasibility of expanding branch circuits from these panels is limiting. Each is fed from Distribution Panel DP, via an original construction underground conduit system. The integrity of the feeders, pullbox system and conduit system connecting them, was not part of this observational assessment report.

Most existing branch panels are flush mount, located within existing work room or office spaces. Two are within existing restrooms and are showing signs of enclosure deterioration. Those two panels may require interception and relocation in the future modernizations. Most panels have some available space for expansion, but this requires opening of walls in order to access the flush panel interiors.

Each panel feeds common branch circuit receptacles and lighting, via underground and overhead concealed conduit from original construction. Dual channel surface Panduit runs are also present within each classroom, which contain the majority of the receptacle and data cabling connections for all spaces, in each building. See recommendations at end.

Classroom AV Systems:

Each classroom and conference space is fitted with a Front Row, 'Classroom AV System' configuration, matching a District Wide IT Standard. This system includes an AV input location (inputs: one HDMI, one VGA and one 3.5mm audio), a push button media/volume control panel, a surface mount amplifier/switching assembly, and concealed cabling to an HDTV display and wall mount speakers. These systems were installed circa 2015.

Lighting Systems:

The lighting and lighting control systems in some areas were recently upgraded in a 2015 Modernization Project. All original construction Classroom Buildings and the Reception area of the Admin Building.

The general lighting systems in the recently modernized areas consist primarily surface ceiling mount LED direct/indirect linear fixtures in the classroom spaces and recessed/surface LED troffer fixtures in office/admin spaces. The custodial and storage spaces do not have upgraded lighting, and contain a mix of surface fluorescent fixtures with T8 lamps.

Lighting controls in the modernized areas are a low voltage, dimmable, Wattstopper "room controller" configuration, complaint with current (at time of review) Title 24 energy efficiency standards.

The general lighting systems in the non-modernized areas, specifically Library and surrounding areas, and the MPR building consist primarily of older style pendant mounted fluorescent fixtures with T8 lamps.

Lighting controls in the non-modernized areas are limited to standard conventional manual wall switches. Newer lighting controls for LED fixtures can also provide automatic dimming controls to dim the fixtures in daylit areas when sufficient daylight is available.

The timeclocks for exterior lighting are a mix of manufacturers and locations, and do not have centralized control. Additional energy savings could be available by providing automatic controls to turn off exterior lighting on a schedule that accommodates the site. Also, centralized control can offer benefit to various events that required an override of the automatic features, as necessary for the public use. See recommendations at end.

Emergency Lighting:

Emergency lighting present at original code required locations, but the testing an integrity of these existing systems is not verified. Current code requires a 1 foot candle average along paths of egress. The existing systems on the campus do not appear capable of maintaining current, or new modernized egress requirements without addition of exterior site lighting. Many areas have normally off, stand-alone, wall pack, battery fixtures, but some have non-working batteries. Overall coverage of fixtures appears to be meeting code minimum from an emergency standpoint.

Exit signs were consistent through-out and located as required by code, but these are a mix of modernized and legacy systems. We suggest the District select a standard type across all campuses for continued modernizations and renovations. See recommendations at end.

Data/Phone Systems:

The data/phone system in the campus have been recently upgraded to include a multi-strand, fiber optic (OM3 rated) backbone cabling which facilitates the LAN District Data and VOIP Telephone systems. This derives from a centralized Main Distribution Frame (MDF) in the Admin building, to (8) Intermediate Distribution Frame (IDF) in each separate building on site. Category 6 station cabling homeruns with fully rated jacks, are terminated per typical District IT layouts throughout all existing campus spaces.

There is also a standard telephone service (copper cable) termination box that remains to service fire alarm, and fax machine systems requiring P.O.T.S. lines.

The MDF and IDF locations are provided with “service loops” for relocations within 10’ of original locations. It should be noted that the locations of this existing head end equipment (MDF/IDF) should be prioritized for any future modernizations. See recommendations at end.

Security Systems:

The building has an active security intrusion alarm system, present at Admin, Library and Computer Lab locations only. The system consists of wall mounted motion sensors, with a keypad override at the Staff entry. These systems are maintained by a District vendor.

Fire Alarm System:

The campus has a Notifier NFS2-640 fire alarm system with manual pull stations at the exits and audible/visual notification. Automatic smoke detectors are present in some rooms with horn/strobe alarm notification devices in the public areas. This is primarily a manual fire alarm system. The system is currently monitored by a central station agency. The systems are installed to an older code, and will require upgrade upon any modernization. See recommendations at end.

Recommendations:

Power:

1. The Main Electrical Service is suitable for various expansions and modernizations, and shall remain. All new connections for electrical branch panel expansion, should be anticipated to be connected to the available distribution space within this panel.

2. The second Electrical Service dedicated to the portable expansions, is at the end of its use. The area afront the gear is suggested to be re-worked to allow for the front door to open fully. The equipment is not feasible for any expansion.

3. All original construction branch panels are at maximum capacity. New branch panels, connected to the main electric service would be required for any expansions or modernizations.

4. The restroom branch panels should be demolished, with branch circuits intercepted and relocated to a new panel, at a more suitable location.

5. Existing branch circuits do not show any signs of reported trouble and can remain unless future modernization interrupt existing locations.

Lighting:

1. Modernized Areas:
    a. These systems consist of LED, automatic on/off, with manual dimming controls. The systems shall remain.

2. Non-Modernized Areas (MPR Bldg & Library Wing):
    a. Since the lighting fixtures in the building are all older style T8 fluorescent lensed fixtures, new LED style lighting could be installed, with modern digital dimmers, motion sensing lighting controls, and automatic daylight dimming. LED lighting and automatic controls would provide much better lighting quality and quantity with significant energy savings and dimming capability.

    b. A complete removal of the existing branch circuit wiring and controls, requiring opening of existing ceilings and walls is suggested for modernized controls.

3. Exit signs appear to exist at the required exits but should be replaced to match a single device type, for District consistency across all campuses. If any exit path in the building has a discharge of more than 49 people, electric exit signs with 90-minute battery back-up would be required.

4. For emergency egress lighting, current code requires a 1 foot candle average along paths of egress, to the designated ‘Area of Refuge’. The site is currently not lit to accommodate this standard.

Data/Telephone:

1. The telephone and internet services and building distribution appear to be operational and installed per District IT Standards as of 2012. The general topology of the existing data/telephone system shall remain and be prioritized for minimal interruptions upon any future modernizations.

Classroom AV System:

1. The Classroom AV Systems may remain and are suggested to have minimal interruptions. The District Standard layout should be applied to any modernized area.

Security System:

2. The existing security system appears to be functional and can remain. Any new renovation or expansion of the building would need additional motion sensors, with keypad control, to extend the system accordingly. Security systems are District Vendor items.

Fire Alarm:

1. The existing fire alarm system also appears to be functional but is installed under a previous code cycle. New standards required Voice Evacuation for school campuses. The existing Notifier is capable of a Voice Evacuation Upgrade, the but existing wiring topology, campus wide, would require complete replacement to accommodate the upgrade. New site and building raceway would be required to accommodate the upgrade.

If you have any questions or comments on the above assessment or recommendations, please do not hesitate to call.

Sincerely,

Pieter Colenbrander, P.E.
O'MAHONY & MYER



MIWOK VALLEY CHARTER ELEMENTARY SCHOOL

O'Mahony & Myer - Electrical

1. 2012 - 2015 Modernizations of Lighting, Tele/Data, and AV Systems. Power systems at maximum capacity, minimal expansion available.
2. Suggested modernization of Lighting and Power Systems. Recently modernized Tele/Data and AV Systems suggested to be re-aligned to accommodate modernization.
3. Existing branch panels in restrooms suggested to be demolished. Existing branch circuits should be intercepted at a location outside of the restroom and re-fed from a new source.
4. Prioritize location of Signal System Terminal Cans and raceway. Not feasible for any relocation if underground conduit system is intended to be re-used.
5. Existing Main Electric Service and Photovoltaic Interconnection Yard. Location not to be disturbed in any future modernizations.
6. Photovoltaic Array, approx 128kW Inverter Nameplate output.
7. Existing portables; Tele/Data and AV System upgrade in 2012 to District IT Standards. Recent upgrade to LED fixtures, connected to existing toggle switch controls. Other systems within Portables not feasible for expansion.

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

TLCD ARCHITECTURE



MIWOK VALLEY CHARTER ELEMENTARY SCHOOL

O'Mahony & Myer - Electrical

8 Existing obsolete signal systems to be removed. Remove all cabling through-out entire underground network and remove equipment no longer in use through-out campus.

9 Existing conduit systems under roof drain overflow. Visible rust, signs of aged underground conduit system. Typical at each building cluster.

10 The Kitchen area is suffering on space. The electrical panel clearance is encroached by Kitchen equipment, and this condition should be corrected. In general, the Kitchen electrical and lighting systems are in need of replacement.

11 The electrical and signal closets through the campus are shared with cleaning supplies and storage equipment. The electrical and signal rooms should be dedicated to that equipment only. A more suitable location for storage and cleaning products should be provided on site.

12 Shared Storage / Electrical Closet should be changed dedicated Electrical Closet. Suggest adding other locations for Stored Supplies.

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

TLCD ARCHITECTURE

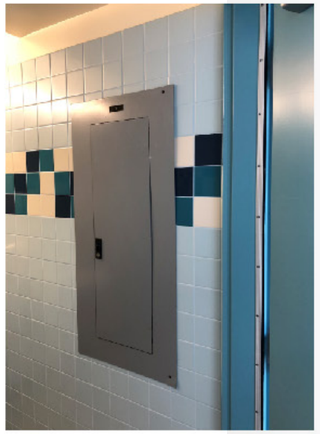


8 Existing Signal Systems





2 Existing Library



3 Existing Restroom Panel

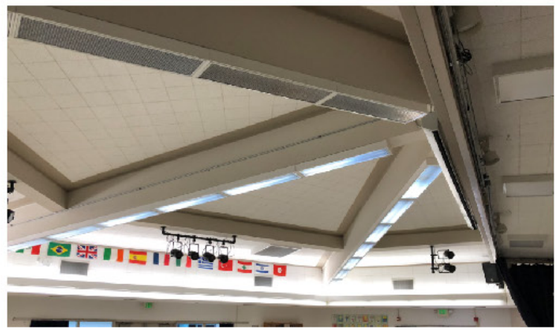




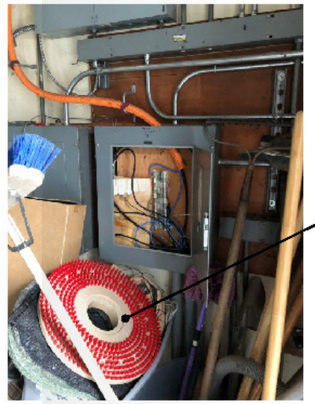
9 Existing Exterior Conduit Conditions



10 Existing Kitchen Conditions



2 Existing MPR Ceiling



4 Existing MPR Closet

MIWOK VALLEY CHARTER ELEMENTARY SCHOOL

O'Mahony & Myer - Electrical

2 Suggested modernization of Lighting and Power Systems. Recently modernized Tele/Data and AV Systems suggested to be re-aligned to accommodate modernization.

3 Existing branch panels in restrooms suggested to be demolished. Existing branch circuits should be intercepted at a location outside of the restroom and re-fed from a new source.

4 Prioritize location of Signal System Terminal Cans and raceway. Not feasible for any relocation if underground conduit system is intended to be re-used.

8 Existing obsolete signal systems to be removed. Remove all cabling through-out entire underground network and remove equipment no longer in use through-out campus.

9 Existing conduit systems under roof drain overflow. Visible rust, signs of aged underground conduit system. Typical at each building cluster.

10 The Kitchen area is suffering on space. The electrical panel clearance is encroached by Kitchen equipment, and this condition should be corrected. In general, the Kitchen electrical and lighting systems are in need of replacement.

11 The electrical and signal closets through the campus are shared with cleaning supplies and storage equipment. The electrical and signal rooms should be dedicated to that equipment only. A more suitable location for storage and cleaning products should be provided on site.

TLCD ARCHITECTURE

16

Sonoma Mountain Facility Assessment Report

16.1

Architectural Facilities Assessment

Sonoma Mountain Elementary Charter School

The following Facilities Assessment was conducted by the architectural design team at TLCD. This sections is a collection of text and summary graphics representing the current conditions of the campus.

FACILITIES OVERVIEW

Sonoma Mountain Elementary Charter School

- 1900 Rainier Circle, Petaluma, CA 94954
- TK-6th grade Charter school
- Projected enrollment for 2022-2023 is 444 students
- Charter requires supplementary space for music, art and performance

The school is in the College neighborhood of Petaluma and was constructed in 1996.

- 1 TK/Kids Care Classroom Pod
- 2 Kindergarten Classroom Pod with shared work room
- 12 Classrooms in Pod buildings with shared work rooms
- 3 Relocatable Classrooms
- Multi-Use with large Kitchen, Library and Admin Building

The campus is surrounded on three sides by residential streets with single family homes. The school backs up to open fields, farmland, and Sonoma Mountain to the east. The school buildings are architecturally cohesive with several stand-alone buildings connected by covered walkways surrounding two central concrete courtyards. The main entry to the campus is easily identified by a tall covered walkway structure. The play areas extend to the southern quadrant of the campus. Mechanical units are discreetly screened in concrete masonry unit bull-pins covered with metal grates.

There are three relocatable classrooms at the perimeter of the campus which are not consistent with the architecture of the school.

CAMPUS-WIDE CONDITIONS

Code Compliance/ADA/Safety

Accessibility – The campus is generally in compliance with the current accessibility standards.

Circulation – the covered walkways provide access

to all buildings except the relocatable structures and the Kids Care building.

Life Safety – Life Safety is achieved by non-rated wood construction, non-sprinklered buildings which meet minimum CBC requirements.

Security – Security is provided by key and lock latch sets with interior manual locking devices “LockBlok”

Site Conditions

The site is relatively flat with few ramps to access the buildings, with the exception of the relocatable buildings and the Kids Care building. The campus functions well in promoting interaction between students by way of the exterior circulation and open courtyards. However, there is little landscaping inside the campus. Concrete courtyards and asphalt play areas are dominant. The open courtyards may be opportunities for outdoor classrooms with the appropriate furniture and shade devices.

Campus-Wide Building Conditions

Building Materials – The buildings are cement plaster with aluminum, insulated glazed unit windows and hipped gable roofs covered with asphalt shingles. The roof of the buildings and covered walkways are in need of replacement. Moss is prevalent at the covered walkways. Access to the roofs needs to be monitored after school hours and site elements that prohibit roof access need to be implemented.

CLASSROOM PODS 1, 2, 3

Building Conditions

Roofing – Asphalt shingles have hipped gable roofs and metal gutters. The roof is in need of replacement.

Doors and Hardware – Functional and compliant

Windows – Aluminum frame Insulated Glass Units (IGU) are functional and compliant

Skin/materiality – Painted cement plaster over wood framing in good condition

Accessibility – Classrooms are accessible. Some concrete walkways have heaved due to tree roots. (see Civil assessment)

Security – Security is provided by key and lock latch sets with interior manual locking devices “LockBlok”

Interior Conditions

Flooring – Carpet and rubber base, VCT at entry/sink in fair condition

Ceiling – 2 x 4 ACP tegular in good condition

Walls – Vinyl over tack board in good condition

Casework – Plastic laminate and sliding whiteboards in average condition

Windows – Double pane with mini blinds

Soffit above casework – Vinyl over tack board in good condition

Workrooms and Pod 1 Offices, 1D Music Room, 1A Computer Lab

Finishes – Similar to Classrooms

Restrooms – Boys and Girls

Flooring – 1 x 1 tile floor in good condition

Ceiling – Painted gyp board in good condition

Walls – 4 x 4 tile to 6’ high and paint above in good condition

HDPE toilet partitions in good condition

Kindergarten Classrooms (Pod 3)

Finishes – Similar to Pod Classrooms

Flooring is in fair to poor condition

Greater amount of VCT

Some walls are painted gyp board

Restrooms – similar to Boys and Girls with common sink/counter

Electrical Room and Janitor Closet

Finishes in fair condition

MULTI-USE BUILDING

Building Conditions

Roofing – Asphalt shingles have hipped mansard roofs and metal gutters. The roof is in need or replacement. The Multi-Use building also has equipment wells above the Multi-Use room and Kitchen.

Doors and Hardware – Functional and compliant

Windows – Aluminum frame Insulated Glass Units (IGU) and are functional and compliant

Skin/materiality – Painted cement plaster over wood framing in good condition

Accessibility – MUR is accessible. Some walkways have heaved due to tree roots. (see Civil assessment)

Security – Security is provided by key and lock latch sets with interior manual locking devices “LockBlok”

Interior Conditions

Flooring – VCT in fair condition

Ceiling – 1 x 1 acoustical ceiling tile and painted exposed wood structure in good condition

Walls – Vinyl over tack board to door height in poor condition, upper fabric acoustical panels, paint above in fair condition

Tables – Plastic laminate in average condition

Windows – Double pane with no window treatments

Roll-down metal gate at Kitchen serving area

Stage

Flooring – hardwood floor with rubber base in fair to poor condition

Ceiling – 1 x 1 acoustical ceiling tile and painted exposed wood structure in good condition

Walls – Combination painted gyp board and vinyl over tack board in average condition

Stage draperies in good condition but need cleaning

Kitchen

Flooring – Epoxy resin with self-cove base in fair to poor condition

Ceiling – Painted gyp board in average condition

Walls – 4 x 4 tile in good condition; painted gyp board in staff areas

Casework – Stainless steel, plastic laminate lockers in good condition

Restroom (1) accessible – epoxy flooring and painted walls

Restrooms – Boys and Girls

Flooring – 1 x 1 tile floor in good condition

Walls – 4 x 4 tile to 6’ high and paint above in good condition

HDPE toilet partitions in good condition

LIBRARY

Building Conditions

Functionality – Library has high ceilings and good natural light and space for book stacks with two large windows, oriented on the east and west sides of the building. The windows are set under a deep roof overhang but do not have alternate shade devices or blinds on their upper portions which may be an issue with late afternoon glare.

Roofing – Asphalt shingles have hipped gable roofs and metal gutters. The roof is in need or replacement.

Doors and Hardware – Functional and compliant

Windows – Aluminum frame Insulated Glass Units (IGU) are functional and compliant

Skin/materiality – Painted cement plaster over wood framing in good condition

Accessibility – Classrooms are accessible. Some concrete walkways have heaved due to tree roots. (see Civil assessment)

Security – Security is provided by key and lock latch sets with interior manual locking devices “LockBlok”

Interior Conditions

Flooring – Carpet and rubber base in average condition

Ceiling – 2 x 4 ACP tegular; painted gyp board at sloped ceiling in good condition

Walls – Combination of paint and vinyl over tack board in average condition

Casework – Plastic laminate in average condition

Windows – Double pane with mini blinds

Work Room – similar finishes; VCT flooring in fair condition

RELOCATABLE CLASSROOMS P1, P2, P3

Building Conditions

Roofing – The roofs are flat built-up roof membrane with overhangs at classroom entries

Doors and Hardware – Hollow metal doors with compliant hardware

Windows – Single pane windows with blinds are not energy compliant

Skin/materiality – Painted manufactured wood siding over wood framing

Accessibility – accessible due to recent renovation. Steel ramps show heavy wear and rusting

Security – Provided by key and lock latch sets with interior manual locking devices

Interior Conditions

Portable P3 in generally better condition than P1 and P2

Flooring – Carpet and rubber base in fair condition; walk-off at P3; VCT at entry and sink in fair to poor condition

P3 Ceiling – Flat ceiling 2 x 4 ACP in fair condition

P1 and P2 Ceiling – Sloped ceiling 2 x 4 ACP in poor condition (sagging)

Walls – Vinyl wrapped tack board

Casework – Plastic laminate in average condition

Windows – Double pane with mini blinds

TK AND CHILD CARE

Building Conditions

Roofing – Asphalt shingles have hipped gable roofs and metal gutters. The roof is in need of replacement.

Doors and Hardware – Functional and compliant

Windows – Aluminum frame Insulated Glass Units (IGU) are functional and compliant

Skin/materiality – Painted cement plaster over wood framing in good condition

Accessibility – Classrooms are accessible with concrete ramps down to the building and play area (see Civil assessment)

Security – Security is provided by key and lock latch sets with interior manual locking devices “LockBlok”

Interior Conditions

Flooring – VCT and rubber base in poor condition

Ceiling – 2 x 4 ACP tegular

Walls – Combination of paint and vinyl over tack board in average condition

Casework – Plastic laminate in fair condition

Windows – Double pane with mini blinds

Restrooms (3) Kids (1) Adult

Flooring – 1 x 1 tile floor in good condition

Walls – 4 x 4 tile to door height and paint above in good condition

HDPE toilet partitions in good condition

ADMINISTRATION

Building Conditions

Roofing – Asphalt shingles have hipped gable roofs and metal gutters. The roof is in need of replacement.

Doors and Hardware – Functional and compliant

Windows – Aluminum frame Insulated Glass Units (IGU) and some original single pane, wire glass windows

Skin/materiality – Painted cement plaster over wood framing in good condition

Accessibility – Offices and common spaces are accessible. Some concrete walkways have heaved due to tree roots. (see Civil assessment)

Security – Security is provided by key and lock latch sets with interior manual locking devices “LockBlok”

Interior Conditions

Flooring – Carpet and rubber base in average condition

Ceiling – 2 x 4 ACP “Second Look” tegular in good condition but some water damage

Walls – Combination of paint and vinyl over tack board in good condition

Casework – Plastic laminate in average condition

Windows – Combination double pane and single pane/wire glass with mini blinds

Work Room, Break Room, Nurse

Flooring – VCT and rubber base in good condition

Ceiling – 2 x 4 ACP “Second Look” tegular

Walls – Paint with one wall vinyl over tack board in good condition

Casework – Plastic laminate in good condition

Windows – Combination double pane and single pane/wire glass with mini blinds

Nurse Restroom – 1 x 1 tile floor, 4 x 4 tile wainscot, paint above in good condition

Restrooms – Men and Women

Flooring – 1 x 1 tile floor in good condition

Walls – 4 x 4 tile to door height and paint above in good condition

HDPE toilet partitions in good condition



SONOMA MOUNTAIN CHARTER ELEMENTARY SCHOOL

TLCD - Architecture

1. Classroom Buildings are generally in good condition. Flooring is in fair condition. Restroom finishes are in good condition.

2. Multi-Use Building flooring and wall finishes are in fair to poor condition. Ceiling and folding tables are in good condition. Stage draperies are in average condition, but need to be cleaned. Kitchen finishes and equipment are in good condition. Restroom finishes are in good condition.

3. Library Building interior finishes are in average to good condition.

4. Relocatable Classrooms P1 and P2 finishes are in fair to poor condition. Casework and mini-blinds are in average condition.

5. Relocatable Classroom P3 interior finishes are in average to good condition. Casework and mini-blinds are in average condition.

6. TK/Kids Care Building flooring and casework is in fair to poor condition. Walls and mini-blinds are in average condition. Restroom finishes are in good condition.

7. Administration Building flooring and casework are in average condition. Ceiling, wall, and window finishes are in good condition. Restroom finishes are in good condition.

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

TLCD ARCHITECTURE

SONOMA MOUNTAIN CHARTER ELEMENTARY SCHOOL

TLCD - Architecture

8 All roofs need to be replaced

9 Roof suffers from vandalism because of easy roof access.



- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

TLCDARCHITECTURE

16.2
Civil Facilities Assessment

Sonoma Mountain Elementary Charter School

The following Facilities Assessment was conducted by the civil engineering team at Breljie & Race. This sections is a collection of text and summary graphics representing the current conditions of the campus.

SONOMA MOUNTAIN SCHOOL ACCESSIBILITY ISSUES

The parking lot near the main entry to the school should be improved to make it ADA compliant. The ADA student drop off is 5 ft wide, not 20 ft as required per California Building Code. It does not have a ramp with a detectable warning surface. A new ADA compliant student drop off should be constructed with a ramp including detectable truncated domes. The parking lot near Rainier Circle/Matzen Ranch Circle intersection has two ADA stalls. Per ADA code, one stall must be designated for “van” use. The current signage is out of date and there are no truncated domes on the ramp. Signs describing “fine” should be added to the existing posts. Some of the ADA stalls have the longitudinal slope of 3.7% towards the curb. It is not possible to modify the pavement slope of current stalls due to site drainage patterns. A solution may be to move the stalls to the north end of the parking lot. The area should be edge grinded and overlayed to reduce the slope to 2.0%, with transition paving at the adjacent stalls. In order to meet ADA standards, a new cross walk between the stalls and the school should be added and the pavement markings and cross walk should be painted out. New signage at the new stall locations should be added and the signs at the old locations should be removed.

The walk serving these stalls is fenced off from the campus. The area should have the existing pavement markings painted out. The existing space (sufficiently wide) for two ADA stalls and an 8 ft wide unloading zone should be restriped. Van parking signage should be provided at one stall and “fine” signs should be added to both stalls. A band of truncated domes (mat style) should be added to the existing pedestrian ramp. The gates in the fence opposite the unloading zone should be unlocked and remain open during regular school hours and events at the school. The pavement in general is deteriorating. The cracks should be filled, seal coated, and restriped.

The cross slopes on the flatwork in all the courtyards exceeds 2.0%. The courtyard flatwork should be removed, regraded and reconstructed with a 2.0% maximum cross slope. The drop inlets at the center of plazas should be raised to accommodate the new flatwork. The existing grates should be replaced with the bolt down grates having ½” maximum openings per ADA requirements.

The slope on the access paths to the soccer fields is nearly 12%. Diagonal path should be added at 5% maximum slope to connect the paved play courts to the athletic fields.

The longitudinal slope on the path of travel from the street to the campus is 7.6% and does not have railings. Railings to the existing walkway should be added or the walkway should be reconstructed not to exceed the 5.0% maximum slope.

Some cross slopes in the kindergarten play area exceed 2.0%. This area would be difficult to bring into compliance. Given the way it is striped for a “raceway” track in the steeper areas, it may not require remedial work.

SONOMA MOUNTAIN SCHOOL FIRE/LIFE SAFETY ISSUES

A fire hydrant in the northeast portion of the campus should be added for adequate fire protection around the school. A new private fire service and a hydrant at the northwest fire lane from the street “knuckle” should be constructed to provide adequate site fire protection. A new private fire line should be installed to the northeast play court along with a private hydrant to protect this area.

SONOMA MOUNTAIN SCHOOL UTILITIES ISSUES

The existing inlets in the flatwork do not have ADA compliant grates. They should be replaced with the bolt down grates having 1/2” maximum openings.



SONOMA MOUNTAIN CHARTER ELEMENTARY SCHOOL

Breljie & Race - Civil

1. The ADA student drop off is only 5 ft wide, not 20 ft as required. It does not have ramp with detectable warning surface. Construct a new ADA student drop off.

2. Two ADA stalls. One must be designated for “van” use. Signage out of date. No truncated domes on ramp. Walk serving these stalls is fenced off from the campus. Paint out existing pavement markings. Restripe existing space (which is sufficiently wide) for two ADA stalls and an 8 ft wide unloading zone. Provide “van” signage at one stall, and add “fine” signs to both. Add band of truncated domes (mat style) to exisiting pedestrian ramp. Be sure that gates in fence opposite unloading zone are unlocked and open during school hours or during events at the school.

3. Pavement is deteriorating. Fill cracks, seal coat, and restripe.

4. Cross slopes on flatwork in all courtyards exceeds 2%. Raise elevation of drop inlets at center of plazas. Replace existing grates with ADA 1/2” max opening bolt down grates. Remove flatwork, regrade, and reconstruct with 2% max cross slope to inlets.

5. Slope on access paths to soccer fields is nearly 12%. Add diagonal path at 5% max to connect paved playcourts to athletic fields.

6. Longitudinal slope on POT from street to campus is 7.6% with no railings. Add railings to existing walkway or reconstruct walkway.

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

TLCD ARCHITECTURE



SONOMA MOUNTAIN CHARTER ELEMENTARY SCHOOL

Breljie & Race - Civil

7 Some cross slopes in kindergarten play area exceed 2%. This area would be difficult to bring into compliance. Given the way it is striped for a “raceway” track in the steeper areas, it may not require remedial work.

8 ADA stall signage is out of date. Add “fine” signs to existing posts.

9 ADA stalls have longitudinal slope of 3.7% towards curb; have out of date signage, and lacking “van” space. Not possible to modify pavement slope where stalls currently exist due to site drainage patterns. Suggest moving stalls to north end of parking lot. Edge grind and overlay that area to reduce slope to 2%, with transition paving to adjoining stalls. Paint out pavement markings and cross walk in existing location. Add cross walk between stalls and school, with truncated dome bands on both ends. Install new signage at new stall locations, with one designated for van. Remove signs from old location.

10 The lack of onsite fire hydrants results in inadequate fire protection for the northeast portion of the campus. Construct private fire service and hydrant at northwest fire lane off street “knuckle”, with private fire line to northeast playcourt. Construct private hydrant in this area.

11 Existing drop inlets do not have ADA grates. Replace existing grates with ADA compliant 1/2” max opening bolt down grates.

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

TLCDARCHITECTURE

16.3

Landscape Facilities Assessment

Sonoma Mountain Elementary Charter School

The following Facilities Assessment was conducted by the landscape design team at Quadriga. This sections is a collection of text and summary graphics representing the current conditions of the campus.

QUADRIGA landscape architecture and planning, inc.

Sonoma Mountain Elementary School Landscape Assessment
Date of Visit: 6-10-2020

Irrigation Review
This campus is irrigated by 1 point of connection – the system is served by recycled water.
We did not observe current issues with the system- it appears to be operational and efficient.

Recommendations:
Update Irrigation Controller by adding a weather sensor.

Furnishings Review
Most of the campus exterior furnishings are in good shape – the seating arrangements indicate that covered more covered seating would be a welcome addition. Many of the benches are concrete and may be very hot on sunny days- but they are in good condition.
Image –Second Courtyard and Seating

Recommendation: Creating covered seating areas would expand the use of outdoor areas.

Planting Review
Overall the campus plantings are minimal – the front entry is heavily planted and in good condition. Interior Courtyards are exposed and devoid of plantings- especially the Courtyard between the Administration Building and the Library (Entry Courtyard). This Courtyard has had the trees taken out due to root intrusion and concrete damage. *Image - Courtyard*

Sports Field – the field condition is poor- gopher hoes make it unplayable.

Recommendations:
We recommend redesigning the Entry Courtyard to provide shade seating areas and planting areas to create more useable outdoor learning space.

Sports field recommendations – There are several options to repairing the field – the least expensive would be by gopher removal and refurbishment of the grass through selective filling of holes and reseeding.
A more long-term solution would be to completely renovate the field – regrade, add soil amendment, add gopher protection and re sod or reseed.

Playground Review
Kindergarten Play Area - this play area has been resurfaced in the last few years, but the equipment is original to the school construction and ending the end of its useful life. *Image –Kinder*

Large playground- in the large playground, three play structures are installed. The Easternmost structure was installed in the last few years and is in good shape but lacks adequate shade.

The Westernmost play structure was installed in 1997 and is ending its useful life- parts are no longer available and repairs are challenging. *Image- Playground*

1212 4th street | studio k | santa rosa, ca 95404 | tel. 707.546.3561 | quadriga-inc.com

Standalone Climbing Structure - this structure has wear – but appears to be in useable condition.

Recommendations:

Replace the kindergarten and older play structure in the large playground.
Consider adding additional shade over the structure

Fencing and gates- we reviewed exterior fencing for condition only
Fencing and gates appear to be in good shape.



SONOMA MOUNTAIN CHARTER ELEMENTARY SCHOOL

Quadriga - Landscape

1. Renovate Courtyard to remove some concrete and add larger tree planters, replant trees and vegetation.
2. Consider updating concrete furnishings to a cooler material such as wood.
3. Rubberized surfacing has been recently replaced but play structures are at the end of usable life parts are no longer available for repairs and there is rusting and surfacing wear.
   Older climbing structure- some wear on most used handhold's- consider replacement in next few years.
4. Newer play structure with engineered wood fiber surfacing - in good shape, expanded shade would be a benefit.
5. Irrigation is operational and managed through a single point of connection and automatic irrigation controller. The irrigation controller may be upgraded to a weather based system by adding an inexpensive solar sync weather sensor.
6. Renovate field.

- RELOCATABLE
- GREEN
- CLASSROOM
- ADMINISTRATION
- MULTI-USE
- LIBRARY
- MAKER SPACE
- SHADE STRUCTURE
- SPECIAL USE
- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

TLCD ARCHITECTURE

16.4

Mechanical & Plumbing Facilities Assessment

Sonoma Mountain Elementary Charter School

The following Facilities Assessment was conducted by the mechanical engineering team at Guttmann & Blaevoet. This sections is a collection of text and summary graphics representing the current conditions of the campus.

Subject: **Sonoma Mountain Elementary School**
Mechanical Equipment Assessment

Dear George,

The campus was built in 1196 and hasn't undergone significant modernizations. Below are items describing the Facilities Assessment of the existing mechanical systems and recommendations for improvements.

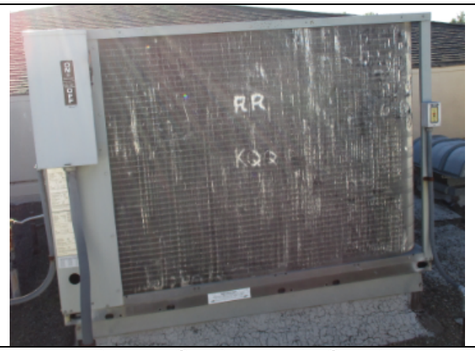
Controls – General

1. The campus had a BMS many years ago but it's been phased out in favor of local equipment control (thermostats, switches, etc.).

Multi-Use / Kitchen Building

2. The west-side mechanical roof well houses one large gas-electric packaged unit for the Multi-purpose room and miscellaneous kitchen equipment. The packaged unit is original equipment and is approaching the end of its useful service life.

   - Recommendation: replace the old unit with new.

	
Replace Old Packaged AC Unit	Replace Old Packaged AC Unit

3. The three remote condensing units serve the three furnace/DX coils located in the Administration attic space. These are original equipment and are approaching the end of their service lives.

   - Recommendation: replace the three existing condensing units with new and more efficient units.

Guttmann & Blaevoet CONSULTING ENGINEERS



Replace Three Condensing Units For Admin Furnaces

4. The kitchen makeup air unit, main hood exhaust fan and vapor hood exhaust fan are all original equipment. The main kitchen hood and dishwashing vapor hood are in good condition and can remain as-is.

   - Recommendation: replace the makeup air unit and exhaust fans with new.



Replace Old Kitchen Makeup Air Unit



Replace Old Kitchen Main Hood Exhaust Fan



Replace Vapor Hood Exhaust Fan

5. The east-side mechanical roof well houses one large gas-electric packaged unit for the Multi-purpose room and two restroom exhaust fans. The packaged unit is original equipment and is approaching the end of its useful service life.

   - Recommendation: replace the packaged unit and exhaust fans with new.



Replace Old Packaged AC Unit



Replace Old Packaged AC Unit



Replace Boys Restroom Exhaust Fan

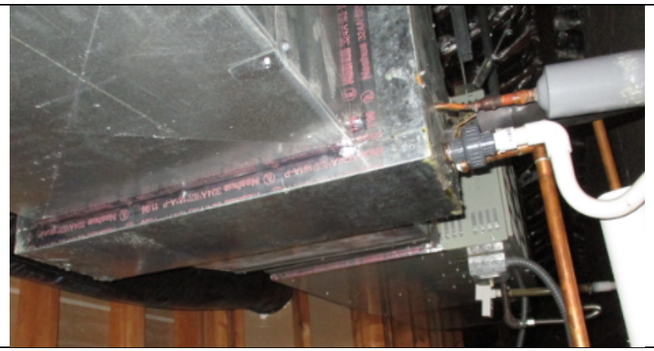


Replace Girls Restroom Exhaust Fan

Administration

6. There are three furnaces in the attic space that have failed over the years according to the facilities personnel. These are original equipment and have been repaired as needed to maintain proper operation.

   - Recommendation: replace the three old furnaces and DX coils with new.



Replace Existing Admin Building Furnace (Typical Of 3)

7. One storage room was converted into an IT room with server racks and routers. The equipment isn't experiencing any temperature control issues but it appears that the only air conditioning provided is through a metal screened door.

   - Recommendation: provide a dedicated 2-ton split system for better room temperature control.



Add A Split System Heat Pump For Server Room

Classroom Clusters 1, 2 and 3

8. Each cluster consists of four classrooms, a common work area and Boys and Girls restrooms. Each classroom is served by an overhead condensing furnace and in-duct direct expansion cooling coil. Although the furnaces are original equipment, they're still functioning properly.

   - Recommendation: keep the furnaces and provide preventative maintenance to extend service life.



Existing Condensing Furnace Above Ceiling to remain (Typical Of All Classrooms)

Library

9. The Library is served by two overhead condensing furnaces and in-duct direct expansion cooling coils. Although the furnaces are original equipment, they're still functioning properly.

   - Recommendation: keep the furnaces and provide preventative maintenance to extend service life.

Daycare

10. The Daycare building is served by two overhead condensing furnaces and in-duct direct expansion cooling coils. Although the furnaces are original equipment, they're still functioning properly.

    - Recommendation: keep the furnaces and provide preventative maintenance to extend service life.

Kindergarten

11. The Kindergarten building is served by two overhead condensing furnaces and in-duct direct expansion cooling coils. Although the furnaces are original equipment, they're still functioning properly.

    - Recommendation: keep the furnaces and provide preventative maintenance to extend service life.

Outdoor Condensing Units

12. Approximately 20 condensing units are located in groups within protective CMU enclosures throughout the campus.

    - Recommendation: it appears that all condensing units are original equipment, have refrigerant piping insulation degradation and should be replaced with new.

	
Replace Original Condensing Unit (Typical)	Replace Old Refrigerant Piping Insulation (Typical)

Two Portable Classrooms

1. Each classroom is served by a Bard wall-mounted heat pump that is original equipment.

    - Recommendation: keep the heat pumps and provide preventative maintenance to extend service life.

	
Existing Bard Unit to remain	Existing Bard Unit to remain

If you have any questions or need additional information, please do not hesitate to contact our office.

Very truly yours,

GUTTMANN & BLAEVOET

Edmund A. Cancio

Ed Cancio, PE
Senior Associate

EC/ec
P:\TLC-011 Old Adobe Union Schl\Correspondence\a Design Phase\Reports\Sonoma Mountain\TLC-011 - Sonoma Mountain Site Visit Report - Mechanical.docx



SONOMA MOUNTAIN CHARTER ELEMENTARY SCHOOL

Guttman & Blaevoet - Mechanical

1. Equipment in north Roof Mechanical Well: the 12-1/2 ton packaged rooftop unit serving the MP room, the kitchen, makeup air unit evaporative cooler, the kitchen main hood and dishwashing hood and three condensing units for the Admin Building are all original 1996 equipment. These are nearing their useful service lives and should be replaced with new.

2. Equipment In south Roof Mechanical Well: the 12-1/2 ton packaged rooftop unit serving the MP room and two exhaust fans are all original 1996 equipment. These are nearing their useful service lives and should be replaced with new.

   The three furnaces in the Admin Building attic space are original equipment and should be replaced with new.

3. Recommended providing dedicated split system for converted Telecom room.

4. Refurbish existing furnace in attic space to prolong useful service life.

5. Replace old condensing units with new.

6. Existing Bard unit to remain.

- RELOCATABLE
- GREEN
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- KIDS CARE
- PARKING/PLAY AREA

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SONOMA MOUNTAIN CHARTER ELEMENTARY SCHOOL

Guttman & Blaevoet - Plumbing

1. The T&P valve of electric water heater In-Sink-Erator, 2.5 gallons, located in Admin office under sink, is drained through a dishwasher airgap fitting and not by gravity as per 1029 CPC 608.5(3) and can cause personal injury. Replace with instantaneous tankless water heater.

2. Kitchen plumbing fixtures and appliances are in very good condition. T&P valve of the gas water heater State Turbo Sandblaster, 80 gallons discharges on floor. Replace water heater on a housekeeping pad and discharge T&P as required by 2019 CPC 608.5.

3. Wrap drain and supplies of the sink/lavatory as required by CBC 1127A.3(5).

4. The furnace in ceiling has no sediment trap after shut off valve and before appliance connection. Provide sediment trap as required by 2019 CPC 1212.9.

5. The gas water heater located in daycare electrical room has no sediment trap at gas connection. Provide sediment trap as required by 2019 CPC 1212.9

- RELOCATABLE
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- SPECIAL EDUCATION
- KIDS CARE
- PARKING/PLAY AREA

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16.5

Structural Facilities Assessment

Sonoma Mountain Elementary Charter School

The following Facilities Assessment was conducted by the structural engineering team at ZFA. This sections is a collection of text and summary graphics representing the current conditions of the campus.

SONOMA MOUNTAIN ELEMENTARY CHARTER SCHOOL

Based on original DSA drawings from phase 1 this campus appears to have been constructed in 1997. It includes eight wood framed buildings (Admin, multipurpose, library and five classroom buildings) and three portables. The portables appear to be founded on concrete and anchored. Not all building interiors were reviewed.

No structural issues were observed, as expected, for a newer campus like this.

16.6

Electrical Facilities Assessment

Sonoma Mountain Elementary Charter School

The following Facilities Assessment was conducted by the electrical engineering team at O'Mahony & Myer. This sections is a collection of text and summary graphics representing the current conditions of the campus.

O'MAHONY & MYER
ELECTRICAL ENGINEERING & LIGHTING DESIGN

San Rafael, California
Pacific Harbour, Fiji

Brian O'Mahony
Jan P. Myer
Paul Carey
Pieter Colenbrander
David Orgish

June 22, 2020

TLCD Architecture
520 Third Street #250
Santa Rosa, CA 95401

Attn: George Klumb

Re: Old Adobe Union School District
Sonoma Mountain Elementary School
Electrical Systems Assessment

Dear George,

O'Mahony & Myer visited the Sonoma Mountain Elementary School on June 18, 2020, to review the existing electrical related conditions at the campus. The purpose of our visit was to review the existing conditions of the electrical, lighting, and signal systems, in order to provide this written assessment of the conditions and abilities of each system to support ongoing use or modernization.

Following is a summary of our findings.

Main Electrical Service:

The campus is fed with an underground primary service derived from an underground pullbox on an adjacent public street. A pad mount PG&E Transformer is located at the corner of Rainier Cir and Tulare St., with underground secondary conductors continuing in to the Library Building of the Campus. A 1,600 Amp, 120/208V, 3-Phase, 4-Wire, Siemens SB type Main Switchboard (PG&E #10095389858) that serves site distribution. See recommendations at end.

The new electrical service infrastructure was installed in the original 1997 construction, is adequately labeled with circuit breaker nameplates and has space for new circuit breakers. The Power needs of the facility appear adequate for modernizations and renovations within the existing parcel. But routing for new connections is problematic. See recommendations at end.

Photovoltaic System:

Not present on site

Power Distribution:

The original main switchboard is in excellent condition. The existing Main Switchboard distributes power to all branch panelboards, each of similar Siemens manufacturer, via an underground conduit system that appears in good order. See recommendations at end.

Branch Power:

The overall integrity of the building branch wiring systems could not be identified during this visual inspection since the wiring is hidden in the original walls or run underground in conduit. All existing panels appear in good condition for the current use. Each is fed from the Main Switchboard, via an original construction underground conduit system. The integrity of the feeders, pullbox system and conduit system connecting them, was not part of this observational assessment report.

Most existing branch panels are surface mount, located within a shared custodial closet which also contains a water heater, the building data cabinet, and signal terminal cans. The electrical branch panels are in excellent condition. Most panels have some available space for expansion, but only minimal branch circuits could be expanded. The constraints of the room prevent the available power capacity from expanding. See recommendations at end.

Each panel feeds common branch circuit receptacles and lighting, via primarily an underground conduit network to each adjacent classroom, terminating to flush devices. See recommendations at end.

Classroom AV Systems:

Each classroom and conference space is fitted with a Front Row, 'Classroom AV System' configuration, matching a District Wide IT Standard. This system includes an AV input location (inputs: one HDMI, one VGA and one 3.5mm audio), a push button media/volume control panel, a surface mount amplifier/switching assembly, and concealed cabling to an HDTV display and wall mount speakers. These systems were installed circa 2015 and shall remain.

Lighting Systems:

The lighting and lighting control systems in some areas were recently upgraded in a 2015 Modernization Project, which included the original construction Classroom Buildings only.

The general lighting systems in the recently modernized areas consist primarily surface ceiling mount LED direct/indirect linear fixtures in the classroom spaces and recessed/surface LED troffer fixtures in office/admin spaces. The custodial and storage spaces do not have upgraded lighting, and contain a mix of surface fluorescent fixtures with T8 lamps.

Lighting controls in the modernized areas are a line voltage toggle switch, with wall mounted occupancy sensors. The configuration was complaint with current Title 24 energy efficiency standards at the time of it's modernization. See recommendations at end.

The general lighting systems in the at all buildings consist primarily of 2x4 fluorescent or pendant mounted fluorescent fixtures with T8 lamps. See recommendations at end.

Exterior Lighting Systems appear to have been replaced with more recent LED type luminaires. These are controlled on an individual building level, by a mechanical time clock located at each building utility closet. See recommendations at end.

Lighting controls in the non-modernized areas are limited to standard conventional manual wall switches with an occupancy sensor, that appears to not be operating properly. See recommendations at end.

Emergency Lighting:

Emergency lighting present at original code required locations, but the testing an integrity of these existing systems is not verified. Current code requires a 1 foot candle average along paths of egress. The existing systems on the campus do not appear capable of maintaining current, or new modernized egress requirements without addition of exterior site lighting. Many areas have normally off, stand-alone, wall pack, battery fixtures, but some have non-working batteries. Overall coverage of fixtures appears to be meeting code minimum from an emergency standpoint.

Exit signs were consistent through-out and located as required by code, but these are a mix of modernized and legacy systems. We suggest the District select a standard type across all campuses for continued modernizations and renovations. See recommendations at end.

Data/Phone Systems:

The data/phone system in the campus have been recently upgraded to include a multi-strand, fiber optic (OM3 rated) backbone cabling which facilitates the LAN District Data and VOIP Telephone systems. This derives from a centralized Main Distribution Frame (MDF) in the Admin building, to (9) Intermediate Distribution Frame (IDF) in each separate building on site. Category 6 station cabling homeruns with fully rated jacks, are terminated per typical District IT layouts throughout all existing campus spaces.

There is also a standard telephone service (copper cable) termination box that remains to service fire alarm, and fax machine systems requiring P.O.T.S. lines.

The MDF and IDF locations are provided with "service loops" for relocations within 10' of original locations. It should be noted that the locations of this existing head end equipment (MDF/IDF) should be prioritized for any future modernizations. See recommendations at end.

Security Systems:

The building has an active security intrusion alarm system, present at Admin, Library and Computer Lab locations only. The system consists of wall mounted motion sensors, with a keypad override at the Staff entry. These systems are maintained by a District vendor.

Fire Alarm System:

The campus has a Notifier AFP-200 fire alarm system with manual pull stations at the exits and exterior building locations. Automatic smoke detectors are present in some rooms with horn/strobe alarm notification devices in the public areas. The system is currently monitored by a central station agency. The systems are installed to an older code, and will require upgrade upon any modernization. See recommendations at end.

Recommendations:

Power:

1. The Main Electrical Service is suitable for various expansions and modernizations and shall remain. All new connections for electrical branch panel expansion, should be anticipated to be connected to the available distribution space within this panel. Its location should be prioritized for any future modernizations.

2. The second Electrical Service dedicated to the portable expansions, is at the end of its use. The area afront the gear is suggested to be re-worked to allow for the front door to open fully. The equipment is not feasible for any expansion.

3. All original construction branch panels are at maximum capacity. New branch panels connected to the main electric service would be required for any expansions or modernizations.

4. The current configuration of the shared custodial closets does not allow for this space/expansion to occur. We suggest new locations of Custodial Mop Sink and Cleaning Products, allowing for a dedicated electrical/telecom closet.

5. Existing branch circuits do not show any signs of reported trouble and can remain unless future modernization interrupt existing locations.

Photovoltaic:

1. The Main Electrical Service shall have all code required Phovotoltaic Signage applied.

Lighting:

1. All Interior Areas:
    a. Since the lighting fixtures in the building are all older style 2x4 T8 fluorescent lensed fixtures, new LED style lighting could be installed, with modern digital dimmers, motion sensing lighting controls, and automatic daylight dimming. LED lighting and automatic controls would provide much better lighting quality and quantity with significant energy savings and dimming capability.

    b. The interior finishes of the room should be carefully considered for any lighting modernization which can have impact on overall lighting quality within the space.

    c. A complete removal of the existing branch circuit wiring and controls, requiring opening of existing ceilings and walls is suggested for modernized controls.

    d. Cabinets are available in each classroom and would benefit from the addition of undercabinet lighting on occupancy sensor control.

2. Exterior areas
    a. The existing fixtures appear in good condition. Additional energy savings could be available by providing automatic controls to turn off exterior lighting on a schedule that accommodates the site. Also, centralized control can offer benefit to various events that required an override of the automatic features, as necessary for the public use.

3. Exit signs appear to exist at the required exits but should be replaced to match a single device type, for District consistency across all campuses. If any exit path in the building has a discharge of more than 49 people, electric exit signs with 90-minute battery back-up would be required.

4. For emergency egress lighting, current code requires a 1 foot candle average along paths of egress, to the designated 'Area of Refuge'. The site is currently not lit to accommodate this standard.

Data/Telephone:

1. The telephone and internet services and building distribution appear to be operational and installed per District IT Standards as of 2012. The general topology of the existing data/telephone system shall remain and be prioritized for minimal interruptions upon any future modernizations.

Classroom AV System:

1. The Classroom AV Systems may remain and are suggested to have minimal interruptions. The District Standard layout should be applied to any modernized area.

Security System:

2. The existing security system appears to be functional and can remain. Any new renovation or expansion of the building would need additional motion sensors, with keypad control, to extend the system accordingly. Security systems are District Vendor items.

Fire Alarm:

1. The existing fire alarm system appears to be functional but is installed under a previous code cycle. The exterior pull stations are problematic from a false alarm standpoint. We recommend a complete replacement of the existing system to new Fire Alarm Voice Evacuation standards.

2. A new panel, at a new location would be required to facilitate a Voice Evacuation Upgrade. The existing wiring topology, campus wide, would require complete replacement to accommodate the upgrade. New classroom and interior raceway would be required to accommodate new device locations.

If you have any questions or comments on the above assessment or recommendations, please do not hesitate to call.

Sincerely,

Pieter Colenbrander, P.E.
O'MAHONY & MYER



SONOMA MOUNTAIN CHARTER ELEMENTARY SCHOOL

O'Mahony & Myer - Electrical

1. 2012 - 2015 Modernization Tele/Data, and AV Systems. Power systems capable of minimal expansion if space considerations are accommodated. See note 4.
2. Suggested modernization of Lighting Systems. Recently modernized Tele/Data, AV, and Power Systems suggested to be re-aligned to accommodate modernization.
3. Existing MPOE location of communication system. Location to be prioritized for any future modernizations.
4. Shared Custodial / Electrical Closet should be changed to dedicated Electrical Closet. Suggest adding other locations for Custodian Closet (includes water heater, supplies and ball storage requiring alternate locations).
5. Existing Main Electric Service in Electrical Room. Location not to be disturbed in any future modernizations. Refer to suggested requirements of note 4.
6. Existing Fire Alarm Control Panel requires replacements, at new location.
7. Existing portables; Tele/Data and AV System upgrade in 2012 to District IT Standards. Other systems within Portables not feasible for expansion.

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SONOMA MOUNTAIN CHARTER ELEMENTARY SCHOOL

O'Mahony & Myer - Electrical

8 Existing obselete signal systems to be removed. Remove all cabling through-out entire underground network and remove equipment no longer in use through-out campus. Typical condition at each building.

10 The receptionist area is lacking in adequate 120V receptacles. We suggest accommodations for more power and re-aligned data at this area.

11 The gym area appears to have a recent LED Lighting upgrade, but connected to existing manual keyed controls. Additional energy savings would be achieved with new dimmable fixtures and new controls, connected to zoned automatic dimming. This would lend to a more efficient use of the natural light from the clerestory window. Ceiling and walls would require opening to replace the existing wiring.

12 Existing lighting 3-way switching in this room is not wired correctly. Suggest repair.

13 Classrooms would benefit from a zoned automatic dimming system, which would lend to a more efficient use of the natural light.

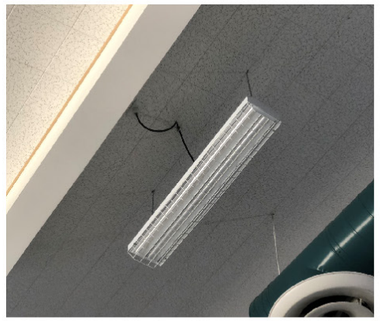
14 IDF and Door in conflict. Suggest providing dedicated space for the IDF and changing door swing.

15 Library area can benefit from new LED Lighting upgrade and controls, similar to Gym suggestions, with structurally braced luminaries for earthquake sway requirements.

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TLCDARCHITECTURE

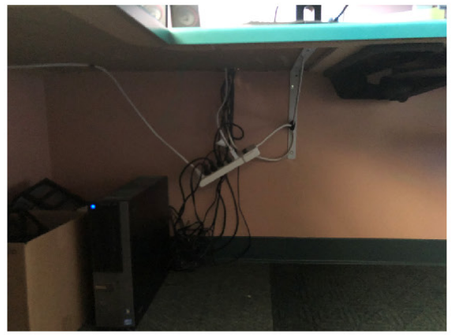




11 Gym Lighting Conditions



13 Typical Classroom Windows



10 Reception Area



14 IDF / Door Conflict

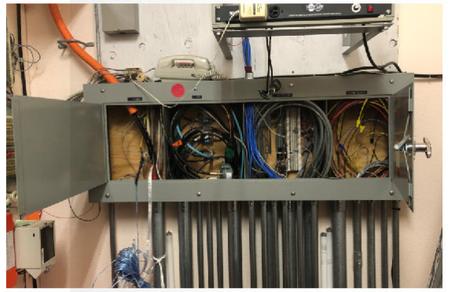


15 Library Lighting Conditions





2 Typical Classroom



8 Existing Signal Terminal Cans

SONOMA MOUNTAIN CHARTER ELEMENTARY SCHOOL

O'Mahony & Myer - Electrical

2 Suggested modernization of Lighting Systems. Recently modernized Tele/Data, AV, and Power Systems suggested to be re-aligned to accommodate modernization.

8 Existing obselete signal systems to be removed. Remove all cabling through-out entire underground network and remove equipment no longer in use through-out campus. Typical condition at each building.

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14 IDF and Door in conflict. Suggest providing dedicated space for the IDF and changing door swing.

15 Library area can benefit from new LED Lighting upgrade and controls, similar to Gym suggestions, with structurally braced luminaries for earthquake sway requirements.

TLCDARCHITECTURE

17

Measure L Bond

OLD ADOBE UNION SCHOOL DISTRICT
MEASURE L

To improve the quality of education; repair and replace leaky roofs; modernize outdated classrooms, restrooms and school facilities; and improve student access to computers and modern technology; shall Old Adobe Union School District issue $38,500,000 of bonds at legal rates, generating on average $2,200,000 annually as long as bonds are outstanding at a rate of approximately 3 cents per $100 assessed value, with annual audits, independent citizen's oversight, no money for salaries and all money staying local?

COUNTY COUNSEL'S IMPARTIAL ANALYSIS OF MEASURE L

California law permits school districts to issue bonds to pay for construction, repair, replacement, and acquisition of school facilities provided 55 percent of voters who vote on the measure approve the sale of the bonds. The Old Adobe Union School District Board of Trustees has placed on the ballot the question of whether to issue $38,500,000 in bonds for such purposes.

Money raised by bond sales may only be used for the purposes and projects stated in the Bond Project List set forth in Measure L, following this analysis. Proceeds could be used to modernize, renovate, construct, acquire, equip, expand, or otherwise improve educational and support facilities. The Bond Project List includes a complete list of projects and allowed expenditures. As required by law, Measure L prohibits using bond proceeds for teacher or administrator salaries or other operating expenses.

The Board of Trustees has certified that it evaluated safety, class size, and information technology needs in developing the Bond Project List. Inclusion of a project on the Bond Project List does not guarantee it will be funded or completed. The District may seek State funds to augment Bond proceeds to advance the Bond Project List. The Board of Trustees will establish the priority and order in which projects are undertaken.

If adopted, Measure L includes "Accountability Safeguards" that require the Board of Trustees to: annually conduct independent financial and performance audits; establish an Independent Citizens' Oversight Committee; and maintain bond proceeds in a separate account in the County Treasury. Measure L further requires District Superintendent to provide an annual report to the Board on the status of projects undertaken and the amount of bond proceeds received and expended in each year.

If approved, Measure L authorizes Old Adobe Union School District to issue and sell general obligation bonds in series, at different times, as projects are undertaken. Bonds of any series must mature within the statutory maximum number of years from date of issue. The interest rate on the bonds will depend on the market rate at the time bonds are sold, but cannot exceed the maximum rate set by law. Bonds will be repaid from property taxes levied on real property within the District based on the value of land and improvements on each property. Those taxes would be in addition to current property taxes on real property within the District.

The amount of tax needed each year will depend upon the amount needed to repay outstanding principal and interest. The District's Tax Rate Statement, which follows this analysis, estimates the highest tax rate necessary to fund the bonds is $30 per $100,000 of assessed value. Those tax levies are projections, and could go up or down, depending on a number of factors including the timing and amount of bond sales, and changes in assessed property values in the District.

If all bonds are sold, the total debt service (including principal and interest) will be $79,000,000. The tax will raise approximately $2,200,000 annually.

A "yes" vote on Measure L will authorize the District to issue the bonds and levy taxes to pay for the indebtedness. A "no" vote on Measure L will not authorize either the issuance of bonds or the associated levy of taxes.

BRUCE D. GOLDSTEIN
County Counsel

By: s/ Robert Pittman
Assistant County Counsel

TAX RATE STATEMENT — MEASURE L

An election will be held in the Old Adobe Union School District (the "District") on November 6, 2018, to authorize the sale of up to $38.5 million in bonds of the District to finance school facilities as described in the measure. If such bonds are authorized and sold, principal and interest on the bonds will be payable only from the proceeds of *ad valorem* tax levies made upon the taxable property in the District. The following information is provided in compliance with Sections 9400-9404 of the Elections Code of the State of California. Such information is based upon the best estimates and projections presently available from official sources, upon experience within the District, and other demonstrable factors.

Based upon the foregoing and projections of the District's assessed valuation, the following information is provided:

1. The best estimate of the average annual tax rate which would be required to be levied to fund this bond issue over the entire duration of the bond debt service, based on a projection of assessed valuations available at the time of filing of this statement, is $0.03 per $100 of assessed valuation (or $30 per $100,000 of assessed value). The final fiscal year in which it is anticipated that the tax will be collected is 2052-53.
2. The best estimate of the highest tax rate which would be required to be levied to fund this bond issue, based on a projection of assessed valuations available at the time of filing of this statement, is $0.03 per $100 of assessed valuation (or $30 per $100,000 of assessed value). It is estimated that such rate would be levied starting in fiscal year 2019-20 and following.
3. The best estimate of the total debt service, including the principal and interest, that would be required to be repaid if all the bonds are issued and sold is approximately $79,000,000.

Voters should note the estimated tax rate is based on the assessed value (not market value) of taxable property on the County's official tax rolls. In addition, taxpayers eligible for a property tax exemption, such as the homeowner's exemption, will be taxed at a lower effective tax rate than described above. Property owners should consult their own property tax bills and tax advisors to determine their property's assessed value and any applicable tax exemptions.

The attention of all voters is directed to the fact that the foregoing information is based upon projections and estimates only, which amounts are not maximum amounts and durations and are not binding upon the District. The actual debt service, tax rates and the years in which they will apply may vary from those used to provide the estimates set forth above, due to factors such as variations in the timing of bond sales, the par amount of bonds sold and market interest rates available at the time of each sale, actual assessed valuations over the term of the bonds, and other factors. The date and amount of bonds sold at any given time will be determined by the District based on the need for project funds and other considerations. The actual interest rates at which the bonds will be sold will depend on conditions in the bond market at the time of sale. Actual future assessed valuations will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process.

s/ Craig Conte
Superintendent
Old Adobe Union School District

REQUIRED STATEMENT REGARDING STATE MATCHING FUNDS MEASURE L

Approval of Measure L does not guarantee that the proposed project or projects in the Old Adobe Union School District that are the subject of bonds under Measure L will be funded beyond the local revenues generated by Measure L. The school district's proposal for the project or projects may assume the receipt of matching state funds, which could be subject to appropriation by the Legislature or approval of a statewide bond measure. **California Education Code §15122.5**

MEASURES, ANALYSES AND ARGUMENTS
(whichever is applicable to your ballot)
Arguments in support of, or in opposition to, the proposed laws are the opinions of the authors.

ARGUMENT IN FAVOR OF MEASURE L

Every child deserves to learn in quality school facilities. Your Yes Vote on Measure L will prepare generations of our local students for future success.

Old Adobe Union School District has served our community well for over 60 years. However, our schools have grown old and are overdue for repairs. Much was done with the funds from our successful 2012 school improvement measure, including replacing deteriorating plumbing systems and making health and safety improvements, but more work is needed. All of our school facilities need to be brought up to current safety and efficiency standards. Measure L authorizes funds for needed facility repairs and upgrades to improve student safety, instruction, and learning. No other funding currently exists to upgrade these facilities.

If passed, Measure L will provide funding to make critical facility improvements to our local elementary schools including: repairing or replacing leaky roofs; improving student access to computers and modern technology; replacing outdated heating, ventilation and cooling systems to increase energy-efficiency; making health, safety and handicapped accessibility improvements; and modernizing outdated classrooms, restrooms and school facilities.

Old Adobe Union School District is proud to have award-winning schools. Measure L protects academic facilities so our excellent instruction and performance standards can be maintained.

All funds stay local. The State cannot take this funding away. Taxpayer protections are required. No funds can be spent on administrators' salaries or pensions. Independent Citizens' Oversight and mandatory audits ensure funds are spent properly.

Whether or not you have school-age children, protecting our local, high quality education is a wise investment for your property values and a strong community.

Vote Yes on Measure L.

s/ Sally K. Johnson
Retired educator - homeowner

s/ Doris Tolks
Retired - homeowner

s/ Michael Norton
Sonoma Mountain Parent

s/ Maureen E. Rudder
Retired Administrator - Homeowner

s/ Ryan Dunlap
Parent Homeowner Businessman

NO ARGUMENT WAS SUBMITTED AGAINST MEASURE L

FULL TEXT OF MEASURE L

BOND AUTHORIZATION

By approval of Measure ___ by at least 55 percent of the registered voters voting on the measure, the Old Adobe Union School District will be authorized to issue and sell bonds of up to $38.5 million in aggregate principal amount at interest rates not to exceed legal limits and to provide financing for the specific types of school facilities projects listed in the Bond Project List described below, subject to all the accountability requirements specified below.

ACCOUNTABILITY REQUIREMENTS

The provisions in this section are specifically included in this measure in order that the voters and taxpayers in the District may be assured that their money will be spent wisely. Expenditures to address specific facilities needs of the District will be in compliance with the requirements of Article XIII A, Section 1(b)(3), of the State Constitution and the Strict Accountability in Local School Construction Bonds Act of 2000 (codified at Education Code Sections 15264 and following.)

Evaluation of Needs. The School Board has identified detailed facilities needs of the District and has determined which projects to finance from a local bond. The School Board hereby certifies that it has evaluated safety, class size reduction, enrollment growth, and information technology needs in developing the Bond Project List shown below.

Independent Citizens' Oversight Committee. Following approval of this measure, the Board of Trustees will establish an Independent Citizens' Oversight Committee, under Education Code Sections 15278 and following, to ensure bond proceeds are expended only on the types of school facilities projects listed below. The committee will be established within 60 days of the date when the results of the election appear in the minutes of the School Board.

Performance Audits. The School Board will conduct annual, independent performance audits to ensure that the bond proceeds have been expended only on the school facilities projects listed below.

Financial Audits. The School Board will conduct annual, independent financial audits of the bond proceeds until all of those proceeds have been spent for the school facilities projects listed below.

Government Code Accountability Requirements. As required by Section 53410 of the Government Code, (1) the specific purpose of the bonds is set forth in this Full Text of the Measure, (2) the proceeds from the sale of the bonds will be used only for the purposes specified in this measure, and not for any other purpose, (3) the proceeds of the bonds, when and if issued, will be deposited into a building fund to be held by the Sonoma County Treasurer, as required by the California Education Code, and (4) the Superintendent of the District shall cause an annual report to be filed with the Board of Trustees of the District not later than January 1 of each year, which report shall contain pertinent information regarding the amount of funds collected and expended, as well as the status of the projects listed in this measure, as required by Sections 53410 and 53411 of the Government Code.

NO TEACHER OR ADMINISTRATOR SALARIES

Proceeds from the sale of bonds authorized by this measure shall be used only for the purposes specified in Article XIII A, Section 1(b)(3), those being for the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, and the acquisition or lease of school facilities, and not for any other purpose, including teacher and administrator salaries and other school operating expenses.

CONT. NEXT PAGE

FULL TEXT OF MEASURE L, CONT.

STATE MATCHING FUNDS

The following statement is included in this measure pursuant to Education Code Section 15122.5: Approval of this measure does not guarantee that the proposed project or projects that are the subject of bonds under this measure will be funded beyond the local revenues generated by this measure. The District's proposal for the project or projects described below may assume the receipt of matching state funds, which, if available, could be subject to appropriation by the Legislature or approval of a statewide bond measure.

USE OF ESTIMATES AND PROJECTIONS

Any estimates or projections in the bond measure or ballot materials, such as relating to estimated tax rates, the duration of issued bonds and related tax levies and collections are provided as informational only. Such amounts are estimates and are not maximum amounts or limitations on the terms of the bonds, the tax rate or duration of the tax supporting repayment of issued bonds. Such estimates depend on numerous variables which are subject to variation and change over the term of the District's overall facilities and bond financing plan, including but not limited to the amount of bonds issued and outstanding at any one time, the interest rates applicable to issued bonds, market conditions at the time of sale of the bonds, when bonds mature, timing of project needs and changes in assessed valuations in the District. As such, while such estimates and approximations are provided based on information currently available to the District and its current expectations, such estimates and approximations are not limitations and are not binding upon the District.

BOND PROJECT LIST

Scope of Projects. Bond proceeds will be expended on the modernization, renovation, expansion, acquisition, construction/reconstruction, rehabilitation, and/or replacement of school facilities of the Old Adobe Union School District, including the furnishing and equipping of such school facilities. This measure authorizes bond projects to be undertaken at all District educational and support sites, including current and future sites.

School Facility Project List. The items presented on the following list are the types of projects authorized to be financed with voter-approved bond proceeds. Specific examples included on this list are not intended to limit the broad types of projects described and authorized by this measure. The types of projects authorized are:

Bond proceeds will be expended to modernize, replace, renovate, expand, construct, acquire, equip, furnish and otherwise improve the classrooms and school facilities of the District, including those located at the following locations:

Old Adobe Elementary Charter School	Loma Vista Immersion Academy Elementary Charter School
La Tercera Elementary School	Miwok Valley Elementary Charter School
Sonoma Mountain Elementary Charter School	

- Repair or replace leaky roofs
- Improve student access to computers and modern technology
- Install, repair, upgrade, or replace safety and security systems for students and staff
- Install additional and/or replace outdated heating, ventilation, air conditioning systems, and lighting systems to be more energy efficient.
- Repair or replace deteriorating plumbing and sewer systems
- Make health and safety improvements, including Federal and State-mandated Americans with Disabilities Act (ADA) accessibility upgrades and as mandated by the Division of the State Architect (DSA) including site access, parking, restrooms, relocation of some existing electrical devices, drinking fountains, etc.
- Renovate, repair, expand, construct and/or upgrade the interior and/or exterior of existing outdated classrooms, restrooms and school facilities
- Upgrade playgrounds and improve playfields for school and community use
- Improve student drop-off and pick-up areas to increase student safety
- Upgrade outdated windows with energy-efficient window
- Replace inadequate wiring and electrical systems to meet current electrical and accessibility codes, increase capacity, and relieve currently overloaded electrical systems.
- Upgrade, expand, construct, repair and/or equip school facilities, including library/media centers, labs, multipurpose rooms, and other school facilities.
- Modernize outdated classroom interiors including tile/asbestos abatement, new paint, carpet/vinyl, white marker boards, tackable surfaces, increased secure storage capacity for instructional materials and equipment, etc.

Miscellaneous Projects at School Sites

- Abate and remove hazardous materials identified prior or during construction.
- Address unforeseen conditions revealed by construction/modernization (such as plumbing or gas line breaks, dry rot, seismic, structural, etc.).
- Other improvements required to comply with existing building codes, including the Field Act, and access requirements of the Americans with Disabilities Act.
- Necessary site acquisition and preparation/restoration in connection with new construction, renovation or remodeling, or installation or removal of relocatable classrooms, including ingress and egress, removing, replacing, or installing irrigation, utility lines (such as gas lines, water lines, electrical lines, sewer lines, and communication lines), trees and landscaping, relocating fire access roads, and acquiring any necessary easements, licenses, or rights of way to the property.
- Rental or construction of storage facilities and other space on an interim basis, as needed to accommodate construction materials, equipment, and personnel, and interim classrooms (including relocatables) for students and school functions or other storage for classroom materials displaced during construction.
- Acquisition of any of the facilities on the Bond Project List through temporary lease or lease-purchase arrangements, or execute purchase option under leases for any of these authorized facilities, or refinancing or retirement of outstanding lease obligations.
- For any project involving rehabilitation or renovation of a building or the major portion of a building, the District shall be authorized to proceed with new replacement construction instead, if the Board of Trustees determines that replacement and new construction is more economically practical than rehabilitation and renovation, considering the building's age, condition, expected remaining life, and other relevant factors.
- All work necessary and incidental to specific projects described above, including demolition of existing structures.

CONT. NEXT PAGE

MEASURES, ANALYSES AND ARGUMENTS
(whichever is applicable to your ballot)
Arguments in support of, or in opposition to, the proposed laws are the opinions of the authors.

FULL TEXT OF MEASURE L, CONT.

Each of the bond projects described in this Bond Project List include the costs of furnishing and equipping such facilities, and all costs which are incidental but directly related to the types of projects described above. Examples of incidental costs include, but are not limited to: costs of design, engineering, architect and other professional services, facilities assessments, inspections, site preparation, utilities, landscaping, construction management and other planning and permitting, legal, accounting and similar costs; independent annual financial and performance audits; a customary construction contingency; demolition and disposal of existing structures; the costs of interim housing and storage during construction including relocation and construction costs incurred relating to interim facilities; rental or construction of storage facilities and other space on an interim basis for materials and other equipment and furnishings displaced during construction; costs of relocating facilities and equipment as needed in connection with the projects; interim classrooms and facilities for students, administrators, and school functions, including modular facilities; federal and state-mandated safety upgrades; addressing unforeseen conditions revealed by construction/modernization and other necessary improvements required to comply with existing building codes; access requirements of the Americans with Disabilities Act; necessary costs incurred by the District in calling and conducting the election such as County services and legal costs; bond issuance costs; and bond project construction oversight and administration during the duration of such projects, including by District personnel, as permitted by law.

The scope and nature of any of the specific projects described above may be altered by the District as required by unforeseen conditions that may arise during the course of design and construction. In the event that a modernization or renovation project is more economical for the District to be undertaken as new construction, this bond measure authorizes land acquisition, relocation, expansion, and construction and/or reconstruction, and all costs relating thereto, for said reason or, alternatively, based on other considerations deemed in the best interest of the District by the Board of Trustees. In addition, this measure authorizes the acquisition of real property, including necessary rights of ways or other real property interests, required to expand District facilities, to provide access to school or other District facilities, or to provide additional school or related facilities. In addition, authorized projects include reimbursements for paid project costs and paying and/or prepaying interim or previously obtained financing for the types of projects included on the project list, such as bond anticipation notes or lease financings relating to projects and/or equipment previously financed.

Approval of the District's bond measure does not guarantee that all of the identified projects within this Bond Project List will be funded beyond what can be completed with local funds generated by the bond measure. The District plans to pursue funds from the State of California, if available, to complete certain of the identified facilities projects.

The order in which school facilities projects are listed in the foregoing Bond Project List does not suggest an order of priority. Project priorities will be determined by the Board of Trustees. The District is unable to anticipate all unforeseen circumstances which may prevent some of the projects listed above from being undertaken or completed.

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OAUSD Technology Standards

TLCDARCHITECTURE
520 Third St. #250
Santa Rosa, CA 95401
o: 707.525.5600
f: 707.525.5616
tlcd.com

Loma Vista Immersion Academy Classroom Project and OAUSD Master Plan

OAUSD Classroom Information Technology and Low-Voltage Standards

1. OAUSD Cabling standards:
    a. Station Cabling, Category 6
    b. Fiber Optic,12-strand Single-Mode OS2 rated
    c. Quantities – 9 per classroom:
        i. 2 drops WiFi
        ii. 1 drop Apple TV Device behind TV
        iii. 2 drops at Front Row wall AV input location.
        iv. Two Locations with 2 drops each around classroom

2. IDF Cabinet:
    a. MDF is existing. Sloan Van Dam to identify location at LVIA
    b. IDF Locations to be within classrooms, preferably corner. One Cabinet location required in EACH building, each with their own multi-strand Fiber Optic homerun to MDF. TLCD to locate in south classroom wing.
    c. Cabinet Manufacturer, no District Preference. Please see attached suggestion for specification on this project. TrippLite #SRW18US.
    d. 'Secure' Site Weblink: https://www.tripplite.com/smartrack-18u-low-profile-switch-depth-wall-mount-rack-enclosure-cabinet-hinged-back~SRW18US

3. Provided Equipment:
    a. District to provide and install all "active" components. Network Switches.
    b. Contractor to provide, install, and test all "passive" components of the system, i.e. wires, connections, cabinets, patch panels, all apparatus and coordination reasonably implied.

4. Classroom AV Systems:
    a. Front Row Classroom AV system Media Switcher and Amplifier (ceiling tile mount)
    b. Inputs: HDMI, VGA, 3.5mm Audio Input
    c. Control: Push button input switching and rotary volume control (co-located above inputs at max +48")
    d. Voice Lift IR receiver
    e. 4 ceiling mount speakers to be coordinated between OMM and TLCD

5. Items Not Discussed, Requiring Follow-up:
    a. Please verify wiring to Clock/Speakers and the manufacturer preference.
6. Layer 2 Devices standards (Sloan Van Dam email 4/13/20):

MEETING

DATE
04/17/2020

TIME
11:00 AM

PROJECT
Old Adobe USD
Loma Vista Immersion Academy

PROJECT NUMBER
19020.01

LOCATION
Remote

ISSUE DATE
04/20/2020

NOTES BY
Justin Kirk,
George Klumb

PARTICIPANTS
Carl Servais, TLCD
George Klumb, TLCD
Justin Kirk, OMM
Sloan Van Dam, OAUSD Dir of Technology

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a. https://www.cisco.com/en/US/docs/switches/lan/catalyst2960x/hardware/installation/guide/b_c2960x_hig_appendix_0100.html

OAUSD Master Plan

1. All OAUSD classrooms have been upgraded to current district IT and LV standards.
2. Some connectivity issues remain at LVIA
3. The LVIA MPR projector may need to be replaced

These meeting notes will be added to the official project record. Please forward comments or corrections to TLCD Architecture within one week of issue date.

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OAUSD Furniture Standards

Old Adobe Union School District
Classroom Furnishing Standards

Grade Level – TK

Kidney Activity Table 4000 series, Short Legs, 48"X72"X1-1/8" Fusion Maple Black Edge , Char Black Frame - VIRCO
Rectangular Table 4000 series Short Legs, 30"X72"X1-1/8" Fusion Maple Black Edge, Char Black Frame - VIRCO
Trapezoid Table 4000 series, Short Legs, 30" X 60" X 1-1/8" Maple Fusion Black Edge, Char Black Frame - VIRCO
Round Table 4000 series, Short Legs 48" Round X 1-1/8" Maple Fusion Black Edge, Char Black Frame - VIRCO
(Student)Chair 9000 Classic Series, 4-Leg, 14"H Seat, Stackable Navy Chrome Frame - VIRCO
Teacher Desk, Pedestal Desks series , waterfall top no center drawer, 60W X 30D X 29H Fusion Maple, Char Black Frame - VIRCO
Task Chair, Confetti Navy Fabric, Char Black Base - VIRCO

30-Tray Wooden Storage Unit – School Outfitters
Baltic Birch Low Single Storage Unit – School Outfitters
Baltic Birch 20-Cubby Mobile Storage Unit – School Outfitters
Single-Sided Wooden Book Display – School Outfitters
Double Adjustable Easel (youth height) – School Outfitters
See-Thru Sensory Table – School Outfitters
Wood Utility Cart – School Outfitters
Colorful Essentials Four-In-One Play Kitchen – School Outfitters
Classroom Carpet for 30 – Lakeshore Learning

Grade Level - Kindergarten

Kidney Activity Table 4000 series, Short Legs, 48"X72"X1-1/8" Fusion Maple Black Edge , Char Black Frame
Rectangular Table 4000 series Short Legs, 30"X72"X1-1/8" Fusion Maple Black Edge, Char Black Frame
Trapezoid Table 4000 series, Short Legs, 30" X 60" X 1-1/8" Maple Fusion Black Edge, Char Black Frame
Round Table 4000 series, Short Legs 48" Round X 1-1/8" Maple Fusion Black Edge, Char Black Frame
(Student)Chair 9000 Classic Series, 4-Leg, 14"H Seat, Stackable Navy Chrome Frame
Teacher Desk, Pedestal Desks series , waterfall top no center drawer, 60W X 30D X 29H Fusion Maple, Char Black Frame
Task Chair, Confetti Navy Fabric, Char Black Base

Classroom Carpet for 30

Grade Level – 1st Grade

Kidney Activity Table 4000 series, Short Legs, 48"X72"X1-1/8" Fusion Maple Black Edge , Char Black Frame
Teacher Desk, Pedestal Desks series , waterfall top no center drawer, 60W X 30D X 29H Fusion Maple, Char Black Frame
(Teacher)Chair, Management, mesh back, black

Student Desk 785 series Open Front Metal Book Box 18" X 24" 22"-30" Adjustable Height Fusion Maple , Char Black Frame
(Student) Chair 9000 classic series 14" H Seat Navy
Task Chair, Confetti Navy Fabric, Char Black Base
Classroom Carpet for 30

Grade Level – 2nd Grade

Kidney Activity Table 4000 series, Short Legs, 48"X72"X1-1/8" Fusion Maple Black Edge , Char Black Frame
Teacher Desk, Pedestal Desks series , waterfall top no center drawer, 60W X 30D X 29H Fusion Maple, Char Black Frame
(Teacher)Chair, Management, mesh back, black
Student Desk 785 series Open Front Metal Book Box 18" X 24" 22"-30" Adjustable Height Fusion Maple , Char Black Frame
(Student) Chair 9000 classic series 14" H Seat Navy
Task Chair, Confetti Navy Fabric, Char Black Base
Classroom Carpet for 30
30-Tray Wooden Storage Unit
Baltic Birch Low Single Storage Unit
Baltic Birch 20-Cubby Mobile Storage Unit
Single-Sided Wooden Book Display
Double Adjustable Easel (youth height)
Storage Cabinet

Grade Level – 3rd Grade

Kidney Activity Table 4000 series, Short Legs, 48"X72"X1-1/8" Fusion Maple Black Edge , Char Black Frame
Teacher Desk, Pedestal Desks series , waterfall top no center drawer, 60W X 30D X 29H Fusion Maple, Char Black Frame
(Teacher)Chair, Management, mesh back, black
Student Desk 785 series Open Front Metal Book Box 18" X 24" 22"-30" Adjustable Height Fusion Maple , Char Black Frame
(Student) Chair 9000 classic series 16" H seat, Navy
Task Chair, Confetti Navy Fabric, Char Black Base
Classroom Carpet for 30

Grade Level – 4th Grade

Kidney Activity Table 4000 series, Short Legs, 48"X72"X1-1/8" Fusion Maple Black Edge , Char Black Frame
Teacher Desk, Pedestal Desks series , waterfall top no center drawer, 60W X 30D X 29H Fusion Maple, Char Black Frame
(Teacher)Chair, Management, mesh back, black
Student Desk 785 series Open Front Metal Book Box 18" X 24" 22"-30" Adjustable Height Fusion Maple , Char Black Frame
(Student) Chair 9000 classic series 16" H seat, Navy
Task Chair, Confetti Navy Fabric, Char Black Base

Grade Level – 5th Grade

Kidney Activity Table 4000 series, Short Legs, 48"X72"X1-1/8" Fusion Maple Black Edge , Char Black Frame
Teacher Desk, Pedestal Desks series , waterfall top no center drawer, 60W X 30D X 29H Fusion Maple, Char Black Frame
(Teacher)Chair, Management, mesh back, black
Student Desk 785 series Open Front Metal Book Box 18" X 24" 22"-30" Adjustable Height Fusion Maple , Char Black Frame
(Student) Chair 9000 classic series 16" H seat, Navy
Task Chair, Confetti Navy Fabric, Char Black Base

Grade Level – 6th Grade

Kidney Activity Table 4000 series, Short Legs, 48"X72"X1-1/8" Fusion Maple Black Edge , Char Black Frame
Teacher Desk, Pedestal Desks series , waterfall top no center drawer, 60W X 30D X 29H Fusion Maple, Char Black Frame
(Teacher)Chair, Management, mesh back, black
Student Desk 785 series Open Front Metal Book Box 18" X 24" 22"-30" Adjustable Height Fusion Maple , Char Black Frame
(Student) Chair 9000 classic series 16" H seat, Navy
Task Chair, Confetti Navy Fabric, Char Black Base

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OAUSD Enrollment Projections

La Tercera

Wednesday, April 15, 2020

Enrollment

	CBEDS 2014-2015	CBEDS 2015-2016	CBEDS 2016-2017	CBEDS 2017-2018	CBEDS 2018-2019	CBEDS 2019-2020	Projected 2020-2021	Projected 2021-2022	Projected 2022-2023
Transitional Kindergarten	56	50	50	26	23	20	20	20	20
Kindergarten	38	40	40	52	46	46	28	46	46
First	25	41	41	44	51	45	48	28	45
Second	50	27	27	40	44	52	44	48	28
Third	40	51	51	28	38	44	50	44	48
Fourth	40	44	44	56	32	38	49	50	44
Fifth	43	43	43	48	53	34	35	49	50
Sixth	57	48	48	49	51	54	27	35	49
TOTAL	349	344	344	343	338	333	301	320	330

Loma Vista

Enrollment

	CBEDS 2014-2015	CBEDS 2015-2016	CBEDS 2016-2017	CBEDS 2017-2018	CBEDS 2018-2019	CBEDS 2019-2020	Projected 2020-2021	Projected 2021-2022	Projected 2022-2023
Transitional Kindergarten		29	49	47	50	51	50	50	50
Kindergarten	50	43	71	76	73	86	84	84	84
First	44	48	47	74	76	72	84	84	84
Second	39	40	48	43	77	73	71	84	84
Third	48	35	37	47	45	75	62	71	84
Fourth	17	43	35	36	45	46	70	62	71
Fifth	19	15	46	34	36	45	43	70	62
Sixth	14	15	14	41	34	36	40	43	70
TOTAL	231	268	347	398	436	484	504	548	589

Miwok Valley

Enrollment

	CBEDS 2014-2015	CBEDS 2015-2016	CBEDS 2016-2017	CBEDS 2017-2018	CBEDS 2018-2019	CBEDS 2019-2020	Projected 2020-2021	Projected 2021-2022	Projected 2022-2023
Transitional Kindergarten		24	26	23	21	18	15	18	18
Kindergarten	77	36	46	49	40	40	28	28	28
First	48	51	40	46	47	41	49	28	28
Second	50	48	51	40	45	46	38	49	28
Third	53	45	56	56	32	45	55	38	49
Fourth	46	59	49	53	49	32	46	55	38
Fifth	63	43	60	52	53	51	36	46	55
Sixth	63	63	52	63	52	52	56	36	46
TOTAL	400	369	380	382	339	325	323	298	290

Old Adobe

Enrollment

	CBEDS 2014-2015	CBEDS 2015-2016	CBEDS 2016-2017	CBEDS 2017-2018	CBEDS 2018-2019	CBEDS 2019-2020	Projected 2020-2021	Projected 2021-2022	Projected 2022-2023
Transitional Kindergarten			25	25	27	26	26	26	26
Kindergarten	34	37	44	55	43	56	52	56	56
First	44	37	46	50	54	44	54	52	56
Second	36	49	36	43	51	55	46	54	52
Third	44	38	43	38	45	49	56	46	54
Fourth	43	44	38	42	37	46	48	56	46
Fifth	43	42	48	39	46	37	42	48	56
Sixth	60	39	41	51	35	47	33	42	48
TOTAL	304	286	321	343	338	360	357	380	394

Sonoma Mountain

Enrollment

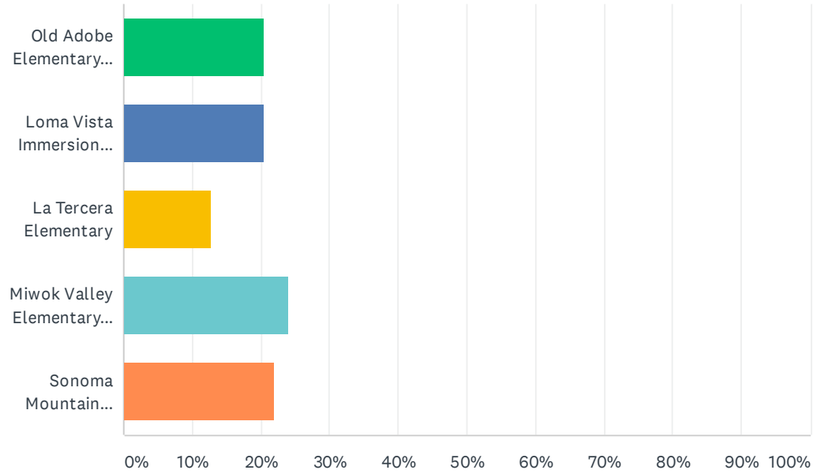
	CBEDS 2014-2015	CBEDS 2015-2016	CBEDS 2016-2017	CBEDS 2017-2018	CBEDS 2018-2019	CBEDS 2019-2020	Projected 2020-2021	Projected 2021-2022	Projected 2022-2023
Transitional Kindergarten				26	26	26	26	26	26
Kindergarten	52	81	57	78	56	56	56	56	56
First	56	54	79	55	82	56	56	56	56
Second	58	58	56	79	55	83	56	56	56
Third	61	54	56	56	81	56	82	56	56
Fourth	75	64	56	49	56	80	56	82	56
Fifth	75	75	58	56	49	54	80	56	82
Sixth	64	78	77	57	55	51	55	80	56
TOTAL	441	464	439	456	460	462	467	468	444

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Community Survey Results

Q1 Which school are you associated with?

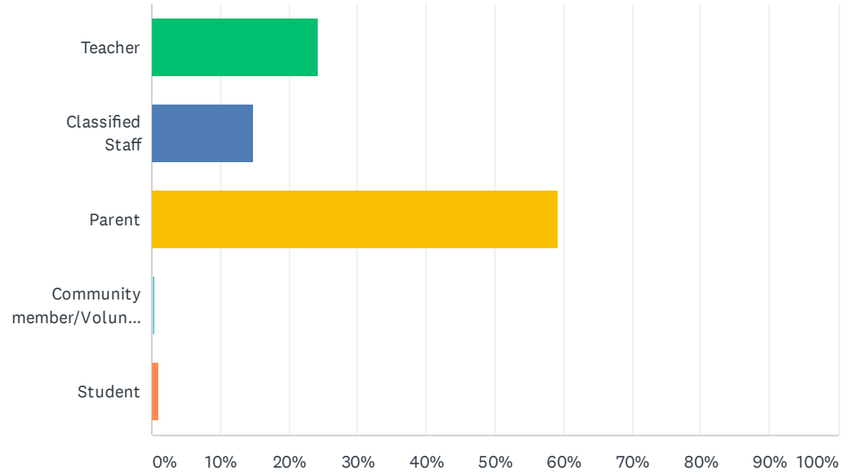
Answered: 195 Skipped: 1



ANSWER CHOICES	RESPONSES	
Old Adobe Elementary Charter	20.51%	40
Loma Vista Immersion Academy	20.51%	40
La Tercera Elementary	12.82%	25
Miwok Valley Elementary Charter	24.10%	47
Sonoma Mountain Elementary Charter	22.05%	43
TOTAL		195

Q2 What is your affiliation with this school?

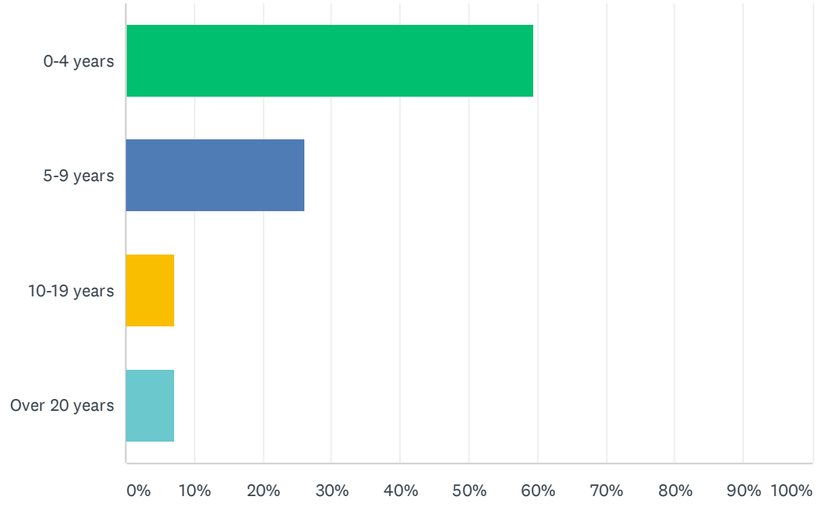
Answered: 194 Skipped: 2



ANSWER CHOICES	RESPONSES	
Teacher	24.23%	47
Classified Staff	14.95%	29
Parent	59.28%	115
Community member/Volunteer	0.52%	1
Student	1.03%	2
TOTAL		194

Q3 How long have you been associated with this school in your current role?

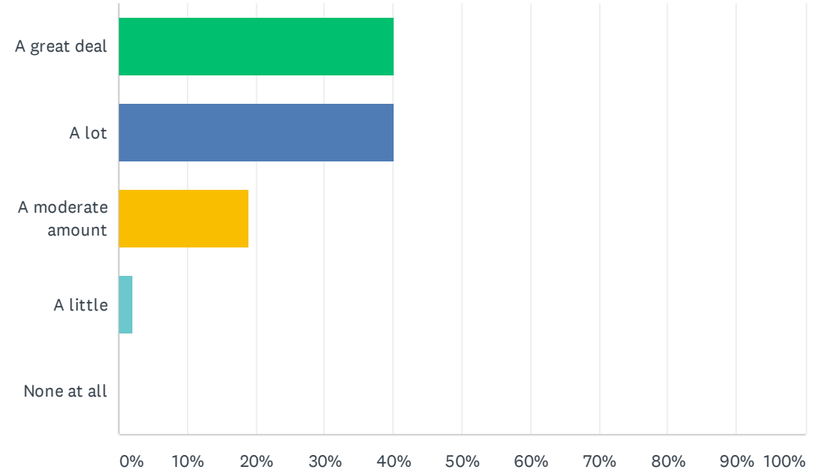
Answered: 195 Skipped: 1



ANSWER CHOICES	RESPONSES	
0-4 years	59.49%	116
5-9 years	26.15%	51
10-19 years	7.18%	14
Over 20 years	7.18%	14
TOTAL		195

Q4 How well does your school campus support the unique characteristics of your school curriculum/mission?

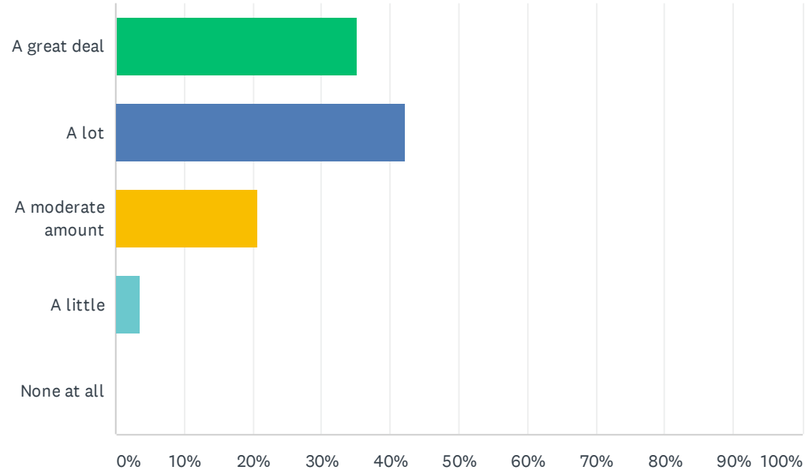
Answered: 194 Skipped: 2



ANSWER CHOICES	RESPONSES	
A great deal	40.21%	78
A lot	40.21%	78
A moderate amount	19.07%	37
A little	2.06%	4
None at all	0.00%	0
Total Respondents: 194		

Q5 How well does your school campus support the unique characteristics of your school through faculty/staff and parent collaboration?

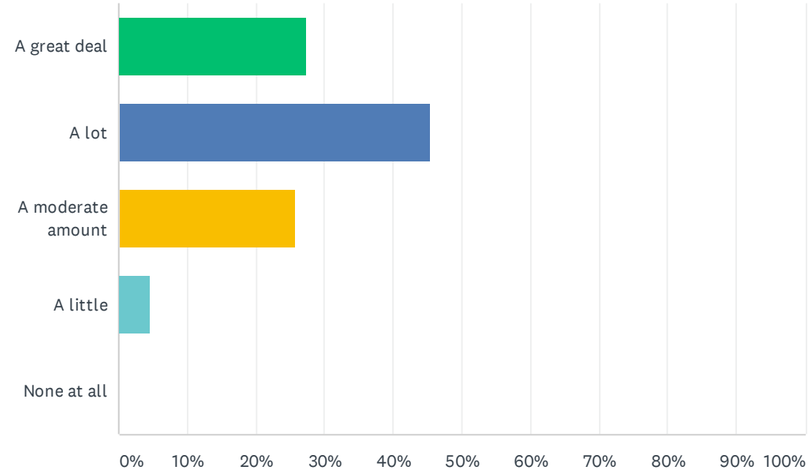
Answered: 194 Skipped: 2



ANSWER CHOICES	RESPONSES	
A great deal	35.05%	68
A lot	42.27%	82
A moderate amount	20.62%	40
A little	3.61%	7
None at all	0.00%	0
Total Respondents: 194		

Q6 How well does your school campus support the unique characteristics of your school through innovation for learning?

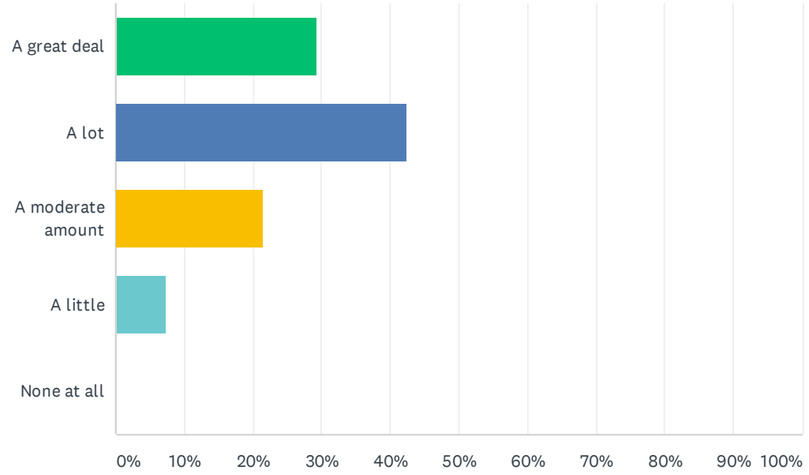
Answered: 194 Skipped: 2



ANSWER CHOICES	RESPONSES	
A great deal	27.32%	53
A lot	45.36%	88
A moderate amount	25.77%	50
A little	4.64%	9
None at all	0.00%	0
Total Respondents: 194		

Q7 How well does your school campus support the unique characteristics of your through school community involvement?

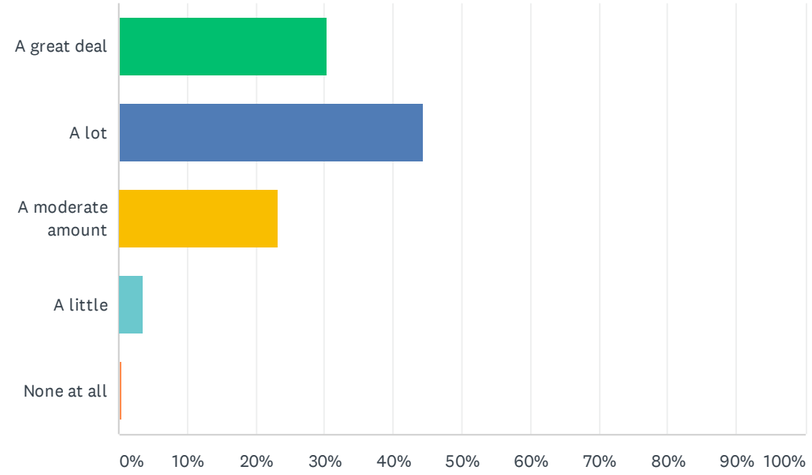
Answered: 191 Skipped: 5



ANSWER CHOICES	RESPONSES	
A great deal	29.32%	56
A lot	42.41%	81
A moderate amount	21.47%	41
A little	7.33%	14
None at all	0.00%	0
Total Respondents: 191		

Q8 How well does your school campus support the unique characteristics of your school through parent/student involvement?

Answered: 194 Skipped: 2



ANSWER CHOICES	RESPONSES	
A great deal	30.41%	59
A lot	44.33%	86
A moderate amount	23.20%	45
A little	3.61%	7
None at all	0.52%	1
Total Respondents: 194		

Q9 Do you have any comments?

Answered: 92 Skipped: 104

#	RESPONSES	DATE
1	It would be great to have more parental input and involvement in school events. Many feel “not in the club” and their voice isn’t heard.	4/4/2020 5:32 AM
2	We have limited space to provide the arts programs and instruction that is part of our charter. It would be great to have a designated Art and/or music room.	4/3/2020 2:22 PM
3	In order to better support the Arts Charter I think the school needs better Performing Arts equipment and a art workshop kind of classroom	4/3/2020 11:26 AM
4	No	4/3/2020 9:25 AM
5	:)	3/31/2020 1:59 PM
6	n/a	3/30/2020 1:28 PM
7	Our campus limitations have mostly to do with physical capacity in relation to our growth.	3/30/2020 1:06 PM
8	None	3/30/2020 1:02 AM
9	For having an Arts and Ecology Charter, there could be more of this as part of the school.	3/29/2020 9:44 PM
10	No	3/29/2020 8:25 PM
11	I answered the above questions assuming that campus referred to the physical environment.	3/29/2020 7:23 PM
12	Not sure what question seven was asking. I am hoping my answers reflect the actual physical configuration of the campus as it currently stands.	3/29/2020 4:05 PM
13	No	3/29/2020 1:07 PM
14	My only request is that we improve on communication when something is going on. This is one place we all need to improve.	3/29/2020 12:28 PM
15	We love Old Adobe. I’ve told many teachers, staff and friends that if my elementary school was anything like my children’s I would be a completely different person and more successful in many aspects of my life. Growing up, I never felt welcome at school or on camps. As a parent, I feel welcome and appreciated on campus and so do my children.	3/28/2020 7:23 PM
16	I wasn't able to answer any of the preceding questions because I don't have any sense of what the unique characteristics of our school would be.	3/28/2020 12:41 PM
17	No everything is good	3/27/2020 6:55 PM
18	I have been very disappointed in the lack of parent teacher communication from kindergarten teachers. No newsletters or emails are sent home regularly to update parents on student learning or events. The home connection to school is vital to create a sense of welcoming and belonging and this has not been present this year. We hope this changes in order to create better dialogue with our child at home.	3/27/2020 5:15 PM
19	no	3/27/2020 4:46 PM
20	No	3/27/2020 4:43 PM
21	Not real sure how to answer this.	3/27/2020 4:12 PM
22	The teachers are creative and solution oriented. Our facilities and resource staffing are the biggest limitation we face to meet our needs.	3/27/2020 3:56 PM
23	I’m love the way Teachers I’ve had the opportunity to interact with as teachers to my son. The principal Mrs. Reynolds is as good as anyone could ask for as an overseer for the school. Everyone here does their job well and I confidently walk from the classroom to my car knowing my son is in the hands of very qualified and loving people who have the best interest of every child present in their hearts. Thank you Miwok valley for being such a positive impact on my child’s life Danielle Fox	3/27/2020 3:20 PM
24	Excellent school with caring teachers	3/27/2020 2:30 PM
25	None	3/27/2020 2:16 PM
26	I believe we are still lagging in community. This isn't anyone's fault. Our families have difficulties	3/27/2020 2:15 PM

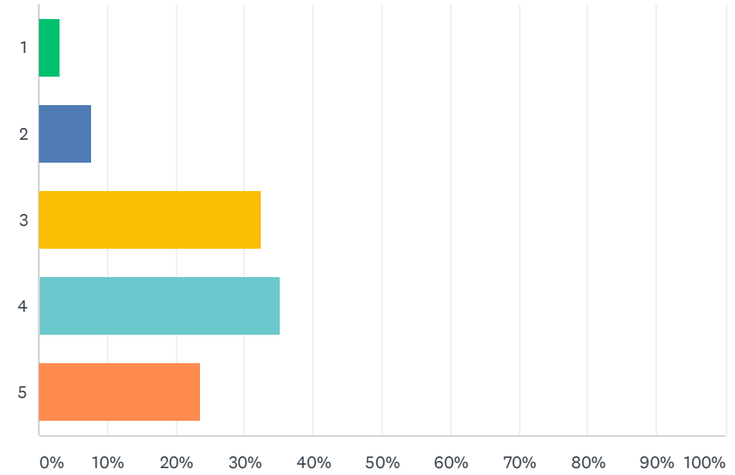
	that others school communities don't face. Working multiple jobs and limited incomes are just two factors they face.	
27	The challenge has always been and continues to be getting our parent community more involved in our school. Our principal and staff does well and creating opportunities, but there doesn't ever seem to be a significant shift in parent involvement. It would be really helpful to have a charter focus that is meaningful to our unique community.	3/27/2020 2:05 PM
28	Comments on...? Yes, I do have several comments, but I am not sure what the topic is, here. Please be specific.	3/27/2020 2:04 PM
29	No I don't have any	3/27/2020 2:04 PM
30	I love being part of Miwok!!	3/27/2020 1:53 PM
31	School has a large parent/ community involvement/feel.	3/26/2020 2:51 PM
32	Continued Art subjects is a must.	3/26/2020 11:42 AM
33	No	3/26/2020 11:13 AM
34	n/a	3/26/2020 10:14 AM
35	I would like to do more community involvement with the majority of our families.	3/25/2020 8:44 PM
36	i think our school does a good job with parent involvement	3/25/2020 4:02 PM
37	I think what more can be done is reaching out to the Spanish speaking community and have those families be part of the decision making processes. Easier said than done.	3/24/2020 4:08 PM
38	Having space to go through 8th grade would be ideal.	3/24/2020 12:11 PM
39	I don’t see a huge LT presence in the community at large. More parent involvement is needed.	3/24/2020 10:30 AM
40	No	3/24/2020 9:38 AM
41	No	3/23/2020 9:37 PM
42	We have a fantastic community of students, teachers, parents and staff. The campus fosters the vibe of the school well, but does need to be modernized.	3/23/2020 9:34 PM
43	No	3/23/2020 9:13 PM
44	We love Somo!	3/23/2020 8:44 PM
45	I would love to see a plan for more space. TK and Kids Care should have their own designated separate spaces.	3/23/2020 8:40 PM
46	Keep growing and supporting the size of our school and it’s needs.	3/23/2020 8:16 PM
47	Wish more parents would help and be involved	3/23/2020 5:06 PM
48	We are extremely happy with the leadership, staff, communication, parent involvement and strong community culture at SOMO.	3/23/2020 4:40 PM
49	No	3/23/2020 4:37 PM
50	Bullying by teachers and students are left unchecked for YEARS	3/23/2020 3:35 PM
51	n/a	3/23/2020 3:27 PM
52	La Tercera needs a track for student use! That field is uneven and full of pot holes. Students have to bring a change of shoes and socks in the winter when the grass is wet. It would be well used by the whole school!!	3/23/2020 3:12 PM
53	The Multi use room could use an upgrade with possibly an indoor basketball court. We need a running track to help facilitate kids running and walking and for use during our walk a thon. An overhang for our kids lunch tables would also we great.	3/23/2020 3:12 PM
54	No	3/23/2020 3:09 PM
55	None at this time.	3/23/2020 3:01 PM
56	No	3/23/2020 2:51 PM

57	No	3/23/2020 2:45 PM
58	None	3/23/2020 2:44 PM
59	in online I earning an option?	3/23/2020 2:36 PM
60	I love this school garden and community	3/23/2020 2:34 PM
61	No	3/23/2020 2:34 PM
62	N/A	3/23/2020 2:32 PM
63	Our cafeteria remodel needs to expand the room to hold 200+ people. We can host concerts and spring fundraiser there.	3/23/2020 2:28 PM
64	No	3/23/2020 2:28 PM
65	No	3/23/2020 2:26 PM
66	No	3/23/2020 2:26 PM
67	Na	3/23/2020 2:24 PM
68	No	3/23/2020 2:23 PM
69	My position rarely involves student contact so my knowledge of the above questions is limited.	3/23/2020 2:22 PM
70	N/A	3/23/2020 2:22 PM
71	The Old Adobe Charter School is a personal, connected, family like school. We have such a hard t8me gathering all at once due to limited building space (actual size of cafeteria/assembly room.). Parking is rough, and attending school shows is also hard with kids in different grades, I have to choose which to watch on what days.	3/23/2020 2:21 PM
72	No	3/23/2020 2:20 PM
73	Very happy with my experiences at La Tercera and Loma Vista. All parties I work with are fun, creative, organized and effective!	3/23/2020 2:20 PM
74	N/A	3/23/2020 2:19 PM
75	Miwok and it's education staff constantly surprise me with their involvement and how much they truly care for their students and families.	3/23/2020 2:19 PM
76	No	3/23/2020 2:18 PM
77	School needs new water fountains	3/23/2020 2:18 PM
78	I think SoMo and Ms Gochberg are constantly striving to figure how they can better any and all aspects of community and education.	3/23/2020 2:16 PM
79	This school and teachers are great.	3/23/2020 2:13 PM
80	No	3/23/2020 2:13 PM
81	We need more parent involvement	3/23/2020 2:13 PM
82	None	3/23/2020 2:12 PM
83	It is an honor & privilege to work for such an amazing school. We are more of a family than a place of employment. In troubled times, we bond together & make it through with understanding, love & patience. I am truly blessed to be a part of this wonderful school.	3/23/2020 2:12 PM
84	Mrs Gotchburg is an amazing principle! We appreciate her commitment to the students and her personal interest in them.	3/23/2020 2:11 PM
85	no	3/23/2020 2:10 PM
86	Kids care is sorely lacking at SOMO. Additional funds should be used to build a larger room and additional staff for before and after care.	3/23/2020 2:09 PM
87	Excelente programa	3/23/2020 2:07 PM
88	Not Right now. Kids like coming to school.	3/23/2020 2:06 PM

89	Great job Old Adobe charter school	3/23/2020 2:06 PM
90	This goes for both Somo and Miwok.	3/23/2020 2:06 PM
91	I love LT! It has only gotten stronger over the years, from when my oldest now-sophomore started in first grade.	3/23/2020 2:05 PM
92	No	3/23/2020 2:03 PM

Q10 On a scale of 1 – 5, with 1 being least ability and 5 being greatest ability, how would you rate the ability of school buildings to support your school's classrooms?

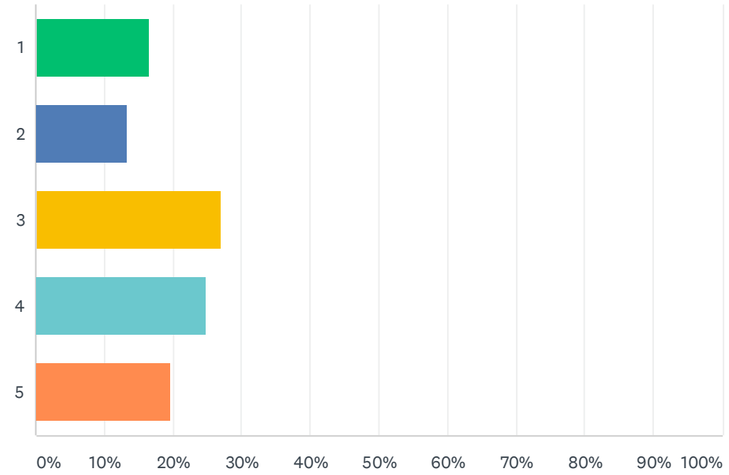
Answered: 194 Skipped: 2



ANSWER CHOICES	RESPONSES	
1	3.09%	6
2	7.73%	15
3	32.47%	63
4	35.05%	68
5	23.71%	46
Total Respondents: 194		

Q11 On a scale of 1 – 5, with 1 being least ability and 5 being greatest ability, how would you rate the ability of school buildings to support your school’s multi-Use room?

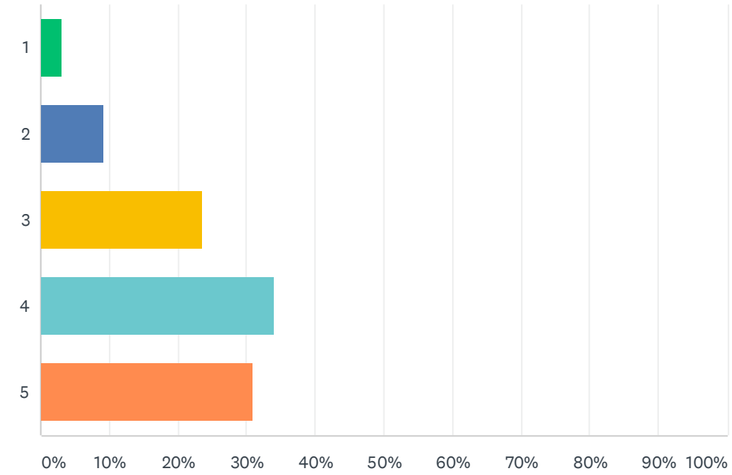
Answered: 193 Skipped: 3



ANSWER CHOICES	RESPONSES	
1	16.58%	32
2	13.47%	26
3	26.94%	52
4	24.87%	48
5	19.69%	38
Total Respondents: 193		

Q12 On a scale of 1 – 5, with 1 being least ability and 5 being greatest ability, how would you rate the ability of school buildings to support your school’s Library?

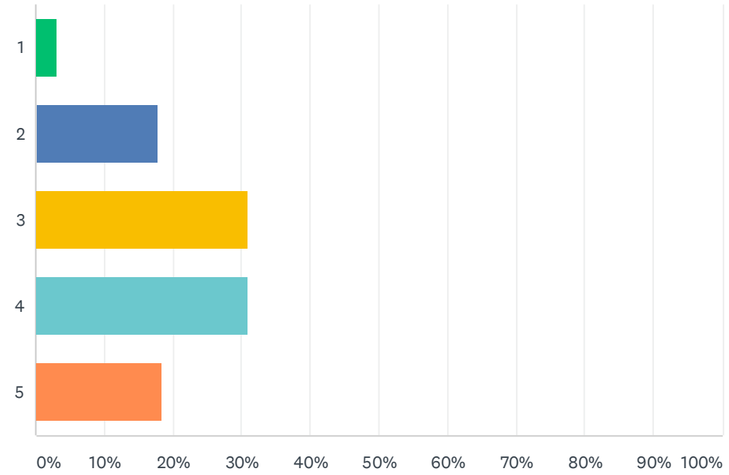
Answered: 194 Skipped: 2



ANSWER CHOICES	RESPONSES	
1	3.09%	6
2	9.28%	18
3	23.71%	46
4	34.02%	66
5	30.93%	60
Total Respondents: 194		

Q13 On a scale of 1 – 5, with 1 being least ability and 5 being greatest ability, how would you rate the ability of school buildings to support your school’s charter-specific needs?

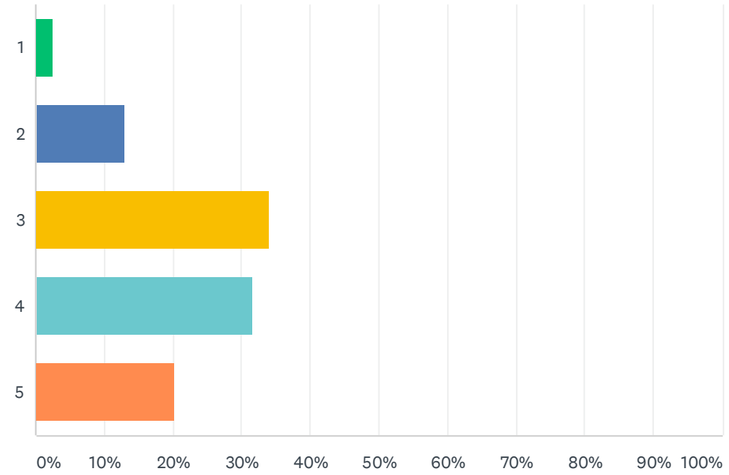
Answered: 191 Skipped: 5



ANSWER CHOICES	RESPONSES	
1	3.14%	6
2	17.80%	34
3	30.89%	59
4	30.89%	59
5	18.32%	35
Total Respondents: 191		

Q14 On a scale of 1 – 5, with 1 being least ability and 5 being greatest ability, how would you rate the ability of school buildings to support your school’s outdoor learning needs?

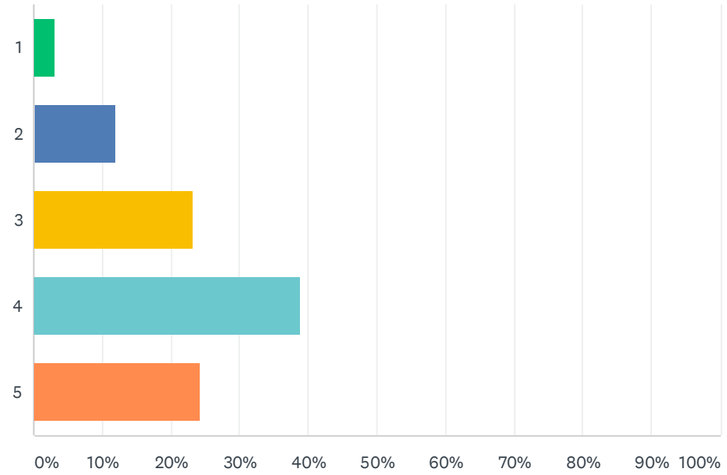
Answered: 193 Skipped: 3



ANSWER CHOICES	RESPONSES	
1	2.59%	5
2	12.95%	25
3	34.20%	66
4	31.61%	61
5	20.21%	39
Total Respondents: 193		

Q15 On a scale of 1 – 5, with 1 being least ability and 5 being greatest ability, how would you rate the ability of school buildings to support your school's playgrounds and activity zones?

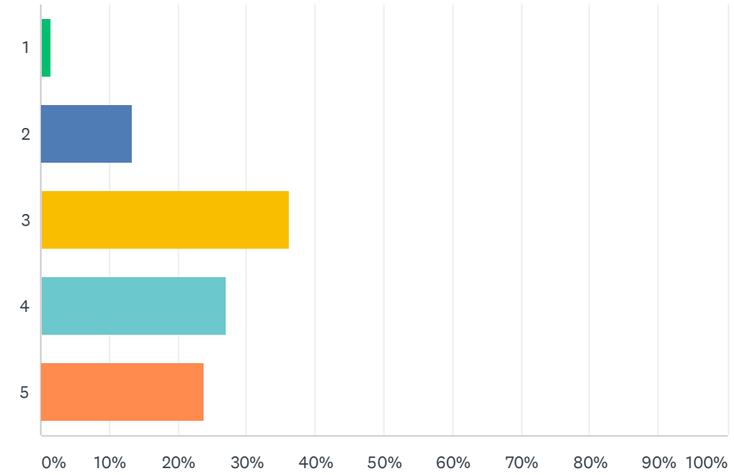
Answered: 193 Skipped: 3



ANSWER CHOICES	RESPONSES	
1	3.11%	6
2	11.92%	23
3	23.32%	45
4	38.86%	75
5	24.35%	47
Total Respondents: 193		

Q16 On a scale of 1 – 5, with 1 being least ability and 5 being greatest ability, how would you rate the ability of school buildings to support your school's ability to experience nature?

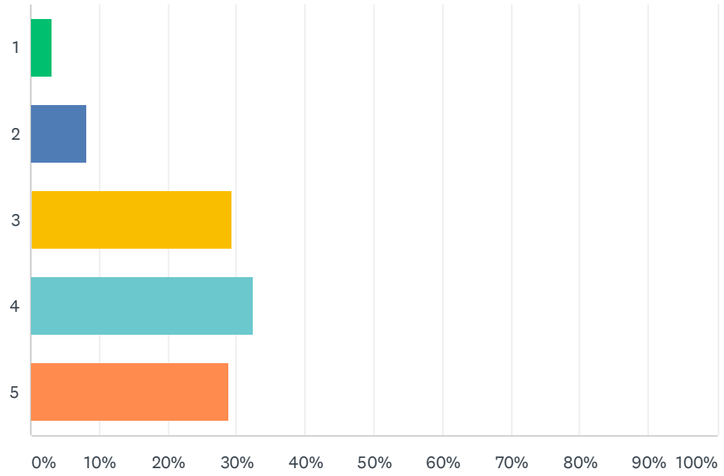
Answered: 193 Skipped: 3



ANSWER CHOICES	RESPONSES	
1	1.55%	3
2	13.47%	26
3	36.27%	70
4	26.94%	52
5	23.83%	46
Total Respondents: 193		

Q17 On a scale of 1 – 5, with 1 being least ability and 5 being greatest ability, how would you rate the ability of school buildings to support your school’s garden areas?

Answered: 194 Skipped: 2



ANSWER CHOICES	RESPONSES	
1	3.09%	6
2	8.25%	16
3	29.38%	57
4	32.47%	63
5	28.87%	56
Total Respondents: 194		

Q18 What spaces, if any, are missing from your school campus?

Answered: 128 Skipped: 68

#	RESPONSES	DATE
1	Bigger classrooms. Technology lab needs to be bigger. No music room	4/5/2020 6:48 AM
2	A track. A dedicated TK classroom.	4/4/2020 5:32 AM
3	Outdoor Learning environments	4/3/2020 7:16 PM
4	An designated art space, a quiet reflection room for students, a music room.	4/3/2020 2:22 PM
5	Art workshop Bigger, more natural garden settings Science lab	4/3/2020 11:26 AM
6	Dedicated art and band/music rooms, TK classroom, an outdoor classroom space.	4/3/2020 10:48 AM
7	Our campus is impacted and focus on art and music. Would love to see a larger music room space and a designated art area.	4/3/2020 9:25 AM
8	I think that our Maker space could be twice the size and our Multipurpose room can and should be made more functional.	4/1/2020 5:36 PM
9	Band facility, and a room for TK.	4/1/2020 10:09 AM
10	Bigger playground and play structures	3/31/2020 10:51 PM
11	Child bathrooms located by the playground and more adult bathrooms.	3/31/2020 6:09 PM
12	Mother truckers	3/31/2020 1:59 PM
13	outdoor reading areas and an accessible garden	3/31/2020 1:22 PM
14	Building overhangs for different weather events, especially in the front of the school.	3/30/2020 3:17 PM
15	wall spaces are missing. There are a lot of windows!	3/30/2020 1:28 PM
16	Quiet, shaded reading areas.	3/30/2020 1:06 PM
17	Need more classrooms	3/30/2020 12:54 PM
18	None	3/30/2020 1:02 AM
19	Devoted space to the arts - performing and visual.	3/29/2020 9:44 PM
20	A designated music room for band	3/29/2020 8:25 PM
21	Music room. Dedicated Tk room.	3/29/2020 7:38 PM
22	Outdoor classroom: a shaded space with outdoor seating large enough for 28 students. Smaller outdoor collaboration areas would also be helpful.	3/29/2020 7:23 PM
23	I think it is difficult to maintain designated areas for music instruction that are not in conflict with other activities as the larger groups are instructed in the multi-use room.	3/29/2020 4:05 PM
24	Different topology, forested area, hills, over all landscape is limited	3/29/2020 1:07 PM
25	Someplace to conduct PE when it is raining or too cold	3/29/2020 12:28 PM
26	In the past (6 or 7 years ago) the TK room was an extra room. With so many wonderful things our school offers, we need an additional “multi purpose “ room, in addition to the multi/cafeteria. Something that can be used for ms. Rachel in singing, gotr during rainy days, science club, etc	3/28/2020 7:23 PM
27	A spot for recycling	3/28/2020 1:45 PM
28	Our school could benefit from a larger multi-purpose building, more privacy from the apartments in the back, and more exploratory options for students (i.e. sand box, creativity areas to build, color, make music, etc).	3/28/2020 9:53 AM
29	A cafeteria that is separate from a gym. A classroom dedicated to nature and the garden for when garden time gets rained out and the students are learning about plants etc inside. The could be doing planting or seed dissection etc. in a nature room that is not just their own classroom. This would make a more enriching experience for the kids when it’s too rainy to go into the main garden.	3/28/2020 9:31 AM
30	A science/art lab. Proper storage and a larger multi.	3/28/2020 8:54 AM

31	Comfortable, shaded outdoor work and eating areas. Large indoor space dedicated to PE. Large room dedicated to art activities. Covered walkways and dismissal areas to protect against rain. Newly fenced-in garden area with lockable gate.	3/28/2020 8:35 AM
32	Non	3/27/2020 6:55 PM
33	?	3/27/2020 5:15 PM
34	The permanent outdoor shade structures . Specially if we will be doing summer camp program at Miwok.	3/27/2020 4:43 PM
35	Upper grade playground structure Enough space for 2 classes per grade A music room An art room A covered garden classroom space	3/27/2020 4:22 PM
36	Art	3/27/2020 4:12 PM
37	Storage. We don't have enough storage to properly access instruments, art supplies, stage props and our kiln.	3/27/2020 4:03 PM
38	We need shade! We also need irrigation repairs to remove major mud zones and support our ecology charter. Converting the portable classrooms into permanent ones will allow for better windows and those classes being better integrated into the school community.	3/27/2020 3:56 PM
39	A gymnasium - for indoor sports. The cafeteria/multi purpose is too small	3/27/2020 3:21 PM
40	None	3/27/2020 3:20 PM
41	Gymnasium, covered walkways	3/27/2020 2:56 PM
42	None	3/27/2020 2:16 PM
43	A suitable gymansium/multi-use room.	3/27/2020 2:15 PM
44	Indoor gym; An actual music room	3/27/2020 2:04 PM
45	None	3/27/2020 2:04 PM
46	Not sure	3/27/2020 1:53 PM
47	We need more shade for the playground areas and for the outside seating areas that are used during lunchtime.	3/27/2020 1:42 PM
48	adequate adult bathrooms & storage	3/26/2020 4:31 PM
49	wall ball courts, black top beautification, map of the world, map of the united states, clear lines for court games, like 4 square. Murals, art on the walls, although we just got our first one done this last week. Beautiful work on behalf of a parent.	3/26/2020 3:20 PM
50	Area for outside learning opportunities. Finding appropriate spaces for physical education while at the same time using the space for outdoor recess. Having enough classrooms to support our growing school. Expanding the multi to accommodate the schools need. For example, lunch time, assemblies, meeting, etc.	3/26/2020 2:51 PM
51	specific music room with plenty of room, specific art room and science room	3/26/2020 11:42 AM
52	Upper grades need more playground room and activities. Also, there needs to be a fence so that balls do not go into parking lot.	3/26/2020 11:13 AM
53	recess equipment, smooth blacktop	3/26/2020 10:14 AM
54	Our Multi-Use room is too small and does not suit our growing community.	3/26/2020 9:39 AM
55	I would like an outside amphitheater for class meetings, drama and entertainment use. I would also like a play structure on or near the upper grade yard.	3/25/2020 8:44 PM
56	We are an arts charter and there is no dedicated art room or full time art staff. There should be more areas for art spaces and cross functional learning. How creativity can be use to explore science, literature etc. I know that they do this, but we just dont' have the facilities. Our multi purpose cafeteria space really isn't enough. We also need more classroom spaces. There are classes sharing rooms and we have outdated portable rooms.	3/25/2020 4:02 PM
57	Bigger multi use room	3/25/2020 8:51 AM

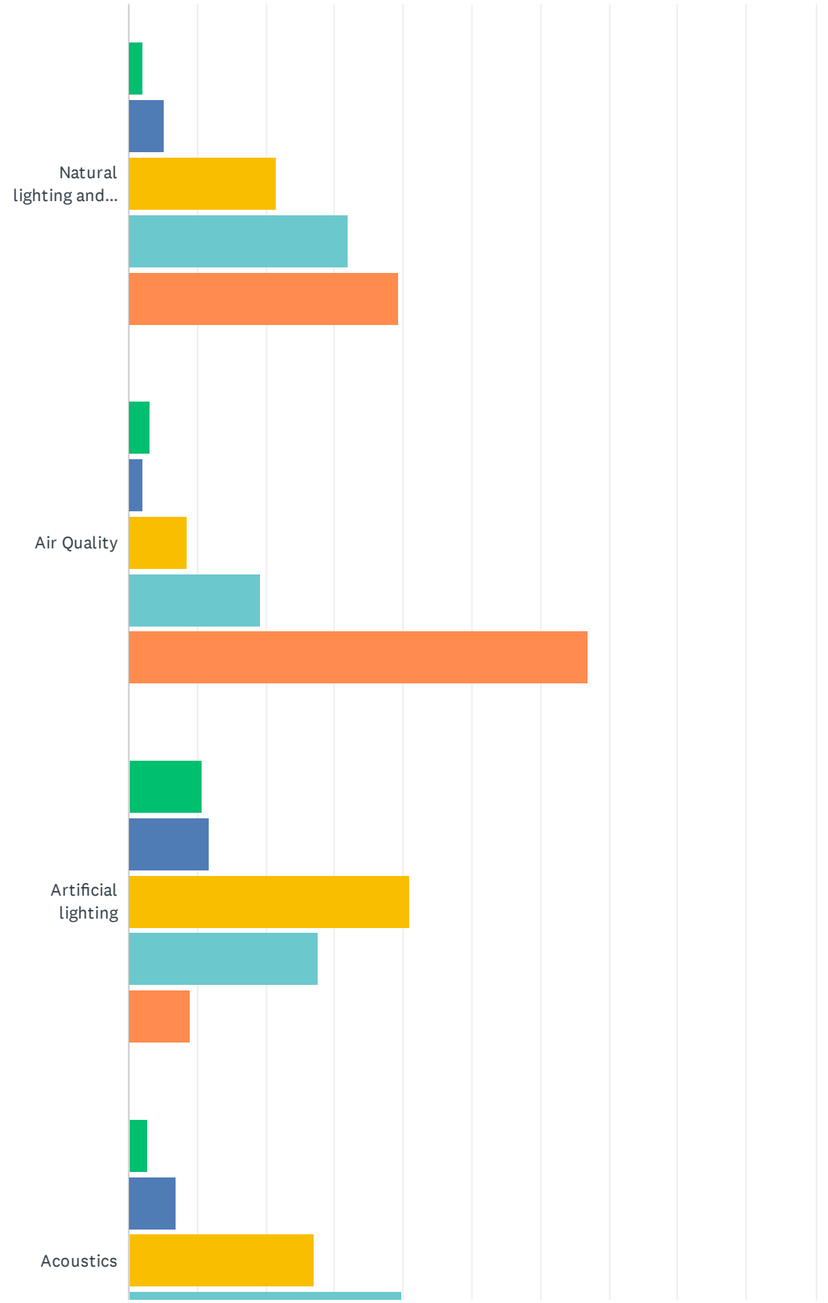
58	Gardens would be utilized more if they were on an automatic irrigation system. Without that, it requires too much consistent volunteer help to sustain them. The only room dedicated to music is tiny. There should be a larger room for music classes & choir, even if it can't accommodate the whole band. Lots of art happens using the storage that is here & there & a roving teacher. It would make that teacher's life better if there were a dedicated space to at least store/prep/clean up art equipment, if not an art classroom. It could be a dedicated classroom for art + maker activities, to expand spaces available to classroom teachers to use for such activities.	3/24/2020 5:25 PM
59	More bathrooms for students and adults.	3/24/2020 4:08 PM
60	A track/path for running- could be installed around grass area. More modernized playground options, especially for older kids. A garden/nature learning area for upper grades. Classrooms would benefit from modern modular furniture that is flexible & on wheels so teachers can change arrangements as needed for different learning formats. At our STEM charter, the science lab is a regular classroom with one counter & sink that only has cold water. It it not well equipped for doing or cleaning up after science labs. It should have hot water for clean up, multiple sinks, a safe place to heat things up. It would also be great to have a 2nd projector so we can project what we're reading/writing in notebook alongside other images/camera.	3/24/2020 1:41 PM
61	Staff lounge is not big enough for all staff, nor is it welcoming. I recommend visiting Lynwood Elementary School to see an example of a very warm and inviting staff room.	3/24/2020 12:11 PM
62	The multipurpose room is very small and would serve the school better In many ways (events, sports) if it was bigger.	3/24/2020 10:30 AM
63	We need more classrooms To support our growing student population, we need better playgrounds (replace the purple one!), we need more trees and green spaces to break up all the asphalt, we need a multi-purpose room that can fit our students and host events with families, we need buildings to be updated, we need more art/murals to make the school look nicer, the asphalt playgrounds need to be resurfaced and painted, we need more shaded area with picnic tables where kids can eat snacks or do school work outside.	3/24/2020 9:38 AM
64	More classrooms, larger common area,	3/24/2020 8:42 AM
65	an outdoor kitchen or classroom to offer from garden to kitchen, permanent shade sails, music instruments, positive messages displayed around campus, better portables, outdoor stage or platform for Friday music, more color use to have wooden sunflowers by the majority of the classroom doors and a big mural painted on the outside wall of the multi.	3/24/2020 1:02 AM
66	More space for kids care and a dedicated band/music room	3/23/2020 10:57 PM
67	Natural spaces	3/23/2020 10:10 PM
68	Play ground, better track, better parking lot, entry and exit routes for vehicles. Larger multipurpose room is needed.	3/23/2020 9:37 PM
69	The multi purpose room is way too small for a school that has recently exploded in population. We simply don't fit. Also, it would have been incredible if we had been given the opportunity to install an outdoor kitchen with the Emeril Lagasse grant. To install an outdoor kitchen on campus would still be ideal to further engage our students with their charter focus.	3/23/2020 9:34 PM
70	Larger multi purpose room	3/23/2020 9:13 PM
71	None!	3/23/2020 8:44 PM
72	As mentioned previously have a designated space for TK in a separate building from kids care.	3/23/2020 8:40 PM
73	Enough classrooms for all teachers and specialists. A bigger cafeteria. Continuity where classes are so grade levels can be together.	3/23/2020 8:16 PM
74	More bathrooms for students and staff. Suggestions maybe more stalls. Playground near the upgrade black tops. And more storage for teachers	3/23/2020 6:26 PM
75	More Shaded spaces for kids to eat and play, activity area for upper grades to stay busy off the playground	3/23/2020 5:06 PM
76	I believe the only true garden at SOMO is outside the K area unless small garden boxes are being used in common areas as well. It would be nice to have a bigger garden if possible for all grades to help tend and harvest. Also, SOMO leverages the Multi Purpose Room a lot for our	3/23/2020 4:40 PM

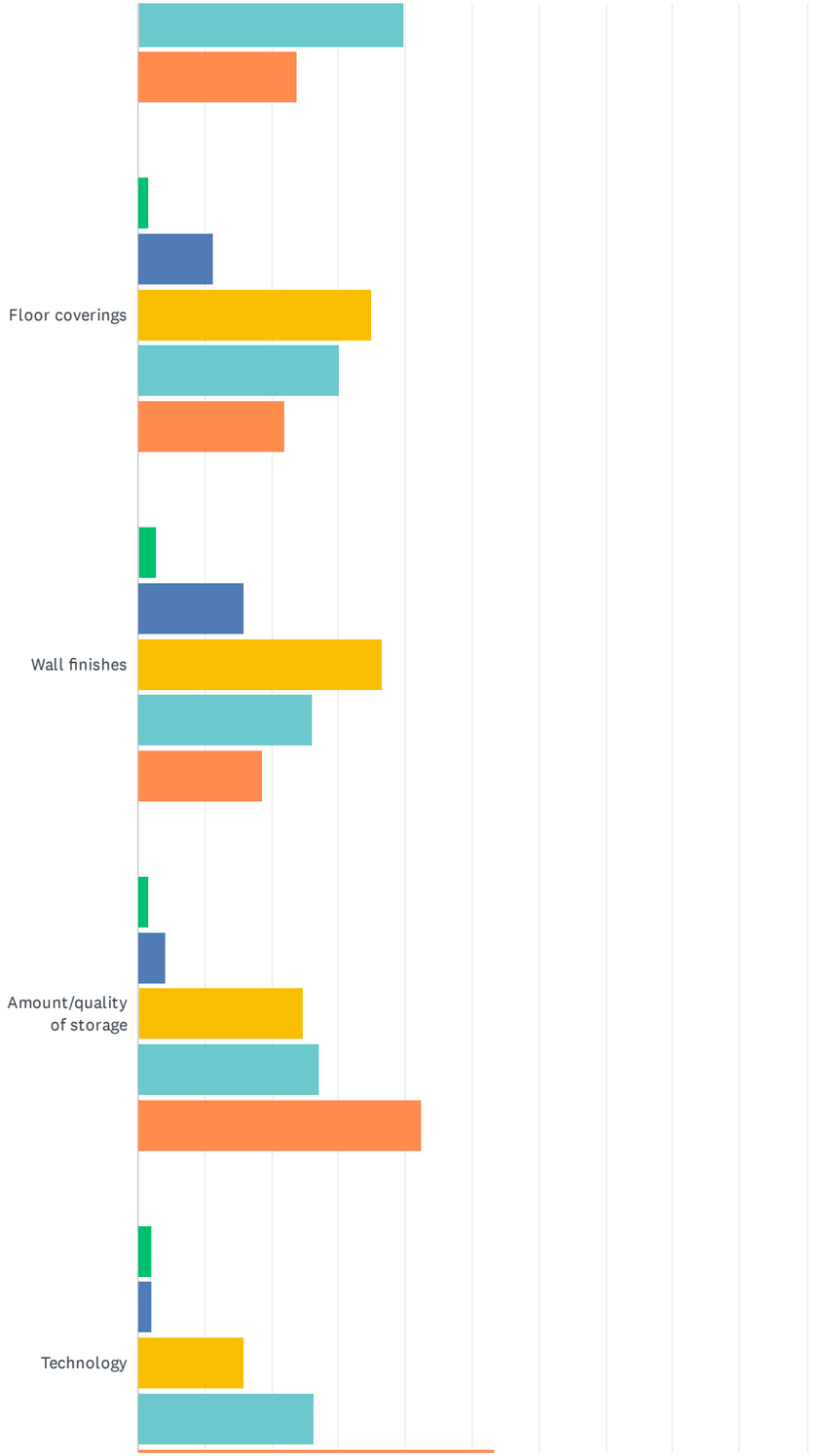
	charter focuses of Art and Music. It would be amazing if we could get funding to have a specific art or music space built on campus.	
77	Cafeteria (Multi) is very loud. Perhaps some sound panels could be installed.	3/23/2020 4:37 PM
78	Meditation and yoga	3/23/2020 3:35 PM
79	n/a	3/23/2020 3:27 PM
80	None	3/23/2020 3:24 PM
81	As I stated above, the school needs a track!!	3/23/2020 3:12 PM
82	A track for the field. An indoor sports area.	3/23/2020 3:12 PM
83	Bathrooms! Storage! Storage! Storage! Did I mention we lack storage? Dedicated art room. Dedicated music room.	3/23/2020 3:09 PM
84	Play structures	3/23/2020 3:01 PM
85	Could have more swings and slides on playground.	3/23/2020 2:58 PM
86	None	3/23/2020 2:51 PM
87	We need bathrooms closer to the play structure on campus	3/23/2020 2:49 PM
88	Maker Space	3/23/2020 2:46 PM
89	N/a	3/23/2020 2:45 PM
90	None	3/23/2020 2:44 PM
91	We need more garden space, a shade area for kids to play outside on hot days. Eating area where kids can eat their lunch during recess so they are not eating on the floor	3/23/2020 2:41 PM
92	A larger multipurpose room and cafeteria	3/23/2020 2:38 PM
93	An outdoor kitchen.	3/23/2020 2:34 PM
94	Storage, overflow parking, and fence from traffic	3/23/2020 2:34 PM
95	Garden	3/23/2020 2:34 PM
96	Musical instruments	3/23/2020 2:34 PM
97	N/A	3/23/2020 2:32 PM
98	Large enough cafeteria Large enough music rooms Support teaching staff room and storage Bigger playground for upper grades	3/23/2020 2:32 PM
99	An outdoor classroom like LT. Our cafeteria needs to accommodate 200+ people.	3/23/2020 2:28 PM
100	None	3/23/2020 2:28 PM
101	I don't know	3/23/2020 2:26 PM
102	N	3/23/2020 2:26 PM
103	Na	3/23/2020 2:24 PM
104	None	3/23/2020 2:23 PM
105	Better playgrounds	3/23/2020 2:22 PM
106	Art.	3/23/2020 2:21 PM
107	N/A	3/23/2020 2:20 PM
108	A music room!	3/23/2020 2:20 PM
109	N/A	3/23/2020 2:19 PM
110	The library doesn't seem like much planning was put into it. It looks like an old teacher lounge that has been transformed.	3/23/2020 2:19 PM

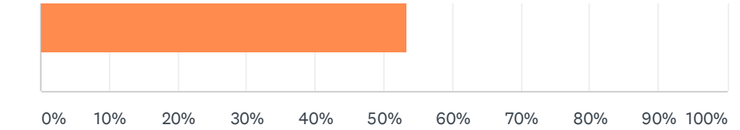
111	Indoor rec area and adequate cafeteria space	3/23/2020 2:18 PM
112	An outdoor classroom with seating and shade for a full classroom of students. This work has begun and been partially realized, but work remains to fully realize this opportunity.	3/23/2020 2:16 PM
113	More PE opportunities/options/equipment. Far too much lap running (ruining hope of love for running).	3/23/2020 2:16 PM
114	I don’t think is missing anything this school is one of the best.	3/23/2020 2:13 PM
115	None	3/23/2020 2:12 PM
116	There are none	3/23/2020 2:12 PM
117	More gardening opportunities for older kids.	3/23/2020 2:11 PM
118	Multi is not big enough for an all school assembly	3/23/2020 2:10 PM
119	A dedicated LARGE area that would allow expansion of Kids Care	3/23/2020 2:09 PM
120	A dedicated music class and a dedicated TK class are definitely missing from our campus.	3/23/2020 2:09 PM
121	A real music room A science lab A Classroom dedicated to TK	3/23/2020 2:09 PM
122	Gymnasium	3/23/2020 2:09 PM
123	More gardens will be appropriate and taken care of properly.	3/23/2020 2:06 PM
124	None that I can think of at the moment	3/23/2020 2:06 PM
125	Large enough lunch room	3/23/2020 2:05 PM
126	a Music Room	3/23/2020 2:05 PM
127	I'd like to see many more experimental garden areas on our vast campus. Our campus has many unattractive areas which could be places where we could have various learning opportunities. But, it seems we always run into the problem with watering systems and mowing areas from maintenance. I think we should not have any giant lawn areas we have to water since we are in a drought and it's poor role modeling on our part. We should convert lawn areas to areas of learning.	3/23/2020 2:04 PM
128	More garden	3/23/2020 2:03 PM

Q19 With 1 being not important and 5 being extremely important, what are the most important elements for the interior spaces of your school?

Answered: 191 Skipped: 5



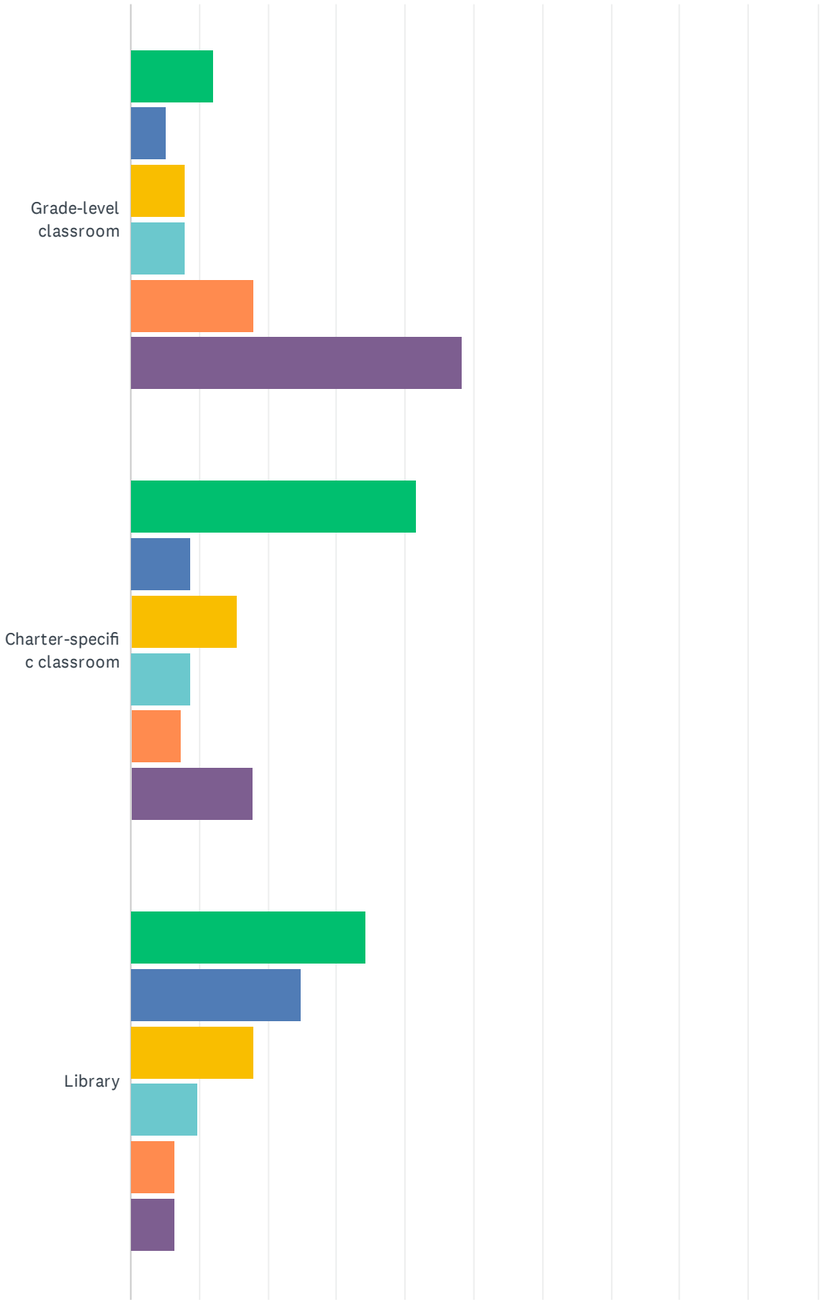


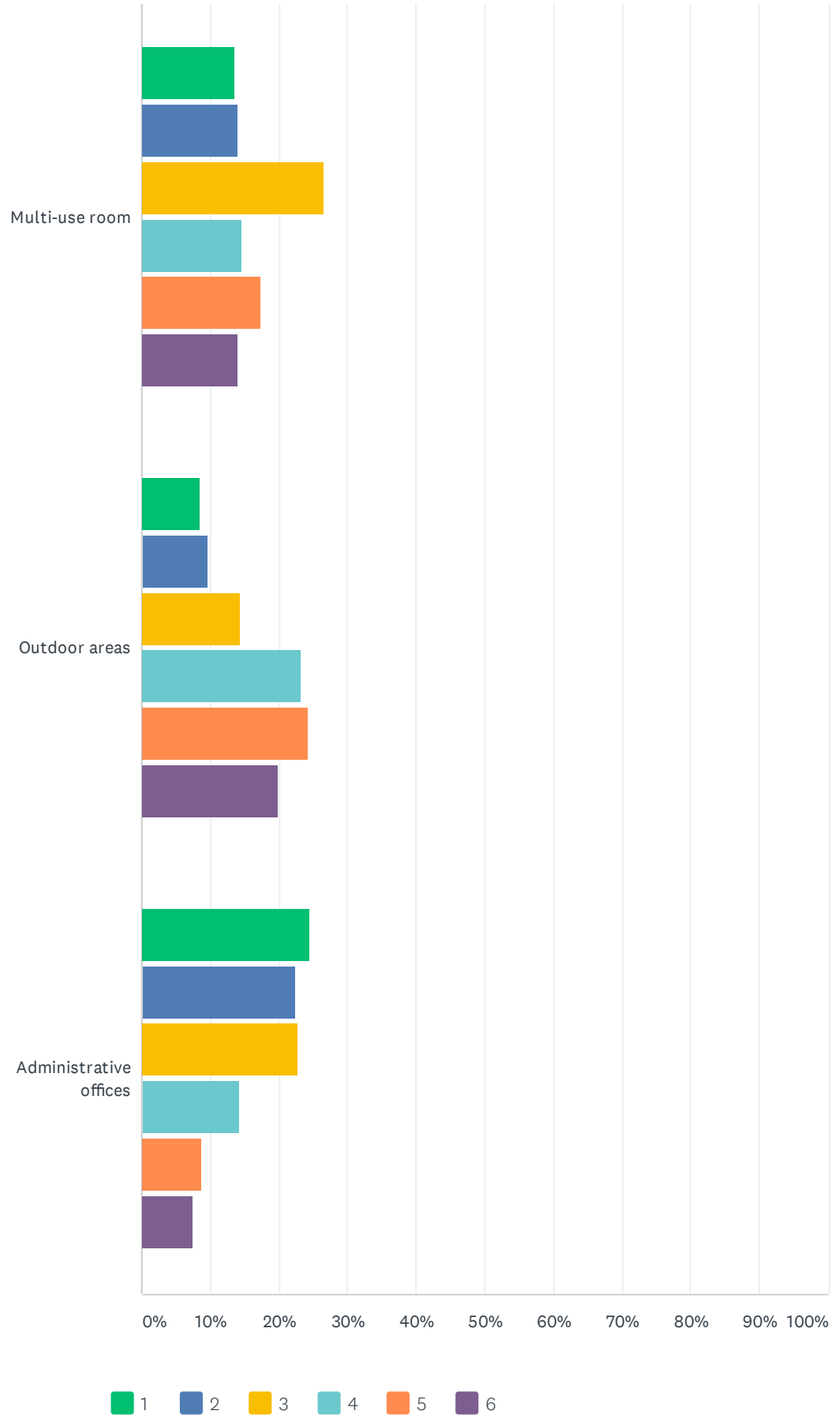


	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
Natural lighting and views	2.09% 4	5.24% 10	21.47% 41	31.94% 61	39.27% 75	191	4.01
Air Quality	3.19% 6	2.13% 4	8.51% 16	19.15% 36	67.02% 126	188	4.45
Artificial lighting	10.64% 20	11.70% 22	40.96% 77	27.66% 52	9.04% 17	188	3.13
Acoustics	2.65% 5	6.88% 13	26.98% 51	39.68% 75	23.81% 45	189	3.75
Floor coverings	1.61% 3	11.29% 21	34.95% 65	30.11% 56	22.04% 41	186	3.60
Wall finishes	2.66% 5	15.96% 30	36.70% 69	26.06% 49	18.62% 35	188	3.42
Amount/quality of storage	1.57% 3	4.19% 8	24.61% 47	27.23% 52	42.41% 81	191	4.05
Technology	2.12% 4	2.12% 4	15.87% 30	26.46% 50	53.44% 101	189	4.27

Q20 Rank 1 to 6 where you spend most of your time on campus with 1 being the least and 6 being the most.

Answered: 189 Skipped: 7

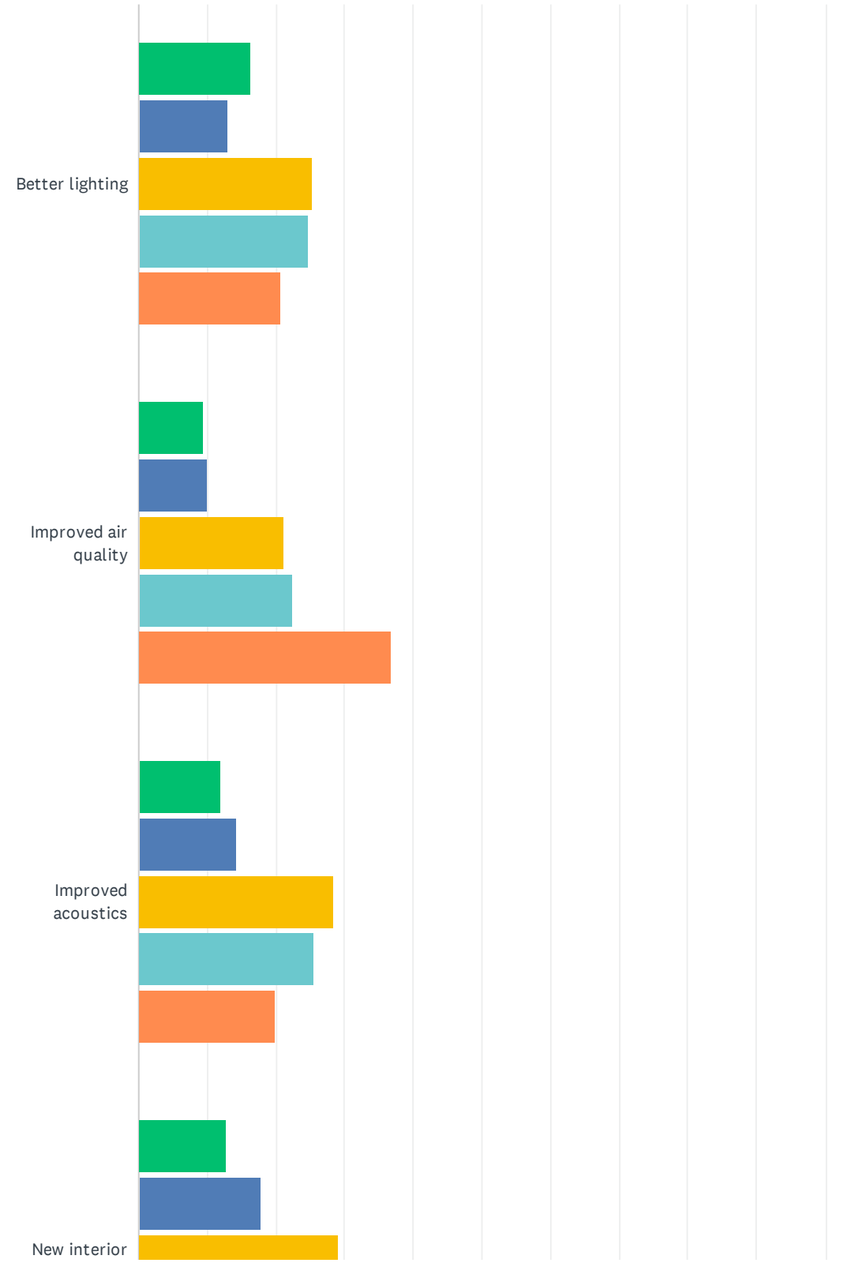


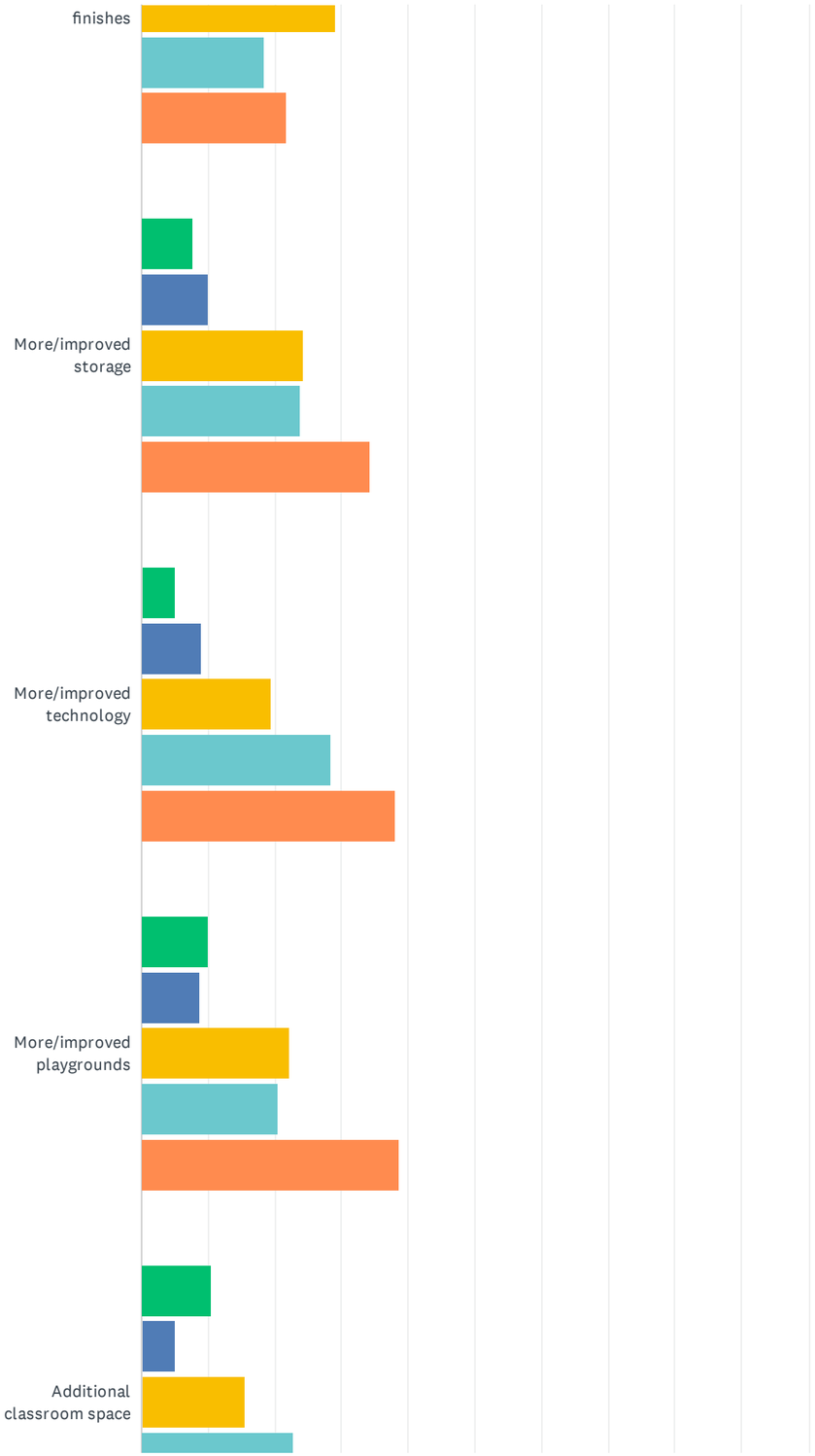


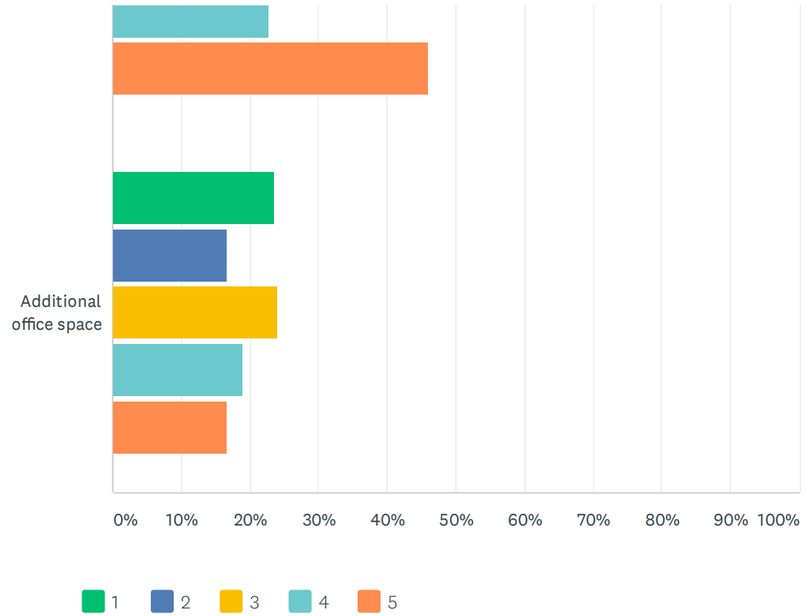
	1	2	3	4	5	6	TOTAL	WEIGHTED AVERAGE
Grade-level classroom	12.23% 23	5.32% 10	7.98% 15	7.98% 15	18.09% 34	48.40% 91	188	4.60
Charter-specific classroom	41.67% 75	8.89% 16	15.56% 28	8.89% 16	7.22% 13	17.78% 32	180	2.84
Library	34.24% 63	25.00% 46	17.93% 33	9.78% 18	6.52% 12	6.52% 12	184	2.49
Multi-use room	13.51% 25	14.05% 26	26.49% 49	14.59% 27	17.30% 32	14.05% 26	185	3.50
Outdoor areas	8.60% 16	9.68% 18	14.52% 27	23.12% 43	24.19% 45	19.89% 37	186	4.04
Administrative offices	24.46% 45	22.28% 41	22.83% 42	14.13% 26	8.70% 16	7.61% 14	184	2.83

Q21 With 1 being low priority and 5 being high priority, what improvements would you most like to see in the space where you spend most of your time?

Answered: 185 Skipped: 11



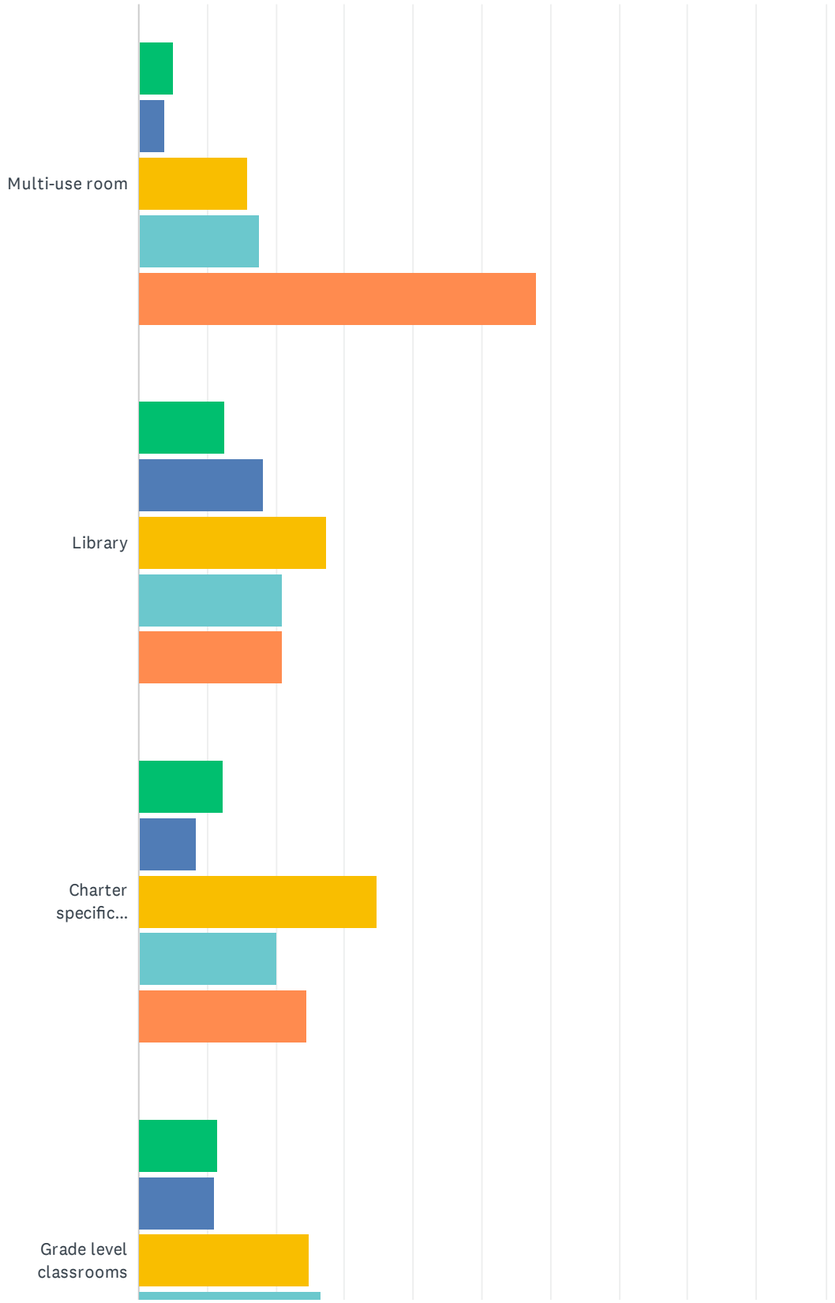


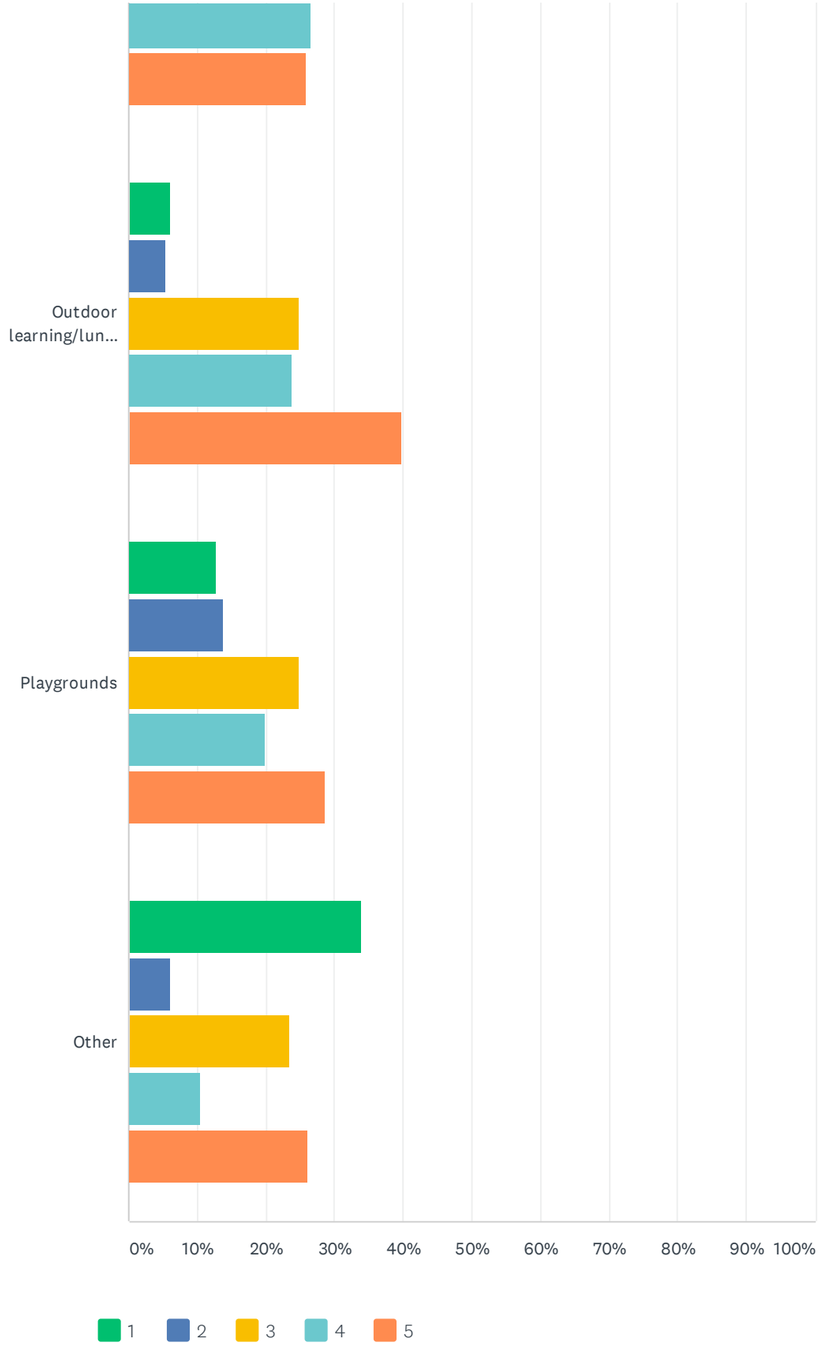


	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
Better lighting	16.29% 29	12.92% 23	25.28% 45	24.72% 44	20.79% 37	178	3.21
Improved air quality	9.50% 17	10.06% 18	21.23% 38	22.35% 40	36.87% 66	179	3.67
Improved acoustics	11.93% 21	14.20% 25	28.41% 50	25.57% 45	19.89% 35	176	3.27
New interior finishes	12.85% 23	17.88% 32	29.05% 52	18.44% 33	21.79% 39	179	3.18
More/improved storage	7.73% 14	9.94% 18	24.31% 44	23.76% 43	34.25% 62	181	3.67
More/improved technology	5.03% 9	8.94% 16	19.55% 35	28.49% 51	37.99% 68	179	3.85
More/improved playgrounds	9.94% 18	8.84% 16	22.10% 40	20.44% 37	38.67% 70	181	3.69
Additional classroom space	10.56% 19	5.00% 9	15.56% 28	22.78% 41	46.11% 83	180	3.89
Additional office space	23.56% 41	16.67% 29	24.14% 42	18.97% 33	16.67% 29	174	2.89

Q22 On a scale of 1 – 5, with 5 being highest need, how would you rate the need for improvements to these spaces?

Answered: 186 Skipped: 10

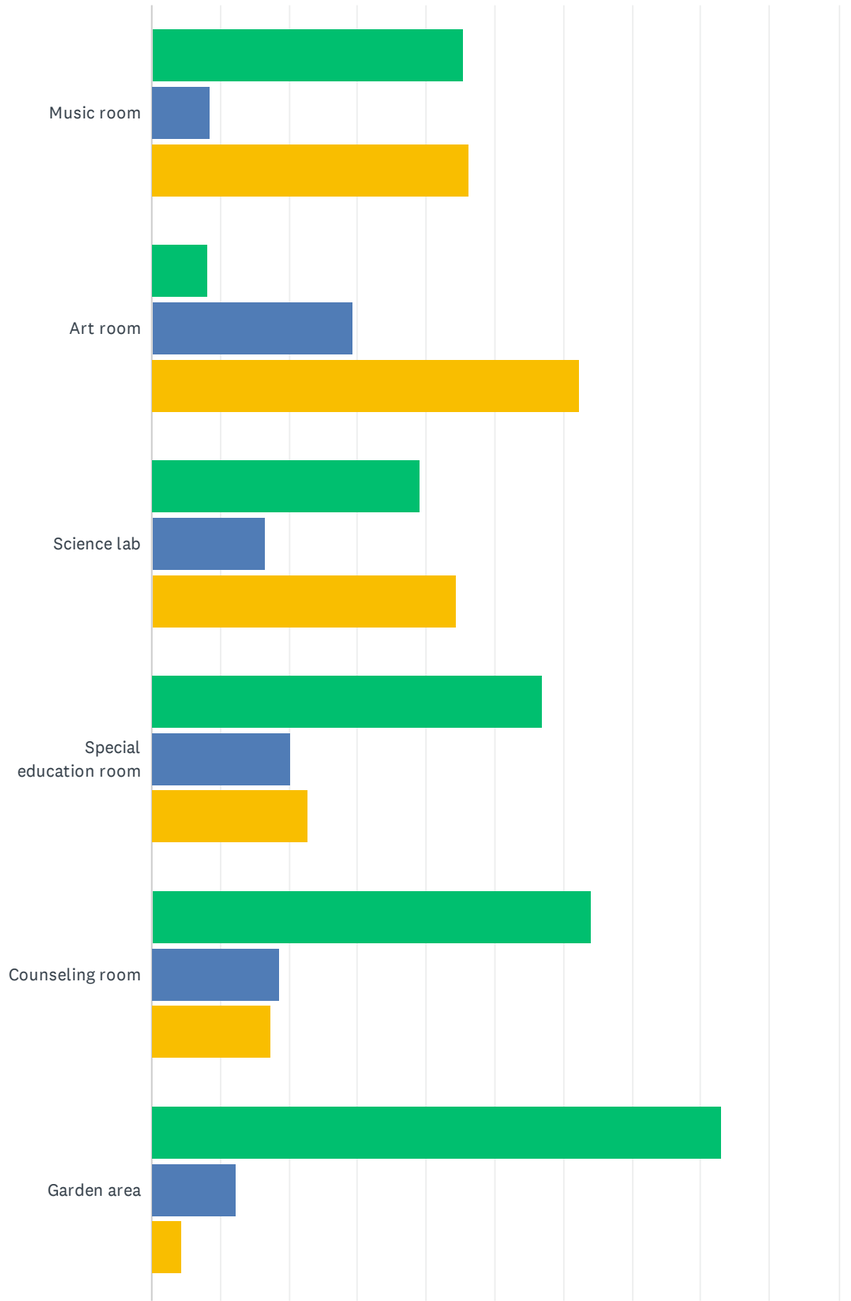


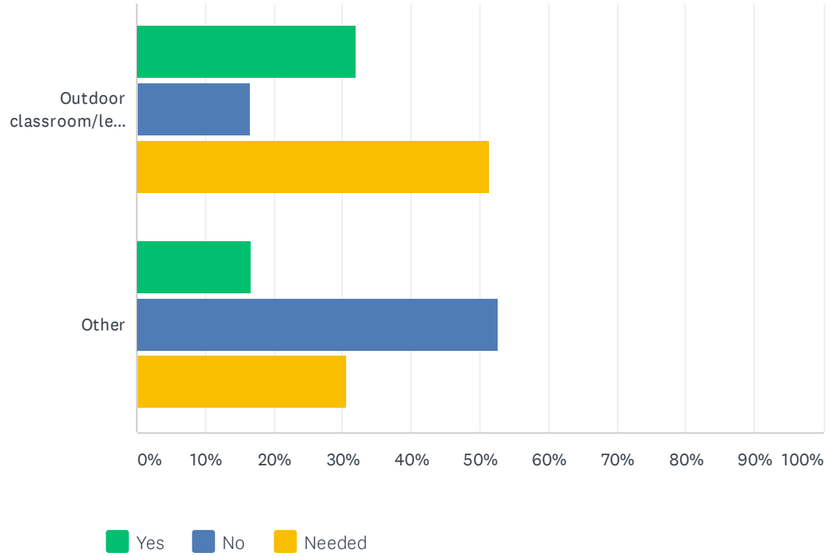


	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
Multi-use room	4.92% 9	3.83% 7	15.85% 29	17.49% 32	57.92% 106	183	4.20
Library	12.64% 23	18.13% 33	27.47% 50	20.88% 38	20.88% 38	182	3.19
Charter specific classrooms	12.29% 22	8.38% 15	34.64% 62	20.11% 36	24.58% 44	179	3.36
Grade level classrooms	11.60% 21	11.05% 20	24.86% 45	26.52% 48	25.97% 47	181	3.44
Outdoor learning/lunch area	5.98% 11	5.43% 10	25.00% 46	23.91% 44	39.67% 73	184	3.86
Playgrounds	12.71% 23	13.81% 25	24.86% 45	19.89% 36	28.73% 52	181	3.38
Other	33.91% 39	6.09% 7	23.48% 27	10.43% 12	26.09% 30	115	2.89

Q23 What special use learning environments exist or are needed at your school?

Answered: 184 Skipped: 12





	YES	NO	NEEDED	TOTAL
Music room	45.30% 53	8.55% 10	46.15% 54	117
Art room	8.26% 9	29.36% 32	62.39% 68	109
Science lab	39.18% 38	16.49% 16	44.33% 43	97
Special education room	56.96% 45	20.25% 16	22.78% 18	79
Counseling room	64.00% 48	18.67% 14	17.33% 13	75
Garden area	83.15% 74	12.36% 11	4.49% 4	89
Outdoor classroom/learning area	31.96% 31	16.49% 16	51.55% 50	97
Other	16.67% 6	52.78% 19	30.56% 11	36

#	OTHER (PLEASE SPECIFY)	DATE
1	TK class room	4/1/2020 10:09 AM
2	Need to enclose the school with a fence no safety for children open yard to public	3/31/2020 10:51 PM
3	closer children's bathrooms to play yard and adult bathrooms	3/31/2020 6:09 PM
4	TK/ aftercare need own spaces	3/29/2020 7:23 PM
5	Designated space for larger music groups or to convene	3/29/2020 4:05 PM
6	Just an extra space for music, art and science	3/28/2020 7:23 PM
7	An attractive barrier from the busy old Adobe road that more securely closes the campus off so you get children can’t easily go to that road. The office should be relocated so it’s in a central location when kids and families walk into the campus	3/28/2020 8:54 AM
8	PE room	3/28/2020 8:35 AM
9	This is 2 questions in one, doesn't make sense	3/27/2020 4:46 PM
10	Art room will be great addition . I would love to continue the art classes as I offered to 4th grades in the past. The permanent outdoor shade structures for outdoor space. I work hard for building a garden area for kids care. I would love to have green house and teach students how to take care a garden as well as to grow veggies.	3/27/2020 4:43 PM
11	we have a nice RTI building and garden area/outdoor classroom already	3/27/2020 4:03 PM
12	Gym and parent parking area on the other side of Kids Care	3/27/2020 3:21 PM
13	curriculum room for training	3/27/2020 2:05 PM
14	dedicated art, music, and science rooms would be great	3/26/2020 4:31 PM
15	Question 23: will only let me select one "needed" item. We do not have a designated music room, art room science lab. Special education room is being share with RTI, counseling needs a room, and although we do have a garden, there is not covered outdoor learning area which would be really nice to have.	3/26/2020 3:20 PM
16	This question won't give you the data you want- it was set up wrong. It doesn't let us choose "needed" or "yes" or "no" more than once	3/24/2020 5:25 PM
17	This question only allows selection of one. Need: music, art, science, special ed. Have: counseling, garden, outdoor learning	3/24/2020 4:08 PM
18	This question was set up wrong. You cannot choose more than one yes, no, or needed.	3/24/2020 1:41 PM
19	Could not click on more than one. NEED: music room, art room, science lab, updated counseling room, outdoor classroom	3/24/2020 12:11 PM
20	This question isn’t letting me make my selections	3/24/2020 10:30 AM
21	Your survey only allows one check per column and did not allow me to answer completely. We need a music room, science room (at least for material storage, and science facilitator work area, we need dedicated rooms for special education and RTI (they share now), I think our counselors may need more space, we have a lot of garden areas, we don’t need an art room, we have a couple small outdoor learning areas, but could use more...especially with shade.	3/24/2020 9:38 AM
22	We need a counseling room, speech and OT rooms	3/24/2020 8:42 AM
23	#23 only allowed you to select one yes, no or needed. We need a music room, science lab, larger counseling room, we have an amazing garden and classroom area but it could probably use some permanent shade structures or sails.	3/24/2020 1:02 AM
24	Why can we not select multiple needs?	3/23/2020 10:10 PM
25	All the above	3/23/2020 9:37 PM
26	This question option didn't work correctly-- I couldn't select more than one item as needed. What is needed is an art room, science lab, and a larger multi purpose room.	3/23/2020 9:34 PM
27	Tk Room	3/23/2020 8:40 PM

28	You can’t choose multiple yes no or need so: music room, special education room are needed. Art room, science lab, garden area not needed. Outdoor learning area se have one, but would be good to have more. Counseling room we need.	3/23/2020 8:16 PM
29	A science room would be nice as well as a music room	3/23/2020 6:26 PM
30	This question did not let me answer individually, it only allowed me to pick 1. Specific space for art, music and/or science would be a great addition.	3/23/2020 4:40 PM
31	Music teacher and space needs drastic help	3/23/2020 3:35 PM
32	Track	3/23/2020 3:12 PM
33	Track in field	3/23/2020 3:12 PM
34	Not able to fill out this chart. Only allows one check in each column	3/23/2020 3:09 PM
35	Classrooms and multipurpose room seem fine for music and art. They could have more inspiring outside areas.	3/23/2020 2:58 PM
36	We need music and art room! A science room would be nice too. It's not letting me select more than one needed bubble	3/23/2020 2:34 PM
37	Music Room - Yes, Art Room - No, Science Lab - No, Special Ed - No, Counseling Room - No, Garden Area - Yes, Outdoor Classroom/Learning Area - Yes	3/23/2020 2:32 PM
38	We need a makers space/science room,Outdoor classroom, music room and Art room	3/23/2020 2:28 PM
39	I can only choose 1 for each column. Art, science, music, and mental health are the most important tools for anyone to possess.	3/23/2020 2:19 PM
40	PE options/equipment. Learn from KJHS model.	3/23/2020 2:16 PM
41		3/23/2020 2:13 PM
42	Kids Care space	3/23/2020 2:09 PM
43	All of the above are needed and a dedicated TK classroom with exception to counseling room and garden area.	3/23/2020 2:09 PM
44	Kids Care space with office area	3/23/2020 2:09 PM
45	Needed for Somo, for all schools	3/23/2020 2:06 PM
46	It wouldn’t let me select more than one for each column. need: art room, dedicated science room, counseling rooms, special ed rooms.	3/23/2020 2:05 PM
47	You can't answer this question correctly. The check circles cancel each other out.	3/23/2020 2:04 PM
48	Also need science lab	3/23/2020 2:03 PM

Q24 Please add any other comments:

Answered: 74 Skipped: 122

#	RESPONSES	DATE
1	The quality of the classrooms is consistent in that some are portables, some are quite old and some are newer, brighter and larger.	4/3/2020 2:22 PM
2	Really need a separate TK classroom that isn't shared with after school program.	4/3/2020 12:30 PM
3	Great school, but need a better set up for ART (workshop?), and, outdoor learning	4/3/2020 11:26 AM
4	TK Building is definitely needed.	4/1/2020 10:09 AM
5	Play structures more swings More slides bigger yard.	3/31/2020 10:51 PM
6	TK and Kindergarten need larger spaces. The TK room is not meant for 4 year olds as they can not reach the sink or paper towel. The hole in the wall has helped with the bathroom situation. This grade level is material intensive and we need storage IN the classroom.	3/31/2020 6:09 PM
7	Mother trucker	3/31/2020 1:59 PM
8	n/a	3/30/2020 1:28 PM
9	None	3/30/2020 1:02 AM
10	Did I mention that we really need a designated classroom for band!	3/29/2020 8:25 PM
11	Top priorities: music room, dedicated TK classroom, outdoor learning space	3/29/2020 7:23 PM
12	The kids needs a reasonable place (not on the ground and not in the sun) to eat lunch outside. The multi is loud and crowded.	3/29/2020 2:09 PM
13	None	3/29/2020 1:07 PM
14	I found it difficult to answer the questions regarding storage, the walls, flooring, etc. I'm not in the classroom like the teachers are. I support their option of these things over my own. I do think the multi needs a little updating and possibly something hanging from the ceiling (like in Zazzle) to help with acoustics	3/28/2020 7:23 PM
15	I wasn't able to respond to any of the questions because I simply don't know anything about any of the issues. I feel like parents get surveyed so that the box that says that parents were surveyed can be checked off, but without educating us that surveying is meaningless. I'm interested and would love to be more informed about issues like this!	3/28/2020 12:41 PM
16	As mentioned above, the school's office is in a location that is not easy to find or obvious when visitors or families walk onto the campus from the parking lot. There is no real "entry point". This is a big safety issue. If there is a possibility to re-do the dated multi-room (which is a central site when walking in and doing drop-offs) maybe the office could be added to the front of that space. We could push the blacktop further into the lawn if needed. Then the existing office could be used for additional classroom (art/science lab!) and storage. It would be great to have a nice entry to our school that is as warm and personal as the rest of our school.	3/28/2020 8:54 AM
17	We need updated fences in many areas of the campus.	3/28/2020 8:35 AM
18	Every thing is great.	3/27/2020 6:55 PM
19	To change the job requirements for Kids Care staff kids care IA should be able to lead the big group of students, and for Miwok Students (families could not help with homework) . Staff needs to help students with a home and design an activities based on the specific interests of the students. Most of the time we are hiring college students, who does not have any experience working with children or any professional training and they leave in the middle of the school year, or take time off all the time, because they have college tests, or personal needs, and they do not care, what the impact they leave on students and the quality of the program . Maybe we need to redesign the job description for kids care positions. Maybe we could consider to hire people with Early education units , who has some experience and/or education in managing big groups of students and able to design activities based on students needs and interested and not just babysitters. Maybe we should consider to redesign the salaries for Kids Care employees , specially for people, who has qualifications to work in child care facility based on education and professional experience and childcare qualifications. Maybe the district will consider to look into turning Kids Care into better quality professional program and it improve the the quality of the staff, who will be more interested in providing a high quality services. I am very tired to manage college students , who are just a placeholders, with out any passion,	3/27/2020 4:43 PM

	background and experience working in a structured child care organization. It keeps the program down and students are dropping the program after November/December. Because of the temporary staff , students are not having a motivation or any stability, the program had a low level of participation. It reflects not the quality of the program but the attendance.	
20	More staff restrooms very needed. A larger staff room.	3/27/2020 4:22 PM
21	Parts of the school, staff room, library, kitchen/multi have not been upgraded in years. I mean years.	3/27/2020 4:12 PM
22	As a parent, I wish there were more shade options in the outdoors for the students other than parent supplied shade umbrellas. Maybe a shade over some of the playground equipment and another on the blacktop near the pick up line and over the outdoor lunch tables. The campus is so hot during fall and spring semester and the multi does not have A/C. The kitchen, stage and multi are not nearly large enough for the growth of the school.	3/27/2020 4:03 PM
23	Our multi use room does not function for our community. It is not acceptable to grow our student population when we cannot fit our community in the building. We have 5 portable classrooms that need to be replaced with proper permanent ones. Those students and teachers are no properly included in our rich school community. These are two urgent needs.	3/27/2020 3:56 PM
24	I think we really need parent parking lot. The grass area past our Kids Care building I believe would be a good option if the property belongs to OAUSD and not the City of Petaluma. We also need a gymnasium for our students to be able to do P.E. indoors when it is raining.	3/27/2020 3:21 PM
25	Our classrooms are beautiful	3/27/2020 3:14 PM
26	We definitely need covered walkways, a much better multi-use room, music room and library. We are the only school who does not have a marque that is easily visible from the street, and the outdoor picnic tables look run down and trashy.	3/27/2020 2:56 PM
27	The multi-use room is in most dire need of an upgrade (fancy lighting does nothing when the stage and other items are well below adequate) with the library a close second. Followed shortly by the back half of the office past the principals office.	3/27/2020 2:15 PM
28	The school entrance/exits must be secured; Safety is questionable to say the least. This of course seem to be a big project, but it needs it be undertaken. The school needs to be fenced and gates must remain locked or controlled.	3/27/2020 2:04 PM
29	This is a great school	3/27/2020 2:04 PM
30	No comments.	3/27/2020 1:53 PM
31	Thank you	3/26/2020 2:51 PM
32	Teachers need storage. I especially like Sonoma Mountains white boards with the TV behind them. I also like Miwok's extra rooms in each classroom.	3/26/2020 11:13 AM
33	Would like new portables or classrooms to replace old portables and have two classes at each grade level, k-6.	3/25/2020 8:44 PM
34	The school needs more support and resources. An art charter without a dedicated art studio room is silly. Grades sharing one classroom isn't fair. We need more high quality rooms. More technology and to be kept up to the same quality as other schools in the district such as Sonoma Mountain.	3/25/2020 4:02 PM
35	TK needs a dedicated classroom that is not shared with Kids Care. All classrooms would benefit from modern modular furniture on wheels that can be rearranged on an as needed basis by teacher depending on what learning format is desired as the day/week goes on.	3/24/2020 5:25 PM
36	The multi is too small for the student body, especially as we'd like to have a larger student body if all classes were full.	3/24/2020 1:41 PM
37	Please add space so that LVIA could go up to 8th grade.	3/24/2020 12:11 PM
38	None	3/24/2020 10:30 AM
39	Our plan to add 4 more classes is inadequate. We need more than that! We need at least 3 more to cover the services listed above too!	3/24/2020 9:38 AM
40	None	3/23/2020 9:37 PM

41	I would like to see more white board space as well as more storage in between classrooms. I also think wall space in each classroom would be helpful to hang up large posters.	3/23/2020 6:26 PM
42	Ideally we upgrade classrooms , more outdoor area for kids. Bigger and better multi room is number one!!!	3/23/2020 5:06 PM
43	Mr Tony does a great job.	3/23/2020 4:37 PM
44	Tired of teachers teaching only to the students that are extremely competent- currently entering into a law suit against this school for drastic malpractice	3/23/2020 3:35 PM
45	The school really needs a track and could use a remodel and improvements to the MU including the potential for indoor sports.	3/23/2020 3:12 PM
46	Nothing else at this time.	3/23/2020 3:09 PM
47	The bubbles in #23 not working But it seems like they could use more inspiring outdoor space like the newer playground. Could update the older playground.	3/23/2020 2:58 PM
48	No	3/23/2020 2:51 PM
49	This survey was a bit confusing to me-I think some of the questions were asked in a way where I wasn't sure what was being asked. Also some needed more description or definition of how many to select.	3/23/2020 2:46 PM
50	None	3/23/2020 2:44 PM
51	A larger spacial education room that is not shared. More art space for kids or a science lab	3/23/2020 2:41 PM
52	Parking and a larger multi are greatly needed	3/23/2020 2:34 PM
53	None	3/23/2020 2:34 PM
54	N/A	3/23/2020 2:32 PM
55	This school should consider a perimeter fence around the school to keep the kids safe when out at recess. Anyone can just walk on campus unnoticed.	3/23/2020 2:29 PM
56	Outdoor classroom and larger multipurpose room. A makers space/Science room would be great.	3/23/2020 2:28 PM
57	LT is doing a great job overall	3/23/2020 2:28 PM
58	Thank you	3/23/2020 2:26 PM
59	Na	3/23/2020 2:24 PM
60	NoNe	3/23/2020 2:23 PM
61	N-A	3/23/2020 2:22 PM
62	A place for art, music and science are needed.	3/23/2020 2:21 PM
63	N/A	3/23/2020 2:19 PM
64	Miwok is fantastic! I was under the impression that the school was called "Miwok Language Academy" however, my child hasn't learned anything about any other languages.	3/23/2020 2:19 PM
65	None	3/23/2020 2:18 PM
66	I love constant push for growing and improving in what SoMo does.	3/23/2020 2:16 PM
67	Wonderful work environment!!!	3/23/2020 2:12 PM
68	We needed shaded eating areas for snack & lunch	3/23/2020 2:10 PM
69	Additional capacity for Kids Care is desperately needed. Many families who would love to attend SOMO simmocant because they need aftercare	3/23/2020 2:09 PM
70	Kids Care - Music - Science should have designated spaces	3/23/2020 2:09 PM
71	Want more music and science activities.	3/23/2020 2:06 PM
72	We desperately need a larger indoor lunch space as well as an outdoor lunch space. And	3/23/2020 2:05 PM

	SHADE!! Trees or shade structures over areas where kids play.	
73	Thank you, educators and staff, we appreciate you all!!!	3/23/2020 2:05 PM
74	Na	3/23/2020 2:04 PM

22

Meeting Notes

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MEETING NOTES

DATE
06.04.2020

PROJECT
Old Adobe Union School District
Master Plan
Community Meeting

PROJECT NUMBER
19020.02

SUBJECT
Community Site Meeting
Old Adobe Elementary
Charter School
05.18.2020

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I. INTRODUCTION

Superintendent Conte welcomed community participants and stated the District goals for the meeting. TLCD then shared a Power Point presentation.

1. Design Team introductions were made and the agenda was reviewed
2. Goals for the meeting were stated as building upon the survey results
3. Highlights of Old Adobe Elementary school's mission were paraphrased
    a. TK–6th serving approximately 320 students
    b. Teach to the whole child
    c. Education infused with the arts
    d. Ecology based learning
    e. Foster lifelong learners and leaders
    f. Accommodate all students
    g. Active learning & diverse pedagogy
    h. Parent involvement

II. HIGHLIGHTS FROM THE SURVEY

Survey Overview

1. The first Survey went to the entire community; response included 6 Teachers, 1 Classified Staff and 32 Parents
2. Timing of the first survey did not allow for a large number of teachers to respond, so a second survey went out to Teachers and Staff; response included 9 Teachers and 12 Classified Staff
3. Parents and community are very involved in the school
4. Buildings are at or beyond capacity which limits participation
5. School does not readily accommodate the entire community
6. Need space that allows exploration of the arts (visual, music, performance)
7. Need to integrate creative arts in grade level classrooms
8. Lacking outdoor spaces and science lab for ecology-based learning
9. The school has a large and growing population on the oldest school site

Site

1. Need protection/security from busy roadway
2. The parking is inadequate for community events
3. Administration offices are remote from campus entry
4. Need to improve irrigation and drainage of muddy areas

Outdoors

1. Need shaded garden area for outdoor learning
2. Need shaded areas for lunch and play
3. Need playground structure for upper grades
4. Want better access to restrooms

Buildings

1. Older buildings need upgrades, especially multi-use room

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2. Additional classrooms are needed
3. Replace portables with permanent classrooms
4. Additional restrooms are needed as well as renovations

Missing Spaces

1. Dedicated Arts Room
2. Dedicated Science Lab
3. Dedicated Music Room
4. Counseling & Small Groups Room

Classrooms

1. Improvements to classrooms
    a. Air quality, natural lighting, & views
    b. Replace finishes
    c. Improve technology resources
    d. Expand and improve storage
    e. Integrate arts and innovation in learning
    f. Replace portable classrooms with permanent buildings
2. New charter specific learning spaces with storage are needed for
    a. Art
    b. Music
    c. Science

Common Areas

1. Multi-Use Room – Expand and renovate or replace
    a. Cafeteria, kids care & kitchen storage
    b. PE activities & equipment storage
    c. Performance stage and theater storage
    d. Activity area for older students
    e. Accommodate school assembly and community events
    f. Charter specific learning should not be in multi-use room
2. Library and newer classrooms – finishes are worn
3. Administration/Staff/Offices
    a. Inadequate amount of space
    b. Finishes are worn
    c. Restrooms need expansion/improvements

III. GROUP DISCUSSION NOTES

Notes from two break-out sessions have been combined into one summary below.

General Comments

1. This meeting is a brainstorming session; priorities will be evaluated at a later stage
2. The school continues to draw more students; the dream is to have (2) classes per grade and space for stand-alone charter activities; there is a question of how can the campus accommodate so much growth; do split sessions need to be considered?

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3. 2016 Masterplan proposed a new classroom building to replace portables as well as classroom additions onto the existing linear buildings and proposed drainage solutions
4. Masterplan should consider impact of Covid-19 on school upgrades
5. There is evidence of mice in the classrooms

Site and Outdoors

1. Campus Identity
    a. The presence of the original school's "front door" on Old Adobe affirms the character of the school, however main access is from North parking lot and there is no sense of campus entry at that point
    b. Security from the roadway is important, but want to avoid bunker-style fencing such as at LT; Sonoma Mountain has a nice aesthetic for its neighborhood
2. Access & Circulation
    a. Primary parent entrance to campus (East parking/parent loop) needs better signage
    b. Original parking area along Old Adobe (North parking/bus loop) is for bus drop-off and pickup; parents should be directed to the East parking/parent loop
    c. Administration should be relocated to the East entrance and clearly identified, with ability to monitor activity
    d. A stop light at or near the school to slow traffic would be great
    e. Better ADA access is needed in the landscaped courtyards
    f. The edible garden needs a clear path to avoid the muddy field
    g. Solar/shade structure at parking area would be good
3. Safety & Security
    a. The school is very open, there's a lack of security & it's hard to keep it secure and feel secure especially with busy Old Adobe Road traffic; anyone can access the school from any direction
    b. There are multiple access points to the school by foot and by car which contribute to lack of security for preventing people from getting in as well as preventing students from getting out.
    c. There is at least one incident where a child was at risk due to the open campus
    d. Fencing is needed, but an unattractive gate along the front would give the wrong impression to parents and community; Sonoma Mountain is a good example of an appealing street presence that provides security; Parents of TK students especially have significant concerns; Special Ed students also tend to run when under stress
    e. Pesticides blowing in from adjacent farms needs to be addressed
4. Outdoor Learning & Play
    a. Play structure for the upper grade kids is needed
    b. An area with protection from sun and rain is needed on blacktop
    c. Outdoor learning for entire school community would be great
    d. Hydration Stations for reusable water bottles, especially by the library
    e. Gardens need to be ADA compliant; and become muddy in winter
    f. Soccer goals on the play fields would be an amenity
    g. Basketball nets need updating

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5. Shade
    a. Always looking for more shade especially during PE and on the blacktop
    b. PTA has brought in umbrellas as a temporary fix but a permanent shade structure is really needed especially for lunch which allows sun/warmth during cold weather
    c. Shade is needed in the garden
    d. Kindergarten needs shade at tables near blacktop; this could be used for PE stretching
    e. Some shade outside Library would provide an outdoor reading area

Classrooms

1. Grade level
    a. Classrooms and TK do not meet regulation size
    b. All classrooms need new carpet and paint with sanitary concerns addressed
    c. Need additional / efficient storage
    d. Having the TVs in the middle of the white board is not good; prefer sliding whiteboards with TV behind
    e. Lots of natural light is good
    f. Need (2) sinks with both warm (not hot) and cold water and way to fill water bottles
2. Charter-specific
    a. With growth of school, several charter-specific classrooms had to be converted into regular classrooms so those spaces are missing
    b. Need dedicated music room and dedicated art room to meet Charter
3. Portables
    a. The portables are in pretty sad shape and need to be replaced
    b. Mechanical system is terrible; roof leaks
    c. Finishes are old; not enough storage
    d. Acoustics are terrible

Common Areas

1. Multi-Use Room
    a. Existing Multi-Use is sized for a much smaller enrollment and does not meet the needs of the school; competing programs overlap and are not well accommodated (PE, Music, Kids Care)
    b. Interior finishes and tables are in very poor condition; room is dark and hot (no air conditioning)
    c. Lunch is staggered over 4 periods and is extremely noisy; some students need to eat outside due to noise
    d. Technology upgrades (speakers etc.) don't really work because room acoustics are problematic
    e. Stage is too small and storage under the stage is needed for props, risers, chairs
    f. A large Multi-Use room that's independent from the cafeteria would serve multiple needs without being hindered by the cafeteria storage
    g. Open stage to outdoors so additional seating can be in a covered outdoor space, possibly by a retractable awning

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   h. Yulupa School's Multi-use is a good example of bringing in daylight and views
   i. Kiln is unusable; it needs to be in a lockable room or cage that meets code and is inaccessible to students
2. Music
   a. Needs its own room; currently it shares space with Kids Care which makes it difficult to set up for class
   b. Music could possibly share with Art or Science if properly designed
3. Kids Care
   a. Portable is too small (ideally 50 students)
   b. needs a sink to run science projects
4. Science
   a. A science lab with water would be great but it's a lower priority since it is not part of the Charter
   b. Each classroom could teach science if provide with space and a "science box"
5. Counseling
   a. Victor's room is very small and not large enough for groups; ideally (2) small rooms for 6-8 total; scaled for children in upper grades
6. Storage Space
   a. A separate storage space for unused curriculum would free up classrooms
7. Restrooms
   a. Additional student restrooms are needed for lower grades and during recess on the playground side of campus
   b. Additional adult restrooms are needed for faculty/staff
   c. New sinks/faucets are needed
   d. Better ventilation is needed
   e. Boys restroom faces the road which is a security concern
   f. Restroom at Room 8 needs visual screening

IV. NEXT STEPS

1. Meeting notes will be distributed on the website
2. Facilities assessment is underway
3. Master plan and cost estimate will be presented to the Board over the summer
4. Final master plan will be presented to community in the fall

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MEETING NOTES

DATE
06.04.2020

PROJECT
Old Adobe Union School District
Master Plan
Community Meeting

PROJECT NUMBER
19020.02

SUBJECT
Community Site Meeting
Loma Vista Immersion Academy
05.19.2020

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I. INTRODUCTION

Superintendent Conte welcomed community participants and stated the District goals for the meeting. TLCD then shared a Power Point presentation.

1. Design Team introductions were made and the agenda was reviewed
2. Goals for the meeting were stated as building upon the survey results
3. Highlights of Loma Vista's school mission were paraphrased
    a. K–6 school for approximately 425 students
    b. Excellence in academics
    c. Second language acquisition through blended immersion
    d. Intercultural competence
    e. Critical thinking skills
    f. Problem-solving techniques
    g. Independent learning skills
    h. 21st century technology skills
    i. Parent involvement & home/school collaboration

II. HIGHLIGHTS FROM THE SURVEY

Survey Overview

1. The first Survey went to the entire community; response included 18 Teachers, 3 Classified Staff and 19 Parents
2. Timing of the first survey did not allow for a large number of teachers to respond, so a second survey went out to Teachers and Staff; response included 12 Teachers and 5 Classified Staff
3. Additional/improved space is needed to support community involvement
4. Some would like school to extend to 8th grade
5. Support for inclusion of Spanish-speaking parents is needed
6. Additional space is needed for increasing enrollment
7. Curriculum requires double the storage space for 2 languages
8. Integration of cultural learning activities need space for music, dance, art, collaboration
9. Teaching and learning activities extend beyond the classroom into other spaces and the outdoors

Site and Outdoors

1. Excessive amount of blacktop should be converted to landscaped areas
2. Circulation around buildings is circuitous and often involves walking though buildings
3. Good opportunities to experience nature and gardens but shade is needed
4. Street identity is weak and campus entry from parking could be improved
5. Safety and prevention of vandalism is important
6. Overflow lunch space outdoor with shade is a priority
7. Shaded outdoor classroom is needed for 30 students
8. Playgrounds are adequate but need improvement and expansion
9. Wall ball courts and outdoor game striping are needed

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Buildings

1. Architectural character is uninspiring and does not reflect community's culture
2. Existing architecture can be complemented with a new look for modernization and expansion
3. Existing larger classrooms could be repurposed for special use if additional classrooms are provided

Missing Spaces

1. Dedicated Arts Room with supply storage
2. Dedicated Music Rooms(s) for Band and Marimba
3. Dedicated science lab
4. Gym for indoor exercise and sports
5. Additional restrooms for students and adults

Classrooms

1. Improvements to classrooms
    a. Air quality and natural lighting are high priorities
    b. Additional and efficient storage is needed
    c. TK classrooms need age-appropriate furniture and furnishings
    d. New interior finishes are desirable
2. Dedicated, special use classrooms or multi-purpose space is needed
    a. Music room acoustically isolated for Marimba and Band is priority
    b. Art room with storage
    c. New science lab
3. Shared functions need expansion and/or improvements
    a. RSP, RTI, OT, Counseling
    b. Kids Care and volunteer tutoring
    c. Small group instruction

Common Areas

1. Multi-Use Room was described as the space needing most amount of improvement
    a. Space is too small; needs to accommodate 200 people
    b. Kitchen needs new equipment
    c. New finishes are needed
2. Library is generally seen as in good condition
3. Administration/Staff/Offices
    a. Additional space is needed for staff functions
    b. Larger and more welcoming staff room is needed

III. GROUP DISCUSSION NOTES

Notes from two break-out sessions have been combined into one summary below.

General Comments

1. Don't really understand the curb appeal comments because the school has the gardens at the front that are really nice
2. School is growing very quickly and is outgrowing current space which places more demand on Multi Use Room and outdoor spaces

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Site and Outdoors

1. Campus Identity –
    a. Long, rectangular 'box" shape buildings are uninspiring and lack personality
2. Safety & Security
    a. The fields are used by the city, the boys and girls club use the playgrounds
    b. Occasional exterior paint tags; and one classroom had an issue with someone trying to rip their screen off
    c. Nothing within the courtyard or in the classrooms
    d. The school is well fenced and there's not much loitering that happens
    e. Gates should be maintained
3. Outdoor Learning & Play
    a. An outdoor classroom for 30 students with a whiteboard is needed where students can all face the same way
    b. Outdoor dining with rain/sun protection is needed for overflow from Multi Use room which serves lunch in 3 or 4 staggered periods
    c. Library courtyard seating doesn't work for teaching because benches face different directions and plants are in the center
    d. Reading Garden is used for a lot of activities
    e. Some of the blacktop area is going to be converted into landscaping with the new classroom buildings; this will also include a shade structure and an outdoor classroom
    f. From teacher perspective - blacktop should be limited to only what's needed for outdoor activities basketball, tag football, kickball); new blacktop and striping is needed; the addition of trees and landscaping would be a big improvement and would provide some shade; wall ball(s) should be added; students currently play against the storage containers
    g. From a parent perspective - there isn't too much blacktop since it's always covered with kids and the field is under-utilized due to dangerous holes.
    h. TK & K have a good amount of play area and blacktop but improvements are needed including paint, more tables and shelter from rain and sun.
    i. New modular classrooms will eliminate a play structure; should be replaced with a playground for upper grades which enjoy athletic activities during recess.
    j. Provide age appropriate play equipment especially swings for all grade levels.
    k. Grass area is not used during wet season because it gets muddy
4. Shade
    a. The reading nook would be used more if shade were provided
    b. The concrete "stage" doesn't get used because light colored concrete is too bright – shade would help
    c. Shaded area at blacktop would be great
    d. TK play structure needs shade; it gets too hot to use and kids can't use the swings or slide. Donated umbrellas are not in good shape.

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Classrooms

1. Classrooms are too small
2. Permanent classrooms have too many windows, not enough pin-up space and minimal storage; Portable classrooms have too few windows and virtually no storage
3. Storage
    a. A separate storage room where each teacher had space for items not in use would open up classrooms
    b. TV should be behind sliding white board
    c. Efficient Chrome Book storage is a big need
4. Environmental Qualities
    a. Wall space for pin up is very important
    b. Natural light is a high priority, but should not provide distraction; the possibility of skylights was suggested
    c. Most of the classrooms have individual HVAC, but one doesn't, which should be investigated
5. Finish Materials
    a. Updates to interior finishes is needed; some classrooms (Room 3 for example) are "falling apart" (countertop material for example)
    b. Darker resilient flooring is preferable to lighter colors in order to hide stains

Common Areas

1. Multi-Purpose Room
    a. Needs to be bigger; Can only get 2-3 classes in at a time and they have to use the overflow deck
    b. New tables have been ordered to replace the aging and unsafe existing tables
    c. The curtains are difficult or impossible to operate
    d. The kitchen is from the 80's and needs an overhaul and new equipment
2. Library
    a. This was successfully modernized with the last bond measure
3. Administration
    a. Admin area is generally adequate
    b. Nurses office is hard to get to
    c. Copy area is small but serviceable
    d. The staff room may be too loud for the surrounding offices
4. Special Use Rooms
    a. Portable Classroom 23B is a catch all room with music, science, and PE using it for meeting and storage
    b. A dedicated and acoustically isolated Music room is needed; sharing space in Multi-Purpose doesn't work; Marimba shares the stage, Band shares corner with Science; new Orff program for 4th grade needs space
    c. Science needs its own space; tiny corner of Multi-Purpose Room doesn't work
    d. Art room could be improved but is low priority

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e. RTI and RSP share a classroom and neither has enough space (7 teachers in half a classroom)
f. Counseling has its own room but it is a converted closet – too small

5. Restrooms
   a. All need to be evaluated and upgraded
   b. Need more student restrooms, especially near Multi-Purpose Room and to support the new 8 classrooms
   c. Need more adult restrooms, especially near blacktop for supervision
   d. Doors at one of the adult restrooms doesn't work properly

IV. NEXT STEPS

1. Meeting notes will be distributed on the website
2. Facilities assessment is underway
3. Master plan and cost estimate will be presented to the Board over the summer
4. Final master plan will be presented to community in the fall

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MEETING NOTES

DATE
06.04.2020

PROJECT
Old Adobe Union School District
Master Plan
Community Meeting

PROJECT NUMBER
19020.02

SUBJECT
Community Site Meeting
La Tercera Elementary School
05.20.2020

AUTHOR
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DESIGN TEAM MEMBERS
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STAFF AND COMMUNITY PARTICIPANTS
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Dann Thompson
Kyrie Jorgensen
Dan Noble
Amy Dooley

I. INTRODUCTION

Superintendent Conte welcomed community participants and stated the District goals for the meeting. TLCD then shared a Power Point presentation.

1. Design Team introductions were made and the agenda was reviewed
2. Goals for the meeting were stated as building upon the survey results
3. Highlights of La Tercera's school mission were paraphrased
    a. TK – 6th grade STEM school for approximately 320 students
    b. Offers an integrated focus in science, technology, engineering and mathematics
    c. Fosters student's innate curiosity and joy of discovery
    d. Dedicated science lab, makerspace and technology program
    e. PE and music teachers on site
    f. "Toolbox" socio-emotional curriculum
    g. Project-based learning
    h. Connection with community for learning

II. HIGHLIGHTS FROM THE SURVEY

Survey Overview

1. The first Survey went to the entire community; response included 7 Teachers, 4 Classified Staff and 14 Parents
2. Timing of the first survey did not allow for a large number of teachers to respond, so a second survey went out to Teachers and Staff; response included 12 Teachers and 7 Classified Staff
3. Teachers and Staff have been with the school for a variety of durations; Most parents have been with the school for 4 years or less
4. Teachers and parents seem generally satisfied with the school's ability to support learning and involvement, although more opportunity for parent/community involvement is desired
5. The greatest needs for improvement were identified as outdoor spaces, playgrounds and Multi-Use Room
6. New space is most needed for a Music Room and Art Room; additional needs include Science Lab, Counseling, and Special Education

Site, Buildings, Outdoors

1. Shade trees, shade structures and covered walkways are needed
2. The school needs a track in lieu of an inadequate field
3. Innovative social and play space within a natural setting is needed
4. Interactive and community gathering spaces should replace lawn
5. The condition of playgrounds had a range of ratings by all three groups; more play equipment and swings for lower grades were requested
6. Gardens and the presence of nature at the school was generally seen as adequate
7. Buildings themselves are acceptable

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Classrooms

1. Permanent classrooms were generally seen as adequate with portable buildings seen as less desirable
2. Charter-specific learning spaces were generally seen as in adequate to good condition
3. Environmental qualities were rated from high to low: Air quality and Technology; Natural lighting and Storage; Interior finishes, acoustics and artificial lighting.
4. New space is most needed for a Music Room and Art Room; additional needs include Science Lab, Counseling, and Special Education

Common Areas

1. The Multi-Use room was generally seen as in fair to poor condition by teachers and staff; parents rated the room as adequate; many indicated that the room is too small
2. An indoor sports area was requested, i.e. basketball
3. The Library was generally seen as in good condition
4. Specific comments
    a. Double the size of Maker space
    b. Need outdoor reading area
    c. Good to have an outdoor classroom with seating and shade for full classroom of students
    d. Want an accessible garden/nature learning area
    e. Movable, modular classroom furniture would be more useful
    f. Science Lab is not well equipped; needs hot water, multiple sinks, 2nd projector

III. GROUP DISCUSSION NOTES

General Comments

1. Break-out sessions were not needed due to the size of the group

Site and Outdoors

1. Campus Identity
    a. Need a community center between office and counseling to display projects made in the classroom or maker space
2. Safety & Security
    a. Pretty good fencing system with multiple gates, but on weekends kids will hop the fence
    b. Two gates near B2 can't stay open (it hits the framing of the roof)
    c. Gate between Kids Care/Office hits something also
    d. Gates near LT park need a pathway through grass which is always wet
3. Outdoor Learning & Play
    a. Currently there is a lot of lawn; replace with drought resistant plantings and whole child learning opportunities for engagement and mindfulness, i.e. mazes, reading nooks, art activities
    b. Kindergarten garden north of A1 is not convenient or accessible to entire campus; consider additional small gardens including one about bees

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   c. Current outdoor learning near the library has some umbrellas but would benefit from a permanent shade structure
   d. Blacktop games are very popular but other students would like the option of alternative activities
   e. Both upper and lower grades could use more play structure; need both modern, engaging play structures and traditional play structures
   f. Need a track similar to other schools
   g. Greenhouse and NE corner needs a vision and cohesive design with enough space for students to see growth of plants
   h. Need more outdoor furniture (tables and benches); not cold concrete
4. Shade
   a. At recess students and staff need shade and protection from rain
   b. Trees are young and don't provide shade
   c. Upper grade play area could use shade structure
5. Access and Circulation
   a. Campus map needs update to include covered walkways from Kids Care to Office, to Stretch and Counseling and at Alcove between B1 and C1
   b. Need additional covered walkways to avoid circuitous travel on East side of campus
   c. Drainage issues between Multi-Use and G cluster create lots of puddles

Classrooms

1. Classrooms were recently modernized and are adequate
2. Flexible learning is tied to flexible and easy-to-move modern furniture, however furniture is not part of the master plan

Common Areas

1. Multi-Purpose Room
   a. Serves many needs including cafeteria function
   b. Scheduling conflicts impact music classes
   c. Room is not that inviting or large enough for community events
   d. Needs air conditioning
   e. Not large enough for inside PE in bad weather
   f. Bathrooms need update and ADA compliance; are not suitable for TK; more restrooms would be helpful
   g. Was not updated when classrooms were updated
2. Maker Space
   a. Housed in a 25-year old portable that needs replacement; it bounces, ramp is dilapidated
   b. Needs more space to accommodate at least one full class if not two (for buddy classes)
   c. Location is good because it's noisy and can't be near classrooms
3. Library
   a. No comments were noted
4. Administration
   a. Staff space seems workable but should be more comfortable and less institutional
   b. Break room should be separate from work/storage room

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5. Special Use Rooms
   a. Dedicated science room is a converted classroom but lacks some lab functions, i.e. more plumbing, bigger sink, hot water (safe for students) and ventilation for experiments
   b. Music teacher has tiny office and uses the Multi for Choir and Band but she needs storage of instruments
   c. Art is not part of the Charter and school doesn't have an art teacher; more art activities could be incorporated into Maker Space
   d. Speech, Counseling and RSP do not have permanent space but are currently housed in classrooms which generally seem adequate; spaces need to be flexible
   e. Stretch room for small kids – movable walls are not used
6. Restrooms
   a. Not all restrooms meet ADA and some need update
   b. Need more adult restrooms for yard duty

IV. NEXT STEPS

1. Meeting notes will be distributed on the website
2. Facilities assessment is underway
3. Master plan and cost estimate will be presented to the Board over the summer
4. Final master plan will be presented to community in the fall

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MEETING NOTES

DATE
06.04.2020

PROJECT
Old Adobe Union School District
Master Plan
Community Meeting

PROJECT NUMBER
19020.02

SUBJECT
Community Site Meeting
Miwok Valley Elementary
Charter School
05.22.2020

AUTHOR
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Mary Reynolds
Andrea Messersmith
Margaret Scott
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Victoria Triola

I. INTRODUCTION

Superintendent Conte welcomed community participants and stated the District goals for the meeting. TLCD then shared a Power Point presentation.

1. Design Team introductions were made and the agenda was reviewed
2. Goals for the meeting were stated as building upon the survey results
3. Highlights of Miwok Valley's school mission were paraphrased
    a. K-6 school for approximately 323 students
    b. EL Education Model (Expeditionary Learning)
    c. Mastery of Skills & Knowledge, Character and High-Quality Work
    d. Critical thinking skills and problem-solving techniques
    e. Inquiry-based, self-motivated independent learning skills
    f. 21st Century technology skills
    g. Active approach to teamwork, courage and compassion
    h. Computer-based language enrichment instruction

II. HIGHLIGHTS FROM THE SURVEY

Survey Overview

1. The first Survey went to the entire community; response included 14 Teachers, 15 Classified Staff and 18 Parents
2. Timing of the first survey did not allow for a large number of teachers to respond, so a second survey went out to Teachers and Staff; response included 6 Teachers and 5 Classified Staff
3. School community is greatly affected by percentage of working/poor parents
4. Many parents work multiple jobs and are unable to be very involved
5. Focused opportunities for parent involvement need improvement
6. Impact of Kids Care on site has numerous considerations

Site

1. An abundance of blacktop should be broken up with garden and nature areas
2. Landscaping in general is needed and to appeal to prospective parents
3. Covered walkways or building overhangs are needed especially front of school
4. Need more privacy from apartments at back of school
5. Parent parking area is needed on other side of Kids Care
6. Updated fences are needed
7. Need marque visible from street

Outdoors

1. Tables and seating with shade for outdoor lessons is needed
2. Additional/improved playgrounds are needed
3. Low retaining walls around play structures are tripping hazard
4. Play structures for TK is needed
5. Outdoor eating area needs updated furniture as well as a shade structure
6. Shaded area for outdoor PE on hot days is needed
7. In general, more shade is needed for summer camp program

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Buildings

1. Campus does not have any special defining characteristics
2. Older buildings need updates
3. Multi-Use Building needs to be better identified for visitors

Missing Spaces

1. Additional classrooms are needed
2. Art room
3. Gymnasium for indoor sports
4. Charter Specific learning spaces

Classrooms

1. Improvements to classrooms
    a. Air quality and technology are high priorities
    b. Natural lighting is desirable
    c. Minor improvements to interiors include storage needs
2. Spaces which expand on exploratory options for students (sand box, areas to build, art and music) are needed
3. A larger classroom for Band is needed

Common Areas

1. Multi-Use Room
    a. First priority for improvement—old and inadequate
    b. Room is too small for multiple functions including PE
    c. Room is not large enough for all-school assembly
    d. Interior finishes and furnishings need modernization
    e. Stage provides limited use for theater arts
2. Library
    a. Second priority space needing improvement
    b. Interior finishes and furnishings need modernization
    c. Functionality seems poorly designed for learning environment
3. Administration/Staff/Offices
    a. Additional office space is needed
    b. Back half of office needs an upgrade

III. GROUP DISCUSSION NOTES

Notes from two break-out sessions have been combined into one summary below.

General Comments

1. Miwok Valley is no longer and EL (Expeditionary Learning) Charter School

Site and Outdoors

1. Campus Identity
    a. Need a new campus sign, improved curb appeal and a marquee facing the street
2. Access & Circulation

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   a. Students are dropped off at front or through gate at Santa Clara Avenue
   b. Signage and wayfinding solutions are needed throughout campus including Kids Care; people get lost
3. Safety & Security
   a. Low wall (2' high) around playground is a trip hazard and resulted in at least one injury
   b. Rubberized playground would be a safer surface than blacktop
   c. Playgrounds are not fenced off so students can run off campus and into park if not closely observed; neighborhood kids use playground and commit minor vandalism
4. Outdoor Learning & Play
   a. Some suggest breaking up asphalt with shade trees or shade sails and some seating; however, blacktop is heavily used by students and should not be reduced in size
   b. Drainage needs to be improved in lower grade playground where water pools and which becomes submerged at times, partly due to retaining wall which traps water
   c. Playfield has drainage issues and occasionally floods; if turf was in the center of the track that could take the place of playfield
   d. Teachers use garden in front of Kindergarten classrooms for outdoor learning but an upper grade garden with shaded teaching area is needed; scattered planters do not accommodate class work
   e. Grassy field and track are nice amenities
   f. Playground works well for K-3 but equipment is too big for TK who prefer sandboxes
   g. Blacktop could be painted with a map of the US and world; markings need some improvement
   h. Outdoor lunch seating is mismatched and very odd
5. Shade
   a. The only shade is from a small structure on concrete slab at rear of school which is not very useful
   b. Shade structure, possibly shade sails are needed at lunch area
   c. A covered walk or protected area in front of school by office is needed especially during dismissal period
   d. Kids Care needs a shaded area for play in both hot and rainy weather; a covered walk to Multi-use and classrooms would be ideal
6. Miscellaneous
   a. The flag needs a light fixture so it doesn't need to be taken down nightly

Buildings

1. Comments about buildings were limited to the interior spaces which are itemized below

What's Missing

1. PE needs outdoor covered area; existing shade structure only accommodates 15 – 20 students
2. Outdoor garden learning area for upper grades with shade
3. Outdoor science learning area, possibly under shade structure

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Classrooms

1. Classrooms were renovated 2-3 years ago and look great
   a. Shape of room is awkward
   b. Storage seems adequate if used efficiently
   c. TV's are in bad spot (right in middle of WB); would work better if it was behind sliding whiteboards
   d. Improved handwashing station is needed; relocate paper towels next to sink; provide warm water
   e. Additional electrical outlets would be helpful
   f. Blinds open from bottom; if they open from top it would help with heat and still allow daylight in
   g. Some doors are having issues unlocking
2. Kindergarten does not have much storage or bookshelves within classroom, but they have a storage room in between
3. Science lab in Room 3B is a converted classroom with lab tables and stools; improvements to support the new Charter focus on science are warranted

Common Areas

1. Multi-Use Building
   a. In general, the building is seen as having so many problems that a complete replacement may be appropriate
   b. Higher priority than Library
   c. Low ceiling and awkward shape of room is not suitable for PE; some PE classes need are held outside if the room is double booked
   d. Low platform does not function as a stage for concerts or plays
   e. Lunch periods (3) are extremely noisy and chaotic with all hard surfaces
   f. Kitchen - no AC makes it very hard to function in summer; modernization is needed
2. Library needs to be modernized
   a. More windows
   b. Improve the air quality (it's very stuffy)
   c. Eliminate glass wall
   d. Consider reducing amount of shelving
   e. Provide tables for student collaboration
   f. Update interior finishes
3. Band Room/Music Room needs to be modernized (other than restroom)
   a. Space is too small; consider expanding into unused Computer Lab
   b. HVAC is inadequate or non-operational
   c. Band Room needs to be acoustically isolated from classrooms
4. Computer Lab should be repurposed
   a. Lab is obsolete and may not be needed since classrooms have chrome books
   b. Consider repurpose for expanded Library (before school use it as extension of Library)
   c. Kindergarteners sometimes go in for testing and assessment without distraction

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5. Admin needs to be modernized
    a. Front office was updated but not the rest of the office although front desk is too high and not functional
    b. Consider reconfiguration to allow more space for counselors and/or group rooms
6. Restrooms
    a. Most restrooms have been modernized
    b. Students don't like hand dryers and waste the foam soap
    c. Adult bathroom faucets spray user
7. Kids Care is an older portable which needs modernization
    a. space is quite limited
    b. Additional lighting is needed
    c. Bathrooms are in disrepair
    d. Resilient flooring is preferable to carpet

IV. NEXT STEPS

1. Meeting notes will be distributed on the website
2. Facilities assessment is underway
3. Master plan and cost estimate will be presented to the Board over the summer
4. Final master plan will be presented to community in the fall

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MEETING NOTES

DATE
06.04.2020

PROJECT
Old Adobe Union School District
Master Plan
Community Meeting

PROJECT NUMBER
19020.02

SUBJECT
Community Site Meeting
Sonoma Mountain
Elementary School
05.26.2020

AUTHOR
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Michel Gochberg
Brandon Day

I. INTRODUCTION

Superintendent Conte welcomed community participants and stated the District goals for the meeting. TLCD then shared a Power Point presentation.

1. Design Team introductions were made and the agenda was reviewed
2. Goals for the meeting were stated as building upon the survey results
3. Highlights of Sonoma Mountain's school mission were paraphrased
    a. K-6 school for approximately 467 students
    b. Teaching to the whole child
    c. Well-rounded curriculum infused with the arts
    d. Writing, poetry, music, visual & performing arts and movement
    e. Provide connections between ideas and people and the larger world
    f. Inquiry-based and self-directed learning
    g. Involve parents and community for love of learning
    h. 21st century learning
    i. Visual Thinking Strategies and diverse pedagogy
    j. Integration of technology skills

II. HIGHLIGHTS FROM THE SURVEY

Survey Overview

1. The first Survey went to the entire community; response included 2 Teachers, 6 Classified Staff and 32 Parents
2. Timing of the first survey did not allow for a large number of teachers to respond, so a second survey went out to Teachers and Staff; response included 9 Teachers and 12 Classified Staff
3. The school is supportive of Charter curriculum and innovation for learning
4. Parents find opportunity for parent collaboration
5. Space is needed for all the arts in order to support the Charter
6. Music, band and performance are a big element of the school
7. Very high enrollment puts a strain on size of the campus

Site

1. Large amount of hardscape is not welcoming
2. Needs landscaping and gardens
3. Gardens should have an automatic irrigation system
4. Additional play structures, swings, and slides on playground
5. Fencing is needed at the open yard for safety

Outdoors

1. Outdoor learning environments including classroom are needed
2. A PE track is needed
3. Additional PE options and equipment in addition to lap running
4. More natural garden settings are needed for upper grades

Buildings

1. In general, the condition of existing buildings support school needs
2. Some areas of campus are showing age and "wear & tear"

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Missing Spaces

1. Dedicated TK classroom
2. Dedicated and expanded Kids Care
3. Dedicated art area with storage
4. Band facility or expanded music room
5. Maker Space
6. Science Lab
7. Additional classrooms

Classrooms

1. Improvements to classrooms
    a. Additional classrooms are needed
    b. Classrooms, Art workshop, and Technology lab are too small
    c. Air quality and technology are high priorities
    d. Additional or improved storage solutions are needed
    e. Acoustics, natural lighting, and views are valued
    f. Interior improvements and better lighting is needed for relocatables
    g. Modern, movable modular furniture
2. A dedicated Art room would decrease storage needs within the classrooms

Common Areas

1. Multi-Use Room
    a. In general, the Multi-Use Room supports most needs of the school
    b. Larger music room would limit conflicting activities in the Multi-Use Room
2. Library – in general, the library supports needs of the school
3. Administration/Staff/Offices
    a. Additional work space, files, and storage
    b. Layout could be more efficient
    c. Wall finishes need replacement
    d. Counseling room needs printer and new paint

III. GROUP DISCUSSION NOTES

General Comments

1. Break-out session was not needed due to small size of group
2. The school has expanded to offer TK – 6th grade
3. Enrollment is very high with a wait list; popular because it's an arts charter
4. There is not enough dedicated space for Charter-specific programs

Site and Outdoors

1. Campus Identity
    a. The campus is somewhat sterile due to all the pavement; would benefit from shade and planting
    b. Identity is related to being an open campus, accessible from the park with of view of Sonoma Mountain
2. Safety & Security

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   a. High school kids get up on the roof of MU via picnic tables and pole or by climbing up fence; walkways connect all buildings so kids can go anywhere
   b. Vandalism from kids hanging out in evenings and weekends; campus opens to park; fencing has been discouraged but cameras are an option
3. Outdoor Learning & Play
   a. More shade is needed for K play area
   b. Would like to add an outdoor learning space and area for outdoor campus gatherings
   c. Would like to replace the courtyard trees which were removed; concrete was lifted and may have safety issues
   d. Play yard is open to all grades which use the space in "common age groups"
   e. Larger play structure is for older grades
   f. Courtyards now are pretty empty except as circulation; kids hang out in front of classroom under the overhang and at picnic tables
   g. Special Ed sensory walk outside Classroom 1 includes markings on pavement and walls (jump, walk, twirl to let out energy) could be expanded for other students
4. Shade
   a. Needed for the play yard and courtyards

Buildings

1. Roof is 23 years old; quite a bit of moss; need to evaluate across the campus; potentially 5 years left

What's Missing

1. TK needs its own space (with bathroom) to accommodate more students
2. Convert shared TK/Child Care into dedicated TK and move Child Care to a portable located near the Matzen Ranch Circle side of the playground
3. Convert underutilized and sterile quads into useable outdoor learning spaces

Classrooms

1. Storage for 1:1 ratio chrome books (charging carts) is needed
2. TK used to be an open classroom; Kids Care is busting at seams Priority!
3. Portables have 4th grade, an intervention Room , 1st grade; they definitely need upgrades

Common Areas

1. Multi-Use
   a. Size is OK and it's in pretty good shape for being over 20 years old school but Charter includes large performing arts program and improvements are warranted, i.e. wall finish and curtains
   b. Added color to brighten it up would be nice
   c. Current storage includes PE and Music
   d. Stage lighting and sound system was recently updated
   e. Consider adding folding/sliding walls that can break up MU into 2 – 4 smaller, flexible spaces
2. Music

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   a. As an important Charter program with on-site 82% FTE teacher, music really needs its own space including instrument storage and appropriate space for band practice
   b. Music could possibly share a new space with Art program
   c. A sink is needed for handwashing and cleaning the instruments
   d. Currently, small classroom is used for lower grades which does not have storage; Multi-Use is used for upper grades Band program
3. Art
   a. Art instructor on site is part of Charter
   b. Instructor rotates through classrooms; if Art had its own space (or shared with Music) it would free up classrooms
4. PE
   a. PE instructor on site is part of Charter
   b. Uses Multi-Use for indoor PE, dance and storage; needs additional storage
   c. Outdoor PE takes place outside room B; Kids run around campus and city park since there is no track
   d. Net for volleyball is being replaced
5. Library
   a. No comments were noted
6. Special Use
   a. 1A Computer lab is small but only small groups use it so it's more used for breakout groups
   b. Maker space would be nice potentially but lower priority
7. Administration
   a. 80's peachy paint tones could use an upgrade
   b. Counseling 1J – HVAC issue because 1A controls HVAC
8. Restrooms
   a. Emergency lighting is needed; very dark in general
   b. Hot water is needed for handwashing

IV. NEXT STEPS

1. Meeting notes will be distributed on the website
2. Facilities assessment is underway
3. Master plan and cost estimate will be presented to the Board over the summer
4. Final master plan will be presented to community in the fall

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OLD ADOBE USD MASTER PLAN
UPDATE MEETING
MASTER PLAN IMPROVEMENTS DISCUSSION

SCHEDULE

Oct 27,	LVIA Community Meeting, 6 PM
Oct 28,	Miwok Community Meeting, 6 PM
	Sonoma Mountain Community Meeting, 7 PM
Oct 29,	Old Adobe, Community Meeting, 6 PM
	La Tercera Community Meeting, 7 PM
Nov 12,	Final Board Presentation for Approval

MEETING NOTES

DATE
10/29/2020

PROJECT
Old Adobe USD Master Plan

PROJECT NUMBER
19020.02

LOCATION
Remote

1. **LVIA Community Meeting 10/27/2020, 6 PM**
   a. Attendees:
      i. Katie Boss (Principal), Lynda, Gus Conde, Jennifer Carter, Mary Carter, Lorena Gonzalez, Diana Strong
      ii. Sonjhia Lowery (Superintendent), Lynda Williams (OAUSD), Kevin Little (VPCS), Dominic Lazzaro (OAUSD)
      iii. TLCD team: Carl Servais (TLCD), George Klumb (TLCD), Suzanne Nagorka (TLCD), Jacob Parks (TLCD)
   b. Katie welcomes community
   c. Sonjhia introduces team TLCD and Van Pelt who are in it for the long haul, they care about our community; want to keep communication open.
   d. Carl intro – TLCD is on board for the Master Plan and implementing the Master Plan scope. Surveys went out to community in April for short term and long term goals;
      i. Team explored options; Created draft plan; Reviewed with District.
      ii. We are open to community comments and possible tweaks before going to the School Board in November for approval. At LVIA, the classroom project started early and is in progress.
   e. George – tonight we are presenting the "tip of the iceberg" in relation to the entire district and overall priorities. The Master Plan Report will have recommendations for each campus and will have short-term and long-term goals. and history as well as documentation of the community survey results and consultant assessments.
   f. Slide 1: Illustrates previous classroom building projects; shows work done with Measure G funds. Also cost for classroom buildings and roofing.
   g. Slide 2: Illustrates recommendation for improvements for Phase 1. Note all comments and ideas are shown in Phase 2, but they will be in the report for a future bond measure. Phase 1 shows scope mostly centered around the new classroom project.

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   h. Slide 3: Shows ideas and recommendations for Phase 2, for future bond measures.
   i. Carl – MP projects always have more projects than money available. It's necessary to know where you want to go as a school and hopefully get things done that are most important right away. But it is also important to know what is needed for future phases.
   j. DSA – things should start moving in February
   k. Kevin's screen background shows the site work for the LVIA classroom project, which is ahead of schedule, building pad is compacted, working on building utilities and ADA at parking lot.

2. **Miwok Valley Community Meeting 10/28/2020, 6 PM**
   a. Attendees
      i. Principal Mary Reynolds (Principal), Vicky and Jim Vaughn, Nina Alejos, Lyla Alejos, Carl Triola, Margaret Scott, Charlie Scott, Meg, Celeste O'Brien, Nicole Cubba, Kristen Robinson, Lindsay, Kim Scranton, Sarah Harmon, Sarah Harmon, Berenise Rodriguez, Elisabeth, Young
      ii. Sonjhia Lowery (Superintendent), Lynda Williams (OAUSD), Dominic Lazzaro (OAUSD), Kevin Little (VPCS),
      iii. Carl Servais (TLCD), George Klumb (TLCD), Suzanne Nagorka (TLCD), Jacob Parks (TLCD), Alfredo Rivera (intern) (Montgomery HS Student)
   b. Sonjhia introduces the team and goals
      i. Some schools have had more work done in the past and other schools have had less work done, dependent on status at the time funding was assigned. Things are prioritized depending on need, for example plumbing or electricity and what is necessary for each school. Regardless, it is still important to make the best environment for the students and staff. Our partners will share what has happened in the past, some current ideas gathered from the group and what future work can look like for the schools. Thank you to the families who came out tonight to ensure that Master Plan can be the best that it can.
   c. Carl – Introduced TLCD and the team. Discussed the process and how we got to where we are today. We will show the draft of the MP and gather feedback. We started with evaluation of school conditions. In April a survey went to the community. In May we held community workshops to review the survey and collect feedback. Over the summer, the design team synthesized all the information exploring design options and worked with cost consultants to identify costs. We developed a draft list of improvements for implementation of projects within the Measure L Bond as well as a plan for future bond measures. Next we reviewed the list with the Principals and with the District. Last week a draft was presented to School Board. Today we are reviewing the MP with each school community.
   d. George – We are also in the process of developing the MP including history and conditions. The final report will also show

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the results of the survey and comments about each school. We heard a lot of great ideas for Miwok.

e. Slide 1 - Miwok had a lot of work done from Measure G Bond. The scope and costs were summarized on the slide.
f. Slide 2 - For Phase 1 we are planning a new marquee and new plantings.
g. Slide 3 - The bigger ideas will be moved to another future bond, but the ideas are captured in the MP. Work would also include maintenance and infrastructure projects.
h. Carl Triola – only marquee and plantings? Yes.
i. Meg – Need to look at where we put the new MUB. It's hard for some special needs students to go all the way across campus. Some students need wheelchairs and walking aids which will make it more difficult for them to participate. (George) – as the project moves ahead we will look at best location on the campus. This type of feedback is really important.
j. Nina Alejos – What is the cost to repair the track, and to make it accessible for handicapped students; this could possibly be a parent project. (George) Costs will be in the MP and available to the public. (Carl) – this type of feedback is important also to find out if other funding sources are available.
k. Meg – Asked to see Phase 1 again. Clarify that Phase 2 is reliant on future bond measures. Is "replace Kids Care" replacement or modernization? (George) Replace with possibly a modular building and move away from using relocatable buildings.
l. Nina – Does MP take into consideration Covid related improvements, i.e. handwashing stations. How is this being approached for all the schools? (George) Handwash and hydration stations as well as shade should be a priority for District moving forward.
m. Mary – thank you to all the participants!

3. Sonoma Mountain Community Meeting, 10/28/2020, 7 PM

a. Attendees:
    i. Principal Michele Gochberg (Principal), Jen Mitchell, Rachel Boenisch (PTA President), Sarah Goodin, Will Burns, Jacqueline Master, Jen Mitchell, Michelle, Sylke Anderson, PVBC Staff, Cathy Corso
    ii. Sonjhia Lowery (Superintendent), Lynda Williams (OAUSD), Dominic Lazzaro (OAUSD), Kevin Little (VPCS),
    iii. Carl Servais (TLCD), George Klumb (TLCD), Suzanne Nagorka (TLCD), Jacob Parks (TLCD)
b. Principal Michele Gochberg Intro – happy to see so many participants
c. Sonjhia welcome – Thank you for the amazing Halloween background at the school (photo op backdrop) and for adding to the richness of the community. We need to remember the why of doing these projects and ask our partners to make this work. Some of the work is a necessity like roofs, electrical, etc. Sometimes we can increase the functionality and enhancement of the learning environment. In CA, the funds schools received from State and Federal funds is not sufficient to make our schools

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up to par. Many thanks for the community for contributing via Measure L. Some years, some schools may be winners, others may have to wait. It is an ongoing work to prioritize district wide what needs to be done.

d. Carl – Introduced the TLCD and team. Reviewed the process of how we got to where we are today. We've come up with a vision of what is needed overall and come up with a plan. Beginning of the year TLCD started site visits for an assessment of the facilities. TLCD met with each school and sent out surveys to the community, teachers, staff and parents, then held Information gathering community meetings. We looked at the options, assessed the cost of the projects, and explored the educational needs. Next we met with District and Principals to define priorities. Then we developed the Draft MP including Phase 1 and Phase 2. Looking for feedback today before final presentation to the board.
e. Suzanne – MP document also includes a lot of information including extensive consultant reports, photos. We also researched the history of each school and learned about the school's educational programs and school culture.
f. George – SoMo is the newest campus in the District but it is 20 years old. Measure L Bond is for the entire District.
g. Slide 1 - Reviewed what was done with Measure G.
h. Slide 2 – Phase 1 - At Sonoma Mountain, reroofing is (all except relocatables) is the big project. Also replacing concrete courtyards and adding trees. ADA and code requirements like a fire hydrant and parking, HVAC. Security issue is access to roof – close off parking lot to limit access after hours. New school marquee.
i. Slide 3 - Phase 2 captures all the great ideas and needs of the school as well as additional maintenance work. $11.7M construction cost in today's dollars. The MP report can be used for developing work for a future phase.
j. Jennifer (Jen Mitchell) – Dollars noted are just for SoMo? Yes (George)
k. Will Burns – add solar panels? Not considered in this MP. Previous solar project investigation was done with Measure G; the field is owned by the City and not an option for solar panels. Need a new roof first. (Lynda). Fencing is only at the parking lot, not at the park because it's an open school. Might want to follow up on research into security camaras and with police. (Michele) Between P1 and P2 they can hop onto the roof at that spot. Kids enter from all over including play structures, park, everywhere. Staff needs to pick up roof tiles and alcohol beverage containers. A fence can help but need to zero in on how to prevent that from happening (Michele). This is a priority for both safety and the buildings.
l. Jennifer – they gather at picnic tables where there is power. Maybe add lighting; we did some lighting upgrades in year or two and it has helped a lot.
m. Michele – security cameras were going to be part of the Measure L Bond. (George) - TLCD thought that was a dead issue due to privacy concerns. Michele will look at Board Minutes – they were

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working with Unions to look at agreements. There is support from the neighborhood and police. It's not out of reach but need work to make it happen in terms of process.

n. Dominic – they get up on compressors. Has tried a lot of things. That's the easy way to get up there. Surveillance cameras would help a lot. A lot of partiers and vandalism. More important than a fence.
o. Michelle – Adding solar panels after a new roof can be problematic. More efficient to incorporate solar into the roof work, i.e. warranty issues. (George) - Solar is very expensive, depends on capacity, who installs it, etc. When you reroof, that is the best time to put solar panels on, but it can be better using ground-mounted systems instead of incurring maintenance of roof. Explore parking lots; space is an issue and money. (Lynda) - vandalism is a priority over solar.
p. Where is new Kids Care? How does that affect TK and K? (Michele) – class configurations change every year so it will depend on that. But TK and K would stay in that same area because they share playground. School is in 4th year of TK which moved in to share the Kids Care building.
q. Michele – likes idea of a new classroom building. Plug for music expansion and music storage. (George) - Maybe a storage container would alleviate storage issues. Instruments take a lot of space, can talk more about storage in general and instrument storage.
r. Sarah Goodin – any way to make existing TK room more open so not a bottle neck? Now it's designed as 2 separate spaces but would like better visual connection to both sides. TK could go to where P3 is and leave Kids Care in existing building. Might be a better option; need to look at bathrooms. Could look at option of reconfiguration – similar cost probably. (Jen) – consider moving teacher offices to back and have more L-shaped rooms but bathrooms are in the middle of building. It's a great space but could be more functional. Location with playground is great.
s. Rachel – Schedule? (Carl) Phase 1 is going forward in next 1 ½ - 2 ½ year or so depending on scope, DSA, phasing, etc. but Phase 2 is future Bond measure.

4. Old Adobe Community Meeting 10/29/2020, 6 PM

a. Attendees:
    i. Leslie Clark (Principal), Erika Borbolla, Ortega, Ofelia Reynoso, M Bean, Jacqueline Holley, Brian Bean, Kelly Sturgeon, Chris Van Oren, Deborah S, Kimberly, Griselda, Melinda Craft, Carla
    ii. Lynda Williams (OAUSD), Dominic Lazzaro (OAUSD), Kevin Little (VPCS) Sonjhia Lowery (OAUSD)
    iii. Carl Servais (TLCD), George Klumb (TLCD), Suzanne Nagorka (TLCD), Jacob Parks (TLCD)
b. Leslie – welcome, today we will review what is needed to bring things up to code and reinforce safety as well as other projects.
c. Carl – Introduction to TLCD, Process started before pandemic with information gathering. TLCD looked at existing conditions, met with school staff and maintenance, surveys to community, looked at what are the important issues and held community meetings for feedback. TLCD explored design options and assessed the costs. We reviewed the draft plan with the Board last week with priorities for Phase 1 in Measure L and what projects will be slated for future bond measures.
d. Suzanne – MP document also includes a lot of information including extensive consultant reports, site photos and campus background information. We also researched the history of each school and learned about the school's educational programs and school culture.
e. George – This MP is for the entire District. OA is one of the schools that needs the most amount of work.
f. Slide 1 – Review what has happened in the past with Measure G. $2.1M was spent in Measure G.
g. Slide 2 - Review of Phase 1: to include a new classroom building for TK classrooms to meet code required size. The building will include restrooms and two other classrooms. Classroom 13 will be removed. A lot of the concrete paving needs to be replaced to meet ADA requirements. The existing restrooms will be modernized.
h. Slide 3 – Review of Phase 2 $5.7M construction
i. Leslie – New classroom building is on the emergency vehicle access which is used for upper grade playgrounds (George) playgrounds would still be available. Need for restrooms near West playground for both teachers and students. Possible toilet room for adults from old K1 room is not enough; possible to find another solution for kids?
j. Move fence to Phase 1 to protect student population from the road traffic.
k. Leslie - New building is 2 K, 1 TK, 1 KK
l. Leslie - Now students eat lunch outside near RR; very little shade – can we provide something in this phase?
m. Schedule – (Carl) need to explore more with District. This school would need design time 4-6 months , DSA review 4-6 months. Usually 1 year from start to when construction starts. Construction duration 12 months depending on phasing, etc.
n. Leslie – 21st C playground – we have a relatively new nice play structure nearby – can that be reused? Yes (George)
o. Field drainage – how does that affect the edible garden? (George) It Is becoming a wetland area which makes it difficult to address environmentally.
p. Deborah – Soil at rear of campus – people from the County came out and said it was a protected wetlands area. Any work would be to relieve the water that accumulates. But if it stays there long enough it will become a protected wetland. In winter students get muddy and wet from the track and puddles in the basketball court and water that accumulates in the edible garden. This should be added to the long term conversation.
q. Kelly – New to school. Issues about driving into campus and exiting are challenging (this was one reason to bring Kindergarten drop-off to main parking). A traffic light would be a

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long and expensive process that's not part of the MP. Need for shade from parent perspective has grown.

r. Melinda – adult bathrooms are in the pavilion in Phase 2.
s. Deborah – safety concerns during construction – always a fence around the area of work. Contractor manages to make it work. Ideally a lot of work would happen summer or holidays.
t. Projects coming from MP – could be 12 months until construction starts, but schedule needs review with the District.
u. Linda – very exciting!
v. Melinda – New playground for K and TK – yay! Existing play structures – will they be reused? They are only 1 year old.

5. La Tercera Community Meeting 10/29/2020, 7 PM

a. Attendees:
    i. Dan Noble (Principal), Bernadette and Bill Royster, Kimberly Anselmi, Ashley, Melinda Molloy, Lauren Jolly, Christina
    ii. Lynda Williams (OAUSD), Dominic Lazzaro (OAUSD) , Kevin Little (VPCS), Sonjhia Lowery (Superintendent)
    iii. Carl Servais (TLCD), George Klumb (TLCD), Suzanne Nagorka (TLCD), Jacob Parks (TLCD)TLCD, Alfredo Rivera (Montgomery HS student),
b. Dan – welcome to parents, we're here to learn about the process and proposal for the Master Plan.
c. Carl – Introduced TLCD, Process started before pandemic with information gathering. TLCD looked at existing conditions, met with school staff and maintenance, surveys to community, looked at what are the important issues and held community meetings for feedback. TLCD explored design options and assessed the costs. We reviewed the draft plan with the Board last week with priorities for Phase 1 in Measure L and what projects will be slated for future bond measures.
d. George – LT is in pretty good shape this bond measure needs to focus on bringing other schools up to similar standards.
e. Slide 1 - Previous Bond Measure G work was significant on the La Tercera campus. $8.2M was recently spent.
f. Slide 2 - Phase 1 illustrates a new marquis and some repairs.
g. Slide 3 - Phase 2. Ideas of how to improve the campus. There are a lot of fun projects after life safety and code issues are taken care of.
h. Dominic – Lawn requires a lot of maintenance and is a strain for grounds-people and would prefer less lawn, replace some of lawn with landscaping that is lower maintenance, parent or classroom gardens.
i. Dan – a lot of projects are doable on community level. Butterfly garden, native plant garden, more interactive spaces. (Carl) - move forward with community build projects knowing they will fit within the long-term MP goals
j. Bernadette – possible to build a track. If it's a priority it could be added to MP. Every other school has a track (Kimberly) which 5th and 6th graders can use. There are currently injuries from running over gopher holes. Miwok was a parent project. There is not a District-wide provision for tracks, other schools' tracks have evolved organically. Consider a possible new track while determining gopher mitigation scope etc. Get a cost estimate for track for PTA fundraising. (George) Gopher mitigation is expensive; adding a track at that time would make sense and could be added to MP. (Dan) – take advantage of Relationships with STRAW and bring back native habitat and reduce the amount of grass, leave a footprint for a track.
k. Melinda – The possibility of covering outside classrooms should be considered. Overhangs provide some shelter but not enough. Could consider canopies at the entry's. Also extend covered walkway to some area which are not covered, kids have to walk in the rain. It's a matter of resources but we can look at it. Backpacks get really wet hung on outside; overhang doesn't keep them dry; can propose canopies. Pods were designed to provide a single interior entry which never really came about.
l. Dan –The shift of projects to the future bond project is a shift from the spreadsheets that were previously reviewed due to the budget. Those draft spreadsheets reflected that each school was over budget so many items were taken out.
m. Sonjhia – MP is a fluid process and it is a District-wide project with both short term and long term goals. Some years some schools get more funding like Measure G 2012-2015 and other schools got a lot less. So now a priority is to bring other schools up to current standards. Some is related to functionality of the space, code, etc. We know there is never enough money to do everything but that's why we have the plan. Make sure schools provide learning environment.
n. Bernadette - $14M is construction only.
o. (Carl) The next steps include making some changes and take it to the Board in 2 ½ weeks. Board presentation is the final MP and report; it will also be available to public.
p. Timeline – (Carl) Have not finalized implementation schedule with District yet. Typically Design, Documents, DSA approval, Bidding, etc. takes 1 year for a significant project. Then can be 12 months or longer for construction. Timing for Phase 2 is unknown at this time.

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Cost Estimate

Old Adobe Union School District Master Plan

Rough Order of Magnitude

November 6, 2020

20-00618.00



Prepared for TLCD

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EXECUTIVE SUMMARY

1.1 Introduction

This estimate has been prepared, pursuant to an agreement between TLCD and Cumming, for the purpose of establishing a probable cost of construction at the rough order of magnitude stage.

The project scope includes the modernization and new build scope of the Adobe USD Masterplan, encompassing five campuses.

Reference TLCD's scope exhibit for District selections.

1.2 Project Schedule

For Selected District Recommendations	Start	Finish	Duration
Construction	Jul-21	Jul-23	25 months

Note: Schedule for phases beyond current District Recommendations are TBD due to Bond coordination.

1.4 Key Assumptions & Exclusions

This document should be read in association with Appendix 1 which outline assumptions, project understanding, approach, and cost management methodology. Key assumptions built into the above cost breakdown include

Key Assumptions

- Lease Lease-back
- Each Campus will be bid as a single package
- The Campus will be occupied during Construction
- All buildings are single story
- Existing Building Demolition / Portable Relocations Included
- Markups, in addition to phase-specific escalation, include the following: Contractor's Contingency at 3.0%, General Requirements at 5.0%, General Conditions at 10.0%, Bonds & Insurance at 2.0%, Contractor's Fee at 8.0%, Design Contingency at 20.0%

Key Exclusions

- Project Soft Costs
- Department Relocation
- Seismic Upgrades, Unless Noted
- Off-Hours
- AV Equipment
- Hazardous Material Abatement
- Escalation not adjusted to reflect updated schedule provided on 11/05/2020, as directed

Old Adobe Union School District Master Plan
Petaluma, California
Rough Order of Magnitude
Project # 20-00618.00
11/06/20

SCHEDULE OF AREAS AND CONTROL QUANTITIES

Schedule of Areas	Gross Areas	Total
1. Enclosed Areas (x 100%)		
Old Adobe	21,613	21,613
Loma Vista	39,128	39,128
La Tercera	42,379	42,379
Miwok Valley	31,161	31,161
Sonoma Mountain	52,625	52,625
Total Enclosed	186,906	186,906

Old Adobe

Old Adobe Union School District Master Plan
Petaluma, California **Project # 20-00618.00**
Rough Order of Magnitude **11/06/20**

DETAIL ELEMENTS - OLD ADOBE

Element	Quantity	Unit	Unit Cost	Total
OA-A1				
Modernize Toilet Rooms				
Demo existing split RR, partitions, finishes, etc.	830	gsf	$10.00	$8,300
Concrete				
Misc. trenching / patching for converting RR	830	gsf	$20.00	$16,600
Woods, Plastics, Composites				
New vanities, allow	36	lf	$250.00	$9,000
Misc. backing, rough carp.	830	gsf	$5.00	$4,150
Openings				
New doors, assume maintain 2 entrances	6	ea	$3,200.00	$19,200
Finishes				
Partitions, new layout to convert to all Girls RR, all Boys RR, etc.	830	gsf	$30.00	$24,900
Floors, replace existing, patch for new fixtures	830	gsf	$25.00	$20,750
Walls, prep / paint existing	830	gsf	$4.50	$3,735
New tile, allow	830	gsf	$18.00	$14,940
Ceilings, new, allow	830	gsf	$12.00	$9,960
Specialties				
New RR specialties for conversion	3	loc	$2,500.00	$7,500
MEP Systems				
HVAC Scope - modernize 3 restrooms, new fans etc.	830	gsf	$34.00	$28,220
Plumbing Scope - modernize 3 restrooms new fixtures etc.	3	ea	$8,200.00	$24,600
Electrical Scope - Modernize 3 restrooms, new lights, receptacles, hand dryer connections	830	gsf	$27.00	$22,410
Markups	***1***	***ls***	***$156,894.11***	***$156,894***
Total - OA-A1				**$371,159**
OA-A2				
Add Restrooms at TK Building, Modular Classroom				
Demo existing Rooms 11 & 12	1,645	sf	$25.00	$41,125
Off haul debris, allow	1	ls	$5,000.00	$5,000
New modular building - Total 5,040 SF	5,040	sf	$450.00	$2,268,000
Classrooms, interior fit out included	4	ea		*Incl. Above*
Restrooms, interior fit out included	8	ea		*Incl. Above*
Kitchen, interior fit out included	1	ea		*Incl. Above*
Concrete				
Foundations for new modular, incl. off haul, allow	5,040	sf	$50.00	$252,000
Specialties				
Classroom specialties, allow	4	loc	$5,000.00	$20,000
Restroom specialties	8	loc	$2,000.00	$16,000
Kitchen specialties	1	loc	$2,500.00	$2,500
Equipment, at Kitchen, allow	1	ls	$25,000.00	$25,000
MEP Systems				

DETAIL ELEMENTS - OLD ADOBE

Element	Quantity	Unit	Unit Cost	Total
HVAC Scope - allowance	5,040	gsf	*Assume Incl. in Modular*	
Electrical Scope - Modular building back bone connections	1	ls	$18,000.00	$18,000
Utilities				
Misc. utility connections to new space, allow	1	ls	$17,500.00	$17,500
New Kindergarten Playground				
Demo existing / prep for new playground	6,400	sf	$5.00	$32,000
New playground features, paving, misc. structures, allow	6,400	sf	$50.00	$320,000
Markups	***1***	***ls***	***$2,209,269.49***	***$2,209,269***
Total - OA-A2				**$5,226,394**
OA-A3				
Add Adult Restrooms				*See OA-A2*
Total - OA-A3				
OA-A4				
Shade Structures with Enclosed Restrooms				
Demo / prep for new pavilion space	1,860	sf	$10.00	$18,600
Concrete				
Foundation for new RRs, allow	460	gsf	$80.00	$36,800
Misc. trenching / patching for new RR and Handwash				*See OA-A15*
Metals				
Structure for Unisex RR, 3 total, framing	460	gsf	$90.00	$41,400
Woods, Plastics, Composites				
New vanities, allow	30	lf	$250.00	$7,500
Teaching station, allow	1	ls	$10,000.00	$10,000
Misc. backing, rough carp.	460	gsf	$5.00	$2,300
Thermal and Moisture				
Enclosed Structure, roofing, insulation, caulking, etc. allow	460	gsf	$30.00	$13,800
Openings				
New doors	3	ea	$3,200.00	$9,600
Finishes				
Partitions, allow	460	gsf	$40.00	$18,400
Floors, tile, allow	460	gsf	$25.00	$11,500
Walls, paint	460	gsf	$4.50	$2,070
New tile, allow	460	gsf	$14.00	$6,440
Ceilings, new, allow	460	gsf	$12.00	$5,520
Specialties				
New RR specialties	3	loc	$7,900.00	$23,700
Handwash station				*See OA-A15*
MEP Systems				

Old Adobe Union School District Master Plan
Petaluma, California **Project # 20-00618.00**
Rough Order of Magnitude **11/06/20**

DETAIL ELEMENTS - OLD ADOBE

Element	Quantity	Unit	Unit Cost	Total
HVAC Scope - allowance	460	gsf	$40.00	$18,400
Plumbing Scope - add 3 restrooms new fixtures etc.	3	ea	$8,200.00	$24,600
Electrical Scope-3 new restrooms unisex, with added distribution for new restrooms	460	gsf	$55.00	$25,300
Utilities				
Misc. utility connections for new RR	1	ls	$22,500.00	$22,500
Site Structures / Specialties				
Open Pavilion Structure, allow	1,400	sf	$150.00	$210,000
Tabletop, seating for (30)	1	ls	$24,000.00	$24,000
Markups	***1***	***ls***	***$389,868.29***	***$389,868***
Total - OA-A4				**$922,298**
OA-A5				
Covered Walkways to all Main Campus				
Demo / prep existing conc. and asphalt for walkway footings, etc., allow	1,570	sf	$15.00	$23,550
Covered walkway, assume metal structure	1,570	sf	$150.00	$235,500
Paving at walkway, allow	1,570	sf	$20.00	$31,400
Tie to existing, allow	1	ls	$10,000.00	$10,000
Markups	***1***	***ls***	***$264,511.46***	***$264,511***
Total - OA-A5				**$564,961**
OA-A6				
Add Classrooms - N/A				
Total - OA-A6				
OA-A7				
Replace 11 & 12, Convert to Upper Grade K1 & K2				
Demo K1 existing floor, walls, ceilings, specialties, etc.	1,020	gsf	$8.00	$8,160
Demo K2 flooring, existing tack walls	1,135	gsf	$4.00	$4,540
Woods, Plastics, Composites				
New teaching wall / casework, vanity in RR, at K1, allow	1	loc	$20,000.00	$20,000
Openings				
Paint existing doors, allow	2	ea	$500.00	$1,000
Finishes				
Partitions, new layout, allow			*Assume Layout Remains*	
Gyp patch work at new tack walls, etc.	2,155	gsf	$5.00	$10,775
Floors, repair existing, at K1 & K2	2,155	gsf	$10.00	$21,550
Tile patch work at existing K1 toilet, allow	1	ls	$2,500.00	$2,500

DETAIL ELEMENTS - OLD ADOBE

Element	Quantity	Unit	Unit Cost	Total
Walls, prep / paint existing	2,155	gsf	$4.50	$9,698
Tile patch work at existing K1 toilet, allow	1	ls	$3,000.00	$3,000
Ceilings, new at K1, allow	1,020	gsf	$12.00	$12,240
Specialties				
Classroom specialties, allow	2	loc	$5,000.00	$10,000
New RR specialties, allow	1	loc	$2,500.00	$2,500
MEP Systems				
HVAC Scope - allowance	1,020	gsf	$15.00	$15,300
Plumbing Scope - modernize 1 toilet room, new fixtures etc.	1	ea	$8,200.00	$8,200
Electrical - New classroom converted to upper grade, incl. RR	1,020	gsf	$55.00	$56,100
Markups	***1***	***ls***	***$135,876.89***	***$135,877***
Total - OA-A7				**$321,439**
OA-A8				
New Admin Bldg - Convert Existing to Classrooms				
New Admin Bldg				
Demo / prep space for new Admin Bldg, allow	2,000	gsf	$10.00	$20,000
Concrete				
New foundation, incl prep, waterproofing, etc. allow	2,000	gsf	$95.00	$190,000
Wood Structure				
New structure, deck, allow	2,000	gsf	$80.00	$160,000
Entry feature, allow	1	ls	$30,000.00	$30,000
Woods, Plastics, Composites				
Casework fit out, allow	2,000	gsf	$15.00	$30,000
Thermal and Moisture				
Roofing, insulation, caulking, accessories, etc. allow	2,000	gsf	$25.00	$50,000
Openings				
Ext. + Int. doors and glazing, allow	2,000	gsf	$24.00	$48,000
Finishes				
Ext. + Int. finishes, allow	2,000	gsf	$90.00	$180,000
Specialties				
Misc. admin specialties, signage, fire extinguishers, etc.	2,000	gsf	$8.00	$16,000
MEP Systems				
HVAC system, allow	2,000	gsf	$36.00	$72,000
Plumbing allowance	1	ls	$35,000.00	$35,000
Electrical Scope - New Admin building, complete buildout	2,000	gsf	$90.00	$180,000
Utilities				
Misc. utility rework to service Admin., allow	1	ls	$40,000.00	$40,000
Convert Admin to Classroom				
Demo Admin. layout, existing floor, walls, ceilings, specialties, etc.	1,650	gsf	$10.00	$16,500
Demo openings for Ext. access to Classrooms, allow	3	loc	$4,000.00	$12,000

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DETAIL ELEMENTS - OLD ADOBE

Element	Quantity	Unit	Unit Cost	Total
Woods, Plastics, Composites				
New teaching wall / casework, allow	3	loc	$10,000.00	$30,000
Openings				
New doors, allow	6	ea	$3,200.00	$19,200
Finishes				
Partitions, new layout, allow	1,650	gsf	$20.00	$33,000
Gyp patch work at new walls finishes, etc.	1,650	gsf	$8.00	$13,200
Floors, new, allow	1,650	gsf	$10.00	$16,500
Walls, prep / paint existing and new	1,650	gsf	$6.00	$9,900
Acoustic wall panels, allow	3	loc	$2,000.00	$6,000
Ceilings, new, allow	1,650	gsf	$12.00	$19,800
Specialties				
Classroom specialties, allow	3	loc	$5,000.00	$15,000
MEP Systems				
HVAC Scope - classroom conversion allowance	1650	gsf	$20.00	$33,000
Plumbing Scope - allowance			*Assume No Work Anticipated*	
Electrical Scope - Convert admin to 3 classrooms, build out	1,650	gsf	$55.00	$90,750
Markups	***1***	***ls***	***$1,202,472.87***	***$1,202,473***
Total - OA-A8				**$2,568,323**
OA-A9				
Expand / Modernize MU w/ Performance Courtyard				
Modernize MU				
Demo ME existing floor, walls, specialties, etc.	2,930	gsf	$8.00	$23,440
Demo roofing, allow	2,930	gsf	$3.00	$8,790
Woods, Plastics, Composites				
New casework / repairs, allow	2,930	gsf	$3.75	$10,988
Thermal and Moisture				
New roofing, per pdf, allow	2,930	gsf	$25.00	$73,250
Misc. caulking, flashing, etc.	2,930	gsf	$3.75	$10,988
Openings				
Repair existing doors, allow	2,930	gsf	$3.00	$8,790
Finishes				
Partitions, new layout, allow			*Assume Existing to Remain*	
Gyp patch, etc., allow	2,930	gsf	$3.00	$8,790
Floors, new, allow	2,930	gsf	$15.00	$43,950
Walls, prep / paint existing	2,930	gsf	$4.50	$13,185
Acoustic wall panels, allow	1	ls	$15,000.00	$15,000
Ceilings, prep / paint existing	2,930	gsf	$4.00	$11,720
Specialties				
Misc. MU specialties, allow	2,930	gsf	$5.00	$14,650
MEP Scope			*Excluded / Not Noted*	

DETAIL ELEMENTS - OLD ADOBE

Element	Quantity	Unit	Unit Cost	Total
Courtyard Improvements				
Demo existing / prep for new stage, flatwork, etc.	4,000	sf	$5.00	$20,000
Demo / prep for new blacktop, sawcut, off haul, etc.	2,000	sf	$15.00	$30,000
Concrete and Paving				
New stage	600	sf	$75.00	$45,000
New flatwork	3,400	sf	$20.00	$68,000
New blacktop	2,000	sf	$10.00	$20,000
Patch and repair misc. concrete due to new work, allow	1	ls	$12,000.00	$12,000
Site Structures				
Shade structure, incl. posts and footings	1,800	sf	$45.00	$81,000
Extend covered walkway	1	ls	$25,000.00	$25,000
Furnishings, tables, etc.	1	ls	$40,000.00	$40,000
Handwash station, allow				*See OA-A15*
Electrical Scope - Expand MU-Stage-Power and data for stage	600	sf	$58.00	$34,800
Markups	***1***	***ls***	***$545,257.20***	***$545,257***
Total - OA-A9				**$1,164,597**

OA-A10

Kitchen Finishes and Cabinetry *See OA-A11*

Total - OA-A10

OA-A11

Convert Existing Kitchen to Warming Kitchen				
Demo / protect existing for new equipment, allow	600	gsf	$10.00	$6,000
Patch / repair existing space due to new MEP systems	600	gsf	$9.00	$5,400
Concrete				
Misc. trenching / patching for new equipment and configuration	600	gsf	$20.00	$12,000
Thermal and Moisture				
Misc. caulking, flashing, etc. for equip. connections, allow	600	gsf	$10.00	$6,000
Openings				
Repaint / repair existing, allow	6	ea	$850.00	$5,100
Finishes				
Partitions, new layout, allow			*Assume Layout to Remain*	
Gyp patch work, allow	600	gsf	$10.00	$6,000
Floors, repair existing, allow patch for new equip.	600	gsf	$25.00	$15,000
Walls, prep / paint existing	600	gsf	$4.50	$2,700
Tile patch work at existing toilet, allow	1	ls	$2,500.00	$2,500
Ceilings, new, allow	600	gsf	$12.00	$7,200
Specialties				

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DETAIL ELEMENTS - OLD ADOBE

Element	Quantity	Unit	Unit Cost	Total
Kitchen specialties, FRP, etc., allow	600	gsf	$8.00	$4,800
RR specialties, new, allow	1	loc	$2,000.00	$2,000
Equipment				
New warming equipment, allow	600	gsf	$150.00	$90,000
MEP Systems				
HVAC Sope -				
Remove old equipment	1	ls	$1,544.00	$1,544
New exhaust fans	2	ea	$2,766.00	$5,532
New makeup air unit evaporative cooler	1	ea	$4,740.00	$4,740
New main kitchen hood				*Assume by Vendors*
New dishwashing hood				*Assume by Vendors*
Plumbing Scope - Replace water heater and line to trash cleaner	1	ls	$6,650.00	$6,650
Plumbing Scope - Replace entire kitchen equipment & provide new indirect waste system	5	ea	$650.00	$3,250
Electrical Scope - Convert Kitchen to warming kitchen, reconfigure circuits	600	gsf	$60.50	$36,300
Markups	***1***	***ls***	***$163,082.29***	***$163,082***
Total - OA-A11				**$385,798**

OA-A12

Garden Path *See Civil*

Total - OA-A12

OA-A13

New TK Parking, Secure Drop Off *No Improvements*

Total - OA-A13

OA-A14

Signage for Parent Entry at Road				
New Marquee Sign, incl. footing, assume digital	1	loc	$25,000.00	$25,000
Electrical Scope - Add New Marquee-Electrical connection	1	loc	$6,250.00	$6,250
Markups	***1***	***ls***	***$27,512.01***	***$27,512***
Total - OA-A14				**$58,762**

OA-A15

Handwashing & Hydration Stations

DETAIL ELEMENTS - OLD ADOBE

Element	Quantity	Unit	Unit Cost	Total
Demo / patch and repair flatwork where installed	2	loc	$4,000.00	$8,000
Handwashing and hydration station	2	loc	$8,000.00	$16,000
Misc. utility connections to stations, allow	2	loc	$12,250.00	$24,500
Markups	***1***	***ls***	***$35,513.80***	***$35,514***
Total - OA-A15				**$84,014**
OA-A16				
New 21st Century Playground				*See OA-L6*
Total - OA-A16				
OA-A17				
Replace Casework & Finishes - Classroom 1, 4-8				
Demo existing finishes, floor, walls, ceilings, casework, etc.	5,225	gsf	$8.00	$41,800
Woods, Plastics, Composites				
Casework, new (20 LF per Classroom)	120	lf	$400.00	$48,000
Finishes				
Partitions, new layout, allow			*Assume Layout to Remain*	
Gyp patch work where casework demoed, allow	480	sf	$25.00	$12,000
Floors, new carpet incl. base	5,225	gsf	$10.00	$52,250
Walls, prep / paint existing	5,225	gsf	$4.50	$23,513
Ceilings, assume new, allow	5,225	gsf	$12.00	$62,700
Update specialties, allow	5,225	gsf	$2.00	$10,450
MEP Scope				
Relocate surface mounted raceway on old case work	1	ls	$13,500.00	$13,500
Markups	***1***	***ls***	***$193,467.83***	***$193,468***
Total - OA-A17				**$457,680**
OA-A18				
Replace Old Windows - Classroom 1 , 4-8				
Demo existing windows	900	sf	$15.00	$13,500
Thermal and Moisture				
Misc. waterproofing, caulking, etc. at new windows	1	ls	$9,927.50	$9,928
Openings				
New 1" IGU window	900	sf	$115.00	$103,500
Finishes				
Patch and repair exterior finishes, allow	1	ls	$20,900.00	$20,900
Markups	***1***	***ls***	***$108,245.69***	***$108,246***

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DETAIL ELEMENTS - OLD ADOBE

Element	Quantity	Unit	Unit Cost	Total
Total - OA-A18				**$256,073**
OA-A19				
Replace MU Roof				
Remove and replace, new BUR roof	3,600	sf	$25.00	$90,000
Electrical Scope-New BUR roof-Disconnect RTU and reconnect after new roof	1	ls	$8,950.00	$8,950
Mechanical Scope - remove RTU's	1	ls	$1,200.00	$1,200
CSA Scope	1	ea	$3,500.00	$3,500
Markups	***1***	***ls***	***$75,897.02***	***$75,897***
Total - OA-A19				**$179,547**
OA-A20				
Kindergarten Undersized				*See OA-A2*
Total - OA-A20				
OA-A21				
Replace Roof on Classroom 13 (Demo Classroom per TLCD Confirmation)				
Demo existing portable classroom	825	gsf	$25.00	$20,625
Off haul debris, allow	1	ls	$3,000.00	$3,000
Patch / repair where removed, as needed, allow	825	gsf	$15.00	$12,375
Markups	***1***	***ls***	***$26,360.76***	***$26,361***
Total - OA-A21				**$62,361**
OA-A22				
Replace 14 & 15 Relocatable				
Demo 14 & 15, prep for new modular buildings	1,920	gsf	$25.00	$48,000
Off haul debris, allow	1	ls	$8,000.00	$8,000
Concrete				
Foundation for new modular, incl. prep and off haul, allow	1,920	gsf	$50.00	$96,000
New Modular Building, 2 classrooms	1,920	gsf	$450.00	$864,000
Specialties				
Classroom specialties, allow	2	loc	$5,000.00	$10,000
MEP Systems				
HVAC scope	1,920	sf	*Assume Incl. in Modular*	
Electrical Scope - Future modular building back bone empty conduit/christy boxes	1	ls	$13,500.00	$13,500

DETAIL ELEMENTS - OLD ADOBE

Element	Quantity	Unit	Unit Cost	Total
Utility Adjustments for New Modulars	1	ls	$20,000.00	$20,000
Markups	***1***	***ls***	***$932,767.14***	***$932,767***
Total - OA-A22				**$1,992,267**
OA-A23				
Misc. Maintenance - Replace ACT and Ramps at Relocatable				
Demolition				
Demo ACT	1,600	gsf	$2.00	$3,200
Demo ramps	2	loc	$800.00	$1,600
Protect existing interior finishes	1,600	gsf	$2.00	$3,200
Misc. Metals, repair ramps, connections, etc.	2	loc	$3,000.00	$6,000
Finishes, repair ACT	1,600	gsf	$12.00	$19,200
Markups	***1***	***ls***	***$24,310.48***	***$24,310***
Total - OA-A23				**$57,510**
OA-A24				
Future Finishes - Classrooms 9 & 10				
Demo existing floor, walls, ceilings, casework, etc.	3,420	gsf	$4.00	$13,680
Misc. protect / patch and repair existing, allow	3,420	gsf	$2.00	$6,840
Finishes				
Partitions, new layout, allow			*Assume Layout to Remain*	
Floors, new incl. base	3,420	gsf	$10.00	$34,200
Walls, prep / paint existing	3,420	gsf	$4.50	$15,390
Ceilings, assume new, allow	3,420	gsf	$12.00	$41,040
Premium finish upgrades, allow	3,420	gsf	$6.00	$20,520
Markups	***1***	***ls***	***$115,920.20***	***$115,920***
Total - OA-A24				**$247,590**
OA-A25				
Replace Roofs (Includes MU Roof)			*See Garland Roofing Pricing*	
Total - OA-A25				
OA-A26				
Marquis - Pricing per District / TLCD				$40,000

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DETAIL ELEMENTS - OLD ADOBE

Element	Quantity	Unit	Unit Cost	Total
Total - OA-A26				**$40,000**
OA-S1				
No seismic retrofit if Classrooms are separate buildings				*N/A*
Total - OA-S1				
OA-S2				
Modernization w/ more than 10% openings in seismic walls will trigger upgrade				*N/A*
Total - OA-S2				
OA-C1				
Add Fire Hydrants				
Utilities				
FW line to new fire hydrant, north end	100	lf	$140.00	$14,000
FW line to new fire hydrant, south end	500	lf	$140.00	$70,000
New fire hydrants	2	ea	$8,000.00	$16,000
POCs, allow	4	loc	$3,000.00	$12,000
Misc. FW accessories, allow	1	ls	$10,000.00	$10,000
Site Repairs				
Misc flatwork / landscape repairs due to utility work, allow	3,000	sf	$15.00	$45,000
Markups	***1***	***ls***	***$122,284.63***	***$122,285***
Total - OA-C1				**$289,285**
OA-C2				
Accessible Doors, Landings, Thresholds, etc. - ADA Upgrades				
Misc. ramp demo / rework / patch and repair, allow	1	ls	$100,000.00	$100,000
Markups	***1***	***ls***	***$73,224.33***	***$73,224***
Total - OA-C2				**$173,224**
OA-C3				
Drainage / Water Build up Problem				
Finish Grading - Pricing Per District / TLCD				$384,650
Total - OA-C3				**$384,650**

DETAIL ELEMENTS - OLD ADOBE

Element	Quantity	Unit	Unit Cost	Total
OA-C4				
Safety Concern at Field: New fencing				*Rejected*
Total - OA-C4				
OA-C5				
Emergency Vehicle Access				
Demo existing / prep for new paving	7,000	sf	$10.00	$70,000
New Vehicular Access paving, incl. rework, allow	7,000	sf	$35.00	$245,000
Markups	***1***	***ls***	***$230,656.63***	***$230,657***
Total - OA-C5				**$545,657**
OA-C6				
Accessible Path at Courtyard Gardens				
Demo existing pavers	240	sf	$20.00	$4,800
New accessible concrete	240	sf	$30.00	$7,200
Markups	***1***	***ls***	***$8,786.92***	***$8,787***
Total - OA-C6				**$20,787**
OA-L1				
Automatic Irrigation System				
New drip and spray irrigation - **Budget $4/sf**	43,560	sf	$4.00	$174,240
Markups	***1***	***ls***	***$127,586.07***	***$127,586***
Total - OA-L1				**$301,826**
OA-L2				
Arborist to Evaluate Trees				
Total - OA-L2				
OA-L3				
Two Wells at Kids care and Playfield				
Trench mainlines to connect irrigation	1	ls	$50,000.00	$50,000
Cap at Kids care playfield	1	loc	$2,000.00	$2,000
Misc. site patch / repair after trenching, allow	1	ls	$10,000.00	$10,000
Markups	***1***	***ls***	***$45,399.08***	***$45,399***

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DETAIL ELEMENTS - OLD ADOBE

Element	Quantity	Unit	Unit Cost	Total
Total - OA-L3				**$107,399**
OA-L4				
Not Used				
Total - OA-L4				
OA-L5				
New Site Furnishings				
New benches	10	ea	$1,500.00	$15,000
New tables	15	ea	$1,950.00	$29,250
Markups	***1***	***ls***	***$32,401.76***	***$32,402***
Total - OA-L5				**$76,652**
OA-L6				
Add 21st Century Play Area				
Site preparation for new play elements	1,400	sf	$5.00	$7,000
Site improvements / play elements, allow	1,400	sf	$50.00	$70,000
Markups	***1***	***ls***	***$56,382.73***	***$56,383***
Total - OA-L6				**$133,383**
OA-L7				
Selected Plan Removal / Replacement				
Remove plants, amend soil, etc. - **Budget $8/sf**	21,780	sf	$15.00	$326,700
Markups	***1***	***ls***	***$287,621.54***	***$287,622***
Total - OA-L7				**$614,322**
OA-L8				
Shade Structure for Outdoor Dining				
Shade Structure, 20'x40'	1	ls	$88,000.00	$88,000
Outdoor GFI Pedestal with USB Ports-WP	2	loc	$8,125.00	$16,250
Misc. patch / repair for power rework, allow	1	ls	$20,000.00	$20,000
Markups	***1***	***ls***	***$90,981.23***	***$90,981***
Total - OA-L8				**$215,231**

DETAIL ELEMENTS - OLD ADOBE

Element	Quantity	Unit	Unit Cost	Total
OA-E1				
New Switchboard				
Service upgrade for future expansion	1	ls	$270,000.00	$270,000
CSA Impacts, Allowance	1	ls	$60,000.00	$60,000
Markups	***1***	***ls***	***$241,640.28***	***$241,640***
Total - OA-E1				**$571,640**
OA-E2				
Second Electrical Service				
Relocate PGE service drop for underground	1	ls	$183,500.00	$183,500
Misc. site patch / repairs after rework, allow	1	ls	$20,000.00	$20,000
Markups	***1***	***ls***	***$179,158.20***	***$179,158***
Total - OA-E2				**$382,658**
OA-E3				
Lighting System to be Replaced				
Lighting system upgrade-Title 24 Control Compliant	21,613	sf	$39.00	$842,907
CSA Impacts, Allowance	1	ls	$170,000.00	$170,000
Markups	***1***	***ls***	***$891,747.40***	***$891,747***
Total - OA-E3				**$1,904,654**
OA-E4				
New Voice Evacuation Fire Alarm				
New Voice EVAC FA System-Complete (parallel system)	21,613	sf	$14.00	$302,582
Markups	***1***	***ls***	***$221,563.63***	***$221,564***
Total - OA-E4				**$524,146**
OA-E5				
Power Systems at Classrooms, Overhaul				
Distribution, new panels feeders extend circuits	21,613	sf	$29.00	$626,777
Misc. arch patch / repairs after rework, allow	21,613	sf	$1.50	$32,420
Markups	***1***	***ls***	***$580,346.24***	***$580,346***
Total - OA-E5				**$1,239,543**

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DETAIL ELEMENTS - OLD ADOBE

Element	Quantity	Unit	Unit Cost	Total
OA-E6				
Area of Refuge Lighting and Exit Signs				
Area of refuge system	21,613	sf	$5.50	$118,872
Markups	***1***	***ls***	***$87,042.86***	***$87,043***
Total - OA-E6				**$205,914**
OA-E7				
New Pockets of Electricity				*Rejected*
Total - OA-E7				
OA-E8				
New Kitchen Equipment				*See - OA - 11*
Total - OA-E8				
OA-E9				
Exterior Lighting Improvements				
Upgrade exterior building fixtures, allowance	1	ls	$18,500.00	$18,500
Misc. arch patch / repairs after rework, allow	1	ls	$4,000.00	$4,000
Markups	***1***	***ls***	***$19,808.65***	***$19,809***
Total - OA-E9				**$42,309**
OA-M1				
Kitchen Equip and Hood Upgrades				*See OA-A11*
Total - OA-M1				
OA-M2				
Equipment is 5 years old				
Thermostats				*Rejected*
also included with local controls number				
Total - OA-M2				
OA-M3				

DETAIL ELEMENTS - OLD ADOBE

Element	Quantity	Unit	Unit Cost	Total
Update Mechanical units at MU				
New gas-fired heating/ventilating units, 100MBH, 1,500CFM	2	ea	$20,704.00	$41,408
Misc. arch patch / repairs after rework, allow	1	ls	$10,000.00	$10,000
Markups	***1***	***ls***	***$37,643.16***	***$37,643***
Total - OA-M3				**$89,051**
OA-M4				
Conference Room - outside air needed				*See OA - A8*
Total - OA-M4				
OA-M5				
Bldg 13 - Replace mechanical units				*N/A - Building 13 Demo'd per TLCD Confirmation*
Total - OA-M5				
OA-P1				
Allowance for Misc Plumbing Upgrades				
Remove old water heater	1	ls	$500.00	$500
New electric instantaneous tankless water heater	1	ea	$992.00	$992
Misc plumbing	1	ls	$650.00	$650
Misc. arch patch / repairs after rework, allow	1	ls	$825.00	$825
Markups	***1***	***ls***	***$2,172.57***	***$2,173***
Total - OA-P1				**$5,140**
OA-P2				
Plumbing Violation at Installation of Water Heaters				
Pressure release drain line	1	ea	$450.00	$450
Misc. arch patch / repairs after rework, allow	1	ls	$300.00	$300
Markups	***1***	***ls***	***$549.18***	***$549***
Total - OA-P2				**$1,299**
OA-P3				
Sediment traps				
Provide sediment traps at gas space heaters	2	ea	$450.00	$900
Markups	***1***	***ls***	***$659.02***	***$659***

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DETAIL ELEMENTS - OLD ADOBE

Element	Quantity	Unit	Unit Cost	Total
Total - OA-P3				**$1,559**
OA-P4				
Kitchen Water Heater				*See OA-A11*
Total - OA-P4				
OA-P5				
Replace Entire Kitchen Equipment				*See OA-A11*
Total - OA-P5				

Loma Vista

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DETAIL ELEMENTS - LOMA VISTA

Element	Quantity	Unit	Unit Cost	Total
LV-A1				
Add Classrooms				*$7,100,000 - In Progress*
Total - LV-A1				
LV-A2				
Shade Structure at new Classrooms - In Progress				*See LV-A1*
Total - LV-A2				
LV-A3				
Shade Structure at North Courtyard				
Misc. demo / patch and repair at structure posts	3	loc	$1,000.00	$3,000
Site Structure				
Shade structure, incl. posts and footings	800	sf	$65.00	$52,000
Bench seating for 24	6	ea	$1,500.00	$9,000
Outdoor GFI Pedestal with USB Ports-WP	2	loc	$8,125.00	$16,250
Misc. patch / repair for power rework, allow	1	ls	$20,000.00	$20,000
Markups	***1***	***ls***	***$73,407.39***	***$73,407***
Total - LV-A3				**$173,657**
LV-A4				
Shade Structure at North Courtyard				
Misc. demo / patch and repair at structure posts	4	loc	$1,000.00	$4,000
Site Structure				
Shade structure, incl. posts and footings	800	sf	$65.00	$52,000
Bench seating for 24	6	ea	$1,500.00	$9,000
Markups	***1***	***ls***	***$47,595.81***	***$47,596***
Total - LV-A4				**$112,596**
LV-A5				
Parking and Drop Off Improvements				
Demo existing parking lot for new pull-out, incl. sawcut	5,400	sf	$10.00	$54,000
Site Paving / Hardscape				
New asphalt for pull out	5,400	sf	$35.00	$189,000
Rework at surrounding to accommodate pullout	1,620	sf	$35.00	$56,700
Electrical Scope - Modify site lighting, allowance	1	ls	$26,000.00	$26,000
Markups	***1***	***ls***	***$286,741.16***	***$286,741***

DETAIL ELEMENTS - LOMA VISTA

Element	Quantity	Unit	Unit Cost	Total
Total - LV-A5				**$612,441**
LV-A6				
Improve Building Identity				
Prep / patch and repair for new Entry Gate install	2	loc	$2,500.00	$5,000
Exterior Finishes				
Paint existing building to match new	34,630	sf	$2.25	$77,918
Entry Gates				
New Ornamental Entry Gates, 6'x8'	2	ea	$12,000.00	$24,000
Markups	***1***	***ls***	***$78,289.62***	***$78,290***
Total - LV-A6				**$185,207**
LV-A7				
Convert Existing Kitchen to Warming Kitchen, Incl. Storage				
Demo / protect existing for new equipment, allow	600	gsf	$10.00	$6,000
Patch / repair existing space due to new MEP systems	600	gsf	$9.00	$5,400
Concrete				
Misc. trenching / patching for new equipment	600	gsf	$20.00	$12,000
Thermal and Moisture				
Misc. caulking, flashing, etc. for equip. connections, allow	600	gsf	$5.00	$3,000
Finishes				
Partitions, new layout, allow			*Assume Layout to Remain*	
Gyp patch work, allow	600	gsf	$10.00	$6,000
Floors, repair existing, allow patch for new equip.	600	gsf	$25.00	$15,000
Walls, prep / paint existing	600	gsf	$4.50	$2,700
Ceilings, prep / paint existing	600	gsf	$12.00	$7,200
Specialties				
Kitchen specialties, FRP, etc., allow	600	gsf	$8.00	$4,800
Equipment				
New warming equipment, allow	600	gsf	$150.00	$90,000
MEP Systems				
Mechanical Scope - replace fans and MAU	1	ls	$33,175.00	$33,175
Plumbing Scope - replace old equipment	1	ls	$9,544.00	$9,544
Electrical Scope-Convert to warming kitchen-reconfigure circuits	600	gsf	$60.50	$36,300
Markups	***1***	***ls***	***$169,235.33***	***$169,235***
Total - LV-A7				**$400,354**
LV-A8				

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DETAIL ELEMENTS - LOMA VISTA

Element	Quantity	Unit	Unit Cost	Total
Add MU Adult Restroom, In Existing Space				
Demo / prep for new restroom	1	ls	$2,100.00	$2,100
Concrete				
Misc. trenching / patching for new RR	70	gsf	$40.00	$2,800
Woods, Plastics, Composites				
New vanities, allow	8	lf	$250.00	$2,000
Openings				
New door to RR	1	ea	$3,000.00	$3,000
Finishes				
Partitions, reconfigure, allow	1	ls	$7,500.00	$7,500
Floors, tile	1	ls	$2,000.00	$2,000
Walls, new tile, allow	1	ls	$3,000.00	$3,000
Walls, paint new, allow	1	ls	$750.00	$750
Ceilings, prep / paint existing	1	ls	$800.00	$800
Specialties				
Restroom specialties	1	ea	$2,000.00	$2,000
Mechanical, Electrical, Plumbing				
HVAC Scope - New toilet exhaust fan	1	ea	$450.00	$450
Plumbing Scope - New water closet, lavatory, floor drain	1	ls	$14,500.00	$14,500
Electrical Scope - New restroom. GFI, light, hand dryer connection.	70	gsf	$45.00	$3,150
Markups	***1***	***ls***	***$32,255.32***	***$32,255***
Total - LV-A8				**$76,305**
LV-A9				
Stage Addition for Larger MU				
Demo existing / prep for new stage, etc.	800	gsf	$50.00	$40,000
Structure				
New stage foundation	800	gsf	$120.00	$96,000
New structure, 20' high	800	gsf	$165.00	$132,000
Thermal and Moisture				
Misc. caulking, flashing, etc. for equip. connections, allow	800	gsf	$50.00	$40,000
Casework				
New storage	25	lf	$850.00	$21,250
Finishes				
New Finishes to interior, incl. wood stage	800	gsf	$110.00	$88,000
Specialties				
Wheel Chair Lift	1	ls	$50,000.00	$50,000
Misc. specialties	800	gsf	$15.00	$12,000
Furnishings				
Curtain	140	sf	$180.00	$25,200
MEP Systems				
Mechanical, allow	800	gsf	$42.00	$33,600

DETAIL ELEMENTS - LOMA VISTA

Element	Quantity	Unit	Unit Cost	Total
Electrical, rigging, etc.	800	gsf	$122.00	$97,600
Markups	***1***	***ls***	***$559,616.27***	***$559,616***
Total - LV-A9				**$1,195,266**
LV-A10				
Add Music and Art Storage				
Interior renovation to include storage, allowance of $200/sf	200	gsf	$200.00	$40,000
Mechanical Scope - New storage allowance	200	gsf	$15.00	$3,000
Electrical Scope-New storage rooms-lighting	200	gsf	$30.00	$6,000
Markups	***1***	***ls***	***$35,879.92***	***$35,880***
Total - LV-A10				**$84,880**
LV-A11				
Handwashing & Hydration Stations				
Demo / patch and repair flatwork where installed	2	loc	$4,000.00	$8,000
Handwashing and hydration station	2	loc	$8,000.00	$16,000
Misc. utility connections to stations, allow	2	loc	$12,250.00	$24,500
Markups	***1***	***ls***	***$35,513.80***	***$35,514***
Total - LV-A11				**$84,014**
LV-A12				
More Tackable Surfaces at Classrooms 1-14, Remove Windows				
Demo existing windows, prep for new tackable surfaces	336	sf	$22.00	$7,392
Finishes				
Exterior patch / infill at demoed windows, allow	336	sf	$50.00	$16,800
Interior patch / repairs due to demo	14	loc	$1,680.00	$23,520
Specialties, new tackable surfaces	336	sf	$25.00	$8,400
Markups	***1***	***ls***	***$49,400.12***	***$49,400***
Total - LV-A12				**$105,512**
LV-A13				
Boys and Girls Restroom Expansion and Remodel				
Demo existing RR, partitions, finishes, etc.	520	gsf	$25.00	$13,000
Concrete				
New foundation, incl prep, waterproofing, etc. allow	300	gsf	$70.00	$21,000
Misc. trenching / patching for expansion	300	gsf	$25.00	$7,500

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DETAIL ELEMENTS - LOMA VISTA

Element	Quantity	Unit	Unit Cost	Total
Metals				
New structure, deck, etc. for expansion, allow	300	gsf	$80.00	$24,000
Woods, Plastics, Composites				
New vanities, allow	20	lf	$250.00	$5,000
Thermal and Moisture				
Roofing, insulation, caulking, accessories, etc. existing + new, allow	520	gsf	$40.00	$20,800
Openings				
Repair existing RR doors	2	loc	$500.00	$1,000
Finishes				
Partitions, new layout at expansion, allow	300	gsf	$35.00	$10,500
Misc. gyp patching at existing, allow	520	gsf	$5.00	$2,600
Floors				
Repair tile at existing	520	gsf	$25.00	$13,000
New tile at expansion	300	gsf	$25.00	$7,500
Walls, misc. prep / paint	820	gsf	$4.50	$3,690
Replace tile at existing	520	gsf	$18.00	$9,360
New tile at expansion, allow	300	gsf	$18.00	$5,400
Ceilings, prep / paint existing	520	gsf	$4.00	$2,080
New gyp ceilings at expansion, allow	300	gsf	$12.00	$3,600
Specialties				
New specialties for expansion, 2 fixtures	2	ea	$5,100.00	$10,200
MEP Systems				
Mechanical Scope - allowance	520	gsf	$32.00	$16,640
Plumbing Scope - Renovate plus expand	1	ls	$25,500.00	$25,500
Electrical Scope - Update fixtures, GFI and hand dryer connections	520	gsf	$50.00	$26,000
Markups	***1***	***ls***	***$201,053.36***	***$201,053***
Total - LV-A13				**$429,423**
LV-14				
Miscellaneous Deferred Maintenance - Replace Modular Floors at RR				
Demo / protect existing for new floor installation	390	gsf	$10.00	$3,900
Floors, repair existing	390	gsf	$12.00	$4,680
Markups	***1***	***ls***	***$7,553.70***	***$7,554***
Total - LV-14				**$16,134**
LV-15				
Replace SCOE Roof and Ceiling Tiles				
Demo existing roof	2,510	sf	$2.00	$5,020
Demo existing ceiling	2,510	sf	$2.00	$5,020
Protect existing interiors to remain, allow	2,510	sf	$1.50	$3,765

DETAIL ELEMENTS - LOMA VISTA

Element	Quantity	Unit	Unit Cost	Total
Thermal and Moisture				
New roof throughout	2,510	sf	$25.00	$62,750
Misc. caulking, flashing, etc.	2,510	sf	$4.00	$10,040
Finishes - Install new ACT	2,510	sf	$12.00	$30,120
Electrical Scope-New Roof-Disconnect RTU, conduit and re-connect as required, allow	1	ls	$5,500.00	$5,500
Lighting, FA, etc. at New Clg			*Excl. Assume Not Required*	
Markups	***1***	***ls***	***$107,596.16***	***$107,596***
			Note: Not District Property	
Total - LV-15				**$229,811**
LV-16				
Add Adult RR Adjacent to B&G RR				
Demo existing area / prep for new, allow	65	gsf	$60.00	$3,900
Concrete				
New foundation, incl prep, waterproofing, etc. allow	1	ls	$8,700.00	$8,700
Misc. trenching / patching for expansion	65	gsf	$80.00	$5,200
Metals				
New structure, allow	1	ls	$10,000.00	$10,000
Woods, Plastics, Composites				
New vanities, allow	1	ls	$1,000.00	$1,000
Thermal and Moisture				
Roofing, insulation, caulking, accessories, etc. allow	1	ls	$2,000.00	$2,000
Openings				
New door	1	ea	$3,200.00	$3,200
Finishes				
Ext. partitions, new layout, allow	1	ls	$8,000.00	$8,000
Floors				
New tile at expansion	1	ls	$1,000.00	$1,000
Walls, misc. prep / paint	1	ls	$950.00	$950
New tile at expansion, allow	1	ls	$1,500.00	$1,500
Ceilings, prep / paint new	1	ls	$980.00	$980
Specialties				
New specialties for expansion	1	ea	$2,000.00	$2,000
Utilities				
Misc. utility connections for new RR	1	ls	$8,000.00	$8,000
Mechanical, Electrical, Plumbing				
HVAC Scope - New toilet exhaust fan	1	ea	$450.00	$450
Plumbing Scope - New water closet, lavatory, floor drain	1	ls	$10,500.00	$10,500
Electrical Scope - New lighting ,GFI and hand dryer connection	66	sf	$55.00	$3,630
Markups	***1***	***ls***	***$62,516.09***	***$62,516***

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DETAIL ELEMENTS - LOMA VISTA

Element	Quantity	Unit	Unit Cost	Total
Total - LV-16				**$133,526**
LV-S1				
Modernization w/ more than 10% openings in seismic walls will trigger upgrade - N/A				
Total - LV-S1				
LV-C1				
ADA Student Drop off To be Addressed				*See LV - A5*
Total - LV-C1				
LV-C2				
Door Landings and Threshold - Upgrade to Meet ADA				
Demo existing landings / thresholds, incl. sawcut and off haul	1,200	sf	$10.00	$12,000
New accessible concrete	1,200	sf	$18.00	$21,600
Markups	***1***	***ls***	***$29,580.91***	***$29,581***
Total - LV-C2				**$63,181**
LV-C3				
Kindergarten Parking and Drop Off Improvements				
Demo existing parking lot for new drop off, incl. sawcut and off haul	200	sf	$20.00	$4,000
Site Paving / Hardscape				
New asphalt for pull out, reconfigure parking lot	200	sf	$20.00	$4,000
Rework at surrounding pullout to accommodate pullout	100	sf	$50.00	$5,000
Markups	***1***	***ls***	***$9,519.16***	***$9,519***
Total - LV-C3				**$22,519**
LV-C4				
Existing Play Area Pavement Needs				
Demo existing paving at play areas, incl. sawcut	91,500	sf	$1.50	$137,250
Site Paving / Hardscape				
New asphalt for play area	91,500	sf	$7.00	$640,500
Striping at play areas, game, allow	91,500	sf	$0.50	$45,750
New ADA grates for ADA	5	loc	$400.00	$2,000
Markups	***1***	***ls***	***$604,466.82***	***$604,467***

DETAIL ELEMENTS - LOMA VISTA

Element	Quantity	Unit	Unit Cost	Total
Total - LV-C4				**$1,429,967**
LV-C5				
Kindergarten Parking and Drop Off Improvements				
Demo existing parking lot for new drop off, incl. sawcut	400	sf	$20.00	$8,000
Site Paving / Hardscape				
New asphalt for pull out, reconfigure parking lot	400	sf	$20.00	$8,000
Rework at surrounding pullout to accommodate pullout	200	sf	$50.00	$10,000
Markups	***1***	***ls***	***$19,038.33***	***$19,038***
Total - LV-C5				**$45,038**
LV-L1				
Replace 5-12 Play Structures, Fall Surfacing				
New exercise equip. + surfacing - **Budget $40/sf**, SF allowance	3,550	sf	$40.00	$142,000
Markups	***1***	***ls***	***$103,978.54***	***$103,979***
Total - LV-L1				**$245,979**
LV-L2				
Replace Kindergarten Swing Set				
Remove and replace swing set	1	loc	$7,000.00	$7,000
Markups	***1***	***ls***	***$5,125.70***	***$5,126***
Total - LV-L2				**$12,126**
LV-L3				
Curbing at South Play Area				
Remove existing curbing	70	lf	$25.00	$1,750
Install new curbing	35	lf	$40.00	$1,400
Patch / repair at existing due to rework	210	sf	$20.00	$4,200
Markups	***1***	***ls***	***$6,470.82***	***$6,471***
Total - LV-L3				**$13,821**
LV-L4				
Ball Walls				
New ball walls, including prep and install	2	loc	$16,500.00	$33,000
Markups	***1***	***ls***	***$24,164.03***	***$24,164***

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DETAIL ELEMENTS - LOMA VISTA

Element	Quantity	Unit	Unit Cost	Total
Total - LV-L4				**$57,164**
LV-L5				
Add 21st Century Play Area				
Prep for new structures, allow	3,000	sf	$5.00	$15,000
New equipment - **Budget $40-50/sf**	3,000	sf	$50.00	$150,000
Markups	***1***	***ls***	***$120,820.14***	***$120,820***
Total - LV-L5				**$285,820**
LV-L6				
Replace Swing at North Playground				
Replace swing				*See LV - L2*
Total - LV-L6				
LV-L7				
Update Irrigation POC #01 - in Progress				*See LV-A1*
Total - LV-L7				
LV-L8				
Update Irrigation POC #02				
Trench, update controllers, new valve, drip irrigation - **Budget $4/sf**	15,000	sf	$4.00	$60,000
Markups	***1***	***ls***	***$43,934.60***	***$43,935***
Total - LV-L8				**$103,935**
LV-E1				
MU - 2012/13 Modernization				
Upgrades/AV MU only per TLCD note, allow	4,000	gsf	$28.00	$112,000
Markups	***1***	***ls***	***$98,603.04***	***$98,603***
Total - LV-E1				**$210,603**
LV-E2				
Misc. Electrical Work Arounds				*N/A*

DETAIL ELEMENTS - LOMA VISTA

Element	Quantity	Unit	Unit Cost	Total
Total - LV-E2				
LV-E3				
Upgrade Fluorescent Lighting to LED				
Upgrade lighting to LED with controls	39,128	gsf	$34.00	$1,330,352
Misc. arch patch / repair after rework, allow	39,128	gsf	$2.50	$97,820
Markups	***1***	***ls***	***$1,257,340.18***	***$1,257,340***
Total - LV-E3				**$2,685,512**
LV-E4				
Misc. Electrical Work Arounds				*N/A*
Total - LV-E4				
LV-E5				
Upgrade PG&E Electrical Switchgear				*In Progress*
Total - LV-E5				
LV-M1				
Replace Rooftop Units				
Remove old equipment	1	ls	$3,200.00	$3,200
New condensing units, 5 ton	10	ea	$8,154.00	$81,540
New packaged rooftop gas/electric units, 5 ton	6	ea	$12,940.00	$77,640
New gas-fired Reznor heating/ventilating unit, 150MBH, 3,000CFM	1	ea	$22,000.00	$22,000
Misc. arch, roof patch / repair after rework, allow	16	loc	$1,500.00	$24,000
Misc. arch, roof patch / repair after rework, allow	1	loc	$5,000.00	$5,000
Markups	***1***	***ls***	***$156,246.07***	***$156,246***
Total - LV-M1				**$369,626**
LV-M2				
Replace old condensing units				*Rejected*
Total - LV-M2				
LV-M3				
Replace Old Condensing Units - end of life				*Rejected*

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DETAIL ELEMENTS - LOMA VISTA

Element	Quantity	Unit	Unit Cost	Total
Total - LV-M3				
LV-M4				
New Kitchen Equipment				*See LV-A7*
Total - LV-M4				
LV-M5				
Replace Admin Condensing Unit				
Remove old equipment	1	ls	$800.00	$800
New condensing unit, 5 ton	1	ea	$8,154.00	$8,154
Misc. arch, roof patch / repair after rework, allow	1	loc	$1,000.00	$1,000
Markups	***1***	***ls***	***$8,763.35***	***$8,763***
Total - LV-M5				**$18,717**
LV-M6				
Replace Childcare and Lounge Rooftop Units				
Remove old equipment	1	ls	$1,544.00	$1,544
New rooftop packaged gas/electric units, 5 ton	2	ea	$12,940.00	$25,880
Misc. arch, roof patch / repair after rework, allow	2	loc	$2,000.00	$4,000
Markups	***1***	***ls***	***$27,665.20***	***$27,665***
Total - LV-M6				**$59,089**
LV-M7				
New Rooftop Units for Science Classrooms				
Remove old equipment	1	ls	$3,200.00	$3,200
New Reznor gas-fired makeup air unit with DX cooling coils, 2,000CFM	4	ea	$6,320.00	$25,280
New condensing unit, 5 ton	4	ea	$8,154.00	$32,616
Misc. arch, roof patch / repair after rework, allow	8	loc	$1,000.00	$8,000
Markups	***1***	***ls***	***$60,831.03***	***$60,831***
Total - LV-M7				**$129,927**
LV-M8				
Replace miscellaneous exhaust fans				
Remove old equipment	1	ls	$3,200.00	$3,200

DETAIL ELEMENTS - LOMA VISTA

Element	Quantity	Unit	Unit Cost	Total
New mushroom exhaust fans	20	ea	$500.00	$10,000
Misc. arch, roof patch / repair after rework, allow	20	loc	$950.00	$19,000
Markups	***1***	***ls***	***$28,348.37***	***$28,348***
Total - LV-M8				**$60,548**
LV-M9				
Replace Condensing Units				
Remove old equipment	1	ls	$3,200.00	$3,200
New condensing units	6	ea	$8,154.00	$48,924
Misc. arch, roof patch / repair after rework, allow	6	loc	$1,000.00	$6,000
Markups	***1***	***ls***	***$51,171.46***	***$51,171***
Total - LV-M9				**$109,295**
LV-P1				
Kitchen, New Sinks, Supressiong System, etc.				*See LV-A7*
Total - LV-P1				
LV-P2				
Allowance for Miscellaneous Plumbing Connections				
Drain for local water heaters and storage tanks	2	ea	$450.00	$900
Markups	***1***	***ls***	***$659.02***	***$659***
Total - LV-P2				**$1,559**
LV-P3				
Local Water Heaters and Storage Tanks				*See LV-A13*
Total - LV-P3				

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DETAIL ELEMENTS - LOMA VISTA

Element	Quantity	Unit	Unit Cost	Total
LV-P4				
Small Storage Water Heaters				
Remove old water heaters	1	ls	$800.00	$800
Instant electrical water heaters	2	ea	$992.00	$1,984
Misc. arch patch / repair after rework, allow	2	loc	$950.00	$1,900
Markups	***1***	***ls***	***$4,123.72***	***$4,124***
Total - LV-P4				**$8,808**

La Tercera

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DETAIL ELEMENTS - LA TERCERA

Element	Quantity	Unit	Unit Cost	Total
LT-A1				
Shade Structure at Campus Center				
Misc. demo / patch and repair at structure posts	6	loc	$1,000.00	$6,000
Site Structure				
Shade structure, incl. posts and footings	4,000	sf	$60.00	$240,000
Bench seating, allow	10	ea	$1,500.00	$15,000
Outdoor GFI Pedestal with USB Ports-WP	8	ea	$7,000.00	$56,000
Misc. patch / repair for power rework, allow	1	ls	$50,000.00	$50,000
Markups	***1***	***ls***	***$268,733.28***	***$268,733***
Total - LT-A1				**$635,733**
LT-A2				
Shade Structure at Campus Center				
Demo existing shade structure	1,400	sf	$8.00	$11,200
Site Structure				
Shade structure, replacement, allow	1,400	sf	$50.00	$70,000
Posts to support structure, allow				*Assume Existing to Remain*
Bench seating, allow	10	ea	$1,500.00	$15,000
Outdoor GFI Pedestal with USB Ports-WP	4	ea	$7,000.00	$28,000
Misc. patch / repair for power rework, allow	1	ls	$30,000.00	$30,000
Markups	***1***	***ls***	***$135,755.26***	***$135,755***
Total - LT-A2				**$289,955**
LT-A3.1				
MU - Expand and Modernize MU, Kitchen, Toilets				
Expand MU				
Demo / prep space for new Admin Bldg, allow	1,000	sf	$10.00	$10,000
Concrete				
New foundation, incl prep, waterproofing, etc. allow	1,000	sf	$90.00	$90,000
Wood Structure				
New structure, deck, allow	1,000	sf	$85.00	$85,000
Woods, Plastics, Composites				
Casework fit out, allow	1,000	sf	$20.00	$20,000
Thermal and Moisture				
Roofing, insulation, caulking, accessories, etc. allow	1,000	sf	$35.00	$35,000
Openings				
Ext. + Int. doors and glazing, allow	1,000	sf	$28.00	$28,000
Finishes				
Ext. + Int. finishes, allow	1,000	sf	$98.00	$98,000
Specialties				

DETAIL ELEMENTS - LA TERCERA

Element	Quantity	Unit	Unit Cost	Total
Misc. admin specialties, signage, fire extinguishers, etc.	1,000	sf	$20.00	$20,000
Equipment				
Warming Kitchen Equip., allow	1	ls	$25,000.00	$25,000
MEP Systems				
HVAC system, allow	1,000	sf	$32.00	$32,000
Plumbing allowance	1	ls	$25,000.00	$25,000
Electrical Scope - Kitchen, restrooms with expansion	1,000	sf	$90.00	$90,000
Modernize MU				
Demo MU existing floor, walls, ceilings, specialties, etc.	4,800	gsf	$11.00	$52,800
Demo openings for expansion	1	ls	$12,000.00	$12,000
Concrete				
Misc. concrete patch / repair due to rework, allow	4,800	gsf	$12.00	$57,600
Woods, Plastics, Composites				
Casework, repair existing, allow	4,800	gsf	$7.00	$33,600
Thermal and Moisture				
Misc. thermal repairs, caulking, etc. for new equip / RR, allow	4,800	sf	$20.00	$96,000
Openings				
Repair existing openings, allow	4,800	gsf	$28.00	$134,400
Finishes				
Partitions, allow			*Assume Layout to Remain*	
Gyp patch work and repairs, etc., allow	4,800	gsf	$11.50	$55,200
Floors, new, allow	4,800	gsf	$12.00	$57,600
Walls, prep / paint existing and new	4,800	gsf	$6.00	$28,800
New tile, RR, Kitchen, etc. allow	4,800	gsf	$20.00	$96,000
Ceilings, new, allow	4,800	gsf	$14.00	$67,200
Specialties				
Misc. specialties upgrades, allow	4,800	gsf	$11.50	$55,200
Equipment				
Misc. kitchen upgrades, allow	4,800	gsf	$13.00	$62,400
MEP Systems				
Mechanical Scope - allowance	4,800	gsf	$20.00	$96,000
Plumbing Scope - Kitchen, RR upgrade	1	ls	$80,500.00	$80,500
Electrical Scope - Kitchen remodel lighting and power update	1	ls	$95,000.00	$95,000
Markups	***1***	***ls***	***$1,442,333.56***	***$1,442,334***
Total - LT-A3.1				**$3,080,634**
LT-A3.2				
MU - New MU/Library/Continuity Bldg				
Demo portables / prep existing for new building	3,950	sf	$28.00	$110,600
Off haul portable debris, allow	1	ls	$15,000.00	$15,000
Concrete				

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DETAIL ELEMENTS - LA TERCERA

Element	Quantity	Unit	Unit Cost	Total
New foundation, incl prep, waterproofing, etc. allow	13,950	sf	$80.00	$1,116,000
Wood Structure				
New structure, deck, etc. allow	13,950	sf	$75.00	$1,046,250
Woods, Plastics, Composites				
Casework fit out, library, gym, cafeteria, allow	13,950	sf	$17.00	$237,150
Thermal and Moisture				
Roofing, insulation, caulking, accessories, etc. allow	13,950	sf	$35.00	$488,250
Openings				
Ext. + Int. doors and glazing, allow	13,950	sf	$25.00	$348,750
Finishes				
Ext. + Int. finishes, allow	13,950	sf	$100.00	$1,395,000
Specialties				
Misc. specialties, signage, fire extinguishers, etc.	13,950	sf	$20.00	$279,000
Equipment				
Cafeteria and gym equipment, allow	13,950	sf	$32.00	$446,400
MEP Systems				
HVAC Scope - New Building, MU, Library and Continuity	13,950	gsf	$32.00	$446,400
Plumbing Scope - New Building, MU, Library and Continuity	13,950	gsf	$8.00	$111,600
Electrical Scope-Demo Portables	1	ls	$8,100.00	$8,100
Electrical Scope-New Building, MU, Library and Continuity	13,950	gsf	$90.00	$1,255,500
Utilities				
Misc. utility rework to service Admin., allow	1	ls	$100,000.00	$100,000
Markups	***1***	***ls***	***$6,518,365.20***	***$6,518,365***
Total - LT-A3.2				**$13,922,365**
LT-A4.1				
Maker Space - New				
Remove existing small relocatable	830	sf	$28.00	$23,240
Off haul portable debris, allow	1	ls	$2,000.00	$2,000
Concrete				
Foundations for new modular, incl. off haul, allow	1,400	sf	$50.00	$70,000
Replace existing with larger, newer relocatable	1,400	sf	$450.00	$630,000
Specialties				
Misc. specialties, allow	1	ls	$5,000.00	$5,000
MEP Systems				
Mechanical Scope - Demo	1	ls	$2,500.00	$2,500
Mechanical Scope - Maker Space	1,400	sf	*Assume Incl. in Modular*	
Electrical Scope - Demo Portable	1	ls	$2,665.00	$2,665
Electrical Scope - Connect backbone systems to new portable	1	ls	$35,000.00	$35,000
Utilities				
Misc. utility connections, allow	1	ls		*Incl. Above*
Markups	***1***	***ls***	***$678,252.45***	***$678,252***

DETAIL ELEMENTS - LA TERCERA

Element	Quantity	Unit	Unit Cost	Total
Total - LT-A4.1				**$1,448,657**
LT-A4.2				
Maker Space - Relocate to MU				
Demo Kitchen, misc. RR specialties, casework, etc.	740	gsf	$15.00	$11,100
Protect existing, allow	740	gsf	$4.00	$2,960
Concrete				
Misc. patch / repair due to Kitchen demo, allow	1	ls	$11,840.00	$11,840
Woods, Plastics, Composites				
New casework, allow	20	lf	$400.00	$8,000
Finishes				
Gyp patch / repair at demo, new ceilings, allow	740	gsf	$30.00	$22,200
Update floor, wall, ceiling finishes	600	gsf	$50.00	$30,000
Update RR finishes, tile, allow	140	gsf	$70.00	$9,800
Specialties				
Misc. specialty upgrades for MU, allow	600	gsf	$14.00	$8,400
Misc. specialty upgrades for RR, allow	140	gsf	$25.00	$3,500
MEP Systems				
Mechanical Scope - Demo Kitchen	1	ls	$2,500.00	$2,500
Mechanical Scope - Update Restrooms	1	ls	$1,500.00	$1,500
Plumbing Scope - Demo Kitchen	1	ls	$2,500.00	$2,500
Plumbing Scope - Update Restrooms	1	ls	$14,500.00	$14,500
Electrical Scope-Demo Kitchen	1	ls	$6,750.00	$6,750
Electrical Scope-Update restrooms	140	gsf	$55.00	$7,700
Markups	***1***	***ls***	***$126,115.05***	***$126,115***
Total - LT-A4.2				**$269,365**
LT-A5.1				
Library and Continuity				
Remove existing small relocatable	3,120	sf	$28.00	$87,360
Off haul portable debris, allow	1	ls	$6,000.00	$6,000
Concrete				
Foundations for new modular, incl. off haul, allow	3,200	sf	$50.00	$160,000
Replace existing with larger, newer relocatable	3,200	sf	$450.00	$1,440,000
Specialties				
Misc. specialties, allow	1	ls	$5,000.00	$5,000
MEP Systems				
Electrical Scope-Demo Portables-Assumed 4	4	ea	$2,665.00	$10,660
Assumed 4	4	ea	$18,000.00	$72,000
Mechanical Scope - New portables	3,200	sf	*Assume Incl. in Modular*	

DETAIL ELEMENTS - LA TERCERA

Element	Quantity	Unit	Unit Cost	Total
Utilities				
Misc. utility connections, allow	1	ls	$20,000.00	$20,000
Markups	***1***	***ls***	***$1,585,589.69***	***$1,585,590***
Total - LT-A5.1				**$3,386,610**
LT-A5.2				
Library and Continuity				
New Library, housed in new MU				*See LT-A3.1*
Total - LT-A5.2				
LT-A6				
Add Track and Play Field				*Rejected*
Total - LT-A6				
LT-A7				
Add Green House				*Rejected*
Total - LT-A7				
LT-A8				
Handwashing & Hydration Stations				
Demo / patch and repair flatwork where installed	2	loc	$4,000.00	$8,000
Handwashing and hydration station	2	loc	$8,000.00	$16,000
Misc. utility connections to stations, allow	2	loc	$12,250.00	$24,500
Markups	***1***	***ls***	***$35,513.80***	***$35,514***
Total - LT-A8				**$84,014**
LT-A9				
Expand Maker Space				*See LT-A4.1, A4.2*
Total - LT-A9				
LT-A10				
Covered Walkways to all Main Campus				
Demo / prep existing conc. and asphalt for walkway footings, etc., allow	1,085	sf	$15.00	$16,275

DETAIL ELEMENTS - LA TERCERA

Element	Quantity	Unit	Unit Cost	Total
Covered walkway, assume metal structure	2,170	sf	$150.00	$325,500
Patch and repair paving, allow	1,085	sf	$20.00	$21,700
Tie to existing, allow	1	ls	$10,000.00	$10,000
Covered walkway lighting	2,170	sf	$34.00	$73,780
Markups	***1***	***ls***	***$393,756.27***	***$393,756***
Total - LT-A10				**$841,011**
LT-A14				
Kids Care Modernization				
Demo existing finishes, specialties, etc. allow	2,680	gsf	$12.00	$32,160
Protect existing, allow	2,680	gsf	$4.00	$10,720
Wood, Plastics, Composites				
New casework	310	lf	$400.00	$124,000
Finishes				
Partitions, new layout, allow			*Assume Layout to Remain*	
Gyp patch / repair at demo	2,680	gsf	$15.00	$40,200
New flooring	2,540	gsf	$16.00	$40,640
Walls, prep / paint existing	2,540	gsf	$6.00	$15,240
Tackboards	1,270	sf	$20.00	$25,400
Ceilings, new, allow	2,680	gsf	$14.00	$37,520
Upgrade restrooms, allow	1	ls	$50,000.00	$50,000
Specialties				
Misc. upgrades at RR, allow	2	loc	$2,000.00	$4,000
Misc. specialties throughout, allow	2,540	sf	$8.00	$20,320
MEP Systems				
Mechanical Scope - upgrade allowance	2,680	sf	$17.00	$45,560
Plumbing Scope - upgrade toilet rooms	2	ea	$10,200.00	$20,400
Electrical Scope - misc. rework as required, allow	2,680	sf	$55.00	$147,400
Markups	***1***	***ls***	***$540,168.58***	***$540,169***
Total - LT-A14				**$1,153,729**
LT-A15				
Marquis - Pricing per District / TLCD				$40,000
Total - LT-A15				**$40,000**
LT-S1				
Modernization w/ more than 10% openings in seismic walls will trigger upgrade				*N/A*

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DETAIL ELEMENTS - LA TERCERA

Element	Quantity	Unit	Unit Cost	Total
Total - LT-S1				
LT-S2				
Walkways Between Buildings, Not Standard Practice				*Low Priority*
Total - LT-S2				
LT-C1				
Flatwork Repairs				
Repair flatwork to Classroom access, full replacement excluded	9,485	sf	$8.00	$75,880
Repair flatwork at outdoor lunch areas, full replacement excluded	6,000	sf	$8.00	$48,000
New drop inlet grates at the above, allow	1	ls	$20,000.00	$20,000
Markups	***1***	***ls***	***$105,355.16***	***$105,355***
Total - LT-C1				**$249,235**
LT-C2				
Secondary Loading Zone				
Demo existing sidewalk for loading zone	200	sf	$30.00	$6,000
New ADA loading zone	200	sf	$45.00	$9,000
Misc. patch / rework at existing to accommodate new zone, allow	1	ls	$7,500.00	$7,500
Markups	***1***	***ls***	***$16,475.47***	***$16,475***
Total - LT-C2				**$38,975**
LT-C3				
Private Fire Hydrant				
Add new fire hydrant	1	loc	$8,000.00	$8,000
New fire water line at street	500	lf	$140.00	$70,000
Misc. accessories, POC, etc.	1	ls	$8,000.00	$8,000
Misc. patch / rework at new line, allow	1,500	sf	$15.00	$22,500
Fire alarm PIV connection if required	1	ls	$7,450.00	$7,450
Markups	***1***	***ls***	***$84,903.61***	***$84,904***
Total - LT-C3				**$200,854**
LT-L1				
East Playground - Equipment Replacements				
Replace 5 - 12 upper body play elements, replacement parts, allow	1	ls	$15,000.00	$15,000

DETAIL ELEMENTS - LA TERCERA

Element	Quantity	Unit	Unit Cost	Total
Markups	***1***	***ls***	***$10,983.65***	***$10,984***
Total - LT-L1				**$25,984**
LT-L2				
Southwest Playground - Equipment Replacements				
Replace 2-5 upper body play elements - **Budget $60/sf**	900	sf	$60.00	$54,000
Markups	***1***	***ls***	***$39,541.14***	***$39,541***
Total - LT-L2				**$93,541**
LT-L3				
East Playground - Equipment Replacements				
Replace 5 - 12 upper body play elements - **Budget $60/sf**	2,000	sf	$60.00	$120,000
Markups	***1***	***ls***	***$87,869.19***	***$87,869***
Total - LT-L3				**$207,869**
LT-L4				
Ball Toss not ADA				
New ball walls, including prep and install	2	loc	$16,500.00	$33,000
Markups	***1***	***ls***	***$24,164.03***	***$24,164***
Total - LT-L4				**$57,164**
LT-L5				
Pink Shade Structure				
Remove shade structure due to ADA requirements	1	ls	$12,000.00	$12,000
Patch / repair where demo occurs, allow	1	ls	$7,200.00	$7,200
Markups	***1***	***ls***	***$16,903.38***	***$16,903***
Total - LT-L5				**$36,103**
LT-L6				
Irrigation and Gohper Amendments				
Add gopher control, new irrigation, soil amendment - **Budget $10/sf**	56,628	sf	$10.00	$566,280
Markups	***1***	***ls***	***$414,654.72***	***$414,655***

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DETAIL ELEMENTS - LA TERCERA

Element	Quantity	Unit	Unit Cost	Total
Total - LT-L6				**$980,935**
LT-L7				
Remove Baseball Backstop				
Demo backstop footings	1	ls	$6,400.00	$6,400
Patch / repair at existing footings, allow	1	ls	$7,600.00	$7,600
Markups	***1***	***ls***	***$10,251.41***	***$10,251***
Total - LT-L7				**$24,251**
LT-L8				
Add 21st Century Play Area				
Prep for new structures, allow	3,515	sf	$5.00	$17,575
New equipment - **Budget $40-50/sf**	3,515	sf	$50.00	$175,750
Markups	***1***	***ls***	***$170,200.29***	***$170,200***
Total - LT-L8				**$363,525**
LT-L9				
Update Furnishings				
New benches	20	ea	$1,500.00	$30,000
New tables	20	sf	$1,950.00	$39,000
Markups	***1***	***ls***	***$60,746.52***	***$60,747***
Total - LT-L9				**$129,747**
LT-L10				
Replace Lawn at Courtyard				
Low water planting, incl. irrigation system - **Budget $12/sf**	14,375	sf	$12.00	$172,500
Markups	***1***	***ls***	***$151,866.29***	***$151,866***
Total - LT-L10				**$324,366**
LT-L11				
Update Irrigation Controller				
Add Weather Senser - **Budget $500**	1	ls	$500.00	$500
Markups	***1***	***ls***	***$366.12***	***$366***
Total - LT-L11				**$866**

DETAIL ELEMENTS - LA TERCERA

Element	Quantity	Unit	Unit Cost	Total
LT-E1				
PG&E electrical service is near drop-off and MU which may limit expansion; Capacity is available for additional classrooms and MU expansion				
Relocate PGE service drop	1	ls	$183,500.00	$183,500
Possible service upgrade for future expansion	1	ls	$240,000.00	$240,000
CSA Impacts	1	ls	$84,700.00	$84,700
Markups	***1***	***ls***	***$447,411.29***	***$447,411***
Total - LT-E1				**$955,611**
LT-E2				
Kidscare and Office need Lighting Upgrades				
Lighting upgrades with control				*See LT - A14*
Total - LT-E2				
LT-E3				
Move mop sinks away from IDF's				*No Anticipated Electrical Work*
Relocate sinks, incl. patch, repair, rework, etc. allow	1	ls	$30,000.00	$30,000
Markups	***1***	***ls***	***$26,411.53***	***$26,412***
Total - LT-E3				**$56,412**
LT-E4				
Modernization to Classrooms				
Misc. modernizations, need additional information, allowance	20,000	sf	$65.00	$1,300,000
Markups	***1***	***ls***	***$1,144,499.56***	***$1,144,500***
Total - LT-E4				**$2,444,500**
LT-M1				
Replace Old Packaged Units				
Remove old equipment and ductwork	1	ls	$3,200.00	$3,200
New packaged gas/electric units with economizers, 5 ton	4	ea	$12,940.00	$51,760
New exterior supply and return ductwork	1	ls	$9,100.00	$9,100
Misc. arch, roof patch / repair after rework, allow	4	loc	$3,500.00	$14,000
Markups	***1***	***ls***	***$57,158.91***	***$57,159***

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DETAIL ELEMENTS - LA TERCERA

Element	Quantity	Unit	Unit Cost	Total
Total - LT-M1				**$135,219**
LT-M2				
Replace Evaporator Cooler at MU				*See LT-A3.1*
Total - LT-M2				
LT-M3				
No BMS. Tstats are included as needed.				
Total - LT-M3				
LT-P1				
Kitchen Hoods with Fire Supression				*See LT-A3.1*
Total - LT-P1				
LT-P2				
Kindergarten Custodial Room				
Reinstall existing electric water heater	1	ea	$750.00	$750
Seismic straps, expansion tank, drain T&P drip pan into mop sink	1	ea	$650.00	$650
Misc. arch patch / repair after rework, allow	1	loc	$1,000.00	$1,000
Markups	***1***	***ls***	***$1,757.38***	***$1,757***
Total - LT-P2				**$4,157**
LT-P3				
Electric Water Heaters need Seismic				
Reinstall existing electric water heater	4	ea	$750.00	$3,000
Seismic straps, expansion tank, drain T&P drip pan into mop sink	4	ea	$1,700.00	$6,800
Markups	***1***	***ls***	***$7,175.98***	***$7,176***
Total - LT-P3				**$16,976**
LT-P4				
Cover Protections at ADA restroom				
Provide cover protections for drains and water supplies	2	ea	$250.00	$500
Markups	***1***	***ls***	***$366.12***	***$366***

DETAIL ELEMENTS - LA TERCERA

Element	Quantity	Unit	Unit Cost	Total
Total - LT-P4				**$866**
LT-P5				
Drain pipes				
Discharge T&P and drip pan	4	ea	$450.00	$1,800
Markups	***1***	***ls***	***$1,584.69***	***$1,585***
Total - LT-P5				**$3,385**
Drawing Narrative La Tercera-Electrical				
Existing obsolete signal systems-remove all non used equipment and cable-Allowance	1	ls	$146,500.00	$146,500
Total - Drawing Narrative La Tercera-Electrical				**$146,500**

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Miwok Valley

DETAIL ELEMENTS - MIWOK VALLEY

Element	Quantity	Unit	Unit Cost	Total
MK-A1				
Expand and Modernize Library				
Demolition				
Demo interior wall	500	sf	$10.00	$5,000
Demo interior finishes	1,340	gsf	$8.00	$10,720
Protect existing, allow	1,340	gsf	$2.75	$3,685
Woods, Plastics, Composites				
New shelving	40	lf	$250.00	$10,000
Finishes				
Gyp patch / repair at demo	1,340	gsf	$10.00	$13,400
New flooring	1,340	gsf	$12.00	$16,080
Walls, prep / paint existing and new	1,340	gsf	$6.00	$8,040
Misc. acoustic upgrades, allow	1,340	gsf	$15.00	$20,100
Ceilings, prep / paint existing a	1,340	gsf	$12.00	$16,080
MEP Scope				
Electrical upgrades modernaztion	1,340	gsf	$55.00	$73,700
Markups	***1***	***ls***	***$129,464.27***	***$129,464***
Total - MK-A1				**$306,269**
MK-A2				
Expand Music Room				
Demolition				
Demo interior wall	300	sf	$10.00	$3,000
Demo interior floor finishes	200	gsf	$8.00	$1,600
Protect existing, allow	200	gsf	$5.00	$1,000
Woods, Plastics, Composites				
Upgrade reading nook, allow	1	ls	$10,000.00	$10,000
Finishes				
Gyp patch / repair at demo	200	gsf	$10.00	$2,000
New flooring	200	gsf	$12.00	$2,400
Walls, prep / paint existing and new	200	gsf	$6.00	$1,200
Misc. acoustic upgrades, allow	200	gsf	$20.00	$4,000
Ceilings, prep / paint existing a	200	gsf	$12.00	$2,400
MEP Scope				
Electrical upgrades modernaztion	200	gsf	$55.00	$11,000
Markups	***1***	***ls***	***$28,264.59***	***$28,265***
Total - MK-A2				**$66,865**
MK-A3				
Convert Existing Kitchen to Warming Kitchen				

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DETAIL ELEMENTS - MIWOK VALLEY

Element	Quantity	Unit	Unit Cost	Total
Demo / protect existing for new equipment, allow	810	gsf	$10.00	$8,100
Patch / repair existing space due to new MEP systems	810	gsf	$9.00	$7,290
Concrete				
Misc. trenching / patching for new equipment	810	gsf	$22.00	$17,820
Thermal and Moisture				
Misc. caulking, flashing, etc. for equip. connections, allow	810	gsf	$8.50	$6,885
Openings				
Repaint / repair existing, allow	6	ea	$850.00	$5,100
Finishes				
Partitions, new layout, allow			*Assume Layout to Remain*	
Gyp patch work, allow	810	gsf	$10.00	$8,100
Floors, repair existing, allow patch for new equip.	810	gsf	$25.00	$20,250
Walls, prep / paint existing	810	gsf	$4.00	$3,240
Tile patch work at existing toilet, allow	1	ls	$5,000.00	$5,000
Ceilings, prep / paint existing	810	gsf	$12.00	$9,720
Specialties				
Kitchen specialties, FRP, etc., allow	600	gsf	$10.00	$6,000
RR specialties, new, allow	3	loc	$2,000.00	$6,000
Equipment				
New warming equipment, allow	600	gsf	$150.00	$90,000
MEP Systems				
Mechanical Scope - kitchen upgrade, new fans and MAU	1	ls	$16,375.00	$16,375
Plumbing Scope - kitchen staff toilet repair	1	ls	$10,000.00	$10,000
Electrical Scope-Convert Kitchen to warming kitchen	600	gsf	$60.50	$36,300
Markups	***1***	***ls***	***$187,586.08***	***$187,586***
Total - MK-A3				**$443,766**
MK-A4				
Expand MU				
Demo existing building	3,470	gsf	$25.00	$86,750
Off haul debris, allow	1	ls	$15,000.00	$15,000
Concrete				
New foundation, incl prep, waterproofing, etc. allow	5,000	gsf	$85.00	$425,000
Wood Structure				
New structure, deck, allow	5,000	gsf	$75.00	$375,000
Woods, Plastics, Composites				
Casework fit out, allow	5,000	gsf	$17.00	$85,000
Thermal and Moisture				
Roofing, insulation, caulking, accessories, etc. allow	5,000	gsf	$30.00	$150,000
Openings				
Ext. + Int. doors and glazing, allow	5,000	gsf	$25.00	$125,000
Finishes				

DETAIL ELEMENTS - MIWOK VALLEY

Element	Quantity	Unit	Unit Cost	Total
Ext. + Int. finishes, allow	5,000	gsf	$98.00	$490,000
Specialties				
Misc. admin specialties, signage, fire extinguishers, etc.	5,000	gsf	$15.00	$75,000
MEP				
HVAC Scope-Library/MU building	5,000	gsf	$32.00	$160,000
Plumbing Scope-Library/MU building	5,000	gsf	$8.00	$40,000
Electrical Scope-Demo MU-New MU building	5,000	gsf	$90.00	$450,000
Utilities				
Misc. utility rework to service MU, allow	1	ls	$80,000.00	$80,000
Markups	***1***	***ls***	***$2,250,922.50***	***$2,250,923***
Total - MK-A4				**$4,807,673**
MK-A5				
Performance MU Shade Structure and Stage				
Demo existing / prep for new stage, flatwork, etc.	2,000	sf	$5.00	$10,000
Concrete and Paving				
New stage	600	sf	$75.00	$45,000
New flatwork	2,000	sf	$20.00	$40,000
Site Structures				
Shade structure, incl. posts and footings	2,000	sf	$45.00	$90,000
Outdoor GFI Pedestal with USB Ports-WP	4	ea	$7,000.00	$28,000
Misc. patch / repair for power rework, allow	1	ls	$30,000.00	$30,000
Markups	***1***	***ls***	***$213,933.38***	***$213,933***
Total - MK-A5				**$456,933**
MK-A6				
Canopies at Classrooms				
Canopies at entry doors	20	ea	$3,000.00	$60,000
Misc. patch and repair at exterior application, allow	20	loc	$870.00	$17,400
Canopy lighting, classroom doors	20	ea	$1,250.00	$25,000
Markups	***1***	***ls***	***$74,981.71***	***$74,982***
Total - MK-A6				**$177,382**
MK-A7				
Modernize Kids Care - Update Finishes				
Demo existing floor, walls, ceilings, specialties, etc.	1,550	gsf	$8.00	$12,400
Misc. protect / repair existing space, allow	1,550	gsf	$2.00	$3,100
Update floor, wall, and ceiling finishes	1,550	gsf	$50.00	$77,500

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DETAIL ELEMENTS - MIWOK VALLEY

Element	Quantity	Unit	Unit Cost	Total
Electrical Scope - Kids Care AV/IT upgrades needed, allowance	1,550	sf	$28.00	$43,400
Total - MK-A7				***Not Used***
MK-A7.1				
New Kids Care - Modular				
Demo existing	1,550	sf	$25.00	$38,750
Off haul debris, allow	1	ls	$5,000.00	$5,000
New modular building	1,550	sf	$450.00	$697,500
Classrooms, interior fit out included				*Incl. Above*
Restrooms, interior fit out included				*Incl. Above*
Concrete				
Foundations for new modular, incl. off haul, allow	1,550	sf	$50.00	$77,500
Specialties				
Classroom specialties, allow	4	loc	$5,000.00	$20,000
Restroom specialties	2	loc	$2,000.00	$4,000
MEP Systems				
HVAC Scope - allowance	1,550	gsf		*Assume Incl. in Modular*
Electrical Scope - Modular building back bone connections	1	ls	$18,000.00	$18,000
Utilities				
Misc. utility connections to new space, allow	1	ls	$17,500.00	$17,500
Markups	***1***	***ls***	***$773,197.49***	***$773,197***
Total - MK-A7.1				**$1,651,447**
MK-A8				
Add Kindergarten Drop Off Shade Structure				
Demo / prep existing conc. and asphalt for walkway footings, etc., allow	100	sf	$20.00	$2,000
Covered walkway, assume metal structure	200	sf	$150.00	$30,000
Patch and repair paving, allow	100	sf	$30.00	$3,000
Markups	***1***	***ls***	***$25,628.51***	***$25,629***
Total - MK-A8				**$60,629**
MK-A9				
Add Entry Drop Off Shade Structure				
Demo / prep existing conc. and asphalt for walkway footings, etc., allow	150	sf	$20.00	$3,000
Covered walkway, assume metal structure	300	sf	$150.00	$45,000
Patch and repair paving, allow	150	sf	$30.00	$4,500
Markups	***1***	***ls***	***$38,442.77***	***$38,443***

DETAIL ELEMENTS - MIWOK VALLEY

Element	Quantity	Unit	Unit Cost	Total
Total - MK-A9				**$90,943**
MK-A10				
Add Shade Structure for Play Area				*See MK - A4*
Total - MK-A10				
MK-A11				
Add Outdoor Classroom				*See MK - A4*
Total - MK-A11				
MK-A12				
New Outdoor Lunch Tables				
New tables with seating for (30)	5	ea	$1,950.00	*See MK-L3*
Total - MK-A12				***Not Used***
MK-A13				
New Outdoor Lunch Table Storage				
New table storage, allow	1	ls	$5,000.00	$5,000
Markups	***1***	***ls***	***$3,661.22***	***$3,661***
Total - MK-A13				**$8,661**
MK-A14				
Shade Structure at Campus Center				
Misc. demo / patch and repair at structure posts	4	loc	$2,000.00	$8,000
Shade structure, incl. posts and footings	1,400	sf	$45.00	$63,000
Outdoor GFI Pedestal with USB Ports-WP	4	ea	$7,000.00	$28,000
Misc. patch / repair for power rework, allow	1	ls	$30,000.00	$30,000
Markups	***1***	***ls***	***$94,459.38***	***$94,459***
Total - MK-A14				**$223,459**
MK-A15				
Handwashing & Hydration Stations				
Demo / patch and repair flatwork where installed	1	loc	$4,000.00	$4,000
Handwashing and hydration station	1	loc	$8,000.00	$8,000

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DETAIL ELEMENTS - MIWOK VALLEY

Element	Quantity	Unit	Unit Cost	Total
Misc. utility connections to stations, allow	1	loc	$12,250.00	$12,250
Markups	***1***	***ls***	***$17,756.90***	***$17,757***
Total - MK-A15				**$42,007**
MK-A16				
Signage and Wayfinding				
New Campus Map	1	loc	$10,000.00	$10,000
New Room signage	30	ea	$700.00	$21,000
Markups	***1***	***ls***	***$22,699.54***	***$22,700***
Total - MK-A16				**$53,700**
MK-A17				
Add Covered Areas for PE and Play Area				*Rejected*
Total - MK-A17				
MK-A18				
Signage for Parent Entry at Road				
New Marquee Sign, incl. footing, allow	1	loc	$25,000.00	$25,000
Electrical Scope - Add New Marquee-Electrical connection	1	loc	$6,250.00	$6,250
Markups	***1***	***ls***	***$22,882.60***	***$22,883***
Total - MK-A18				**$54,133**
MK-A19				
Misc. Maintenance - Replace ACT and Ramps at Relocatables				
Demo damaged ceilings	4,200	gsf	$2.00	$8,400
Misc. protect / patch and repair existing, allow	4,200	gsf	$0.80	$3,360
Finishes, replace ACT	4,200	gsf	$12.00	$50,400
Ligthing, Fire Alarm, Sprinkler Scope			*Excluded / Assume not Required*	
Markups	***1***	***ls***	***$54,724.69***	***$54,725***
Total - MK-A19				**$116,885**
MK-A20				
Replace Administrative Finishes				
Demo existing floor, wall finishes	1,800	gsf	$5.00	$9,000

DETAIL ELEMENTS - MIWOK VALLEY

Element	Quantity	Unit	Unit Cost	Total
Misc. protect / patch and repair existing, allow	1,800	gsf	$1.80	$3,240
Woods, Plastics, Composites				
New casework	30	lf	$400.00	$12,000
Finishes				
Gyp patch work, allow	1,800	gsf	$5.00	$9,000
New flooring	1,800	gsf	$10.00	$18,000
Walls, prep / paint existing and new	1,800	gsf	$6.00	$10,800
Ceilings, prep / paint existing and new	1,800	gsf	$6.00	$10,800
Markups	***1***	***ls***	***$64,127.19***	***$64,127***
Total - MK-A20				**$136,967**
MK-A21				
Window Replacement - Library, Music, Computer Building				
Demo existing windows, allow	721	sf	$15.00	$10,815
Thermal and Moisture				
Misc. waterproofing, caulking, etc. at new windows	1	ls	$6,008.40	$6,008
Openings				
New 1" IGU window, allow	721	sf	$150.00	$108,151
Finishes				
Patch and repair exterior finishes	1	ls	$20,028.00	$20,028
Markups	***1***	***ls***	***$127,658.12***	***$127,658***
Total - MK-A21				**$272,661**
MK-S1				
No seismic retrofit if Classrooms are separate buildings - N/A				
Total - MK-S1				
MK-S2				
Shade Structure Minor Repairs at Base Plates				
Minor repairs at base plates, allow	1	ls	$24,000.00	$24,000
Markups	***1***	***ls***	***$21,129.22***	***$21,129***
Total - MK-S2				**$45,129**
MK-C1				
Secondary Loading Zone				
Demo existing sidewalk for loading zone	200	sf	$30.00	$6,000

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DETAIL ELEMENTS - MIWOK VALLEY

Element	Quantity	Unit	Unit Cost	Total
New ADA loading zone	200	sf	$45.00	$9,000
Reconstruct driveway apron and sidewalk	320	sf	$60.00	$19,200
Misc. patch / rework at existing to accommodate new zone, allow	520	sf	$25.00	$13,000
Markups	***1***	***ls***	***$34,561.88***	***$34,562***
Total - MK-C1				**$81,762**
MK-C2				
Repair Landing				
Patch and repair concrete paving at landing	1	ls	$12,500.00	$12,500
Markups	***1***	***ls***	***$9,153.04***	***$9,153***
Total - MK-C2				**$21,653**
MK-C3				
Regrade / Connect Storm Drain System				
Site grading, assume fine grading	2,000	sf	$5.00	$10,000
Site Utilities				
Storm drain line	150	lf	$165.00	$24,750
New inlet, POC, misc. accessories, allow	1	ls	$10,000.00	$10,000
Misc. site repairs, landscape, paving due to utility work, allow	450	sf	$20.00	$9,000
Markups	***1***	***ls***	***$47,320.65***	***$47,321***
Total - MK-C3				**$101,071**
MK-C4				
Regrade / Repave Asphalt				
Demo existing asphalt	6,750	sf	$5.00	$33,750
Repave asphalt for replacement	6,750	sf	$15.00	$101,250
Misc. striping to above where required, allow	6,750	sf	$2.00	$13,500
Markups	***1***	***ls***	***$130,737.07***	***$130,737***
Total - MK-C4				**$279,237**
MK-L1				
Enlarge Planting Area at Courtyard				
Enlarge planting squares for trees / planting - **Budget $10/sf**	1,000	sf	$10.00	$10,000
Markups	***1***	***ls***	***$7,322.43***	***$7,322***

DETAIL ELEMENTS - MIWOK VALLEY

Element	Quantity	Unit	Unit Cost	Total
Total - MK-L1				**$17,322**
MK-L2				
Misc. Site Furnishings / Plantings				*See MK - A4*
Total - MK-L2				
MK-L3				
Replace Picnic Tables				
Replace tables to meet ADA	12	ea	$1,950.00	$23,400
Markups	***1***	***ls***	***$17,134.49***	***$17,134***
Total - MK-L3				**$40,534**
MK-L4				
Entry Area Benches				
Replace benches	10	ea	$1,500.00	$15,000
Markups	***1***	***ls***	***$13,205.76***	***$13,206***
Total - MK-L4				**$28,206**
MK-L5				
Wayfinding Signage				
Improve wayfinding with mural or identifying elements, allow	1	ls	$25,000.00	$25,000
Markups	***1***	***ls***	***$18,306.08***	***$18,306***
Total - MK-L5				**$43,306**
MK-L6				
Update Irrigation and Central Control System				
Misc. updates pending Irrigation Report - **Budget $2,000**	1	ls	$2,000.00	$2,000
Markups	***1***	***ls***	***$1,464.49***	***$1,464***
Total - MK-L6				**$3,464**
MK-L7				
Repair Track				
Minor regrading / repair to track - **Budget $3/sf**	6,000	sf	$3.00	$18,000

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DETAIL ELEMENTS - MIWOK VALLEY

Element	Quantity	Unit	Unit Cost	Total
Markups	***1***	***ls***	***$15,846.92***	***$15,847***
Total - MK-L7				**$33,847**
MK-L8				
Fence Repairs				
Repair gaps in fence - **Budget $30/sf**	600	sf	$30.00	$18,000
Markups	***1***	***ls***	***$13,180.38***	***$13,180***
Total - MK-L8				**$31,180**
MK-L9				
Irrigation POC #01 Upgrades				
At minimum, valves, flow and weather sensors - **Budget $3,000**	1	ls	$3,000.00	$3,000
Markups	***1***	***ls***	***$2,196.73***	***$2,197***
Total - MK-L9				**$5,197**
MK-L10				
School Frontage Controller on POC #1				
Irrigation wire and valves, low voltage	500	lf	$95.00	$47,500
Misc. landscape / paving repairs at utility work, allow	1,500	lf	$10.00	$15,000
Markups	***1***	***ls***	***$45,765.20***	***$45,765***
Total - MK-L10				**$108,265**
MK-L11				
Irrigation POC #02				
Replace irrigation controller to be weather based - **Budget $1,000**	1	ls	$1,000.00	$1,000
Markups	***1***	***ls***	***$732.24***	***$732***
Total - MK-L11				**$1,732**
MK-L12				
Shade Trees				
Add shade trees at edge of play area	10	ea	$1,000.00	$10,000
Irrigation to above, allow	10	ea	$750.00	$7,500
Markups	***1***	***ls***	***$12,814.26***	***$12,814***

DETAIL ELEMENTS - MIWOK VALLEY

Element	Quantity	Unit	Unit Cost	Total
Total - MK-L12				**$30,314**
MK-L13				
Selective Plant Removal with New Plantings				
Replace existing planting with new - **Budget $8/sf**	3,000	sf	$8.00	$24,000
Markups	***1***	***ls***	***$17,573.84***	***$17,574***
Total - MK-L13				**$41,574**
MK-E1				
AV and IT Upgrades at Kids Care				*MK - A7*
Total - MK-E1				
MK-E2				
Lighting Upgrades at MU				
Library/MU building lighting modernization with seismic				*See MK - A4*
Total - MK-E2				
MK-E3				
Kitchen Modernization				
Power reconfiguration/update existing				*See MK - A3*
Total - MK-E3				
MK-E4				
Relocate Overflow Drain, Allowance	1	ls	$10,000.00	$10,000
Markups	***1***	***ls***	***$7,322.43***	***$7,322***
Total - MK-E4				**$17,322**
MK-E5				
MU Systems and Underground Utilities				*Rejected*
Total - MK-E5				

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DETAIL ELEMENTS - MIWOK VALLEY

Element	Quantity	Unit	Unit Cost	Total
MK-E6				
MU Room Lighting Upgrades				
MU Lighting needs upgrade				*See MK - A4*
Total - MK-E6				
MK-E7				
PV Feeder				
Identify/as build PV underground feeders, allowance	1	ls	$20,250.00	$20,250
Markups	***1***	***ls***	***$14,827.93***	***$14,828***
Total - MK-E7				**$35,078**
MK-E8				
Some Equipment at Proposed New				
Laptops, some AV (LED screens)-Allowance	1	al	$75,000.00	$75,000
Markups	***1***	***ls***	***$66,028.82***	***$66,029***
Total - MK-E8				**$141,029**
MK-E9				
Electricity Service System Sized Adequately				*No Work Anticipated*
Total - MK-E9				
MK-E10				
Kids Care Building Replacement				*See MK - A7*
Total - MK-E10				
MK-M1				
Replace rooftop equipment				
Remove old equipment	1	ls	$1,544.00	$1,544
New rooftop packaged units with economizers, 10 ton	2	ea	$25,880.00	$51,760
Misc. arch, roof patch / repair after rework, allow	2	loc	$5,000.00	$10,000
Markups	***1***	***ls***	***$46,353.93***	***$46,354***
Total - MK-M1				**$109,658**

DETAIL ELEMENTS - MIWOK VALLEY

Element	Quantity	Unit	Unit Cost	Total
MK-M2				
MU Room Needs Updating				*See MK - A4*
Total - MK-M2				
MK-M3				
Upgrade Kitchen Equipment				*See MK-A3*
Total - MK-M3				
MK-M4				
Replace Various Piping and Insulation at Classroom Pods				
Allowance for insulation and piping repair	16,380	sf	$2.00	$32,760
Markups	***1***	***ls***	***$28,841.39***	***$28,841***
Total - MK-M4				**$61,601**
MK-M5				
Provide local controls at each campus				
Miwok Valley, site specific thermostat controls	31,161	sf	$5.00	$155,805
Markups	***1***	***ls***	***$137,168.27***	***$137,168***
Total - MK-M5				**$292,973**
MK-P1				
Correct Plumbing in Kitchen Staff				*See MK-A3*
Total - MK-P1				
MK-P2				
Cover Protections at Drains and Water Supply				
Cover protections at drain and water supply	2	ea	$150.00	$300
Sediment trap	2	ea	$300.00	$600
Seismic strap adjustment	1	ls	$50.00	$50
T&P discharge	1	ea	$300.00	$300
Markups	***1***	***ls***	***$915.30***	***$915***
Total - MK-P2				**$2,165**

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DETAIL ELEMENTS - MIWOK VALLEY

Element	Quantity	Unit	Unit Cost	Total
MK-P3				
Water Heater at Kindergarten				
Remove old equipment	1	ls	$800.00	$800
New water heater	1	ea	$3,500.00	$3,500
Misc. arch, roof patch / repair after rework, allow	1	loc	$1,000.00	$1,000
Markups	***1***	***ls***	***$3,880.89***	***$3,881***
Total - MK-P3				**$9,181**
MK-P4				
Seismic Bracing at Electric Water Heater in Admin, Janitor Room				
Seismic straps, expansion tank, drain T&P drip pan into mop sink	4	ea	$1,700.00	$6,800
Misc. arch, conc. patch / repair after rework, allow	4	loc	$950.00	$3,800
Markups	***1***	***ls***	***$7,761.78***	***$7,762***
Total - MK-P4				**$18,362**
MK-P5				
Cover protections at drains and water supply				
Cover protections at drain and water supply	2	ea	$250.00	$500
Markups	***1***	***ls***	***$366.12***	***$366***
Total - MK-P5				**$866**

Sonoma Mountain

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DETAIL ELEMENTS - SONOMA MOUNTAIN

Element	Quantity	Unit	Unit Cost	Total
SM-A1				
New Roof Throughout				
Demo existing roof	56,617	sf	$1.50	$84,926
New roof throughout, resurfacing	56,617	sf	$25.00	$1,415,425
Misc. caulking, flashing, etc.	56,617	sf	$0.95	$53,786
Electrical Scope-New Roof-Disconnect RTU, conduit and re-connect as required, allow	1	ls	$27,500.00	$27,500
Mechanical Scope - remove RTU's	1	ls	$10,000.00	$10,000
CSA Scope, allow	1	ls	$10,500.00	$10,500
Markups	***1***	***ls***	***$1,173,153.79***	***$1,173,154***
Total - SM-A1				**$2,775,290**
SM-A2				
Eliminate Roof Access Features				
Install McNichols Perforated metal panels	216	sf	$110.00	$23,760
Install Bollards to prevent vehicle access, anchored to existing flatwork	24	ea	$1,500.00	$36,000
Misc. demo, patch / repair at existing flatwork, allow	24	loc	$700.00	$16,800
Markups	***1***	***ls***	***$56,060.55***	***$56,061***
Total - SM-A2				**$132,621**
SM-A3				
Outdoor Classroom Furniture				
Bench seating for (24)	6	ea	$1,500.00	$9,000
Markups	***1***	***ls***	***$6,590.19***	***$6,590***
Total - SM-A3				**$15,590**
SM-A4				
Shade Structure at North Courtyard				
Misc. demo / patch and repair at structure posts	3	loc	$1,000.00	$3,000
Site Structures				
Shade structure, incl. posts and footings	1,000	sf	$65.00	$65,000
Bench seating for (24)	6	ea	$1,500.00	$9,000
Outdoor GFI Pedestal with USB Ports-WP	2	ea	$8,125.00	$16,250
Misc. patch / repair for power rework, allow	1	ls	$20,000.00	$20,000
Markups	***1***	***ls***	***$82,926.55***	***$82,927***
Total - SM-A4				**$196,177**

DETAIL ELEMENTS - SONOMA MOUNTAIN

Element	Quantity	Unit	Unit Cost	Total
SM-A5				
Move P3 Portables				
Demo bike rack	850	gsf	$7.00	$5,950
Relocate existing portable	850	gsf	$30.00	$25,500
Misc. patch / repair at existing location after relocated, allow	850	gsf	$15.00	$12,750
Concrete				
Misc. foundation for relocated portable, allow	850	gsf	$50.00	$42,500
MEP Systems				
Mechanical Scope - Move P3 allowance	1	ls	*Assume Not Required*	
Electrical Scope-Move P3 Portable-Demo and install back bone utilitys	1	ls	$31,500.00	$31,500
Utilities, misc. connections to new space	1	ls	$20,000.00	$20,000
Markups	***1***	***ls***	***$101,196.02***	***$101,196***
Total - SM-A5				**$239,396**
SM-A6				
Dedicated Kids Care, New Relocatable				
Prep for new relocatable	1,700	gsf	$7.00	$11,900
Concrete				
Foundation for new modular, incl. off haul, allow	1,700	gsf	$50.00	$85,000
New Modular Building, Dedicated Kitchen and Toilets	1,700	gsf	$450.00	$765,000
Specialties				
Kitchen, RR, misc. specialties, allow	1,700	gsf	$12.00	$20,400
Equipment, at Kitchen, allow	1	ls	$75,000.00	$75,000
MEP Systems				
Mechanical Scope - New modular classrooms	1,700		*Assume Incl. in Modular*	
Electrical Scope-New Portable for Kids care-Install back bone utilitys	1	ls	$29,000.00	$29,000
Utilities, misc. connections to new space	1	ls	$20,000.00	$20,000
Markups	***1***	***ls***	***$736,856.41***	***$736,856***
Total - SM-A6				**$1,743,156**
SM-A7				
Four Modular Classrooms				
Prep for new relocatable	6,400	gsf	$5.00	$32,000
Concrete				
Foundation for new modular, incl. off haul, allow	6,400	gsf	$50.00	$320,000
New Modular Building, 4 classrooms	6,400	gsf	$450.00	$2,880,000
Specialties				
Classroom specialties, allow	4	loc	$5,000.00	$20,000
MEP Systems	1	ls	$31,500.00	$31,500

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DETAIL ELEMENTS - SONOMA MOUNTAIN

Element	Quantity	Unit	Unit Cost	Total
Mechanical Scope - New modular classrooms	6,400	sf	*Assume Incl. in Modular*	
Electrical Scope-New Portable for Modular Classrooms-Install back bone utilitys	1	ls	$58,000.00	$58,000
Utilities, misc. connections to new space	1	ls	$20,000.00	$20,000
Markups	***1***	***ls***	***$2,959,411.75***	***$2,959,412***
Total - SM-A7				**$6,320,912**
SM-A8				
Add Music / Storage room				*See SM - A7*
Total - SM-A8				
SM-A9				
Add Outdoor Furniture				*See SM - A3 / A4*
Total - SM-A9				
SM-A10				
Handwashing & Hydration Stations				
Demo / patch and repair flatwork where installed	1	loc	$4,000.00	$4,000
Handwashing and hydration station	1	loc	$8,000.00	$8,000
Misc. utility connections to stations, allow	1	loc	$12,250.00	$12,250
Markups	***1***	***ls***	***$17,756.90***	***$17,757***
Total - SM-A10				**$42,007**
SM-A11				
Add Future Classrooms				*See SM - A7*
Total - SM-A11				
SM-A12				
Expand Outdoor Sensory Pathway				*Parent Project*
Total - SM-A12				
SM-A13				
Misc. Maintenance - Replace ACT at P1 & P2 and Flooring at TK Classroom				

DETAIL ELEMENTS - SONOMA MOUNTAIN

Element	Quantity	Unit	Unit Cost	Total
Demolition				
Demo ACT	2,140	sf	$4.00	$8,560
Demo flooring	1,600	sf	$3.00	$4,800
Protect existing interior finishes	3,740	gsf	$1.00	$3,740
Finishes, repair ACT				
Replace ACT	2,140	sf	$12.00	$25,680
Replace flooring	1,600	sf	$10.00	$16,000
Lighting, FA, etc.			*Excluded / Assume Not Required*	
Markups	***1***	***ls***	***$43,041.26***	***$43,041***
Total - SM-A13				**$101,821**
SM-A14				
Marquis - Pricing per District / TLCD				$40,000
Total - SM-A14				**$40,000**
SM-S1				
Modernization w/ more than 10% openings in seismic walls will trigger upgrade - N/A				
Total - SM-S1				
SM-S2				
No Issues				
Total - SM-S2				
SM-C1				
Front Drop Off Expansion				
Demo existing to expand sidewalk by 15'	300	sf	$30.00	$9,000
Place new flatwork, allow	400	sf	$25.00	$10,000
Tie to existing, allow	1	ls	$10,000.00	$10,000
Markups	***1***	***ls***	***$21,235.05***	***$21,235***
Total - SM-C1				**$50,235**
SM-C2				
Courtyard Flatwork Rework				

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DETAIL ELEMENTS - SONOMA MOUNTAIN

Element	Quantity	Unit	Unit Cost	Total
Demo existing flatwork	8,350	sf	$5.00	$41,750
Regrade courtyard / reconstruct slope	8,350	sf	$0.75	$6,263
New flatwork / landscaping, allow	8,350	sf	$18.00	$150,300
Replace existing grates, allow	8,350	sf	$1.00	$8,350
Markups	***1***	***ls***	***$151,327.23***	***$151,327***
Total - SM-C2				**$357,990**
SM-C3				
Not Used				
Total - SM-C3				
SM-C4				
Storm Drain Inlets - Update to Code				
Replace inlets to meet code, allow	11	ea	$2,000.00	$22,000
Markups	***1***	***ls***	***$19,368.45***	***$19,368***
Total - SM-C4				**$41,368**
SM-C5				
Update ADA Parking, Car and Van, Signage, etc.				*See SM - C8*
Total - SM-C5				
SM-C6				
Play Area Pavement				
Fill cracks, seal coat, and restripe pavement	52,600	sf	$2.75	$144,650
Markups	***1***	***ls***	***$127,347.59***	***$127,348***
Total - SM-C6				**$271,998**
SM-C7				
Access to Soccer Fields				
Add diagonal path to connect play courts, allow	1,200	sf	$25.00	$30,000
Prep / grade for new path, allow	1,200	sf	$5.00	$6,000
Markups	***1***	***ls***	***$31,693.83***	***$31,694***

DETAIL ELEMENTS - SONOMA MOUNTAIN

Element	Quantity	Unit	Unit Cost	Total
Total - SM-C7				**$67,694**
SM-C8				
Update ADA Parking, Car and Van, Signage, etc.				
Edge grind and overlay area to reduce slope	600	sf	$8.00	$4,800
Restripe parking, allow	600	sf	$3.00	$1,800
New signage, allow	600	sf	$10.00	$6,000
New domes at ramp, allow	4	loc	$400.00	$1,600
Markups	***1***	***ls***	***$12,501.46***	***$12,501***
Total - SM-C8				**$26,701**
SM-C9				
Private Fire Hydrant				
Add new fire hydrant	1	loc	$8,000.00	$8,000
New fire water line at street	800	lf	$140.00	$112,000
Misc. accessories, POC, etc.	1	ls	$9,000.00	$9,000
Misc. patch / rework at new line, allow	2,400	sf	$15.00	$36,000
Markups	***1***	***ls***	***$120,820.14***	***$120,820***
Total - SM-C9				**$285,820**
SM-L1				
Damaged Flatwork				
Repair damaged flatwork	1,500	sf	$10.00	$15,000
Markups	***1***	***ls***	***$13,205.76***	***$13,206***
Total - SM-L1				**$28,206**
SM-L2				
Replace Trees				*See SM - L3*
Total - SM-L2				
SM-L3				
Need Shade and Planting				
Reconfigure space for tree spacing - **Budget $10/sf**	1,000	sf	$10.00	$10,000
Markups	***1***	***ls***	***$8,803.84***	***$8,804***

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DETAIL ELEMENTS - SONOMA MOUNTAIN

Element	Quantity	Unit	Unit Cost	Total
Total - SM-L3				**$18,804**
SM-L4				
New Outdoor Furniture				
New benches	20	ea	$1,500.00	$30,000
New picnic tables	20	ea	$1,950.00	$39,000
Markups	***1***	***ls***	***$60,746.52***	***$60,747***
Total - SM-L4				**$129,747**
SM-L5				
Kinder Play - Equipment Replacements				
Replace 5 - 12 upper body play elements - **Budget $60/sf**	900	sf	$60.00	$54,000
Markups	***1***	***ls***	***$39,541.14***	***$39,541***
Total - SM-L5				**$93,541**
SM-L6				
Southern Play - Equipment Replacements				
Replace 5 - 12 upper body play elements - **Budget $60/sf**	1,200	sf	$60.00	$72,000
Markups	***1***	***ls***	***$52,721.52***	***$52,722***
Total - SM-L6				**$124,722**
SM-L7				
Fencing at Roof Access				*See SM - A2*
Total - SM-L7				
SM-L8				
Renovate Field				
Renovate natural turf, soil amendment, new sod	43,560	sf	$7.00	$304,920
Markups	***1***	***ls***	***$268,446.77***	***$268,447***
Total - SM-L8				**$573,367**
SM-L9				
Rubberized Surfacing at Kindergarten				
Demo existing	900	sf	$5.00	$4,500

DETAIL ELEMENTS - SONOMA MOUNTAIN

Element	Quantity	Unit	Unit Cost	Total
Replace new surfacing - **Budget $25/sf**	900	sf	$25.00	$22,500
Markups	***1***	***ls***	***$19,770.57***	***$19,771***
Total - SM-L9				**$46,771**
SM-L10				
Rubberized Surfacing at Southern Play Structure				
Demo existing	1,200	sf	$5.00	$6,000
Replace new surfacing - **Budget $25/sf**	1,200	sf	$25.00	$30,000
Markups	***1***	***ls***	***$26,360.76***	***$26,361***
Total - SM-L10				**$62,361**
SM-E1				
Upgrades from Fluorescent to LED at Classrooms				
Lighting Upgrades with lighting control	52,625	sf	$34.00	$1,789,250
Misc. arch patch / repairs from rework, allow	52,625	sf	$1.75	$92,094
Markups	***1***	***ls***	***$1,656,305.46***	***$1,656,305***
Total - SM-E1				**$3,537,649**
SM-E2				
Update Exterior Lighting				
Upgrade exterior building fixtures, allow	1	ls	$59,000.00	$59,000
Misc. arch patch / repairs from rework, allow	1	ls	$3,000.00	$3,000
Markups	***1***	***ls***	***$54,583.83***	***$54,584***
Total - SM-E2				**$116,584**
SM-E3				
Underground Electrical System				
Possible service upgrade for future expansion	1	ls	$248,000.00	$248,000
Misc. patch / repairs at groundwork, allow	1	ls	$80,000.00	$80,000
Markups	***1***	***ls***	***$288,766.04***	***$288,766***
Total - SM-E3				**$616,766**
SM-E4				
Campus Underground Utilities for Expansion				*See SM - E3*

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DETAIL ELEMENTS - SONOMA MOUNTAIN

Element	Quantity	Unit	Unit Cost	Total
Total - SM-E4				
SM-M1				
Mechanical Equipment Near End of Service Life				*See Below*
Total - SM-M1				
SM-M2				
Kitchen Upgrade				
Remove old equipment	1	ls	$1,544.00	$1,544
New packaged unit gas/electric, 12.5 ton, northside	1	ea	$32,350.00	$32,350
New packaged unit gas/electric, 12.5 ton, southside	1	ea	$32,350.00	$32,350
Misc. arch, conc. patch / repairs due to rework, allow	1	ls	$40,000.00	$40,000
Markups	***1***	***ls***	***$77,796.45***	***$77,796***
Total - SM-M2				**$184,040**
SM-M3				
New Makeup Air Unit in Kitchen				
Remove old equipment	1	ls	$1,544.00	$1,544
New evaporative cooler makeup air unit	1	ea	$8,540.00	$8,540
New kitchen hood exhaust fan	1	ea	$5,600.00	$5,600
New vapor hood exhaust fan	1	ea	$2,835.00	$2,835
Misc. arch, conc. patch / repairs due to rework, allow	1	ls	$20,000.00	$20,000
Markups	***1***	***ls***	***$28,205.28***	***$28,205***
Total - SM-M3				**$66,724**
SM-M4				
New Condensing Furnaces and Condensing Units at Offices				
Remove old equipment	1	ls	$3,200.00	$3,200
New condensing furnaces	3	ea	$8,154.00	$24,462
New condensing units, 5 ton	3	ea	$8,154.00	$24,462
New split system at IT closet	1	ea	$3,100.00	$3,100
Misc. arch, conc. patch / repairs due to rework, allow	7	ea	$1,000.00	$7,000
Markups	***1***	***ls***	***$45,563.11***	***$45,563***
Total - SM-M4				**$107,787**

DETAIL ELEMENTS - SONOMA MOUNTAIN

Element	Quantity	Unit	Unit Cost	Total
SM-M5				
Replace Original Condensing Furnaces at Classrooms				
Remove old equipment	1	ls	$3,200.00	$3,200
New condensing units, 5 ton	20	ea	$8,154.00	$163,080
Misc. arch, conc. patch / repairs due to rework, allow	20	ea	$1,000.00	$20,000
Markups	***1***	***ls***	***$163,997.98***	***$163,998***
Total - SM-M5				**$350,278**
SM-M6				
Replace Condensing Units Across from Pod 2				
Remove old equipment	3	ea	$1,544.00	$4,632
New condensing unit	3	ea	$8,154.00	$24,462
Misc. arch, conc. patch / repairs due to rework, allow	3	ea	$1,000.00	$3,000
Markups	***1***	***ls***	***$23,500.62***	***$23,501***
Total - SM-M6				**$55,595**
SM-M7				
Repair Exposed Piping				
Allowance	1	ls	$5,000.00	$5,000
Misc. arch, conc. patch / repairs due to rework, allow	1	ls	$2,500.00	$2,500
Markups	***1***	***ls***	***$5,491.82***	***$5,492***
Total - SM-M7				**$12,992**
SM-P1				
Replace Admin Office Water Heater				
Remove tank water heater	1	ls	$800.00	$800
New tankless water heater	1	ea	$992.00	$992
Misc. arch, conc. patch / repairs due to rework, allow	1	ls	$2,000.00	$2,000
Markups	***1***	***ls***	***$2,776.67***	***$2,777***
Total - SM-P1				**$6,569**
SM-P2				
Replace Kitchen Water Heater				
Relocate water heater with discharge drain	1	ls	$500.00	$500
New expansion tank	1	ea	$1,500.00	$1,500

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DETAIL ELEMENTS - SONOMA MOUNTAIN

Element	Quantity	Unit	Unit Cost	Total
Misc. arch, conc. patch / repairs due to rework, allow	1	ls	$2,000.00	$2,000
Markups	***1***	***ls***	***$2,928.97***	***$2,929***
Total - SM-P2				**$6,929**
SM-P3				
Provide Sediment Traps at Classroom				
New sediment trap after gas shut off valve at furnace in ceiling	1	ea	$300.00	$300
Misc. arch patch / repairs due to rework, allow	1	ls	$500.00	$500
Markups	***1***	***ls***	***$585.79***	***$586***
Total - SM-P3				**$1,386**
SM-P4				
Provide Sediment Traps				
New sediment trap at water heater in Daycare electrical room	1	ea	$300.00	$300
Misc. arch patch / repairs due to rework, allow	1	ls	$500.00	$500
Markups	***1***	***ls***	***$585.79***	***$586***
Total - SM-P4				**$1,386**
SM-P5				
New Insulation				
Wrap drain and supplies of the accessible sink	2	ea	$300.00	$600
Markups	***1***	***ls***	***$439.35***	***$439***
Total - SM-P5				**$1,039**
Drawing Narrative-SM				
Electrical Scope-Existing obsolete signal systems-remove all non used equipment and cable-Allowance	1	ls	$146,500.00	$146,500
Electrical Scope-Upgrade power and data receptionist area	1	ls	$10,700.00	$10,700
Electrical Scope-Gym upgraded dimmable fixtures and control-Allowance	1	ls	$120,000.00	$120,000
Electrical Scope-Library upgraded dimmable fixtures and control-Allowance	1	ls	$120,000.00	$120,000
Electrical Scope-Zoned lighting control for classrooms-Allowance	1	ls	$85,000.00	$85,000
Electrical Scope-Replace Fire Alarm Panel	1	ls	$19,500.00	$19,500
Total - Drawing Narrative-SM				**$501,700**

APPENDIX 1 - APPROACH & METHODOLOGY

Basis of Estimate

- 20_0714_Site_Issues
- 03-MP Improvements-Estimating
- 04-Consultant-Assessment-Diagrams
- 05-Architectural-Improvements

Estimate Format

The estimate format reflects the "Site Issue" document provided by the Architect, breaking out each component per Campus per phase

Cost Mark Ups

The following % mark ups have been included in each design option:

- Contractor's Contingency (3.00% on direct costs)
- General Requirements (5.00% compound)
- General Conditions (10.00% compound)
- Contractor's Fee (8.00% compound)
- Design Contingency (20.00% compound)
- Escalation Varies

Escalation

All subcontract prices herein are reflective of current bid prices. Escalation has been included on the summary level to the stated mid point of construction. **Note, proper escalation to reflect the updated schedule, provided 11/05/2020, is not applied as directed.**

Design Contingency

An allowance of 20% for undeveloped design details has been included in this estimate. As the design of each system is further developed, details which historically increase cost become apparent and must be incorporated into the estimate while decreasing the % burden.

Construction Contingency

It is prudent for all program budgets to include an allowance for change orders which occur during the construction phase. These change orders normally increase the cost of the project. It is recommended that a 10-20% construction contingency is carried in this respect. This cost is not included within the estimate.

Construction Schedule

Costs included herein have been based upon a construction period of 24 months. Any costs for excessive overtime to meet accelerated schedule milestone dates are not included in this estimate.

Method of Procurement

The estimate is based on a competitively bid General Contractor package, one package per campus.

Bid Conditions

This estimate has been based upon competitive bid situations (minimum of 3 bidders) for all items of subcontracted work.

Basis For Quantities

Wherever possible, this estimate has been based upon the actual measurement of different items of work. For the remaining items, parametric measurements were used in conjunction with other projects of a similar nature.

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APPENDIX 1 - APPROACH & METHODOLOGY

Basis for Unit Costs

Unit costs as contained herein are based on current bid prices in Petaluma, CA. Sub overheads and profit are included in each line item unit cost. Their overhead and profit covers each sub's cost for labor burden, materials, and equipment, sales taxes, field overhead, home office overhead, and profit. The general contractor's overhead is shown separately on the master summary.

Key Exclusions

The following items have been excluded from our estimate:

- Hazardous Material Abatement
- Project Soft Costs
- Rent of Portables / Temp. Facilities
- Off Hours / Premium Overtime Work

Items Affecting Cost Estimate

Items which may change the estimated construction cost include, but are not limited to:

- Modifications to the scope of work included in this estimate.
- Unforeseen sub-surface conditions.
- Restrictive technical specifications or excessive contract conditions.
- Any specified item of material or product that cannot be obtained from 3 sources.
- Any other non-competitive bid situations.
- Bids delayed beyond the projected schedule.
- Any impacts due to COVID - 19.

Statement of Probable Cost

Cumming has no control over the cost of labor and materials, the general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions. This estimate is made on the basis of the experience, qualifications, and best judgement of a professional consultant familiar with the construction industry. Cumming, however, cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent cost estimates.

Cumming's staff of professional cost consultants has prepared this estimate in accordance with generally accepted principles and practices. This staff is available to discuss its contents with any interested party.

Pricing reflects probable construction costs obtainable in the project locality on the target dates specified and is a determination of fair market value for the construction of this project. The estimate is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all sub and general contractors with a range of 3 - 4 bidders for all items of work. Experience and research indicates that a fewer number of bidders may result in higher bids. Conversely, an increased number of bidders may result in more competitive bid day responses.

APPENDIX 1 - APPROACH & METHODOLOGY

COVID-19 Disclosure

The outbreak of the novel Coronavirus (COVID-19), declared by the World Health Organization as a "Global Pandemic" on 11 March 2020, has impacted global financial markets.

Market activity is being impacted in many sectors and circumstances remain very fluid and variable in different jurisdictions. Accordingly, as of this date, we are concerned with the market related impacts on the deliverables we are furnishing to you as part of our Services including cost estimates, budgets, and schedules ("Deliverable(s)"). Indeed, the current response to this pandemic means that we are faced with an unprecedented set of circumstances on which to base a judgement of the effects on the availability of labor, materials, and access and other impacts, although we are monitoring those on a continuing basis. Particularly including productivity impacts as a result of the CDC directives regarding social distancing.

Our Deliverables must be regarded with a degree of 'material uncertainty, – and a higher degree of caution – than would normally be the case. Given the unknown future impact that the COVID-19 pandemic might have on the construction and real estate markets, we recommend that you keep the Deliverables of this project under frequent review. For your information, we have not added or considered a COVID19 additional contingency within this Deliverable"

Recommendations

Cumming recommends that the Owner and the Architect carefully review this entire document to ensure it reflects their design intent. Requests for modifications of any apparent errors or omissions to this document must be made to Cumming within ten days of receipt of this estimate. Otherwise, it will be assumed that its contents have been reviewed and accepted. If the project is over budget or there are unresolved budget issues, alternate systems / schemes should be evaluated before proceeding into further design phases.

It is recommended that there are preparations of further cost estimates throughout design by Cumming to determine overall cost changes since the preparation of this preliminary estimate. These future estimates will have detailed breakdowns indicating materials by type, kind, and size, priced by their respective units of measure.