



**TRACY UNIFIED  
SCHOOL DISTRICT**

# Facilities Master Plan Needs Assessment

July 2024

# Project Acknowledgments

Tracy Unified School District

## Mission Statement

**Tracy Unified School District prepares our diverse student population to be college and career ready for the 21st Century by providing a quality-learning environment in safe, modern facilities equipped with the latest technological tools. Our world class, culturally proficient staff empowers students to reach their fullest potential and prepares students to solve real-world problems by utilizing best instructional practices and collaborating with the community, businesses and institutions of higher learning.**

We would like to acknowledge the contributions of the dedicated administration and staff at Tracy Unified School District who have played a pivotal role in the development of this Facilities Master Plan Needs Assessment. Their expertise and tireless efforts were instrumental in helping shape the vision outlined in this document. We also extend our sincere gratitude to the Board of Education for their commitment and continued support, without which this plan would not have been possible.

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# **FACILITIES MASTER PLAN**

## NEEDS ASSESSMENT

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**TRACY UNIFIED  
SCHOOL DISTRICT**

# **Section**

# 01

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Executive Summary

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## INTRODUCTION



The Facilities Master Plan Needs Assessment is a vital step in ensuring that the District's school facilities are equipped to meet the evolving needs of students and educators. This comprehensive plan seeks to evaluate the conditions, capacities, and functionalities of school facilities, with the goal of providing a healthy, safe, and conducive environment for learning.

This endeavor is more than just an evaluation. It represents a commitment to strategic planning. The process involves a comprehensive approach that entails carefully prioritizing projects based on their urgency and impact, estimating the associated costs involved in implementing these projects, and formulating both short-term and long-term visions that align with the overarching objective of enhancing the educational experience for students.



By meticulously evaluating these aspects, the Facilities Master Plan Needs Assessment seeks to ensure that resources are allocated efficiently and effectively to projects that will have the most significant positive impact on students. Ultimately, the goal is to create a plan that not only addresses immediate needs but also lays a solid foundation for long-term growth and excellence in education.

The Facilities Master Plan Needs Assessment is a collaborative effort, reflecting the dedication of the entire school community towards maintaining a standard of excellence. The document serves as a roadmap, empowering decision makers to implement positive changes and invest wisely in the future of the facilities within the Tracy Unified School District.



## PROJECT APPROACH

The purpose of this document is to provide a comprehensive evaluation of District facilities, identifying needs and deficiencies, while aligning with the educational mission and goals of the District. This holistic approach to school facility planning recognizes that facilities and infrastructure play a crucial role and are interconnected with the educational process. By addressing the key elements, Districts can create safe, inclusive, and inspiring environments that enhance the learning experience for both students and educators.

There are many factors that can have a substantial impact on facilities master planning. Certain unexpected failures of critical infrastructure, changes in code compliance, new educational requirements, and even changes to funding timelines or funding resources can make even the most well-thought-out plans obsolete. Therefore, we suggest the District meet with its facilities guidance counsel on an annual basis to review all components of the implementation program.

As a high percentage of facilities statewide are now more than half a century old, certain building materials and infrastructure have surpassed their intended lifespan and are in need of replacement. Additionally, significant changes in life, safety, and building codes have occurred since the construction of these structures. Inequities amongst these older facilities, compared to newer construction, can cause significant disparities and create imbalances. It is imperative that Districts create a well-conceived and adaptable plan focused on maintenance, modernization, or future new construction.

This Facilities Master Plan Needs Assessment represents a visionary blueprint in hopes of devising both short-term and long-term guidelines to ensure every student is given equal opportunities to thrive.

## KEY ELEMENTS

- **Physical Assessment:** Evaluation of critical building systems and infrastructure that will identify areas that require maintenance, renovation, or improvement.
- **Safety and Security:** Address safety measures, such as emergency response systems, secure entrances, and surveillance, to ensure that students and staff feel secure in the school environment.
- **Accessibility:** Ensure that facilities are accessible to all students, including those with disabilities, by providing ramps, elevators, wider doorways, and other accommodations.
- **Space Utilization:** Analyze the efficient use of space within the school, including classrooms, flexible learning areas, multipurpose rooms and collaborative spaces to support various teaching and learning methods.
- **Stakeholder Input:** Engagement is a critical component of school facilities planning, involving the collaboration of those who have a vested interest in the planning and development of school facilities.
- **Cost Estimates:** Establish a cost estimate matrix for the projects outlined in the scope of work.
- **Funding Analysis:** Review the financial resources allocated to support the construction, maintenance, renovation, and improvement of educational facilities.

## FINDINGS OVERVIEW

**TOGETHER WE CAN  
ACHIEVE MORE**



Tracy Unified School District is in the process of updating its comprehensive strategic plan with a focus on enhancing and revitalizing its aging facilities and infrastructure. Recognizing the undeniable impact that the condition of school facilities have on educational success, the District is committed to creating environments where students feel safe, motivated, and engaged. This facilities master plan is a testament to the District's dedication to investing in quality infrastructure as a means to support every student's academic, social, and emotional development.

The physical environment of a school plays a critical role in shaping the educational experience. From the structural integrity of buildings to the availability of modern technology and specialized spaces, every aspect influences student learning outcomes. High quality facilities foster a sense of safety and motivation among students, contributing to better engagement and success on their educational journeys.

The Facilities, Maintenance, and Operations departments should be complimented on the conditions of District facilities. During the needs assessment, special attention was given to crucial infrastructure components such as roofing, HVAC, and utilities. Interior spaces were also inspected for overall conditions, including outdated finishes and a lack of modern amenities. Safety and security are top priorities and will continue to evolve as new procedures and technologies emerge. Additionally, compliance with ADA requirements for restrooms, drinking fountains, and accessible pathways is essential.

Phase 1 focuses on the elementary and middle school sites, addressing immediate needs and setting the foundation for long-term improvements. Key projects include rebuilding McKinley Elementary on its existing site, similar to previous projects at Central and North Elementary. At Monte Vista Middle, the original classroom wings on the east side of campus should be replaced, and a new gymnasium/multipurpose facility constructed to better serve the student population. A major goal of this facilities master plan is to reduce the number of relocatable portables and early modular buildings, replacing them with permanent classrooms. The addition of these buildings over the decades has strained existing support facilities, so expanding multipurpose, administrative, and student support spaces is crucial. Future new facilities should also be designed to accommodate not only general education classrooms but Transitional Kindergarten and Kindergarten. In addition facilities should accommodate Special Education programs and student services.

Phase 2 will focus on high school campuses, continuing the improvements from Phase 1. This includes modernizing high school facilities to support advanced educational programs and extracurricular activities, ensuring students are well prepared for college and career readiness. Upgrading technology and infrastructure will create an interactive and engaging learning environment, while new specialized spaces such as science labs, classrooms, and athletic facilities will support diverse student interests.

Tracy Unified's commitment to enhancing its facilities reflects its dedication to providing the best educational experience. By focusing on equity, modernization, and new development, Tracy Unified aims to create environments where all students can thrive, investing in both buildings and the future success of every student.

## COST ESTIMATE SUMMARY

The Facilities Master Plan Needs Assessment has identified a total of \$499,116,961 in potential future projects District-wide. The identified costs are integral to understanding the financial scope of the plan across the different educational institutions. Detailed breakdowns in Section 4 provide transparency and assist in prioritizing projects based on individual needs and requirements.

Cost estimates are divided into two primary categories. The modernization cost entails identifying deficiencies and the necessary corrective actions to update existing facilities to modern codes and standards. The District might have to address facility deficiencies by opting for new construction as a solution. This could be necessitated by various factors such as irreparable structural issues, outdated building codes, limitations in functionality, or the need for expanded capacity to accommodate evolving demands.

To facilitate effective decision-making, it would be beneficial for stakeholders to delve into specific details such as the costs at each school, the nature of modernization projects planned for existing facilities, and the rationale behind potential new construction projects.

FACILITIES MASTER PLAN ASSESSMENT	MODERNIZATION ESTIMATE	NEW CONSTRUCTION ESTIMATE	COST ESTIMATE TOTAL (2024\$\$)
Art Freiler Elementary	\$3,623,750	\$10,676,250	\$14,300,000
George Kelly Elementary	\$5,045,040	\$12,155,000	\$17,200,040
North Elementary	\$1,625,000	\$22,048,000	\$23,673,000
Gladys Poet-Christian Elementary	\$5,475,158	\$15,321,800	\$20,796,958
Louis Bohn Elementary	\$5,654,290	\$11,669,450	\$17,323,740
Central Elementary	\$544,180	\$7,117,500	\$7,661,680
Wanda Hirsch Elementary	\$4,299,321	\$15,711,800	\$20,011,121
Melville Jacobson Elementary	\$2,602,470	\$16,412,500	\$19,014,970
McKinley Elementary	\$-	\$42,461,250	\$42,461,250
South West Park Elementary	\$4,100,850	\$37,017,500	\$41,118,350
Louis Villalovoz Elementary	\$4,388,150	\$26,773,500	\$31,161,650
<b>Total Elementary Schools</b>	<b>\$37,358,209</b>	<b>\$217,364,550</b>	<b>\$254,722,759</b>
Monte Vista Middle School	\$5,749,315	\$29,887,000	\$35,636,315
Earle E. Williams Middle School	\$6,712,524	\$20,969,000	\$27,681,524
<b>Total Middle Schools</b>	<b>\$12,461,839</b>	<b>\$50,856,000</b>	<b>\$63,317,839</b>
John C. Kimball High School	\$8,536,840	\$12,586,080	\$21,122,920
Tracy High School	\$2,416,050	\$96,777,200	\$99,193,250
Merrill F. West High School	\$13,569,816	\$37,310,000	\$50,879,816
<b>Total High Schools</b>	<b>\$24,522,706</b>	<b>\$146,673,280</b>	<b>\$171,195,986</b>
Stein High School	\$2,415,517	\$3,861,000	\$6,276,517
Tracy Adult High School	\$531,050	\$253,500	\$784,550
Tracy Independent Study Charter School	\$2,819,310	\$-	\$2,819,310
<b>Total Other Schools</b>	<b>\$5,765,877</b>	<b>\$4,114,500</b>	<b>\$9,880,377</b>
<b>FACILITIES MASTER PLAN ASSESSMENT TOTAL</b>	<b>\$80,108,631</b>	<b>\$419,008,330</b>	<b>\$499,116,961</b>

## GUIDING PRINCIPLES

In the development of the Facilities Master Plan for Tracy Unified, no site-specific educational specifications were created. Instead, guidelines were established for the formulation of future project-specific goals and objectives. These guidelines offer a comprehensive District-wide description of the programs currently being developed by the District. By focusing on these principles and standards applicable across all sites, the District can ensure future consistency and alignment with its educational goals and objectives. This approach enables flexibility in accommodating the unique needs of individual schools and projects while maintaining a cohesive educational framework throughout the District.

The Facilities Master Plan is a living document and requires periodic updates to remain relevant and responsive to the ever-changing landscape of school facilities planning. Through stakeholder input, several key guiding principles have been outlined to provide decision-makers with a comprehensive long-term vision for the District. These principles include prioritizing adaptability and flexibility in facility design, strategically managing aging portable classrooms, and addressing programmatic deficiencies.

In addition to meeting local District planning standards, when implementing future projects the District should take the necessary steps to meet the basic requirements outlined in Title 5 of the California Code of Regulations. These regulations are tailored to school facility construction and cover a wide range of aspects, including safe parking lot specifications, standard classroom dimensions, kindergarten classroom sizes, and various auxiliary spaces such as libraries, multipurpose rooms, and administrative offices.

## MAINTAINING EXISTING FACILITIES

Despite ongoing maintenance efforts, the District's aging infrastructure continuously requires significant upgrades and, in some instances, complete replacements to meet modern standards. Key components such as roofing, HVAC, utilities, fire alarms, and other critical safety systems are overdue for replacement. Enhancing energy efficiency is also crucial, necessitating the installation of new energy-efficient lighting and the replacement of outdated windows and doors. Additionally, restroom facilities and their plumbing systems require comprehensive renovations, along with updates to the finishes on floors and walls.

To effectively address these needs, the importance of establishing a robust deferred maintenance budget cannot be overstated. This budget will ensure that funds are available for necessary upgrades and replacements as they arise, preventing small issues from becoming major expenditures. Furthermore, hiring the appropriate number of staff to manage and maintain facilities is critical. Well-trained personnel will ensure that the District's assets are kept in optimal condition and that maintenance issues are addressed promptly and efficiently.



## GUIDING PRINCIPLES

### **SAFETY & SECURITY**

Ensuring a safe and secure environment for students, staff, and community members is paramount for schools within Tracy Unified District. The District has prioritized safety and security as a top concern across all campuses. In recent years, improvements have been made to enhance safety measures, guaranteeing that every individual within the school community feels protected and secure. These efforts are ongoing and will continue to evolve, incorporating expanded techniques and integrating new technologies as they become available. It is imperative for the District to maintain a balance between safety and security measures while preserving an atmosphere that remains welcoming and non-institutionalized for all who utilize the facilities. By remaining proactive and adaptable, the District aims to create an environment where learning and community engagement can flourish without compromising on safety and security standards.

### **KINDERGARTEN CLASSROOMS**

With the expansion of the Transitional Kindergarten (TK) program, Tracy Unified is faced with the challenge of finding adequate classroom space designed for its early learning programs. In many cases, kindergarten classrooms are housed within inadequate-sized spaces and lack appropriate amenities. Title 5 requirements state that kindergarten classrooms should be no less than 1,350 square feet and contain an internal restroom with age appropriate fixtures. To ensure equity, the District should strive to meet these requirements by developing a long-range plan to build new spaces or modernize existing rooms.

### **MULTIPURPOSE ROOMS**

A multipurpose room is designed to be a versatile space that can adapt to various needs and activities, enhancing the educational and social experience for students. These areas serve a crucial role in a school's infrastructure by providing a sheltered environment that protects students from the elements, thereby facilitating a wide range of activities regardless of weather conditions.

Primarily, multipurpose areas are often central hubs for physical education activities and cafeteria/dining hall lunch periods. These areas are also pivotal for holding school assemblies where the entire student body can gather for announcements, performances, and community-building activities. Furthermore, they are essential for extracurricular activities, providing a venue for after-school programs, clubs, and social events that foster students' interests and talents beyond the traditional classroom setting.



## GUIDING PRINCIPLES

### PORTABLE REPLACEMENT

Portable classrooms are currently utilized throughout the District for various purposes, including full-day teaching stations and support services. However, many of these portable structures have reached the end of their useful life cycle.

When it comes time to replace these portable classrooms, it is essential to plan for the design of new permanent classrooms that can accommodate regular full-day teaching stations and specialty programs requiring larger spaces. These may include Transitional Kindergarten (TK)/Kindergarten (K) classrooms, science laboratories, Visual & Performing Arts (VAPA) classrooms, and Career and Technical Education (CTE) classrooms and laboratories.

By prioritizing the integration of permanent facilities tailored to these specialty programs, Tracy Unified can ensure the provision of adequate and appropriate learning environments for students. This approach not only addresses the aging infrastructure issue but also aligns with the District's commitment to offering high-quality educational opportunities across diverse disciplines.



### ADMINISTRATION & STUDENT SERVICES

Today's modern school facilities are expected to accommodate a wide array of administrative and support spaces, many of which were not included in the original designs of facilities built over 30 years ago. Consequently, many of our schools today lack the appropriate facilities to house critical administrative services and specialized student services programs such as counseling and therapy.

As educational needs have evolved, so too have the demands placed on school infrastructure. Administrative services require dedicated spaces to efficiently manage day-to-day operations, while specialized student services programs like counseling and therapy necessitate confidential and comfortable environments conducive to fostering student well-being.

To address this gap, Tracy Unified should recognize the importance of integrating these essential administrative and support spaces into its modernization and construction plans. By prioritizing the development of facilities that cater to the diverse needs of students and staff, the District can ensure that its schools provide the necessary resources and environments for both academic and personal growth.



# **FACILITIES MASTER PLAN**

## NEEDS ASSESSMENT

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**TRACY UNIFIED  
SCHOOL DISTRICT**

# **Section**

## 02

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**STAKEHOLDER ENGAGEMENT**

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## STAFF SURVEY



The K12 Partners team recognizes the importance of gathering comprehensive insights from multiple stakeholders. To achieve this, we conducted individual principal meetings at each school site. During these meetings, principals shared their key concerns, and major deficiencies, offering invaluable insights into the specific challenges and opportunities unique to their campus. This approach not only allowed for a thorough understanding of the issues at hand but also facilitated a collaborative environment where principals could actively contribute to the planning process.

In addition to engaging principals, the K12 Partners team employed a multifaceted approach to gather further insights. We invited teachers and staff to participate in an anonymous online survey designed to prioritize specific categories and rank campus facility conditions and functionality. This survey provided an opportunity for educators to provide objective assessments of their working environment while also allowing for qualitative input through comments. By encouraging open and honest feedback, the survey aimed to capture the diverse perspectives and experiences of those directly involved in the educational process, ensuring that their voices were heard and considered in the planning process.

Individual Responses by School	
Art Freiler Elementary	26
Central Elementary	15
George Kelly Elementary	31
Gladys Poet-Christian Elementary	13
Louis Bohn Elementary	23
Louis Villalovoz Elementary	24
McKinley Elementary	37
Melville Jacobson Elementary	13
North Elementary	35
South/West Park Elementary	21
Wanda Hirsch Elementary	12
Monte Vista Middle School	20
Williams Middle School	30
Kimball High School	43
Tracy High School	58
West High School	51
Stein Continuation High School	17
Tracy Charter School	21
<b>Total</b>	<b>490</b>

## STAFF SURVEY RESULTS

Survey participants were asked to assign rankings ranging from 1 to 5, with a score of 5 indicating a facility in the best condition and a score of 1 representing a facility in the worst condition, requiring the most attention. The rankings obtained from this survey offer an understanding of the perceived state of various campus facilities. Facilities receiving higher scores are deemed to be in better condition and thus require less immediate attention or maintenance. Conversely, facilities with lower scores indicate a need for more immediate attention, potentially due to maintenance issues, wear and tear, or other concerns affecting their functionality and usability.

Participants were further prompted to indicate which among the presented categories they perceived as requiring the most substantial improvement and deserving heightened attention. Categories receiving the highest scores were consequently designated as top priority areas, signaling a consensus among participants regarding where efforts should be concentrated. Categories with lower scores were deemed lower priority, suggesting they may require less immediate attention or resources.

Additionally, participants were encouraged to provide qualitative feedback on specific areas of concern or commendation. This feedback, combined with the quantitative scores, offers a comprehensive overview of the current state of the facilities. Facilities with lower scores and additional negative comments highlight critical areas where immediate intervention is necessary. Conversely, high scores and positive feedback underscore areas where the current standards are meeting or exceeding expectations, allowing for resource allocation to be more effectively directed towards areas in need.

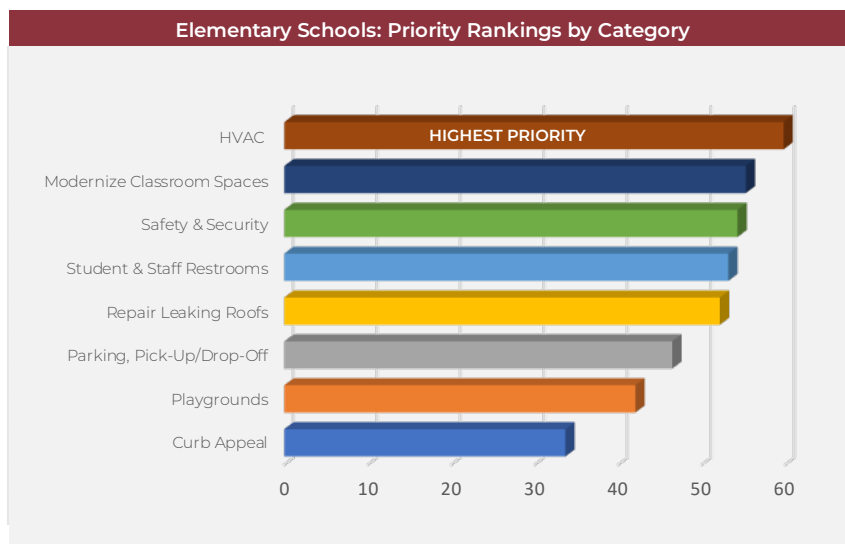
The survey results will guide decision-making processes, ensuring that resources are allocated efficiently and that improvements are made in the areas that will most benefit the students and staff. This prioritization process ensures that the most urgent needs are addressed first, enhancing the overall safety, functionality, and usability of the District's facilities. By systematically addressing the feedback and rankings provided by the participants, the District can ensure a strategic approach to facility maintenance and improvement, ultimately fostering a better learning environment for all.



## ELEMENTARY SCHOOLS STAFF SURVEY RESULTS

Elementary School Sites Summary	Transitional Kindergarten & Kindergarten	Permanent Classroom Spaces	Specialized Classroom Spaces	Portable Classrooms	Special Education Classrooms	Student Support Spaces	Multipurpose & Cafeteria	Kitchen & Food Services	Office & Administration	Student Restrooms	Staff Restrooms	Library or Media Center	Outdoor Play Equipment	Play courts and/or Play Fields	Indoor Athletic Spaces	Athletic Fields	Football Stadium	Total Score
Central Elementary	4.7	4.7	4.0	3.8	4.0	4.4	4.6	4.6	4.6	4.4	4.6	4.7	4.3	4.4	4.3	N/A	N/A	4.4
South/West Park Elementary	4.7	3.9	4.3	3.2	4.3	4.1	4.2	4.1	4.2	3.7	4.2	4.2	3.0	3.9	4.1	N/A	N/A	4.0
North Elementary	4.2	4.2	3.7	3.2	3.4	3.8	3.9	4.1	4.2	3.7	3.8	4.6	3.7	3.9	3.7	N/A	N/A	3.9
Art Freiler Elementary	4.2	3.9	3.5	3.1	3.8	3.4	4.3	4.2	4.2	3.6	3.6	4.8	3.8	4.1	3.5	N/A	N/A	3.9
Louis Bohn Elementary	3.5	3.8	3.2	3.5	3.5	3.6	4.0	3.7	3.7	2.9	3.7	4.1	3.6	3.8	3.9	N/A	N/A	3.6
Louis Villalovoz Elementary	3.7	3.8	3.5	3.4	3.8	3.3	3.9	3.9	3.8	2.9	2.9	4.4	3.3	3.4	3.7	N/A	N/A	3.6
Wanda Hirsch Elementary	3.3	3.6	2.7	3.4	3.6	2.9	4.2	3.9	3.5	3.5	2.5	4.6	3.2	3.0	4.1	N/A	N/A	3.5
George Kelly Elementary	4.1	3.6	3.2	2.3	2.4	3.5	3.9	3.9	4.2	3.5	3.5	4.3	3.0	2.7	3.6	N/A	N/A	3.4
Melville Jacobson Elementary	3.3	3.8	2.9	3.3	3.5	2.7	3.7	4.0	3.4	2.7	3.2	4.6	3.4	2.9	3.6	N/A	N/A	3.4
Gladys Poet-Christian Elementary	3.3	3.7	3.2	3.4	2.9	3.0	4.0	3.6	3.7	2.8	2.9	3.8	3.3	3.0	3.5	N/A	N/A	3.3
McKinley Elementary	3.7	2.9	2.6	3.1	3.0	2.6	2.1	3.3	3.5	2.8	2.5	2.8	2.0	2.1	2.1	N/A	N/A	2.7
<b>Elementary Scores</b>	<b>3.9</b>	<b>3.8</b>	<b>3.3</b>	<b>3.2</b>	<b>3.5</b>	<b>3.4</b>	<b>3.9</b>	<b>3.9</b>	<b>3.9</b>	<b>3.3</b>	<b>3.4</b>	<b>4.3</b>	<b>3.3</b>	<b>3.4</b>	<b>3.6</b>	<b>N/A</b>	<b>N/A</b>	<b>3.6</b>

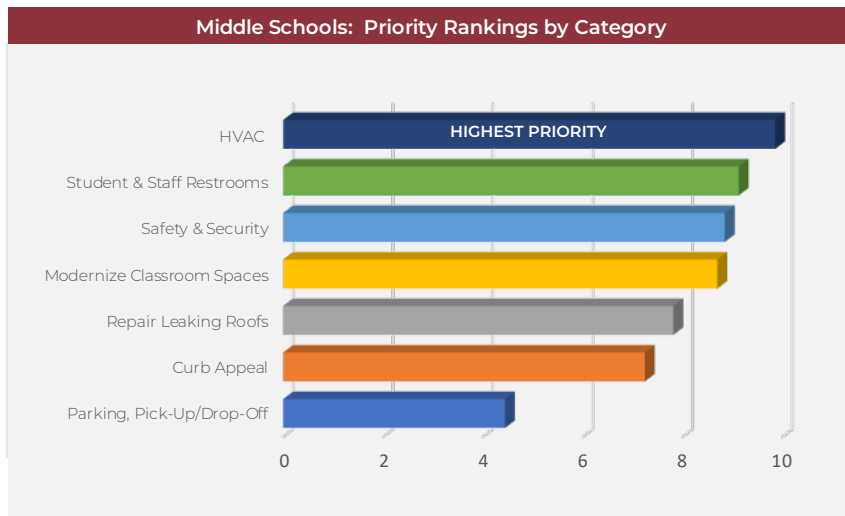
Central Elementary achieved the highest overall score among the 11 elementary school sites. In contrast, McKinley Elementary ranked the lowest. The conditions of portable classrooms achieved the lowest score, suggesting a need for renovation or replacement to ensure a conducive learning environment. Additionally, the lack of specialized classroom spaces limits the ability to offer diverse and advanced educational programs. Student restrooms were highlighted as another major concern, likely due to issues such as cleanliness, maintenance, and accessibility, which directly impact student health and well-being. Furthermore, outdoor play equipment and safety fall surfaces were found to be inadequate or in need of replacement.



## MIDDLE SCHOOLS STAFF SURVEY RESULTS

Middle School Sites Summary	Transitional Kindergarten & Kindergarten	Permanent Classroom Spaces	Specialized Classroom Spaces	Portable Classrooms	Special Education Classrooms	Student Support Spaces	Multipurpose & Cafeteria	Kitchen & Food Services	Office & Administration	Student Restrooms	Staff Restrooms	Library or Media Center	Outdoor Play Equipment	Play courts and/or Play Fields	Indoor Athletic Spaces	Athletic Fields	Football Stadium	Total Score
Monte Vista Middle School	N/A	3.7	2.8	4.0	3.2	3.5	4.0	4.1	4.1	2.3	3.5	3.5	N/A	2.9	3.4	N/A	N/A	3.5
Williams Middle School	N/A	3.4	3.4	3.1	3.4	3.7	3.7	3.7	3.4	2.3	3.1	4.0	N/A	3.2	3.3	N/A	N/A	3.4
Middle Scores	N/A	3.6	3.1	3.6	3.3	3.6	3.9	3.9	3.8	2.3	3.3	3.8	N/A	3.1	3.4	N/A	N/A	3.4

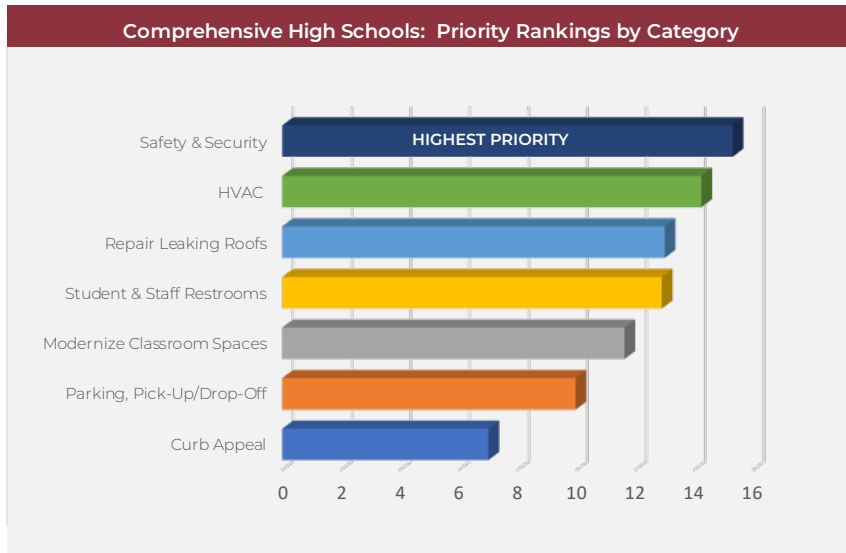
Monte Vista and Williams Middle Schools received almost identical rankings, with scores of 3.5 and 3.4, respectively. The student restrooms at both campuses received the lowest scores, with cleanliness, maintenance, and accessibility highlighted as major concerns that directly impact student health and well-being. Additionally, staff noted the lack of specialized classroom spaces and the subpar conditions of outdoor play courts and play fields.



## HIGH SCHOOLS STAFF SURVEY RESULTS

High School Sites Summary	Transitional Kindergarten & Kindergarten	Permanent Classroom Spaces	Specialized Classroom Spaces	Portable Classrooms	Special Education Classrooms	Student Support Spaces	Multipurpose & Cafeteria	Kitchen & Food Services	Office & Administration	Student Restrooms	Staff Restrooms	Library or Media Center	Outdoor Play Equipment	Play courts and/or Play Fields	Indoor Athletic Spaces	Athletic Fields	Football Stadium	Total Score
Kimball High School	N/A	4.2	3.7	3.1	3.9	3.6	4.4	4.3	4.3	3.2	3.9	4.4	N/A	3.9	4.0	3.6	4.0	<b>3.9</b>
Tracy High School	N/A	3.9	3.5	3.2	4.2	4.1	4.2	4.2	3.8	2.9	3.4	4.5	N/A	4.1	3.1	4.0	4.5	<b>3.8</b>
West High School	N/A	3.7	3.6	3.5	3.7	3.4	3.8	3.4	3.8	2.2	2.8	4.7	N/A	3.5	3.0	3.6	4.1	<b>3.5</b>
High Scores	N/A	3.9	3.6	3.3	3.9	3.7	4.1	4.0	4.0	2.8	3.4	4.5	N/A	3.8	3.4	3.7	4.2	3.8

Kimball High School achieved the highest score among the three comprehensive high school sites. Among the combined scores, the student restrooms received the lowest ratings and are in need of modernization and upgrades. The portable classrooms also received low scores, indicating a need for renovation or replacement.



# **FACILITIES MASTER PLAN**

## NEEDS ASSESSMENT

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TRACY UNIFIED  
SCHOOL DISTRICT

# **Section**

## 03

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FUNDING FUTURE PROJECTS

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## OVERVIEW

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Obtaining significant funding for projects outlined in the Facilities Master Plan Needs Assessment proves challenging for many districts. Most lack sufficient resources to independently finance large-scale initiatives and, as a result, adopt a collaborative approach.

While the State School Facility Program (SFP) is a key contributor, districts also rely on a combination of different local funds. This combination of funding sources, both State and local, is essential for successfully executing the Facilities Master Plan. It allows districts to strategically pool resources, addressing critical infrastructure needs, and ensuring the effective implementation of key projects.



**State Modernization Eligibility** is determined by the age of a building. Permanent eligibility is generated for buildings over the age of 25 years or 25 years from the last State modernization. Portable or relocatable eligibility is generated for buildings over the age of 20 years old. The standard State share is 60% of the eligible project amount.

**State New Construction Eligibility** is determined through a formula using enrollment projections and a baseline capacity. Funding is generally used to assist in building new schools and new classrooms. The standard State share is 50% of the eligible project amount. A local district will have to come up with a 50% match to secure State new construction funding.

Unless a district qualifies under the State Financial Hardship Program, which would then cover 100% of the eligible project amount, a district will have to come up with a local match to secure State funding.

**RESOURCES**

The current funding available through the State Building Program is insufficient to fulfill the projects outlined in the Facilities Master Plan (FMP). Recognizing this shortfall, the District should actively seek additional local resources to achieve its long-term goals and objectives. The FMP provides the foundation to engage stakeholders and foster communication that will strengthen the District’s position in securing the necessary resources for the FMP’s successful implementation.



**STATE OPTIONS**

**Modernization Funding**  
60% State Funded  
40% Local Funded

**New Construction Funding**  
50% State Funded  
50% Local Funded

**Financial Hardship**  
100% State Funded

**Facility Hardship**  
50%-60% State Funded  
50%-40% Local Funded

**Special Funding Programs**  
TK/K Program

**LOCAL OPTIONS**

**General Obligation Bond**  
Voter Approved

**Certificates of Participation**  
Lease Financing

**General Fund**

**Developer Fees**

**Mello-Roos**

**Deferred Maintenance**

**Routine Maintenance Account**

## STATE ELIGIBILITY ANALYSIS

### Summary of Eligibility for State School Facility Modernization Program Funds

Tracy Unified						
School Site	Grant Estimates Based on 2024 Pupil Grants <sup>[a]</sup>				Facility Information <sup>[b]</sup>	
	Minimum		Maximum		Date (Addtl) Permanent Eligibility May Be Generated	Date (Addtl) Portable Eligibility May Be Generated
	Total State Grant @ 60%	District Share @ 40%	Total State Grant @ 60%	District Share @ 40%		
Art Freiler K-8	\$0	\$0	\$0	\$0	2026	2025, 2026, 2030
Central Elementary	\$0	\$0	\$0	\$0	n/a	n/a
Clover Middle (now TLC)	\$0	\$0	\$0	\$0	n/a	n/a
Discovery Charter K-12 [Indep @ Clover site]	\$0	\$0	\$0	\$0	n/a	n/a
Duncan Russell Cont. High	\$1,112,852	\$741,902	\$1,623,178	\$1,082,118		
Earle E. Williams Middle	\$5,604,209	\$3,736,139	\$8,431,579	\$5,621,053	2026	2026
George and Evelyn Stein Continuation High[d]	\$0	\$0	\$0	\$0		
George Kelly Elementary	\$0	\$0	\$0	\$0	2030	2030
Gladys Poet- Christian K-8	\$3,618,768	\$2,412,512	\$5,354,831	\$3,569,887	n/a	n/a
John C Kimball HS	\$0	\$0	\$0	\$0	2033	2031
Louis A. Bohn Elementary	\$2,326,264	\$1,550,843	\$3,464,094	\$2,309,396	2044	2026
Louis J. Villalovoz Elementary	\$2,862,460	\$1,908,307	\$4,225,644	\$2,817,096	n/a	2030
McKinley Elementary	\$1,589,291	\$1,059,527	\$2,397,146	\$1,598,097	n/a	n/a
Melville S. Jacobson Elementary	\$3,805,560	\$2,537,040	\$5,591,816	\$3,727,877	n/a	2022, 2026
Merrill F. West High	\$13,126,396	\$8,750,931	\$17,880,399	\$11,920,266	2025	2025
Millennium Charter High [Indep @ Clover site]	\$0	\$0	\$0	\$0	n/a	n/a
Monte Vista Middle	\$585,335	\$390,223	\$766,312	\$510,875	n/a	2026
North Elementary[c]	\$126,661	\$84,441	\$0	\$0	n/a	n/a
Primary Charter Elementary [Indep @ Clover site]	\$0	\$0	\$0	\$0	n/a	n/a
South/West Park Elementary	\$1,970,041	\$1,313,361	\$2,981,948	\$1,987,966	n/a	n/a
Tracy High	\$7,196,412	\$4,797,608	\$10,134,595	\$6,756,397	n/a	n/a
Wanda Hirsch Elementary	\$2,845,615	\$1,897,077	\$4,307,259	\$2,871,506	n/a	2026
<b>TOTALS</b>	<b>\$46,769,865</b>	<b>\$31,179,910</b>	<b>\$67,158,801</b>	<b>\$44,772,534</b>		

<sup>[a]</sup> The actual amount received from the state is dependent upon how much access compliance (ADA) and fire/life safety (FLS) work is required by DSA. The more ADA and FLS work required by DSA in the project, the more the state grant will be up to the maximum.

In addition, if there are permanent buildings over 50 years old and the utilities (water, sewer, gas, electric, and communications for TV and telephone) serving those buildings are being repaired or replaced, the District may qualify for additional funds.

<sup>[b]</sup> The date noted, if any, signifies eligibility may be generated based on the age of the facilities only. If the enrollment of the site increases, there may be additional eligibility generated before this date.

<sup>[c]</sup> The North ES eligibility has all been requested in the application for funding for DSA A#02-117324.

<sup>[d]</sup> The eligibility at this site was utilized in the application for funding for DSA A#02-102583.

Modernization eligibility analysis provided by Hancock, Park & DeLong, Inc.

## ANNUAL DEFERRED MAINTENANCE



A Deferred Maintenance Pacing Guide is intended to serve as an administrative budgeting and planning tool. School Districts should invest annually to fund the repair and maintenance of school facilities regardless of conditions. The annual replacement quantities and estimated costs assume school facilities are functional, have only normal wear and tear, and should reach normal life expectancy.

Projects in the Master Plan Assessment are intended to correct immediate deficiencies, modernize existing facilities to restore their useful life, or building new facilities to meet changing program requirements. Deferred Maintenance projects are intended to replace building components that have reached normal life expectancy but have not yet failed. Deferred Maintenance projects preserve the useful life of a facility but do not change how the facility is used or functions.

If current facility conditions are deficient and require immediate attention, it is possible for a specific scope of work to appear in both the Master Planning Assessment and in the Deferred Maintenance Pacing Guide. For example, a roof replacement may be required immediately to fix leaks and prevent property damage. However, even if fully replaced now, the new roof will eventually need to be replaced at normal life expectancy before another failure occurs.

The Deferred Maintenance Pacing Guide intentionally avoids making specific project recommendations. The local facility manager is best equipped to organize and sequence projects based upon their experience and knowledge of local facilities. Even if no Deferred Maintenance projects are planned for the current fiscal year, annual budget allocations should be put into reserve to fund future projects. Deferred Maintenance projects often require several years of budgeting and saving to make sure the school district is prepared to fund projects when needed.



## ANNUAL DEFERRED MAINTENANCE

EC (Ed. Code) Section 17070.75 requires school districts that participate in the School Facility Program (SFP) to make all necessary repairs, renewals and replacements to ensure that a project is at all times maintained in good repair, working order, and condition. This is accomplished by the establishment of a restricted account within the District's General Fund for the exclusive purpose of providing moneys for ongoing and major maintenance of school buildings. EC Section 17070.75 requires a District to deposit a specified amount in each fiscal year, for 20 years, when SFP funds are received.

Routine Restricted Maintenance Account (RRMA) funds are used to repair or maintain existing building components. RRMA funds cover normal building maintenance activities, supplies and consumables, such as HVAC filters, light bulbs, paint, floor wax and repair parts. Most of these maintenance activities fall below public bid thresholds and do not require Division of State Architect (DSA) oversight. RRMA activities are best described as light maintenance to maintain the facility in good working order.

In contrast, Deferred Maintenance (DM) projects are intended to replace building components that have reached normal life expectancy but have not yet failed. Deferred Maintenance projects often replace entire building components, such as flooring, roofing or HVAC units. DM projects are usually big enough to require a public bid process and may require DSA oversight. DM projects preserve the useful life of a facility but do not change how the facility is used or functions.



## ANNUAL DEFERRED MAINTENANCE

As per the recommendations outlined in the Deferred Maintenance Pacing Guide, it is suggested that Tracy Unified allocate a minimum annual investment of **\$10,305,105** to its Deferred Maintenance budget to address future maintenance projects. The annual budget is determined by either the square footage of a facility or system and the total cost per square foot for maintenance or replacement. For the unit count-based approach, the total number of units, such as HVAC units or portables, is counted, and a cost per unit is determined. The annual maintenance budget is calculated by multiplying the number of units by the cost per unit.

This recommended amount is considered essential for funding a proactive Deferred Maintenance program. Investing at this level ensures that the necessary resources are available to address ongoing maintenance needs, prevent further deterioration of facilities, and uphold a proactive approach to managing the upkeep of the school's infrastructure. By adhering to this guideline, the school can maintain a sustainable and effective Deferred Maintenance program that contributes to the long-term health and functionality of its facilities.

Deferred Maintenance Pacing Guide - Elementary Schools

Description of System	Art Freiler School	George Kelly School	North School	Gladys Poet Christian School	Louis Bohn Elementary	Central Elementary	Wanda Hirsch Elementary	Melville Jacobson Elementary	McKinley Elementary	South West Park Elementary	Louis Villalovoz Elementary
Permanent Roofing	\$81,408	\$71,936	\$74,112	\$54,016	\$50,944	\$51,968	\$49,920	\$50,944	\$30,720	\$32,384	\$44,800
Portable Roofing	\$14,125	\$17,625	\$4,250	\$24,000	\$7,000	\$2,875	\$12,750	\$22,500	\$21,125	\$59,250	\$22,500
Flooring (Carpet, VCT, LVT)	\$58,300	\$55,300	\$49,000	\$49,100	\$36,400	\$58,400	\$33,200	\$46,200	\$32,700	\$57,600	\$44,000
Asphalt Paving (Seal Coat)	\$90,000	\$45,000	\$48,000	\$44,200	\$51,250	\$43,500	\$51,600	\$36,250	\$41,000	\$56,200	\$38,000
Asphalt Paving (Repave)	\$122,400	\$61,200	\$65,280	\$60,112	\$69,700	\$59,160	\$70,176	\$49,300	\$55,760	\$76,432	\$51,680
Concrete Flatwork	\$25,143	\$62,857	\$35,200	\$15,086	\$19,486	\$13,011	\$16,343	\$17,977	\$20,114	\$32,686	\$30,171
Exterior Paint	\$43,000	\$44,100	\$40,000	\$34,000	\$33,000	\$39,300	\$46,000	\$44,200	\$33,600	\$46,800	\$33,000
Interior Paint	\$21,000	\$24,000	\$22,500	\$16,000	\$16,500	\$16,000	\$15,500	\$20,000	\$13,500	\$24,000	\$17,000
HVAC (Dual-Pack, Roof-Top, Ground-Mount)	\$33,000	\$44,000	\$44,000	\$23,000	\$29,000	\$33,000	\$26,000	\$26,000	\$14,000	\$22,000	\$20,000
HVAC (Wall Hung Bard Unit)	\$8,667	\$10,400	\$1,733	\$14,733	\$4,333	\$1,733	\$7,800	\$13,867	\$13,000	\$27,733	\$13,867
<b>Total Annual Budget Allocation</b>	<b>\$497,043</b>	<b>\$436,418</b>	<b>\$384,075</b>	<b>\$334,247</b>	<b>\$317,613</b>	<b>\$318,948</b>	<b>\$329,289</b>	<b>\$327,238</b>	<b>\$275,519</b>	<b>\$435,085</b>	<b>\$315,018</b>

Subtotal Elementary Schools **\$3,970,493**

## ANNUAL DEFERRED MAINTENANCE

Deferred Maintenance Pacing Guide - Secondary Schools and Other Programs									
Description of System	Monte Vista Middle	Williams Middle	Kimball High	Tracy High	West High	Stein High	ACCE West	Adult School	Tracy Independent Charter School
Permanent Roofing	\$127,104	\$116,352	\$337,664	\$294,400	\$243,200	\$14,976	\$10,938	\$14,592	\$35,072
Portable Roofing	\$4,250	\$26,125	\$4,250	\$16,875	\$57,750	\$8,500	\$9,588	\$0	\$0
Flooring (Carpet, VCT, LVT)	\$83,200	\$88,400	\$196,000	\$170,000	\$168,000	\$15,100	\$11,124	\$9,000	\$21,900
Asphalt Paving (Seal Coat)	\$81,800	\$91,900	\$335,000	\$158,000	\$235,000	\$16,150	\$2,400	\$6,000	\$28,200
Asphalt Paving (Repave)	\$111,248	\$124,984	\$455,600	\$214,880	\$319,600	\$21,964	\$8,640	\$8,160	\$38,352
Concrete Flatwork	\$45,886	\$61,914	\$180,903	\$159,657	\$140,171	\$8,171	\$3,500	\$7,794	\$15,903
Exterior Paint	\$94,700	\$69,700	\$160,000	\$180,000	\$168,000	\$15,000	\$6,667	\$7,000	\$25,000
Interior Paint	\$29,000	\$20,000	\$50,000	\$60,000	\$55,000	\$4,500	\$4,667	\$4,000	\$11,000
HVAC (Dual-Pack, Roof-Top, Ground-Mount)	\$63,000	\$30,000	\$110,000	\$160,000	\$138,000	\$10,000	\$4,800	\$10,000	\$24,000
HVAC (Wall Hung Bard Unit)	\$2,600	\$15,600	\$2,600	\$10,400	\$13,867	\$5,200	\$3,600	\$0	\$0
<b>Total Annual Budget Allocation</b>	<b>\$642,788</b>	<b>\$644,975</b>	<b>\$1,832,017</b>	<b>\$1,424,212</b>	<b>\$1,538,588</b>	<b>\$119,561</b>	<b>\$65,924</b>	<b>\$66,546</b>	<b>\$199,427</b>
<b>Subtotal Secondary Schools and Other Programs</b>								<b>\$6,334,612</b>	



# **FACILITIES MASTER PLAN**

## NEEDS ASSESSMENT

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**TRACY UNIFIED  
SCHOOL DISTRICT**

# **Section**

## 04

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**NEED ASSESSMENT**

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## ASSESSMENT PROCESS



Throughout the State of California one of the most common themes facing school districts today is the challenge of maintaining aging buildings and infrastructure while dealing with increased construction costs and limited funding resources. In most cases, the scope of projects identified in this document will exceed the amount of current available funding.

So how do you decide which projects are the highest priorities and need immediate attention and which can be deferred until additional funding is available? There are no simple answers to this question, and it often comes down to the individual District's short-term and long-term goals and objectives. The needs assessment will help establish a base criteria of categories identified in this plan.



Projects often fall into one of several categories: Health, Safety and Security; Major Building Modernization; Basic Building Modernization; Site Improvements; Future Construction; Deferred Maintenance and Pending Projects. When creating a successful facilities improvement program, it's important to annually review the scope of work along with current and future funding options.

While often interchangeable, most Health, Safety and Security, Building Modernization and Site Improvements are funded partially by the State Modernization Program, local developer fees, local bonds, deferred maintenance or other capital facility funds. Future Construction is often large-scale master planned projects that will require significant capital and are generally funded by local bonds or the State New Construction Program.

With local knowledge and input from key stakeholders, the document lays out a plan that categorizes projects into one of the assessment categories. Certain projects may overlap depending on scope of work or funding resources.

## ASSESSMENT CATEGORIES

### HEALTH, SAFETY & SECURITY



Security Alarm, Fire Alarm, Bell & Intercom, Hazardous Materials Abatement, Surveillance Cameras, Fencing, ADA Compliance, Critical Path of Travel, Drinking Fountains, Doors, Locks & Hardware.

### MAJOR BUILDING MODERNIZATION



HVAC, Roofing, Window Replacement, Restrooms Refresh, Interior Reconfiguration.

### BASIC BUILDING MODERNIZATION



Exterior Paint, Interior Paint, Flooring, Lighting Upgrades, Casework & Cabinets, Low Voltage, Exterior Repairs, Rain Gutters.

### SITE IMPROVEMENTS



Utilities, Technology, Landscaping & Irrigation, Signage & Marquees, Concrete & Asphalt Repair, Flatwork, Playground Equipment, Shade Structures, Parking & Traffic Flow.

### FUTURE CONSTRUCTION



New Classrooms, Portable Replacement, New Support Facilities, Athletic Facilities.

### DEFERRED MAINTENANCE



No deficiencies found at the time of the site assessment. These facilities should be part of the District's deferred maintenance schedule.

### PENDING PROJECTS



Identified by District stakeholders during the assessment meetings, these projects are currently in the planning, design or construction phase.

## COST ESTIMATES METHODOLOGY

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The cost estimates outlined in this report are to be used as a guideline for future planning. Because this report is meant to establish a foundation for future goals and objectives, there will be certain factors that cannot be accounted for until a project goes out to bid or starts construction.

Our approach to cost estimating starts with the Saylor's Construction Cost Estimating Guide. This system for estimating is endorsed by the State of California and the (OPSC) Office of Public School Construction for its cost guidelines. This ensures that our cost estimates align with industry standards and are rooted in a recognized framework.

By recognizing the importance of local context, we engage in discussions with District staff and local construction contractors. This collaborative approach allows us to tailor cost estimates to reflect specific conditions, such as the availability of qualified subcontractors in particular specialties or the impact of State apprenticeship and pre-qualification requirements on construction pricing in the area.

To provide a holistic view, our estimate totals encompass both construction costs and support costs, offering a realistic projection of the financial considerations involved in the proposed projects. The result of this process is a comprehensive project cost matrix covering all identified proposed work. It serves as a valuable guide for the District in developing a long-range plan. However, we acknowledge that unexpected or unforeseen scope of work variances, material costs, code compliance, and availability of local contractors can impact costs significantly.

## FREQUENTLY ASKED QUESTIONS

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### **What is the K12 Partners needs assessment methodology?**

K12 Partners has compiled this report with collaborative input from both administration and staff, drawing upon their firsthand knowledge of the facilities. The assessment involved field visits conducted by K12 Partners to assess the buildings, infrastructure, and amenities. Throughout this process, detailed notes and photographs were collected to document the condition of the facilities, which were then evaluated against contemporary building codes and standards. The analysis also benefited from the utilization of original construction documents and subsequent modernization drawings, providing additional insight to support the assessment and recommendations outlined in this report.

### **Why are projected cost estimates higher than typical commercial construction costs?**

School buildings and sites are classified as “Essential Facilities” under State building standards due to the critical nature of their occupants and their frequent use as disaster relief sites, particularly in the event of earthquakes or fires. This designation necessitates a higher standard of construction and engineering. Coupled with the State’s prevailing wage laws, this leads to significantly higher construction costs compared to typical commercial buildings.

### **Why does the report include holding allowances for future ADA and path of travel improvements?**

ADA upgrades and path of travel improvements will be required and attached to any future DSA (Division of State Architect) projects the District pursues. The minimum and maximum requirements will be determined by the quantity and location on campus of future DSA projects. In general, DSA requires the restroom & drinking fountain closest to the project location be ADA compliant. An ADA compliant path of travel will also be required between the specific project location and the Administration Building, as well as to the nearest point of emergency egress. Because the scope of ADA upgrades can become a financial burden on project budgets, there are limitations that ADA upgrades usually cannot exceed 20% of the adjusted construction cost of alterations, structural repairs or additions. With this requirement in place, the more DSA projects the school pursues, the more of the recommended ADA path of travel allowance the District should expect to spend.

### **How do we estimate costs for new construction?**

Future new facilities or new construction cost estimates are based on a per square foot calculation rather than a specific design. During the needs assessment our team will collaborate with District stakeholders to determine specific spatial requirements for a future new construction project. Final design and ultimately the final budget will be determined once the District’s architect designs the project. It is our hope that this document will be used to guide the chosen architect to design a plan that does not exceed the District’s limited budget.

# ART FREILER ELEMENTARY



# Needs Assessment

Art Freiler Elementary

## EXISTING SITE PLAN



### ART FREILER ELEM SITE DETAILS

**Address:** 2421 W. Lowell Avenue

**City, State, Zip:** Tracy, CA 95377

**Phone:** 209.830.3309

**Date Built:** 2001

**Grades Served:** TK-8

**Site Acres:** +/- 10.4

#### Diagram Legend

- Permanent Classrooms
- Permanent Support Facility
- Portable Building

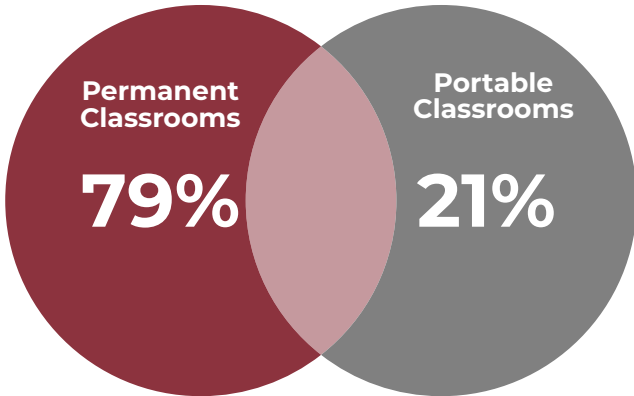
### PERMANENT BUILDINGS ID | NAME

- 1 Administration
- 2 Multipurpose, Kitchen, Room 32
- 3 Building C - Library, Rooms 28-31
- 4 Building D - Rooms 8-15
- 5 Building E - Rooms 22-27
- 6 Building F - Rooms 16-21
- 7 Building G - Rooms 1-3
- 8 Building H - Rooms 4-7

### PORTABLE BUILDINGS ID | NAME

- 9 Portable 35
- 10 Portable 36
- 11 Portable 37
- 12 Portable 38
- 13 Portable 39
- 14 Portable 40
- 15 Portable 41
- 16 Portable 42
- 17 Portable Daycare

## BUILDING INVENTORY



**Notes :**

Classroom count is based on a total count of all available teaching stations. This number is used by the State to calculate funding eligibility.

MAP ID	BUILDING NAME	CONSTRUCTION TYPE	AREA/SQ. FT.	CLASSROOM COUNT	DATE BUILT	AGE
1	Administration	Permanent	3,038	0	2001	23
2	Multipurpose, Kitchen, Room 32	Permanent	9,240	1	2001	23
3	Building C - Library, Rooms 28-31	Permanent	4,548	1	2001	23
4	Building D - Rooms 8-15	Permanent	8,364	8	2001	23
5	Building E - Rooms 22-27	Permanent	6,982	6	2001	23
6	Building F - Rooms 16-21	Permanent	6,993	6	2001	23
7	Building G - Rooms 1-3	Permanent	3,842	3	2001	23
8	Building H - Rooms 4-7	Permanent	8,013	6	2001	23
9	Portable 35	Portable	960	1	2005	19
10	Portable 36	Portable	960	1	2005	19
11	Portable 37	Portable	960	1	2006	18
12	Portable 38	Portable	960	1	2006	18
13	Portable 39	Portable	960	1	2023	1
14	Portable 40	Portable	960	1	2009	15
15	Portable 41	Portable	960	1	2009	15
16	Portable 42	Portable	1,440	1	2009	15
17	Portable Daycare	Portable	1,920	0	2001	23

BUILDINGS SUMMARY	AREA/SQ.FT.	CLASSROOM COUNT	AVERAGE AGE
Permanent Buildings	51,020	31	23
Portable Buildings	10,080	8	16
<b>Totals</b>	<b>61,100</b>	<b>39</b>	

**ASSESSMENT PHOTOS**

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## SITE ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
<p><b>HEALTH, SAFETY &amp; SECURITY PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Add more surveillance cameras (x5) to cover blind spots</li> <li><input type="checkbox"/> Replace bell/clock/intercom system with new network based system</li> <li><input type="checkbox"/> Replace drinking fountains w/ ADA compliant bottle fill stations (x2)</li> <li><input type="checkbox"/> Hold allowance for ADA path of travel improvements (grade correction, trip hazards, door hardware &amp; thresholds)</li> </ul>
<p><b>SITE INFRASTRUCTURE PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Replace playground equipment (x2)               <ul style="list-style-type: none"> <li>• Replace playground wood chips with pour in place fall surface (x2)</li> </ul> </li> <li><input type="checkbox"/> Add shade structure in kindergarten play yard</li> <li><input type="checkbox"/> Add synthetic turf soccer field</li> </ul>
<p><b>FUTURE NEW CONSTRUCTION PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Build new TK/K/SPED classrooms (x3) with internal restrooms               <ul style="list-style-type: none"> <li>• Include exterior staff restrooms (x2)</li> <li>• Add new TK/K playground (x1) with pour in place fall surface</li> </ul> </li> </ul>
<p><b>TOP PRIORITIES: (PRINCIPAL)</b></p>	<ol style="list-style-type: none"> <li>1. New TK classrooms and TK playground</li> <li>2. Classroom updates with teaching wall (storage/white board/short throw projector technology) and new carpet</li> <li>3. Replace playground equipment and fall surface</li> <li>4. More staff restrooms</li> </ol>






## BUILDINGS ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
<b>BUILDING A:</b>	<b>Administration, Teacher Lounge, Restrooms</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace carpet flooring in Administration offices</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> </ul>
<b>BUILDING B:</b>	<b>Multipurpose, Kitchen, Stage, Band Room 32, Restrooms</b> Kitchen is very small; provides heat & hold service only <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace carpet flooring in Band Room 32</li> <li><input type="checkbox"/> Replace sports floor in Multipurpose</li> <li><input type="checkbox"/> Add storage cabinets on stage</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> </ul>
<b>BUILDING C:</b>	<b>Library, Rooms 28 – 31, Staff Restroom</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace carpet flooring in Rooms 28 – 31 and offices                             <ul style="list-style-type: none"> <li>• Note: Library carpet already replaced</li> </ul> </li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> </ul>
<b>BUILDING D:</b>	<b>Rooms 8 – 15</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Add built-in teaching wall (storage/white board/short throw projector technology)</li> <li><input type="checkbox"/> Replace carpet flooring in classrooms</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> </ul>
<b>BUILDING E:</b>	<b>Rooms 22 – 27, Restrooms</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Add built-in teaching wall (storage/white board/short throw projector technology)</li> <li><input type="checkbox"/> Replace carpet flooring in classrooms</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> </ul>
<b>BUILDING F:</b>	<b>Rooms 16 -21, Restrooms</b> <ul style="list-style-type: none"> <li>• Add built-in teaching wall (storage/white board/short throw projector technology)</li> <li>• Replace carpet flooring in classrooms</li> <li>• Upgrade interior and exterior lights to LED</li> </ul>
<b>BUILDING G:</b>	<b>Rooms 1 – 3</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Add built-in teaching wall (storage/white board/short throw projector technology)</li> <li><input type="checkbox"/> Replace carpet flooring in Classrooms 1, 2                             <ul style="list-style-type: none"> <li>• Note: Room 3 has new carpet</li> </ul> </li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> </ul>
<b>BUILDING H:</b>	<b>Rooms 4-7, 33,34</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Add built-in teaching wall (storage/white board/short throw projector technology)</li> <li><input type="checkbox"/> Replace carpet flooring in classrooms</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> </ul>
<b>PORTABLE BUILDINGS:</b>	<b>Rooms 35-38, 39-41, Daycare</b> Note: Replace portables with permanent/modular construction Note: Footprint of Rooms 35 – 38 would be good location for future classrooms <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace carpet flooring in classrooms</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> </ul>

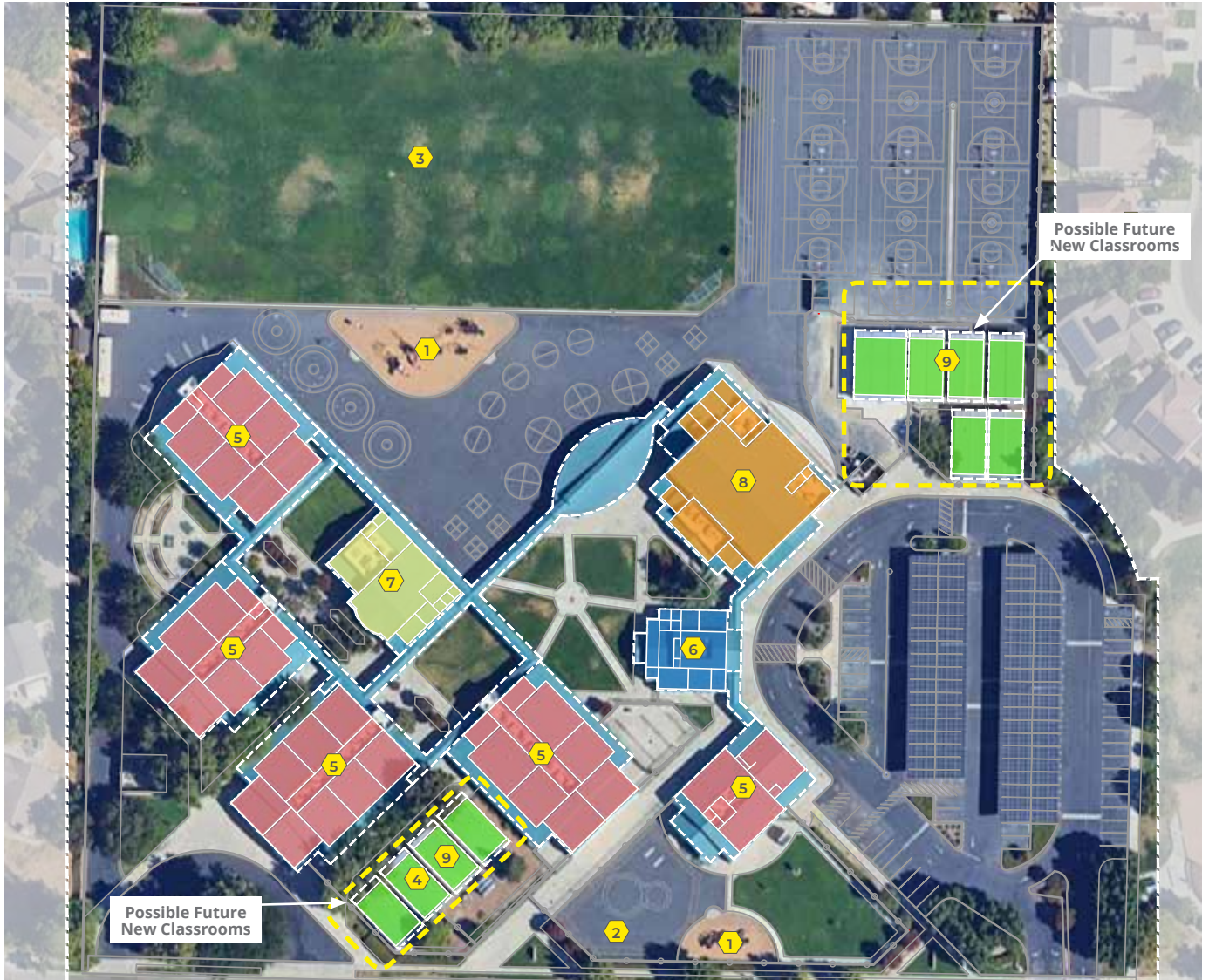
# Needs Assessment

Art Freiler Elementary

## ASSESSMENT REPORT CARD

Art Freiler Elementary	Category	Task & Description	Cost by Item	Total Cost
	Health, Safety & Security Projects	<ul style="list-style-type: none"> <li>• Security &amp; Intrusion Alarm</li> <li>• Fire Alarm System</li> <li>• Communications, Bell, Intercom, Phone</li> <li>• Surveillance Cameras</li> <li>• Security Fencing &amp; Gates</li> <li>• Doors, Locks &amp; Hardware</li> <li>• Hazardous Materials Abatement</li> <li>• ADA Compliance</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>\$454,740</li> <li>\$13,000</li> <li>-</li> <li>-</li> <li>-</li> <li>\$75,400</li> </ul>	\$543,140
	Major Modernization Projects	<ul style="list-style-type: none"> <li>• Roofing</li> <li>• HVAC</li> <li>• Windows</li> <li>• Remodel Restrooms or Shower/Locker</li> <li>• Interior Wall Reconfiguration &amp; Remodel</li> <li>• Indoor Athletic Facilities</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> </ul>	\$-
	Basic Modernization Projects	<ul style="list-style-type: none"> <li>• Interior &amp; Exterior Paint</li> <li>• Exterior Wall &amp; Trim Repairs</li> <li>• Interior Wall &amp; Ceiling Repairs</li> <li>• Rain Gutters</li> <li>• Flooring</li> <li>• Interior &amp; Exterior Lighting</li> <li>• Casework &amp; Cabinets</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>\$565,500</li> <li>-</li> <li>\$497,380</li> <li>\$578,760</li> <li>\$26,000</li> </ul>	\$1,667,640
	Site Infrastructure	<ul style="list-style-type: none"> <li>• Utilities</li> <li>• Technology Upgrades</li> <li>• Landscaping</li> <li>• Signage &amp; Marquees</li> <li>• Playground Equipment &amp; Fall Surfaces</li> <li>• Asphalt &amp; Concrete Flatwork</li> <li>• Playfields &amp; Outdoor Athletic Facilities</li> <li>• Parking &amp; Traffic Flow</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>\$762,970</li> <li>-</li> <li>\$650,000</li> <li>-</li> </ul>	\$1,412,970
	Future New Construction Projects	<ul style="list-style-type: none"> <li>• New Kindergarten/TK classrooms</li> <li>• Replace portables with permanent construction</li> <li>• Shade Structure</li> </ul>	<ul style="list-style-type: none"> <li>\$4,202,250</li> <li>\$6,240,000</li> <li>\$234,000</li> </ul>	\$10,676,250
<b>Total</b>				<b>\$14,300,000</b>

## MASTER PLAN DIAGRAM



### IDENTIFIED SITE WORK

#### Health, Safety & Security Projects

- Add more surveillance cameras (x5) to cover blind spots
- Replace bell/clock/intercom system with new network based system
- Replace drinking fountains w/ ADA compliant bottle fill stations (x2)
- Hold allowance for ADA path of travel improvements

#### Site Infrastructure Projects

- 1 • Replace playground equipment (x2). Replace wood chips with pour in place fall surface (x2)
- 2 • Add shade structure in kindergarten play yard
- 3 • Add synthetic turf soccer field

#### Future New Construction Projects

- 4 • Build new TK/K/SPED classrooms (x3) with internal restrooms
  - Include exterior staff restrooms (x2)
  - Add new TK/K playground (x1) with pour in place fall surface

### EXISTING BUILDINGS

- 5 Classroom Modernization
- 6 Administration Modernization
- 7 Library Modernization
- 8 Multipurpose Modernization
- 9 Deferred maintenance to extend life of facility. Replace with new permanent building when funding is secured.

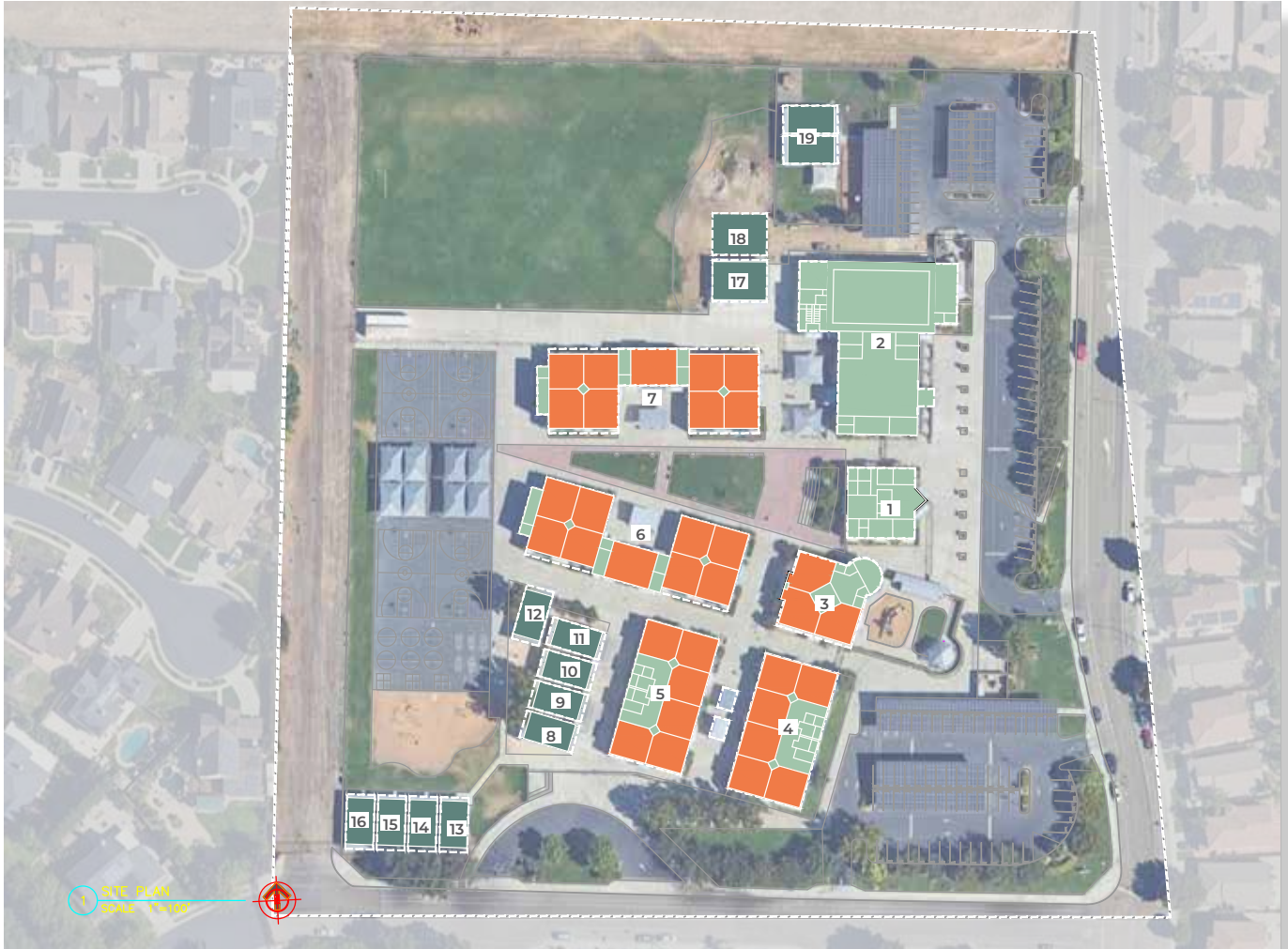
# GEORGE KELLY ELEMENTARY



# Needs Assessment

George Kelly Elementary

## EXISTING SITE PLAN



### GEORGE KELLY ELEM SITE DETAILS

**Address:** 535 Mabel Josephine Drive

**City, State, Zip:** Tracy, CA 95377

**Phone:** 209.830.3390

**Date Built:** 2006

**Grades Served:** TK-8

**Site Acres:** +/- 10

#### Diagram Legend

Permanent Classrooms

Permanent Support Facility

Portable Building

### PERMANENT BUILDINGS ID | NAME

- 1 Administration
- 2 Multipurpose
- 3 Classroom Wing 1-2
- 4 Classroom Wing 3-8
- 5 Classroom Wing 9-14
- 6 Classroom Wing 20-27/S1
- 7 Classroom Wing 28-35/S2

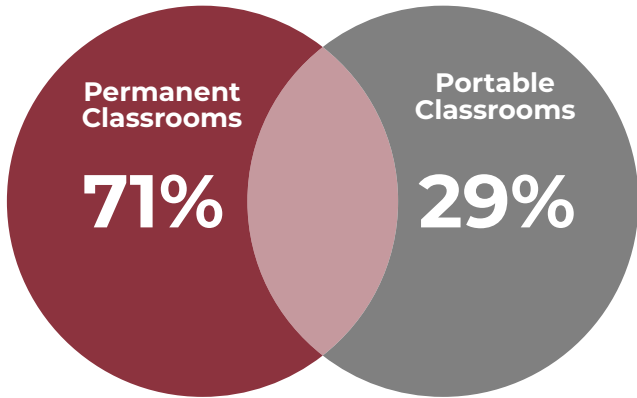
### PORTABLE BUILDINGS ID | NAME

- 8 Portable 15
- 9 Portable 16
- 10 Portable 17
- 11 Portable 18
- 12 Portable 19
- 13 Portable 39
- 14 Portable 40
- 15 Portable 41
- 16 Portable 42
- 17 Portable 43
- 18 Portable 44
- 19 Portable Child Care

# Needs Assessment

George Kelly Elementary

## BUILDING INVENTORY



### Notes :

Classroom count is based on a total count of all available teaching stations. This number is used by the State to calculate funding eligibility.

MAP ID	BUILDING NAME	CONSTRUCTION TYPE	AREA/SQ. FT.	CLASSROOM COUNT	DATE BUILT	AGE
1	Administration	Permanent	3,668	0	2006	18
2	Multipurpose	Permanent	13,580	0	2006	18
3	Classroom Wing 1-2	Permanent	4,014	2	2006	18
4	Classroom Wing 3-8	Permanent	7,679	6	2006	18
5	Classroom Wing 9-14	Permanent	7,679	6	2006	18
6	Classroom Wing 20-27/S1	Permanent	9,880	8	2006	18
7	Classroom Wing 28-35/S2	Permanent	9,880	8	2006	18
8	Portable 15	Portable	960	1	2006	18
9	Portable 16	Portable	960	1	2006	18
10	Portable 17	Portable	960	1	2006	18
11	Portable 18	Portable	960	1	2006	18
12	Portable 19	Portable	960	1	2006	18
13	Portable 39	Portable	960	1	2009	15
14	Portable 40	Portable	960	1	2009	15
15	Portable 41	Portable	960	1	2009	15
16	Portable 42	Portable	960	1	2009	15
17	Portable 43	Portable	1,440	1	2023	1
18	Portable 44	Portable	1,440	1	2023	1
19	Portable Child Care	Portable	1,440	1	2006	18

BUILDINGS SUMMARY	AREA/SQ.FT.	CLASSROOM COUNT	AVERAGE AGE
Permanent Buildings	56,380	30	18
Portable Buildings	12,960	12	14
<b>Totals</b>	<b>69,340</b>	<b>42</b>	

**ASSESSMENT PHOTOS**

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## SITE ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
<p><b>HEALTH, SAFETY &amp; SECURITY PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Replace perimeter chain link fence with decorative metal fence at street frontage near Room 39</li> <li><input type="checkbox"/> Hold allowance for ADA path of travel improvements (grade correction, trip hazards, door hardware &amp; thresholds)               <ul style="list-style-type: none"> <li>• Add crash bar hardware to exterior gates (x2)</li> </ul> </li> </ul>
<p><b>SITE INFRASTRUCTURE PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Add synthetic turf soccer field</li> <li><input type="checkbox"/> Replace playground equipment (x2)               <ul style="list-style-type: none"> <li>• Replace playground wood chips with pour in place fall surface (x2)</li> </ul> </li> </ul>
<p><b>FUTURE NEW CONSTRUCTION PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Add shade structure by playground (new structure to match size of existing)</li> <li><input type="checkbox"/> Build new TK/K/SPED classrooms (x4) with internal restrooms on NE corner of campus               <ul style="list-style-type: none"> <li>• Remove or relocate Portable 43 to make room</li> <li>• Add new TK/K playground (x1) with pour in place fall surface</li> </ul> </li> </ul>
<p><b>TOP PRIORITIES: (PRINCIPAL)</b></p>	<ol style="list-style-type: none"> <li>1. Roof and HVAC replacement</li> <li>2. Portable classroom replacement</li> <li>3. Synthetic turf field and more playground shade</li> </ol>

## BUILDINGS ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
ADMINISTRATION BUILDING:	<p><b>Reception, Offices, Staff Lounge, Restrooms</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace rooftop HVAC units (x3)</li> <li><input type="checkbox"/> Replace low slope rubber/TPO type roof</li> <li><input type="checkbox"/> Paint building exterior</li> </ul>
MULTIPURPOSE BUILDING:	<p><b>Assembly, Kitchen, Media Center, Rooms 36 – 38, Restrooms</b></p> <p>Note: Storage Room 36 is used as PE office</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace rooftop HVAC units (x3)</li> <li><input type="checkbox"/> Replace low slope rubber/TPO type roof</li> <li><input type="checkbox"/> Paint building exterior</li> <li><input type="checkbox"/> Upgrade A/V equipment in library (projector/screen/speakers)</li> </ul>
CLASSROOM WING:	<p><b>Rooms 1A, 1B, 2</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace rooftop HVAC units (x3)</li> <li><input type="checkbox"/> Replace low slope rubber/TPO type roof</li> <li><input type="checkbox"/> Replace classroom carpet flooring</li> <li><input type="checkbox"/> Paint building exterior</li> </ul>
CLASSROOM WING:	<p><b>Rooms 3 – 8, Restrooms</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace rooftop HVAC units (x6)</li> <li><input type="checkbox"/> Replace low slope rubber/TPO type roof</li> <li><input type="checkbox"/> Replace classroom carpet flooring</li> <li><input type="checkbox"/> Paint building exterior</li> </ul>
CLASSROOM WING:	<p><b>Rooms 9 – 14, Restrooms</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace rooftop HVAC units (x6)</li> <li><input type="checkbox"/> Replace low slope rubber/TPO type roof</li> <li><input type="checkbox"/> Replace classroom carpet flooring</li> <li><input type="checkbox"/> Paint building exterior</li> </ul>
CLASSROOM WING:	<p><b>ROOMS 20 – 27, S1, GIRLS RESTROOM</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace rooftop HVAC units (x9)</li> <li><input type="checkbox"/> Replace low slope rubber/TPO type roof</li> <li><input type="checkbox"/> Replace classroom carpet flooring</li> <li><input type="checkbox"/> Paint building exterior</li> </ul>
CLASSROOM WING:	<p><b>Rooms 28 – 35, S2, Boys Restroom</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace rooftop HVAC units (x9)</li> <li><input type="checkbox"/> Replace low slope rubber/TPO type roof</li> <li><input type="checkbox"/> Replace classroom carpet flooring</li> <li><input type="checkbox"/> Paint building exterior</li> </ul>
PORTABLES:	<p><b>Rooms 15 - 19, Rooms 39 - 42</b></p> <p>Note: Replace portable classrooms and restrooms with permanent/modular construction when funding is available</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace classroom carpet flooring</li> <li><input type="checkbox"/> Paint building exterior</li> </ul>

# Needs Assessment

George Kelly Elementary

## ASSESSMENT REPORT CARD

George Kelly Elementary	Category	Task & Description	Cost by Item	Total Cost
	Health, Safety & Security Projects	<ul style="list-style-type: none"> <li>• Security &amp; Intrusion Alarm</li> <li>• Fire Alarm System</li> <li>• Communications, Bell, Intercom, Phone</li> <li>• Surveillance Cameras</li> <li>• Security Fencing &amp; Gates</li> <li>• Doors, Locks &amp; Hardware</li> <li>• Hazardous Materials Abatement</li> <li>• ADA Compliance</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>\$31,200</li> <li>-</li> <li>-</li> <li>\$65,000</li> </ul>	\$96,200
	Major Modernization Projects	<ul style="list-style-type: none"> <li>• Roofing</li> <li>• HVAC</li> <li>• Windows</li> <li>• Remodel Restrooms or Shower/Locker</li> <li>• Interior Wall Reconfiguration &amp; Remodel</li> <li>• Indoor Athletic Facilities</li> </ul>	<ul style="list-style-type: none"> <li>\$1,612,000</li> <li>\$912,600</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> </ul>	\$2,524,600
	Basic Modernization Projects	<ul style="list-style-type: none"> <li>• Interior &amp; Exterior Paint</li> <li>• Exterior Wall &amp; Trim Repairs</li> <li>• Interior Wall &amp; Ceiling Repairs</li> <li>• Rain Gutters</li> <li>• Flooring</li> <li>• Interior &amp; Exterior Lighting</li> <li>• Casework &amp; Cabinets</li> </ul>	<ul style="list-style-type: none"> <li>\$623,168</li> <li>-</li> <li>-</li> <li>-</li> <li>\$307,632</li> <li>-</li> <li>-</li> </ul>	\$930,800
	Site Infrastructure	<ul style="list-style-type: none"> <li>• Utilities</li> <li>• Technology Upgrades</li> <li>• Landscaping</li> <li>• Signage &amp; Marquees</li> <li>• Playground Equipment &amp; Fall Surfaces</li> <li>• Asphalt &amp; Concrete Flatwork</li> <li>• Playfields &amp; Outdoor Athletic Facilities</li> <li>• Parking &amp; Traffic Flow</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>\$32,500</li> <li>-</li> <li>-</li> <li>\$810,940</li> <li>-</li> <li>\$650,000</li> <li>\$0</li> </ul>	\$1,493,440
	Future New Construction Projects	<ul style="list-style-type: none"> <li>• New Classrooms</li> <li>• Shade Structure</li> </ul>	<ul style="list-style-type: none"> <li>\$11,921,000</li> <li>\$234,000</li> </ul>	\$12,155,000
<b>Total</b>				<b>\$17,200,400</b>

## MASTER PLAN DIAGRAM



### IDENTIFIED SITE WORK

#### Health, Safety & Security Projects

- Replace perimeter chain link fence with decorative metal fence at street frontage near Room 39
- Hold allowance for ADA path of travel improvements
- Add crash bar hardware to exterior gates (x2)

#### Site Infrastructure Projects

- 1 • Add synthetic turf soccer field
- 2 • Replace playground equipment (x2). Replace wood chips with pour in place fall surface (x2)

#### Future New Construction Projects

- 3 • Add shade structure by playground (new structure to match size of existing)
- 4 • Build new TK/K/SPED classrooms (x4) with internal restrooms on NE corner of campus
  - Note: Remove or relocate Portable 43 to make room
  - Add new TK/K playground (x1) with pour in place fall surface

### EXISTING BUILDINGS

5 Classroom Modernization

6 Administration Modernization

7 Library Modernization

8 Multipurpose Modernization

9 Deferred maintenance to extend life of facility. Replace with new permanent building when funding is secured.

10 Replace HVAC

11 Roofing

# NORTH ELEMENTARY



# Needs Assessment

North Elementary

## EXISTING SITE PLAN



### NORTH ELEM SITE DETAILS

**Address:** 2875 Holly Drive  
**City, State, Zip:** Tracy, CA 95376  
**Phone:** 209.830.3350

**Date Built:** 1952  
**Grades Served:** TK-8  
**Site Acres:** +/- 8.94

#### Diagram Legend

- Permanent Classrooms
- Permanent Support Facility
- Portable Building

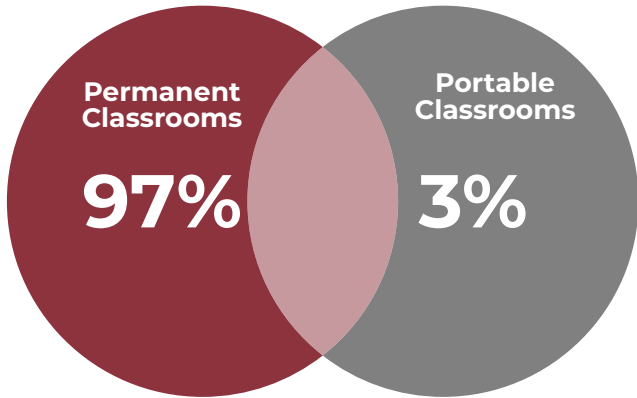
### PERMANENT BUILDINGS ID | NAME

- 1 Main Building C101-210 (2 Stories)
- 2 Classroom Wing A101-A120
- 3 Band Room
- 4 Restrooms
- 5 Multipurpose
- 6 Classroom Wing E101-E107
- 7 Classroom Wing F101-F103
- 8 Classroom Wing G101-G102

### PORTABLE BUILDINGS ID | NAME

- 9 Portable P201

## BUILDING INVENTORY



### Notes :

Classroom count is based on a total count of all available teaching stations. This number is used by the State to calculate funding eligibility.

MAP ID	BUILDING NAME	CONSTRUCTION TYPE	AREA/SQ. FT.	CLASSROOM COUNT	DATE BUILT	AGE
1	Main Building C101-210 (2 Stories)	Permanent	21,582	14	2022	2
2	Classroom Wing A101-A120	Permanent	10,371	11	1967	57
3	Band Room	Permanent	1,018	1	1967	57
4	Restrooms	Permanent	466	0	1967	57
5	Multipurpose	Permanent	9,533	0	2006	18
6	Classroom Wing E101-E107	Permanent	4,089	6	2006	18
7	Classroom Wing F101-F103	Permanent	2,042	3	2006	18
8	Classroom Wing G101-G102	Permanent	3,200	2	2006	18
9	Portable P201	Portable	960	1	2017	7

BUILDINGS SUMMARY	AREA/SQ.FT.	CLASSROOM COUNT	AVERAGE AGE
Permanent Buildings	52,301	37	31
Portable Buildings	960	1	7
<b>Totals</b>	<b>53,261</b>	<b>38</b>	

**ASSESSMENT PHOTOS**



## SITE ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
<p><b>HEALTH, SAFETY &amp; SECURITY PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Add more surveillance cameras (x10) to cover blind spots</li> <li><input type="checkbox"/> Replace bell/clock/intercom system with new network based system               <ul style="list-style-type: none"> <li>• Add exterior intercom/PA speakers (x3) on Multipurpose to cover athletic fields</li> </ul> </li> <li><input type="checkbox"/> Hold allowance for ADA path of travel improvements (grade correction, trip hazards, door hardware &amp; thresholds)</li> </ul>
<p><b>SITE INFRASTRUCTURE PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Add concrete pad under solar shade structure on athletic fields               <ul style="list-style-type: none"> <li>• Staff reports persistent muddy conditions under the solar shade</li> </ul> </li> <li><input type="checkbox"/> Add synthetic turf soccer field</li> <li><input type="checkbox"/> Add shade structure by kindergarten playground</li> <li><input type="checkbox"/> Add new playground (x1) with pour in place fall surface by Rooms A110 – A113               <ul style="list-style-type: none"> <li>• Include play equipment appropriate for SPED students</li> </ul> </li> </ul>
<p><b>FUTURE NEW CONSTRUCTION PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Build new two-story classroom building with 20 classrooms (like Central Elementary School)               <ul style="list-style-type: none"> <li>• Include 14 regular lecture rooms</li> <li>• Include 2 science classrooms w/ lab and prep space</li> <li>• Include 4 TK/K/SPED classrooms with internal restrooms</li> </ul> </li> </ul>
<p><b>TOP PRIORITIES: (PRINCIPAL)</b></p>	<ol style="list-style-type: none"> <li>1. Concrete pad under solar shade structure</li> <li>2. More offices for student support services</li> <li>3. Security entrance at main office lobby</li> <li>4. Separate space for Boys and Girls club to reclaim Multipurpose stage and PE offices</li> <li>5. Kindergarten shade structure</li> </ol>






## BUILDINGS ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
<p><b>MAIN TWO-STORY BUILDING:</b></p>	<p><b>Rooms C101 – C144, Rooms C201- C217 Admin Office, Library</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Install security door entrance w/ camera and remote door unlock</li> <li><input type="checkbox"/> Divide Room C123 in half to create separate private offices</li> </ul>
<p><b>CLASSROOM BUILDING:</b></p>	<p><b>Rooms A101 – A120, Offices, Restrooms</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> No needs identified</li> </ul>
<p><b>CLASSROOM BUILDING:</b></p>	<p><b>Rooms E101 – E107</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace modular classrooms with new two-story classroom building               <ul style="list-style-type: none"> <li>• Note: Similar to two-story classroom building at Central Elementary School</li> </ul> </li> </ul>
<p><b>CLASSROOM BUILDING:</b></p>	<p><b>Rooms F101-F103</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace modular classrooms with new two-story classroom building               <ul style="list-style-type: none"> <li>• Note: Similar to two-story classroom building at Central Elementary School</li> </ul> </li> </ul>
<p><b>CLASSROOM BUILDING:</b></p>	<p><b>Rooms G101-G102</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace modular classrooms with new two-story classroom building               <ul style="list-style-type: none"> <li>• Note: Similar to two-story classroom building at Central Elementary School</li> </ul> </li> </ul>
<p><b>MULTIPURPOSE:</b></p>	<p><b>Dining/Assembly, Stage, Kitchen, Restrooms</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace portable classrooms and restrooms with permanent/modular construction when funding is available</li> </ul>
<p><b>PORTABLES:</b></p>	<p><b>Rooms P101 &amp; Restrooms, P201</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace portable classrooms and restrooms with permanent/modular construction when funding is available</li> </ul>

# Needs Assessment

North Elementary

## ASSESSMENT REPORT CARD

North Elementary	Category	Task & Description	Cost by Item	Total Cost
	Health, Safety & Security Projects	<ul style="list-style-type: none"> <li>• Security &amp; Intrusion Alarm</li> <li>• Fire Alarm System</li> <li>• Communications, Bell, Intercom, Phone</li> <li>• Surveillance Cameras</li> <li>• Security Fencing &amp; Gates</li> <li>• Doors, Locks &amp; Hardware</li> <li>• Hazardous Materials Abatement</li> <li>• ADA Compliance</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>\$382,200</li> <li>\$26,000</li> <li>-</li> <li>\$13,000</li> <li>-</li> <li>\$65,000</li> </ul>	\$486,200
	Major Modernization Projects	<ul style="list-style-type: none"> <li>• Roofing</li> <li>• HVAC</li> <li>• Windows</li> <li>• Remodel Restrooms or Shower/Locker</li> <li>• Interior Wall Reconfiguration &amp; Remodel</li> <li>• Indoor Athletic Facilities</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>\$26,000</li> <li>-</li> </ul>	\$26,000
	Basic Modernization Projects	<ul style="list-style-type: none"> <li>• Interior &amp; Exterior Paint</li> <li>• Exterior Wall &amp; Trim Repairs</li> <li>• Interior Wall &amp; Ceiling Repairs</li> <li>• Rain Gutters</li> <li>• Flooring</li> <li>• Interior &amp; Exterior Lighting</li> <li>• Casework &amp; Cabinets</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> </ul>	\$-
	Site Infrastructure	<ul style="list-style-type: none"> <li>• Utilities</li> <li>• Technology Upgrades</li> <li>• Landscaping</li> <li>• Signage &amp; Marquees</li> <li>• Playground Equipment &amp; Fall Surfaces</li> <li>• Asphalt &amp; Concrete Flatwork</li> <li>• Playfields &amp; Outdoor Athletic Facilities</li> <li>• Parking &amp; Traffic Flow</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>\$338,000</li> <li>\$124,800</li> <li>\$650,000</li> <li>-</li> </ul>	\$1,112,800
	Future New Construction Projects	<ul style="list-style-type: none"> <li>• New Classrooms</li> <li>• Shade Structure</li> </ul>	<ul style="list-style-type: none"> <li>\$21,814,000</li> <li>\$234,000</li> </ul>	\$22,048,000
<b>Total</b>				<b>\$23,673,000</b>

## MASTER PLAN DIAGRAM



### IDENTIFIED SITE WORK

#### Health, Safety & Security Projects

- Add more surveillance cameras (x10) to cover blind spots
- Replace bell/clock/intercom system with new network based system
- Hold allowance for ADA path of travel improvements

#### Site Infrastructure Projects

- 1 • Add concrete pad under solar shade structure on athletic fields
- 2 • Add synthetic turf soccer field
- 3 • Add new playground (x1) with pour in place fall surface by Rooms A110 – A113

#### Future New Construction Projects

- 4 • Add shade structure by kindergarten playground
- 5 • Build new two-story classroom building with 20 classrooms (like Central Elementary School)
  - Include 14 regular lecture rooms
  - Include 2 science classrooms w/ lab and prep space
  - Include 4 TK/K/SPED classrooms with internal restrooms

### EXISTING BUILDINGS

- 6 • No Needs Identified
- 7 • Deferred maintenance to extend life of facility. Replace with new permanent building when funding is secured.

# GLADYS POET-CHRISTIAN ELEMENTARY



# Needs Assessment

Gladys Poet-Christian Elementary

## EXISTING SITE PLAN



### GLADYS POET-CHRISTIAN ELEM SITE DETAILS

**Address:** 1701 S. Central Avenue

**City, State, Zip:** Tracy, CA 95376

**Phone:** 209.830.3325

**Date Built:** 1990

**Grades Served:** TK-8

**Site Acres:** +/- 9.69

#### Diagram Legend

- Permanent Classrooms
- Permanent Support Facility
- Portable Building

### PERMANENT BUILDINGS ID | NAME

- 1 Administration/Kindergarten
- 2 Multipurpose
- 3 Library/Classrooms 3-14
- 4 Classroom 15
- 5 Classroom 16
- 6 Classroom 17
- 7 Classroom 18
- 8 Classroom 19
- 9 Classroom 20
- 10 Restrooms

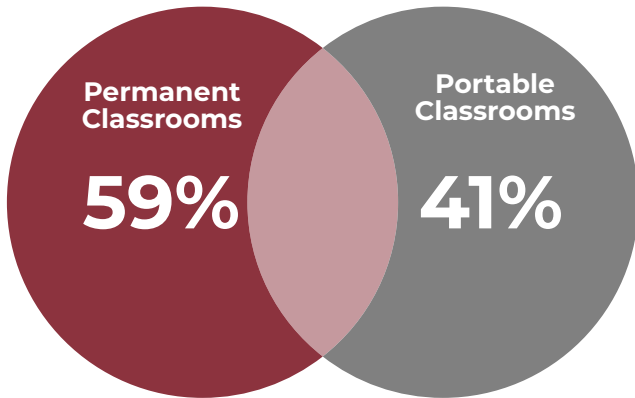
### PORTABLE BUILDINGS ID | NAME

- 11 Portable 21
- 12 Portable 22
- 13 Portable 23
- 14 Portable 24
- 15 Portable 25
- 16 Portable 26
- 17 Portable 27
- 18 Portable 28
- 19 Portable 29
- 20 Portable 30
- 21 Portable 31
- 22 Portable Restrooms
- 23 New Portable
- 24 New Portable Restroom

# Needs Assessment

Gladys Poet-Christian Elementary

## BUILDING INVENTORY



### Notes :

Classroom count is based on a total count of all available teaching stations. This number is used by the State to calculate funding eligibility.

MAP ID	BUILDING NAME	CONSTRUCTION TYPE	AREA/SQ. FT.	CLASSROOM COUNT	DATE BUILT	AGE
1	Administration/Kindergarten	Permanent	6,001	2	1990	34
2	Multipurpose	Permanent	7,071	0	1990	34
3	Library/Classrooms 3-14	Permanent	14,728	9	1990	34
4	Classroom 15	Permanent	960	1	1990	34
5	Classroom 16	Permanent	960	1	1990	34
6	Classroom 17	Permanent	960	1	1990	34
7	Classroom 18	Permanent	960	1	1990	34
8	Classroom 19	Permanent	960	1	1990	34
9	Classroom 20	Permanent	960	1	1990	34
10	Restrooms	Permanent	624	0	1990	34
11	Portable 21	Portable	960	1	2001	23
12	Portable 22	Portable	960	1	2001	23
13	Portable 23	Portable	960	1	2001	23
14	Portable 24	Portable	960	1	2001	23
15	Portable 25	Portable	960	1	2001	23
16	Portable 26	Portable	960	1	2001	23
17	Portable 27	Portable	960	1	1997	27
18	Portable 28	Portable	960	1	1997	27
19	Portable 29	Portable	960	1	1997	27
20	Portable 30	Portable	960	1	2001	23
21	Portable 31	Portable	960	1	2001	23
22	Portable Restrooms	Portable	960	0	2001	23
23	New Portable	Portable	1,440	1	2023	1
24	New Portable Restroom	Portable	480	0	2023	1

BUILDINGS SUMMARY	AREA/SQ.FT.	CLASSROOM COUNT	AVERAGE AGE
Permanent Buildings	34,184	17	34
Portable Buildings	13,440	12	21
<b>Totals</b>	<b>47,624</b>	<b>29</b>	

**ASSESSMENT PHOTOS**



## SITE ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
<p><b>HEALTH, SAFETY &amp; SECURITY PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Add more surveillance cameras (x5) to cover blind spots</li> <li><input type="checkbox"/> Replace bell/clock/intercom system with new network based system</li> <li><input type="checkbox"/> Replace fire alarm main panel</li> <li><input type="checkbox"/> Add privacy slats to perimeter chain link fence on north side of school. Fence common to adjacent park</li> <li><input type="checkbox"/> Replace chain link fence around TK/K yard with 8' chain link fence with privacy slats</li> <li><input type="checkbox"/> Hold allowance for ADA path of travel improvements (grade correction, trip hazards, door hardware &amp; thresholds)               <ul style="list-style-type: none"> <li>• Sidewalks are damaged near portable classrooms</li> </ul> </li> </ul>
<p><b>SITE INFRASTRUCTURE PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Replace playground equipment (x2)               <ul style="list-style-type: none"> <li>• Replace playground wood chips with pour in place fall surface (x2)</li> </ul> </li> <li><input type="checkbox"/> Repave exterior asphalt basketball courts (1/3), Patch and seal (2/3)</li> <li><input type="checkbox"/> Expand parking lot on NE property               <ul style="list-style-type: none"> <li>• School needs more parking; principal reports 47 spots for 100 staff</li> </ul> </li> </ul>
<p><b>FUTURE NEW CONSTRUCTION PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Build new two-story classroom wing to replace portable classrooms               <ul style="list-style-type: none"> <li>• Include student restrooms</li> <li>• Include TK/K/SPED classrooms (x6) with internal restrooms</li> <li>• Include 1 science / maker space lab classroom</li> <li>• Include ASB classroom</li> </ul> </li> </ul>
<p><b>TOP PRIORITIES: (PRINCIPAL)</b></p>	<ol style="list-style-type: none"> <li>1. More TK/K classrooms</li> <li>2. Parking lot expansion</li> <li>3. Restroom updates</li> </ol>

## BUILDINGS ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
ADMINISTRATION/KINDERGARTEN:	<p><b>Reception, Offices, Rooms 1 – 2, Restrooms</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Note: Admin wants dedicated conference room, bigger than Room 12</li> <li><input type="checkbox"/> Resurface single occupancy staff restrooms (x2)</li> <li><input type="checkbox"/> Replace windows</li> <li><input type="checkbox"/> Replace door hardware</li> <li><input type="checkbox"/> Add built-in teaching wall (storage/white board/short throw projector technology) in classrooms</li> <li><input type="checkbox"/> Replace classroom carpet flooring</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> <li><input type="checkbox"/> Paint building interior and exterior</li> </ul>
MULTIPURPOSE:	<p><b>Kitchen, Assembly, Stage, Restrooms</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Remodel restrooms (x2)</li> <li><input type="checkbox"/> Replace windows</li> <li><input type="checkbox"/> Replace door hardware</li> <li><input type="checkbox"/> Upgrade A/V equipment in Multipurpose (projector/screen/sound)</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> <li><input type="checkbox"/> Paint building interior and exterior</li> <li><input type="checkbox"/> Remove hard partition wall on stage, not used</li> </ul>
LIBRARY/CLASSROOMS:	<p><b>Library, Rooms 3 - 14, Restrooms</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Remodel student restrooms for ADA (x2)</li> <li><input type="checkbox"/> Replace windows</li> <li><input type="checkbox"/> Replace door hardware</li> <li><input type="checkbox"/> Add built-in teaching wall (storage/white board/short throw projector technology) in classrooms</li> <li><input type="checkbox"/> Replace classroom carpet flooring</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> <li><input type="checkbox"/> Paint building interior and exterior</li> </ul>
CLASSROOMS BUILDING:	<p><b>Rooms 15 – 20, Restrooms</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Remodel restrooms for ADA (x2) <ul style="list-style-type: none"> <li>• Note: Currently used for storage only</li> </ul> </li> <li><input type="checkbox"/> Replace portable classrooms and restrooms with permanent/modular construction when funding is available <ul style="list-style-type: none"> <li>• 2nd priority for replacement</li> </ul> </li> </ul>
PORTABLE BUILDINGS:	<p><b>Rooms 21 – 23</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace portable classrooms with permanent/modular construction when funding is available <ul style="list-style-type: none"> <li>• 3rd priority for replacement</li> </ul> </li> </ul>
PORTABLE BUILDINGS:	<p><b>Rooms 24 – 26</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace portable classrooms with permanent/modular construction when funding is available <ul style="list-style-type: none"> <li>• 3rd priority for replacement</li> </ul> </li> </ul>
PORTABLE BUILDINGS:	<p><b>Rooms 24 – 26</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Resurface student restrooms (x2)</li> <li><input type="checkbox"/> Replace portable classrooms with permanent/modular construction when funding is available <ul style="list-style-type: none"> <li>• 1st priority for replacement</li> </ul> </li> </ul>

# Needs Assessment

Gladys Poet-Christian Elementary

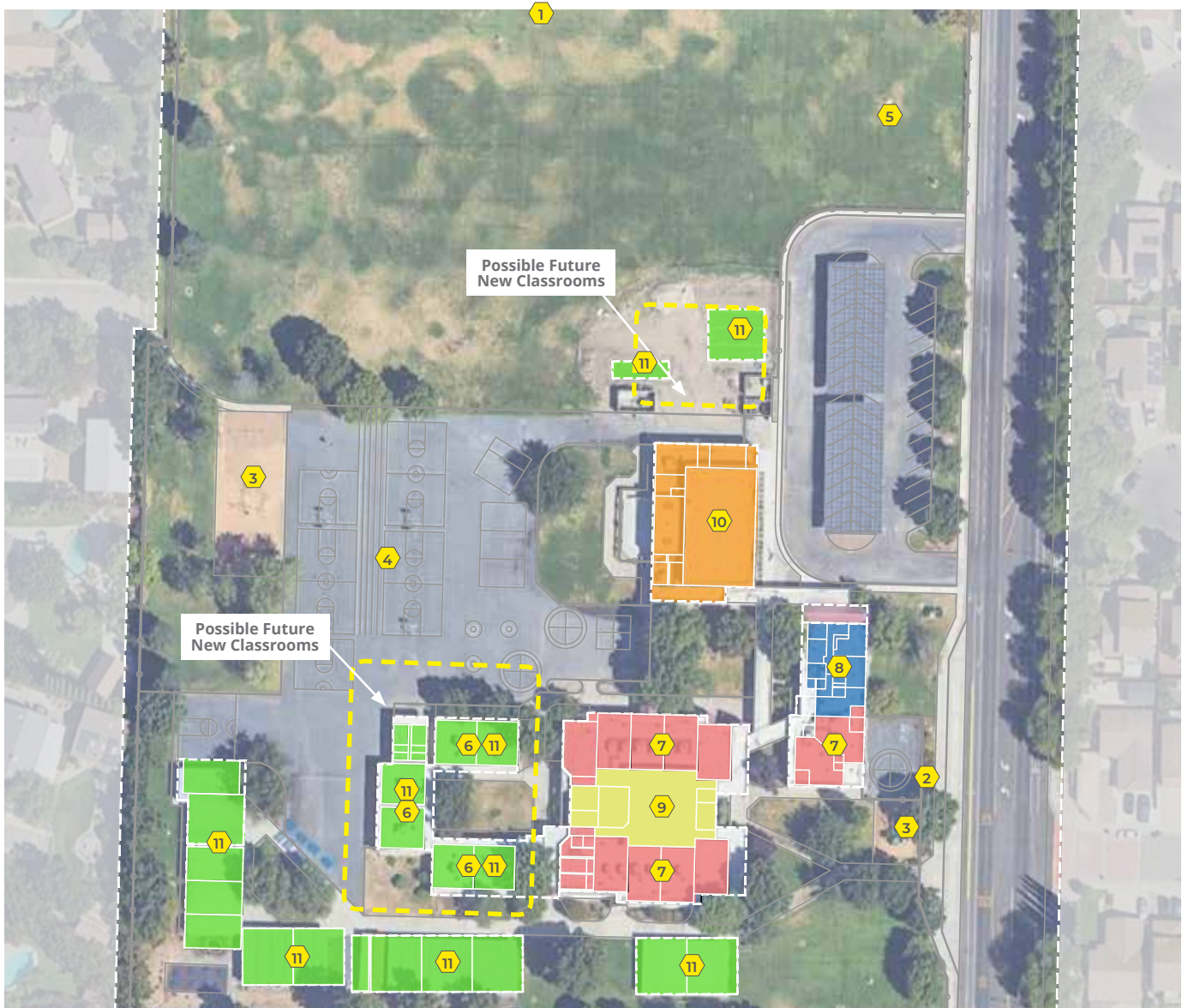
## ASSESSMENT REPORT CARD

Gladys Poet-Christian Elementary	Category	Task & Description	Cost by Item	Total Cost
	Health, Safety & Security Projects	<ul style="list-style-type: none"> <li>• Security &amp; Intrusion Alarm</li> <li>• Fire Alarm System</li> <li>• Communications, Bell, Intercom, Phone</li> <li>• Surveillance Cameras</li> <li>• Security Fencing &amp; Gates</li> <li>• Doors, Locks &amp; Hardware</li> <li>• Hazardous Materials Abatement</li> <li>• ADA Compliance</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>\$104,000</li> <li>\$382,980</li> <li>\$13,000</li> <li>\$67,600</li> <li>\$88,400</li> <li>-</li> <li>\$65,000</li> </ul>	\$720,980
	Major Modernization Projects	<ul style="list-style-type: none"> <li>• Roofing</li> <li>• HVAC</li> <li>• Windows</li> <li>• Remodel Restrooms or Shower/Locker</li> <li>• Interior Wall Reconfiguration &amp; Remodel</li> <li>• Indoor Athletic Facilities</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>\$156,650</li> <li>\$728,000</li> <li>-</li> <li>-</li> </ul>	\$884,650
	Basic Modernization Projects	<ul style="list-style-type: none"> <li>• Interior &amp; Exterior Paint</li> <li>• Exterior Wall &amp; Trim Repairs</li> <li>• Interior Wall &amp; Ceiling Repairs</li> <li>• Rain Gutters</li> <li>• Flooring</li> <li>• Interior &amp; Exterior Lighting</li> <li>• Casework &amp; Cabinets</li> </ul>	<ul style="list-style-type: none"> <li>\$454,740</li> <li>-</li> <li>\$258,700</li> <li>-</li> <li>\$101,088</li> <li>\$343,200</li> <li>-</li> </ul>	\$1,157,728
	Site Infrastructure	<ul style="list-style-type: none"> <li>• Utilities</li> <li>• Technology Upgrades</li> <li>• Landscaping</li> <li>• Signage &amp; Marquees</li> <li>• Playground Equipment &amp; Fall Surfaces</li> <li>• Asphalt &amp; Concrete Flatwork</li> <li>• Playfields &amp; Outdoor Athletic Facilities</li> <li>• Parking &amp; Traffic Flow</li> </ul>	<ul style="list-style-type: none"> <li>\$403,000</li> <li>-</li> <li>-</li> <li>-</li> <li>\$808,600</li> <li>\$1,500,200</li> <li>-</li> <li>-</li> </ul>	\$2,711,800
	Future New Construction Projects	<ul style="list-style-type: none"> <li>• New Classrooms</li> </ul>	<ul style="list-style-type: none"> <li>\$15,321,800</li> </ul>	\$15,321,800
<b>Total</b>				<b>\$20,796,958</b>

# Needs Assessment

Gladys Poet-Christian Elementary

## MASTER PLAN DIAGRAM



### IDENTIFIED SITE WORK

#### Health, Safety & Security Projects

- Add more surveillance cameras (x5) to cover blind spots
- Replace bell/clock/intercom system
- Replace fire alarm main panel
- Hold allowance for ADA path of travel improvements

#### Site Infrastructure Projects

- 1 • Add privacy slats to perimeter chain link fence on north side of school
- 2 • Chain link fence around TK/K yard with 8' chain link fence with privacy slats
- 3 • Replace playground equipment (x2). Replace playground wood chips with pour in place fall surface (x2)
- 4 • Repave exterior asphalt basketball courts (1/3); Patch and seal (2/3)
- 5 • Expand parking lot on NE property

#### Future New Construction Projects

- 6 • Build new two-story classroom wing to replace portable classrooms
  - Include student restrooms
  - Include TK/K/SPED classrooms (x6) with internal restrooms
  - Include 1 science / maker space lab classroom

### EXISTING BUILDINGS

- 7 Classroom Modernization
- 8 Administration Modernization
- 9 Library Modernization
- 10 Multipurpose Modernization

- 11 Deferred maintenance to extend life of facility. Replace with new permanent building when funding is secured.

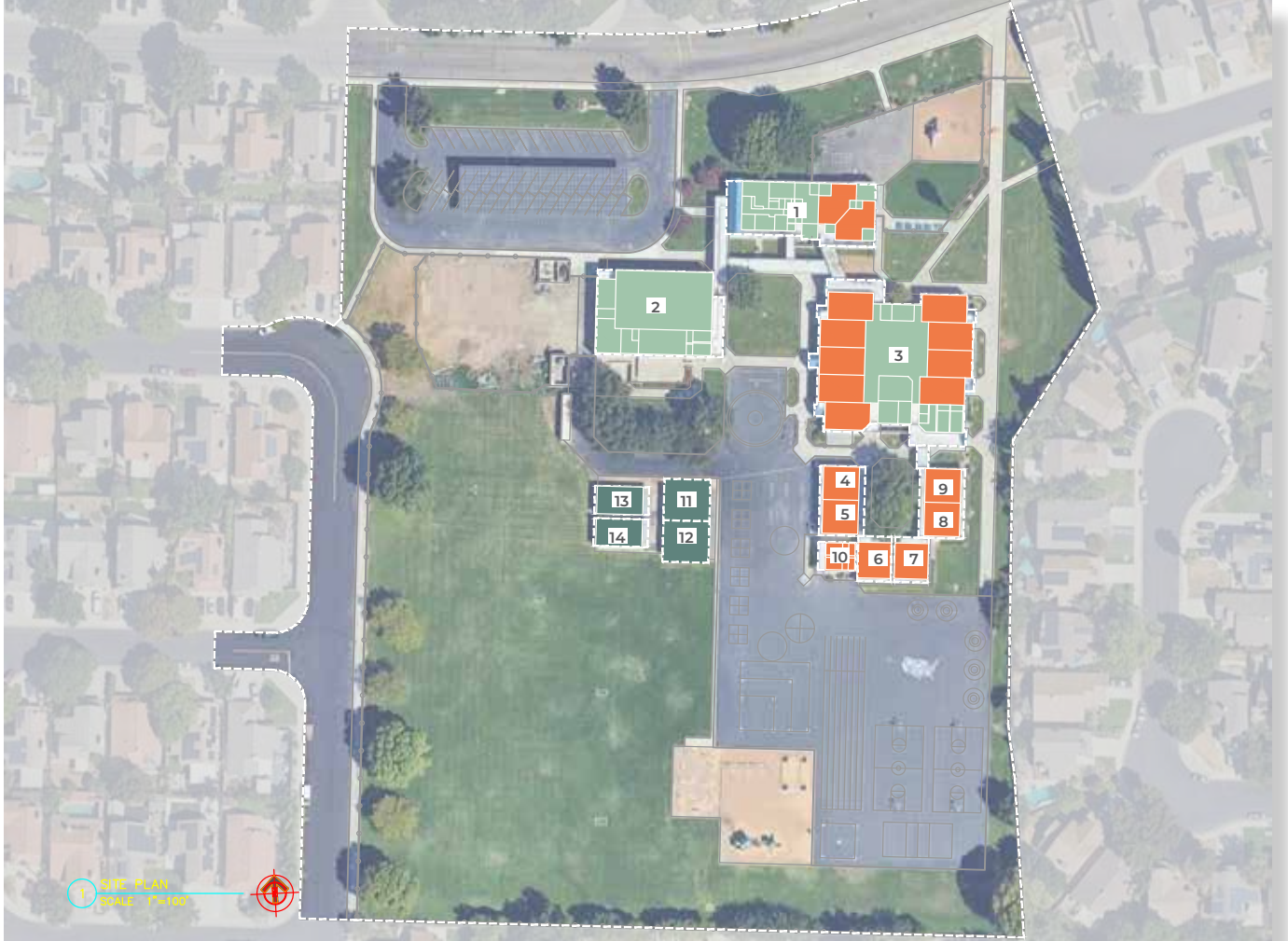
# LOUIS BOHN ELEMENTARY



# Needs Assessment

Louis Bohn Elementary

## EXISTING SITE PLAN



### LOUIS BOHN ELEM SITE DETAILS

**Address:** 350 E. Mount Diablo  
**City, State, Zip:** Tracy, CA 95376  
**Phone:** 209.830.3300

**Date Built:** 1992  
**Grades Served:** TK-5  
**Site Acres:** +/- 9.35

#### Diagram Legend

- Permanent Classrooms
- Permanent Support Facility
- Portable Building

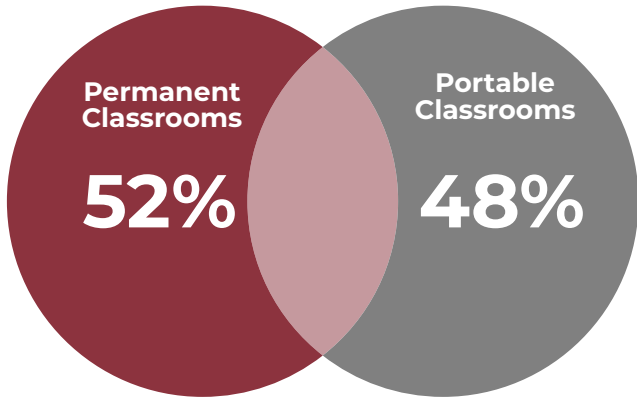
### PERMANENT BUILDINGS ID | NAME

- 1 Administration
- 2 Multipurpose
- 3 Library/Classrooms 3-13
- 4 Classroom 14
- 5 Classroom 15
- 6 Classroom 16
- 7 Classroom 17
- 8 Classroom 18
- 9 Classroom 19
- 10 Restroom

### PORTABLE BUILDINGS ID | NAME

- 11 Portable 22
- 12 Portable 23
- 13 Portable 24
- 14 Portable 25

## BUILDING INVENTORY



### Notes :

Classroom count is based on a total count of all available teaching stations. This number is used by the State to calculate funding eligibility.

MAP ID	BUILDING NAME	CONSTRUCTION TYPE	AREA/SQ. FT.	CLASSROOM COUNT	DATE BUILT	AGE
1	Administration	Permanent	6,195	2	1992	32
2	Multipurpose	Permanent	6,987	0	1992	32
3	Library/Classrooms 3-13	Permanent	15,020	9	1992	32
4	Classroom 14	Permanent	960	1	2019	5
5	Classroom 15	Permanent	960	1	1992	32
6	Classroom 16	Permanent	960	1	1992	32
7	Classroom 17	Permanent	960	1	1992	32
8	Classroom 18	Permanent	960	1	1992	32
9	Classroom 19	Permanent	960	1	1992	32
10	Restroom	Permanent	624	0	1992	25
11	Portable 21	Portable	960	1	1999	25
12	Portable 23	Portable	960	1	1999	16
13	Portable 24	Portable	1,440	1	2008	16
14	Portable 25	Portable	1,440	1	2008	16

BUILDINGS SUMMARY	AREA/SQ.FT.	CLASSROOM COUNT	AVERAGE AGE
Permanent Buildings	34,586	17	29
Portable Buildings	4,800	4	18
<b>Totals</b>	<b>39,386</b>	<b>21</b>	

## ASSESSMENT PHOTOS

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## SITE ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
<p><b>HEALTH, SAFETY &amp; SECURITY PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Add more surveillance cameras (x5) to cover blind spots</li> <li><input type="checkbox"/> Move perimeter fence in 4 feet from property line to allow for proper maintenance along property boundary. South and east side of property only.               <ul style="list-style-type: none"> <li>• School wants chain link with privacy slats</li> </ul> </li> <li><input type="checkbox"/> Replace bell/clock/intercom system with new network based system</li> <li><input type="checkbox"/> Hold allowance for ADA path of travel improvements (grade correction, trip hazards, door hardware &amp; thresholds)               <ul style="list-style-type: none"> <li>• Replace concrete sidewalk outside Rooms 3 &amp; 4 to resolve flooding</li> </ul> </li> </ul>
<p><b>SITE INFRASTRUCTURE PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Add shade structure on playground</li> <li><input type="checkbox"/> Repave parking lot               <ul style="list-style-type: none"> <li>• Expand parking on south side of existing parking lot</li> </ul> </li> <li><input type="checkbox"/> Patch and seal exterior asphalt basketball courts</li> <li><input type="checkbox"/> Replace playground wood chips with pour in place fall surface (x2)</li> </ul>
<p><b>FUTURE NEW CONSTRUCTION PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Build new two-story classroom wing to replace portable classrooms               <ul style="list-style-type: none"> <li>• Include TK/K/SPED classrooms (x4) with internal restrooms</li> <li>• Include science / maker space lab classrooms (x2)</li> </ul> </li> </ul>
<p><b>TOP PRIORITIES: (PRINCIPAL)</b></p>	<ol style="list-style-type: none"> <li>1. Roof replacements</li> <li>2. Shade structures on playground</li> <li>3. Portable classroom replacement</li> </ol>






## BUILDINGS ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
<p><b>ADMINISTRATION:</b></p>	<p><b>Reception, Offices, Rooms 1 – 2, Restrooms</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace roof</li> <li><input type="checkbox"/> Replace rooftop HVAC units (x4)</li> <li><input type="checkbox"/> Replace exterior doors and door hardware</li> <li><input type="checkbox"/> Add ADA compliant room identification signs at all exterior doors</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> <li><input type="checkbox"/> Replace classroom carpet flooring</li> <li><input type="checkbox"/> Replace casework and add built-in teaching wall (storage/white board/short throw projector technology) in classrooms</li> <li><input type="checkbox"/> Paint building exterior</li> </ul>
<p><b>MULTIPURPOSE:</b></p>	<p><b>Kitchen, Assembly, Stage, Restrooms</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace roof</li> <li><input type="checkbox"/> Replace rooftop HVAC units (x5)</li> <li><input type="checkbox"/> Replace Multipurpose windows</li> <li><input type="checkbox"/> Replace stage hard partition wall</li> <li><input type="checkbox"/> Replace exterior doors and door hardware</li> <li><input type="checkbox"/> Add ADA compliant room identification signs at all exterior doors</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> <li><input type="checkbox"/> Paint building exterior</li> </ul>
<p><b>LIBRARY/CLASSROOMS:</b></p>	<p><b>Library, Rooms 3 - 13, Restrooms</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace roof</li> <li><input type="checkbox"/> Replace rooftop HVAC units (x13)</li> <li><input type="checkbox"/> Replace exterior doors and door hardware</li> <li><input type="checkbox"/> Add ADA compliant room identification signs at all exterior doors</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> <li><input type="checkbox"/> Replace classroom carpet flooring</li> <li><input type="checkbox"/> Replace casework and add built-in teaching wall (storage/white board/short throw projector technology) in classrooms</li> <li><input type="checkbox"/> Paint building exterior</li> </ul>
<p><b>CLASSROOM BUILDING:</b></p>	<p><b>Rooms 14 – 19, Restrooms</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Note: School reports routine mice / pest control problems in portables</li> <li><input type="checkbox"/> Remodel restrooms for ADA (x2) <ul style="list-style-type: none"> <li>• Note: Currently used for storage only</li> </ul> </li> <li><input type="checkbox"/> Replace portable classrooms and restrooms with permanent/modular construction when funding is available</li> </ul>
<p><b>PORTABLE BUILDINGS:</b></p>	<p><b>Rooms 21, 23 - 25</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Note: School reports routine mice / pest control problems in portables</li> <li><input type="checkbox"/> Replace portable classrooms with permanent/modular construction when funding is available</li> </ul>

# Needs Assessment

Louis Bohn Elementary

## ASSESSMENT REPORT CARD

Louis Bohn Elementary	Category	Task & Description	Cost by Item	Total Cost
	Health, Safety & Security Projects	<ul style="list-style-type: none"> <li>• Security &amp; Intrusion Alarm</li> <li>• Fire Alarm System</li> <li>• Communications, Bell, Intercom, Phone</li> <li>• Surveillance Cameras</li> <li>• Security Fencing &amp; Gates</li> <li>• Doors, Locks &amp; Hardware</li> <li>• Hazardous Materials Abatement</li> <li>• ADA Compliance</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>\$283,920</li> <li>\$13,000</li> <li>\$52,650</li> <li>\$176,800</li> <li>-</li> <li>\$123,500</li> </ul>	\$649,870
	Major Modernization Projects	<ul style="list-style-type: none"> <li>• Roofing</li> <li>• HVAC</li> <li>• Windows</li> <li>• Remodel Restrooms or Shower/Locker</li> <li>• Interior Wall Reconfiguration &amp; Remodel</li> <li>• Indoor Athletic Facilities</li> </ul>	<ul style="list-style-type: none"> <li>\$975,000</li> <li>\$598,000</li> <li>\$58,500</li> <li>\$104,000</li> <li>-</li> <li>-</li> </ul>	\$1,735,500
	Basic Modernization Projects	<ul style="list-style-type: none"> <li>• Interior &amp; Exterior Paint</li> <li>• Exterior Wall &amp; Trim Repairs</li> <li>• Interior Wall &amp; Ceiling Repairs</li> <li>• Rain Gutters</li> <li>• Flooring</li> <li>• Interior &amp; Exterior Lighting</li> <li>• Casework &amp; Cabinets</li> </ul>	<ul style="list-style-type: none"> <li>\$237,120</li> <li>-</li> <li>\$60,000</li> <li>-</li> <li>\$93,600</li> <li>\$310,700</li> <li>\$488,800</li> </ul>	\$1,190,220
	Site Infrastructure	<ul style="list-style-type: none"> <li>• Utilities</li> <li>• Technology Upgrades</li> <li>• Landscaping</li> <li>• Signage &amp; Marquees</li> <li>• Playground Equipment &amp; Fall Surfaces</li> <li>• Asphalt &amp; Concrete Flatwork</li> <li>• Playfields &amp; Outdoor Athletic Facilities</li> <li>• Parking &amp; Traffic Flow</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>\$557,700</li> <li>\$1,521,000</li> <li>-</li> <li>-</li> </ul>	\$2,078,700
	Future New Construction Projects	<ul style="list-style-type: none"> <li>• New Classrooms</li> <li>• Shade Structure</li> </ul>	<ul style="list-style-type: none"> <li>\$11,435,450</li> <li>\$234,000</li> </ul>	\$11,669,450
<b>Total</b>				<b>\$17,323,740</b>

## MASTER PLAN DIAGRAM



### IDENTIFIED SITE WORK

#### Health, Safety & Security Projects

- Add more surveillance cameras (x5) to cover blind spots
- Replace bell/clock/intercom system with new network based system
- Move perimeter fence in 4 feet from property line to allow for proper maintenance along property boundary.
- Hold allowance for ADA path of travel improvements

#### Site Infrastructure Projects

- 1 • Repave parking lot
- 2 • Expand parking on south side of existing parking lot
- 3 • Patch and seal exterior asphalt basketball courts
- 4 • Replace playground wood chips with pour in place fall surface (x2)

#### Future New Construction Projects

- 5 • Add shade structure on playground
- 6 • Build new two-story classroom wing to replace portable classrooms
  - Include TK/K/SPED classrooms (x4) with internal restrooms
  - Include science / maker space lab classrooms (x2)

### EXISTING BUILDINGS

- 7 Classroom Modernization
- 8 Administration Modernization
- 9 Library Modernization
- 10 Multipurpose Modernization
- 11 Deferred maintenance to extend life of facility. Replace with new permanent building when funding is secured.
- 12 Replace HVAC
- 13 Roofing

# CENTRAL ELEMENTARY



# Needs Assessment

Central Elementary

## EXISTING SITE PLAN



### CENTRAL ELEM SITE DETAILS

**Address:** 200 W. Eaton Avenue

**City, State, Zip:** Tracy, CA 95376




**Phone:** 209.830.3303

**Date Built:** 1938 (Rebuilt 2020)

**Grades Served:** TK-5

**Site Acres:** +/- 6.95

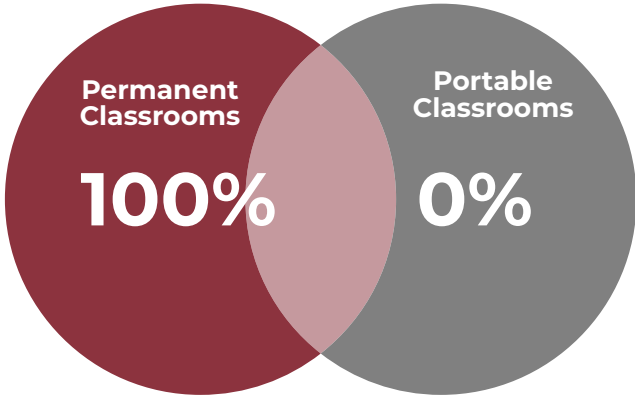
#### Diagram Legend

-  Permanent Classrooms
-  Permanent Support Facility
-  Portable Building

### PERMANENT BUILDINGS ID | NAME

- |   |                             |
|---|-----------------------------|
| 1 | Administration              |
| 2 | Multipurpose                |
| 3 | Two-Story Classroom/Library |
| 4 | Kindergarten                |

## BUILDING INVENTORY



**Notes :**

Classroom count is based on a total count of all available teaching stations. This number is used by the State to calculate funding eligibility.

MAP ID	BUILDING NAME	CONSTRUCTION TYPE	AREA/SQ. FT.	CLASSROOM COUNT	DATE BUILT	AGE
1	Administration	Permanent	6,626	2	2020	4
2	Multipurpose	Permanent	8,554	0	2020	4
3	Two-Story Classroom/Library	Permanent	37,332	20	2020	4
4	Kindergarten	Permanent	2,800	2	2020	4

BUILDINGS SUMMARY	AREA/SQ.FT.	CLASSROOM COUNT	AVERAGE AGE
Permanent Buildings	55,312	24	4
Portable Buildings	0	0	0
<b>Totals</b>	<b>55,312</b>	<b>24</b>	

## ASSESSMENT PHOTOS

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## SITE ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
<p><b>HEALTH, SAFETY &amp; SECURITY PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Add more surveillance cameras (x5) to cover blind spots</li> <li><input type="checkbox"/> Hold allowance for ADA path of travel improvements (grade correction, trip hazards, door hardware &amp; thresholds)</li> </ul>
<p><b>SITE INFRASTRUCTURE PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Add concrete pad under solar shade structure on athletic fields               <ul style="list-style-type: none"> <li>• Staff reports persistent muddy conditions under the solar shade</li> </ul> </li> <li><input type="checkbox"/> Add synthetic turf in quad; fill planters near back of Admin office</li> <li><input type="checkbox"/> Replace playground wood chips with pour in place fall surface (x2)</li> </ul>
<p><b>FUTURE NEW CONSTRUCTION PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Build new TK/K/SPED classrooms (x6) with internal restrooms               <ul style="list-style-type: none"> <li>• Add new TK/K playground (x1) with pour in place fall surface</li> <li>• Include play equipment appropriate for SPED students</li> </ul> </li> </ul>
<p><b>TOP PRIORITIES: (PRINCIPAL)</b></p>	<ol style="list-style-type: none"> <li>1. Classrooms with internal restrooms</li> <li>2. Concrete pad under solar shade structure</li> <li>3. Pour in place fall surface on playgrounds</li> </ol>






## BUILDINGS ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
BUILDING A:	<b>Multipurpose, Kitchen, Rooms 1-4</b> No needs identified
BUILDING B:	<b>Administration</b> No needs identified
BUILDING C: 1ST FLOOR:	<b>Classrooms 101-111</b> Note: Ceiling tile stains in library likely coming from custodial closet on 2nd floor <input type="checkbox"/> Add exterior door alarms on exterior doors by Rooms 104 & 109
BUILDING C 2ND FLOOR	<b>Classrooms 201-214</b> <input type="checkbox"/> Paint interior stairwell walls (x2)

# Needs Assessment

Central Elementary

## ASSESSMENT REPORT CARD

Central Elementary	Category	Task & Description	Cost by Item	Total Cost
	Health, Safety & Security Projects	<ul style="list-style-type: none"> <li>• Security &amp; Intrusion Alarm</li> <li>• Fire Alarm System</li> <li>• Communications, Bell, Intercom, Phone</li> <li>• Surveillance Cameras</li> <li>• Security Fencing &amp; Gates</li> <li>• Doors, Locks &amp; Hardware</li> <li>• Hazardous Materials Abatement</li> <li>• ADA Compliance</li> </ul>	<ul style="list-style-type: none"> <li>\$2,600</li> <li>-</li> <li>-</li> <li>\$13,000</li> <li>-</li> <li>-</li> <li>-</li> <li>\$39,000</li> </ul>	\$54,600
	Major Modernization Projects	<ul style="list-style-type: none"> <li>• Roofing</li> <li>• HVAC</li> <li>• Windows</li> <li>• Remodel Restrooms or Shower/Locker</li> <li>• Interior Wall Reconfiguration &amp; Remodel</li> <li>• Indoor Athletic Facilities</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> </ul>	\$-
	Basic Modernization Projects	<ul style="list-style-type: none"> <li>• Interior &amp; Exterior Paint</li> <li>• Exterior Wall &amp; Trim Repairs</li> <li>• Interior Wall &amp; Ceiling Repairs</li> <li>• Rain Gutters</li> <li>• Flooring</li> <li>• Interior &amp; Exterior Lighting</li> <li>• Casework &amp; Cabinets</li> </ul>	<ul style="list-style-type: none"> <li>\$13,000</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> </ul>	\$13,000
	Site Infrastructure	<ul style="list-style-type: none"> <li>• Utilities</li> <li>• Technology Upgrades</li> <li>• Landscaping</li> <li>• Signage &amp; Marquees</li> <li>• Playground Equipment &amp; Fall Surfaces</li> <li>• Asphalt &amp; Concrete Flatwork</li> <li>• Playfields &amp; Outdoor Athletic Facilities</li> <li>• Parking &amp; Traffic Flow</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>\$159,900</li> <li>-</li> <li>\$191,880</li> <li>\$124,800</li> <li>-</li> <li>-</li> </ul>	\$476,580
	Future New Construction Projects	<ul style="list-style-type: none"> <li>• New Classrooms</li> </ul>	<ul style="list-style-type: none"> <li>\$7,117,500</li> </ul>	\$7,117,500
<b>Total</b>				<b>\$7,661,680</b>

## MASTER PLAN DIAGRAM



### IDENTIFIED SITE WORK

#### Health, Safety & Security Projects

- Add more surveillance cameras (x5) to cover blind spots
- Hold allowance for ADA path of travel improvements

#### Site Infrastructure Projects

- ① • Add concrete pad under solar shade structure on athletic fields
- ② • Add synthetic turf in quad; fill planters near back of Admin office
- ③ • Replace playground wood chips with pour in place fall surface (x2)

#### Future New Construction Projects

- ④ • Build new TK/k/SPED classrooms (x6) with internal restrooms
  - Add new TK/K playground (x1) with pour in place fall surface
  - Include play equipment appropriate for SPED students

### EXISTING BUILDINGS

- ⑤ No Needs Identified

# WANDA HIRSCH ELEMENTARY



# Needs Assessment

Wanda Hirsch Elementary

## EXISTING SITE PLAN



### WANDA HIRSCH ELEM SITE DETAILS

**Address:** 1280 Dove Drive  
**City, State, Zip:** Tracy, CA 95376  
**Phone:** 209.830.3312

**Date Built:** 1997  
**Grades Served:** TK-5  
**Site Acres:** +/- 10

#### Diagram Legend

- Permanent Classrooms
- Permanent Support Facility
- Portable Building

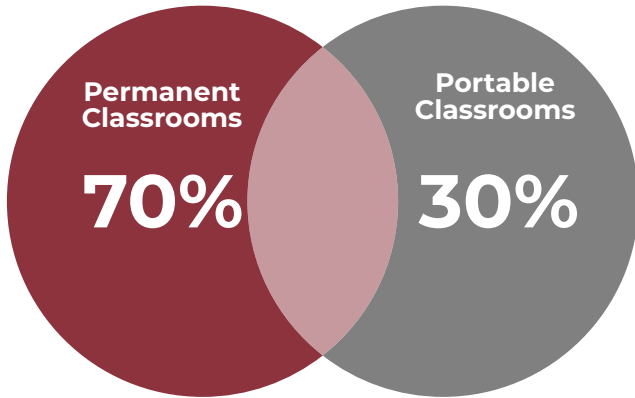
### PERMANENT BUILDINGS ID | NAME

- 1 Administration
- 2 Classrooms A1-1C
- 3 Library/Classrooms 6-17
- 4 Multipurpose
- 5 Classroom 18
- 6 Classroom 19
- 7 Classroom 20
- 8 Classroom 21
- 9 Classroom 22
- 10 Classroom 23
- 11 Restrooms
- 12 Classrooms 2-3

### PORTABLE BUILDINGS ID | NAME

- 13 Portable 24
- 14 Portable 25
- 15 Portable 26
- 16 Portable 27
- 17 Portable 28
- 18 Portable 29

## BUILDING INVENTORY



### Notes :

Classroom count is based on a total count of all available teaching stations. This number is used by the State to calculate funding eligibility.

MAP ID	BUILDING NAME	CONSTRUCTION TYPE	AREA/SQ. FT.	CLASSROOM COUNT	DATE BUILT	AGE
1	Administration	Permanent	6,079	2	1997	27
2	Classrooms AI-1C	Permanent	1,920	2	1997	27
3	Library/Classrooms 6-17	Permanent	15,392	9	1997	27
4	Multipurpose	Permanent	7,159	0	1997	27
5	Classroom 18	Permanent	960	1	1997	27
6	Classroom 19	Permanent	960	1	1997	27
7	Classroom 20	Permanent	960	1	1997	27
8	Classroom 21	Permanent	960	1	1997	27
9	Classroom 22	Permanent	960	1	1997	27
10	Classroom 23	Permanent	960	1	1997	27
11	Restrooms	Permanent	624	0	1997	27
12	Classrooms 2-3	Permanent	1,920	2	1997	27
13	Portable 24	Portable	1,440	1	1997	27
14	Portable 25	Portable	1,440	1	1997	27
15	Portable 26	Portable	1,440	1	1999	25
16	Portable 27	Portable	1,440	1	1999	25
17	Portable 28	Portable	960	1	2009	15
18	Portable 29	Portable	960	1	2009	15

BUILDINGS SUMMARY	AREA/SQ.FT.	CLASSROOM COUNT	AVERAGE AGE
Permanent Buildings	36,934	19	27
Portable Buildings	9,600	8	23
<b>Totals</b>	<b>46,534</b>	<b>27</b>	

**ASSESSMENT PHOTOS**

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## SITE ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
<p><b>HEALTH, SAFETY &amp; SECURITY PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Replace bell/clock/intercom system with new network based system</li> <li><input type="checkbox"/> Replace fire alarm system main panel</li> <li><input type="checkbox"/> Add privacy slats in chain link fence surround TK/K play yard</li> <li><input type="checkbox"/> Replace chain link fence with decorative metal fence at all street frontages               <ul style="list-style-type: none"> <li>• Add TK/K play yard CL fence w/ privacy slats</li> </ul> </li> <li><input type="checkbox"/> Replace drinking fountains w/ ADA compliant bottle fill stations (x2)</li> <li><input type="checkbox"/> Hold allowance for ADA path of travel improvements (grade correction, trip hazards, door hardware &amp; thresholds)</li> </ul>
<p><b>SITE INFRASTRUCTURE PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Patch and seal asphalt in TK/K play yard</li> <li><input type="checkbox"/> Replace playground equipment (x3)               <ul style="list-style-type: none"> <li>• Replace playground wood chips with pour in place fall surface (x3)</li> </ul> </li> <li><input type="checkbox"/> Add synthetic turf in TK/K play yard</li> <li><input type="checkbox"/> Add shade structures (x2) in TK/K play yard               <ul style="list-style-type: none"> <li>• 1 over playground equipment</li> <li>• 1 over synthetic turf</li> </ul> </li> <li><input type="checkbox"/> Add shade structures (x2) near Multipurpose               <ul style="list-style-type: none"> <li>• 1 on east side lawn</li> <li>• 1 on south side lawn</li> </ul> </li> <li><input type="checkbox"/> Add concrete pad off NW corner of Admin for student pick up waiting area</li> <li><input type="checkbox"/> Build more parking in NW property corner               <ul style="list-style-type: none"> <li>• Connect new parking lot to existing w/ fire lane and vehicle gate</li> </ul> </li> </ul>
<p><b>FUTURE NEW CONSTRUCTION PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Build new two-story classroom wing to replace portable classrooms               <ul style="list-style-type: none"> <li>• Include student restrooms</li> </ul> </li> </ul>
<p><b>TOP PRIORITIES: (PRINCIPAL)</b></p>	<ol style="list-style-type: none"> <li>1. More parking</li> <li>2. Security lobby entrance</li> <li>3. Privacy slats around TK/K play yard</li> <li>4. Shade structure in TK/K play yard</li> </ol>






## BUILDINGS ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
ADMINISTRATION:	<b>Offices, Staff Lounge, Workroom, Rooms 4 – 5, Restrooms</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Create secure lobby entrance w/ camera and remote door unlock</li> <li><input type="checkbox"/> Replace door hardware</li> <li><input type="checkbox"/> Paint building interior &amp; exterior</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> </ul>
MULTIPURPOSE:	<b>Kitchen, Assembly, Stage, Restrooms</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace door hardware</li> <li><input type="checkbox"/> Paint building interior &amp; exterior</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> </ul>
CLASSROOM BUILDING:	<b>Rooms 6 - 17, Restrooms</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace door hardware</li> <li><input type="checkbox"/> Paint building interior &amp; exterior</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> </ul>
CLASSROOM BUILDING:	<b>Rooms 1A, 1C, 2, 3</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace classrooms with permanent/modular construction when funding is available</li> <li><input type="checkbox"/> Resurface Room 1C only (floors, walls, ceiling)               <ul style="list-style-type: none"> <li>• Add built-in teaching wall (storage/white board/short throw projector technology)</li> </ul> </li> <li><input type="checkbox"/> Replace door hardware</li> <li><input type="checkbox"/> Paint building interior &amp; exterior</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> </ul>
PORTABLE BUILDINGS:	<b>Rooms 18 – 23, Restrooms</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace portable classrooms and restrooms with permanent/modular construction when funding is available</li> </ul>
PORTABLE BUILDINGS:	<b>Rooms 24 – 29</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace portable classrooms and restrooms with permanent/modular construction when funding is available</li> </ul>

# Needs Assessment

Wanda Hirsch Elementary

## ASSESSMENT REPORT CARD

Wanda Hirsch Elementary	Category	Task & Description	Cost by Item	Total Cost
	Health, Safety & Security Projects	<ul style="list-style-type: none"> <li>• Security &amp; Intrusion Alarm</li> <li>• Fire Alarm System</li> <li>• Communications, Bell, Intercom, Phone</li> <li>• Surveillance Cameras</li> <li>• Security Fencing &amp; Gates</li> <li>• Doors, Locks &amp; Hardware</li> <li>• Hazardous Materials Abatement</li> <li>• ADA Compliance</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>\$104,000</li> <li>\$258,960</li> <li>-</li> <li>\$159,640</li> <li>\$109,200</li> <li>-</li> <li>\$107,900</li> </ul>	\$739,700
	Major Modernization Projects	<ul style="list-style-type: none"> <li>• Roofing</li> <li>• HVAC</li> <li>• Windows</li> <li>• Remodel Restrooms or Shower/Locker</li> <li>• Interior Wall Reconfiguration &amp; Remodel</li> <li>• Indoor Athletic Facilities</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> </ul>	\$-
	Basic Modernization Projects	<ul style="list-style-type: none"> <li>• Interior &amp; Exterior Paint</li> <li>• Exterior Wall &amp; Trim Repairs</li> <li>• Interior Wall &amp; Ceiling Repairs</li> <li>• Rain Gutters</li> <li>• Flooring</li> <li>• Interior &amp; Exterior Lighting</li> <li>• Casework &amp; Cabinets</li> </ul>	<ul style="list-style-type: none"> <li>\$522,600</li> <li>-</li> <li>\$33,800</li> <li>-</li> <li>\$7,800</li> <li>\$306,800</li> <li>-</li> </ul>	\$871,000
	Site Infrastructure	<ul style="list-style-type: none"> <li>• Utilities</li> <li>• Technology Upgrades</li> <li>• Landscaping</li> <li>• Signage &amp; Marquees</li> <li>• Playground Equipment &amp; Fall Surfaces</li> <li>• Asphalt &amp; Concrete Flatwork</li> <li>• Playfields &amp; Outdoor Athletic Facilities</li> <li>• Parking &amp; Traffic Flow</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>\$1,416,571</li> <li>\$1,272,050</li> <li>-</li> <li>-</li> </ul>	\$2,688,621
	Future New Construction Projects	<ul style="list-style-type: none"> <li>• New Classrooms</li> <li>• Shade Structure</li> </ul>	<ul style="list-style-type: none"> <li>\$14,775,800</li> <li>\$936,000</li> </ul>	\$15,711,800
<b>Total</b>				<b>\$20,011,121</b>

# Needs Assessment

Wanda Hirsch Elementary

## MASTER PLAN DIAGRAM



### IDENTIFIED SITE WORK

#### Health, Safety & Security Projects

- Replace bell/clock/intercom system with new network based system
- Replace fire alarm system main panel
- Add privacy slats in chain link fence surround TK/K play yard
- Replace chain link fence with decorative metal fence at all street frontage
- Replace drinking fountains w/ ADA compliant bottle fill stations (x2)
- Hold allowance for ADA path of travel improvements

#### Site Infrastructure Projects

- 1 • Patch and seal asphalt in TK/K play yard
- 2 • Replace playground equipment (x3). Replace wood chips with pour in place fall surface (x3)
- 3 • Add synthetic turf in TK/K play yard
- 4 • Add concrete pad off NW corner of Admin for student pick up waiting area
- 5 • Build more parking in NW property corner

#### Future New Construction Projects

- 6 • Add shade structures (x2) in TK/K play yard
- 7 • Add shade structures (x2) near Multipurpose
- 8 • Build new two-story classroom wing to replace portable classrooms

### EXISTING BUILDINGS

- 9 Classroom Modernization
- 10 Administration Modernization
- 11 Library Modernization
- 12 Multipurpose Modernization
- 13 Deferred maintenance to extend life of facility. Replace with new permanent building when funding is secured.

# MELVILLE JACOBSON ELEMENTARY



# Needs Assessment

Melville Jacobson Elementary

## EXISTING SITE PLAN



### MELVILLE JACOBSON ELEM SITE DETAILS

**Address:** 1750 W. Kavanagh Avenue

**City, State, Zip:** Tracy, CA 95376

**Phone:** 209.830.3315

**Date Built:** 1989

**Grades Served:** TK-5

**Site Acres:** +/- 8.8

#### Diagram Legend

- Permanent Classrooms
- Permanent Support Facility
- Portable Building

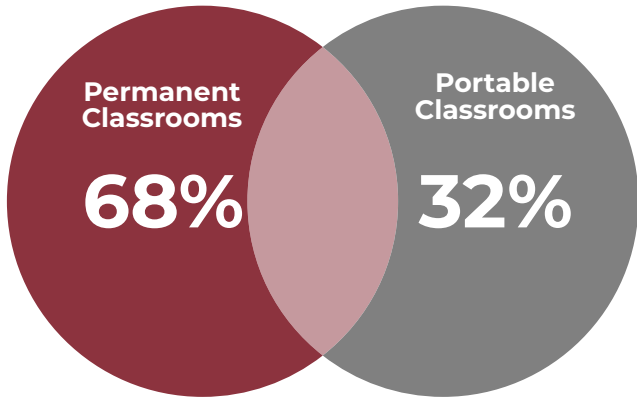
### PERMANENT BUILDINGS ID | NAME

- 1 Administration
- 2 Multipurpose
- 3 Library/Classrooms 3-13
- 4 Classroom 14
- 5 Classroom 15
- 6 Classroom 16
- 7 Classroom 17
- 8 Classroom 18
- 9 Classroom 19
- 10 Restrooms
- 11 Classrooms 30-32

### PORTABLE BUILDINGS ID | NAME

- 12 Portable 23
- 13 Portable 24
- 14 Portable 25
- 15 Portable 26
- 16 Portable 33
- 17 Portable 34
- 18 Portable 35
- 19 Portable 20
- 20 Portable 21
- 21 Portable 22

## BUILDING INVENTORY



### Notes :

Classroom count is based on a total count of all available teaching stations. This number is used by the State to calculate funding eligibility.

MAP ID	BUILDING NAME	CONSTRUCTION TYPE	AREA/SQ. FT.	CLASSROOM COUNT	DATE BUILT	AGE
1	Administration	Permanent	6,022	2	1989	35
2	Multipurpose	Permanent	7,072	0	1989	35
3	Library/Classrooms 3-13	Permanent	15,202	9	1989	35
4	Classroom 14	Permanent	960	1	1989	35
5	Classroom 15	Permanent	960	1	1989	35
6	Classroom 16	Permanent	960	1	1989	35
7	Classroom 17	Permanent	960	1	1989	35
8	Classroom 18	Permanent	960	1	1989	35
9	Classroom 19	Permanent	960	1	1989	35
10	Restrooms	Permanent	960	1	1989	35
11	Classrooms 30-32	Permanent	624	3	2002	22
12	Portable 23	Portable	960	1	1997	27
13	Portable 24	Portable	960	1	1997	27
14	Portable 25	Portable	960	1	1997	27
15	Portable 26	Portable	960	1	1997	27
16	Portable 33	Portable	960	1	2006	18
17	Portable 34	Portable	960	1	2006	18
18	Portable 35	Portable	960	1	2006	18
19	Portable 20	Portable	960	1	1993	31
20	Portable 21	Portable	960	1	1993	31
21	Portable 22	Portable	960	1	2001	23

BUILDINGS SUMMARY	AREA/SQ.FT.	CLASSROOM COUNT	AVERAGE AGE
Permanent Buildings	35,640	21	34
Portable Buildings	9,600	10	25
<b>Totals</b>	<b>45,240</b>	<b>31</b>	

## ASSESSMENT PHOTOS



## SITE ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
<p><b>HEALTH, SAFETY &amp; SECURITY PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Add more surveillance cameras (x10) to cover blind spots</li> <li><input type="checkbox"/> Add electronic marquee in front of school</li> <li><input type="checkbox"/> Replace bell/clock/intercom system with new network based system</li> <li><input type="checkbox"/> Add privacy slats to chain link fence on west side perimeter fence common to park</li> <li><input type="checkbox"/> Replace drinking fountains w/ ADA compliant bottle fill stations (x2)</li> <li><input type="checkbox"/> Hold allowance for ADA path of travel improvements (grade correction, trip hazards, door hardware &amp; thresholds)</li> </ul>
<p><b>SITE INFRASTRUCTURE PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Repair irrigation and relandscape planters with drought tolerant plants</li> <li><input type="checkbox"/> Patch and seal exterior asphalt basketball/sports courts</li> <li><input type="checkbox"/> Replace playground equipment (x2)               <ul style="list-style-type: none"> <li>• Replace playground wood chips with pour in place fall surface (x3)</li> </ul> </li> </ul>
<p><b>FUTURE NEW CONSTRUCTION PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Build new TK/K/SPED classrooms (x6) with internal restrooms               <ul style="list-style-type: none"> <li>• Include parking lot expansion in NW property corner</li> <li>• Add new TK/K playground (x1) with pour in place fall surface</li> <li>• Include play equipment appropriate for SPED students</li> </ul> </li> </ul>
<p><b>TOP PRIORITIES: (PRINCIPAL)</b></p>	<ol style="list-style-type: none"> <li>1. Patch and seal, repaint exterior sports courts</li> <li>2. New TK classrooms and TK playground</li> <li>3. More parking</li> </ol>






## BUILDINGS ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
ADMINISTRATION BUILDING:	<b>Office, Staff Lounge, Rooms 1-2, Restrooms</b> <input type="checkbox"/> Resurface staff restrooms (x2)
MULTIPURPOSE BUILDING:	<b>Dining, Kitchen, Restrooms</b> Note: Multipurpose storage room and stage storage room both currently used as offices. <input type="checkbox"/> Replace dining room VCT floor with sports floor <input type="checkbox"/> Resurface student restrooms (x2)
CLASSROOM BUILDING:	<b>Rooms 3-13, Library, Restrooms</b> <input type="checkbox"/> Resurface staff restrooms (x2) near Room 12 <input type="checkbox"/> Resurface student restrooms (x2) near Room 12 <input type="checkbox"/> Remove mobile partition wall between Rooms 4/5 and 9/10 <ul style="list-style-type: none"> <li>• Add built-in teaching wall (storage/white board/short throw projector technology)</li> </ul> <input type="checkbox"/> Add built-in teaching wall to Rooms 3, 6, 7, 8, STEM Lab
CLASSROOM BUILDING:	<b>Rooms 14-19, Restrooms</b> <input type="checkbox"/> Remodel restroom for ADA (x1) and return to use <ul style="list-style-type: none"> <li>• Note: Restroom next to Room 16 now used exclusively for storage</li> </ul> <input type="checkbox"/> Remove mobile partition wall between Rooms 14/15 <ul style="list-style-type: none"> <li>• Frame and finish permanent wall</li> </ul>
CLASSROOM BUILDING:	<b>Rooms 30-32</b> Note: These are county classrooms
PORTABLE BUILDINGS:	<b>Rooms 20-22, 23-26, 33-35</b> Note: Replace portables with permanent/modular construction when funding is available

# Needs Assessment

Melville Jacobson Elementary

## ASSESSMENT REPORT CARD

Melville Jacobson Elementary	Category	Task & Description	Cost by Item	Total Cost
	Health, Safety & Security Projects	<ul style="list-style-type: none"> <li>• Security &amp; Intrusion Alarm</li> <li>• Fire Alarm System</li> <li>• Communications, Bell, Intercom, Phone</li> <li>• Surveillance Cameras</li> <li>• Security Fencing &amp; Gates</li> <li>• Doors, Locks &amp; Hardware</li> <li>• Hazardous Materials Abatement</li> <li>• ADA Compliance</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>\$360,360</li> <li>\$26,000</li> <li>\$15,600</li> <li>-</li> <li>-</li> <li>\$75,400</li> </ul>	\$477,360
	Major Modernization Projects	<ul style="list-style-type: none"> <li>• Roofing</li> <li>• HVAC</li> <li>• Windows</li> <li>• Remodel Restrooms or Shower/Locker</li> <li>• Interior Wall Reconfiguration &amp; Remodel</li> <li>• Indoor Athletic Facilities</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>\$767,000</li> <li>-</li> <li>-</li> </ul>	\$767,000
	Basic Modernization Projects	<ul style="list-style-type: none"> <li>• Interior &amp; Exterior Paint</li> <li>• Exterior Wall &amp; Trim Repairs</li> <li>• Interior Wall &amp; Ceiling Repairs</li> <li>• Rain Gutters</li> <li>• Flooring</li> <li>• Interior &amp; Exterior Lighting</li> <li>• Casework &amp; Cabinets</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>\$254,800</li> <li>-</li> <li>\$143,000</li> <li>-</li> <li>-</li> </ul>	\$397,800
	Site Infrastructure	<ul style="list-style-type: none"> <li>• Utilities</li> <li>• Technology Upgrades</li> <li>• Landscaping</li> <li>• Signage &amp; Marquees</li> <li>• Playground Equipment &amp; Fall Surfaces</li> <li>• Asphalt &amp; Concrete Flatwork</li> <li>• Playfields &amp; Outdoor Athletic Facilities</li> <li>• Parking &amp; Traffic Flow</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>\$32,500</li> <li>\$65,000</li> <li>\$791,050</li> <li>\$71,760</li> <li>-</li> <li>-</li> </ul>	\$960,310
	Future New Construction Projects	<ul style="list-style-type: none"> <li>• New Classrooms</li> </ul>	<ul style="list-style-type: none"> <li>\$16,412,500</li> </ul>	\$16,412,500
<b>Total</b>				<b>\$19,014,970</b>

## MASTER PLAN DIAGRAM



### IDENTIFIED SITE WORK

#### Health, Safety & Security Projects

- Add more surveillance cameras (x10) to cover blind spots
- Replace bell/clock/intercom system with new network based system
- Add privacy slats to fence on west side perimeter fence common to park
- Replace drinking fountains w/ ADA compliant bottle fill stations (x2)
- Hold allowance for ADA path of travel improvements

#### Site Infrastructure Projects

- 1 • Add electronic marquee in front of school
- 2 • Patch and seal exterior asphalt basketball/sports courts
- 3 • Replace playground equipment (x2). Replace wood chips with pour in place fall surface (x3)

#### Future New Construction Projects

- 4 • Build new TK/K/SPED classrooms (x6) with internal restrooms
  - Include parking lot expansion in NW property corner
  - Add new TK/K playground (x1) with pour in place fall surface
  - Include play equipment appropriate for SPED students

### EXISTING BUILDINGS

- 5 Classroom Modernization
- 6 Administration Modernization
- 7 Library Modernization
- 8 Multipurpose Modernization
- 9 Deferred maintenance to extend life of facility. Replace with new permanent building when funding is secured.
- 10 County

# MCKINLEY ELEMENTARY



# Needs Assessment

McKinley Elementary

## EXISTING SITE PLAN



### MCKINLEY ELEM SITE DETAILS

**Address:** 800 W. Carlton Way  
**City, State, Zip:** Tracy, CA 95376  
**Phone:** 209.830.3319

**Date Built:** 1954  
**Grades Served:** TK-5  
**Site Acres:** +/- 8.1

#### Diagram Legend

- Permanent Classrooms
- Permanent Support Facility
- Portable Building

### PERMANENT BUILDINGS ID | NAME

- 1 Multipurpose
- 2 Administration
- 3 Classrooms 2-10
- 4 Kindergarten Classroom
- 5 Room 1

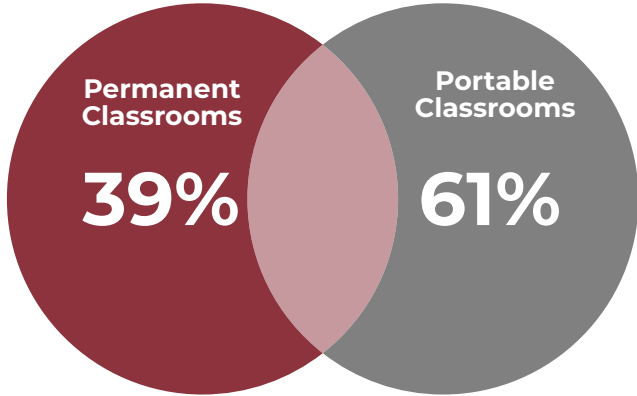
### PORTABLE BUILDINGS ID | NAME

- 6 Portable Restroom
- 7 Portable 11
- 8 Portable 12
- 9 Portable 13
- 10 Portable 14
- 11 Portable 15

### PORTABLE BUILDINGS ID | NAME

- 12 Portable 16
- 13 Portable Restroom
- 14 Portable 18
- 15 Portable 19
- 16 Portable 20
- 17 Portable 21
- 18 Portable 22
- 19 Portable 23
- 20 Portable 24
- 21 Portable 25
- 22 Portable 26
- 23 Portable 27
- 24 Portable 28

## BUILDING INVENTORY



### Notes :

Classroom count is based on a total count of all available teaching stations. This number is used by the State to calculate funding eligibility.

MAP ID	BUILDING NAME	CONSTRUCTION TYPE	AREA/SQ. FT.	CLASSROOM COUNT	DATE BUILT	AGE
1	Multipurpose	Permanent	5,732	0	1954	70
2	Administration	Permanent	3,928	0	1954	70
3	Classrooms 2-10	Permanent	15,169	9	1954	70
4	Kindergarten Classroom	Permanent	1,440	1	2011	13
5	Room 1	Permanent	1,440	1	1986	38
6	Portable Restroom	Portable	480	0	1986	38
7	Portable 11	Portable	960	1	2010	14
8	Portable 12	Portable	960	1	2010	14
9	Portable 13	Portable	960	1	2010	14
10	Portable 14	Portable	960	1	2010	14
11	Portable 15	Portable	960	1	2010	14
12	Portable 16	Portable	960	1	2010	14
13	Portable Restroom	Portable	480	0	2010	14
14	Portable 18	Portable	1,440	1	1986	38
15	Portable 19	Portable	960	1	1986	38
16	Portable 20	Portable	960	1	1986	38
17	Portable 21	Portable	960	1	1986	38
18	Portable 22	Portable	960	1	1980	44
19	Portable 23	Portable	960	1	1989	35
20	Portable 24	Portable	960	1	1989	35
21	Portable 25	Portable	1,440	1	2024	0
22	Portable 26	Portable	1,440	1	2024	0
23	Portable 27	Portable	1,440	1	2024	0
24	Portable 28	Portable	1,440	1	2024	0

BUILDINGS SUMMARY	AREA/SQ.FT.	CLASSROOM COUNT	AVERAGE AGE
Permanent Buildings	27,709	11	52
Portable Buildings	19,680	17	21
<b>Totals</b>	<b>47,389</b>	<b>28</b>	

# Needs Assessment

McKinley Elementary

## ASSESSMENT PHOTOS



## SITE ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
<p><b>HEALTH, SAFETY &amp; SECURITY PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Add more surveillance cameras (x2) to cover blind spots</li> <li><input type="checkbox"/> Add privacy slats to chain link fence               <ul style="list-style-type: none"> <li>• North side perimeter fence common to park</li> <li>• South side perimeter fence common to residential homes</li> </ul> </li> <li><input type="checkbox"/> Replace electronic marquee in front of school</li> <li><input type="checkbox"/> Replace bell/clock/intercom system with new network based system</li> <li><input type="checkbox"/> Replace drinking fountains w/ ADA compliant bottle fill stations (x2)</li> <li><input type="checkbox"/> Hold allowance for ADA path of travel improvements (grade correction, trip hazards, door hardware &amp; thresholds)</li> </ul>
<p><b>SITE INFRASTRUCTURE PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Add storm drain near Admin front entrance to resolve flooding</li> <li><input type="checkbox"/> Replace playground equipment (x2)               <ul style="list-style-type: none"> <li>• Replace playground wood chips with pour in place fall surface (x2)</li> </ul> </li> </ul>
<p><b>FUTURE NEW CONSTRUCTION PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Replace all buildings (administration, classrooms, multipurpose, library) with new school. Flip site layout. Put new buildings on existing turf fields then demo the old buildings to create sports fields and bigger parking lots.</li> <li><input type="checkbox"/> Add shade structure on playground next to existing shade structure               <ul style="list-style-type: none"> <li>• New shade to match size of existing shade structure</li> </ul> </li> </ul>
<p><b>TOP PRIORITIES: (PRINCIPAL)</b></p>	<ol style="list-style-type: none"> <li>1. Rebuild campus on existing site</li> <li>2. Traffic and parking issues</li> <li>3. More offices</li> </ol>






## BUILDINGS ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
ADMINISTRATION BUILDING:	<p><b>Offices, Staff Room, Restrooms</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace carpet flooring in offices</li> <li><input type="checkbox"/> Replace windows</li> <li><input type="checkbox"/> Paint building exterior</li> </ul>
MULTIPURPOSE BUILDING:	<p><b>Dining, Kitchen, Restrooms</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Install new projector, screen and sound system in Multipurpose</li> <li><input type="checkbox"/> Remodel exterior staff restrooms; convert 2 into 1 for ADA</li> <li><input type="checkbox"/> Replace windows</li> <li><input type="checkbox"/> Paint building exterior</li> </ul>
ROOM 1:	<p><b>Music, Boys &amp; Girls Club</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Paint building exterior</li> </ul>
CLASSROOM BUILDING:	<p><b>Rooms 2-10, Restrooms</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace carpet flooring in classrooms</li> <li><input type="checkbox"/> Resurface student restrooms (x2)</li> <li><input type="checkbox"/> Replace windows</li> <li><input type="checkbox"/> Paint building exterior</li> </ul>
PORTABLE BUILDINGS:	<p><b>Rooms 11-16, Restrooms</b></p> <p>Note: Room 12 is currently used as library but is small for school size Note: Replace portables with permanent/modular construction when funding is available</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace carpet flooring in classrooms</li> <li><input type="checkbox"/> Resurface student restrooms (x2) near Room 11</li> </ul>
PORTABLE BUILDINGS:	<p><b>Rooms 17-24</b></p> <p>Note: Replace portables with permanent/modular construction when funding is available</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace carpet flooring in classrooms</li> <li><input type="checkbox"/> Add built-in teaching wall (storage/white board/short throw projector technology) in kindergarten Rooms 17 and 18</li> </ul>
PORTABLE BUILDINGS:	<p><b>Rooms 25-28</b></p> <p>Note: Replace portables with permanent/modular construction when funding is available</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace carpet flooring in classrooms</li> </ul>

# Needs Assessment

McKinley Elementary

## ASSESSMENT REPORT CARD

McKinley Elementary	Category	Task & Description	Cost by Item	Total Cost
	Health, Safety & Security Projects	<ul style="list-style-type: none"> <li>• Security &amp; Intrusion Alarm</li> <li>• Fire Alarm System</li> <li>• Communications, Bell, Intercom, Phone</li> <li>• Surveillance Cameras</li> <li>• Security Fencing &amp; Gates</li> <li>• Doors, Locks &amp; Hardware</li> <li>• Hazardous Materials Abatement</li> <li>• ADA Compliance</li> </ul>	-	\$-
	Major Modernization Projects	<ul style="list-style-type: none"> <li>• Roofing</li> <li>• HVAC</li> <li>• Windows</li> <li>• Remodel Restrooms or Shower/Locker</li> <li>• Interior Wall Reconfiguration &amp; Remodel</li> <li>• Indoor Athletic Facilities</li> </ul>	-	\$-
	Basic Modernization Projects	<ul style="list-style-type: none"> <li>• Interior &amp; Exterior Paint</li> <li>• Exterior Wall &amp; Trim Repairs</li> <li>• Interior Wall &amp; Ceiling Repairs</li> <li>• Rain Gutters</li> <li>• Flooring</li> <li>• Interior &amp; Exterior Lighting</li> <li>• Casework &amp; Cabinets</li> </ul>	-	\$-
	Site Infrastructure	<ul style="list-style-type: none"> <li>• Utilities (Power, Electrical, Water, Drainage, Etc.)</li> <li>• Technology Upgrades</li> <li>• Landscaping</li> <li>• Signage &amp; Marquees</li> <li>• Playground Equipment &amp; Fall Surfaces</li> <li>• Asphalt &amp; Concrete Flatwork</li> <li>• Playfields &amp; Outdoor Athletic Facilities</li> <li>• Parking &amp; Traffic Flow</li> </ul>	-	\$-
	Future New Construction Projects	<ul style="list-style-type: none"> <li>• Rebuild school on existing site</li> </ul>	\$42,461,250	\$42,461,250
<b>Total</b>				<b>\$42,461,250</b>

## MASTER PLAN DIAGRAM



### IDENTIFIED SITE WORK

- 1 Future New Construction Projects**
- New campus on existing site
  - New Administration
  - New Multipurpose
  - New TK/K Classrooms
  - New Library
  - New Classrooms
  - Expanded parking
  - Expanded pick-up & drop-off areas

### EXISTING BUILDINGS

- 2 Flip site layout. Put new buildings on existing turf fields then demo the old buildings to create sports fields and bigger parking lots.**

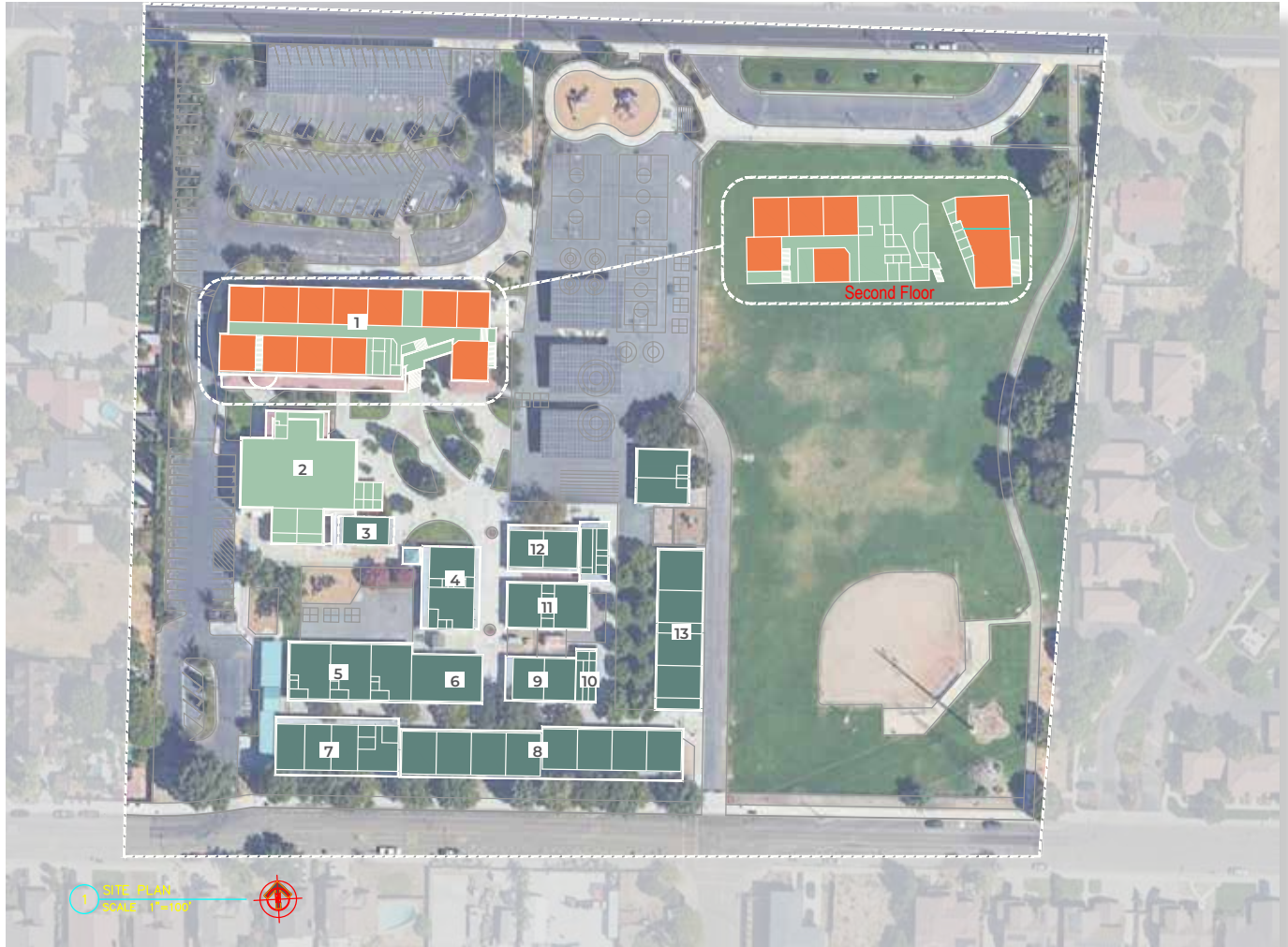
# SOUTH/WEST PARK ELEMENTARY



# Needs Assessment

South/West Park Elementary

## EXISTING SITE PLAN



### SOUTH/WEST PARK ELEM SITE DETAILS

**Address:** 500 W. Mount Diablo  
**City, State, Zip:** Tracy, CA 95376  
**Phone:** 209.830.3335

**Date Built:** 1992

**Grades Served:** TK-5

**Site Acres:** +/- 11

#### Diagram Legend

- Permanent Classrooms
- Permanent Support Facility
- Portable Building

### PERMANENT BUILDINGS ID | NAME

- 1 Two-Story Building
- 2 Multipurpose

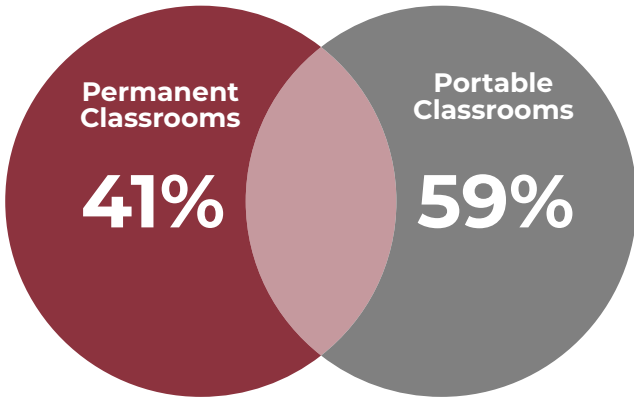
### PORTABLE BUILDINGS ID | NAME

- 3 Portable C130
- 4 Portables D101-D102
- 5 Portables E101-E103
- 6 Portable E130 Library
- 7 Portables F101-F104
- 8 Portables F105-F112
- 9 Portables G101-G102
- 10 Portable Restrooms
- 11 Portables H101-H102
- 12 Portables J101-J103
- 13 Portables K101-K106

# Needs Assessment

South/West Park Elementary

## BUILDING INVENTORY



### Notes :

Classroom count is based on a total count of all available teaching stations. This number is used by the State to calculate funding eligibility.

MAP ID	BUILDING NAME	CONSTRUCTION TYPE	AREA/SQ. FT.	CLASSROOM COUNT	DATE BUILT	AGE
1	2-Story Building	Permanent	30,180	19	2017	7
2	Multipurpose	Permanent	5,478	0	1992	32
3	Portable C130	Portable	960	0	2004	20
4	Portables D101-D102	Portable	2,880	2	2002	22
5	Portables E101-E103	Portable	4,320	3	2002	22
6	Portable E130 Library	Portable	1,920	0	2002	22
7	Portables F101-F104	Portable	4,320	4	2002	22
8	Portables F105-F112	Portable	11,520	8	1997	27
9	Portables G101-G102	Portable	2,880	2	1997	27
10	Portable Restrooms	Portable	960	0	1997	27
11	Portables H101-H102	Portable	2,880	2	2002	22
12	Portables J101-J103	Portable	3,840	2	2002	22
13	Portables K101-K106	Portable	6,720	4	2002	22

BUILDINGS SUMMARY	AREA/SQ.FT.	CLASSROOM COUNT	AVERAGE AGE
Permanent Buildings	35,658	19	20
Portable Buildings	43,200	27	23
<b>Totals</b>	<b>78,858</b>	<b>46</b>	

# Needs Assessment

South/West Park Elementary

## ASSESSMENT PHOTOS

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## SITE ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
<p><b>HEALTH, SAFETY &amp; SECURITY PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Add more surveillance cameras (x10) to cover blind spots</li> <li><input type="checkbox"/> Replace bell/clock/intercom system with new network based system</li> <li><input type="checkbox"/> Hold allowance for ADA path of travel improvements (grade correction, trip hazards, door hardware &amp; thresholds)</li> </ul>
<p><b>SITE INFRASTRUCTURE PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Add shade structure over playground (x2)</li> <li><input type="checkbox"/> Replace playground wood chips with pour in place fall surface (x2)</li> </ul>
<p><b>FUTURE NEW CONSTRUCTION PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Build new two-story classroom wing to replace portable classrooms               <ul style="list-style-type: none"> <li>• School likes design of two-story C-shaped building at Central Elementary School</li> <li>• Include 8 TK/K/SPED rooms with internal restrooms</li> </ul> </li> <li><input type="checkbox"/> Build new Multipurpose with stage               <ul style="list-style-type: none"> <li>• Repurpose old Multipurpose for use as library and student support services offices</li> </ul> </li> </ul>
<p><b>TOP PRIORITIES: (PRINCIPAL)</b></p>	<ol style="list-style-type: none"> <li>1. New bigger Multipurpose w/ stage</li> <li>2. Repurpose old Multipurpose for library, conference room and student support services offices</li> <li>3. Shade structures</li> <li>4. Portable classroom replacement</li> <li>5. Install carpet in Building A classrooms</li> </ol>





## BUILDINGS ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
TWO-STORY BUILDING:	<b>1st Floor Rooms A101 – A105, 108 – 109 Admin Office, Restrooms</b> <input type="checkbox"/> Replace classroom VCT flooring with carpet tiles
TWO-STORY BUILDING:	<b>2nd Floor Rooms A201- A213, Restrooms</b> <input type="checkbox"/> Replace classroom VCT flooring with carpet tiles
MULTIPURPOSE:	<b>Kitchen, Assembly, Stage/Room B130, Restrooms</b> <input type="checkbox"/> Repurpose old Multipurpose for use as library, conference room and student support services offices
PORTABLE BUILDINGS	<b>Portable Classrooms</b> <input type="checkbox"/> Replace portable classrooms and restrooms with permanent/modular construction when funding is available

# Needs Assessment

South/West Park Elementary

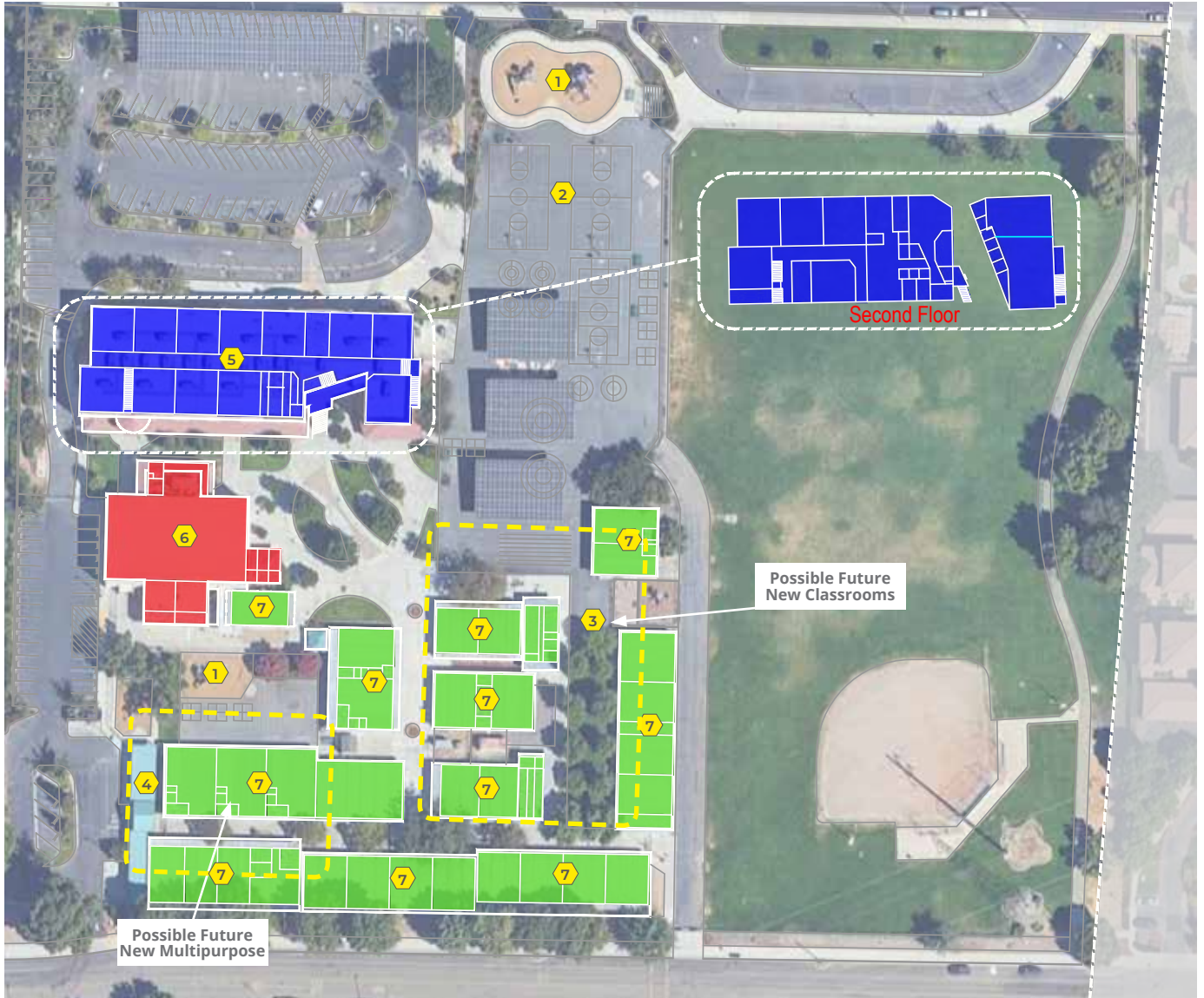
## ASSESSMENT REPORT CARD

South/West Park Elementary	Category	Task & Description	Cost by Item	Total Cost
	Health, Safety & Security Projects	<ul style="list-style-type: none"> <li>• Security &amp; Intrusion Alarm</li> <li>• Fire Alarm System</li> <li>• Communications, Bell, Intercom, Phone</li> <li>• Surveillance Cameras</li> <li>• Security Fencing &amp; Gates</li> <li>• Doors, Locks &amp; Hardware</li> <li>• Hazardous Materials Abatement</li> <li>• ADA Compliance</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>\$449,280</li> <li>\$26,000</li> <li>-</li> <li>-</li> <li>-</li> <li>\$65,000</li> </ul>	\$540,280
	Major Modernization Projects	<ul style="list-style-type: none"> <li>• Roofing</li> <li>• HVAC</li> <li>• Windows</li> <li>• Remodel Restrooms or Shower/Locker</li> <li>• Interior Wall Reconfiguration &amp; Remodel</li> <li>• Indoor Athletic Facilities</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>\$3,276,000</li> <li>-</li> </ul>	\$3,276,000
	Basic Modernization Projects	<ul style="list-style-type: none"> <li>• Interior &amp; Exterior Paint</li> <li>• Exterior Wall &amp; Trim Repairs</li> <li>• Interior Wall &amp; Ceiling Repairs</li> <li>• Rain Gutters</li> <li>• Flooring</li> <li>• Interior &amp; Exterior Lighting</li> <li>• Casework &amp; Cabinets</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>\$179,270</li> <li>-</li> <li>-</li> </ul>	\$179,270
	Site Infrastructure	<ul style="list-style-type: none"> <li>• Utilities</li> <li>• Technology Upgrades</li> <li>• Landscaping</li> <li>• Signage &amp; Marquees</li> <li>• Playground Equipment &amp; Fall Surfaces</li> <li>• Asphalt &amp; Concrete Flatwork</li> <li>• Playfields &amp; Outdoor Athletic Facilities</li> <li>• Parking &amp; Traffic Flow</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>\$105,300</li> <li>-</li> <li>-</li> <li>-</li> </ul>	\$105,300
	Future New Construction Projects	<ul style="list-style-type: none"> <li>• New Classrooms</li> <li>• Shade Structure</li> <li>• Multipurpose</li> </ul>	<ul style="list-style-type: none"> <li>\$26,539,500</li> <li>\$468,000</li> <li>\$10,010,000</li> </ul>	\$37,017,500
<b>Total</b>				<b>\$41,118,350</b>

# Needs Assessment

South/West Park Elementary

## MASTER PLAN DIAGRAM



### IDENTIFIED SITE WORK

#### Health, Safety & Security Projects

- Add more surveillance cameras (x10) to cover blind spots
- Replace bell/clock/intercom system with new network based system
- Hold allowance for ADA path of travel improvements

#### Site Infrastructure Projects

- 1 • Replace playground wood chips with pour in place fall surface (x2)

#### Future New Construction Projects

- 2 • Add shade structure over playground (x2)
- 3 • Build new two-story classroom wing to replace portable classrooms
  - School likes design of two-story C-shaped building at Central Elementary School
  - Include 8 TK/K/SPED rooms with internal restrooms
- 4 • Build new Multipurpose with stage
  - Repurpose old Multipurpose for use as library and student support services offices

### EXISTING BUILDINGS

- 5 No Needs Identified
- 6 Multipurpose Modernization. Repurpose into Library, Student Services
- 7 Deferred maintenance to extend life of facility. Replace with new permanent building when funding is secured.

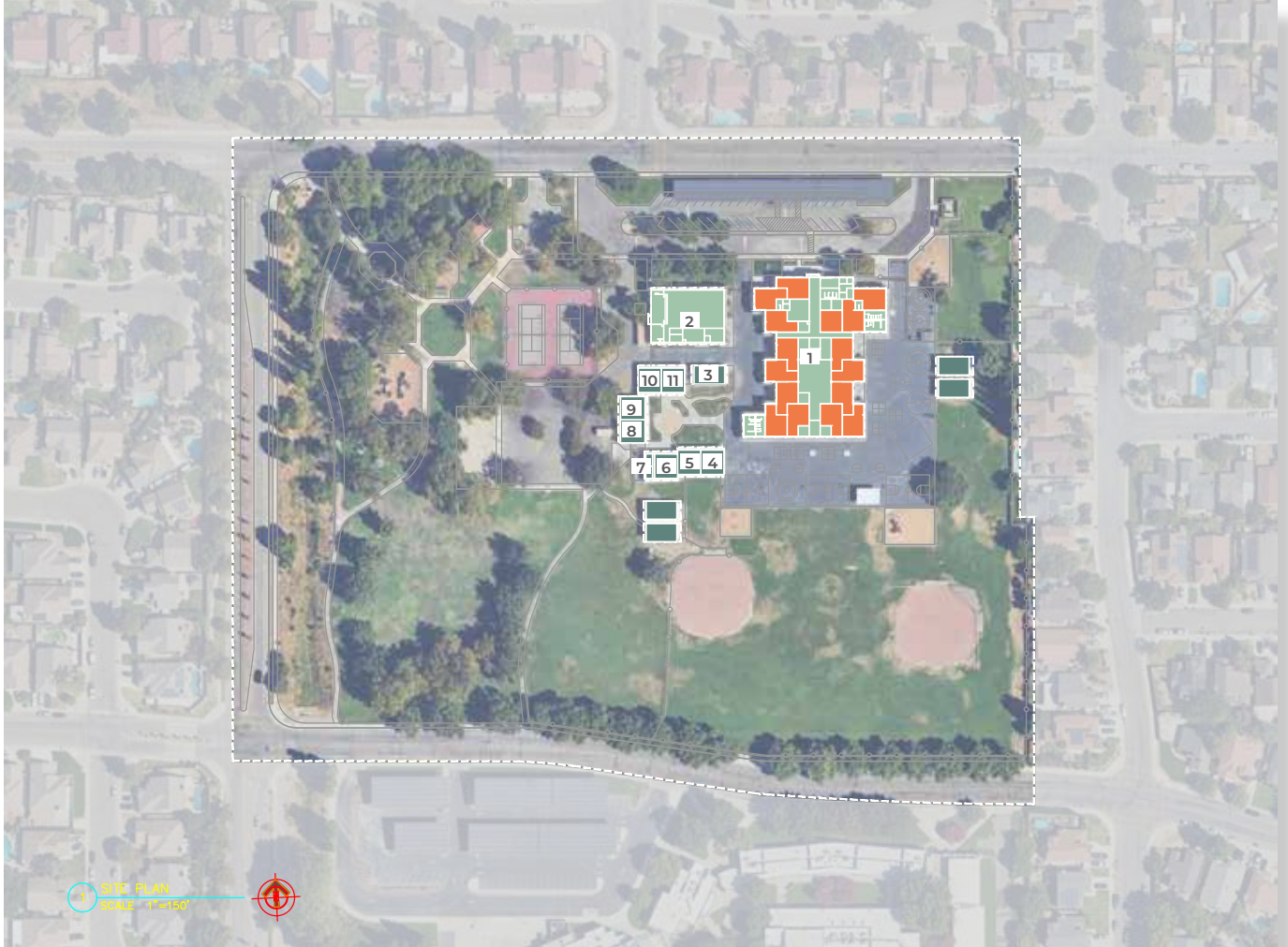
# LOUIS VILLALOVOZ ELEMENTARY



# Needs Assessment

Louis Villalovoz Elementary

## EXISTING SITE PLAN



### LOUIS VILLALOVOZ ELEM SITE DETAILS

**Address:** 1550 Cypress Drive  
**City, State, Zip:** Tracy, CA 95376  
**Phone:** 209.830.3331

**Date Built:** 1988  
**Grades Served:** TK-5  
**Site Acres:** +/- 8.4

#### Diagram Legend

- Permanent Classrooms
- Permanent Support Facility
- Portable Building

### PERMANENT BUILDINGS ID | NAME

- 1 Administration/Classrooms 1-17
- 2 Multipurpose

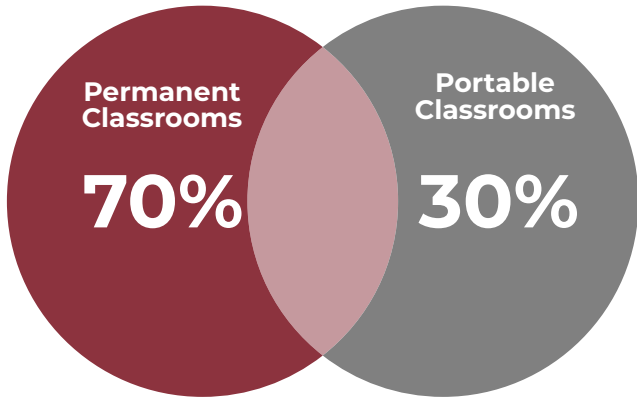
### PORTABLE BUILDINGS ID | NAME

- 3 Classroom 18
- 4 Classroom 20
- 5 Classroom 21
- 6 Classroom 22
- 7 Restroom
- 8 Classroom 23
- 9 Classroom 25
- 10 Classroom 26
- 11 Classroom 27

# Needs Assessment

Louis Villalovoz Elementary

## BUILDING INVENTORY



### Notes :

Classroom count is based on a total count of all available teaching stations. This number is used by the State to calculate funding eligibility.

MAP ID	BUILDING NAME	CONSTRUCTION TYPE	AREA/SQ. FT.	CLASSROOM COUNT	DATE BUILT	AGE
1	Administration/Classrooms 1-17	Permanent	34,176	16	1992	32
2	Multipurpose	Permanent	8,338	0	1988	36
3	Classroom 18	Portable	960	0	1992	32
4	Classroom 20	Portable	1,440	1	2001	23
5	Classroom 21	Portable	1,440	1	2001	23
6	Classroom 22	Portable	1,440	1	2001	23
7	Restroom	Portable	480	0	2001	23
8	Classroom 23	Portable	1,440	1	2001	23
9	Classroom 25	Portable	1,440	1	2001	23
10	Classroom 26	Portable	1,440	1	2001	23
11	Classroom 27	Portable	1,440	1	2001	23

BUILDINGS SUMMARY	AREA/SQ.FT.	CLASSROOM COUNT	AVERAGE AGE
Permanent Buildings	42,514	16	34
Portable Buildings	11,520	7	24
<b>Totals</b>	<b>54,034</b>	<b>23</b>	

# Needs Assessment

Louis Villalovoz Elementary

## ASSESSMENT PHOTOS



## SITE ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
<p><b>HEALTH, SAFETY &amp; SECURITY PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Add more surveillance cameras (x10) to cover blind spots</li> <li><input type="checkbox"/> Replace drinking fountains w/ ADA compliant bottle fill stations (x8)</li> <li><input type="checkbox"/> Hold allowance for ADA path of travel improvements (grade correction, trip hazards, door hardware &amp; thresholds)</li> </ul>
<p><b>SITE INFRASTRUCTURE PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Add 3' CMU retaining wall with new chain link fence on top of retaining wall at south end of field               <ul style="list-style-type: none"> <li>• Import fill dirt to level field with retaining wall to eliminate lower grade</li> <li>• Rehabilitate natural turf field (level, aerate, top dress, fertilize, seed)</li> </ul> </li> <li><input type="checkbox"/> Replace playground equipment (x2)               <ul style="list-style-type: none"> <li>• Replace playground wood chips with pour in place fall surface (x2)</li> <li>• Remove swings, do not replace</li> </ul> </li> <li><input type="checkbox"/> Replace sewer main from street POC back onto campus</li> </ul>
<p><b>FUTURE NEW CONSTRUCTION PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Build new two-story permanent classroom building to replace all portables               <ul style="list-style-type: none"> <li>• Note: Remove Portables 29 - 30 to make room</li> <li>• Include TK/K classrooms with internal restrooms</li> <li>• Add new TK/K playground (x1) with pour in place fall surface</li> </ul> </li> <li><input type="checkbox"/> Build new Multipurpose building; remodel old Multipurpose for Admin offices</li> </ul>
<p><b>TOP PRIORITIES: (PRINCIPAL)</b></p>	<ol style="list-style-type: none"> <li>1. HVAC replacement</li> <li>2. More TK/K classrooms with restrooms</li> <li>3. New Multipurpose</li> </ol>






## BUILDINGS ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
<p><b>MAIN BUILDING:</b></p>	<p><b>Admin Offices, Library, Rooms 1 – 17, Restrooms</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace rooftop HVAC units (x23)</li> </ul>
<p><b>MULTIPURPOSE:</b></p>	<p><b>Assembly, Kitchen, Stage, Restrooms</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Note: School wants bigger Multipurpose</li> <li><input type="checkbox"/> Build new larger Multipurpose room in footprint of Portables 20 -27</li> <li><input type="checkbox"/> Remodel old multipurpose room into Student Support Services offices and Admin conference room</li> <li><input type="checkbox"/> Replace rooftop HVAC units (x7)</li> </ul>
<p><b>PORTABLE BUILDINGS:</b></p>	<p><b>Rooms 18, 20 -22, 23, 25 -27, 29-30</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace portable classrooms and restrooms with permanent/modular construction when funding is available</li> </ul>

# Needs Assessment

Louis Villalovoz Elementary

## ASSESSMENT REPORT CARD

Louis Villalovoz Elementary	Category	Task & Description	Cost by Item	Total Cost
	Health, Safety & Security Projects	<ul style="list-style-type: none"> <li>• Security &amp; Intrusion Alarm</li> <li>• Fire Alarm System</li> <li>• Communications, Bell, Intercom, Phone</li> <li>• Surveillance Cameras</li> <li>• Security Fencing &amp; Gates</li> <li>• Doors, Locks &amp; Hardware</li> <li>• Hazardous Materials Abatement</li> <li>• ADA Compliance</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>\$26,000</li> <li>\$113,750</li> <li>-</li> <li>-</li> <li>\$106,600</li> </ul>	\$246,350
	Major Modernization Projects	<ul style="list-style-type: none"> <li>• Roofing</li> <li>• HVAC</li> <li>• Windows</li> <li>• Remodel Restrooms or Shower/Locker</li> <li>• Interior Wall Reconfiguration &amp; Remodel</li> <li>• Indoor Athletic Facilities</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>\$672,100</li> <li>-</li> <li>-</li> <li>\$2,535,000</li> <li>-</li> </ul>	\$3,207,100
	Basic Modernization Projects	<ul style="list-style-type: none"> <li>• Interior &amp; Exterior Paint</li> <li>• Exterior Wall &amp; Trim Repairs</li> <li>• Interior Wall &amp; Ceiling Repairs</li> <li>• Rain Gutters</li> <li>• Flooring</li> <li>• Interior &amp; Exterior Lighting</li> <li>• Casework &amp; Cabinets</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> </ul>	\$-
	Site Infrastructure	<ul style="list-style-type: none"> <li>• Utilities</li> <li>• Technology Upgrades</li> <li>• Landscaping</li> <li>• Signage &amp; Marquees</li> <li>• Playground Equipment &amp; Fall Surfaces</li> <li>• Asphalt &amp; Concrete Flatwork</li> <li>• Playfields &amp; Outdoor Athletic Facilities</li> <li>• Parking &amp; Traffic Flow</li> </ul>	<ul style="list-style-type: none"> <li>\$143,000</li> <li>-</li> <li>-</li> <li>-</li> <li>\$764,400</li> <li>-</li> <li>\$27,300</li> <li>-</li> </ul>	\$934,700
	Future New Construction Projects	<ul style="list-style-type: none"> <li>• New Classrooms</li> <li>• Multipurpose</li> </ul>	<ul style="list-style-type: none"> <li>\$16,763,500</li> <li>\$10,010,000</li> </ul>	\$26,773,500
<b>Total</b>				<b>\$31,161,650</b>

## MASTER PLAN DIAGRAM



### IDENTIFIED SITE WORK

#### Health, Safety & Security Projects

- Add more surveillance cameras (x10) to cover blind spots
- Replace drinking fountains w/ ADA compliant bottle fill stations (x8)
- Hold allowance for ADA path of travel improvements

#### Site Infrastructure Projects

- 1** • Replace playground equipment (x2). Replace wood chips with pour in place fall surface (x2)

#### Future New Construction Projects

- 2** • Build new two-story permanent classroom building to replace all portables
  - Note: Remove Portables 29 - 30 to make room
  - Include TK/K classrooms with internal restrooms
  - Add new TK/K playground (x1) with pour in place fall surface
- 3** • Build new Multipurpose building; remodel old Multipurpose for Admin offices

### EXISTING BUILDINGS

- 4** Modernize Multipurpose into Administration & Student Services
- 5** HVAC Upgrades

# MONTE VISTA MIDDLE SCHOOL



# Needs Assessment

Monte Vista Middle School

## EXISTING SITE PLAN



### MONTE VISTA MIDDLE SITE DETAILS

**Address:** 751 W. Lowell Avenue

**City, State, Zip:** Tracy, CA 95376

**Phone:** 209.830.3340

**Date Built:** 1961

**Grades Served:** 6-8

**Site Acres:** 22.1

#### Diagram Legend

- Permanent Classrooms
- Permanent Support Facility
- Portable Building

### PERMANENT BUILDINGS ID | NAME

- 1 Administration
- 2 Classrooms 1-4
- 3 Classrooms 6-9
- 4 Classrooms 10-13
- 5 Classroom 14
- 6 Classrooms 15-18
- 7 Classroom 19
- 8 Classrooms 20-22
- 9 Classrooms 23-24
- 10 Classrooms 30-32
- 11 Classrooms 33-36
- 12 Classrooms 28-29
- 13 Classrooms 25-27
- 14 Library
- 15 Multipurpose

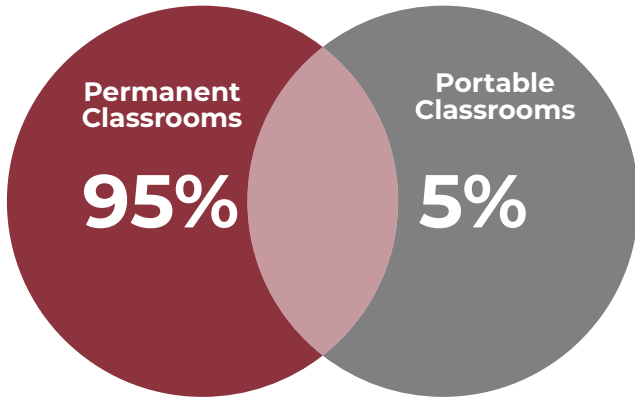
### PERMANENT BUILDINGS ID | NAME

- 16 Locker Rooms
- 17 Classroom 39
- 18 Classrooms 40-41

### PORTABLE BUILDINGS ID | NAME

- 19 Portable 42
- 20 Portable 43

## BUILDING INVENTORY



### Notes :

Classroom count is based on a total count of all available teaching stations. This number is used by the State to calculate funding eligibility.

MAP ID	BUILDING NAME	CONSTRUCTION TYPE	AREA/SQ. FT.	CLASSROOM COUNT	DATE BUILT	AGE
1	Administration	Permanent	3,904	0	1961	63
2	Classrooms 1-4	Permanent	5,160	5	1977	47
3	Classrooms 6-9	Permanent	5,160	4	1977	47
4	Classrooms 10-13	Permanent	4,200	4	1977	47
5	Classroom 14	Permanent	960	1	2012	12
6	Classrooms 15-18	Permanent	4,200	4	1977	47
7	Classroom 19	Permanent	960	1	2012	12
8	Classrooms 20-22	Permanent	3,200	3	2012	12
9	Classrooms 23-24	Permanent	1,920	2	2012	12
10	Classrooms 30-32	Permanent	2,880	3	2012	12
11	Classrooms 33-36	Permanent	3,840	4	2012	12
12	Classrooms 28-29	Permanent	1,920	2	2012	12
13	Classrooms 25-27	Permanent	3,720	3	1989	35
14	Library	Permanent	2,550	0	1961	63
15	Multipurpose	Permanent	7,639	0	1967	57
16	Locker Rooms	Permanent	3,616	0	1977	47
17	Classroom 39	Permanent	2,091	1	1961	63
18	Classrooms 40-41	Permanent	2,880	2	2012	12
19	Portable 42	Portable	960	1	2007	17
20	Portable 43	Portable	960	1	2007	17

BUILDINGS SUMMARY	AREA/SQ.FT.	CLASSROOM COUNT	AVERAGE AGE
Permanent Buildings	60,800	39	34
Portable Buildings	1,920	2	17
<b>Totals</b>	<b>62,720</b>	<b>41</b>	

# Needs Assessment

Monte Vista Middle School

## ASSESSMENT PHOTOS



## SITE ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
<p><b>HEALTH, SAFETY &amp; SECURITY PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Add more surveillance cameras (x10) to cover blind spots</li> <li><input type="checkbox"/> Repair/Upgrade fire panel to resolve all trouble signals/faults</li> <li><input type="checkbox"/> Replace bell/clock/intercom system with new network based system               <ul style="list-style-type: none"> <li>• Add exterior intercom/PA speakers (x4) on Rooms 29 and 40 to cover athletic fields</li> </ul> </li> <li><input type="checkbox"/> Replace drinking fountains w/ ADA compliant bottle fill stations (x2)</li> <li><input type="checkbox"/> Hold allowance for ADA path of travel improvements (grade correction, trip hazards, door hardware &amp; thresholds)</li> </ul>
<p><b>SITE INFRASTRUCTURE PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Add synthetic turf soccer field (North of Wing O/Q)               <ul style="list-style-type: none"> <li>• Include small track (syn turf) around perimeter of soccer field</li> </ul> </li> </ul>
<p><b>FUTURE NEW CONSTRUCTION PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Build new two-story classroom wing to replace Buildings D, E, F, G (19 classrooms)               <ul style="list-style-type: none"> <li>• Include student restrooms</li> </ul> </li> <li><input type="checkbox"/> Build new Multipurpose/Gymnasium</li> </ul>
<p><b>TOP PRIORITIES: (PRINCIPAL)</b></p>	<ol style="list-style-type: none"> <li>1. New two-story classroom building to replace Buildings D, E, F, G, (19 classrooms)</li> <li>2. Bigger Multipurpose/Gymnasium</li> <li>3. Bigger Library</li> </ol>

## BUILDINGS ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
BUILDING A:	<p><b>Administration</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Paint building exterior</li> </ul>
BUILDING B:	<p><b>Cafeteria, Multipurpose</b></p> <p>Note: This building could be repurposed for library use or band classroom</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Install new projector, screen and sound system in Multipurpose</li> <li><input type="checkbox"/> Paint building exterior</li> </ul>
BUILDING C:	<p><b>Library</b></p> <p>Note: Single occupancy restrooms (x2) used for staff only</p> <p>Note: This building could be repurposed for additional student support services office space</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace windows</li> <li><input type="checkbox"/> Paint building exterior</li> </ul>
BUILDING D:	<p><b>Rooms 1-5</b></p> <p>Note: Replace building with new construction when funding is available.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Remodel restroom for ADA (x1) and return to use <ul style="list-style-type: none"> <li>• D101 is old restroom now used exclusively for storage</li> </ul> </li> <li><input type="checkbox"/> Replace windows</li> <li><input type="checkbox"/> Paint building exterior</li> </ul>
BUILDING E:	<p><b>Room 6-9, Boys Restroom</b></p> <p>Note: Replace building with new construction when funding is available.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace windows</li> <li><input type="checkbox"/> Paint building exterior</li> </ul>
BUILDING F:	<p><b>Rooms 10-14, Girls Restroom</b></p> <p>Note: Replace building with new construction when funding is available.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace windows</li> <li><input type="checkbox"/> Paint building exterior</li> </ul>
BUILDING G:	<p><b>Rooms 15-19</b></p> <p>Note: Replace building with new construction when funding is available.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Remodel restroom for ADA (x1) and return to use <ul style="list-style-type: none"> <li>• G102 is old restroom now used exclusively for storage</li> </ul> </li> <li><input type="checkbox"/> Replace windows</li> <li><input type="checkbox"/> Paint building exterior</li> </ul>
BUILDING H:	<p><b>Rooms 25-27, Locker Rooms</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace windows</li> <li><input type="checkbox"/> Modernize science classrooms 25 &amp; 27 <ul style="list-style-type: none"> <li>• Resurface interior (floors, walls, ceilings)</li> </ul> </li> <li><input type="checkbox"/> Paint building exterior</li> </ul>
LOCKER ROOM BUILDING J:	<p><b>Locker Rooms, Restrooms, Rooms 37, 38</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Remodel locker rooms (x2) <ul style="list-style-type: none"> <li>• Add air conditioning in both locker rooms</li> <li>• Resurface locker rooms (floors, walls, T-bar ceilings, LED lights)</li> <li>• Remodel restrooms for ADA</li> <li>• Paint building interior and exterior</li> </ul> </li> </ul>

## BUILDINGS ASSESSMENT OBSERVATIONS






CATEGORY	DESCRIPTION & CORRECTIVE ACTION
BUILDING K:	<b>Room 39</b> <input type="checkbox"/> Replace windows <input type="checkbox"/> Paint building exterior
BUILDING L:	<b>Rooms 40-41</b> Note: Room 40 is used as band classroom. The classroom is too small for program <input type="checkbox"/> Remodel and combine Rooms 40 & 41 to create large band classroom <ul style="list-style-type: none"> <li>• Resurface interior (floors, walls, ceiling, LED lights)</li> <li>• Install new music storage cabinets, lower cabinets with countertops</li> <li>• Paint building interior and exterior</li> </ul>
PORTABLE BUILDING:	<b>Rooms 42-43</b> <input type="checkbox"/> Paint building exterior
BUILDING M/N:	<b>Rooms 20-24</b> <input type="checkbox"/> Paint building exterior
BUILDING O/Q:	<b>Rooms 30-36</b> <input type="checkbox"/> Paint building exterior
BUILDING R:	<b>Rooms 28-29</b> <input type="checkbox"/> Paint building exterior



# Needs Assessment

Monte Vista Middle School

## ASSESSMENT REPORT CARD

Monte Vista Middle School	Category	Task & Description	Cost by Item	Total Cost
	Health, Safety & Security Projects	<ul style="list-style-type: none"> <li>• Security &amp; Intrusion Alarm</li> <li>• Fire Alarm System</li> <li>• Communications, Bell, Intercom, Phone</li> <li>• Surveillance Cameras</li> <li>• Security Fencing &amp; Gates</li> <li>• Doors, Locks &amp; Hardware</li> <li>• Hazardous Materials Abatement</li> <li>• ADA Compliance</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>\$130,000</li> <li>\$607,100</li> <li>\$26,000</li> <li>-</li> <li>-</li> <li>-</li> <li>\$140,400</li> </ul>	\$903,500
	Major Modernization Projects	<ul style="list-style-type: none"> <li>• Roofing</li> <li>• HVAC</li> <li>• Windows</li> <li>• Remodel Restrooms or Shower/Locker</li> <li>• Interior Wall Reconfiguration &amp; Remodel</li> <li>• Indoor Athletic Facilities</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>\$368,875</li> <li>\$390,000</li> <li>\$2,054,000</li> <li>-</li> </ul>	\$2,812,875
	Basic Modernization Projects	<ul style="list-style-type: none"> <li>• Interior &amp; Exterior Paint</li> <li>• Exterior Wall &amp; Trim Repairs</li> <li>• Interior Wall &amp; Ceiling Repairs</li> <li>• Rain Gutters</li> <li>• Flooring</li> <li>• Interior &amp; Exterior Lighting</li> <li>• Casework &amp; Cabinets</li> </ul>	<ul style="list-style-type: none"> <li>\$713,440</li> <li>-</li> <li>\$65,000</li> <li>-</li> <li>\$39,000</li> <li>-</li> <li>-</li> </ul>	\$817,440
	Site Infrastructure	<ul style="list-style-type: none"> <li>• Utilities</li> <li>• Technology Upgrades</li> <li>• Landscaping</li> <li>• Signage &amp; Marquees</li> <li>• Playground Equipment &amp; Fall Surfaces</li> <li>• Asphalt &amp; Concrete Flatwork</li> <li>• Playfields &amp; Outdoor Athletic Facilities</li> <li>• Parking &amp; Traffic Flow</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>\$45,500</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>\$1,170,000</li> <li>-</li> </ul>	\$1,215,500
	Future New Construction Projects	<ul style="list-style-type: none"> <li>• New Classrooms</li> <li>• Gymnasium</li> </ul>	<ul style="list-style-type: none"> <li>\$17,875,000</li> <li>\$12,012,000</li> </ul>	\$29,887,000
<b>Total</b>				<b>\$35,636,315</b>

# Needs Assessment

Monte Vista Middle School

## MASTER PLAN DIAGRAM



### IDENTIFIED SITE WORK

#### Health, Safety & Security Projects

- Add more surveillance cameras (x10) to cover blind spots
- Repair/Upgrade fire panel to resolve all trouble signals/faults
- Replace bell/clock/intercom system with new network based system
- Replace drinking fountains w/ ADA compliant bottle fill stations (x2)
- Hold allowance for ADA path of travel improvements

#### Site Infrastructure Projects

- 1 • Add synthetic turf soccer field (North of Wing O/Q)
- 2 • Include small track (syn turf) around perimeter of soccer field

#### Future New Construction Projects

- 3 • Build new two-story classroom wing to replace Buildings D, E, F, C (19 classrooms)
- 4 • Build new Multipurpose/Cym

### EXISTING BUILDINGS

- 5 Classroom Modernization
- 6 Administration Modernization
- 7 Library Modernization or Repurpose to Office Space & Student Services
- 8 Multipurpose Modernization or Repurpose to Library & Performing Arts
- 9 Locker Room Modernization or Remove if New Gym is Built
- 10 Modernization or Future Replacement with Two-Story Building
- 11 Modernization or Future Replacement with New Gymnasium/ Multipurpose

# EARLE E. WILLIAMS MIDDLE SCHOOL



# Needs Assessment

Earle E. Williams Middle School

## EXISTING SITE PLAN



### EARLE E. WILLIAMS MIDDLE SITE DETAILS

**Address:** 1600 Tennis Lane  
**City, State, Zip:** Tracy, CA 95376  
**Phone:** 209.830.3345

**Date Built:** 1990  
**Grades Served:** 6-8  
**Site Acres:** +/- 22.5

#### Diagram Legend

- Permanent Classrooms
- Permanent Support Facility
- Portable Building

### PERMANENT BUILDINGS ID | NAME

- 1 Administration
- 2 Multipurpose
- 3 Classrooms 1-8
- 4 Library 9-13/22-24
- 5 Classrooms 25-30
- 6 Classrooms 47-55
- 7 Classrooms 14-15
- 8 Classrooms 16-17
- 9 Classrooms 18-19
- 10 Classrooms 20-21

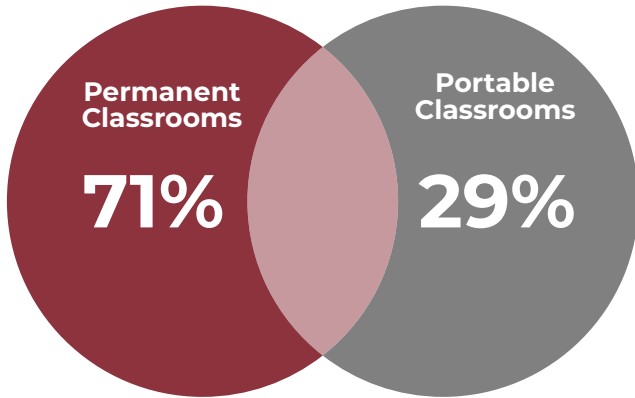
### PORTABLE BUILDINGS ID | NAME

- 11 Classrooms 31-32
- 12 Classrooms 33-34
- 13 Classrooms 35-37
- 14 Classrooms 38
- 15 Classrooms 39-40
- 16 Classroom 41
- 17 Classroom 42
- 18 Classroom 43
- 19 Classroom 44
- 20 Classroom 45
- 21 Classroom 46
- 22 Classroom 58

# Needs Assessment

Earle E. Williams Middle School

## BUILDING INVENTORY



### Notes :

Classroom count is based on a total count of all available teaching stations. This number is used by the State to calculate funding eligibility.

MAP ID	BUILDING NAME	CONSTRUCTION TYPE	AREA/SQ. FT.	CLASSROOM COUNT	DATE BUILT	AGE
1	Administration	Permanent	2,346	0	1990	34
2	Multipurpose	Permanent	16,168	0	1990	34
3	Classrooms 1-8	Permanent	4,927	8	1990	34
4	Library 9-13/22-24	Permanent	6,938	6	1990	34
5	Classrooms 25-30	Permanent	6,582	6	1990	34
6	Classrooms 47-55	Permanent	10,143	11	2002	22
7	Classrooms 14-15	Permanent	1,920	2	1990	34
8	Classrooms 16-17	Permanent	1,920	2	1990	34
9	Classrooms 18-19	Permanent	1,920	2	1990	34
10	Classrooms 20-21	Permanent	1,920	2	1990	34
11	Classrooms 31-32	Portable	1,920	2	1992	32
12	Classrooms 33-34	Portable	1,920	2	2002	22
13	Classrooms 35-37	Portable	2,880	2	2002	22
14	Classrooms 38	Portable	960	1	2002	22
15	Classrooms 39-40	Portable	1,920	2	2002	22
16	Classroom 41	Portable	960	1	2000	24
17	Classroom 42	Portable	960	1	2000	24
18	Classroom 43	Portable	960	1	2000	24
19	Classroom 44	Portable	960	1	2000	24
20	Classroom 45	Portable	960	1	2000	24
21	Classroom 46	Portable	960	1	2000	24
22	Classroom 58	Portable	960	1	2000	24

BUILDINGS SUMMARY	AREA/SQ.FT.	CLASSROOM COUNT	AVERAGE AGE
Permanent Buildings	54,784	39	33
Portable Buildings	16,320	16	24
<b>Totals</b>	<b>71,104</b>	<b>55</b>	

## ASSESSMENT PHOTOS

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## SITE ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
<p><b>HEALTH, SAFETY &amp; SECURITY PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Add more surveillance cameras (x3) to cover blind spots</li> <li><input type="checkbox"/> Replace bell/clock/intercom system with new network based system               <ul style="list-style-type: none"> <li>• Add exterior intercom/PA speakers (x4) on Rooms 29 and 40 to cover athletic fields</li> </ul> </li> <li><input type="checkbox"/> Replace chain link perimeter fence with decorative metal fence from Multipurpose bldg to the west</li> <li><input type="checkbox"/> Hold allowance for ADA path of travel improvements (grade correction, trip hazards, door hardware &amp; thresholds)               <ul style="list-style-type: none"> <li>• Remove 3 landscape trees by Room 57 and replace all damaged concrete sidewalks</li> <li>• Replace traffic rated utility vaults</li> </ul> </li> <li><input type="checkbox"/> Replace drinking fountains w/ ADA compliant bottle fill stations (x2)</li> </ul>
<p><b>SITE INFRASTRUCTURE PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Add electronic marquee in front of school</li> <li><input type="checkbox"/> Remove all rocks behind baseball/softball backstops, grade and pave with asphalt</li> <li><input type="checkbox"/> Patch and seal exterior asphalt basketball courts</li> <li><input type="checkbox"/> Add synthetic turf soccer field (inside track)               <ul style="list-style-type: none"> <li>• Include synthetic turf track around perimeter of soccer field</li> </ul> </li> <li><input type="checkbox"/> Add 3' CMU retaining wall with new chain link fence on top of retaining wall at south and west sides of sports field               <ul style="list-style-type: none"> <li>• Import fill dirt to level field with retaining wall to eliminate lower grade</li> </ul> </li> <li><input type="checkbox"/> Add storm drains (x2) in quad behind Admin building to resolve flooding</li> </ul>
<p><b>FUTURE NEW CONSTRUCTION PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Add shade structure in quad, east side of Multipurpose</li> <li><input type="checkbox"/> Add shade structure near outdoor stage, south side of Multipurpose</li> <li><input type="checkbox"/> Build new two-story classroom wing to replace portable classrooms               <ul style="list-style-type: none"> <li>• Include student restrooms</li> </ul> </li> </ul>
<p><b>TOP PRIORITIES: (PRINCIPAL)</b></p>	<ol style="list-style-type: none"> <li>1. Add electronic marquee</li> <li>2. HVAC unit replacement</li> <li>3. Rock removal around backstops</li> <li>4. Add shade structure near Multipurpose</li> </ol>






## BUILDINGS ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
ADMINISTRATION:	<b>Reception, Offices, Staff Lounge, Workroom Restrooms</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace rooftop HVAC units (x3)</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> <li><input type="checkbox"/> Paint building exterior</li> </ul>
MULTIPURPOSE:	<b>Kitchen, Assembly, Stage, Locker rooms, Restrooms</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace rooftop HVAC units (x13)</li> <li><input type="checkbox"/> Replace Multipurpose floor; install new sports floor</li> <li><input type="checkbox"/> Upgrade first row of bleachers to include ADA seating</li> <li><input type="checkbox"/> Replace stage folding door (accordion style across front of stage)</li> <li><input type="checkbox"/> Remodel exterior student restrooms for ADA (x2)</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> <li><input type="checkbox"/> Paint building exterior</li> </ul>
LIBRARY/CLASSROOMS BUILDING:	<b>Library, Rooms 9 - 13, 22 - 24, Restrooms</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace rooftop HVAC units (x8)</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> <li><input type="checkbox"/> Paint building exterior</li> </ul>
CLASSROOMS BUILDING:	<b>Rooms 1 - 8</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace rooftop HVAC units (x8)</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> <li><input type="checkbox"/> Paint building exterior</li> </ul>
CLASSROOMS BUILDING:	<b>Rooms 25 - 30</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace rooftop HVAC units (x6)</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> <li><input type="checkbox"/> Paint building exterior</li> </ul>
CLASSROOMS BUILDING:	<b>Rooms 47 - 57, Restrooms</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Remodel student restrooms for ADA (x2)</li> <li><input type="checkbox"/> Replace rooftop HVAC units (x14)</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> <li><input type="checkbox"/> Paint building exterior</li> </ul>
PORTABLE BUILDINGS:	<b>Portable Classrooms Rooms 14 - 21, Rooms 31 - 38, Rooms 39 - 46, 58</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace portable classrooms and restrooms with permanent/modular construction when funding is available</li> </ul>

# Needs Assessment

Earle E. Williams Middle School

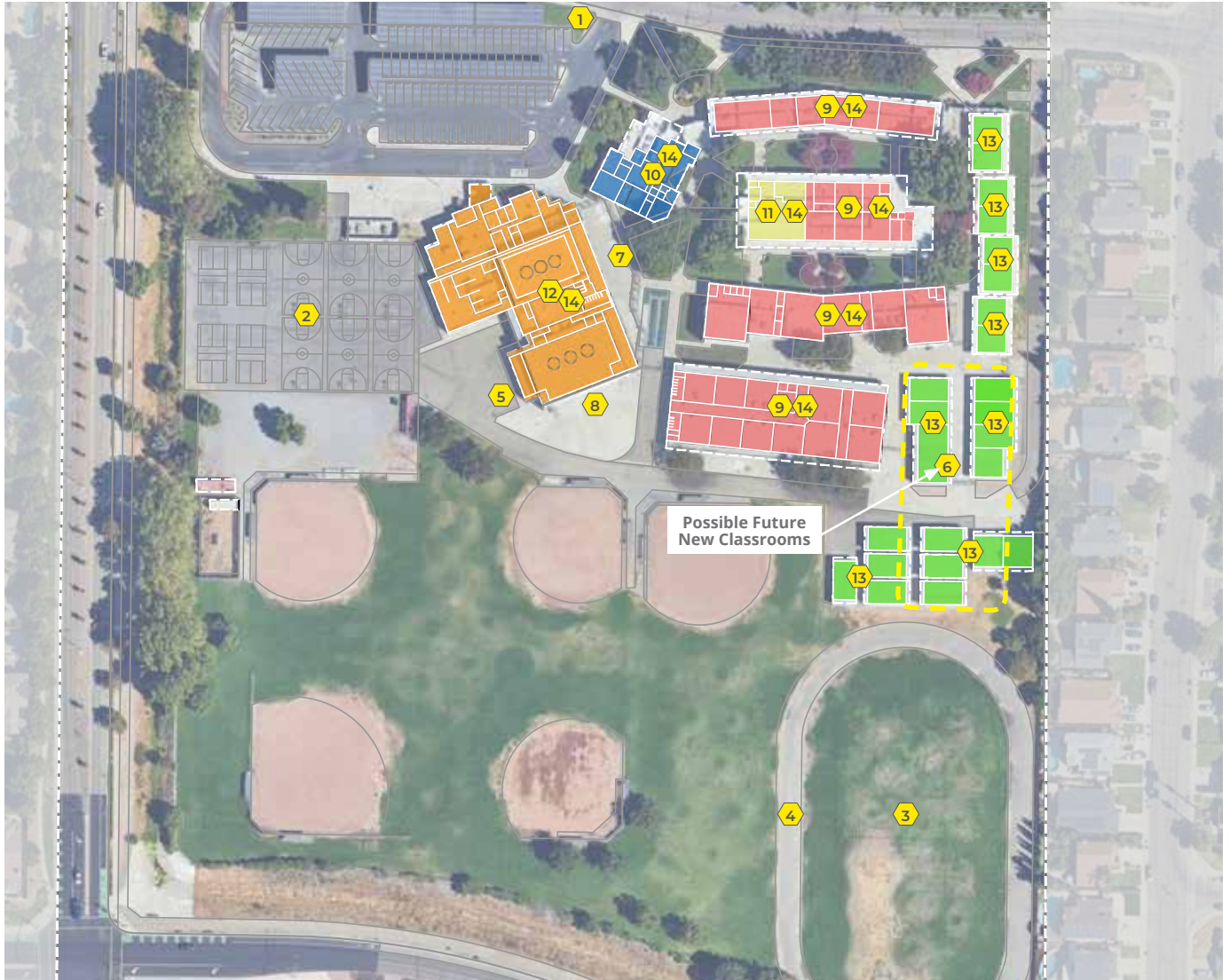
## ASSESSMENT REPORT CARD

Earle E. Williams Middle School	Category	Task & Description	Cost by Item	Total Cost
	<b>Health, Safety &amp; Security Projects</b>	<ul style="list-style-type: none"> <li>• Security &amp; Intrusion Alarm</li> <li>• Fire Alarm System</li> <li>• Communications, Bell, Intercom, Phone</li> <li>• Surveillance Cameras</li> <li>• Security Fencing &amp; Gates</li> <li>• Doors, Locks &amp; Hardware</li> <li>• Hazardous Materials Abatement</li> <li>• ADA Compliance</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>\$632,060</li> <li>\$7,800</li> <li>\$435,500</li> <li>-</li> <li>-</li> <li>\$140,400</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li><b>\$1,215,760</b></li> <li>-</li> <li>-</li> <li>-</li> </ul>
	<b>Major Modernization Projects</b>	<ul style="list-style-type: none"> <li>• Roofing</li> <li>• HVAC</li> <li>• Windows</li> <li>• Remodel Restrooms or Shower/Locker</li> <li>• Interior Wall Reconfiguration &amp; Remodel</li> <li>• Indoor Athletic Facilities</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>\$1,514,500</li> <li>-</li> <li>\$780,000</li> <li>-</li> <li>-</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li><b>\$2,294,500</b></li> <li>-</li> </ul>
	<b>Basic Modernization Projects</b>	<ul style="list-style-type: none"> <li>• Interior &amp; Exterior Paint</li> <li>• Exterior Wall &amp; Trim Repairs</li> <li>• Interior Wall &amp; Ceiling Repairs</li> <li>• Rain Cutters</li> <li>• Flooring</li> <li>• Interior &amp; Exterior Lighting</li> <li>• Casework &amp; Cabinets</li> </ul>	<ul style="list-style-type: none"> <li>\$540,904</li> <li>-</li> <li>\$87,100</li> <li>-</li> <li>\$162,500</li> <li>\$832,260</li> <li>-</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li><b>\$1,662,764</b></li> <li>-</li> </ul>
	<b>Site Infrastructure</b>	<ul style="list-style-type: none"> <li>• Utilities</li> <li>• Technology Upgrades</li> <li>• Landscaping</li> <li>• Signage &amp; Marquees</li> <li>• Playground Equipment &amp; Fall Surfaces</li> <li>• Asphalt &amp; Concrete Flatwork</li> <li>• Playfields &amp; Outdoor Athletic Facilities</li> <li>• Parking &amp; Traffic Flow</li> </ul>	<ul style="list-style-type: none"> <li>\$31,200</li> <li>-</li> <li>-</li> <li>\$65,000</li> <li>-</li> <li>\$508,300</li> <li>\$975,000</li> <li>-</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li><b>\$1,579,500</b></li> <li>-</li> </ul>
	<b>Future New Construction Projects</b>	<ul style="list-style-type: none"> <li>• New Classrooms</li> <li>• Shade Structure</li> </ul>	<ul style="list-style-type: none"> <li>\$20,501,000</li> <li>\$468,000</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li><b>\$20,969,000</b></li> </ul>
<b>Total</b>				<b>\$27,681,524</b>

# Needs Assessment

Earle E. Williams Middle School

## MASTER PLAN DIAGRAM



### IDENTIFIED SITE WORK

#### Health, Safety & Security Projects

- Add more surveillance cameras (x3) to cover blind spots
- Replace bell/clock/intercom system with new network based system
- Replace chain link perimeter fence with decorative metal fence from MPR bldg to the West
- Replace drinking fountains w/ ADA compliant bottle fill stations (x2)
- Hold allowance for ADA path of travel improvements

#### Site Infrastructure Projects

- 1 • Add electronic marquee in front of school
- 2 • Patch and seal exterior asphalt basketball courts
- 3 • Add synthetic turf soccer field (inside track)
- 4 • Include synthetic turf track around perimeter of soccer field
- 5 • Add storm drains (x2) in quad behind Admin building to resolve flooding

#### Future New Construction Projects

- 6 • Build new two-story classroom wing to replace portable classrooms
- 7 • Add shade structure in quad, East side of MPR
- 8 • Add shade structure near outdoor stage, South side of MPR

### EXISTING BUILDINGS

- 9 Classroom Modernization
- 10 Administration Modernization
- 11 Library Modernization
- 12 Multipurpose Modernization
- 13 Deferred maintenance to extend life of facility. Replace with new permanent building when funding is secured.
- 14 HVAC Upgrades

# JOHN C. KIMBALL HIGH SCHOOL



# Needs Assessment

John C. Kimball High School

## EXISTING SITE PLAN



### JOHN C. KIMBALL HIGH SITE DETAILS

**Address:** 3200 Jaguar Run  
**City, State, Zip:** Tracy, CA 95377  
**Phone:** 209.832.6600

**Date Built:** 2010  
**Grades Served:** 9-12  
**Site Acres:** +/- 55.2

#### Diagram Legend

- Permanent Classrooms
- Permanent Support Facility
- Portable Building

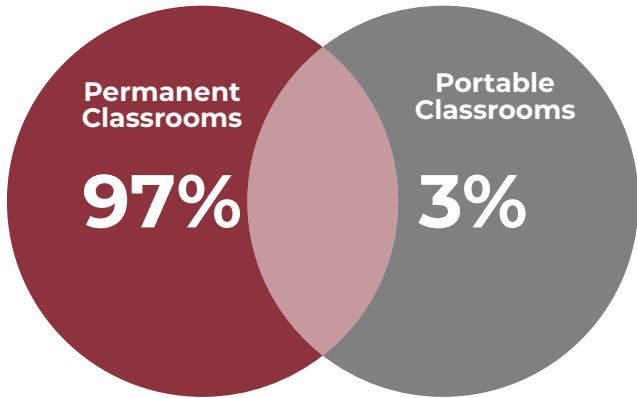
### PERMANENT BUILDINGS ID | NAME

- 1 Building A Administration
- 2 Building B Library
- 3 Building C Theater
- 4 Building L Cafeteria/Gym
- 5 Building D
- 6 Building E
- 7 Building F
- 8 Building G
- 9 Building H
- 10 Building J
- 11 Building K
- 12 Building M Small Gym
- 13 Building N

### PORTABLE BUILDINGS ID | NAME

- 14 Portable I1
- 15 Portable I2
- 16 Portable P1
- 17 Portable P2

## BUILDING INVENTORY



### Notes :

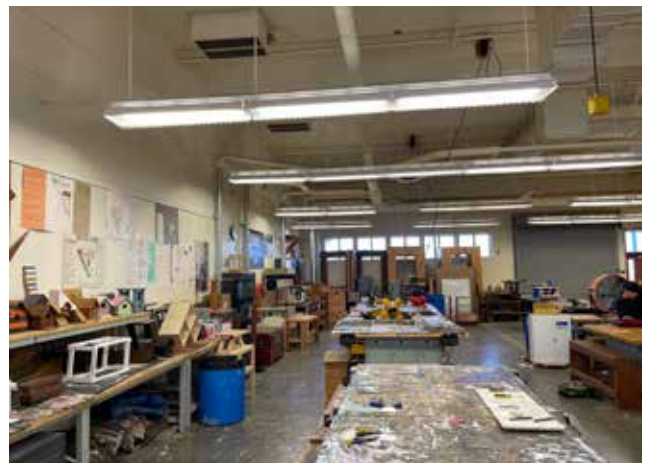
Classroom count is based on a total count of all available teaching stations. This number is used by the State to calculate funding eligibility.

MAP ID	BUILDING NAME	CONSTRUCTION TYPE	AREA/SQ. FT.	CLASSROOM COUNT	DATE BUILT	AGE
1	Building A Administration	Permanent	10,756	0	2010	14
2	Building B Library	Permanent	6,784	0	2010	14
3	Building C Theater	Permanent	17,805	3	2010	14
4	Building L Cafeteria/Gym	Permanent	46,638	0	2010	14
5	Building D	Permanent	12,104	6	2010	14
6	Building E	Permanent	10,112	10	2010	14
7	Building F	Permanent	10,624	10	2010	14
8	Building G	Permanent	10,624	10	2010	14
9	Building H	Permanent	10,624	10	2010	14
10	Building J	Permanent	8,960	7	2010	14
11	Building K	Permanent	9,640	8	2010	14
12	Building M Small Gym	Permanent	23,386	0	2010	14
13	Building N	Permanent	19,200	4	2010	14
14	Portable I1	Portable	1,920	1	2010	14
15	Portable I2	Portable	960	1	2010	14
16	Portable P1	Portable	960	0	2010	14
17	Portable P2	Portable	960	0	2010	14

BUILDINGS SUMMARY	AREA/SQ.FT.	CLASSROOM COUNT	AVERAGE AGE
Permanent Buildings	197,257	68	14
Portable Buildings	4,800	2	14
<b>Totals</b>	<b>202,057</b>	<b>70</b>	

## ASSESSMENT PHOTOS

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## SITE ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
<p><b>HEALTH, SAFETY &amp; SECURITY PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Replace bell/clock/intercom system with new network based system</li> <li><input type="checkbox"/> Add more surveillance cameras (x15) to cover blind spots</li> <li><input type="checkbox"/> Add exterior lights for evening events and security (x20)                             <ul style="list-style-type: none"> <li>• Note: Use existing buildings or solar shades to mount exterior lights</li> </ul> </li> <li><input type="checkbox"/> Add perimeter decorative metal fence between buildings only; leave parking lots open                             <ul style="list-style-type: none"> <li>• School needs single point of entry through Admin only</li> </ul> </li> <li><input type="checkbox"/> Replace drinking fountains w/ ADA compliant bottle fill stations (x8)</li> <li><input type="checkbox"/> Hold allowance for ADA path of travel improvements (grade correction, trip hazards, door hardware &amp; thresholds)                             <ul style="list-style-type: none"> <li>• Add sidewalk, ADA path of travel from Administration building west through parking lot to S Lammers Road sidewalk. Eliminate planter in parking lot to make room for new sidewalk.</li> </ul> </li> </ul>
<p><b>SITE INFRASTRUCTURE PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Patch and seal asphalt parking lot (North of stadium)</li> <li><input type="checkbox"/> Patch and seal asphalt fire lane around back of school</li> <li><input type="checkbox"/> Athletic Facility Improvements                             <ul style="list-style-type: none"> <li>• Add fabric shade cloth over alley between tennis courts</li> <li>• Add outfield fences to softball fields (x2)</li> <li>• Add roofs over softball dugouts (x4)</li> <li>• Add shade structure for bleachers between softball fields</li> <li>• Add synthetic turf on softball fields (x2)</li> <li>• Add roofs over baseball dugouts (x4)</li> <li>• Add shade structure for bleachers between baseball fields</li> <li>• Add synthetic turf on baseball fields (x2)</li> <li>• Build varsity team rooms with restrooms and storage near stadium</li> <li>• Remove portables P1 &amp; P2 currently used for equipment storage</li> <li>• Add landscape trees with drip irrigation around south end of stadium</li> </ul> </li> </ul>
<p><b>FUTURE NEW CONSTRUCTION PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Replace portable classrooms with 2-story permanent building</li> </ul>
<p><b>TOP PRIORITIES: (PRINCIPAL)</b></p>	<ol style="list-style-type: none"> <li>1. Safety improvements (perimeter fencing, cameras)</li> <li>2. Remove stadium portables and build team rooms</li> <li>3. Shade structure in campus quad</li> </ol>

## BUILDINGS ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
BUILDING A:	<p><b>Administration Offices, Room A26, Restrooms</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Paint building exterior (exclude brick surfaces)               <ul style="list-style-type: none"> <li>• Install protective cage around exposed gas line at building point of entry</li> </ul> </li> <li><input type="checkbox"/> Replace carpet flooring in offices</li> <li><input type="checkbox"/> Replace classroom carpet flooring</li> <li><input type="checkbox"/> Upgrade classroom technology (projector/screen/sound)</li> <li><input type="checkbox"/> Upgrade EMS controls; replace HVAC thermostats</li> </ul>
BUILDING B:	<p><b>Library, Restrooms</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Paint building exterior (exclude brick surfaces)               <ul style="list-style-type: none"> <li>• Install protective cage around exposed gas line at building point of entry</li> </ul> </li> <li><input type="checkbox"/> Upgrade EMS controls; replace HVAC thermostats</li> <li><input type="checkbox"/> Add window coverings (motorized darkening shades) in library high windows</li> <li><input type="checkbox"/> Upgrade A/V equipment in library; replace projector, screen, sound system</li> </ul>
BUILDING C:	<p><b>Lobby, Theater/Stage, Rooms C1 -C3, Restrooms</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Paint building exterior (exclude brick surfaces)               <ul style="list-style-type: none"> <li>• Install protective cage around exposed gas line at building point of entry</li> </ul> </li> <li><input type="checkbox"/> Replace classroom carpet flooring</li> <li><input type="checkbox"/> Upgrade classroom technology (projector/screen/sound)</li> <li><input type="checkbox"/> Upgrade EMS controls; replace HVAC thermostats</li> <li><input type="checkbox"/> Replace stage lighting and sound system</li> </ul>
BUILDING D:	<p><b>Rooms D1 – D7</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Paint building exterior (exclude brick surfaces)               <ul style="list-style-type: none"> <li>• Install protective cage around exposed gas line at building point of entry</li> </ul> </li> <li><input type="checkbox"/> Replace classroom carpet flooring</li> <li><input type="checkbox"/> Upgrade classroom technology (projector/screen/sound)</li> <li><input type="checkbox"/> Upgrade EMS controls; replace HVAC thermostats</li> </ul>
BUILDING E:	<p><b>Rooms E1 – E10, Staff Restrooms</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Paint building exterior (exclude brick surfaces)               <ul style="list-style-type: none"> <li>• Install protective cage around exposed gas line at building point of entry</li> </ul> </li> <li><input type="checkbox"/> Replace classroom carpet flooring</li> <li><input type="checkbox"/> Upgrade classroom technology (projector/screen/sound)</li> <li><input type="checkbox"/> Upgrade EMS controls; replace HVAC thermostats</li> </ul>
BUILDING F:	<p><b>Rooms F1 – F10, Staff Restrooms</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Paint building exterior (exclude brick surfaces)               <ul style="list-style-type: none"> <li>• Install protective cage around exposed gas line at building point of entry</li> </ul> </li> <li><input type="checkbox"/> Replace classroom carpet flooring</li> <li><input type="checkbox"/> Upgrade classroom technology (projector/screen/sound)</li> <li><input type="checkbox"/> Upgrade EMS controls; replace HVAC thermostats</li> </ul>
BUILDING G:	<p><b>Rooms G1 – G10, Student Restrooms</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Paint building exterior (exclude brick surfaces)               <ul style="list-style-type: none"> <li>• Install protective cage around exposed gas line at building point of entry</li> </ul> </li> <li><input type="checkbox"/> Replace classroom carpet flooring</li> <li><input type="checkbox"/> Upgrade classroom technology (projector/screen/sound)</li> <li><input type="checkbox"/> Upgrade EMS controls; replace HVAC thermostats</li> </ul>

## BUILDINGS ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
<b>BUILDING H:</b>	<p><b>Rooms H1 – H10, Staff Restrooms</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Paint building exterior (exclude brick surfaces)               <ul style="list-style-type: none"> <li>• Install protective cage around exposed gas line at building point of entry</li> </ul> </li> <li><input type="checkbox"/> Replace classroom carpet flooring</li> <li><input type="checkbox"/> Upgrade classroom technology (projector/screen/sound)</li> <li><input type="checkbox"/> Upgrade EMS controls; replace HVAC thermostats</li> </ul>
<b>BUILDING J:</b>	<p><b>Rooms J1 – J8</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Paint building exterior (exclude brick surfaces)               <ul style="list-style-type: none"> <li>• Install protective cage around exposed gas line at building point of entry</li> </ul> </li> <li><input type="checkbox"/> Replace classroom carpet flooring</li> <li><input type="checkbox"/> Upgrade classroom technology (projector/screen/sound)</li> <li><input type="checkbox"/> Upgrade EMS controls; replace HVAC thermostats</li> </ul>
<b>BUILDING K:</b>	<p><b>Rooms K1 – K8, Student Restrooms</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Paint building exterior (exclude brick surfaces)               <ul style="list-style-type: none"> <li>• Install protective cage around exposed gas line at building point of entry</li> </ul> </li> <li><input type="checkbox"/> Replace classroom carpet flooring</li> <li><input type="checkbox"/> Upgrade classroom technology (projector/screen/sound)</li> <li><input type="checkbox"/> Upgrade EMS controls; replace HVAC thermostats</li> </ul>
<b>BUILDING L:</b>	<p><b>Cafeteria/Dining, Restrooms, Main gym, Boys locker room</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Note: Room L3 is currently used as weight room but could move to N1 near stadium, then L3 would be used as a leadership classroom</li> <li><input type="checkbox"/> Paint building exterior (exclude brick surfaces)               <ul style="list-style-type: none"> <li>• Install protective cage around exposed gas line at building point of entry</li> </ul> </li> <li><input type="checkbox"/> Upgrade EMS controls; replace HVAC thermostats</li> </ul>
<b>BUILDING M:</b>	<p><b>Small gym, Restrooms, Girls locker room</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Paint building exterior (exclude brick surfaces)               <ul style="list-style-type: none"> <li>• Install protective cage around exposed gas line at building point of entry</li> </ul> </li> <li><input type="checkbox"/> Upgrade EMS controls; replace HVAC thermostats</li> </ul>
<b>BUILDING N:</b>	<p><b>Rooms N1 – N9</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Note: Rooms N1, N3, N4 do not have air conditioning. Other rooms do have A/C</li> <li><input type="checkbox"/> Add A/C to Room N1 for use as leadership classroom or weight room</li> <li><input type="checkbox"/> Paint building exterior (exclude brick surfaces)               <ul style="list-style-type: none"> <li>• Install protective cage around exposed gas line at building point of entry</li> </ul> </li> <li><input type="checkbox"/> Replace classroom carpet flooring (exclude Rooms N1, N3, N4)</li> <li><input type="checkbox"/> Upgrade classroom technology (projector/screen/sound)</li> <li><input type="checkbox"/> Upgrade EMS controls; replace HVAC thermostats</li> </ul>
<b>PORTABLE BUILDINGS:</b>	<p><b>Portables P1, P2</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Note: Portables currently used for athletic equipment storage</li> <li><input type="checkbox"/> Replace portable classrooms with permanent/modular construction when funding is available</li> <li><input type="checkbox"/> School wants varsity team rooms, restrooms and storage building</li> </ul>
<b>PORTABLE BUILDINGS</b>	<p><b>Portables I1, I2</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace portable classrooms with permanent/modular construction when funding is available               <ul style="list-style-type: none"> <li>• Note: Principal reports roof leaks in the portables</li> <li>• Note: This is good location for another permanent classroom wing</li> </ul> </li> </ul>



# Needs Assessment

John C. Kimball High School

## ASSESSMENT REPORT CARD

John C. Kimball High School	Category	Task & Description	Cost by Item	Total Cost
	Health, Safety & Security Projects	<ul style="list-style-type: none"> <li>• Security &amp; Intrusion Alarm</li> <li>• Fire Alarm System</li> <li>• Communications, Bell, Intercom, Phone</li> <li>• Surveillance Cameras</li> <li>• Security Fencing &amp; Gates</li> <li>• Doors, Locks &amp; Hardware</li> <li>• Hazardous Materials Abatement</li> <li>• ADA Compliance</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>\$1,274,000</li> <li>\$39,000</li> <li>\$234,000</li> <li>-</li> <li>-</li> <li>\$312,000</li> </ul>	\$1,859,000
	Major Modernization Projects	<ul style="list-style-type: none"> <li>• Roofing</li> <li>• HVAC</li> <li>• Windows</li> <li>• Remodel Restrooms or Shower/Locker</li> <li>• Interior Wall Reconfiguration &amp; Remodel</li> <li>• Indoor Athletic Facilities</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>\$110,240</li> <li>\$29,640</li> <li>-</li> <li>-</li> <li>-</li> </ul>	\$139,880
	Basic Modernization Projects	<ul style="list-style-type: none"> <li>• Interior &amp; Exterior Paint</li> <li>• Exterior Wall &amp; Trim Repairs</li> <li>• Interior Wall &amp; Ceiling Repairs</li> <li>• Rain Gutters</li> <li>• Flooring</li> <li>• Interior &amp; Exterior Lighting</li> <li>• Casework &amp; Cabinets</li> </ul>	<ul style="list-style-type: none"> <li>\$719,680</li> <li>-</li> <li>-</li> <li>-</li> <li>\$644,280</li> <li>\$260,000</li> <li>-</li> </ul>	\$1,623,960
	Site Infrastructure	<ul style="list-style-type: none"> <li>• Utilities</li> <li>• Technology Upgrades</li> <li>• Landscaping</li> <li>• Signage &amp; Marquees</li> <li>• Playground Equipment &amp; Fall Surfaces</li> <li>• Asphalt &amp; Concrete Flatwork</li> <li>• Playfields &amp; Outdoor Athletic Facilities</li> <li>• Parking &amp; Traffic Flow</li> </ul>	<ul style="list-style-type: none"> <li>\$1,115,400</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>\$780,000</li> <li>\$3,018,600</li> <li>-</li> </ul>	\$4,914,000
	Future New Construction Projects	<ul style="list-style-type: none"> <li>• New Classrooms</li> <li>• Shade Structure</li> <li>• Team Room &amp; Restrooms</li> </ul>	<ul style="list-style-type: none"> <li>\$8,977,280</li> <li>\$936,000</li> <li>\$2,672,800</li> </ul>	\$12,586,080
<b>Total</b>				<b>\$21,122,920</b>

# Needs Assessment

John C. Kimball High School

## MASTER PLAN DIAGRAM



### IDENTIFIED SITE WORK

#### Health, Safety & Security Projects

- Replace bell/clock/intercom system with new network based system
- Add more surveillance cameras (x15) to cover blind spots
- Add perimeter decorative metal fence between buildings only; leave parking lots open
- School needs single point of entry through Admin only
- Replace drinking fountains w/ ADA compliant bottle fill stations (x8)
- Hold allowance for ADA path of travel improvements
- Add exterior lights for evening events and security (x20)

#### Site Infrastructure Projects

- 1 • Patch and seal asphalt parking lot (North of stadium)
- 2 • Patch and seal asphalt fire lane around back of school
- 3 • Add fabric shade cloth over alley between tennis courts
- 4 • Add outfield fences to softball fields (x2)
- 5 • Add roofs over softball dugouts (x4)
- 6 • Add shade structure for bleachers between softball fields
- 7 • Add synthetic turf on softball fields (x2)
- 8 • Add roofs over baseball dugouts (x4)
- 9 • Add shade structure for bleachers between baseball fields
- 10 • Add synthetic turf on baseball fields (x2)

### IDENTIFIED SITE WORK

#### Future New Construction Projects

- 11 • Add shade structure in campus quad
- 12 • Build varsity team rooms with restrooms and storage near stadium
- 13 • Future New Classroom Building

### EXISTING BUILDINGS

- 14 Classroom Modernization
- 15 Administration Modernization
- 16 Library Modernization
- 17 Multipurpose Modernization
- 18 Gymnasium Modernization
- 19 Performing Arts Modernization
- 20 Deferred maintenance to extend life of facility. Replace with new permanent building when funding is secured.

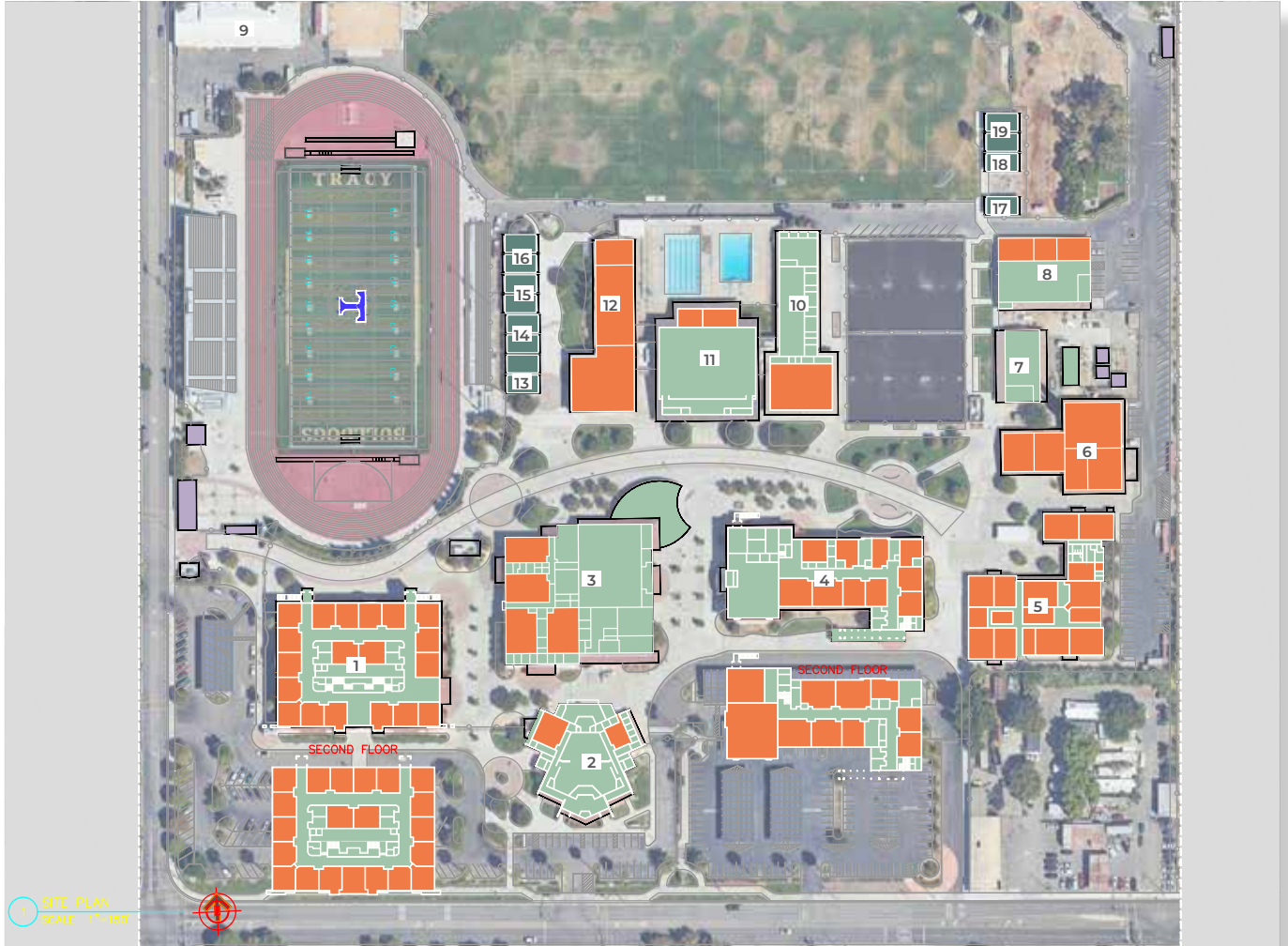
# TRACY HIGH SCHOOL



# Needs Assessment

Tracy High School

## EXISTING SITE PLAN



### TRACY HIGH SITE DETAILS

**Address:** 315 E. 11th Street  
**City, State, Zip:** Tracy, CA 95376  
**Phone:** 209.830.3360  
  
**Date Built:** 1948  
**Grades Served:** 9-12  
**Site Acres:** +/- 32.8

#### Diagram Legend

- Permanent Classrooms
- Permanent Support Facility
- Portable Building

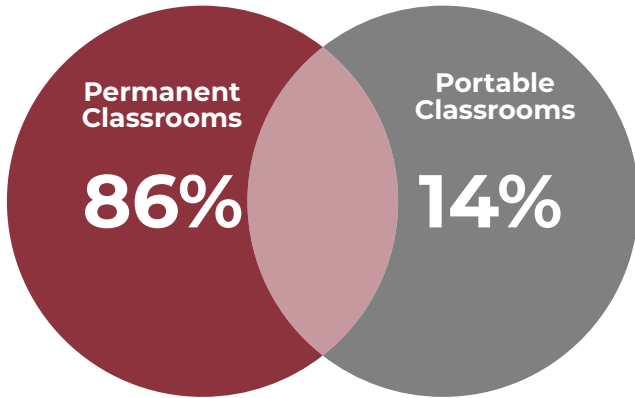
### PERMANENT BUILDINGS ID | NAME

- 1 Building A
- 2 Building B
- 3 Building C
- 4 Building D
- 5 Building E
- 6 Building F
- 7 Building G
- 8 Building H
- 9 Building I
- 10 Building J
- 11 Building K
- 12 Building L

### PORTABLE BUILDINGS ID | NAME

- 13 Building N101
- 14 Buildings N102-N104
- 15 Buildings N105-N106
- 16 Buildings N107-N108
- 17 Building H101
- 18 Building H102
- 19 Buildings H103-H104

## BUILDING INVENTORY



### Notes :

Classroom count is based on a total count of all available teaching stations. This number is used by the State to calculate funding eligibility.

MAP ID	BUILDING NAME	CONSTRUCTION TYPE	AREA/SQ. FT.	CLASSROOM COUNT	DATE BUILT	AGE
1	Building A	Permanent	67,439	33	2008	16
2	Building B	Permanent	12,967	2	1973	51
3	Building C	Permanent	31,072	4	2011	13
4	Building D	Permanent	48,115	19	2011	13
5	Building E	Permanent	22,971	10	1973	51
6	Building F	Permanent	13,056	4	1971	53
7	Building G	Permanent	4,746	0	1955	69
8	Building H	Permanent	10,141	2	1955	69
9	Building I	Permanent	7,178	0	1970	54
10	Building J	Permanent	14,263	0	1948	76
11	Building K	Permanent	17,624	0	1948	76
12	Building L	Permanent	13,551	0	1948	76
13	Building N101	Portable	960	1	2006	18
14	Buildings N102-N104	Portable	2,880	3	2006	18
15	Buildings N105-N106	Portable	1,920	2	2006	18
16	Buildings N107-N108	Portable	1,920	2	2006	18
17	Building H101	Portable	960	1	2006	18
18	Building H102	Portable	960	1	2006	18
19	Buildings H103-H104	Portable	1,920	2	2006	18

BUILDINGS SUMMARY	AREA/SQ.FT.	CLASSROOM COUNT	AVERAGE AGE
Permanent Buildings	263,123	74	51
Portable Buildings	11,520	12	18
<b>Totals</b>	<b>274,643</b>	<b>86</b>	

**ASSESSMENT PHOTOS**



## SITE ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
<p><b>HEALTH, SAFETY &amp; SECURITY PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Add perimeter fence around buildings only; leave parking lots open and accessible</li> <li><input type="checkbox"/> Add more surveillance cameras (x10) to cover blind spots</li> <li><input type="checkbox"/> Upgrade/repair fire alarm system to resolve trouble signals and false alarms               <ul style="list-style-type: none"> <li>• Note: Only make necessary repairs to get by until new construction occurs which will trigger more significant fire alarm system upgrades</li> </ul> </li> <li><input type="checkbox"/> Replace bell/clock/intercom system with new network based system               <ul style="list-style-type: none"> <li>• Add exterior intercom/PA speakers (x4) on Rooms R104 and N106 to cover athletic fields</li> </ul> </li> <li><input type="checkbox"/> Replace drinking fountains w/ ADA compliant bottle fill stations (x4)</li> <li><input type="checkbox"/> Hold allowance for ADA path of travel improvements (grade correction, trip hazards, door hardware &amp; thresholds)</li> </ul>
<p><b>FUTURE NEW CONSTRUCTION PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Agriculture Facility Improvements               <ul style="list-style-type: none"> <li>• Build new Ag shop classrooms (x4)</li> <li>• Build new Ag lecture classrooms (x8)</li> </ul> </li> <li><input type="checkbox"/> Athletic Facility Improvements               <ul style="list-style-type: none"> <li>• Build new varsity competition main gym with bleacher seating</li> <li>• Include lobby, public restrooms, snack bar</li> <li>• Build new PE sub gym with attached weight room, boys and girls locker rooms</li> <li>• Include student restrooms</li> <li>• Include PE lecture classrooms (x2)</li> <li>• Replace both swimming pools with 1 large competition pool</li> </ul> </li> </ul>
<p><b>TOP PRIORITIES:</b> (PRINCIPAL)</p>	<ol style="list-style-type: none"> <li>1. Safety improvements (Fencing, cameras, PA coverage)</li> <li>2. New gym facilities</li> <li>3. New agriculture facilities</li> </ol>

## BUILDINGS ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
BUILDING A 1ST FLOOR:	<b>Administration Offices, Rooms A101 – A112, Restrooms</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Create secure lobby entrance w/ camera and remote door unlock</li> <li><input type="checkbox"/> Add storefront glass wall and doors to separate lobby area from hallways</li> </ul>
BUILDING A 2ND FLOOR:	<b>Rooms A201 – A221</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> No needs identified</li> </ul>
BUILDING B:	<b>Theater/Stage, Rooms B101, 103</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace stage curtains</li> <li><input type="checkbox"/> Replace stage rigging system</li> <li><input type="checkbox"/> Replace stage lighting and sound system</li> </ul>
BUILDING C:	<b>Cafeteria/Dining, Rooms C101 – C106, Restrooms</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> No needs identified</li> </ul>
BUILDING D 1ST FLOOR:	<b>Library, Rooms D101 – D111, Restrooms</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> No needs identified</li> </ul>
BUILDING D 2ND FLOOR:	<b>Rooms 201 – 210, Restrooms</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> No needs identified</li> </ul>
BUILDING E:	<b>Rooms E101 – E111</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> No needs identified</li> </ul>
BUILDING F:	<b>Rooms F101 – F105</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Note: School wants restrooms remodeled for gender neutral use but cost should be deferred until building is replaced with new construction</li> <li><input type="checkbox"/> Replace building with new construction when funding is available</li> <li><input type="checkbox"/> Test for and abate as required any asbestos containing building materials (ACBMs) and lead-based paint</li> </ul>
BUILDING G:	<b>Rooms G101</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace building with new construction when funding is available</li> <li><input type="checkbox"/> Test for and abate as required any asbestos containing building materials (ACBMs) and lead-based paint</li> </ul>
BUILDING H:	<b>Rooms H100 – H105</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace building with new construction when funding is available</li> <li><input type="checkbox"/> Test for and abate as required any asbestos containing building materials (ACBMs) and lead-based paint</li> </ul>
BUILDING J:	<b>Girls sub gym, Girls locker room</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace building with new construction when funding is available</li> <li><input type="checkbox"/> Test for and abate as required any asbestos containing building materials (ACBMs) and lead-based paint</li> </ul>

## BUILDINGS ASSESSMENT OBSERVATIONS






CATEGORY	DESCRIPTION & CORRECTIVE ACTION
BUILDING K:	<p><b>Main gym</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace building with new construction when funding is available</li> <li><input type="checkbox"/> Test for and abate as required any asbestos containing building materials (ACBMs) and lead-based paint</li> </ul>
BUILDING L:	<p><b>Boys sub gym, Boys locker room</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace building with new construction when funding is available</li> <li><input type="checkbox"/> Test for and abate as required any asbestos containing building materials (ACBMs) and lead-based paint</li> </ul>
PORTABLE BUILDINGS:	<p><b>Portable Classrooms N101 – N108</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace portable classrooms with permanent/modular construction when funding is available</li> </ul>
PORTABLE BUILDINGS:	<p><b>Portable Classrooms R101 – R104</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace portable classrooms with permanent/modular construction when funding is available</li> </ul>



# Needs Assessment

Tracy High School

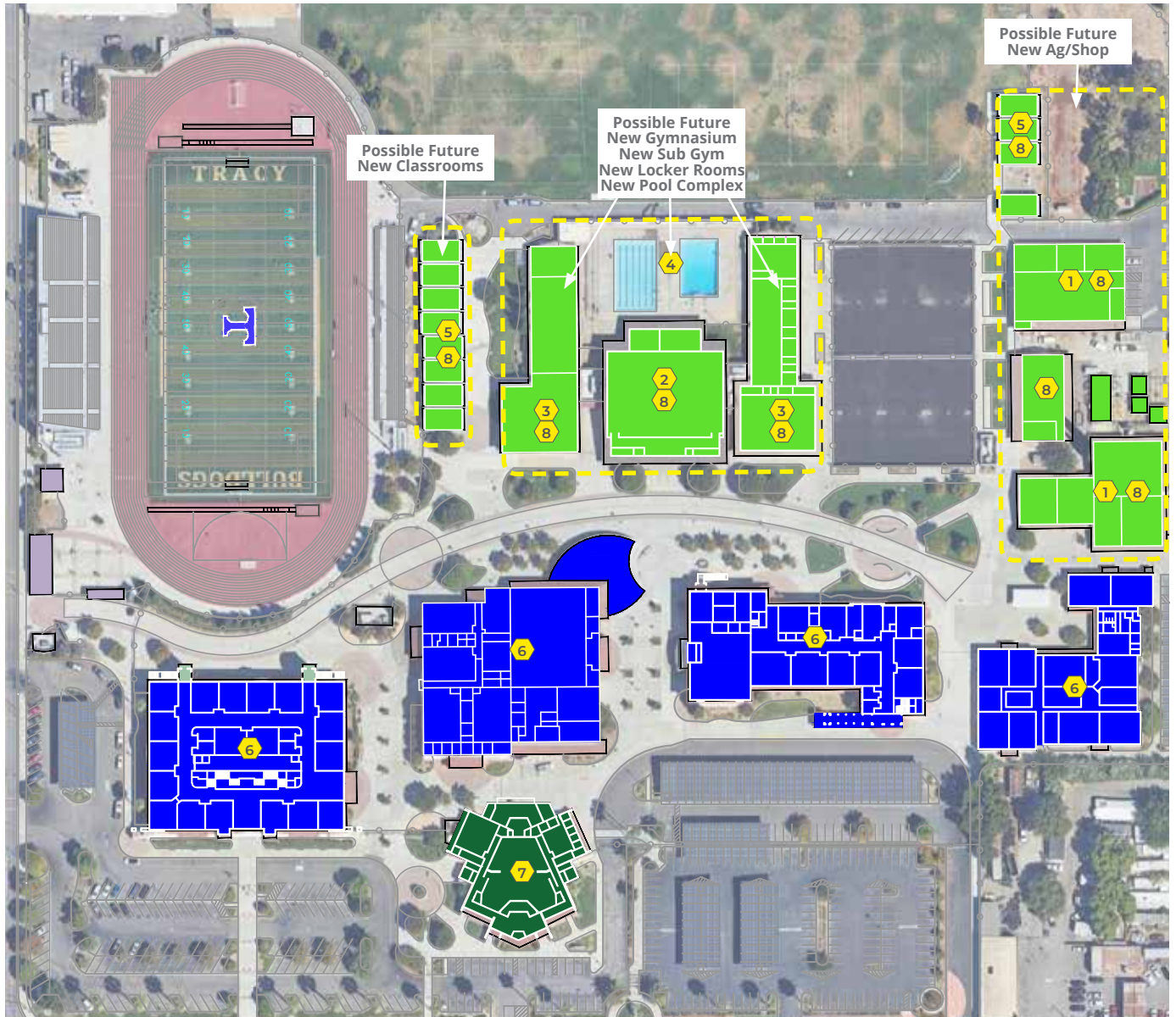
## ASSESSMENT REPORT CARD

Tracy High School	Category	Task & Description	Cost by Item	Total Cost
	Health, Safety & Security Projects	<ul style="list-style-type: none"> <li>• Security &amp; Intrusion Alarm</li> <li>• Fire Alarm System</li> <li>• Communications, Bell, Intercom, Phone</li> <li>• Surveillance Cameras</li> <li>• Security Fencing &amp; Gates</li> <li>• Doors, Locks &amp; Hardware</li> <li>• Hazardous Materials Abatement</li> <li>• ADA Compliance</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>\$130,000</li> <li>\$1,105,000</li> <li>\$26,000</li> <li>\$312,000</li> <li>\$94,250</li> <li>-</li> <li>\$215,800</li> </ul>	\$1,883,050
	Major Modernization Projects	<ul style="list-style-type: none"> <li>• Roofing</li> <li>• HVAC</li> <li>• Windows</li> <li>• Remodel Restrooms or Shower/Locker</li> <li>• Interior Wall Reconfiguration &amp; Remodel</li> <li>• Indoor Athletic Facilities</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> </ul>	\$-
	Basic Modernization Projects	<ul style="list-style-type: none"> <li>• Interior &amp; Exterior Paint</li> <li>• Exterior Wall &amp; Trim Repairs</li> <li>• Interior Wall &amp; Ceiling Repairs</li> <li>• Rain Gutters</li> <li>• Flooring</li> <li>• Interior &amp; Exterior Lighting</li> <li>• Casework &amp; Cabinets</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>\$260,000</li> <li>-</li> <li>-</li> <li>\$273,000</li> <li>-</li> </ul>	\$533,000
	Site Infrastructure	<ul style="list-style-type: none"> <li>• Utilities</li> <li>• Technology Upgrades</li> <li>• Landscaping</li> <li>• Signage &amp; Marquees</li> <li>• Playground Equipment &amp; Fall Surfaces</li> <li>• Asphalt &amp; Concrete Flatwork</li> <li>• Playfields &amp; Outdoor Athletic Facilities</li> <li>• Parking &amp; Traffic Flow</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> </ul>	\$-
	Future New Construction Projects	<ul style="list-style-type: none"> <li>• New Classrooms</li> <li>• Gymnasium</li> <li>• Ag/Farm Facilities</li> <li>• Pool/Aquatics Center</li> </ul>	<ul style="list-style-type: none"> <li>\$26,416,000</li> <li>\$51,025,000</li> <li>\$8,936,200</li> <li>\$10,400,000</li> </ul>	\$96,777,200
<b>Total</b>				<b>\$99,193,250</b>

# Needs Assessment

Tracy High School

## MASTER PLAN DIAGRAM



### IDENTIFIED SITE WORK

#### Health, Safety & Security Projects

- Add perimeter fence around buildings only; leave parking lots open and accessible
- Add more surveillance cameras (x10) to cover blind spots
- Upgrade/repair fire alarm system to resolve trouble signals and false alarms
- Replace bell/clock/intercom system with new network based system
- Replace drinking fountains w/ ADA compliant bottle fill stations (x4)
- Hold allowance for ADA path of travel improvements

#### Future New Construction Projects

- 1 • Build new Ag shop classrooms (x4). Build new Ag lecture classrooms (x8)
- 2 • Build new varsity competition main gym with bleacher seating
- 3 • Build new PE sub gym with attached weight room; boys and girls locker rooms
- 4 • Replace both swimming pools, with 1 large competition pool
- 5 • Replace portables with permanent classroom building

### EXISTING BUILDINGS

- 6 • No Needs Identified
- 7 • Performing Arts Modernization
- 8 • Deferred maintenance to extend life of facility. Replace with new permanent building when funding is secured.

# MERRILL F. WEST HIGH SCHOOL



# Needs Assessment

Merrill F. West High School

## EXISTING SITE PLAN



### MERRILL F. WEST HIGH SITE DETAILS

**Address:** 1775 W. Lowell Avenue

**City, State, Zip:** Tracy, CA 95376

**Phone:** 209.830.3370

**Date Built:** 1993

**Grades Served:** 9-12

**Site Acres:** +/- 49

#### Diagram Legend

- Permanent Classrooms
- Permanent Support Facility
- Portable Building

### PERMANENT BUILDINGS ID | NAME

- 1 Administration
- 2 Library
- 3 MS Building
- 4 H Building
- 5 G Building
- 6 Cafeteria/Kitchen
- 7 Gymnasium
- 8 Performing Arts
- 9 Restroom Building
- 10 Building P1-P10
- 11 Building P11-P12
- 12 Building P18-P22
- 13 Building P17
- 14 Building P13-P16
- 15 Theater

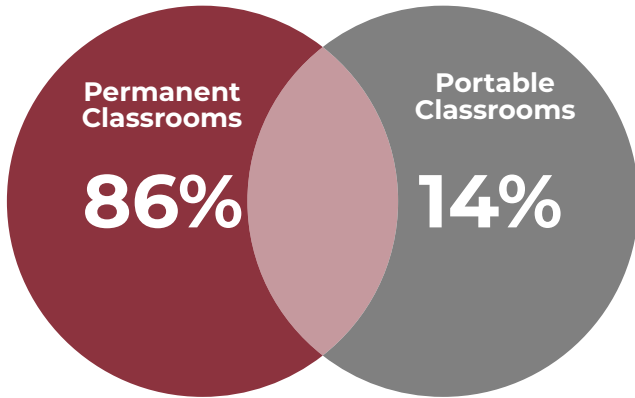
### PORTABLE BUILDINGS ID | NAME

- 16 Building P23-P24
- 17 Building T21
- 18 Building T1-T7
- 19 Building PE3-PE4
- 20 Restrooms

# Needs Assessment

Merrill F. West High School

## BUILDING INVENTORY



### Notes :

Classroom count is based on a total count of all available teaching stations. This number is used by the State to calculate funding eligibility.

MAP ID	BUILDING NAME	CONSTRUCTION TYPE	AREA/SQ. FT.	CLASSROOM COUNT	DATE BUILT	AGE
1	Administration	Permanent	6,422	0	1993	31
2	Library	Permanent	7,106	0	1993	31
3	MS Building	Permanent	41,700	30	1993	31
4	H Building	Permanent	15,120	11	2002	22
5	G Building	Permanent	17,760	11	2005	19
6	Cafeteria/Kitchen	Permanent	20,269	0	1993	31
7	Gymnasium	Permanent	41,243	0	1993	31
8	Performing Arts	Permanent	6,669	0	2002	22
9	Restroom Building	Permanent	1,267	0	1994	30
10	Building P1-P10	Permanent	14,400	10	1994	30
11	Building P11-P12	Permanent	4,800	2	1996	28
12	Building P18-P22	Permanent	7,200	5	1996	28
13	Building P17	Permanent	1,440	1	1996	28
14	Building P13-P16	Permanent	5,760	4	1996	28
15	Theater	Permanent	6,675	0	2012	12
16	Building P23-P24	Portable	1,920	2	2006	18
17	Building T21	Portable	1,920	1	2006	18
18	Building T1-T7	Portable	8,160	7	2006	18
19	Building PE3-PE4	Portable	1,920	2	2006	18
20	Restrooms	Portable	480	0	2006	18

BUILDINGS SUMMARY	AREA/SQ.FT.	CLASSROOM COUNT	AVERAGE AGE
Permanent Buildings	197,831	74	27
Portable Buildings	14,400	12	18
<b>Totals</b>	<b>212,231</b>	<b>86</b>	

**ASSESSMENT PHOTOS**



## SITE ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
<p><b>HEALTH, SAFETY &amp; SECURITY PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Upgrade perimeter fence gates to double gates with crash bar hardware (x9)               <ul style="list-style-type: none"> <li>• 1 gate on north perimeter</li> <li>• 3 gates on south perimeter</li> <li>• 3 gates on east perimeter</li> <li>• 2 gates on west perimeter</li> </ul> </li> <li><input type="checkbox"/> Upgrade surveillance cameras (x60); add more cameras (x40) in approximately 10 locations to cover blind spots</li> <li><input type="checkbox"/> Replace bell/clock/intercom system with new network based system               <ul style="list-style-type: none"> <li>• Add exterior intercom/PA speakers (x4) on Rooms P17 and PE4 to cover athletic fields</li> </ul> </li> <li><input type="checkbox"/> Replace drinking fountains w/ ADA compliant bottle fill stations (x4)</li> <li><input type="checkbox"/> Hold allowance for ADA path of travel improvements (grade correction, trip hazards, door hardware &amp; thresholds)</li> </ul>
<p><b>SITE INFRASTRUCTURE PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Hold allowance for selective repair / replacement of storm drain infrastructure               <ul style="list-style-type: none"> <li>• School reports quad floods on east side by Visual Arts building during rainstorms</li> <li>• Two storm drain inlets in fire lane, 1 in turf area by tree</li> <li>• Recommend district hire commercial plumber to hydro jet flush storm drains in quad</li> <li>• Investigate any obstructions with camera inspections; repair as necessary</li> <li>• Cover storm drain inlets with landscaping cloth to keep drain lines clear</li> <li>• Add storm drain inlet near Portable T1 to resolve flooding</li> </ul> </li> <li><input type="checkbox"/> Patch and seal exterior asphalt basketball courts (x6)</li> <li><input type="checkbox"/> Patch and seal asphalt staff parking lots (x2)               <ul style="list-style-type: none"> <li>• Near Buildings B &amp; G</li> </ul> </li> <li><input type="checkbox"/> Stadium Improvements               <ul style="list-style-type: none"> <li>• Repair/upgrade elevator to return to service</li> <li>• Relocate discus and shot put outside Stadium near tennis courts</li> </ul> </li> <li><input type="checkbox"/> Add synthetic turf fields for varsity baseball and varsity softball</li> <li><input type="checkbox"/> Resurface all-weather track</li> </ul>
<p><b>FUTURE NEW CONSTRUCTION PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Build new 500 seat auditorium/theater               <ul style="list-style-type: none"> <li>• SE property corner near T Wing portables</li> </ul> </li> </ul>
<p><b>TOP PRIORITIES: (PRINCIPAL)</b></p>	<ol style="list-style-type: none"> <li>1. Relocate wrestling room out of portable Classroom P11</li> <li>2. Security improvements – upgrade and add more surveillance cameras, exterior gates</li> <li>3. Need more classrooms</li> </ol>

## BUILDINGS ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
BUILDING A:	<p><b>Cafeteria, Dining</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace rooftop HVAC units (x2)</li> <li><input type="checkbox"/> Upgrade all exterior door hardware to electronic locks</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> <li><input type="checkbox"/> Replace dining room VCT flooring with polished concrete</li> </ul>
BUILDING B:	<p><b>Kitchen, Student Store, Staff Lounge</b></p> <p>Note: This site is cooking kitchen supporting multiple other site cafeterias</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace rooftop HVAC units (x7)</li> <li><input type="checkbox"/> Upgrade all exterior door hardware to electronic locks</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> </ul>
BUILDING C 1ST FLOOR:	<p><b>Administration</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Upgrade all exterior door hardware to electronic locks</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> <li><input type="checkbox"/> Replace all window blinds with fabric roll blinds</li> </ul>
BUILDING C 2ND FLOOR:	<p><b>Counseling Offices, Career Center</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace rooftop HVAC units (x8)</li> <li><input type="checkbox"/> Upgrade all exterior door hardware to electronic locks</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> <li><input type="checkbox"/> Replace all window blinds with fabric roll blinds</li> </ul>
BUILDING D 1ST FLOOR:	<p><b>Library</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Upgrade all exterior door hardware to electronic locks</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> <li><input type="checkbox"/> Replace all window blinds with fabric roll blinds</li> </ul>
BUILDING D 2ND FLOOR:	<p><b>IMC</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace rooftop HVAC units (x7)</li> <li><input type="checkbox"/> Upgrade all exterior door hardware to electronic locks</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> <li><input type="checkbox"/> Replace all window blinds with fabric roll blinds</li> </ul>
BUILDING E 1ST FLOOR:	<p><b>Rooms MS1-MS15</b></p> <p>Note: District reports this building has frequent pipe leaks</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Upgrade all exterior door hardware to electronic locks</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> <li><input type="checkbox"/> Replace all window blinds with fabric roll blinds</li> </ul>
BUILDING E 2ND FLOOR:	<p><b>Rooms MS16-MS30</b></p> <p>Note: District reports this building has frequent pipe leaks</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace rooftop HVAC units (x38)</li> <li><input type="checkbox"/> Upgrade all exterior door hardware to electronic locks</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> <li><input type="checkbox"/> Replace all window blinds with fabric roll blinds</li> </ul>
BUILDING F:	<p><b>Staff &amp; Student Restrooms</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Upgrade all exterior door hardware to electronic locks</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> </ul>

## BUILDINGS ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
BUILDING G:	<p><b>Rooms G1-G13, Restrooms</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace rooftop HVAC units (x13)</li> <li><input type="checkbox"/> Add electrical circuits and outlets in Room G12 to resolve circuit breaker issues</li> <li><input type="checkbox"/> Upgrade all exterior door hardware to electronic locks</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> <li><input type="checkbox"/> Replace all window blinds with fabric roll blinds</li> </ul>
BUILDING H:	<p><b>Rooms H1-H16, Restrooms</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace rooftop HVAC units (x13)</li> <li><input type="checkbox"/> Upgrade all exterior door hardware to electronic locks</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> <li><input type="checkbox"/> Replace all window blinds with fabric roll blinds</li> </ul>
BUILDING J:	<p><b>Performing Arts Center, Theater, PA2-PA3</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace rooftop HVAC units (x5)</li> <li><input type="checkbox"/> Upgrade all exterior door hardware to electronic locks</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> <li><input type="checkbox"/> Replace all window blinds with fabric roll blinds</li> </ul>
BUILDING K:	<p><b>Rooms K1-K4</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace rooftop HVAC units (x4)</li> <li><input type="checkbox"/> Upgrade all exterior door hardware to electronic locks</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> <li><input type="checkbox"/> Replace all window blinds with fabric roll blinds</li> </ul>
BUILDING M:	<p><b>Sub Gym, PE1-PE2, Weight Room, Locker Rooms</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace rooftop HVAC units (x2) on Sub gym</li> <li><input type="checkbox"/> Replace rooftop HVAC units (x3) for Weight room and PE1, PE2</li> <li><input type="checkbox"/> Replace rooftop HVAC units (x6) for Locker rooms</li> <li><input type="checkbox"/> Upgrade all exterior door hardware to electronic locks</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> <li><input type="checkbox"/> Remodel Boys and Girls team rooms; remove 3 middle bays of lockers                             <ul style="list-style-type: none"> <li>• Replace team room floors with epoxy floors, include hallway</li> </ul> </li> <li><input type="checkbox"/> Paint Boys and Girls locker room interiors</li> </ul>
BUILDING N:	<p><b>Main Gymnasium</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace rooftop HVAC units (x4)</li> <li><input type="checkbox"/> Upgrade all exterior door hardware to electronic locks</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> <li><input type="checkbox"/> Modify bleachers to include first row ADA seating</li> </ul>
BUILDING T:	<p><b>Staff &amp; Student Restrooms</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Upgrade all exterior door hardware to electronic locks</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> </ul>
POOL CLASSROOM:	<p><b>Rooms PE3-PE4, Restrooms</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Upgrade all exterior door hardware to electronic locks</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> <li><input type="checkbox"/> Replace all window blinds with fabric roll blinds</li> </ul>






## BUILDINGS ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
PORTABLE BUILDINGS:	<p><b>Rooms T1-T8</b>            Note: Portables on asphalt foundation            Note: Replace portable classrooms with permanent/modular construction when funding is available</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Upgrade all exterior door hardware to electronic locks</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> <li><input type="checkbox"/> Replace all window blinds with fabric roll blinds</li> </ul>
PORTABLE BUILDINGS:	<p><b>Rooms P1-P10</b>            Note: Replace portable classrooms with permanent/modular construction when funding is available</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace rooftop HVAC units (x10)</li> <li><input type="checkbox"/> Upgrade all exterior door hardware to electronic locks</li> <li><input type="checkbox"/> Replace T-111 exterior siding dry rot on south side of P9 &amp; P10; paint to match</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> <li><input type="checkbox"/> Replace all window blinds with fabric roll blinds</li> </ul>
PORTABLE BUILDINGS:	<p><b>Rooms P11-P12</b>            Note: Replace portable classrooms with permanent/modular construction when funding is available            Note: P11 is wrestling room currently but could be repurposed as Ag classroom</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace rooftop HVAC units (x4)</li> <li><input type="checkbox"/> Upgrade all exterior door hardware to electronic locks</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> <li><input type="checkbox"/> Replace all window blinds with fabric roll blinds</li> </ul>
PORTABLE BUILDINGS:	<p><b>Rooms P13-P22</b>            Note: Replace portable classrooms with permanent/modular construction when funding is available</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace rooftop HVAC units (x10)</li> <li><input type="checkbox"/> Upgrade all exterior door hardware to electronic locks</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> </ul>
PORTABLE BUILDINGS:	<p><b>Rooms P23-P24</b>            Note: Replace portable classrooms with permanent/modular construction when funding is available</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Upgrade all exterior door hardware to electronic locks</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> <li><input type="checkbox"/> Replace all window blinds with fabric roll blinds</li> </ul>
PORTABLE BUILDINGS:	<p><b>Room T21, Restrooms</b>            Note: Replace portable classrooms with permanent/modular construction when funding is available</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Upgrade all exterior door hardware to electronic locks</li> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> <li><input type="checkbox"/> Replace all window blinds with fabric roll blinds</li> </ul>

# Needs Assessment

Merrill F. West High School

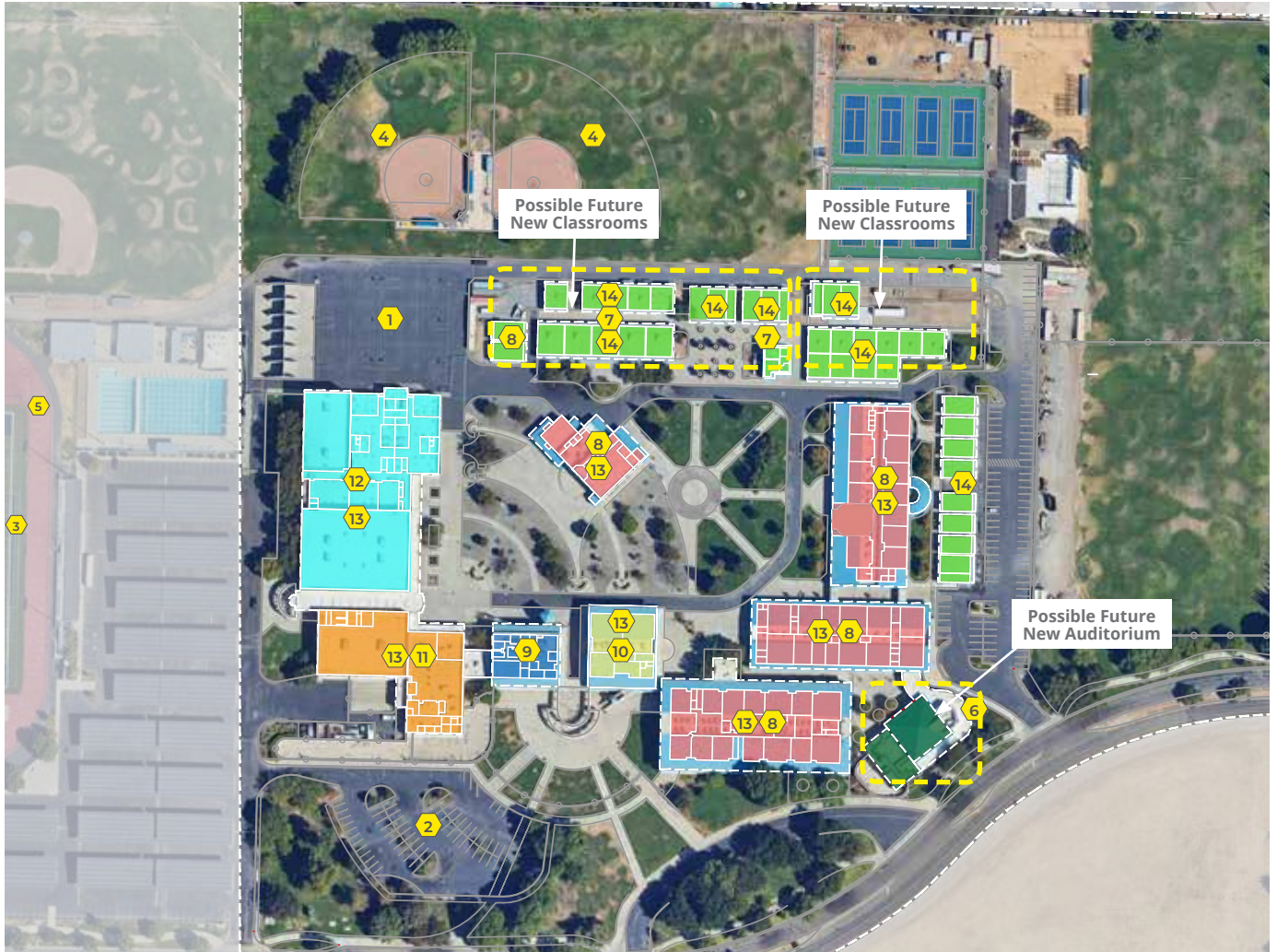
## ASSESSMENT REPORT CARD

Merrill F. West High School	Category	Task & Description	Cost by Item	Total Cost
	Health, Safety & Security Projects	<ul style="list-style-type: none"> <li>• Security &amp; Intrusion Alarm</li> <li>• Fire Alarm System</li> <li>• Communications, Bell, Intercom, Phone</li> <li>• Surveillance Cameras</li> <li>• Security Fencing &amp; Gates</li> <li>• Doors, Locks &amp; Hardware</li> <li>• Hazardous Materials Abatement</li> <li>• ADA Compliance</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>\$1,092,000</li> <li>\$260,000</li> <li>\$117,000</li> <li>\$924,300</li> <li>-</li> <li>\$150,800</li> </ul>	\$2,544,100
	Major Modernization Projects	<ul style="list-style-type: none"> <li>• Roofing</li> <li>• HVAC</li> <li>• Windows</li> <li>• Remodel Restrooms or Shower/Locker</li> <li>• Interior Wall Reconfiguration &amp; Remodel</li> <li>• Indoor Athletic Facilities</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>\$4,251,000</li> <li>\$252,096</li> <li>-</li> <li>\$273,000</li> <li>-</li> </ul>	\$4,776,096
	Basic Modernization Projects	<ul style="list-style-type: none"> <li>• Interior &amp; Exterior Paint</li> <li>• Exterior Wall &amp; Trim Repairs</li> <li>• Interior Wall &amp; Ceiling Repairs</li> <li>• Rain Gutters</li> <li>• Flooring</li> <li>• Interior &amp; Exterior Lighting</li> <li>• Casework &amp; Cabinets</li> </ul>	<ul style="list-style-type: none"> <li>\$27,820</li> <li>-</li> <li>\$31,200</li> <li>-</li> <li>\$101,790</li> <li>\$2,270,710</li> <li>-</li> </ul>	\$2,431,520
	Site Infrastructure	<ul style="list-style-type: none"> <li>• Utilities</li> <li>• Technology Upgrades</li> <li>• Landscaping</li> <li>• Signage &amp; Marquees</li> <li>• Playground Equipment &amp; Fall Surfaces</li> <li>• Asphalt &amp; Concrete Flatwork</li> <li>• Playfields &amp; Outdoor Athletic Facilities</li> <li>• Parking &amp; Traffic Flow</li> </ul>	<ul style="list-style-type: none"> <li>\$195,000</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>\$249,600</li> <li>\$3,373,500</li> <li>-</li> </ul>	\$3,818,100
	Future New Construction Projects	<ul style="list-style-type: none"> <li>• New Classrooms</li> <li>• New Auditorium/Theater</li> </ul>	<ul style="list-style-type: none"> <li>\$27,300,000</li> <li>\$10,010,000</li> </ul>	\$37,310,000
<b>Total</b>				<b>\$50,879,816</b>

# Needs Assessment

Merrill F. West High School

## MASTER PLAN DIAGRAM



### IDENTIFIED SITE WORK

#### Health, Safety & Security Projects

- Upgrade perimeter fence gates to double gates with crash bar hardware (x9)
- Upgrade surveillance cameras (x60); add more cameras (x40) in approximately 10 locations
- Replace bell/clock/intercom system with new network based system
- Replace drinking fountains w/ ADA compliant bottle fill stations (x4)
- Hold allowance for ADA path of travel improvements

#### Site Infrastructure Projects

- Hold allowance for selective repair / replacement of storm drain infrastructure
- 1 Patch and seal exterior asphalt basketball courts (x6)
- 2 Patch and seal asphalt staff parking lots (x2)
- 3 Stadium Improvements
- 4 Add synthetic turf fields for varsity baseball and varsity softball
- 5 Resurface all-weather track

#### Future New Construction Projects

- 6 Build new 500 seat auditorium/theater
- 7 Future New Classroom Building

### EXISTING BUILDINGS

- 8 Classroom Modernization
- 9 Administration Modernization
- 10 Library Modernization
- 11 Multipurpose Modernization
- 12 Gymnasium Modernization
- 13 HVAC Upgrades
- 14 Deferred maintenance to extend life of facility. Replace with new permanent building when funding is secured.

# STEIN CONTINUATION HIGH SCHOOL



## EXISTING SITE PLAN



### STEIN HIGH SITE DETAILS

**Address:** 650 W. 10th Street  
**City, State, Zip:** Tracy, CA 95376  
**Phone:** 209.830.3395

**Date Built:** 1965  
**Grades Served:** 11-12  
**Site Acres:** +/- 4

#### Diagram Legend

- Permanent Classrooms
- Permanent Support Facility
- Portable Building

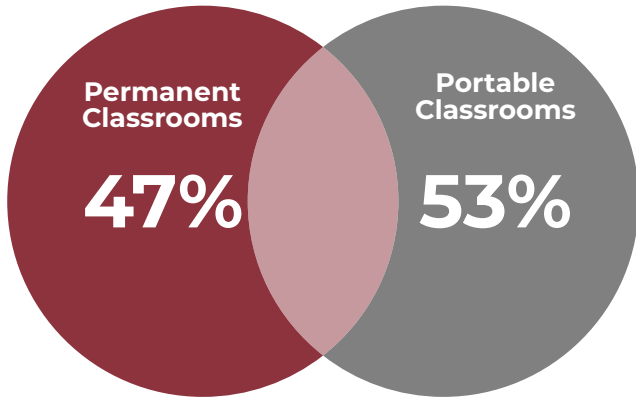
### PERMANENT BUILDINGS ID | NAME

- 1 Administration/Rooms 1-4
- 2 Multipurpose
- 3 Library/Rooms 11-15

### PORTABLE BUILDINGS ID | NAME

- 4 Building 5
- 5 Building 6
- 6 Building 7
- 7 Building 8
- 8 Building 9
- 9 Building 10
- 10 Building 19
- 11 Building 20
- 12 Building 21
- 13 Building 22

## BUILDING INVENTORY



**Notes :**

Classroom count is based on a total count of all available teaching stations. This number is used by the State to calculate funding eligibility.

MAP ID	BUILDING NAME	CONSTRUCTION TYPE	AREA/SQ. FT.	CLASSROOM COUNT	DATE BUILT	AGE
1	Administration/Rooms 1-4	Permanent	8,922	4	1965	59
2	Multipurpose	Permanent	4,839	0	1984	40
3	Library/Rooms 11-15	Permanent	9,281	5	2003	21
4	Building 5	Portable	960	1	1984	40
5	Building 6	Portable	960	1	1984	40
6	Building 7	Portable	960	1	1984	40
7	Building 8	Portable	960	1	1984	40
8	Building 9	Portable	960	1	1984	40
9	Building 10	Portable	960	1	1984	40
10	Building 19	Portable	960	1	2008	16
11	Building 20	Portable	960	1	2008	16
12	Building 21	Portable	960	1	2008	16
13	Building 22	Portable	960	1	2008	16

BUILDINGS SUMMARY	AREA/SQ.FT.	CLASSROOM COUNT	AVERAGE AGE
Permanent Buildings	23,042	9	40
Portable Buildings	9,600	10	30
<b>Totals</b>	<b>32,642</b>	<b>19</b>	

## ASSESSMENT PHOTOS



## SITE ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
<p><b>HEALTH, SAFETY &amp; SECURITY PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Add more surveillance cameras (x12) to cover blind spots</li> <li><input type="checkbox"/> Add exterior lights for evening events and security (x10)               <ul style="list-style-type: none"> <li>• Note: Use existing buildings, gazebo or solar shades to mount exterior lights</li> </ul> </li> <li><input type="checkbox"/> Replace existing short CMU block wall along Tracy Blvd with 8' block wall</li> <li><input type="checkbox"/> Add chain link fence across front of student parking lot to secure lot</li> <li><input type="checkbox"/> Add panic hardware to exterior gates (x2)</li> <li><input type="checkbox"/> Hold allowance for ADA path of travel improvements (grade correction, trip hazards, door hardware &amp; thresholds)</li> </ul>
<p><b>SITE INFRASTRUCTURE PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Replace electronic marquee</li> <li><input type="checkbox"/> Remove island at small parking lot entrance/exit</li> <li><input type="checkbox"/> Fill in planter in corner of big parking lot near high school entrance gate with concrete</li> <li><input type="checkbox"/> Replace playground wood chips with pour in place fall surface (x1)</li> <li><input type="checkbox"/> Add shade structure over pickleball patio in SW property corner</li> <li><input type="checkbox"/> Add synthetic turf soccer field</li> <li><input type="checkbox"/> Add exterior fitness circuit stationary equipment under solar shade on soccer field</li> </ul>
<p><b>TOP PRIORITIES: (PRINCIPAL)</b></p>	<ol style="list-style-type: none"> <li>1. 8 foot tall CMU wall along Tracy Blvd</li> <li>2. Chain link fence to enclose student parking lot</li> <li>3. Bigger Multipurpose with regulation size court</li> <li>4. Synthetic turf field</li> </ol>






## BUILDINGS ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
ADMINISTRATION:	<p><b>Reception, Offices, Staff Room, Rooms 1 – 4</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace roof</li> <li><input type="checkbox"/> Replace rooftop HVAC units (x10)</li> <li><input type="checkbox"/> Replace windows</li> <li><input type="checkbox"/> Hold allowance for selective repair / replacement of plumbing lines               <ul style="list-style-type: none"> <li>• Note: Principal reports low water pressure and frequent sewer clogs in office leading to flooding</li> </ul> </li> <li><input type="checkbox"/> Add electrical circuits and outlets in staff room to resolve frequent breaker trips</li> </ul>
CLASSROOM BUILDING:	<p><b>Rooms 5 – 10</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace roofs</li> </ul>
CLASSROOM BUILDING:	<p><b>Rooms 11 – 18</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace roof in mechanical well</li> <li><input type="checkbox"/> Replace rooftop HVAC units (x7)</li> <li><input type="checkbox"/> Add interior door in Room 17</li> </ul>
MULTIPURPOSE:	<p><b>Dining, Kitchen</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace roof</li> <li><input type="checkbox"/> Replace rooftop HVAC units (x2)</li> <li><input type="checkbox"/> Add electric winches to raise/lower basketball hoops (x2)</li> </ul>
PORTABLE BUILDINGS:	<p><b>Rooms 19 - 22</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace roofs</li> <li><input type="checkbox"/> Note: Principal reports Room 21 has a roof leak</li> <li><input type="checkbox"/> Replace portable classrooms and restrooms with permanent/modular construction when funding is available</li> </ul>

# Needs Assessment

Stein High School

## ASSESSMENT REPORT CARD

Stein High School	Category	Task & Description	Cost by Item	Total Cost
	Health, Safety & Security Projects	<ul style="list-style-type: none"> <li>• Security &amp; Intrusion Alarm</li> <li>• Fire Alarm System</li> <li>• Communications, Bell, Intercom, Phone</li> <li>• Surveillance Cameras</li> <li>• Security Fencing &amp; Gates</li> <li>• Doors, Locks &amp; Hardware</li> <li>• Hazardous Materials Abatement</li> <li>• ADA Compliance</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>\$31,200</li> <li>\$118,040</li> <li>\$10,400</li> <li>-</li> <li>\$65,000</li> </ul>	\$224,640
	Major Modernization Projects	<ul style="list-style-type: none"> <li>• Roofing</li> <li>• HVAC</li> <li>• Windows</li> <li>• Remodel Restrooms or Shower/Locker</li> <li>• Interior Wall Reconfiguration &amp; Remodel</li> <li>• Indoor Athletic Facilities</li> </ul>	<ul style="list-style-type: none"> <li>\$486,577</li> <li>\$525,200</li> <li>\$195,000</li> <li>-</li> <li>-</li> <li>-</li> </ul>	\$1,206,777
	Basic Modernization Projects	<ul style="list-style-type: none"> <li>• Interior &amp; Exterior Paint</li> <li>• Exterior Wall &amp; Trim Repairs</li> <li>• Interior Wall &amp; Ceiling Repairs</li> <li>• Rain Gutters</li> <li>• Flooring</li> <li>• Interior &amp; Exterior Lighting</li> <li>• Casework &amp; Cabinets</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>\$20,800</li> <li>-</li> </ul>	\$20,800
	Site Infrastructure	<ul style="list-style-type: none"> <li>• Utilities</li> <li>• Technology Upgrades</li> <li>• Landscaping</li> <li>• Signage &amp; Marquees</li> <li>• Playground Equipment &amp; Fall Surfaces</li> <li>• Asphalt &amp; Concrete Flatwork</li> <li>• Playfields &amp; Outdoor Athletic Facilities</li> <li>• Parking &amp; Traffic Flow</li> </ul>	<ul style="list-style-type: none"> <li>\$149,500</li> <li>-</li> <li>-</li> <li>\$65,000</li> <li>\$31,200</li> <li>-</li> <li>\$691,600</li> <li>\$26,000</li> </ul>	\$963,300
	Future New Construction Projects	<ul style="list-style-type: none"> <li>• New Classrooms</li> <li>• Shade Structure</li> </ul>	<ul style="list-style-type: none"> <li>\$3,627,000</li> <li>\$234,000</li> </ul>	\$3,861,000
<b>Total</b>				<b>\$6,276,517</b>

## MASTER PLAN DIAGRAM



### IDENTIFIED SITE WORK

#### Health, Safety & Security Projects

- Add more surveillance cameras (x12) to cover blind spots
- Add exterior lights for evening events and security (x10)
- Add chain link fence across front of student parking lot to secure lot
- Add panic hardware to exterior gates (x2)
- Hold allowance for ADA path of travel improvements

#### Site Infrastructure Projects

- 1 • Replace electronic marquee
- 2 • Remove island at small parking lot entrance/exit
- 3 • Fill in planter in corner of big parking lot near high school entrance gate with concrete
- 4 • Replace existing short CMU block wall along Tracy Blvd with 8' block wall
- 5 • Replace playground wood chips with pour in place fall surface (x1)
- 6 • Add synthetic turf soccer field

#### Future New Construction Projects

- 7 • Add shade structure over pickleball patio in SW property corner

### EXISTING BUILDINGS

- 8 Classroom Modernization
- 9 Multipurpose Modernization
- 10 HVAC Upgrades
- 11 Roofing
- 12 Deferred maintenance to extend life of facility. Replace with new permanent building when funding is secured.

# TRACY ADULT SCHOOL



## EXISTING SITE PLAN



## ASSESSMENT PHOTOS

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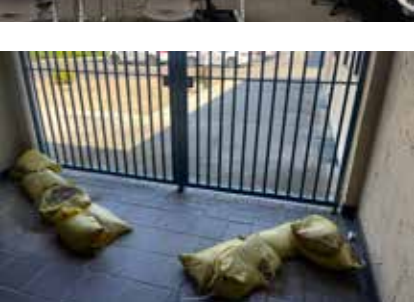

## SITE ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
<p><b>HEALTH, SAFETY &amp; SECURITY PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Add gate in NE corner of perimeter fence from parking lot to high school baseball fields</li> <li><input type="checkbox"/> Add more surveillance cameras (x3) to cover blind spots</li> <li><input type="checkbox"/> Replace drinking fountains w/ ADA compliant bottle fill stations (x2)               <ul style="list-style-type: none"> <li>• 1 near restrooms, 1 in Admin lobby</li> </ul> </li> <li><input type="checkbox"/> Hold allowance for ADA path of travel improvements (grade correction, trip hazards, door hardware &amp; thresholds)</li> </ul>
<p><b>SITE INFRASTRUCTURE PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Add shade structure, benches, and infill planter with concrete on north side of Room 5               <ul style="list-style-type: none"> <li>• Replace sidewalk and correct grade to prevent water from pooling in exterior hallway</li> </ul> </li> </ul>
<p><b>TOP PRIORITIES: (PRINCIPAL)</b></p>	<ol style="list-style-type: none"> <li>1. More parking</li> <li>2. New bigger school site</li> </ol>

## BUILDINGS ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
<p>MAIN BUILDING:</p>	<p><b>ADMINISTRATION, ROOMS 1-6, RESTROOMS</b>            Note: School reports roofs are in good condition despite stained ceiling tiles in classrooms</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Upgrade interior and exterior lights to LED</li> <li><input type="checkbox"/> Paint interior and exterior of entire building</li> <li><input type="checkbox"/> Resurface student restrooms (x2)</li> </ul>

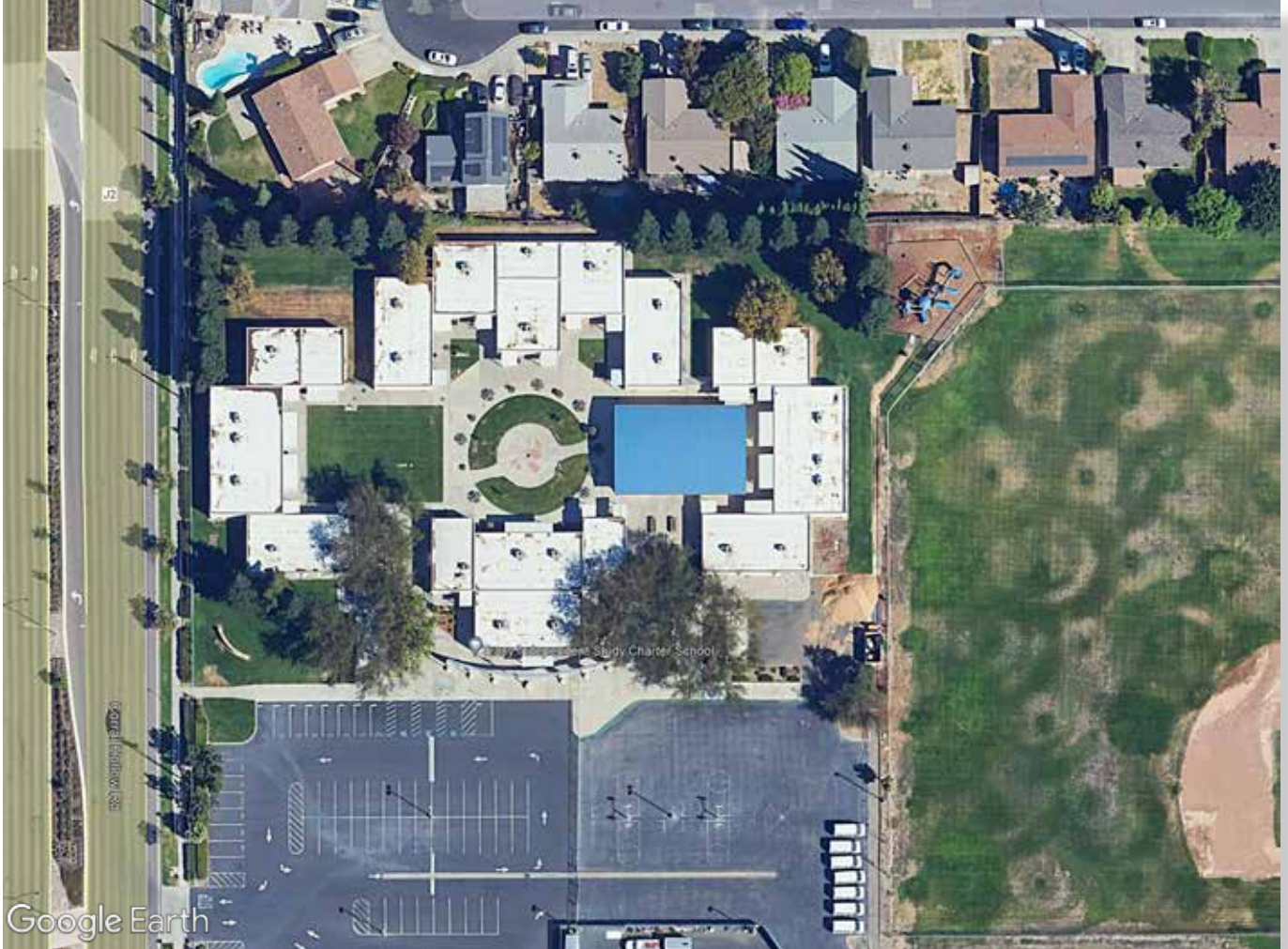
## ASSESSMENT REPORT CARD

Tracy Adult School	Category	Task & Description	Cost by Item	Total Cost
	<b>Health, Safety &amp; Security Projects</b>	<ul style="list-style-type: none"> <li>• Security &amp; Intrusion Alarm</li> <li>• Fire Alarm System</li> <li>• Communications, Bell, Intercom, Phone</li> <li>• Surveillance Cameras</li> <li>• Security Fencing &amp; Gates</li> <li>• Doors, Locks &amp; Hardware</li> <li>• Hazardous Materials Abatement</li> <li>• ADA Compliance</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>\$7,800</li> <li>\$7,150</li> <li>-</li> <li>-</li> <li>\$49,400</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>\$64,350</li> <li>-</li> <li>-</li> <li>-</li> </ul>
	<b>Major Modernization Projects</b>	<ul style="list-style-type: none"> <li>• Roofing</li> <li>• HVAC</li> <li>• Windows</li> <li>• Remodel Restrooms or Shower/Locker</li> <li>• Interior Wall Reconfiguration &amp; Remodel</li> <li>• Indoor Athletic Facilities</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>\$221,000</li> <li>-</li> <li>-</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>\$221,000</li> <li>-</li> </ul>
	<b>Basic Modernization Projects</b>	<ul style="list-style-type: none"> <li>• Interior &amp; Exterior Paint</li> <li>• Exterior Wall &amp; Trim Repairs</li> <li>• Interior Wall &amp; Ceiling Repairs</li> <li>• Rain Gutters</li> <li>• Flooring</li> <li>• Interior &amp; Exterior Lighting</li> <li>• Casework &amp; Cabinets</li> </ul>	<ul style="list-style-type: none"> <li>\$145,600</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>\$100,100</li> <li>-</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>\$245,700</li> <li>-</li> </ul>
	<b>Site Infrastructure</b>	<ul style="list-style-type: none"> <li>• Utilities</li> <li>• Technology Upgrades</li> <li>• Landscaping</li> <li>• Signage &amp; Marquees</li> <li>• Playground Equipment &amp; Fall Surfaces</li> <li>• Asphalt &amp; Concrete Flatwork</li> <li>• Playfields &amp; Outdoor Athletic Facilities</li> <li>• Parking &amp; Traffic Flow</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>\$-</li> </ul>
	<b>Future New Construction Projects</b>	<ul style="list-style-type: none"> <li>• Shade Structure</li> </ul>	<ul style="list-style-type: none"> <li>\$253,500</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>\$253,500</li> </ul>
<b>Total</b>				<b>\$784,550</b>

# TRACY INDEPENDENT CHARTER



## EXISTING SITE PLAN



## ASSESSMENT PHOTOS

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## SITE ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
<p><b>HEALTH, SAFETY &amp; SECURITY PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Add more surveillance cameras (x5) to cover blind spots</li> <li><input type="checkbox"/> Add traditional school name sign in front of school</li> <li><input type="checkbox"/> Replace bell/clock/intercom system with new network based system</li> <li><input type="checkbox"/> Add perimeter fence on east side property line</li> <li><input type="checkbox"/> Replace drinking fountains w/ ADA compliant bottle fill stations (x2)</li> <li><input type="checkbox"/> Hold allowance for ADA path of travel improvements (grade correction, trip hazards, door hardware &amp; thresholds)</li> </ul>
<p><b>SITE INFRASTRUCTURE PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Replace playground equipment (x1)               <ul style="list-style-type: none"> <li>• Replace playground wood chips with pour in place fall surface (x1)</li> <li>• Add sidewalk from playground to parking lot</li> </ul> </li> <li><input type="checkbox"/> Remove tent structure in campus quad (Principal request)</li> <li><input type="checkbox"/> Remodel tent structure to enclose with framed permanent walls and ceiling (Jaime request)</li> </ul>
<p><b>TOP PRIORITIES: (PRINCIPAL)</b></p>	<ol style="list-style-type: none"> <li>1. Exterior paint</li> <li>2. Remove tent and replace with outdoor seating</li> <li>3. More parking</li> </ol>





## BUILDINGS ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
ADMINISTRATION:	<p><b>OFFICES, STAFF LOUNGE, LIBRARY, RESTROOMS</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Air balance Admin office HVAC system; install duct dampers if necessary</li> <li><input type="checkbox"/> Upgrade interior lights to LED</li> <li><input type="checkbox"/> Paint building exterior</li> </ul>
CLASSROOM WING:	<p><b>ROOMS B1-B6</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace rooftop HVAC unit for Room B2 – B4</li> <li><input type="checkbox"/> Upgrade interior lights to LED</li> <li><input type="checkbox"/> Remove mobile partition wall between Rooms B1/B2, B3/B4 and B4/B5               <ul style="list-style-type: none"> <li>• Frame and finish permanent wall</li> </ul> </li> <li><input type="checkbox"/> Paint building exterior</li> </ul>
CLASSROOM WING:	<p><b>ROOMS C1-C7</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace rooftop HVAC unit for Room C2</li> <li><input type="checkbox"/> Add 1 ADA accessible lab station in Room C3</li> <li><input type="checkbox"/> Upgrade interior lights to LED</li> <li><input type="checkbox"/> Paint building exterior</li> </ul>
CLASSROOM WING:	<p><b>ROOMS D1-D5, KITCHEN</b></p> <p>Note: Kitchen converted for use as home economics classroom</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace rooftop HVAC unit for Rooms D2 – D4</li> <li><input type="checkbox"/> Upgrade interior lights to LED</li> <li><input type="checkbox"/> Paint building exterior</li> </ul>

# Needs Assessment

Tracy Independent Charter School

## ASSESSMENT REPORT CARD

Tracy Independent Charter School	Category	Task & Description	Cost by Item	Total Cost
	<b>Health, Safety &amp; Security Projects</b>	<ul style="list-style-type: none"> <li>• Security &amp; Intrusion Alarm</li> <li>• Fire Alarm System</li> <li>• Communications, Bell, Intercom, Phone</li> <li>• Surveillance Cameras</li> <li>• Security Fencing &amp; Gates</li> <li>• Doors, Locks &amp; Hardware</li> <li>• Hazardous Materials Abatement</li> <li>• ADA Compliance</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>\$170,820</li> <li>\$13,000</li> <li>\$36,400</li> <li>-</li> <li>-</li> <li>\$101,400</li> </ul>	<b>\$321,620</b>
	<b>Major Modernization Projects</b>	<ul style="list-style-type: none"> <li>• Roofing</li> <li>• HVAC</li> <li>• Windows</li> <li>• Remodel Restrooms or Shower/Locker</li> <li>• Interior Wall Reconfiguration &amp; Remodel</li> <li>• Indoor Athletic Facilities</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>\$171,600</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> </ul>	<b>\$171,600</b>
	<b>Basic Modernization Projects</b>	<ul style="list-style-type: none"> <li>• Interior &amp; Exterior Paint</li> <li>• Exterior Wall &amp; Trim Repairs</li> <li>• Interior Wall &amp; Ceiling Repairs</li> <li>• Rain Gutters</li> <li>• Flooring</li> <li>• Interior &amp; Exterior Lighting</li> <li>• Casework &amp; Cabinets</li> </ul>	<ul style="list-style-type: none"> <li>\$255,840</li> <li>-</li> <li>\$39,000</li> <li>-</li> <li>-</li> <li>\$165,750</li> <li>-</li> </ul>	<b>\$460,590</b>
	<b>Site Infrastructure</b>	<ul style="list-style-type: none"> <li>• Utilities</li> <li>• Technology Upgrades</li> <li>• Landscaping</li> <li>• Signage &amp; Marquees</li> <li>• Playground Equipment &amp; Fall Surfaces</li> <li>• Asphalt &amp; Concrete Flatwork</li> <li>• Playfields &amp; Outdoor Athletic Facilities</li> <li>• Parking &amp; Traffic Flow</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>\$10,400</li> <li>\$361,400</li> <li>\$42,900</li> <li>\$1,450,800</li> <li>-</li> </ul>	<b>\$1,865,500</b>
<b>Total</b>				<b>\$2,819,310</b>

# TRACY LEARNING CENTER





## ASSESSMENT PHOTOS

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## SITE ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
<p><b>HEALTH, SAFETY &amp; SECURITY PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Upgrade existing surveillance cameras (x10) and add more cameras (x10) to cover blind spots</li> <li><input type="checkbox"/> Add perimeter chain link fence around athletic fields / north side of campus               <ul style="list-style-type: none"> <li>• Include gates (x4) with crash bar hardware on both east and west sides</li> <li>• Place fence 4 feet inside north property line to allow for proper maintenance along property boundary with homes and utility easement.</li> </ul> </li> <li><input type="checkbox"/> Hold allowance for ADA path of travel improvements (grade correction, trip hazards, door hardware &amp; thresholds)</li> <li><input type="checkbox"/> Add ADA accessible sidewalk down entire east property line from field to parking lot.</li> </ul>
<p><b>SITE INFRASTRUCTURE PROJECTS:</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Replace sewer lines in restroom next to Room M109               <ul style="list-style-type: none"> <li>• Resurface restroom (floors, walls, ceiling)</li> <li>• Replace plumbing fixtures</li> <li>• Paint interior</li> </ul> </li> <li><input type="checkbox"/> Repave exterior asphalt basketball courts</li> <li><input type="checkbox"/> Replace playground wood chips with pour in place fall surface (x1)</li> <li><input type="checkbox"/> Add synthetic turf soccer field               <ul style="list-style-type: none"> <li>• Include synthetic turf track around perimeter of field</li> </ul> </li> <li><input type="checkbox"/> Rehabilitate natural turf baseball and softball field               <ul style="list-style-type: none"> <li>• Repair / upgrade irrigation system</li> <li>• Level, aerate, top dress, fertilize and reseed</li> </ul> </li> </ul>
<p><b>TOP PRIORITIES: (PRINCIPAL)</b></p>	<ol style="list-style-type: none"> <li>1. Synthetic turf soccer field and track</li> <li>2. Perimeter chain link fence around athletic fields</li> <li>3. Camera upgrades and more cameras</li> </ol>

## BUILDINGS ASSESSMENT OBSERVATIONS

CATEGORY	DESCRIPTION & CORRECTIVE ACTION
ADMINISTRATION:	<p><b>OFFICES, STAFF LOUNGE, LIBRARY, RESTROOMS</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Air balance Admin office HVAC system; install duct dampers if necessary</li> <li><input type="checkbox"/> Upgrade interior lights to LED</li> <li><input type="checkbox"/> Paint building exterior</li> </ul>
CLASSROOM WING:	<p><b>ROOMS B1-B6</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace rooftop HVAC unit for Room B2 – B4</li> <li><input type="checkbox"/> Upgrade interior lights to LED</li> <li><input type="checkbox"/> Remove mobile partition wall between Rooms B1/B2, B3/B4 and B4/B5               <ul style="list-style-type: none"> <li>• Frame and finish permanent wall</li> </ul> </li> <li><input type="checkbox"/> Paint building exterior</li> </ul>
CLASSROOM WING:	<p><b>ROOMS C1-C7</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace rooftop HVAC unit for Room C2</li> <li><input type="checkbox"/> Add 1 ADA accessible lab station in Room C3</li> <li><input type="checkbox"/> Upgrade interior lights to LED</li> <li><input type="checkbox"/> Paint building exterior</li> </ul>
CLASSROOM WING:	<p><b>ROOMS D1-D5, KITCHEN</b></p> <p>Note: Kitchen converted for use as home economics classroom</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Replace rooftop HVAC unit for Rooms D2 – D4</li> <li><input type="checkbox"/> Upgrade interior lights to LED</li> <li><input type="checkbox"/> Paint building exterior</li> </ul>

## ASSESSMENT REPORT CARD

Tracy Independent Charter School	Category	Task & Description	Cost by Item	Total Cost
	<b>Health, Safety &amp; Security Projects</b>	<ul style="list-style-type: none"> <li>• Security &amp; Intrusion Alarm</li> <li>• Fire Alarm System</li> <li>• Communications, Bell, Intercom, Phone</li> <li>• Surveillance Cameras</li> <li>• Security Fencing &amp; Gates</li> <li>• Doors, Locks &amp; Hardware</li> <li>• Hazardous Materials Abatement</li> <li>• ADA Compliance</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>\$52,000</li> <li>\$208,000</li> <li>-</li> <li>-</li> <li>\$65,000</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>\$325,000</li> <li>-</li> <li>-</li> <li>-</li> </ul>
	<b>Major Modernization Projects</b>	<ul style="list-style-type: none"> <li>• Roofing</li> <li>• HVAC</li> <li>• Windows</li> <li>• Remodel Restrooms or Shower/Locker</li> <li>• Interior Wall Reconfiguration &amp; Remodel</li> <li>• Indoor Athletic Facilities</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>\$-</li> </ul>
	<b>Basic Modernization Projects</b>	<ul style="list-style-type: none"> <li>• Interior &amp; Exterior Paint</li> <li>• Exterior Wall &amp; Trim Repairs</li> <li>• Interior Wall &amp; Ceiling Repairs</li> <li>• Rain Gutters</li> <li>• Flooring</li> <li>• Interior &amp; Exterior Lighting</li> <li>• Casework &amp; Cabinets</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>\$-</li> </ul>
	<b>Site Infrastructure</b>	<ul style="list-style-type: none"> <li>• Utilities</li> <li>• Technology Upgrades</li> <li>• Landscaping</li> <li>• Signage &amp; Marquees</li> <li>• Playground Equipment &amp; Fall Surfaces</li> <li>• Asphalt &amp; Concrete Flatwork</li> <li>• Playfields &amp; Outdoor Athletic Facilities</li> <li>• Parking &amp; Traffic Flow</li> </ul>	<ul style="list-style-type: none"> <li>\$195,000</li> <li>-</li> <li>-</li> <li>-</li> <li>\$85,800</li> <li>\$400,920</li> <li>\$1,047,150</li> <li>-</li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> <li>\$1,728,870</li> <li>-</li> <li>-</li> </ul>
<b>Total</b>				<b>\$2,053,870</b>

**Facilities Master Plan**  
Needs Assessment



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THANK YOU