Districtwide Facilities Master Plan

Los Alamitos
Unified School District
10293 Bloomfield Street
Los Alamitos, California
90720

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Introduction

The Los Alamitos Unified School District and the Board of Education have retained Rachlin Partners to prepare a District Wide Facilities Master Plan Report to assist the District in determining what physical improvements, modifications and additions are necessary at all of the Los Alamitos campuses in order to better serve students in curriculum, athletics and the arts in the 21st century learning environment. This Master Plan will serve as a Road Map for the future of the physical structures within the Los Alamitos Unified School District.

Goals

The goal of the Board and Education and the District in the preparation this of Facilities Master Plan is to create a comprehensive list that addresses all of the physical needs at the Los Alamitos Unified School District's Campuses. It is the District's Goal that this process be an inclusive process involving Administration, Faculty, Staff, Students, Parents and other Members of the Community. The District and Board of Education shall utilize the information contained in the Facilities Master Plan to both determine what the financial obligation would be to implement some or all of the physical needs Districtwide and create an implementation plan for the execution of such projects.

Acknowledgments

The content of this study reflects the input and assistance of many individuals, and is presented on behalf of the Los Alamitos Unified School District. We wish to thank each person who spent time and energy in providing information and insight in the pursuit of success in this activity.

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Megan Cutuli
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The Los Alamitos Unified School District Executive Cabinet and Administration

Executive Cabinet

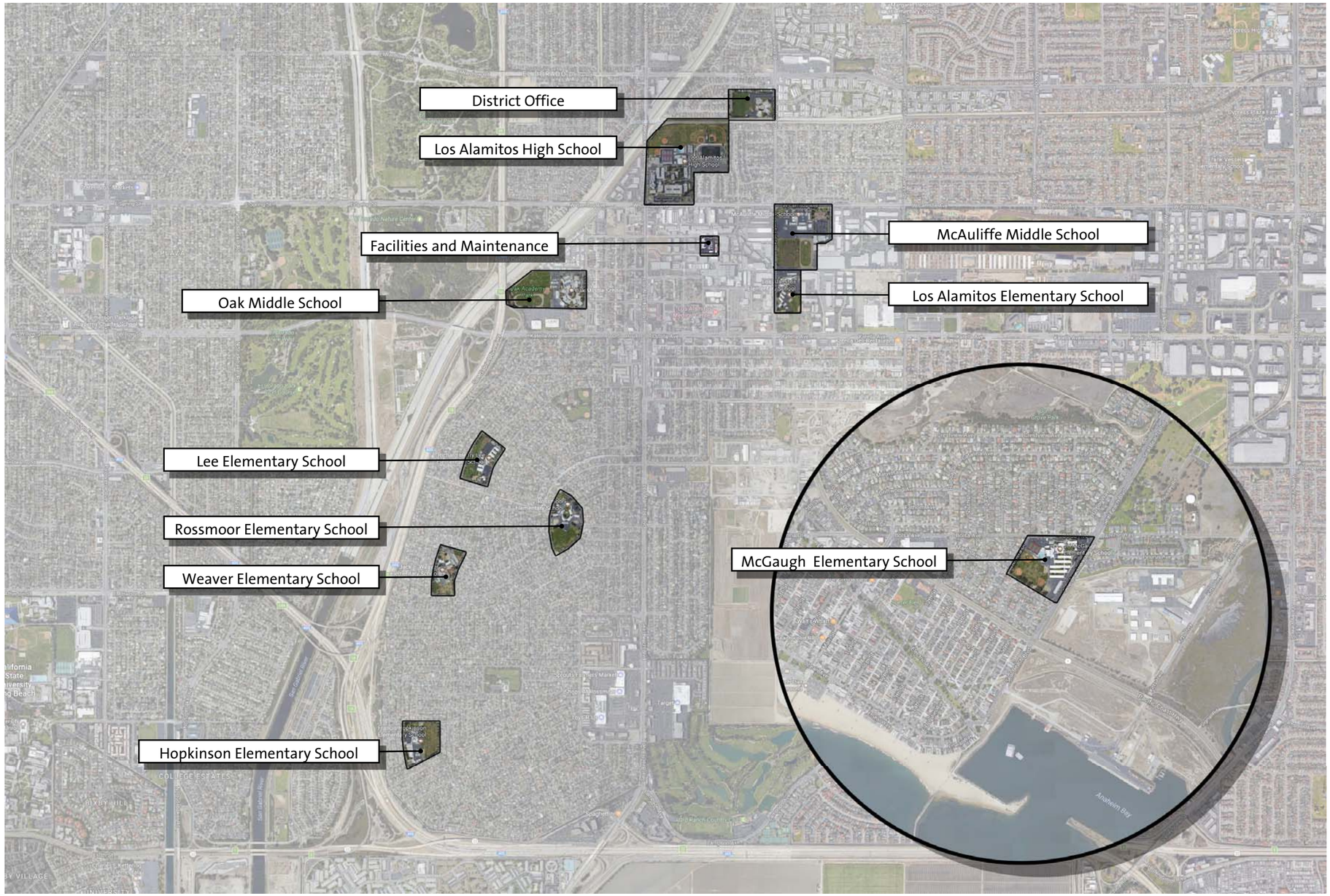
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LOS ALAMITOS UNIFIED SCHOOL DISTRICT

Overview

The Los Alamitos Unified School District is located in North Orange County directly east of the 605 freeway and north of the 405 freeway. The School District area includes the neighborhoods of Los Alamitos, Rossmoor, Seal Beach, Surfside and portions of Cypress.

Los Alamitos Unified School District serves it's community via six Elementary Schools, two Middle Schools and one High School, in addition to the District Offices and Maintenance and Facilities Department.

- District Offices
- Los Alamitos High School
- McAuliffe Middle School
- Oak Middle School
- Hopkinson Elementary
- Lee Elementary
- Los Alamitos Elementary
- McGaugh Elementary
- Rossmoor Elementary
- Weaver Elementary

History

The Los Alamitos Unified School District has a wealth of facilities. The current condition of the District's facilities is a testimonial to a careful program of ongoing maintenance and the continuity and dedication of staff efforts and community support. The District exists in an environment of academic competition that requires an investment in appropriate infrastructure for the present and future to support an excellent staff and learning environment. This Facilities Master Plan is generated to form the basis for meeting the present and future needs and goals at Los Alamitos School District.

The majority of the educational buildings in the Districts portfolio were constructed between the mid 1950's and the mid 1960's, with a few buildings constructed in the 1970's and beyond. In 2003 Modernization work began at Los Alamitos High School that included rehabilitation of their classrooms and other facilities on that campus. However, many facilities were not addressed including site wide infrastructure, Gymnasium, Locker rooms, Performing Arts Center, kitchen, portable buildings and buildings 100 and 800.

Also in 2003, work began on the construction of two new two-story classroom buildings that included 26 new classrooms and 2 new computer labs at Los Alamitos High School. This project was completed in 2005.

In 2008, the voters passed Measure K which authorized the sale of $126 million in General Obligation Bonds. With this available funding, the Los Alamitos Unified School District embarked on an aggressive District Wide comprehensive modernization program. Furthermore, the District was able to secure additional funding from the State of California, interest on funds, deferred maintenance funds and donations totaling just over $165 Million.

Modernization of the Elementary Schools

A comprehensive modernization was executed at ALL of the District's Elementary School Sites between the years of 2008 and 2015. These sites included Lee Elementary School, Los Alamitos Elementary School, Hopkinson Elementary School, McGaugh Elementary School, Rossmoor Elementary School, and Weaver Elementary School. The scope of the Modernization work at these campuses included replacement of the sites infrastructure including power, data and plumbing. New mechanical systems were installed and all building components were replaced including roofing, windows, doors, hardware, casework, ceilings, lighting and plumbing fixtures. All building finishes were replaced including carpeting, tile, paint, wall covering and ceiling tiles. The campus kitchens were remodeled and outfitted with new equipment. All architectural barriers were removed and a fully automatic fire alarm system was installed at each campus. Each Project was executed under the supervision of the State Architect and has been Certified by the State Architect.

While the recent comprehensive modernizations at the elementary schools provided a complete overhaul of all existing facilities at each campus, no new facilities were constructed other then lunch shelters or additional relocatable classroom buildings at some of the sites.

Modernization of the Middle Schools

As part of Measure K and other available funding, a comprehensive modernization was also executed at ALL of the District's Middle School Sites, with the comprehensive modernization occurring at McAuliffe Middle School in 2010 and Oak Middle School in 2013. Similar to the elementary schools, the scope of the modernization work at these campuses included replacement of the sites infrastructure including power, data and plumbing. New mechanical systems were installed and all building components were replaced including roofing, windows, doors, hardware, casework, ceilings, lighting and plumbing fixtures. All building finishes were replaced including carpeting, tile, paint, wall covering and ceiling tiles. The campus kitchens were remodeled and outfitted with new equipment. All architectural barriers were removed and a fully automatic fire alarm system was installed at each campus. Each Project was executed under the supervision of the State Architect and has been Certified by the State Architect.

While the recent comprehensive modernizations at the middle schools provided a complete overhaul of all existing facilities at both middle schools, with the exception of lunch shelters, no new facilities were constructed at either of the sties.

Los Alamitos High School and Measure K

At the time of the passage of Measure K in 2008, it was not intended that funding from Measure K would be utilized any Modernization work at Los Alamitos High School with the exception of a Modernization to the Gymnasium and Locker rooms. However, through the diligence of the District's staff in securing funds other than those funds from Measure K, additional modernization work was executed at Los Alamitos High School including a new all-weather track and field, new irrigation to the sites eleven acres of fields, replacement of the tennis courts and modernization of the choir room. The balance of work not addressed in the 2003 modernization remain as outstanding projects today.

Other District Facilities

The final projects completed with the funding from both Measure K and State matching funds included the modernization of the District's administrative offices and facilities and maintenance offices and yard.

Prior to the modernization of the District's administrative offices, the employees of the Los Alamitos Unified School District were operating in former elementary school that had little or no construction to accommodate the functions an office environment. The comprehensive modernization of the district offices provided for office space and conference rooms for all of the District's departments as well as a proper board room and district wide training room.

Similar, the District's Facilities, Maintenance and Transportation yards were modernized and expanded to include a new receiving warehouse, bus maintenance building and compressed natural gas station to service the Districts natural gas fleet of buses and maintenance vehicles.

Process

Rachlin Partners implemented a five step process for the development of the facilities master plan that formed the framework for this document. The process included an assessment of the physical needs of the District's facilities, input from user groups, evaluation of the data collected, budgeting of the District's needs and a timeline for implementing the Districts needs.

In order to fully understand and assess the status of Los Alamitos District's facilities, it was important that we discuss the functionality, needs, and desires for the future of each campus with the individuals most deeply in tune with its curriculum and overall organization. This group of people included executive administration, site administration, faculty, coaches, staff, parents, and students. In an effort to receive unbiased, unrestricted opinions and statements from the focus groups representing the various users of the campuses, each conversation began as an open forum with no predisposed elements or ideas.

Each of the Elementary Schools and the Middle Schools participated with two user group interviews at each campus that included site administration, faculty, staff and parents. These campuses included:

1. Hopkinson Elementary School
2. Lee Elementary School
3. Los Alamitos Elementary School
4. McGaugh Elementary School
5. Rossmoor Elementary School
6. Weaver Elementary School
7. McAuliffe Middle School
8. Oak Middle School

The interviews at the High School were distributed among multiple focus groups. The focus groups were determined based on a logical separation of interests centered on each department representing every division of the campus. At least one member of the campus administration attended each user group meeting. Each focus group was encouraged to speak candidly about their specific area of focus, but also encouraged to offer suggestions about global campus wide needs and improvements.

The focus groups included:

1. Administration
2. Athletics/Physical Education
3. Campus Facilities/Auxiliary Staff
4. Clerical Staff/ASB
5. Counselors
6. Food Service
7. Math/ELA/World Language/Social Science/ Applied Arts
8. Parents/Community
9. Performing Arts
10. Science
11. Special Education
12. Visual Arts

The following pages represent the efforts of all of those involved in the preparation of the Facilities Needs Assessment for the Los Alamitos Unified School District.

Executive Summary

The Los Alamitos Unified School District and the Board of Education have retained Rachlin Partners to prepare a District Wide Facilities Master Plan to assist the District in determining what physical improvements, modifications and additions are necessary at all of the Los Alamitos Unified School District campuses in order to better serve students in curriculum, athletics and the arts in the 21st century learning environment.

The goal of the Board and Education and the District in the preparation this of Facilities Master Plan is to create a comprehensive list that addresses all of the physical needs at the Los Alamitos Unified School District's Campuses.

Rachlin Partners implemented a five step process for the development of the Facilities Master Plan that formed the framework for the Facilities Master Plan and this document. The process included an assessment of the physical needs of the District's facilities, input from user groups, evaluation of the data collected, budgeting of the District's needs and a timeline for implementing the Districts needs.

All of the Districts sites were subject to a comprehensive modernization between the years of the 2008 and 2015. As a result, the physical condition of the existing buildings on these campuses showed little physical deterioration. An exception to this is Los Alamitos High School which was subject to a partial modernization and some new construction between 2003 and 2004. The physical needs assessment revealed that electrical and technology infrastructure at Los Alamitos High School requires replacement.

Following the physical needs assessment of the District's sites, the interview phase structured the next step in the Facilities Master Plan.

The Rachlin team interviewed the participants who have first-hand knowledge of issues impacting their school sites. All of the concerns, suggestions, and possible solutions for solving each issue were documented in detail with special attention paid to the following categories:

- Campus Educational Goals
- Need for Additional Facilities
- Reconfiguration of Existing Spaces
- 21st Century Curriculum and Classrooms
- Site Maintenance
- School Security
- Safety

At the completion of the interview process, nearly eighty improvements, projects and enhancements were suggested by the user groups. The Facilities Master Plan team assisted the District in prioritizing these projects.

The Facilities Master Plan Team from Rachlin Partners hosted a series of meetings and invited all of the participants from the interview sessions, community members, members of the Board of Education and District Administration to participate. As a result of this participation, the project list has been narrowed down to fourteen project types with the understanding that many of these projects could apply to multiple sites. It should be noted that the final list is not listed in an order of priority. The list was been generated by identifying any project that received a significant amount support from all of the participants in this process.

The projects list is as follows:

- Upgrade and Replace 50 year old Infrastructure at Los Alamitos High School
- Replace Portable Classrooms with multi-story permanent construction at Los Alamitos High School
- New Science Classrooms at Los Alamitos High School
- Security/Fencing/ Lighting Districtwide
- Modernize Kitchen at Los Alamitos High School to health code
- Upgrade technology infrastructure Districtwide
- Additional Staff and Student Restrooms Districtwide
- Heating and Cooling for Specialists' Rooms
- Shade Structures at Eating areas (K-8)
- New swimming pool complex at Los Alamitos High School
- Second Gymnasium at Los Alamitos High School
- New Center for the Arts with Band, Choir and Drama rooms
- Synthetic Turf Fields at Oak and McAuliffe Middle Schools
- Multi-Purpose room for activities, dining, science, performance, assemblies at the elementary schools.

As part of this Facilities Master Plan, the aforementioned projects were developed conceptually so that a construction and project budget could be assigned to each of the fourteen project types. The total cost of all of all of the projects as identified in this Facilities Master Plan is $177,959,537 in 2017 dollars.

Recognizing that Construction Cost Escalation can add tens of millions of dollars to any large scale building program, it is critical that it be considered when planning program budgets. Since Escalation is compounded over time, much like inflation, Escalation has been considered in conjunction with an assumed Implementation Timeline of the Facilities Master Plan. For the purposes of calculating escalation, this Facilities Master Plan suggests a construction start period in 2019 and projects the construction timeline to extend over a ten year period beyond the suggested start date. Final projected cost figures that include escalation are included within the body of this Facilities Master Plan for each of the proposed project scenarios.

The contents of this Facilities Master Plan reflects the input and assistance of many individuals, and is presented on behalf of the Los Alamitos Unified School District. We believe that this document will serve the District as a road map to the future for the necessary improvements to each of the District's educational sites.


LOS ALAMITOS HIGH SCHOOL

AERIAL PHOTO



LOS ALAMITOS HIGH SCHOOL
EXISTING SITE PLAN

Overview

Los Alamitos High School is located at 3591 West Cerritos Ave, Los Alamitos, CA 90720, which is 22 miles southeast of downtown Los Angeles and near Long Beach.

The campus is situated between a residential and commercial neighborhood east of the 605 freeway, and bounded by West Cerritos Avenue to the South and Norwalk Boulevard to the West. Entrance to the campus is from West Cerritos Avenue.

The original buildings at Los Alamitos High School were constructed beginning in 1967 with continuing construction of additional buildings through the 1970's. In 2003 and 2004 most of the buildings at the High School underwent modernization; however, this did not include the replacement of the site's infrastructure. As part of this modernization in 2004, two new two story buildings were constructed referred to as the 700's buildings. The cost of these improvements in 2003/2004 was approximately 32 million dollars. Over time a collection of relocatable classrooms have also been placed throughout the campus.

SITE DATA

Current Grade Configuration	9-12
Site Acreage	47
Year Built	1967
Permanent Classrooms	93
Portable Classrooms	27
Total Classrooms	120
2017 Enrollment	3,235

LOS ALAMITOS HIGH SCHOOL

Existing Conditions

With the recent modernization of this campus, the school is in good physical condition. The concrete buildings have many years of useful life left in them, and the finishes are showing a normal amount of wear and tear, now approaching 13 years since their replacement. The exteriors and structure are in good condition and require little maintenance.

Many of the portable buildings on this campus are nearing or have surpassed their useful life, apparent in both exterior and interior finishes.

This portion of the report will address the current physical condition of the campus and address suggestions for improvement as part of the overall Facilities Master Plan for Los Alamitos Unified School District.

Building Exteriors

The exteriors are characterized by painted concrete walls, concrete overhangs/awnings, steel window frames with steel operable windows, painted hollow metal and wood doors with metal frames and a built up rolled roofing system. The campus has recently been repainted and the paint is in good condition. All windows and doors appear to have a normal amount of wear and tear. Exterior signage appears to be in good to excellent condition with little or no vandalism or fading. There are a few isolated instances of damage to the exterior and portions of the concrete overhang that show some cracking. At building 100 the concrete overhang is showing cracking in some locations. At building 150 a small section of concrete has broken off and exposed the rebar beneath it. The overall condition of the surface mounted exterior light fixtures is poor. They show excessive yellowing, with some lens covers completely missing and others partially detached and hanging.

The pool and pool decking area are in poor condition. The entrance/exit door to the pool area shows excessive rusting. The concrete deck shows extensive cracking and should be replaced.

Tennis Courts are in excellent condition. All concrete has maintained integrity and color has very little fading.

Building Interiors

The recent modernization replaced many or all of the existing interior finishes, which at this time show normal wear and tear for 13 years of use. Carpet shows heavy wear in areas of high traffic. In the 750 building the carpet is bubbling in some classrooms. The typical 2'x4' lay-in acoustic ceiling is in fair to good condition overall, with no glaring deficiencies. Walls in a typical classroom show normal wear and tear on the finish surface and are in fair to good condition. Marker boards are also in fair to good condition.

Interior Lighting is adequate and provides the correct light levels for a classroom setting and does not require replacement. The Vinyl Composite Tile in the hallways and entrances to some classrooms throughout the campus is in fair to good condition, showing more wear in areas of heavy traffic.

The Performing Arts Center overall is an aging facility. The interior finishes were recently replaced and enhanced in the lobby and theatre. The finishes on the interior of the lobby are in good to excellent condition. The ceiling tiles show normal wear. The wall and ceiling paint shows normal wear. The interior of the theater is in fair condition. The seats have recently been reupholstered and are in good condition. Acoustic wall panels behind the recently replaced wall drapes have begun to peel. While the facility is in good condition, if fails to meet the needs of the campus.

The gymnasium is in good condition.

Permanent Toilet Rooms are in fair to good condition. All finishes are showing normal amounts of wear and tear. The portable toilet room near the gymnasium is in poor condition and needs to be removed or replaced.

Isolated instances of faulty equipment were exposed during the physical assessment of this campus. In the 400 building, the dividing accordion wall is faulty. The ductless Air Conditioning unit in the media center leaks, and needs to be repaired or replaced. Some equipment in the food services kitchen is faulty and does not provide adequate functionality for preparing and storing food for students.

Infrastructure and Technology

There are significant deficiencies with the technology and infrastructure on this campus. The 600's buildings do not have an adequately sized power supply. At least one breaker will fail daily and the entire building will lose power momentarily delaying the teaching period. The electrical panel serving the Performing Arts Center also serves several other classrooms and is overloaded, causing daily power outages for many rooms. The power distribution in Lecture Hall 153/154 needs to be modernized to properly support a 21st century curriculum. There are consistent power disruptions in the Administration building due to the number of devices active at once. The Technology Office and the College and Career Center have increased the number of receptacles without increasing the power supply to them, resulting in circuit breaker failure. The Science rooms do not have the necessary amount of receptacles to support the curriculum. A loss of power frequently occurs forcing the Science department to rent electricity generators to supply power to the aquariums in the marine biology rooms.



Los Alamitos High School Main Entrance



Concrete cracking at Building 100



Exposed rebar at Building 150



Pool and surrounding Pool Deck Area

Existing Conditions/ Recommendations

Campus Buildings

The concrete cantilevered beams above the exterior walkways are cracking and should be repaired.

The portable classrooms should be replaced with either new portable classrooms or a permanent classroom building as they have surpassed their usable life.

Surface mounted exterior light fixture protective covers throughout campus should be repaired due to their cracking and yellowing.

Carpet in many of the classrooms and building 750 should be replaced where there is apparent wear, especially in high traffic areas.

Permanent casework should replace the existing miscellaneous casework within every classroom. In addition, tackable wall panels should be added as part of the 21st century curriculum.

Within building 400, there is a dividing accordion wall that is faulty and should be replaced with a new wall.

Several food service preparation equipment items should be replaced as they are faulty and not performing as required.

Campus Site

The campus pool and concrete decking should be replaced due to obvious cracking and rusting. There is also visible rusting of the entry gate.

Mechanical Systems

It should be noted that many of the mechanical systems that were replaced after the 2003/2004 bond was passed are approaching 13 years of age. With an expected life cycle of 20 years, replacement of existing HVAC units will be required as part of an on-going maintenance plan.

Electrical Power

The number of electrical receptacles in each classroom shall be increased to accommodate the following: A Chromebook cart, Teacher's computer, document camera, projector, and 15 charging ports for student device/phone charging. Additionally, microscopes, aquariums, and sports medicine machinery must be accommodated.

The power to the LAHS is served from SCE to an outdoor electrical service yard located at west of the Tennis courts and north of building "H" rated at 400 amps, 4160 volts 3 phase Delta connected, with SCE Meter # V349N-006307 fusible main and (3) enclosed fusible 5kv distribution switches, (11) distribution switchboards, (4) Motor Control boards, (7) dry type transformers (over 250KVA), (13) dry type transformers (less than 250 KVA), and (67) branch circuit panel boards located at various locations throughout the campus. The switchgear is original to the campus and was installed in 1967, and is manufactured by different manufacturers (mostly GE equipment from the original installation) installed at various times and appears some of the older equipment like the main switch gear at electrical yard from the original installation may cause the entire system to fail due to lack of preventive care and maintenance on the equipment including OSHA and NEC required Arc Flash labels for safety. Some Individual buildings are provided with oil fuse cut outs for primary 4160v distribution and dose not maintain code required clearances. The medium voltage primary feeders are mostly aluminum and due to the age of the installation expansion/ contraction may cause the feeders to fail disrupting operation of the buildings connected to particular feeder. The report is based on visual observation, discussion with M & O director and available record drawings. Based on our observations, the electrical service loop at this campus requires replacement.

Data/ Communications

The building data communication is served by Verizon T1 line/Time Warner business data connection. into the telecom room as MPOE. The telecom room equipment is located at Administration Building "A" West. The MDF room does not meet the current/future requirement for equipment infrastructure to support data network/CCTV/Access Controls/ storage & recording of CCTV/IP addressable PA system Racks.

Existing fiber/copper/coax cabling distribution is outdated and does not have enough band width.

Each building IDF's are scattered at different locations and shared with other equipment and not upgraded to meet current technology needs for a High School environment.

Fire Alarm

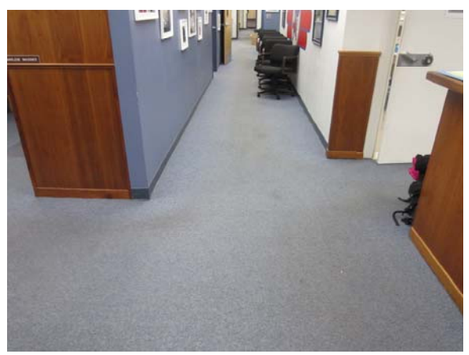
The LAHS fire Alarm system was upgraded during 2016, and this system can be expanded to other locations on campus by networking new panels at new proposed facilities.



Typical Classroom



Lens Cover Hanging from Fixture

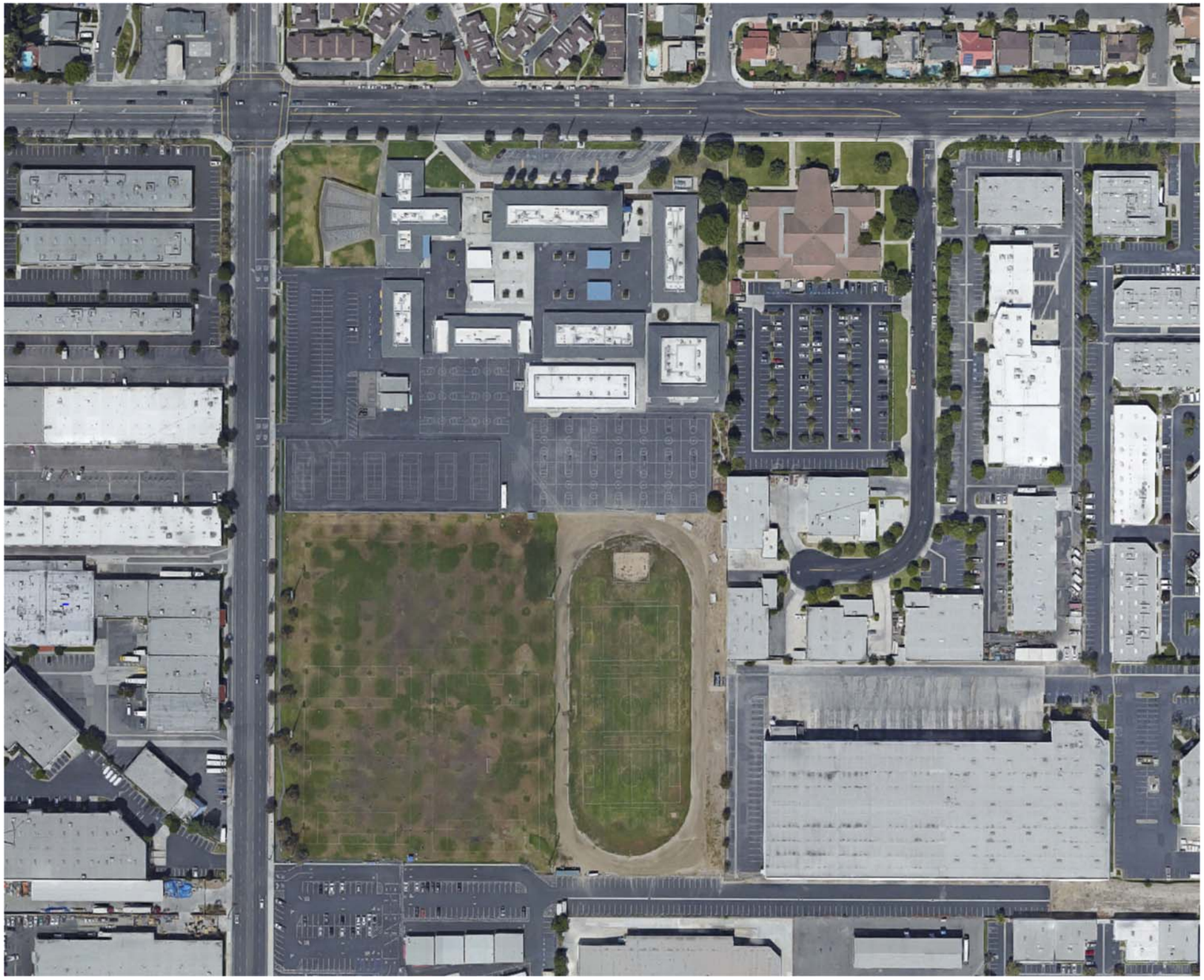


Carpet showing dirt and wear, typical condition throughout the campus



Leaking Ductless AC Unit

AERIAL PHOTO



McAuliffe Middle School
EXISTING SITE PLAN

Overview

McAuliffe Middle School is located at 4112 W Cerritos Ave, Los Alamitos, CA 90720 , which is 22 miles southeast of downtown Los Angeles.

The campus is situated between a residential and commercial neighborhood east of the 605 freeway, and bounded by West Cerritos Avenue to the North and Bloomfield Street to the West. Entrance to the campus is from West Cerritos Avenue.

McAuliffe Middle School is a 97,000 square foot middle school (including portables) that was constructed beginning in the early part of the 1960's on a suburban site. This school consists of a central two story administration / classroom building, four classroom buildings, a locker room building housing both boys and girls lockers, a multi-purpose building with a stage and adjacent kitchen, and finally, a linear permanent modular classroom building and two relocatable classrooms.

SITE DATA

Current Grade Configuration	6-8
Site Acreage	21.5
Year Built	1960
Permanent Classrooms	45
Portable Classrooms	2
Total Classrooms	49
2017 Enrollment	1,199

McAuliffe Middle School

Existing Conditions

With the recent comprehensive modernization completed in 2011, the campus is in good physical condition. The finishes are showing a normal amount of wear and tear, now approaching six years since their replacement. The exteriors and structure are in good condition and require little maintenance.

This portion of the report will address the current physical condition of the campus and address suggestions for improvement as part of the overall Facilities Master Plan for Los Alamitos Unified School District.

Building Exteriors

The permanent buildings are constructed of painted concrete block and cement stucco walls, steel windows, hollow metal doors with metal frames, and a combination sloped asphalt shingle and built up rolled roofing system. The building exteriors including walls, doors, windows, and roof surfaces are in good condition.

Building Interiors

The recent modernization replaced all of the existing interior finishes, which show normal wear and tear for six years of use. Wall surface finishes and casework are in good condition.

Interior lighting is adequate and provides the correct light levels for a classroom setting and does not require replacement.

The carpet in all of the classrooms throughout the campus is in good condition, showing minor wear in areas of heavy traffic.

Track and Field

The track is in very poor condition and displays signs of inadequate drainage. The filed is in fair condition, but would benefit from rehabilitation.

Mechanical, Plumbing, and Electrical Systems

The mechanical, plumbing, and electrical systems were completely replaced in 2011 and are in excellent condition. This new equipment includes heating and cooling units, gas and water piping, and new plumbing fixtures throughout campus.

Infrastructure

The campus infrastructure was updated in 2011. This update includes the addition of a visible and audible alarm system, new power lines and data lines. This infrastructure should be sufficient for many years to come as it was designed to accommodate future growth at McAuliffe Middle School.

Recommendations

We recommend replacement of the track with a new drainage system and rehabilitation of the field.



Multipurpose Room



Track and Field

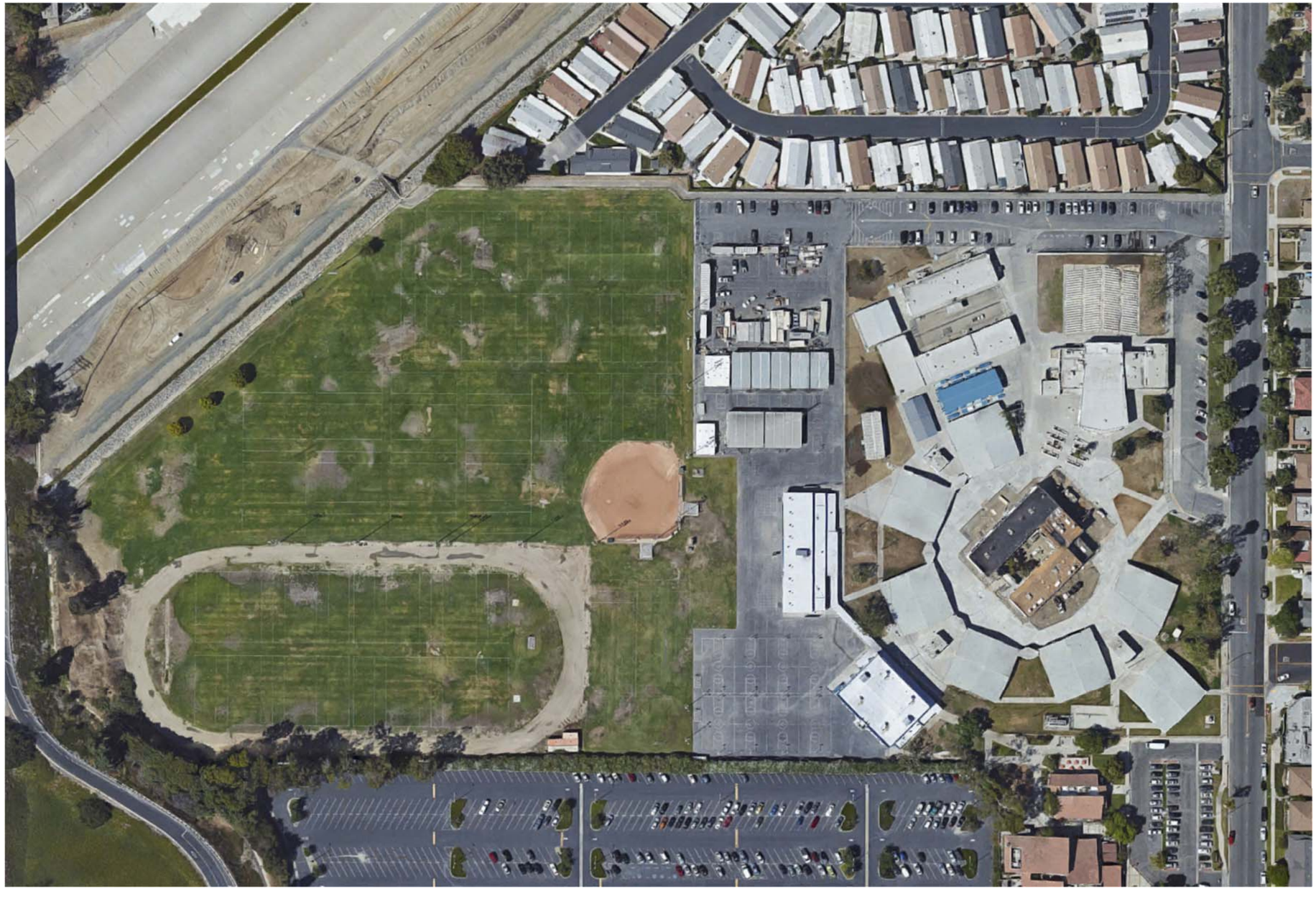


Security Fencing



Lunch Shelter

AERIAL PHOTO



Oak Middle School
EXISTING SITE PLAN

Overview

Oak Middle School is located at 10821 Oak St, Los Alamitos, CA 90720 , which is 22 miles southeast of downtown Los Angeles.

The campus is situated between a residential and commercial neighborhood east of the 605 freeway. Entrance to the campus is from Oak Street.

Oak Middle School is an 80,000 square foot middle school (including portables) that was constructed beginning in the early part of the 1960's on a generally flat suburban site. This school consists of a central two story administration / classroom building, seven pod classroom buildings, a gymnasium, a locker room building housing both boys and girls lockers, a multi-purpose building with a stage and adjacent kitchen, and finally, two linear classroom buildings at the northeast end of campus.

SITE DATA

Current Grade Configuration	6-8
Site Acreage	23.5
Year Built	1960's
Permanent Classrooms	36
Portable Classrooms	4
Total Classrooms	38
2017 Enrollment	1,197

Oak Middle School

Existing Conditions

With the recent modernization of this campus completed in 2014, the campus is in good physical condition. The buildings have many years of useful life left in them now approaching three years since their modernization. The exteriors and structure are in good condition and require little maintenance.

This portion of the report will address the current physical condition of the campus and address suggestions for improvement as part of the overall Facilities Master Plan for Los Alamitos Unified School District.

Building Exteriors

The permanent buildings consist of painted concrete block and cement stucco walls, aluminum windows, painted hollow metal and wood doors with hollow metal frames and a combination of sloped and built up rolled roofing system. The condition of the exterior concrete block walls and plaster cement walls are good, however, there are some areas where peeling paint is evident.

Building Interiors

The recent modernization replaced many or all of the existing interior finishes, which show normal wear and tear for three years of use.

Wall finishes and casework surfaces are in excellent condition. However, there are locations where the linoleum floors are separating from the concrete floor below.

Interior lighting is adequate and provides the correct light levels for a classroom setting and does not require replacement.

The carpet in all of the classrooms throughout the campus is in good condition, showing minor wear in areas of heavy traffic.

Mechanical, Plumbing, and Electrical Systems

The mechanical, plumbing, and electrical systems were completely replaced in 2014 and are in excellent condition. This new equipment includes heating and cooling units, gas and water piping, and new plumbing fixtures throughout campus.

Infrastructure

The campus infrastructure was updated in 2014. This update includes the addition of a visible and audible alarm system, new power lines, and data lines. This infrastructure should be sufficient for many years to come as it was designed to accommodate future growth at Oak Middle School.

Recommendations

The Rachlin team recommends replacing the linoleum floor where needed.



Oak Middle School Lunch Shelter



Oak Campus Main Entrance

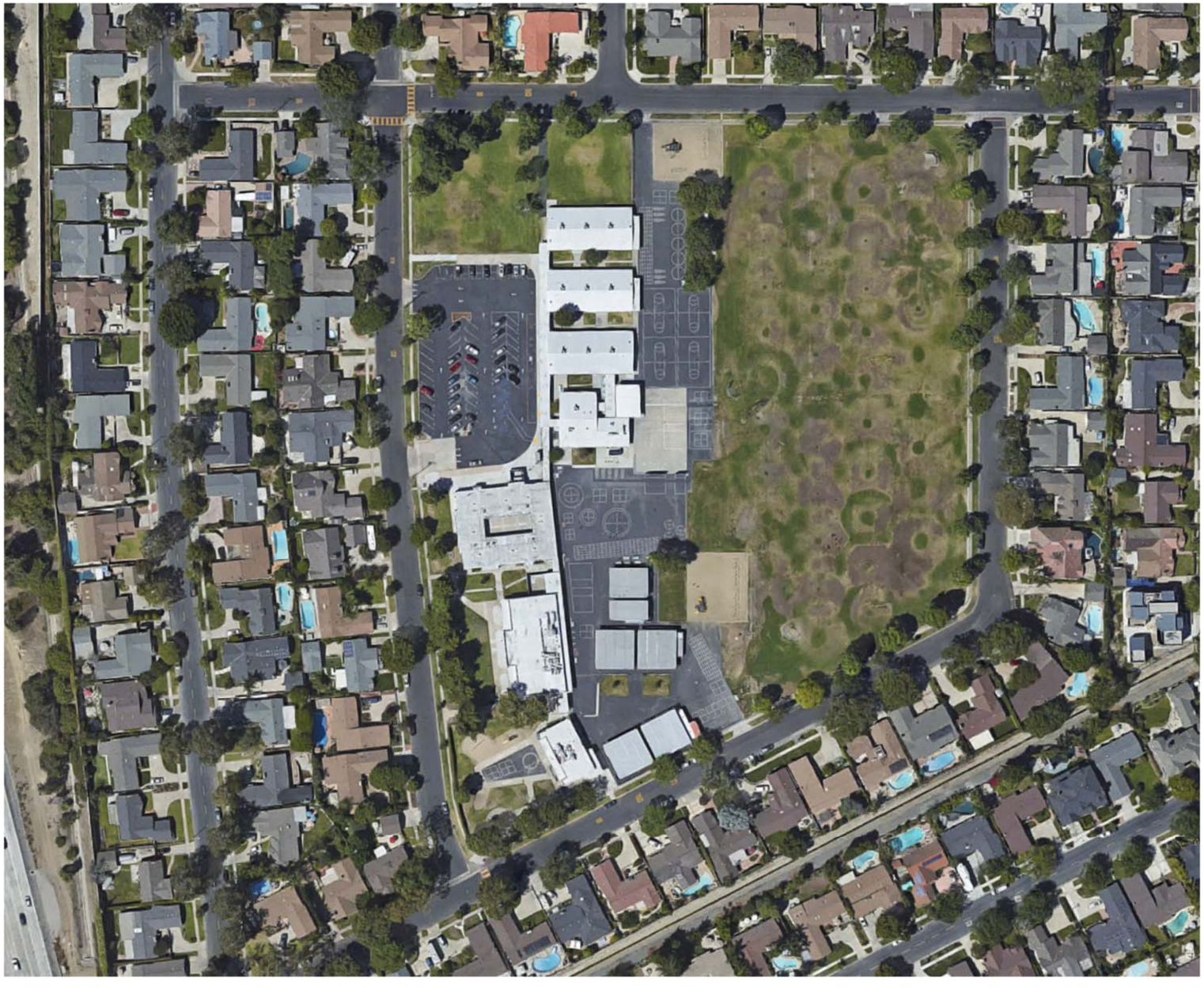


Outdoor Auditorium



Oak Middle School Teacher Room

AERIAL PHOTO



HOPKINSON ELEMENTARY SCHOOL EXISTING SITE PLAN

OVERVIEW

Hopkinson Elementary School is located in the Rossmoor Community at 12582 Kensington Road, Los Alamitos, CA 90720 .

The campus is situated within a residential neighborhood east of the 605 and 405 freeway junction and bounded by Gertrude Drive to the North and Salmon Drive to the South. Entrance to the campus is from Kensington Road.

Hopkinson Elementary School is a 45,000 square foot elementary school (including portables and covered walkways) that was constructed beginning in the 1950's on a generally flat site. The school was constructed in two major phases. The first of which includes the three northern most classrooms and the administration building. The second phase of construction includes the kindergarten, library building, and an additional large classroom building. Over time, a series of relocatable classrooms have been sited on the south end of campus adding eleven additional classrooms including an after hours Kids Korner.

SITE DATA

Current Grade Configuration	K-5
Site Acreage	11.75
Year Built	1950– 1967
Permanent Classrooms	21
Portable Classrooms	11
Total Classrooms	32
2017 Enrollment	705

Hopkinson Elementary School

Existing Conditions

With the recent modernization of this campus completed in 2012, the school is in excellent physical condition. The finishes are showing a normal amount of wear and tear, now approaching 5 years since their replacement. The exteriors and structure are in good condition and require little maintenance.

This portion of the report will address the current physical condition of the campus and address suggestions for improvement as part of the overall Facilities Master Plan for Los Alamitos Unified School District.

Building Exteriors

At Hopkinson Elementary School, the original buildings on campus were constructed in two phases. The first phase of permanent buildings are composed of traditional framed construction with cement stucco , wood trim, and sloped rolled asphalt roofing. The condition of the exterior plaster, wood trim, panels, beams, and fascia is good.

The second phase of permanent buildings are constructed of brick masonry walls and flat roofs. The brick masonry walls are currently painted and are in good condition.

Building Interiors

The recent modernization replaced all of the existing interior finishes which show normal wear for 5 years of use. Overall, casework and finish surfaces are in good condition.

Interior lighting is adequate in all buildings and provides the correct light levels for a classroom setting. These lights were completely replaced during the previous modernization.

The linoleum tile and carpeting throughout the campus is in good condition showing more wear in areas of heavy traffic.

The toilet rooms throughout the campus are in good condition. The floor material for these rooms is linoleum or tile, and wall surfaces are either ceramic tile or fiber reinforced plastic (RFP).

In building 'F', the movable wall dividing the media center and music room is worn, outdated, and dirty. Additionally, portions of the linoleum floor in the music room have delaminated from the concrete slab.

Exterior Spaces, Shade Structures, & Outdoor Eating Areas

The steel shade structures are in good condition and the metal outdoor lunch tables are also in good condition.

This campus has site drainage issues at several exterior locations. There are visible flooding and ponding issues by the kindergarten rooms and portable classrooms.

Outdoor Play Equipment

The outdoor play structures near the portable buildings have recently been replaced and are in excellent condition. However, the play area by the kindergarten rooms is outdated and should be replaced. This kindergarten play area would benefit from new rubber mat flooring, a modern play equipment structure, and a new swing set. Additionally, the uneven concrete curb around the play area presents a tripping hazard and should be removed.

Mechanical, Plumbing, and Electrical Systems

The mechanical, plumbing, and electrical systems were completely replaced in 2012 and are in excellent condition. This equipment includes heating and cooling units, gas and water piping, and new plumbing fixtures throughout the campus.

Infrastructure

The campus infrastructure was replaced in 2012 as part of the modernization. This update includes the addition of a visible and audible alarm system along with new power and data lines. The infrastructure is positioned to be sufficient for many years to come as it was designed to accommodate future growth at Hopkinson Elementary.

Recommendations

The Rachlin team recommends the following: The movable wall in building F should be replaced; exterior drainage issues throughout campus should be addressed; the play area by the kindergarten should be replaced along with any curbs which pose a danger to the students.



Hopkinson Elementary Lunch Shelter



Outdoor Play Equipment



Main Entrance at Hopkinson Elementary



Classroom at Hopkinson Elementary

AERIAL PHOTO



LEE ELEMENTARY SCHOOL
EXISTING SITE PLAN

OVERVIEW

Lee Elementary school is located in the Rossmoor Community at 11481 Foster Road, Los Alamitos, CA 90720 . The campus is situated in a residential neighborhood east of the 605 freeway, and bounded by Silverwood Avenue to the South and Wembley Road to the West. Entrance to the campus is from Foster Road.

Lee Elementary School is a 51,000 square foot elementary school (including portables and covered walkways) that was constructed beginning in the late 1950's. The school was constructed in one major phase which included six classroom buildings, a kindergarten classroom building, a cafeteria converted into a media center and administration building. Over time, a series of relocatable classrooms have been sited along the center of the campus and to the very south adding ten additional classrooms including an after hours Kids Korner.

SITE DATA

Current Grade Configuration	K-5
Site Acreage	10
Year Built	1960
Permanent Classrooms	20
Portable Classrooms	10
Total Classrooms	30
2017 Enrollment	641

Lee Elementary School

Existing Conditions

With the recent modernization of this campus completed in 2013, the school is in excellent physical condition. The finishes are showing a normal amount of wear and tear, now approaching 4 years since their replacement. The exteriors and structure are in good condition and require little maintenance.

This portion of the report will address the current physical condition of the campus and address suggestions for improvement as part of the overall Facilities Master Plan for Los Alamitos Unified School District.

Building Exteriors

The permanent buildings are constructed of traditional framed construction with cement stucco, wood trim, and built up layered roofing. The exterior of these buildings is in excellent condition.

Building Interiors

The recent modernization replaced all of the existing interior finishes which show normal wear and tear for 4 years of use, however, there is minor delamination of the casework finish material at several high traffic locations in the administration building.

The classrooms, multipurpose room, and administration offices have carpet floors which are all in excellent condition. The lounge in the administration building has linoleum flooring which is also in excellent condition.

Ceramic tile floors and walls in the toilet rooms are in very good condition.

Exterior Spaces, Shade Structures, & Outdoor Eating Areas

Lee Elementary has flooding and ponding issues throughout the entire campus. Specifically, the four grass areas between the six main classroom buildings fill up with water over one foot deep during heavy rain storms.

In terms of outdoor eating areas, the steel shade structures and metal outdoor lunch tables are in very good condition.

Outdoor Play Equipment

In general, the outdoor play equipment needs to be replaced. There are three play areas on campus and each currently has sand surfacing—this sand should be replaced with a rubber mat surface and the equipment should be updated.

Mechanical, Plumbing, and Electrical Systems

The mechanical, plumbing, and electrical systems were completely replaced in 2013 and are in excellent condition. This new equipment includes heating and cooling units, gas and water piping, and new plumbing fixtures throughout campus.

Infrastructure

The campus infrastructure was updated in 2013. This update includes the addition of a visible and audible alarm system, power lines, and data lines. This infrastructure should be sufficient for many years to come as it was designed to accommodate future growth at Lee Elementary.

Recommendations

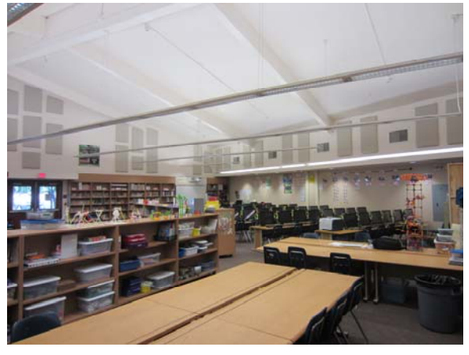
The Rachlin team recommends that the outdoor play equipment be replaced and the surrounding play areas need to be improved with removal of the play sand and addition of rubber mat surfacing. We also recommend mitigation of the ponding between the classroom buildings.



Lee Elementary Drop Off Area



Lee Elementary Lunch Shelter

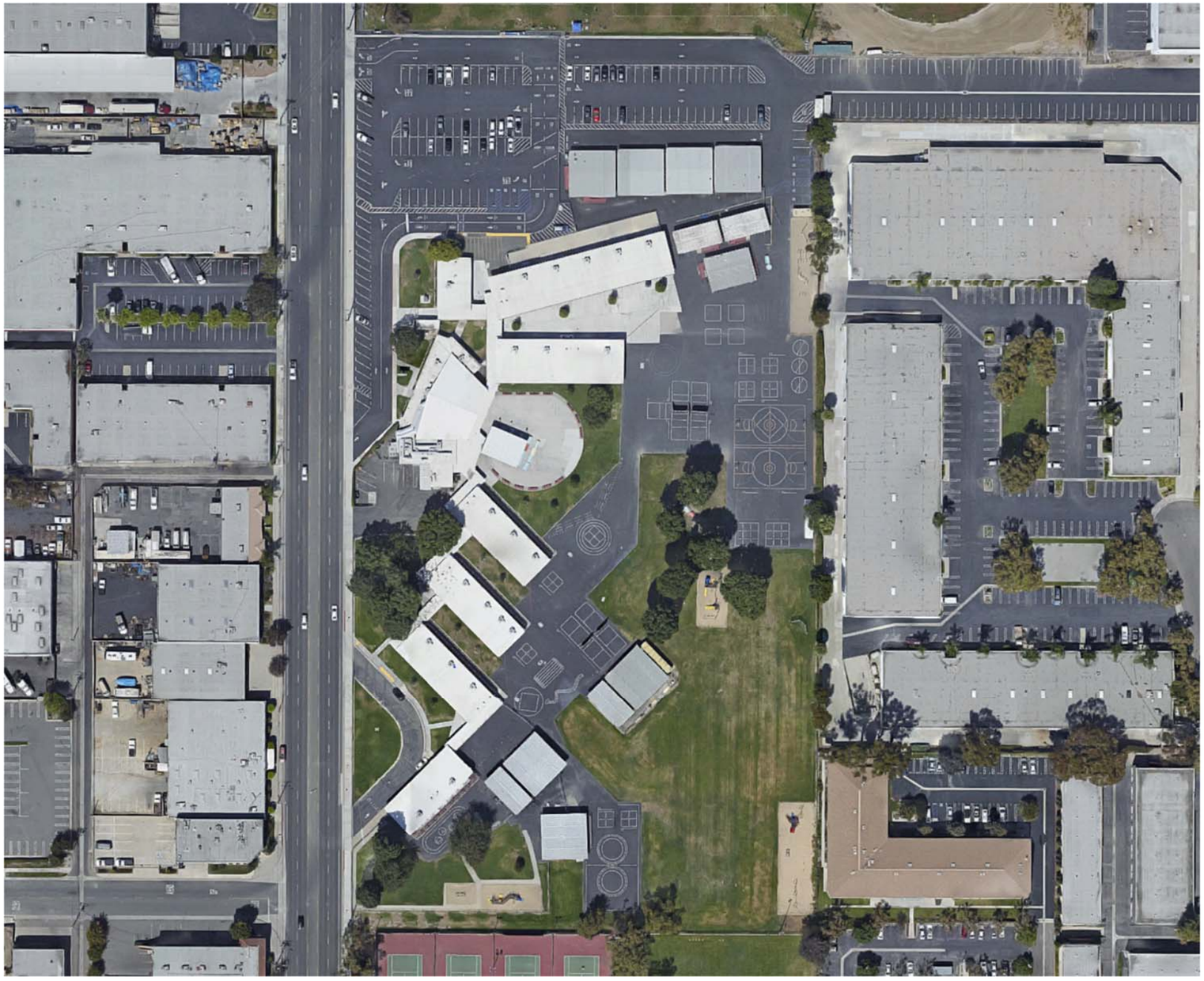


Media Center



Play Equipment

AERIAL PHOTO



LOS ALAMITOS ELEMENTARY EXISTING SITE PLAN

Overview

Los Alamitos Elementary School is in the Rossmoor Community at 10862 Bloomfield Street, Los Alamitos, CA 90720.

The campus is situated within a commercial zone neighborhood east of the 605 freeway, and bounded by Bloomfield Street to the West which also serves as the main access road onto the school site.

Los Alamitos Elementary School is a 67,000 square foot elementary school (including relocatable buildings and covered walkways) that was constructed beginning in 1952. The earliest buildings constructed were the two northernmost classroom buildings followed later by the administration building. A large addition including the Media Center, Kindergarten and three additional classroom buildings followed a few years later. Over time, a series of relocatable classrooms have been sited on the south and northeast ends of the campus adding twelve additional classrooms.

SITE DATA

Current Grade Configuration	K-5
Site Acreage	13.6
Year Built	1952
Permanent Classrooms	20
Portable Classrooms	12
Total Classrooms	32
2015 Enrollment	723

Los Alamitos Elementary School

Existing Conditions

With the recent comprehensive modernization of this campus completed in 2010, the school is in excellent physical condition. The classroom buildings have many years of useful life left in them, and the finishes are showing a normal amount of wear and tear, now approaching seven years since their replacement.

This portion of the report will address the current physical condition of the campus and address suggestions for improvement as part of the overall Facilities Master Plan for Los Alamitos Unified School District.

Building Exteriors

The permanent buildings are constructed of traditional framed construction with cement stucco exteriors, wood trim and built up layered roofing. The condition of the exterior plaster, wood trim, and fascia is good, however, some areas would benefit from new paint. Updated aluminum window frames and glazing were added to each building during the recent modernization and are in excellent condition.

Building Interiors

The recent modernization replaced all of the existing interior finishes, which show normal wear for seven years of use. Casework and marker boards are in very good condition.

Interior lighting is adequate and provides the correct light levels for a classroom setting and does not require replacement. The carpet in all of the classrooms throughout the campus is in good condition, showing minor wear in heavy traffic areas.

Although the media center is in excellent condition, the room suffers from lack of acoustical treatment. This room would benefit from acoustical panel surfacing on the walls and ceiling to absorb sound reverberation within the space.

Exterior Spaces, Shade Structures, & Outdoor Eating Areas

The steel shade structures and metal outdoor lunch tables are in excellent condition.

In terms of the campus hardscape, there are flooding and ponding issues which could be remedied with site drainage strategies. The areas directly adjacent to the playgrounds are not sloped properly for drainage and water occasionally pools directly outside the classroom doors.

Outdoor Play Equipment

The four outdoor play areas are outdated and need to be replaced. There is currently no rubber mat safety surfacing under the play equipment and the structures should be updated.

Mechanical, Plumbing, and Electrical Systems

The mechanical, plumbing, and electrical systems were completely replaced in 2011 and are in excellent condition. This new equipment includes heating and cooling units, gas and water piping, and new plumbing fixtures throughout campus.

Infrastructure

The campus infrastructure was updated in 2011. This update includes the addition of a visible and audible alarm system, power lines, and data lines. This infrastructure should be sufficient for many years to come as it was designed to accommodate future growth at Los Alamitos Elementary.

Recommendations

The Rachlin team recommends the following: exterior flooding and ponding issues should be corrected and outdoor play equipment should be replaced. There are also several locations on campus that require some painting maintenance.



Los Alamitos Elementary Main Entrance



Outdoor Play Structure



Typical Classroom



Outdoor Lunch Area

AERIAL PHOTO



McGAUGH ELEMENTARY SCHOOL EXISTING SITE PLAN

OVERVIEW

McGaugh Elementary School is located at 1698 Bolsa Avenue, Seal Beach, CA 90740, which is 25 miles southeast of downtown Los Angeles.

The campus is situated within a residential neighborhood South of Marina Drive, and bounded by Seal beach Boulevard to the East. Entrance to the campus is from Bolsa Avenue.

McGaugh Elementary School was constructed as a High School beginning in 1955, and was originally part of the Seal Beach Unified School District. The earliest buildings constructed were the Administration Building, Performing Arts Building, the northern most classroom buildings, a portion of the media center (original Library) and the Gymnasium Building that houses the cafeteria. Additional classroom buildings of permanent construction were added to the campus through the 1960's. The unification of the Los Alamitos School District and incorporation of this campus into the district in 1982 caused the closure of the High School and lead to the rebirth of the campus as an Elementary School.

SITE DATA

Current Grade Configuration	K-5
Site Acreage	13.5
Year Built	1955
Permanent Classrooms	29
Portable Classrooms	9
Total Classrooms	38
2017 Enrollment	792

McGaugh Elementary School

Existing Conditions

With the recent comprehensive modernization of this campus completed in 2009, the school is in excellent physical condition. The finishes are showing a normal amount of wear and tear, now approaching eight years since their replacement. The exteriors and structure are in good condition and require little maintenance.

This portion of the report will address the current physical condition of the campus and address suggestions for improvement as part of the overall Facilities Master Plan for Los Alamitos Unified School District.

Building Exteriors

Permanent buildings on the campus are constructed of traditional framed construction with cement stucco, wood trim and built up layered roofing. The condition of the exterior plaster, wood trim, panels, beams, and fascia is good. However, there are many instances of peeling paint and a need in some locations for exterior wood repair. This type of maintenance is normal for buildings near beach environments, especially after eight years of use.

Building Interiors

The recent modernization replaced all of the existing interior finishes which show normal wear for eight years of use. Wall surfaces in a typical classroom are in very good condition. Casework and marker boards also in good condition.

Interior lighting is adequate and provides the correct light levels for a classroom setting. The carpet in all of the classrooms throughout the campus is in good condition, showing minor wear in areas of heavy traffic.

Exterior Spaces, Shade Structures, & Outdoor Eating Areas

The shade structure is in good condition and the outdoor lunch tables are also in good condition.

The fields and hardscape areas would benefit from additional site drainage strategies. Specifically, the concrete walkway adjacent to the swimming pool suffers from heavy ponding.

Outdoor Play Equipment

Although there is one new play area with rubber surfacing, there are two old play areas which need to be replaced. These older play areas have a sand floor which should be substituted with rubber mat surfacing and their equipment should be replaced.

Mechanical, Plumbing, and Electrical Systems

The mechanical, plumbing, and electrical systems were completely replaced in 2009 and are in excellent condition. This new equipment includes heating and units, gas and water piping, and new plumbing fixtures throughout campus. Air conditioning was provided in 2015.

Infrastructure

The campus infrastructure was updated in 2009. This update includes the addition of a visible and audible alarm system, power lines, and data lines. This infrastructure should be sufficient for many years to come as it was designed to accommodate future growth at McGaugh Elementary School.

Recommendations

The Rachlin team recommends that several areas of the school need to be repainted where necessary, exterior hardscape flooding issues should be addressed, and the two older playground areas need to be improved with new rubber mat surfacing and play structure equipment.



Auditorium



Outdoor Play Equipment

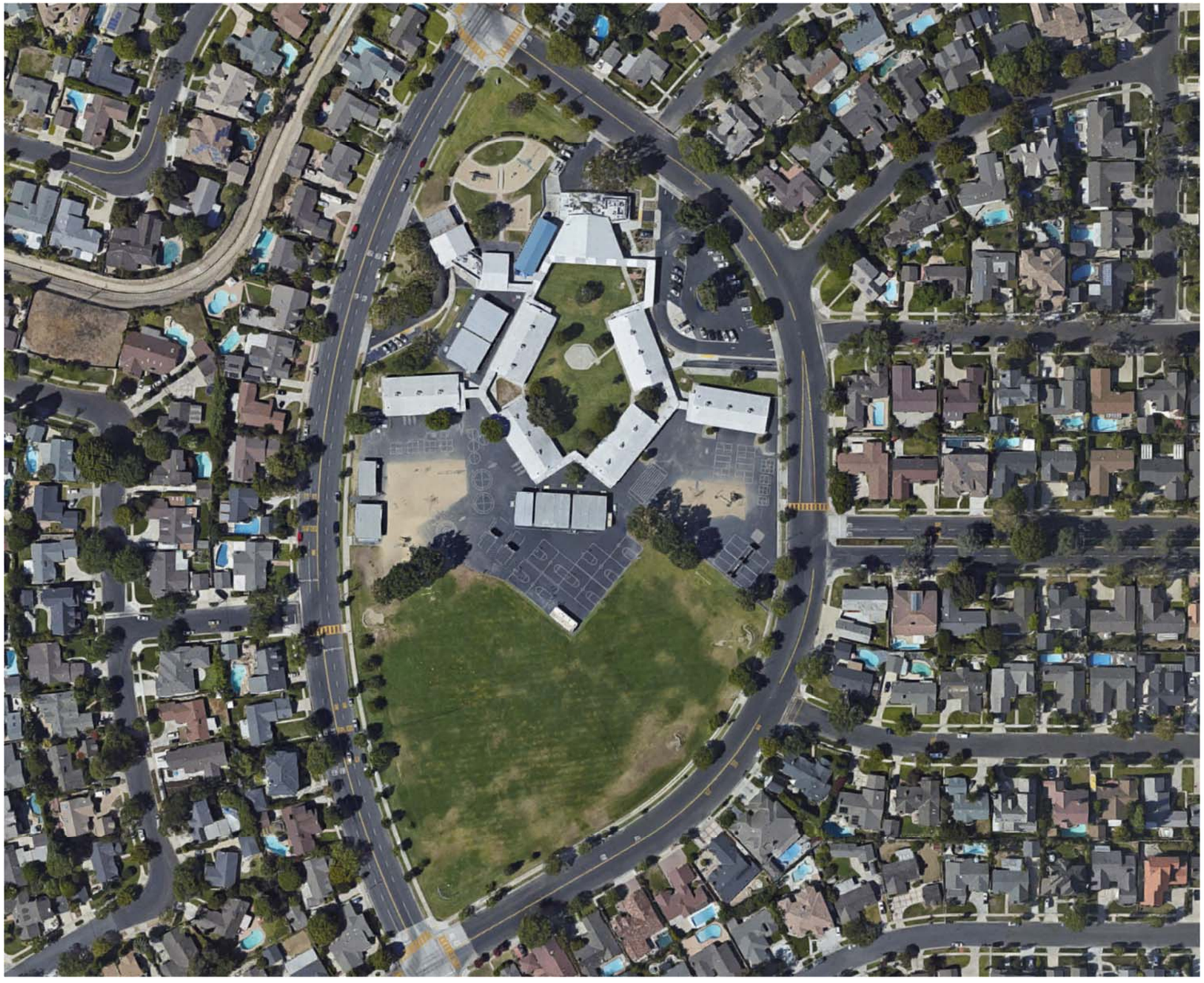


Front Entrance



Gymnasium

AERIAL PHOTO



ROSSMOOR ELEMENTARY SCHOOL EXISTING SITE PLAN

OVERVIEW

Rossmoor Elementary School is located in the Rossmoor community at 3272 Shakespeare Drive, Los Alamitos, CA 90720 , which is 22 miles southeast of downtown Los Angeles.

The campus is situated within the Rossmoor residential neighborhood east of the 605 freeway, and bounded by Shakespeare Drive to the East and Montecito Road to the West. Entrance to the campus is from Shakespeare Drive.

Rossmoor Elementary School is a 54,672 square foot elementary school (including portables and covered walkways) that was constructed in the latter part of the 1950's on a generally flat site. The school was constructed in two major phases. The first of which includes the two northern most kindergarten classrooms, the administration building, and the library. The second phase of construction includes the classroom core on the center of campus and classrooms on the west and east ends of the campus. These buildings continue the same architectural design as the previous phase. Over time, a series of relocatable classrooms have been sited on the west and south ends of the campus.

SITE DATA

Current Grade Configuration	K-5
Site Acreage	12
Year Built	1957
Permanent Classrooms	20
Portable Classrooms	11
Total Classrooms	31
2017 Enrollment	646

Rossmoor Elementary School

Existing Conditions

With the recent modernization of this campus completed in 2011, the school is in excellent physical condition. The finishes are showing a normal amount of wear and tear, now approaching six years since their replacement. The exteriors and structure are in good condition and require little maintenance.

This portion of the report will address the current physical condition of the campus and address suggestions for improvement as part of the overall Facilities Master Plan for Los Alamitos Unified School District.

Building Exteriors

The buildings are constructed of traditional framed construction with cement stucco and wood panel exteriors, wood trim, and built up layered roofing. The exteriors of the campus buildings are in very good condition and require no work.

Building Interiors

The recent modernization replaced all of the existing interior finishes, which at this time show normal wear for six years of use. Wall surfaces and casework in a typical classroom are in good condition.

Interior lighting is adequate and provides the correct light levels for a classroom setting.

In general, the carpeting throughout the campus is in good condition showing more wear in areas of heavy traffic.

Exterior Spaces, Shade Structures, & Outdoor Eating Areas

The shade structures are in good condition and the outdoor lunch tables are also in good condition.

During rainy days there is visible flooding and ponding on campus. One area in particular need of additional drainage is the outdoor quad by the stage. The fields and hardscape areas would also benefit from additional site drainage strategies.

Outdoor Play Equipment

There are two new playgrounds complete with rubber mat surfacing, however, there is an additional play area at the North end of campus which needs to have updated play equipment and rubber surfacing.

Mechanical, Plumbing, and Electrical Systems

The mechanical, plumbing, and electrical systems were completely replaced in 2011 and are in excellent condition. This new equipment includes heating and cooling units, gas and water piping, and new plumbing fixtures throughout campus.

Infrastructure

The campus infrastructure was updated in 2011. This update includes the addition of a visible and audible alarm system, new power lines, and data lines. This infrastructure should be sufficient for many years to come as it was designed to accommodate future growth at Rossmoor Elementary.

Recommendations

The Rachlin team recommends that the exterior flooding issues be corrected and the playground at the North end of campus should have updated play equipment and rubber mat surfacing.



Rossmoor Elementary Office Entrance



Outdoor Lunch Area

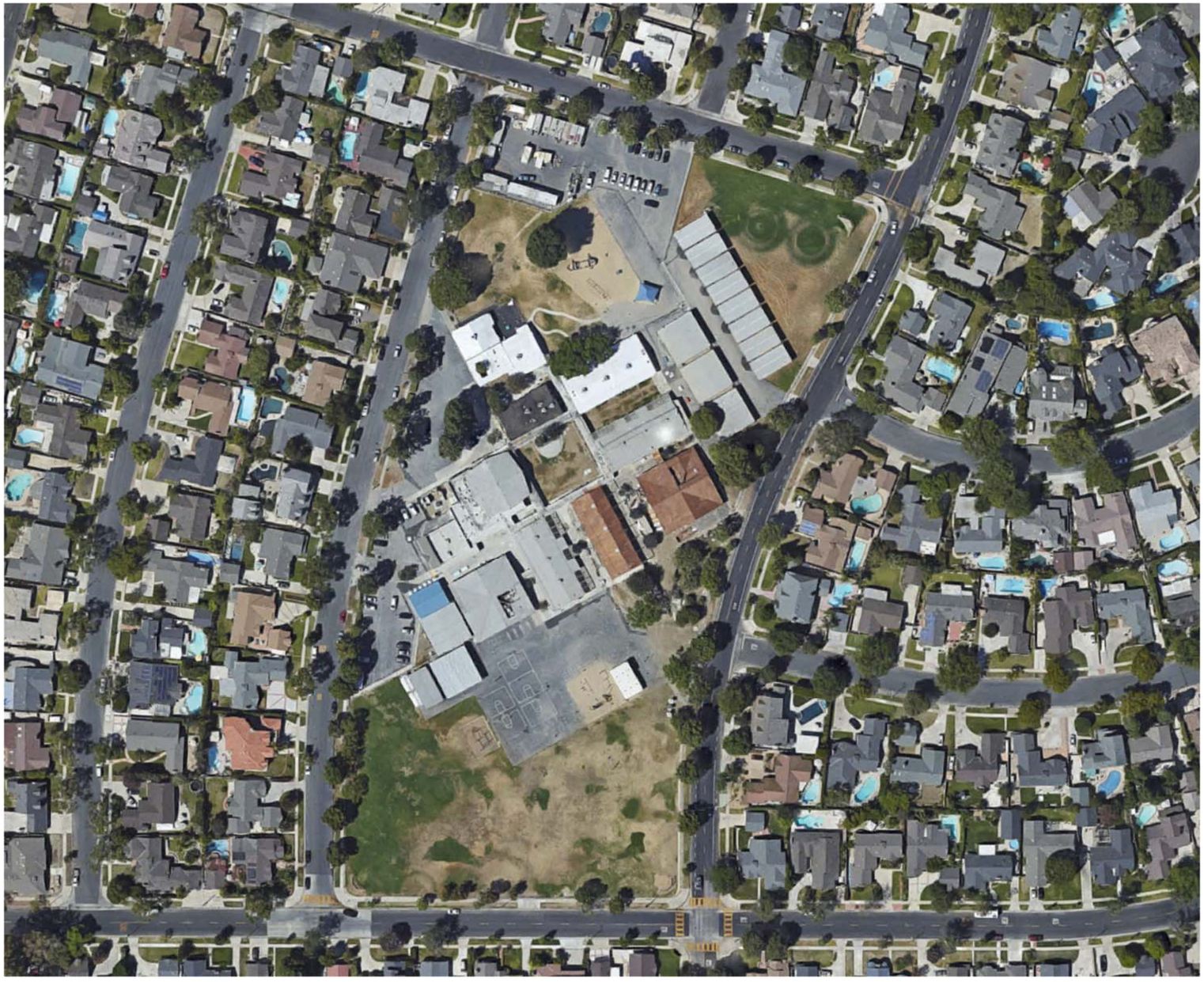


Typical Classroom



Play Structure

AERIAL PHOTO



WEAVER ELEMENTARY SCHOOL EXISTING SITE PLAN

OVERVIEW

Weaver Elementary School is located in the Rossmoor Community at 11872 Wembley Road, Los Alamitos, CA 90720 .

The campus is situated within a residential neighborhood east of the 605 freeway, and bounded by Bostonian Drive to the South and Foster Road to the East. Entrance to the campus is from Wembley Road.

Weaver Elementary School is a 48,000 square foot elementary school (including portables and covered walkways) that was constructed beginning in the latter part of the 1950's on a generally flat suburban site. Two additional classroom buildings were added to the campus in the late 1960's. Additionally, a series of relocatable classrooms were added over time. This school consists of an administration building, a media center, twenty-two permanent classrooms and eleven relocatable classrooms.

SITE DATA

Current Grade Configuration	K-5
Site Acreage	9
Year Built	1959
Permanent Classrooms	22
Portable Classrooms	11
Total Classrooms	33
2017 Enrollment	683

Weaver Elementary School

Existing Conditions

With the recent comprehensive modernization of this campus completed in 2014, the school is in excellent physical condition. The classroom buildings are still considered “new”, now approaching three years since their modernization. The exteriors and structure are in good condition and require little maintenance.

This portion of the report will address the current physical condition of the campus and address suggestions for improvement as part of the overall Facilities Master Plan for Los Alamitos Unified School District.

Building Exteriors

The permanent buildings are constructed of traditional framed construction with cement stucco exteriors, wood trim, and rolled asphalt roofing. The condition of the exterior stucco, wood trim, and roof is in good condition

Building Interiors

The recent modernization replaced all of the existing interior finishes which show normal wear for three years of use. Wall finish surfaces and casework and are in good condition.

Interior lighting is adequate and provides the correct light levels for a classroom setting and does not require replacement. The carpet in all of the classrooms throughout the campus is in good condition, showing minor wear in areas of heavy traffic.

The toilet rooms were replaced with the recent modernization. The tile walls and plumbing fixtures are in good condition.

Exterior Spaces, Shade Structures, & Outdoor Eating Areas

The shade structures are in good condition and the outdoor lunch tables are also in good condition.

Outdoor Play Equipment

The outdoor play areas are outdated and need to be replaced. There is currently no rubber mat safety surfacing, and the play equipment needs to be updated.

Mechanical, Plumbing, and Electrical Systems

The mechanical, plumbing, and electrical systems were completely replaced in 2014 and are in excellent condition. This new equipment includes heating and cooling units, gas and water piping, and new plumbing fixtures throughout campus.

Infrastructure

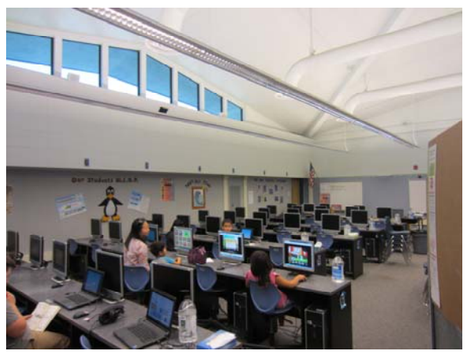
The campus infrastructure was updated in 2014. This update includes the addition of a visible and audible alarm system, power lines, and data lines. This infrastructure should be sufficient for many years to come as it was designed to accommodate future growth at Weaver Elementary.

Recommendation

The Rachlin team recommends that the outdoor play equipment be replaced and rubber mat safety surfacing be installed at all play areas.



Weaver Elementary Quad



Weaver Elementary Media Center



Outdoor Play Area



Weaver Elementary School Entry

III. INTERVIEWS



1. 0 Interview Process - High School

Following the physical needs assessment of the campus, the interview phase structured the next step in the Facilities Master Plan.

The main goal of the interviews was to curate a list of "needs" and "wants" from the user groups, faculty, parents, and community members to determine which school improvements would be the best use of the Districts resources.

The Rachlin team interviewed the participants who have first-hand knowledge of issues impacting the high school. All of the concerns, suggestions, and possible solutions for solving each issue were documented in detail with special attention paid to the following categories:

- Campus Educational Goals
- Need for Additional Facilities
- Reconfiguration of Existing Spaces
- 21st Century Curriculum and Classrooms
- Site Maintenance
- School Security
- Safety

1. 1 The interviews at the high school were divided into twelve groups in an effort to collect a comprehensive understanding of the campus as a whole. These groups consisted of the Administration, Counselors, Food Service, Science. Math/ELA/World Lang/Social Science, Campus Facilities/Auxiliary Staff, Performing Arts, Visual Arts, Special Education/Health Office, Parents/
Community, Athletics, and Clerical/ASB. To begin each of these meetings, the architects referenced information that was collected about the campus during the summer of 2016 in the Los Alamitos High School Pre-Planning Report. They then asked each group to talk about any new topics that were not discussed as well as elaborate on any previously examined issues. This discussion was geared toward extracting as much useful information as possible pertaining to relevant school issues. The conversation inquired about how the schools are grappling with the demanding contemporary curriculum and the anticipated challenges of the future, demand for new facilities, school safety, and site security.

1. 2 Each interview with the focus groups created an environment of an open forum where all attendees could participate in the discussion around issues concerning the campus. These issues were assembled into a preliminary list containing over forty items—some of which were "global" issues, meaning that the items were desired by multiple focus groups, and other items were specific to the needs of each group individually. Once the list was generated, the topics were sorted into "needs" (items the district requires in order to operate and function properly) and "wants" (items that the district would prefer to have, however not vital to the operation of the school and curriculum).

The following list of items was generated as the most desired "needs" for the high school:

- Upgraded Infrastructure
- Replacement of Portable Classrooms by a Multi-Story Classroom Building
- New Performing Arts Center with associated Support Spaces
- Second Gymnasium
- Science Building or Additional Science Classrooms
- New Swimming Pool Complex
- Additional Staff/Student Restrooms
- Increased Security with Cameras/Fencing/ Lighting
- Kitchen Modernized and Upgraded to meet Health Code and Full Production Kitchen Requirements.

The following is a list of participants that attended these meetings at Los Alamitos High School:

Jeannine Ball
David Bodell
Amy Brandenberger
Celeste Calubaquib
Jeff Carthew
Mark Celestin
Branda Chavez
Brent Danna
Gail Davenport
Grace Delk
Rachel DeMarco
Kevin Denis
Moana Dherlin
Shoshana Dornblaser
Jason Farvour
Yvonne Feliciano
Ileana Flores
Issaic Gates
John Haygood
Tina Heeren
Nathan Howard
Jodi Hutchinson
Tim Jones
Taya Kaminsky
Cathy Kusch
Lauren Ladd
Barbara Lee
Brian Leibl
David Locke
Linda Loparco
Kenneth Lopour
Tammy Lundblad
Karyn Maffett
Darlene Martin
Brandon Martinez
Jose Martinez
Kendelyn Michaels
Adam Miller
David Moellenkamp
Trisha Morris
Beth Marie Nierman
Heidi Olshan
Cheryl Oneill
Justin Padilla
Kayley Peacock
Katherine Pedneault
Heidi Pelle-Reid
Robynn Pennala
Tom Plunkett
Jacqueline Post
Ondrea Reed
Christy Ricks
Matthew Riehm
Shelley Riekenberg
Barb Ringhofer
Renee Schwartz
Richard Smith
Kiva Spiratos
Gregg Stone
Tomomi Takeuchi
Nikki Tweet
Anne Vida
Marlene Wagoner
Donna Winford
Monica Wissuchek

1. 0 Interview Process - Middle Schools

After the physical needs assessment, the next step in the facilities master plan process is the interview phase.

The main goal of the interviews is to obtain a list of "needs" and "wants" from the user groups, faculty, parents, and community members to determine which school improvements would be the best use of the Districts resources.

The Rachlin team interviewed the participants who had first-hand knowledge of issues impacting the middle schools. All of the concerns, suggestions, and possible solutions for solving each issue were documented in detail with special attention paid to the following categories:

- Campus Educational Goals
- Need for Additional Facilities
- Reconfiguration of Existing Spaces
- 21st Century Curriculum and Classrooms
- Site Maintenance
- School Security
- Safety

1. 1 The school principals were the first group to be interviewed in this process. During these meetings, each principal gave us a tour of the campus and personally directed our attention at specific areas in need of improvement. The architects asked a series of questions geared toward extracting as much useful information as possible pertaining to relevant school issues. These questions inquired about how the schools are grappling with demanding contemporary curriculum and the anticipated challenges of the future, demand for new facilities, school safety, and site security.

1. 2 Once the discussions with each school principal was complete, the Rachlin team interviewed community members, teachers, parents, and other school staff In an effort to gain more information. In these meetings, there was an open forum where each attendee could participate in the discussion around a variety of issues. These issues were assembled into a preliminary list containing over twenty-five items—some of which were "global" issues meaning that the item was desired by both McAuliffe Middle School and Oak Middle School. Other items were specific to a particular middle school. Once the list was generated, the topics were sorted into "needs" (items the district requires in order to operate and function properly) and "wants" (items that the district would prefer to have, however not vital to the operation of the school and curriculum).

The following list of items was generated as the most desired "needs" for the middle schools:

- Expand Existing Multi-Purpose Rooms
- Additional Student and Staff Restrooms
- Cover for Outdoor Amphitheater
- Additional Covered Eating Areas
- Space for shop class (Maker Space, STEM Lab)
- Storage /Charging Areas for Personal Devices
- Security Cameras
- Security Fencing
- Increased Lighting at Quad Area and Parking Lot
- Correct Site Drainage – Ponding / Flooding

The following is a list of participants whom attended these meetings at McAuliffe Middle School and Oak Middle School:

Barb Ringhofer
Dave Locke
Annie Allen
Erin Kominsky
Cheryl Brodie
Rob Main
Christy Berthon
Lauren La Vache
Seann Schiele
Mike Zozaya
Damien Smith
Gary Willems
Mildred Palomino
Dave Becr

1. 0 Interview Process - Elementary Schools

After the physical needs assessment, the next step in the facilities master plan process is the interview phase.

The main goal of the interviews is to obtain a list of “needs” and “wants” from the user groups, faculty, parents, and community members to determine which school improvements would be the best use of the Districts resources.

The Rachlin team interviewed the participants who had first-hand knowledge of issues impacting the middle schools. All of the concerns, suggestions, and possible solutions for solving each issue were documented in detail with special attention paid to the following categories:

- Campus Educational Goals
- Need for Additional Facilities
- Reconfiguration of Existing Spaces
- 21st Century Curriculum and Classrooms
- Site Maintenance
- School Security
- Safety

1. 1 The school principals were the first group to be interviewed in this process. During these meetings, each principal gave us a tour of the campus and personally directed our attention at specific areas in need of improvement. The architects asked a series of questions geared toward extracting as much useful information as possible pertaining to relevant school issues. These questions inquired about how the schools are grappling with demanding contemporary curriculum and the anticipated challenges of the future, demand for new facilities, school safety, and site security.

1. 2 Once the discussions with each school principal was complete, the Rachlin team interviewed community members, teachers, parents, and other school staff In an effort to gain more information. In these meetings, there was an open forum where each attendee could participate in the discussion around a variety of issues. These issues were assembled into a preliminary list containing over forty-five items—some of which were “global” issues meaning that the item was desired by all elementary schools. Other items were specific to a particular middle school. Once the list was generated, the topics were sorted into “needs” (items the district requires in order to operate and function properly) and “wants” (items that the district would prefer to have, however not vital to the operation of the school and curriculum).

The following items are currently the most desired “needs” for the elementary schools.

- New STEAM Lab with sinks for science lessons
- Multi-purpose Room for Assemblies, Activities, Dining, Performances, Science Fair, Book Fair
- Additional Staff Restroom Facilities
- More Shade Structures for Eating
- Improved Parent Drop-off and Parking
- Covered area at Pick-up/Drop Off
- Improved Playgrounds and Shade at Kinder Play Areas
- Security Cameras for Surveillance
- Improved Fencing / Security
- Enlarge Administration Offices/Waiting
- Covered Walkway to all buildings
- More Outlets and device charging areas , safe storage for devices
- Replace Portable Buildings with Permanent Classrooms
- Additional Storage for PTA, P.E, Emergency Supplies, Chairs
- Improved Drainage – Ponding / Flooding

The following is a list of participants whom attended these meetings at the Elementary schools:

Amy Belsha
Pamela Martin
Gina Decker
Kelly Benjamson
Maureen Charlesworth
Jennifer Malley
Janet Murphy
Megan Avalos
Tesia DiRoberto
Christine Ivie
Ken Ivie
Amy Laughlin
Layla Tahvildari
Melissa Chambers
Eric Shatzkin
Wendy Wood
Lindsey Gardner
Yvette L. Suniga
Marie Fitch
Johan Dodge
John Waters
Karen Recker
K Jordano
Gil Suniga
Natalie Adkins
Krista Hall
Shannon McGookin
Katie Hoey
Jackie Dominick
Sunghie Okino
Arlene White
Monica Meserve
Jennifer Arvizu
Kimberly Steward
Jennifer Bottrell
Miok Mellott
Wendy Perrizo
Arlene Lizarraga
Tamara Smith
Jennifer Everman
Evelyn Garcia
Kristin DiMiceli
Cathy Turley
Laura Plunkett
Jennifer Burrell
Paula Pugh
Amber Houston
Peter Demeter
Tanya Demeter
Livia Flynn
Roni Ellis
Kirk Encinas
Kerry McDoud
Robert Briggerman
Nancy Nien
Ruth Freedman-Finch
Jennifer Holland
Tracie French
Kristy Hensel
Suzanne Robinson
Stacy Schmitz
Tiffany Penich
Karen Ward
Lauren La Vache
Mike Robbins
Tina Fenner
Emily Maples
Tina Sudo



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SELECTION OF PROJECTS

At the completion of the interview process, nearly eighty improvements, projects and enhancements were suggested by the user groups. The Facilities Master Plan team assisted the District in prioritizing these projects. To begin, the Rachlin Team organized the projects into two project lists; one list that would define the projects as “needs” and one list that would define the projects as “wants”. Projects grouped into the needs category were determined to be essential to the providing the facilities that would support the curriculum goals of the District. Wants were defined as projects that would assist, but not be essential to achieving the District’s educational goals. The two lists were further separated by of grade level grouping between, Elementary, Middle and High School projects. Once the lists were assembled, they were organized onto ballot forms and used to collect the opinion's of the Faculty, Staff and Community in multiple forums.

SELECTION OF PROJECTS BY OPERATIONS STEERING

The District enlisted the opinions of the Operations Steering Committee to assist in the prioritization of the projects generated from the site interviews. This Committee included over fifty participants and consisted of School Board members, District Administration, Site Administration, Faculty, Staff, Parent volunteers, PTA and community member's. The Committee was given the opportunity to list their top priority projects, up to a total of fifteen projects for each grade level grouping. The participants were also afforded the opportunity to shift projects from the “Wants” list to the “Needs” list and vice versa.

The participants were then separated into small groups and instructed to collectively develop a single list of fifteen projects that included projects form all three grade level groupings.

SELECTION OF PROJECTS BY FACILITIES MASTER PLAN COMMITTEES

The Facilities Master Plan Team from Rachlin Partners hosted a meeting at the District Offices and invited all of the participants from the Elementary and Middle School Interview Sessions. In a similar fashion to the Operations Steering Ranking, the attendees were given ballots and instructed to select up to ten projects for each grade level grouping that they believed were important enough to be included in the final recommendation of the facilities master plan.

The Participants were then separated into small groups and instructed to collectively develop a single list of ten projects that included projects form all there grade level groupings. This same exercise was conducted at Los Alamitos High School where all of the participants from the series of interviews conducted at the High School were invited to participate.

ANALYSIS OF THE DATA

The Rachlin Team collected all of the voting ballots from the Committee Ranking Meetings and tallied the votes. A Master List was created for each grade level and included a combined total of fifty projects from the three grade level groupings. These lists were presented to the Board of Education and the Board Members were given the opportunity to both individually and collectively select the projects they believed should be included as part of the Facilities Master Plan for the District. It should be noted that the lists provided to the Board of Education consisted of only those projects that the user groups believed were the most important projects to the District and the selection of any project from this list would have the support of the end users. Based on the recommendations of the Board of Education, a final list of projects was created that are included in this Facilities Master Plan.

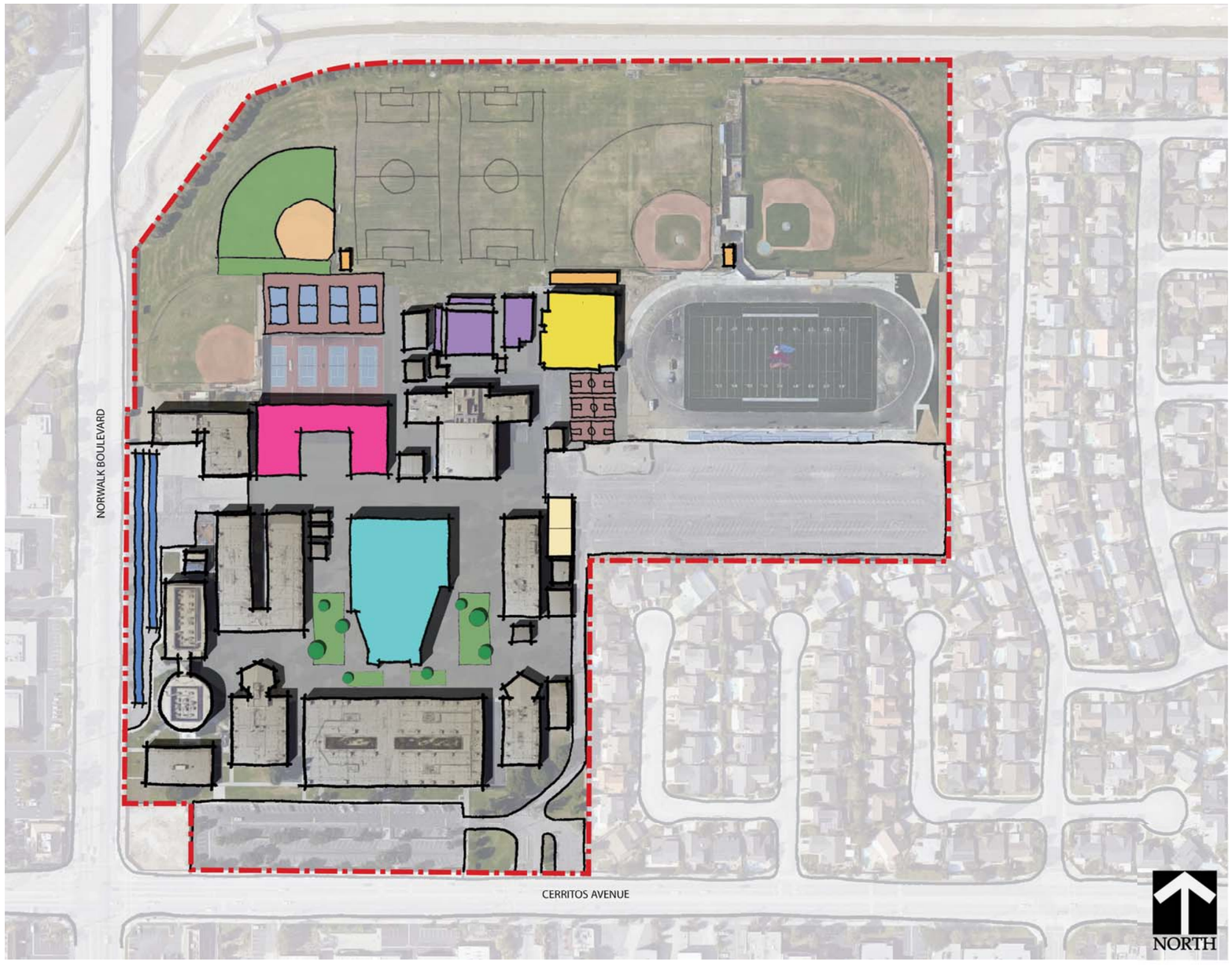
SELECTED LIST OF PROJECTS

The following list has been generated as a result of the recommendations by the Board of Education. It should be noted that this list is NOT listed in an order of priority. The list has been generated by identifying any project that received the support from three or more Members of the Board of Education.

The projects list is as follows:

- Upgrade and Replace 50 year old Infrastructure at Los Alamitos High School
- Replace Portable Classrooms with multi-story permanent construction at Los Alamitos High School
- New Science Classrooms
- Security/Fencing/ Lighting Districtwide
- Modernize Kitchen at Los Alamitos High School to health code
- Upgrade technology infrastructure Districtwide
- Additional Staff and Student Restrooms Districtwide
- Heating and Cooling for Specialists’ Rooms
- Shade Structures at Eating areas (K-8)
- New swimming pool complex at Los Alamitos High School
- Second Gymnasium at Los Alamitos High School
- New Performing Arts center with Band, Choir and Drama rooms
- Synthetic Turf Fields at Oak and McAuliffe Middle Schools
- Multi-Purpose room for activities, dining, science, performance, assemblies at the elementary schools.

PROPOSED SITE PLAN



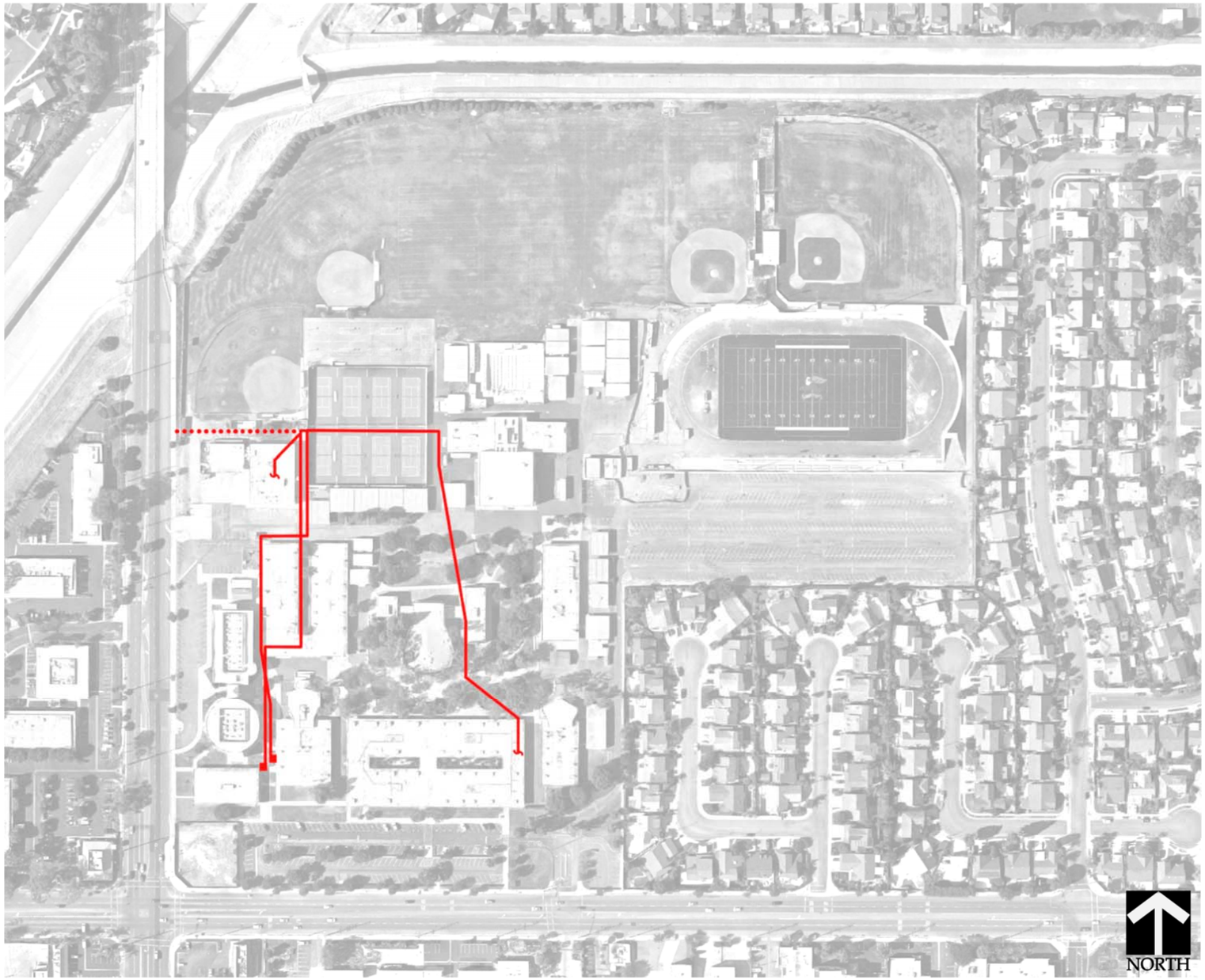
LOS ALAMITOS HIGH SCHOOL
PROPOSED SITE PLAN
Overview

A new center for the arts, gymnasium, classroom building, aquatic center, field house, and field toilet rooms are proposed for Los Alamitos High School. The new center for the arts will completely replace the existing structure and will allow the re-design of the surrounding quad. The entrance will remain at the southern end of the structure. A new gym building with basketball courts is proposed to the West of the running track. Directly West of the gymnasium is the aquatic center which will include a new pool. The "U" shaped classroom building is intended to replace thirty-two portable classrooms on the campus and will include science, math and core classrooms. The classroom building allows for the creation of a new outdoor plaza adjacent to the main quad. Four tennis courts will be relocated, and the softball field will shift slightly to the north.

KEY

- **Existing Buildings**
- **New Center For The Arts**
- **New Gymnasium**
- **New Classroom Building**
- **New Aquatic Center**
- **Field House & Field Toilet Rooms**
- **Sand Volleyball Court**
- **Solar Panels**

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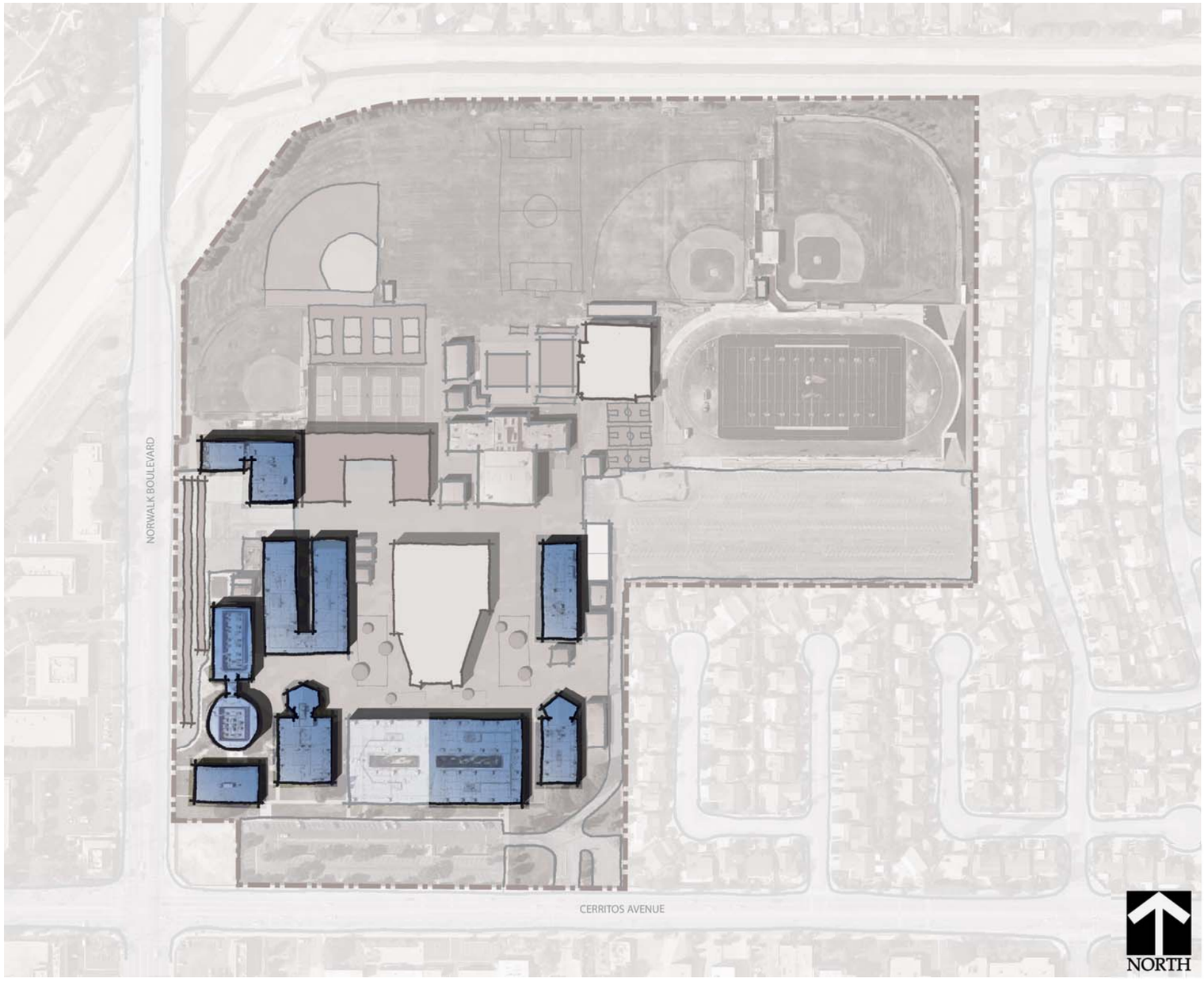
SITE INFRASTRUCTURE—Phase 1

Overview

Electrical power for Los Alamitos High School is served from Southern California Edison to an outdoor electrical service yard located at west of the existing tennis courts via an existing utility at the street. Power from this point splits into several routes which serve the campus. New electrical service, site distribution, feeders, and main distribution boards will be required for the proposed new construction.

Data and communications for the proposed buildings would require a new main distribution frame (MDF) room with space for data processing equipment, new data drawn to each building's intermediate distribution frame (IDF), and new (IDF) equipment within dedicated rooms.

CLASSROOM MODERNIZATION



CLASSROOM POWER and TECHNOLOGY UPGRADE
(SITE INFRASTRUCTURE—Phase 2)

OVERVIEW

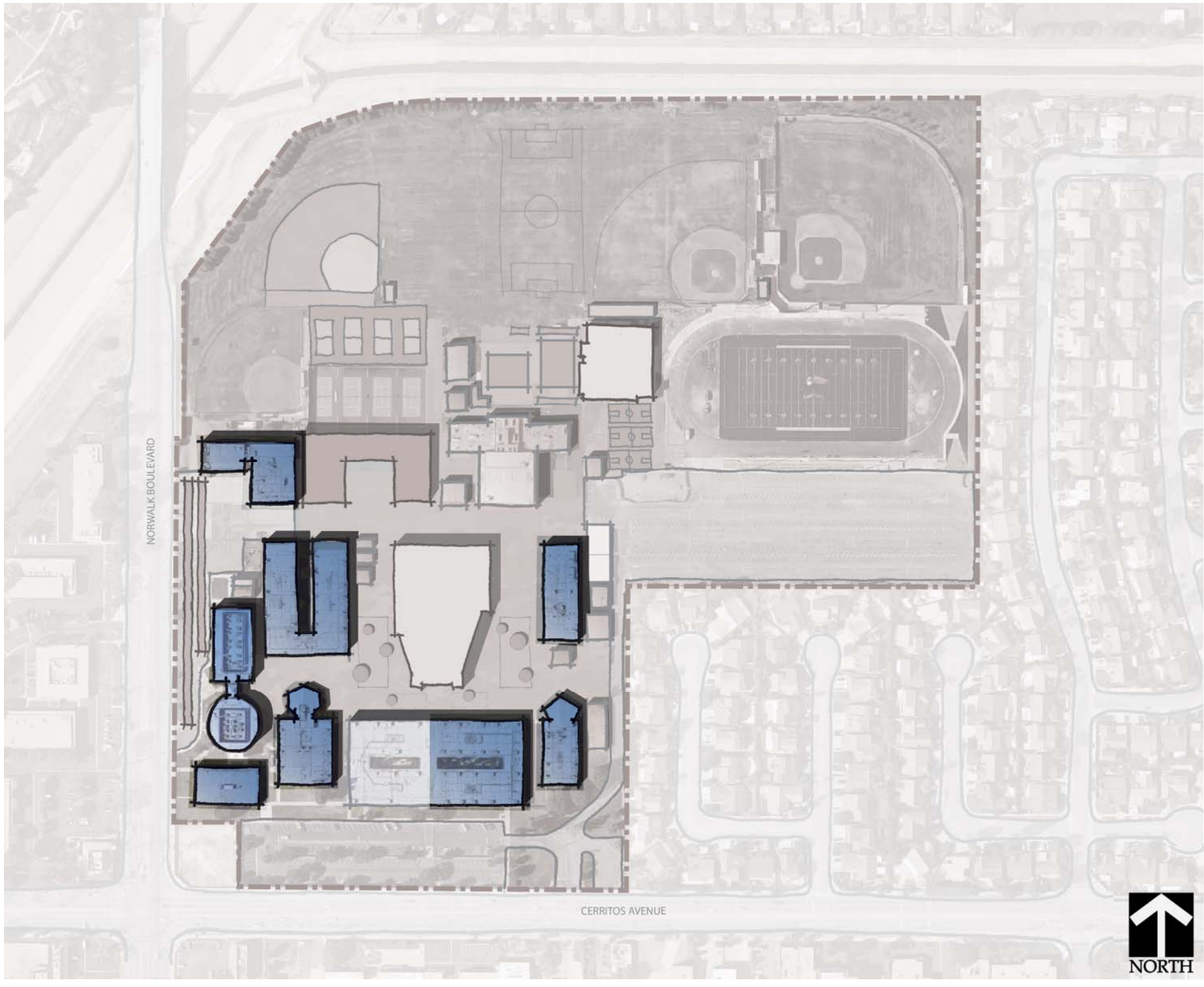
Like the site infrastructure, the power receptacles in the classroom are inadequate to support the 21st century learning environment. Additional receptacles are required throughout all of the classrooms to support the technology. This would include power for projectors, charging carts, document cameras, computers and student device charging.

In elective and science classrooms, additional power receptacles are required to support the curriculum of that classroom such as; microscopes, aquariums and sports medicine equipment.

The Technology in the majority of the classrooms is limited to 4-6 drops that were installed during the 2003 Modernization. Additional ad hoc date drops have been places in the classrooms for projectors, printers and computers. The existing technology infrastructure needs to be replaced to model the District's technology standards including but not limited to wireless access points, projectors, printers, computers, clock and bell system and document cameras.

In today environment security can not be overlooked. As part of the Technology upgrade, consideration should be given to the placement of security camera's and electronic looks.

CLASSROOM MODERNIZATION



CLASSROOM MODERNIZATION
Overview

As this campus is improved with multiple new buildings to replace the aging portables, the existing permanent classrooms will need to be revitalized. The condition of the 97 permanent classrooms on this campus warrant a standard modernization. This includes replacing carpet and vinyl composition tile, as well as installing tackable wall panels or new paint in the classrooms. Most classrooms have a collection of freestanding furniture that haphazardly serves as casework. This should be replaced with permanent casework.

KEY

Classroom Modernization

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CENTER FOR THE ARTS LEVEL 1 FLOOR PLAN



HIGH SCHOOL CENTER FOR THE ARTS

Overview

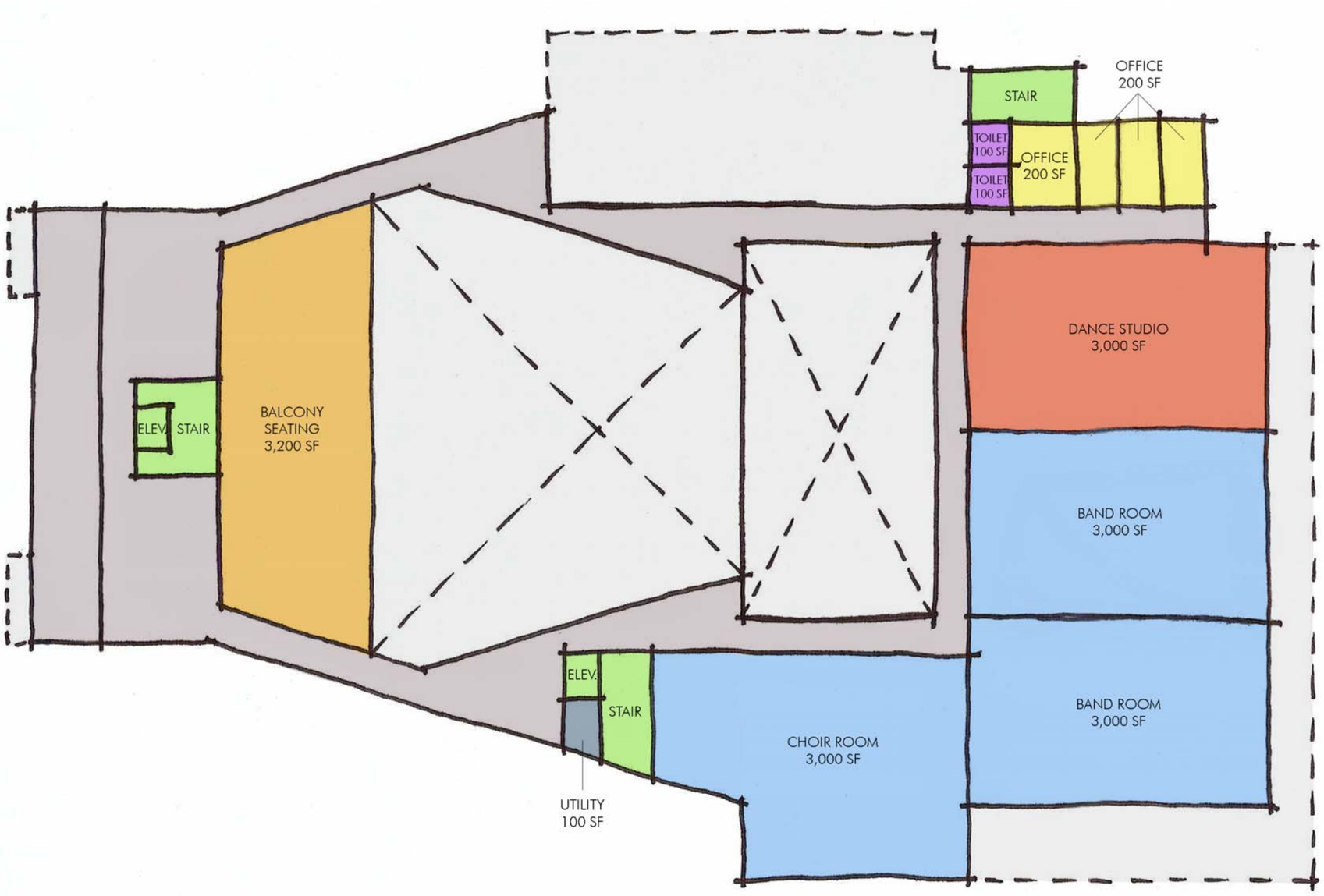
The new Los Alamitos Center For The Arts contains 1,000 seats, almost doubling the capacity of the existing campus auditorium. This new Facility will give Los Alamitos High School a magnificent environment for teaching and viewing live performances. Two levels of seating and instruction space provide adequate room for a growing array of programs including drama, choir, instrumental performance, musical theater, dance and lectures.

The audience chamber shall be designed with three seating tiers including a balcony. This design will provide the audience with a more intimate viewing experience, superior site lines and an enriching theater experience.

Support spaces include dedicated space for string instruments, marching band, and orchestra. Theater practice space includes two rehearsal rooms which are the same size as the main stage. Additionally, there is a dance studio and a choir room.

The main entry is flanked by a ticket booth, concession stand and gallery intended to support the campus Visual Arts programs. The lobby splits into two halls which lead to the house seating then onward to the stage and orchestra pit below. Classrooms and support spaces surround the stage and seating areas are linked by a main corridor behind the stage for proper circulation.

CENTER FOR THE ARTS LEVEL 2 FLOOR PLAN

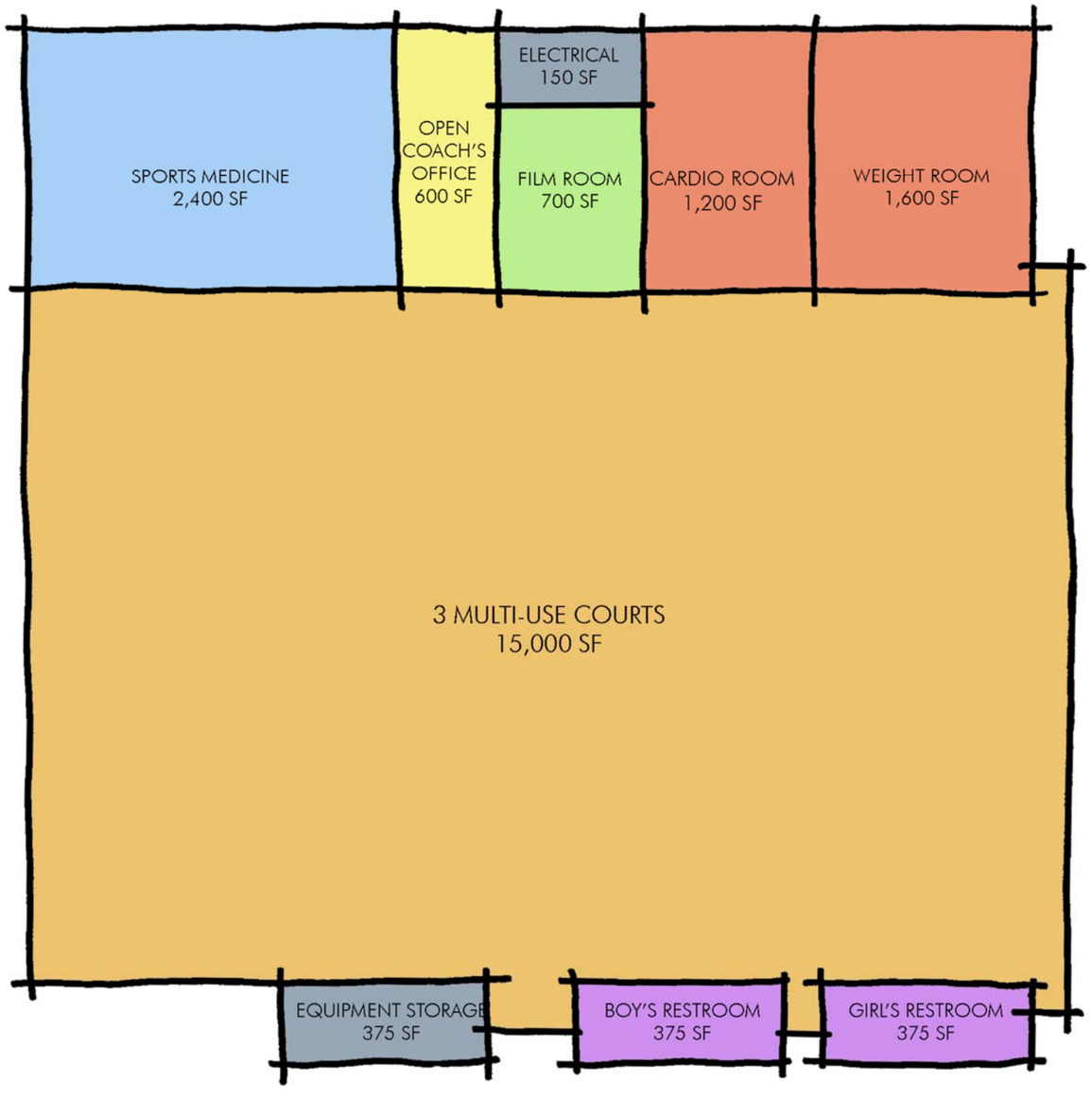


HIGH SCHOOL
CENTER FOR THE ARTS

BUILDING PROGRAM

Lobby	2,500 SF
1,000 Seat House	12,000 SF
Main Stage with Wings	3,780 SF
Orchestra Pit	800 SF
Blackbox Theatre	1,800 SF
Tech Workshop	1,000 SF
Dressing Room	750 SF
2 Stage Size Rehearsal	6,880 SF
2 Band Rooms	6,000 SF
Dance Studio	3,000 SF
Marching Band/ Orchestra	4,500 SF
Strings Room	2,400 SF
Manager Office	200 SF
Prop/ Equipment Storage	500 SF
Concessions/ Ticket Booth	400 SF
Choir Room	3,000 SF
Gallery	800 SF
Tech/ Recording	1,000 SF
Library	1,500 SF
Office	1,200 SF
Circulation	5,400 SF
Restrooms	1,300 SF
Total	**60,710 SF**

GYM FLOOR PLAN



HIGH SCHOOL GYMNASIUM

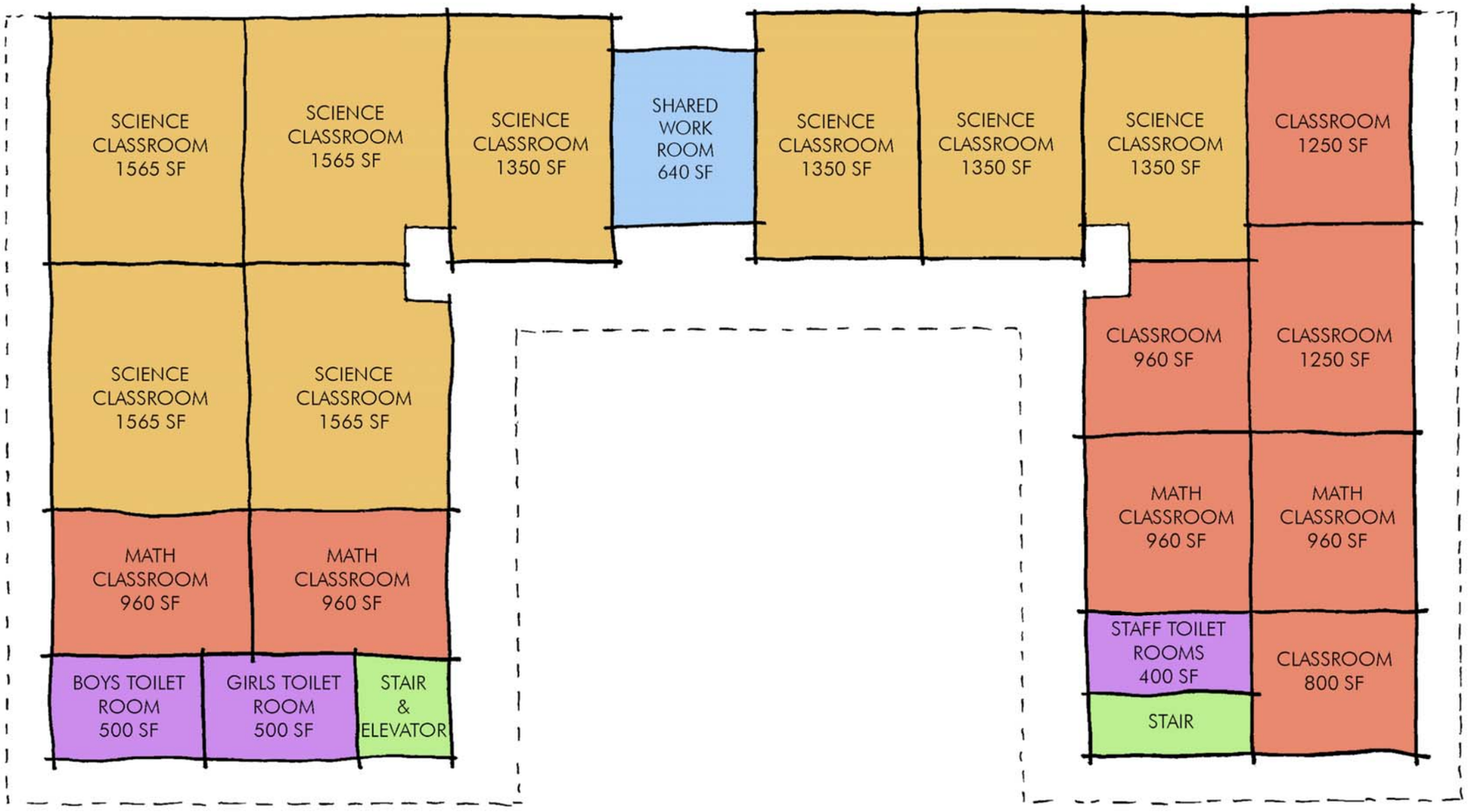
Overview

Los Alamitos High School is in need of a second gymnasium. This new gymnasium will provide the campus with three additional multi-use courts for a variety of indoor sports. Additional facilities within the new facility include a sports medicine room, weight room, cardio room, film room, coach's office, restrooms, and equipment storage. Offices and workout rooms are located at one side of the gym while support spaces including restrooms and storage are located at the other. Restrooms will be able to be accessed from both the gym interior and from the exterior of the building.

SITE DATA

Three Multi-Use Courts	15,000 SF
Sports Medicine	2,400 SF
Weight Room	1,600 SF
Cardio Room	1,200 SF
Film Room	700 SF
Open Coach's Office	600 SF
Boys Restroom	375 SF
Girls Restroom	375 SF
Equipment Storage	375 SF
Electrical	150 SF
Total	**22,775 SF**

CLASSROOM BUILDING LEVEL 1 FLOOR PLAN

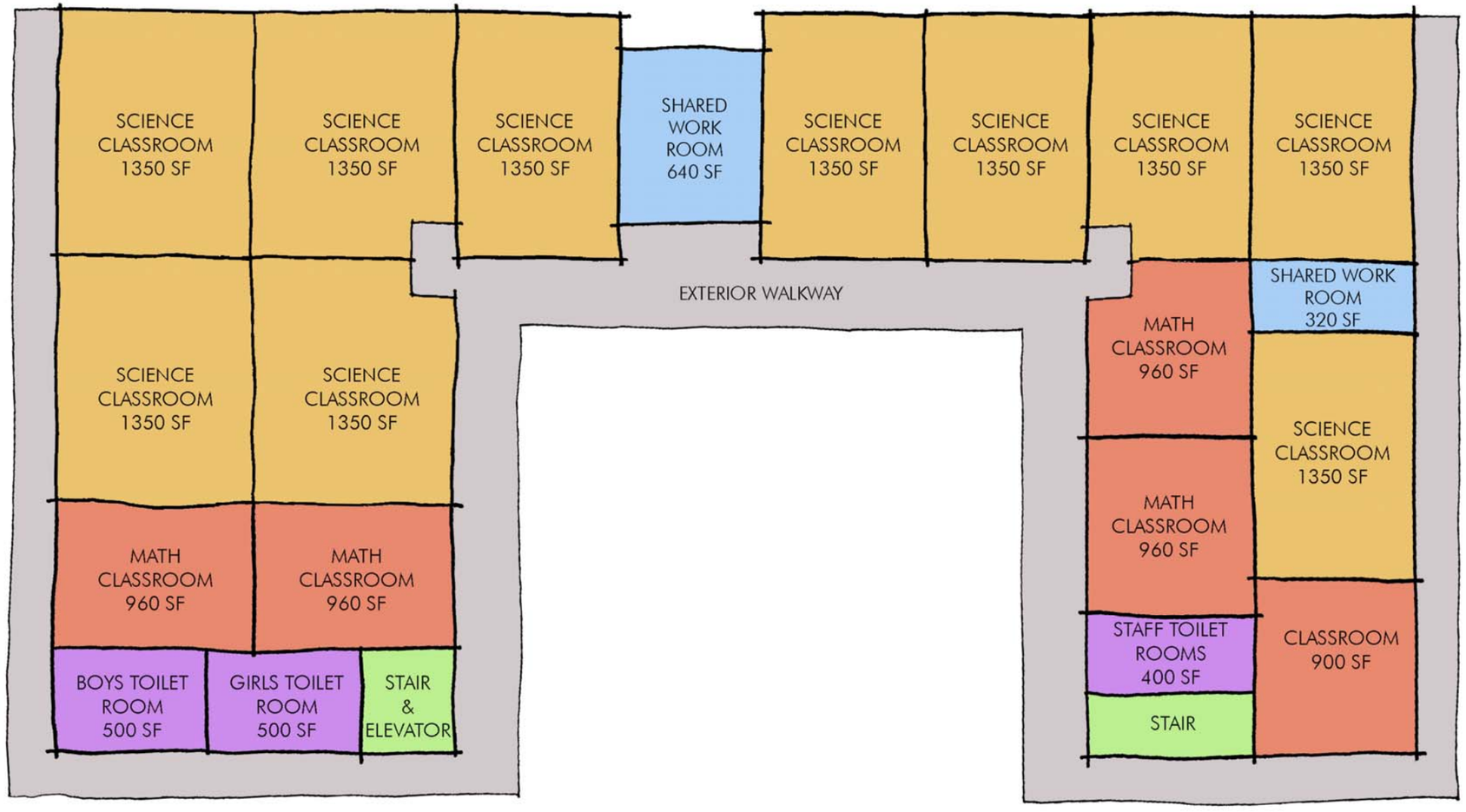


HIGH SCHOOL CLASSROOM BUILDING

Overview

One if the issues plaguing the Los Alamitos High School campus is the shortage of available land due to the sites urban setting. Adding to this problem is the large number of relocatable classroom buildings that have been placed on this campus over the years. In order to provide more available space on this campus for new necessary facilities, a new multi-story classroom building shall be constructed to replace all of the existing portable classrooms on the campus. This two-story structure will provide thirty-one new classrooms. The classrooms are organized around a central exterior space that will act as gathering area for the students. Each science classroom will have access to a separate shared work room which will be large enough for group experiments and chemical storage. Math classrooms are placed next to one another for the opportunity to join two classes for group learning purposes. (Continued on next page)

CLASSROOM BUILDING LEVEL 2 FLOOR PLAN



HIGH SCHOOL CLASSROOM BUILDING

OVERVIEW

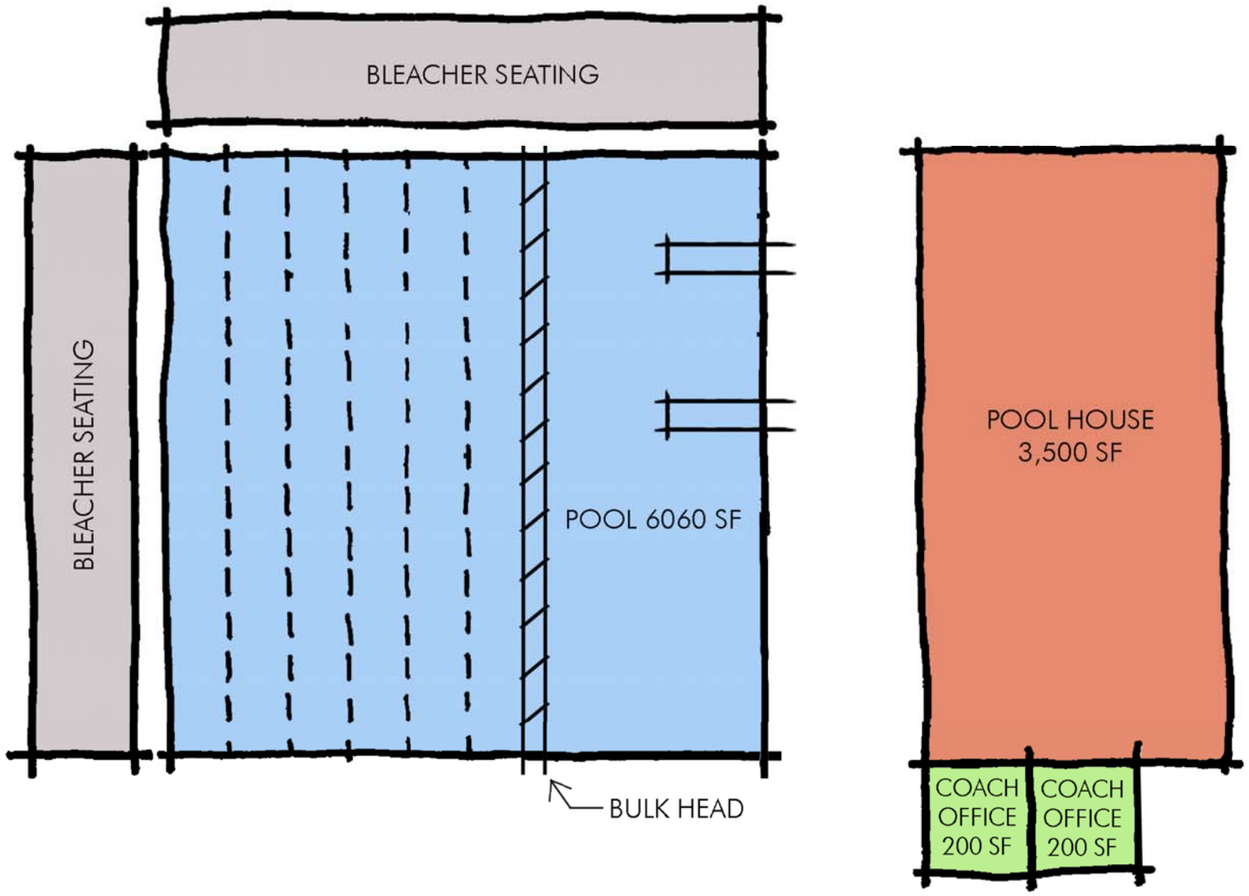
(Continued from previous page) New student and staff restrooms are located at the proposed south end of the building along a major pedestrian walking routes for ease of accessibility. Two stairwells and one elevator supply the users with appropriate vertical circulation routes. On the second level, an exterior walkway permits access to classrooms on three sides of the building.

Existing science and math classes that are in permanent constructed facilities will be repurposed for core or elective classrooms allowing for the removal of all of the portable classrooms across the site with the construction of the new classroom building.

BUILDING PROGRAM

18 Science Classrooms	24,700 SF
8 Math Classrooms	7,680 SF
5 General Classrooms	5,060 SF
3 Shared Workrooms	1,600 SF
Boys Toilet Room	1,000 SF
Girls Toilet Rooms	1,000 SF
Staff Toilet Rooms	800 SF
Total	**41,840 SF**
Exterior Walkway	**13,600 SF**

AQUATIC CENTER PLAN



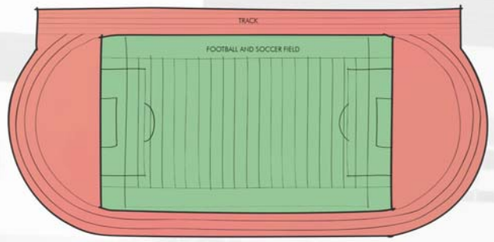
HIGH SCHOOL AQUATIC CENTER

Overview

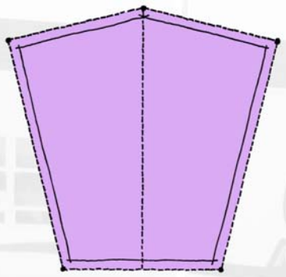
The new Los Alamitos High School Aquatic Center will include a new pool with attached diving area and sliding bulk head, bleacher seating, one large pool house, and two coach's offices. The pool will be larger than the school's existing swimming area with competition length swimming lanes and an adjacent deep diving zone. The buildings in this aquatic center can be placed in close proximity to the pool with additional dedicated space for outdoor practices, tournaments, and other events.

BUILDING PROGRAM

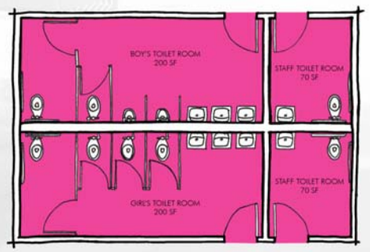
1 New Pool & Bulk Head	6,060 SF
2 Coach's Offices	400 SF
1 Pool House	3,500 SF
2 Bleacher Seating	2,400 SF
Total Building Area	**3,900 SF**



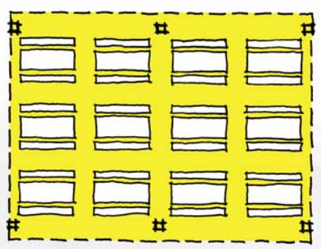
PROPOSED SYNTHETIC TRACK AND FIELD
SEE PAGE D3-1



PROPOSED AMPHITHEATER CANOPY
SEE PAGE D3-2

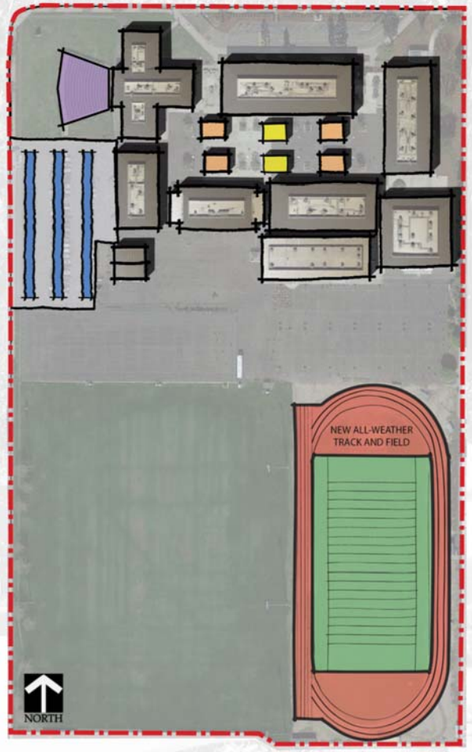


PROPOSED TOILET ROOM
SEE PAGE D3-3



PROPOSED LUNCH SHETER
SEE PAGE D3-4

MCAULIFFE MIDDLE SCHOOL
PROPOSED SITE PLAN
SEE PAGE D3-5



OAK MIDDLE SCHOOL
PROPOSED SITE PLAN
SEE PAGE D3-6



LOS ALAMITOS MIDDLE SCHOOLS

Graphic Overview

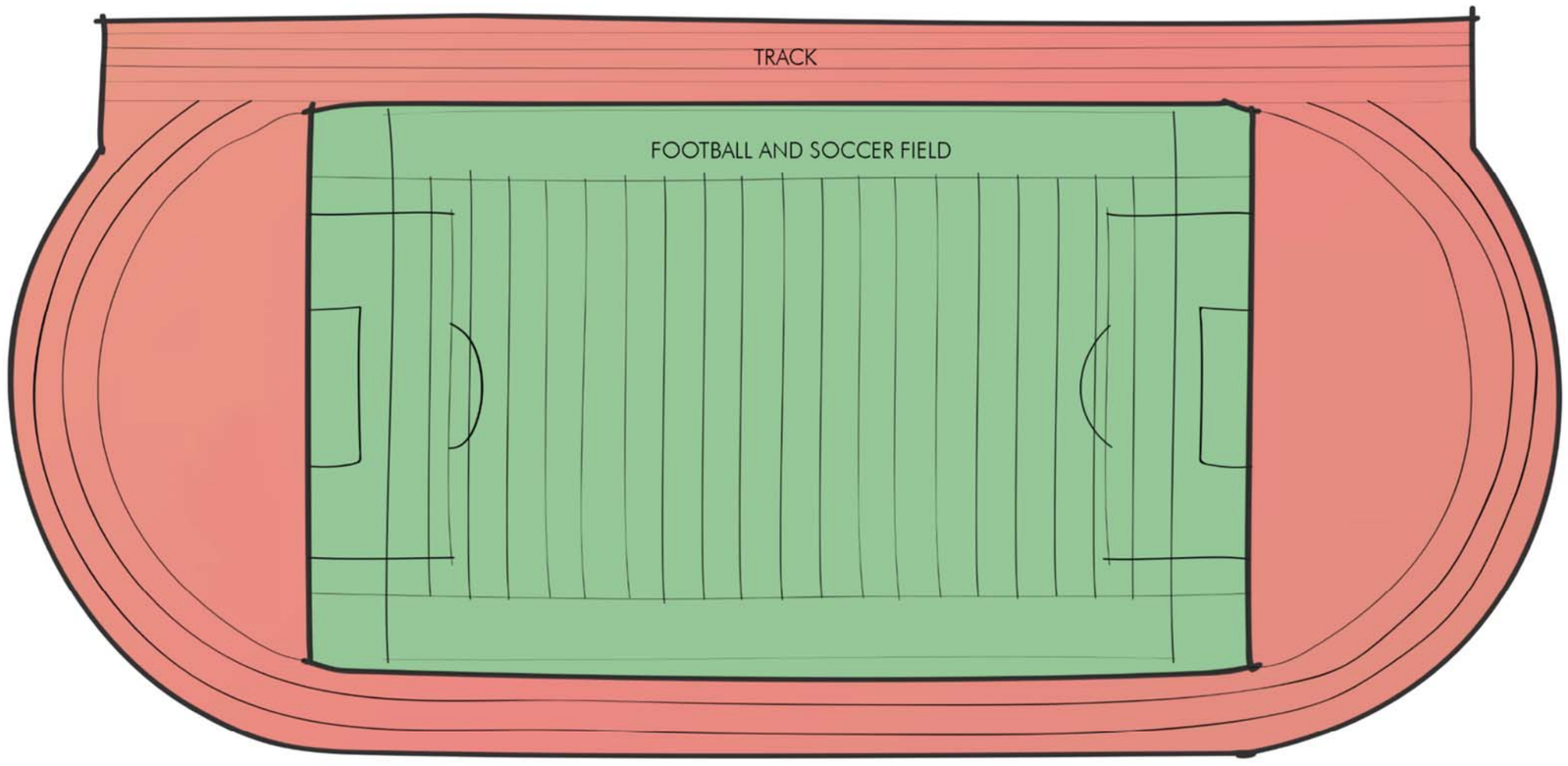
McAuliffe Middle School and Oak Middle School are shown with a new synthetic track and field, amphitheater canopy, and solar panels. McAuliffe Middle School will receive two new lunch shelters while Oak Middle School will receive one lunch shelter and two new toilet rooms. The following six pages outline these designs in further detail.

KEY

- Existing Buildings
- Existing Lunch Shelter
- New Lunch Shelter
- New Restroom
- New Amphitheater Canopy
- Solar Panels

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SYNTHETIC FIELD PLAN



MIDDLE SCHOOLS
SYNTHETIC TRACK AND FIELD

OVERVIEW

An All-weather track and field shall is proposed at McAuliffe and Oak Middle Schools. The new multi-use sports fields shall be designed to accommodate football, soccer and lacrosse . The all weather track shall include nine running lanes. The size of this track and field will be 275 feet wide by 600 feet in length.

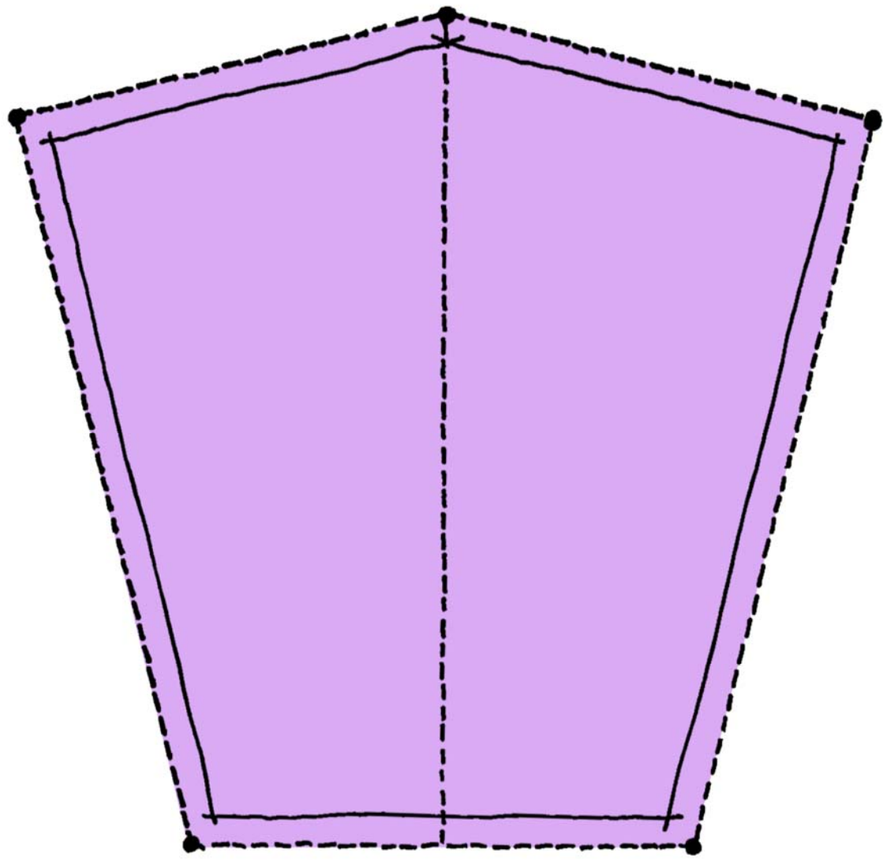
While these facilities will be constructed at the Districts' two middle schools, they will be considered a District resource and available for use for practice events by the high school sports teams when not in-use by the Middle Schools.

PROJECT DATA

Rubber Sport Track	70,000 SF
Synthetic Field	95,000 SF
Total	**165,000 SF**

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AMPHITHEATER CANOPY PLAN



MIDDLE SCHOOLS AMPHITHEATER CANOPY

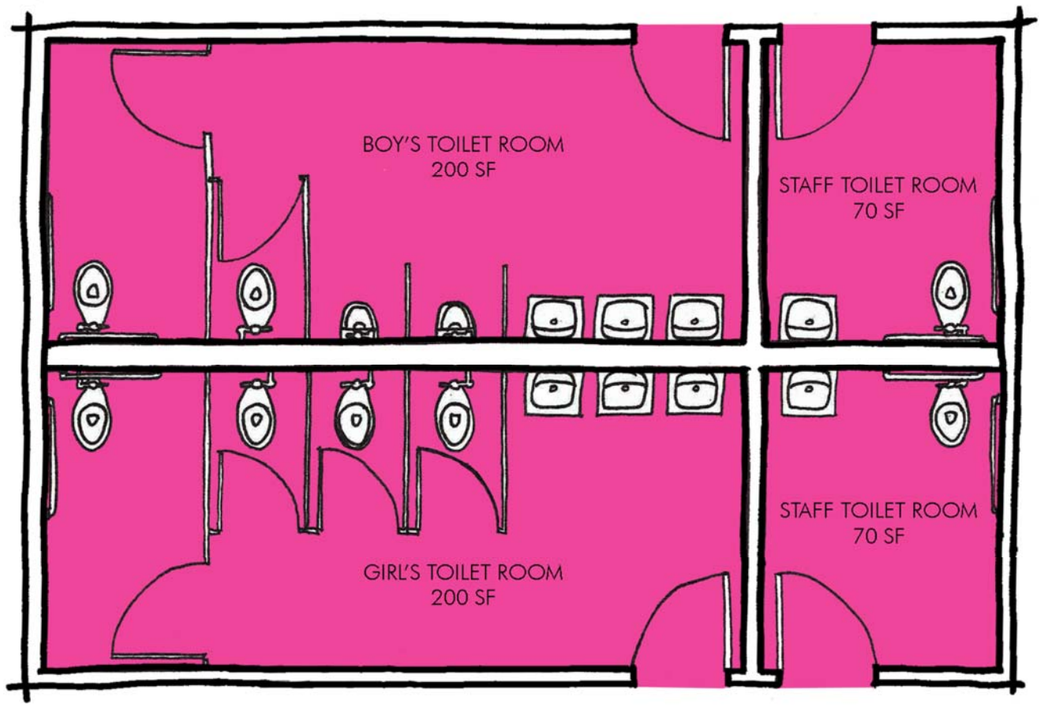
OVERVIEW

A new canopy is proposed for each middle school outdoor amphitheater. This canopy will need to be structurally independent from adjacent buildings and will provide shade and protection from inclement weather. The existing amphitheater seating areas will remain in place below this canopy structure.

PROJECT DATA

Canopy	9,700 SF

TOILET ROOM FLOOR PLAN



MIDDLE SCHOOLS
TOILET ROOM

OVERVIEW

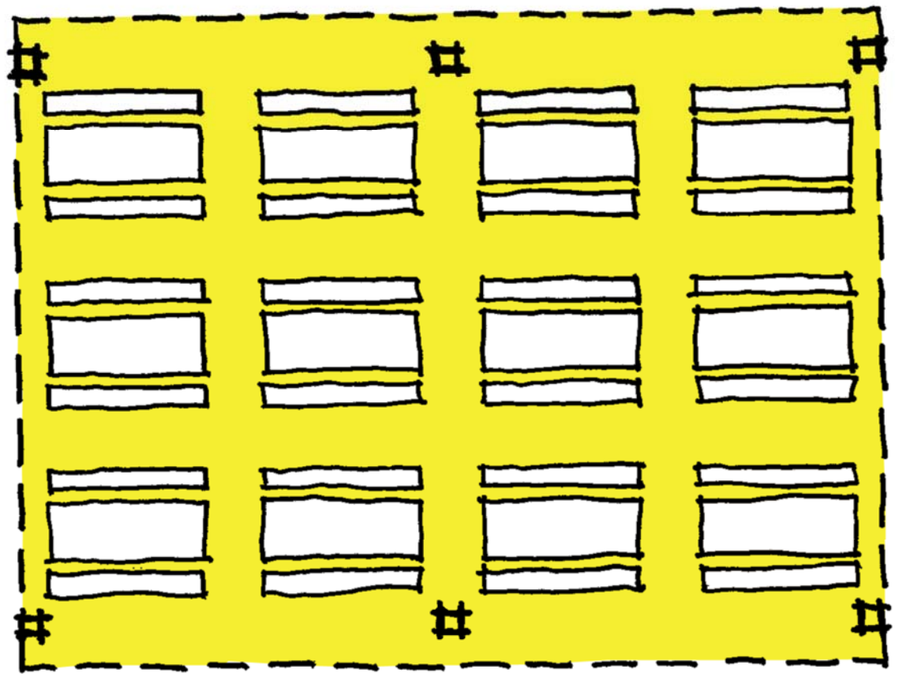
This auxiliary toilet room building is intended to provide additional staff and student toilet rooms at the District's sites. These self-contained toilet room buildings will be located at sites that have inadequate toilet fixture counts or unreasonable travel distances between existing toilet rooms.

Each self-contained toilet room building contains Boy's, Girl's, Men's and Women's toilet rooms. Within the boys and girls toilet rooms, there are four toilet fixtures and three lavatories. Each toilet is enclosed by toilet stall partitions with one handicap accessible toilet stall. Within the staff rooms, there is one toilet fixture and one lavatory. Each staff toilet room is designed to be handicap accessible and can serve as the campus gender neutral toilet room.

BUILDING DATA

Boys Toilet Room	200 SF
Girls Toilet Room	200 SF
Staff Toilet Room	70 SF
Staff Toilet Room	70 SF
Total	**540 SF**

LUNCH SHELTER FLOOR PLAN



MIDDLE SCHOOLS
LUNCH SHELTER

OVERVIEW

This 40’ x 30’ lunch shelter is composed of six structural columns and one roof . Space is sufficient for twelve full size lunch tables. The shelter will provide shade and protection from inclement weather for ninety-six students.

BUILDING DATA

Lunch Shelter	1,200 SF

PROPOSED SITE PLAN



MCAULIFFE MIDDLE SCHOOL PROPOSED SITE PLAN

Overview

Proposed projects at McAuliffe Middle School include a new synthetic track and field, shaded lunch structures, amphitheater canopy, and solar panels.

The new track and field will be located in the same location as the existing clay track and grass field.

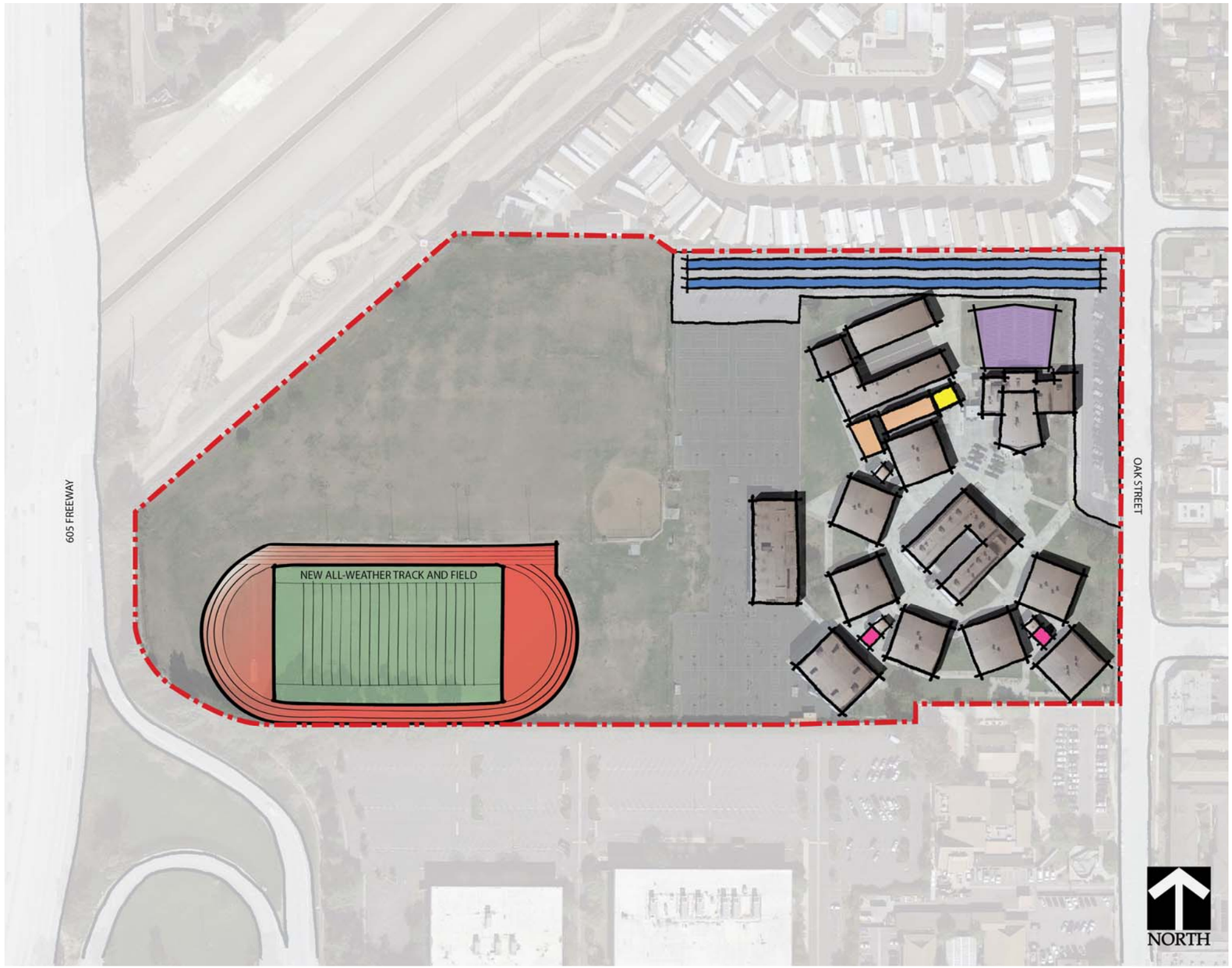
An amphitheater canopy will cover the existing outdoor seating area and offer much needed shade for students, staff, and guests during events.

The new lunch shelters will be located at the center of campus equidistant from the four existing lunch shelters. By placing the two new lunch shelters within the quad area, this portion of campus will become a vibrant gathering space. The addition will add supplemental seating and tables, with added protection from both sun and rain for the students.

KEY

- **Existing Buildings**
- **Existing Lunch Shelter**
- **New Lunch Shelter**
- **Solar Panels**
- **Amphitheater Canopy**

PROPOSED SITE PLAN



OAK MIDDLE SCHOOL
PROPOSED SITE PLAN
Overview

A new lunch shelter, two new toilet rooms, a new synthetic track and field, an amphitheater canopy, and solar panels are proposed for Oak Middle School.

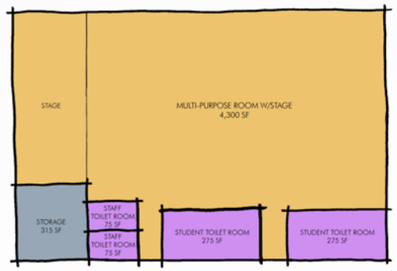
The new lunch shelter is located immediately adjacent to the existing lunch shelters. There are currently concrete lunch tables in this area, however, these tables are in direct sunlight and are the least desired by students during hot days. This new shelter will protect the students from the heat and rain.

Two new restrooms are proposed to be built near two of the small existing equipment and electrical room structures. These restrooms will provide both the staff and students with much needed restroom facilities. The gym located to the southwest currently contains no restrooms, and the two classroom buildings on the far east side of campus also lack nearby restrooms. By adding these two additional toilet room facilities, the staff will not need to walk to the main office building and students will not be required to walk to a distant classroom building.

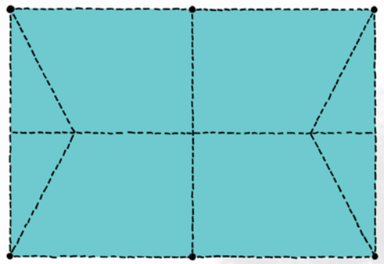
KEY

- **Existing Buildings**
- **Existing Lunch Shelter**
- **New Lunch Shelter**
- **New Restroom**
- **Solar Panels**
- **Amphitheater Canopy**

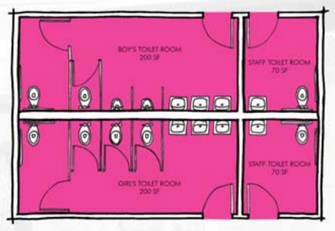
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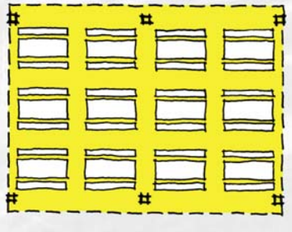
PROPOSED MULTIPURPOSE BUILDING
SEE PAGE D4-1



PROPOSED MULTIPURPOSE CANOPY
SEE PAGE D4-2



PROPOSED TOILET ROOM
SEE PAGE D4-3



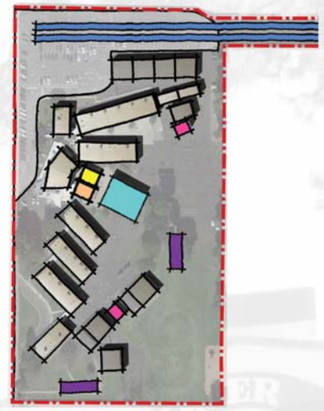
PROPOSED LUNCH SHELTER
SEE PAGE D4-4



HOPKINSON ELEMENTARY SCHOOL
PROPOSED SITE PLAN
SEE PAGE D4-5



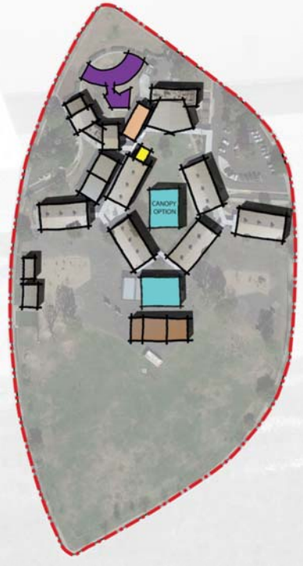
LEE ELEMENTARY SCHOOL
PROPOSED SITE PLAN
SEE PAGE D4-6



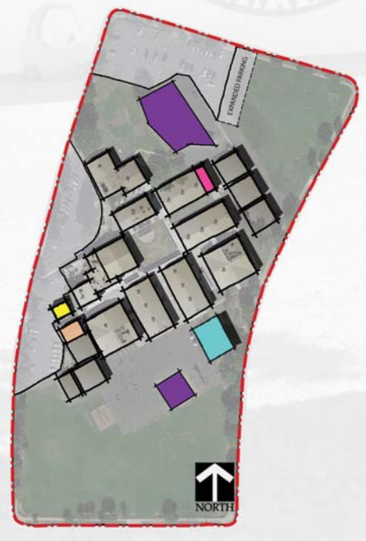
LOS ALAMITOS ELEMENTARY SCHOOL
PROPOSED SITE PLAN
SEE PAGE D4-7



MCGAUGH ELEMENTARY SCHOOL
PROPOSED SITE PLAN
SEE PAGE D4-8



ROSSMOOR ELEMENTARY SCHOOL
PROPOSED SITE PLAN
SEE PAGE D4-9



WEAVER ELEMENTARY SCHOOL
PROPOSED SITE PLAN
SEE PAGE D4-10

LOS ALAMITOS ELEMENTARY SCHOOLS

GRAPHIC OVERVIEW

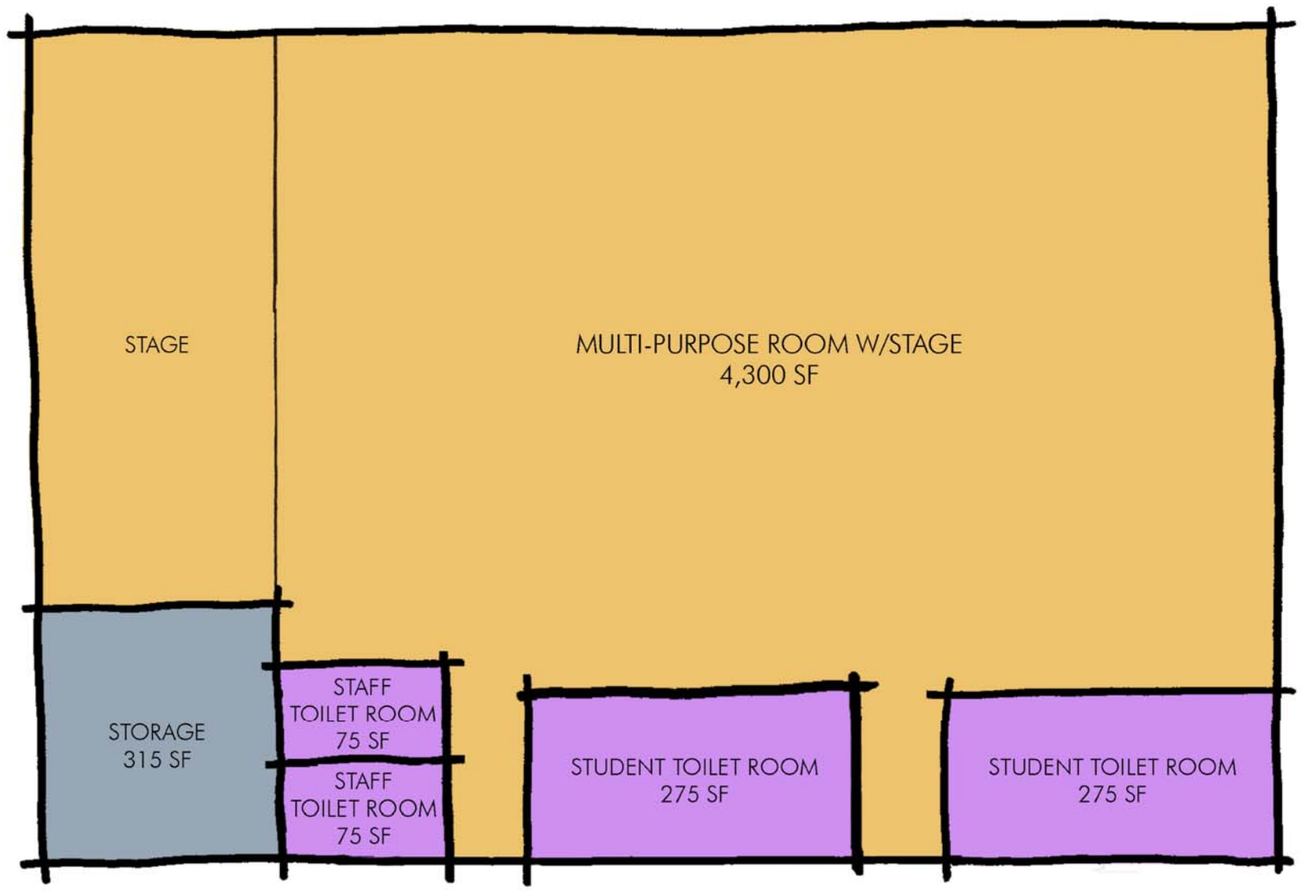
Six elementary schools will receive new buildings and playground areas as part of this facilities master plan. New multipurpose spaces (either a multipurpose building or multipurpose canopy) will be incorporated into five schools, and all schools will receive a new lunch shelter. Five schools will receive new toilet room facilities. The following ten pages outline these designs in further detail.

KEY

- Existing Buildings
- Existing Lunch Shelter
- New Multipurpose Space
- New Lunch Shelter
- New Restroom
- Relocated Portable
- New Playground
- Solar Panels

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MULTI-PURPOSE BUILDING FLOOR PLAN



ELEMENTARY SCHOOLS
MULTI-PURPOSE BUILDING

Overview

Each Elementary School lacking a large gathering space shall receive a either a new Multi-purpose building or canopy structure. The multi -purpose building floor plan is designed to include a stage, student and staff toilet rooms, and storage. The multi-purpose space is designed to accommodate 400 people in an auditorium style seating configuration.

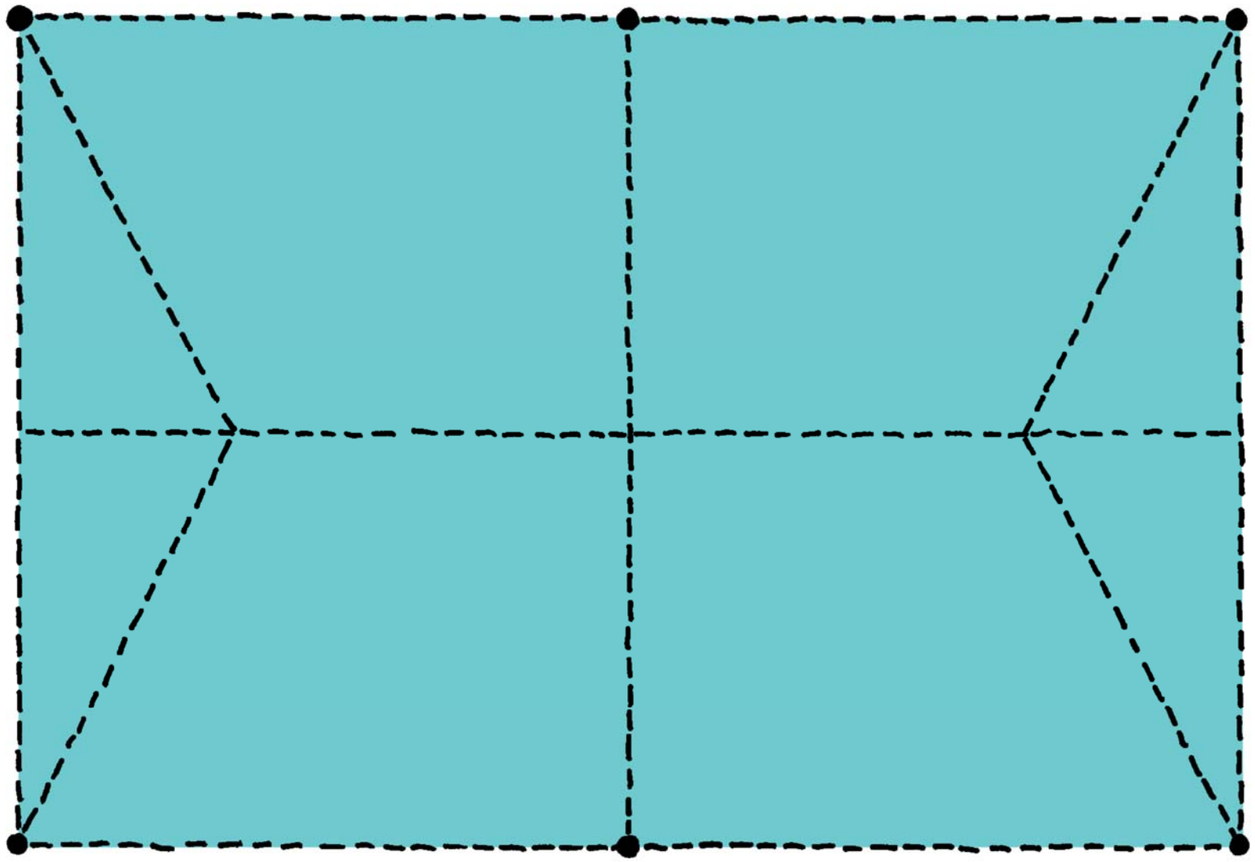
These new facilities will be used by the individual campuses for a multitude of activities including live performances, dance, group science lessons, campus dining during inclement weather and community events.

The large stage at one end of the building is ideal for theater shows, choral events, and orchestra. The surrounding area in front of the stage will seat a audience of 400 with a direct line of sight to the stage.

BUILDING DATA

Multi-purpose Room	4,300 SF
Storage	315 SF
Toilet Rooms	700 SF
Total	**5,315 SF**

MULTI-PURPOSE CANOPY FLOOR PLAN



ELEMENTARY SCHOOLS
MULTI-PURPOSE CANOPY

Overview

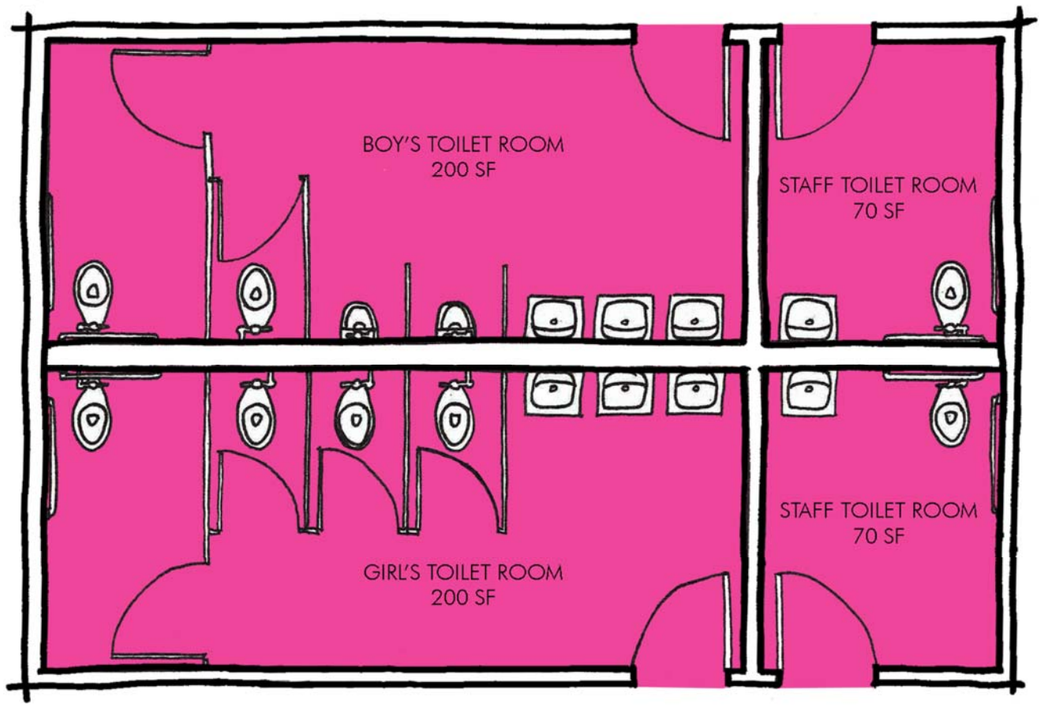
Each Elementary School lacking a large gathering space shall receive a new Multi-purpose building or canopy structure. This multi-purpose canopy structure floor plan is designed using a durable all-weather plastic fabric stretched over a steel structural system supported by six columns. The multi-purpose space is designed to accommodate 400 people in an auditorium style seating configuration.

These new facilities will be used by the individual campuses for a multitude of activities including live performances, dance, group science lessons, campus dining during inclement weather and community events.

BUILDING DATA

Multi-purpose Canopy	5,040 SF

TOILET ROOM FLOOR PLAN



ELEMENTARY SCHOOLS
TOILET ROOM

OVERVIEW

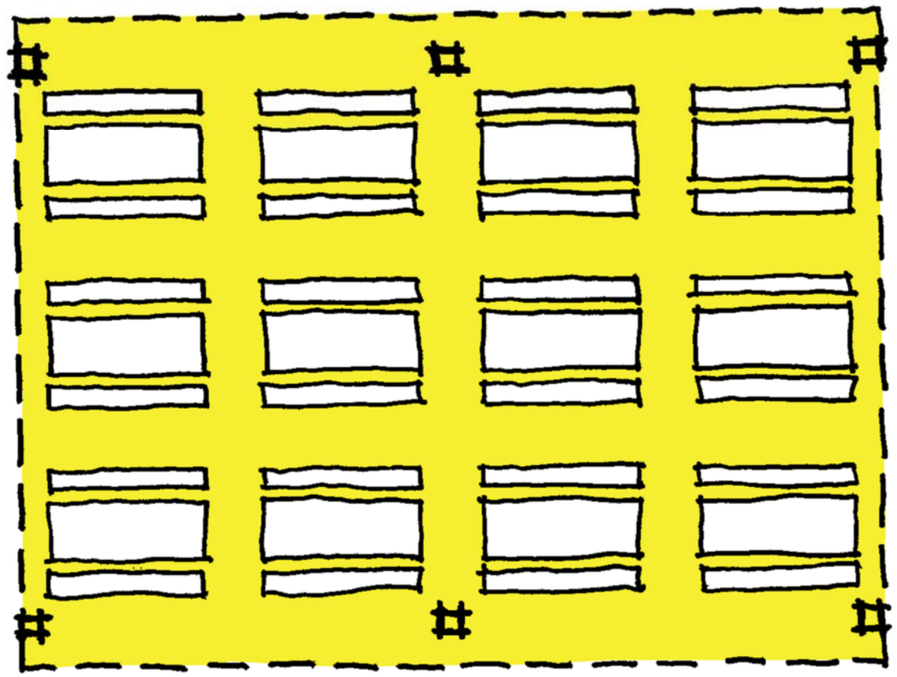
This auxiliary toilet room building is intended to provide additional staff and student toilet rooms at the District's sites. These self-contained toilet room buildings will be located at sites that have inadequate toilet fixture counts or unreasonable travel distances between existing toilet rooms.

Each self-contained toilet room building contains Boy's, Girl's, Men's and Women's toilet rooms. Within the boys and girls toilet rooms, there are four toilet fixtures and three lavatories. Each toilet is enclosed by toilet stall partitions with one handicap accessible toilet stall. Within the staff rooms, there is one toilet fixture and one lavatory. Each staff toilet room is designed to be handicap accessible and can serve as the campus gender neutral toilet room.

BUILDING DATA

Boys Toilet Room	200 SF
Girls Toilet Room	200 SF
Staff Toilet Room	70 SF
Staff Toilet Room	70 SF
Total	**540 SF**

LUNCH SHELTER FLOOR PLAN



ELEMENTARY SCHOOLS
LUNCH SHELTER

OVERVIEW

This 40' x 30' lunch shelter is composed of six structural columns and corrugated steel roof. Space is sufficient for twelve full size lunch tables. The shelter will provide shade and protection from inclement weather for ninety-six students.

BUILDING DATA

Lunch Shelter	1,200 SF

PROPOSED SITE PLAN



HOPKINSON ELEMENTARY SCHOOL
PROPOSED SITE PLAN
OVERVIEW

Three new buildings and one new playground are proposed for Hopkinson Elementary School. The new buildings include a multipurpose building or multipurpose canopy, lunch shelter, and restroom.

At Hopkinson Elementary, there are two locations for the new multipurpose space — one location for the building deign near the parking lot and a different location for the canopy. The grass area near the handball courts is an ideal location for the canopy structure due to its central location and can double as a large shaded play area adjacent to the hardscape. This location is out of sight from Kensington Road which makes it a safer location to have the student body assemble under a structure without protective walls.

A new lunch shelter will be located directly adjacent to the existing lunch area and will protect the students from the sun and inclement weather. The new restroom will supply toilet room facilities to the portable classroom area at the south end of campus.

KEY

- **Existing Buildings**
- **Existing Lunch Shelter**
- **New Multipurpose Space**
- **New Lunch Shelter**
- **New Restroom**
- **Playground**

PROPOSED SITE PLAN



LEE ELEMENTARY SCHOOL PROPOSED SITE PLAN

Overview

Three new structures are proposed for Lee Elementary School:

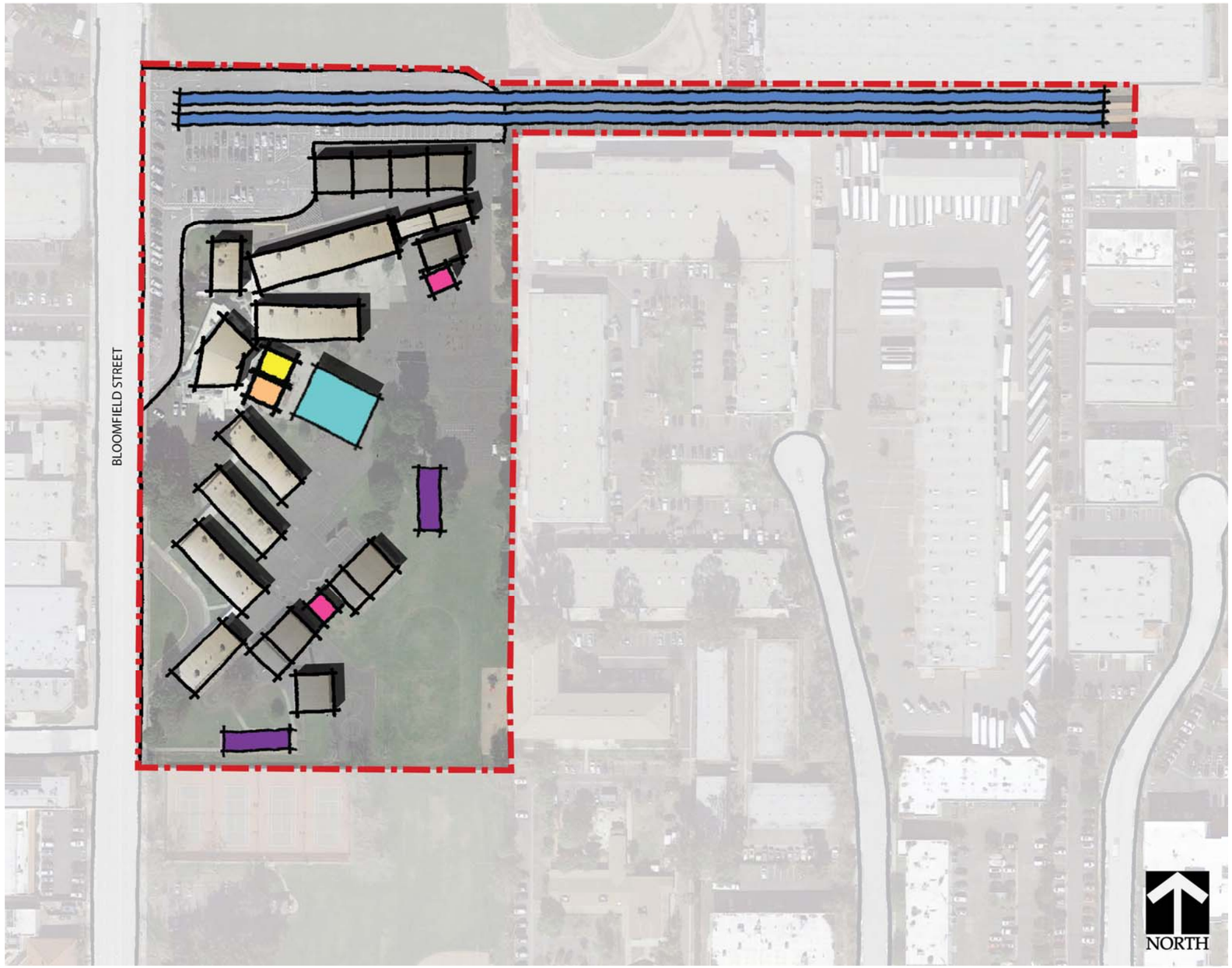
New Multipurpose Building or Canopy
New Lunch Shelter
New Restroom

The site for the new multipurpose room was chosen due to its central location on campus—close to the administration offices and near the majority of classrooms. The portable classroom building will need to be relocated to the southwest in order to make room for this new structure. A new lunch shelter is proposed adjacent to the covered walkway and directly across from the existing shade structure. At the south end of campus, a new restroom is envisioned to supply this area with sufficient toilet facilities for both students and staff.

KEY

- **Existing Buildings**
- **Existing Lunch Shelter**
- **New Multipurpose Space**
- **New Lunch Shelter**
- **New Restroom**
- **Relocated Portable**
- **Playground**

PROPOSED SITE PLAN



LOS ALAMITOS ELEMENTARY PROPOSED SITE PLAN

Overview

Three new structures and new solar panels are proposed for Los Alamitos Elementary School:

New Multipurpose Building or Canopy
New Lunch Shelter
2 New Restrooms

At Los Alamitos Elementary school, a new multi-purpose room is intended to be a central focal point for the school. It's orientation is aligned with the existing media lab. One new lunch shelter is proposed next to the existing lunch area. Two new restrooms near the southern and northern nodes of campus are proposed in order to supply additional toilet facilities for both staff and students where the currently do not exist.

KEY

- Existing Buildings
- Existing Lunch Shelter
- New Multipurpose Space
- New Lunch Shelter
- New Restroom
- Playgrounds
- Solar Panels

PROPOSED SITE PLAN



MCGAUGH ELEMENTARY PROPOSED SITE PLAN

Overview

Two new structures and two playgrounds are proposed for McGaugh Elementary School:

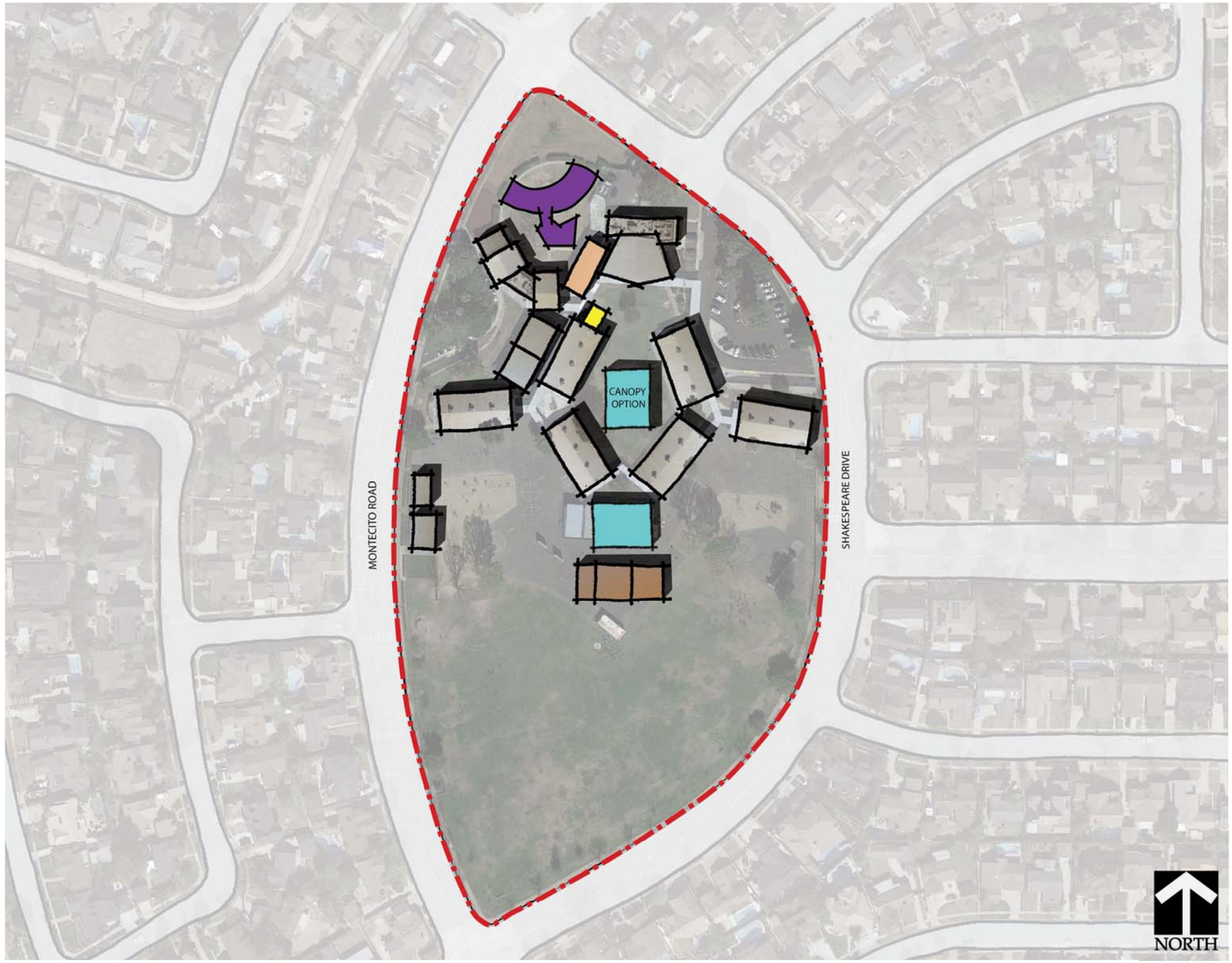
New Restroom
New Lunch Shelter
Playgrounds (2)

A new staff and student restroom and new lunch shelter is proposed for McGaugh Elementary. These two buildings are designed adjacent to one another, in line with one of the existing classroom buildings. This location at the center of campus is the accessible to the majority of students. Currently, most of the student toilet rooms are located at the far east side of the linear classrooms, and the existing staff toilet room facilities are located on the north portion of campus near the main office. The proposed restrooms would allow the campus population of the southern and middle campus zones proper access to toilet facilities.

KEY

- **Existing Buildings**
- **Existing Lunch Shelter**
- **New Lunch Shelter**
- **New Restroom**
- **Playground**

PROPOSED SITE PLAN



ROSSMOOR ELEMENTARY PROPOSED SITE PLAN

Overview

Two new structures and one new playground are proposed for Rossmoor Elementary School. The new structures include a multipurpose building or multipurpose canopy and a lunch shelter.

Rossmoor Elementary is organized along a central axis with the existing media center at the North end and classroom buildings on either side of the outdoor quad. The new multipurpose building is intended to mirror the media center on the South point of this axis line. This design would pair the two largest buildings on campus directly opposite from one another generating a greater positive space within the quad. In order for this to occur, several portable classroom buildings will need to be relocated south to accommodate the new multipurpose room. Alternatively, for the multipurpose canopy option, a new open-air structure would be built above the existing quad platform.

KEY

- Existing Buildings
- Existing Lunch Shelter
- New Multipurpose Space
- New Lunch Shelter
- Relocated Portable
- Playground

PROPOSED SITE PLAN



WEAVER ELEMENTARY PROPOSED SITE PLAN

Overview

Three new buildings proposed for Weaver Elementary School include a new multipurpose building or multipurpose canopy, additional transitional kindergarten toilet rooms, and two playgrounds.

The new multipurpose space will be located between Foster road and the playground. The new lunch shelter will be located adjacent to the existing lunch shelter near the kitchen.
The open area of land directly off of Foster road proved to be an ideal parcel for the multipurpose space as it is relatively central to the classroom buildings granting a short walking distance for the majority of students. Furthermore, it will have the flexibility of using the hardscape as an exterior overflow space for large events.
Lastly, additional toilet rooms will be added to the transitional kindergarten classrooms within the northeast side of the existing classroom building.

KEY

- **Existing Buildings**
- **Existing Lunch Shelter**
- **New Multipurpose Room**
- **New Lunch Shelter**
- **New Toilet Rooms (Transitional Kindergarten)**
- **Playgrounds**

DISTRICT OFFICE - PROPOSED SOLAR PANELS



DISTRICT OFFICE
PROPOSED SITE PLAN
OVERVIEW

Solar photovoltaic panels are proposed for the Los Alamitos District Office. These panels would be placed at the rear of the parking lot away from street view. In addition to supplying electricity for the building, the panels would acts as a shade structure for two rows of parking.

KEY

Solar Panels



PROPOSED PROJECT BUDGETS

The budgets contained on the following pages of this report are presented to the District as rough order of magnitude costs for each of the District's proposed projects. For the purpose of this report, budgets are provided on a cost-per-square foot basis based on historical data of similar type buildings. Factors that can influence the cost-per-square foot of a building include the complexity of the design, site conditions including geotechnical considerations and current market conditions.

Costs provided in this report include both project hard-cost (construction of the physical construction) and project soft costs. Project soft costs are those costs necessary to the construction of a project, not associated with the physical construction of the project. Those costs are projected to be 33% of the project hard costs and break down as follows:

Construction Soft Costs Percentage (of Hard-Construction Cost)

Architect / Engineering Fee	10.0%
Inspection and Construction Testing	1.0%
Survey and Testing	0.5%
Program Management	5.0%
DSA / Plan Check Fee	1.5%
Moving and Relocation Costs	1.0%
Construction Management	5.0%
Legal Fee	0.5%
FF&E	3.0%
Owner Contingency	5.0%
Labor Compliance	0.5%
Total Soft Cost Percentage	33.0%

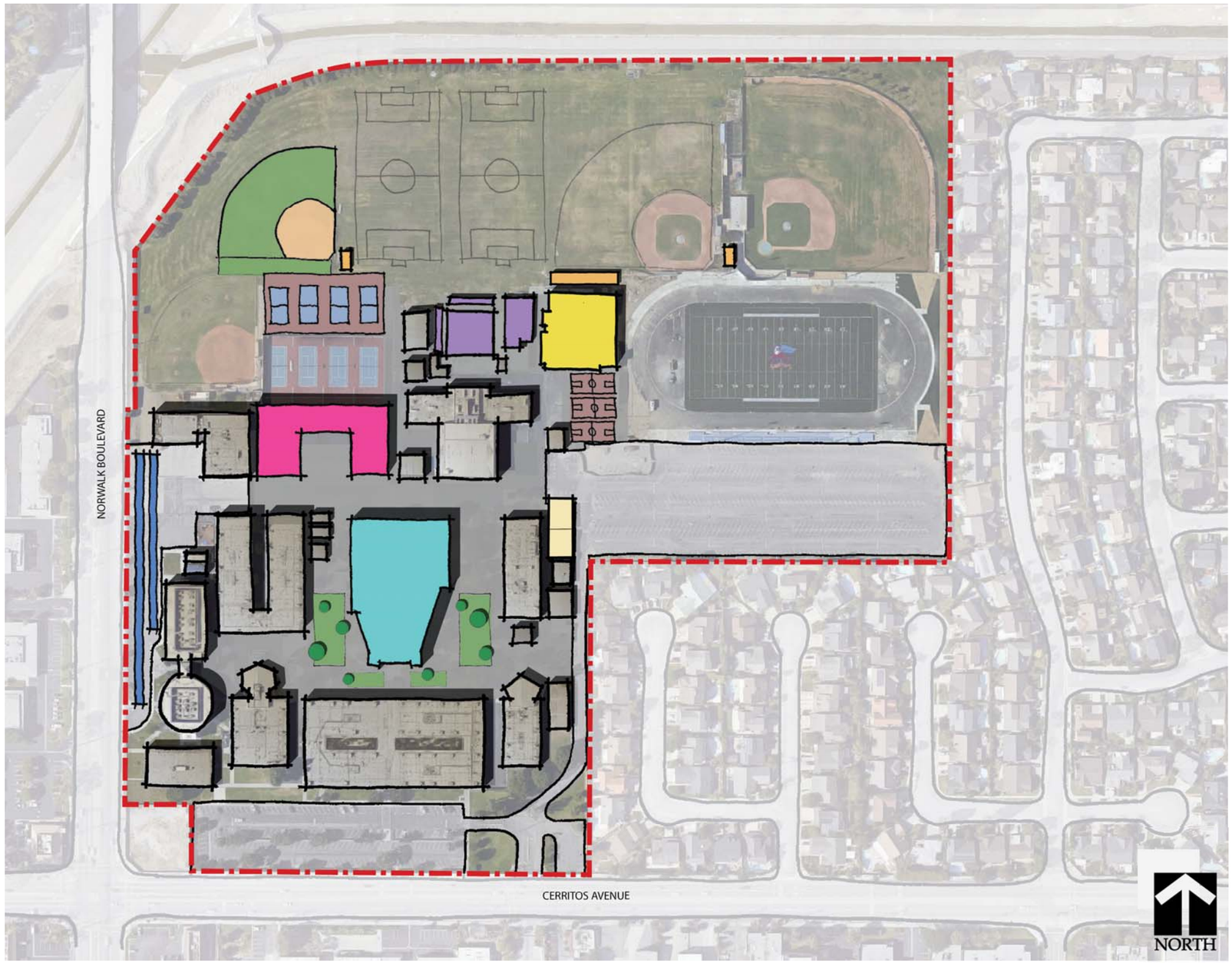
The costs provided in this report are in 2017 dollars. Escalation costs are an important consideration to any budget and are addressed in Section VI of this report.

EXCLUSIONS

The Budgets presented in this Districtwide Facilities Master Plan include hard construction costs and soft costs for the scope of work identified in this document based on the information known and/or provided to Rachlin Partners at the time the Facilities Master Plan was developed. The following costs have been excluded in this Report as they are not anticipated costs, but could occur as the projects are further developed.

- Hazardous material surveys including asbestos or lead paint abatement or monitoring costs. It is known that between 2008 and 2015 all of the District's sites (with the exception of Los Alamitos High School) were subject to a comprehensive modernization and these facilities received Hazard Material Clearance during that time. Further testing will be required at this facility to determine the presence of asbestos or lead paint.
- Phasing and Interim Housing costs are not included in these budgets. Since the majority of the facilities recommended in this report are new facilities, Phasing and Interim Housing are not anticipated. However, these costs should be determined once an implantation plan is developed.
- Utility and City Connection Fees
- Off-site improvements
- Street closures
- Local Plan Check Fee associated with any off-site work

PROPOSED SITE PLAN



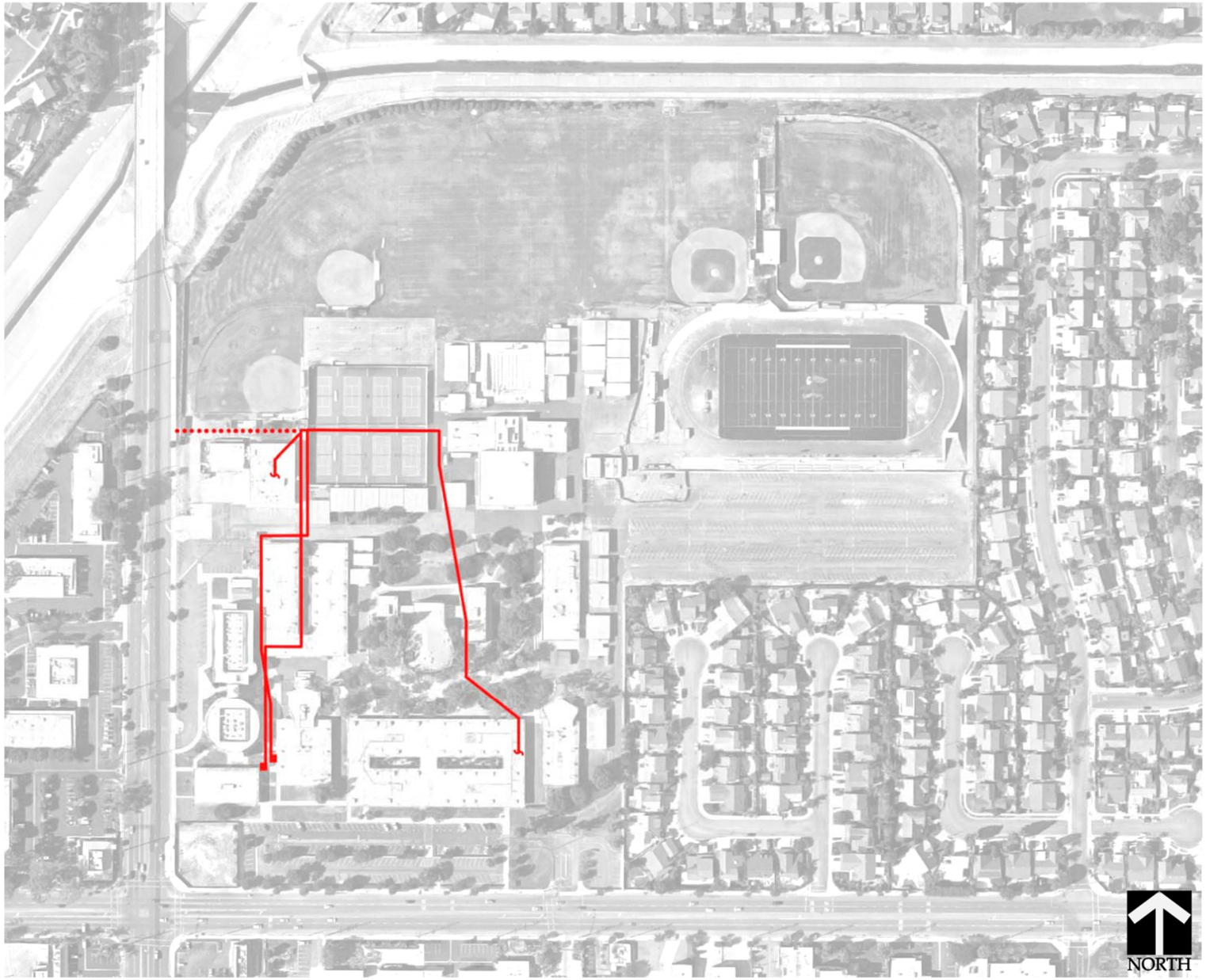
LOS ALAMITOS HIGH SCHOOL
PROPOSED SITE PLAN
COST CONSIDERATIONS

The proposed project budget is a rough order of magnitude cost for the specified improvement. For the purposes of this Master Plan, budgets are provided on a cost per square foot basis utilizing historical data of similar type buildings. Factors that can influence the cost per square foot of a building include the complexity of the design, site condition including geotechnical considerations and current market conditions.

1. New Center For The Arts
   Total Project Cost $ 52,432,457
2. New Gymnasium
   Total Project Cost $ 16,659,913
3. New Classroom Building
   Total Project Cost $ 33,908,829
4. New Aquatic Center
   Total Project Cost $ 8,174,513
5. Softball Field, Field House, Field Restrooms
   Total Project Cost $ 3,971,086
6. Tennis Courts, Basketball Courts, and Volleyball
   Total Project Costs $ 2,371,815
7. Infrastructure and Drainage—Phase 1
   Total Project Cost $ 11,850,300
8. Infrastructure—Phase 2
   Total Project Cost $ 5,848,343
9. Kitchen Renovation &
   Classroom Reconfiguration
   Total Project Cost $ 8,097,705
10. Classroom Modernization
    Total Project Cost $ 3,680,320

The total projected costs for all proposed projects at Los Alamitos High School are $146,995,281 in 2017 dollars. Project escalation is addressed in Section VI of this report.

SITE INFRASTRUCTURE



SITE INFRASTRUCTURE & DRAINAGE COST CONSIDERATIONS

Site Infrastructure—Phase 1

1. Electrical Power

Project cost in 2017 dollars:

Building Hard Costs: $4,000,000

Project contingency 10% = $400,000

Building Hard Costs Total = $4,400,000

Project soft costs equal 33% of hard costs:

4,400,000 x 33% = $1,452,000

Total project costs in 2017 dollars =

project soft costs + project hard costs:

$4,400,000 + $1,452,000 = **$5,852,000**

2. Data and Communication

Project cost in 2017 dollars:

Building Hard Costs: $4,000,000

Project contingency 10% = $400,000

Building Hard Costs Total = $4,400,000

Project soft costs equal 33% of hard costs:

4,400,000 x 33% = $1,452,000

Total project costs in 2017 dollars =

project soft costs + project hard costs:

$4,400,000 + $1,452,000 = **$5,852,000**

3. Site Drainage

Project cost in 2017 dollars:

Building Hard Costs: $100,000

Project contingency 10% = $10,000

Building Hard Costs Total = $110,000

Project soft costs equal 33% of hard costs:

110,000 x 33% = $36,300

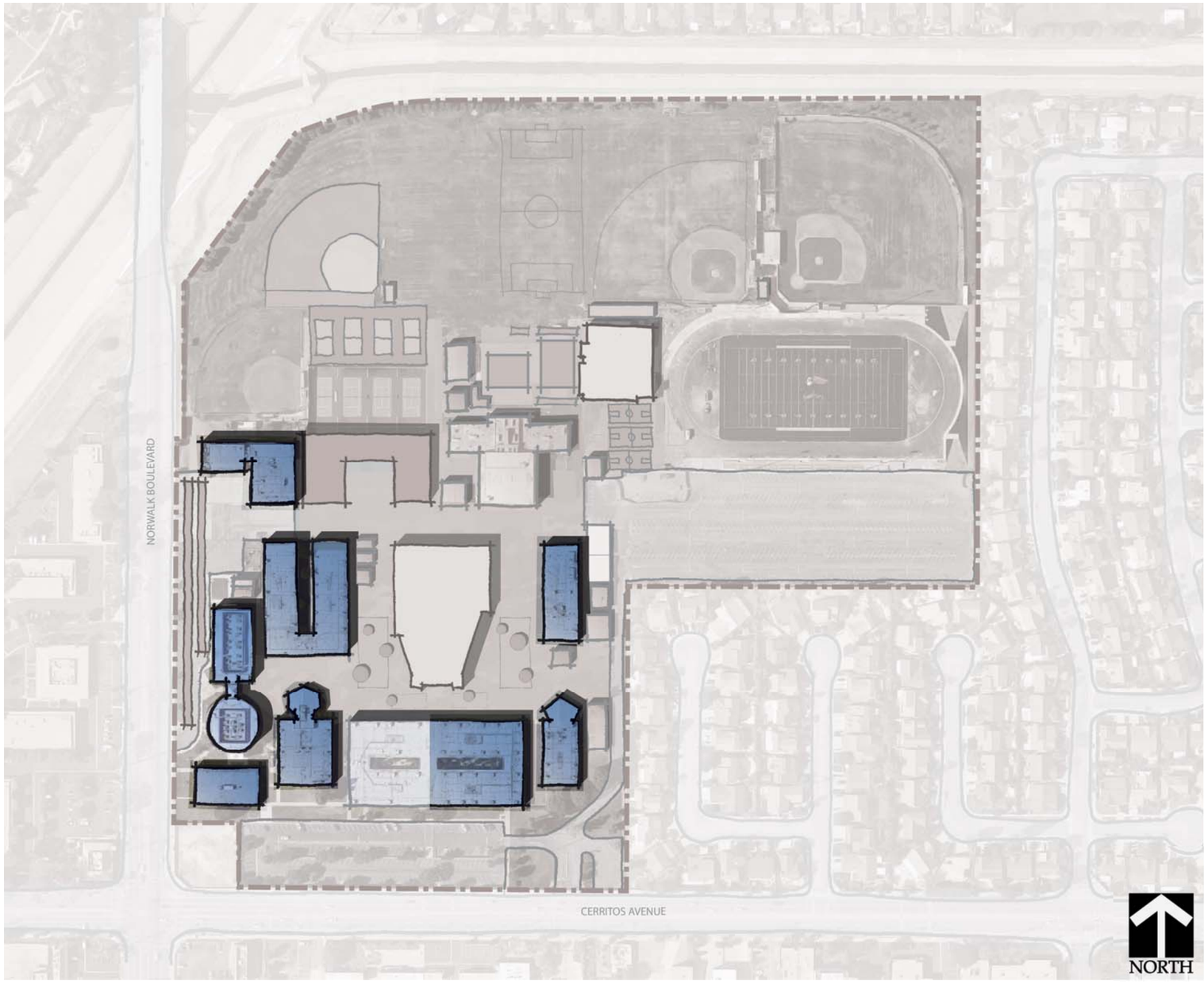
Total project costs in 2017 dollars =

project soft costs + project hard costs:

$110,000 + $36,300 = **$146,300**

Total project costs for Infrastructure and Drainage—Phase 1 are $11,850,300

SITE INFRASTRUCTURE



CLASSROOM POWER and TECHNOLOGY UPGRADE
COST CONSIDERATIONS

Site Infrastructure—Phase 2

1. Classroom Technology/Power

Project cost in 2017 dollars:

Building Hard Costs: $3,997,500

Project contingency 10% = $397,750

Building Hard Costs Total = $4,397,250

Project soft costs equal 33% of hard costs:

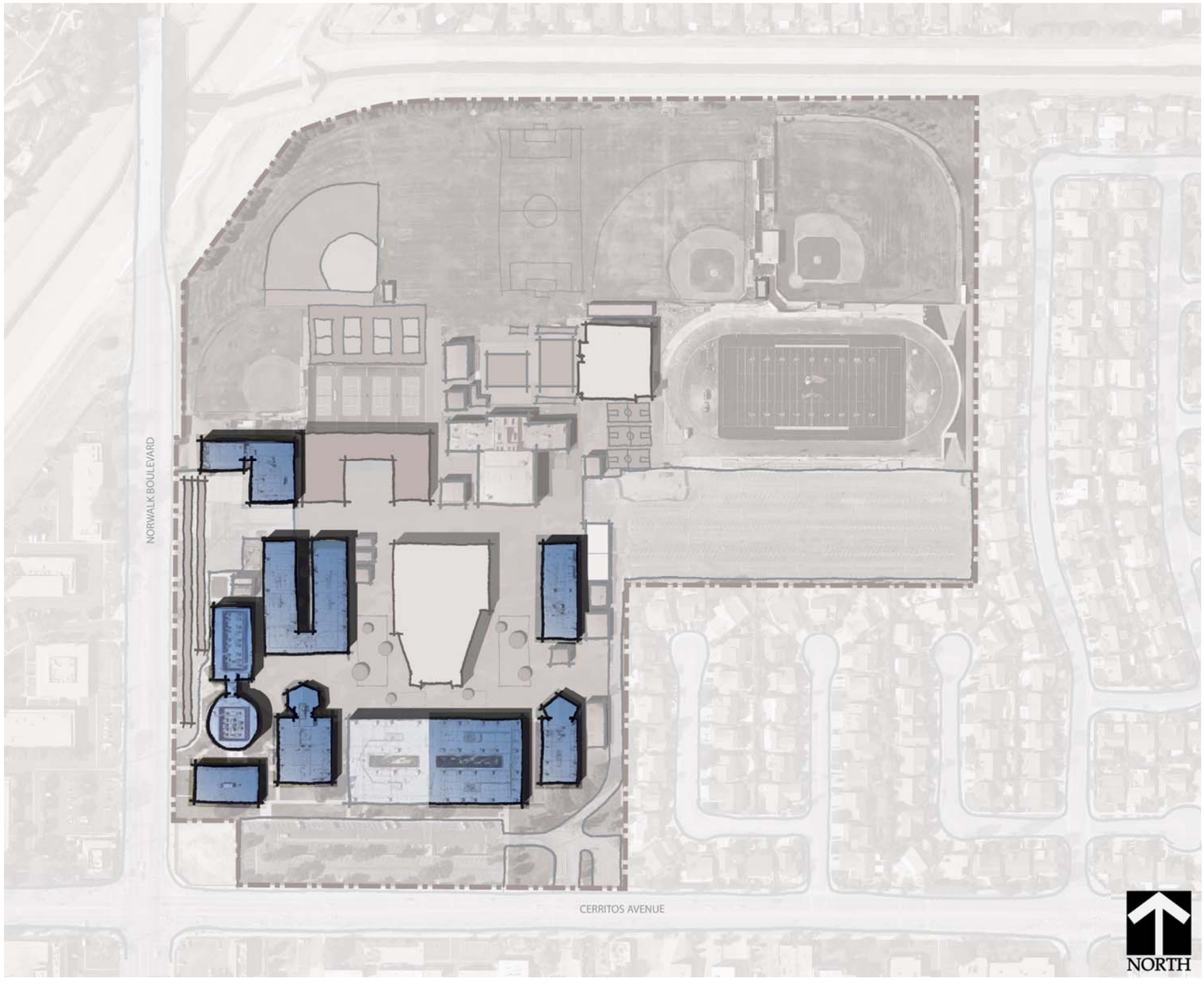
$4,397,250 x 33% = $1,451,093

Total project costs in 2017 dollars = project soft costs + project hard costs:

$4,397,250 + $1,451,093 = **$5,848,343**

Total project costs for Classroom Power and Technology Upgrade are $5,848,343

CLASSROOM MODERNIZATION



CLASSROOM MODERNIZATION
COST CONSIDERATIONS

1. Classroom Modernization

Project cost in 2017 dollars:

Per Classroom Cost: $25,934

*Total Permanent Classrooms: 97**

$25,934 x 97 = $2,515,598

Building Hard Costs: $2,515,598

Project contingency 10% = $251,560

Building Hard Costs Total = $2,767,158

Project soft costs equal 33% of hard costs:

$2,767,158 x 33% = $913,162

Total project costs in 2017 dollars =

project soft costs + project hard costs:

$2,767,158 + $913,162 = **$3,680,320**

Total project costs for Classroom Modernization Drainage are $3,680,320

*Relocatable classrooms are not included as it is assumed that they will be replaced with permanent classrooms as part of this Master Plan.

CENTER FOR THE ARTS LEVEL 1 FLOOR PLAN



HIGH SCHOOL CENTER FOR THE ARTS

Cost Considerations

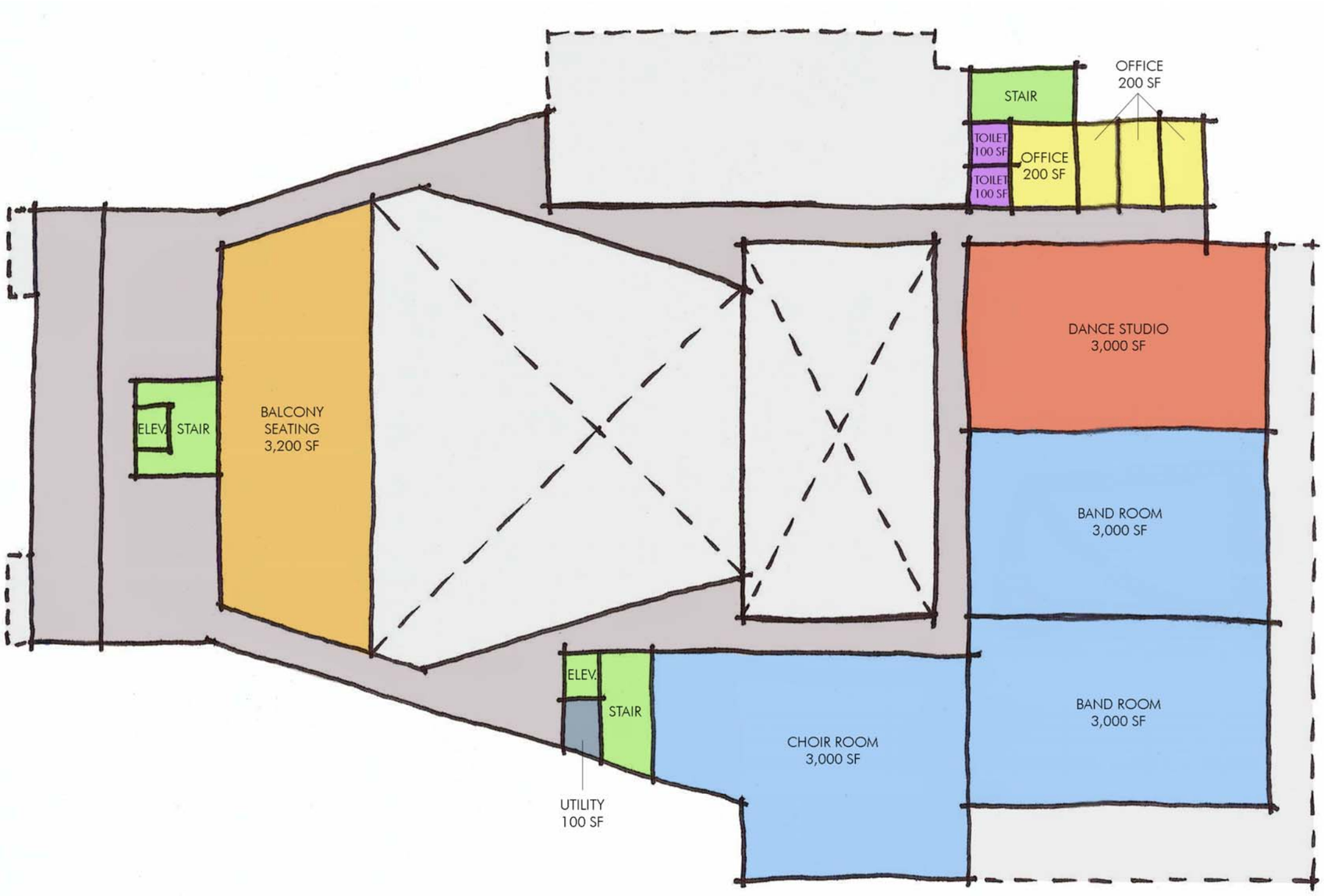
This proposed project budget is a rough order of magnitude cost for the specified improvement. For the purposes of this Master Plan, budgets are provided on a cost per square foot basis utilizing historical data of similar type buildings. Factors that can influence the cost per square foot of a building include the complexity of the design, site condition including geotechnical considerations and current market conditions.

BUILDING DATA

Lobby	2,500 SF
1,000 Seat House	12,000 SF
Main Stage with Wings	3,780 SF
Orchestra Pit	800 SF
Blackbox Theatre	1,800 SF
Tech Workshop	1,000 SF
Dressing Room	750 SF
2 Stage Size Rehearsal	6,880 SF
2 Band Rooms	6,000 SF
Dance Studio	3,000 SF
Marching Band/ Orchestra	4,500 SF
Strings Room	2,400 SF
Manager Office	200 SF
Prop/ Equipment Storage	500 SF
Concessions/ Ticket Booth	400 SF
Choir Room	3,000 SF
Gallery	800 SF
Tech/ Recording	1,000 SF
Library	1,500 SF
Office	1,200 SF
Circulation	5,400 SF
Restrooms	1,300 SF
Total	**60,710 SF**

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CENTER FOR THE ARTS LEVEL 2 FLOOR PLAN



HIGH SCHOOL
CENTER FOR THE ARTS
COST CONSIDERATIONS (CONTINUED)

COST SUMMARY

Project cost in 2017 dollars:

Stage and House

18,280 SF x $800 = $14,624,000

Balance of Building

42,430 SF x $500 = $21,215,000

Building Hard Costs:

$14,624,000 + $21,215,000= $35,839,000

Project contingency 10% = $3,583,900

Building Hard Costs Total = $39,422,900

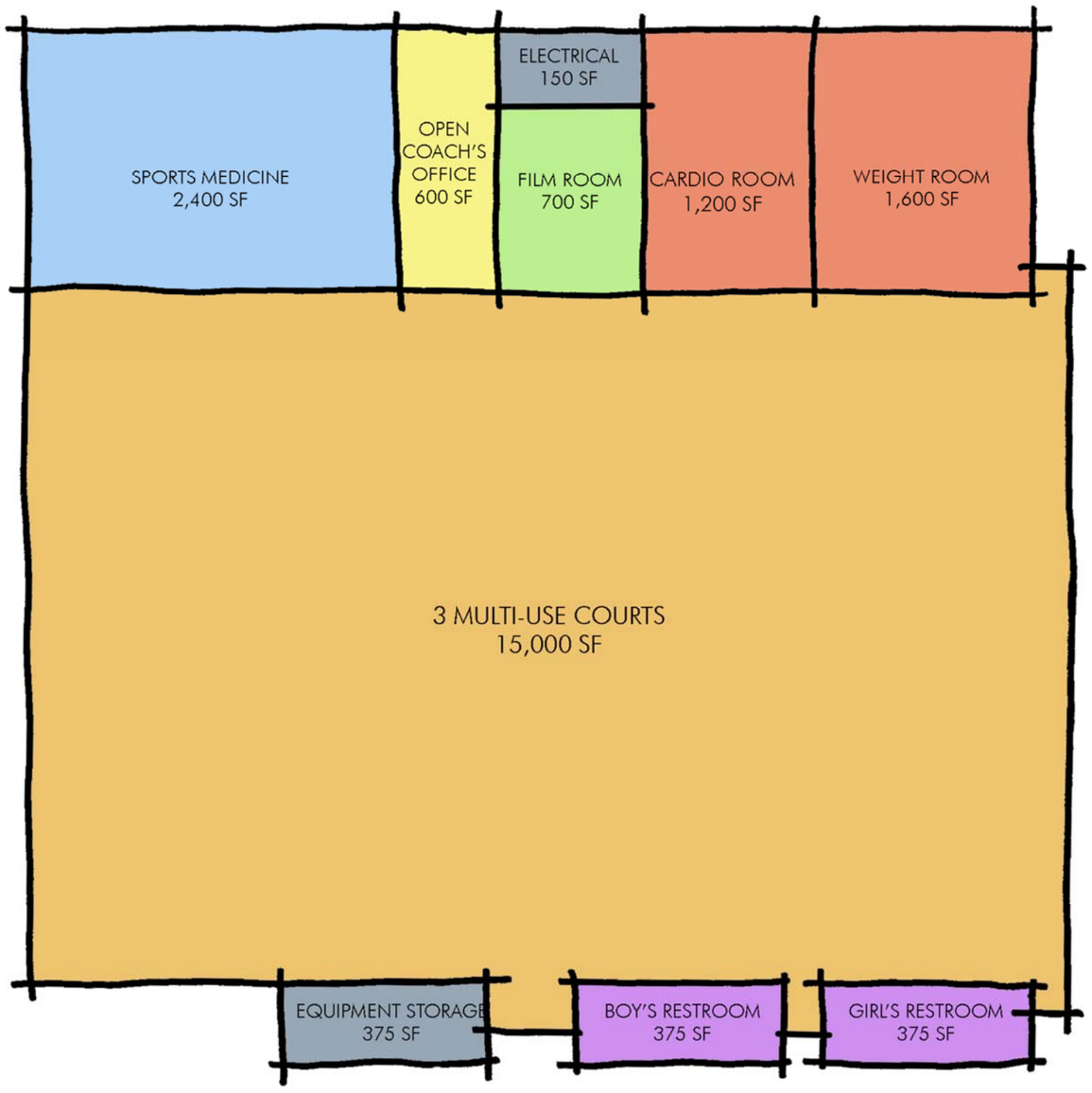
Project soft costs equal 33% of hard costs:

$39,422,900 x 33% = $13,009,557

Total project costs in 2017 dollars = project soft costs + project hard costs:

$39,422,900 + $13,009,557= **$52,432,457**

GYM FLOOR PLAN



HIGH SCHOOL GYMNASIUM

Cost Considerations

This proposed project budget is a rough order of magnitude cost for the specified improvement. For the purposes of this Master Plan, budgets are provided on a cost per square foot basis utilizing historical data of similar type buildings. Factors that can influence the cost per square foot of a building include the complexity of the design, site condition including geotechnical considerations and current market conditions.

BUILDING DATA

Three Multi-Use Courts	15,000 SF
Sports Medicine	2,400 SF
Weight Room	1,600 SF
Cardio Room	1,200 SF
Film Room	700 SF
Open Coach's Office	600 SF
Boys Restroom	375 SF
Girls Restroom	375 SF
Equipment Storage	375 SF
Electrical	150 SF
Total	**22,775 SF**

COST SUMMARY

Project cost in 2017 dollars:

Building Hard Costs:

22,775 SF x $500 = $11,387,500

Project contingency 10% = $1,138,750

Building Hard Costs Total = $12,526,250

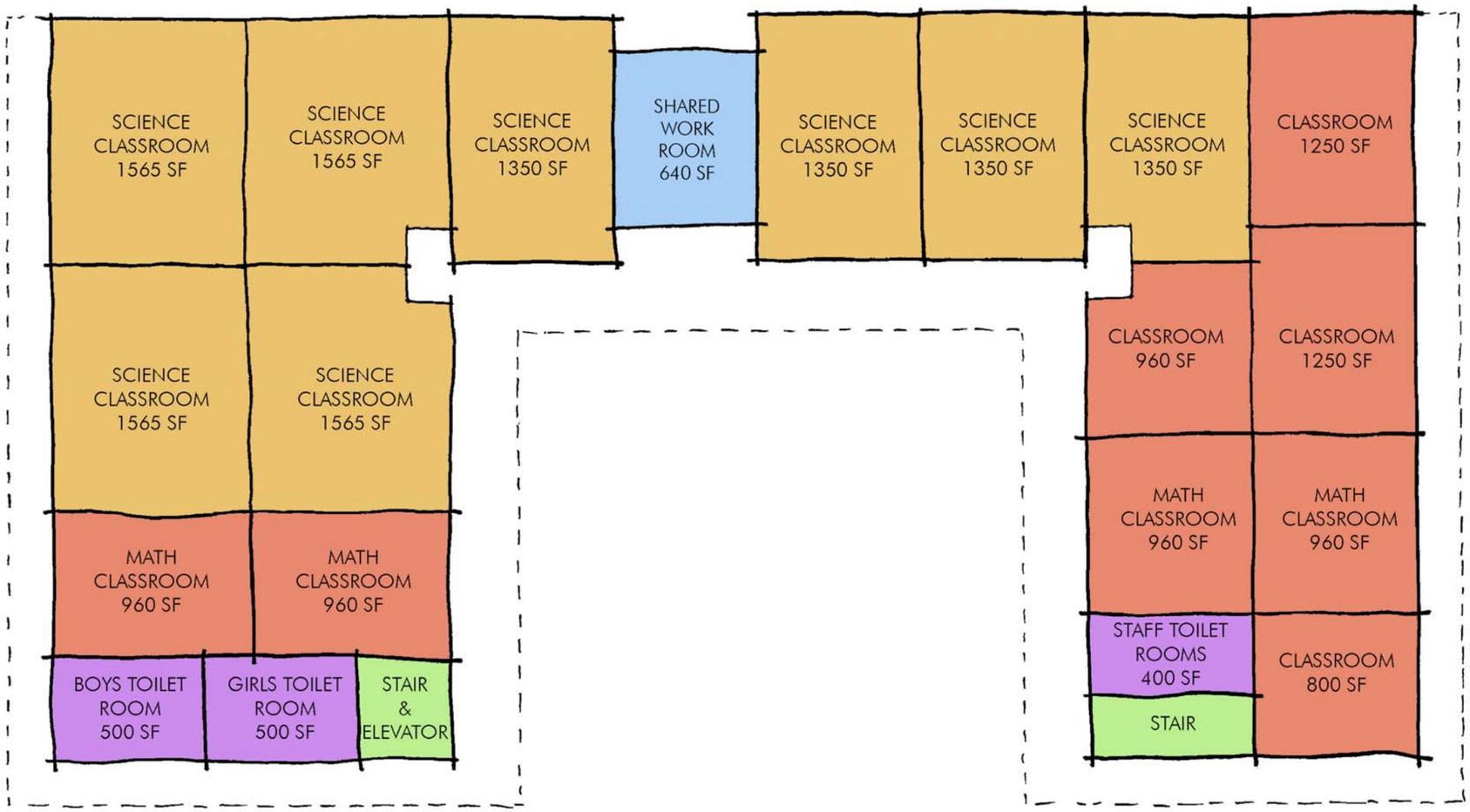
Project soft costs equal 33% of hard costs:

$12,526,250 x 33% = $4,133,663

Total project costs in 2017 dollars = project soft costs + project hard costs:

$12,526,250 + $4,133,663= **$16,659,913**

CLASSROOM BUILDING LEVEL 1 FLOOR PLAN



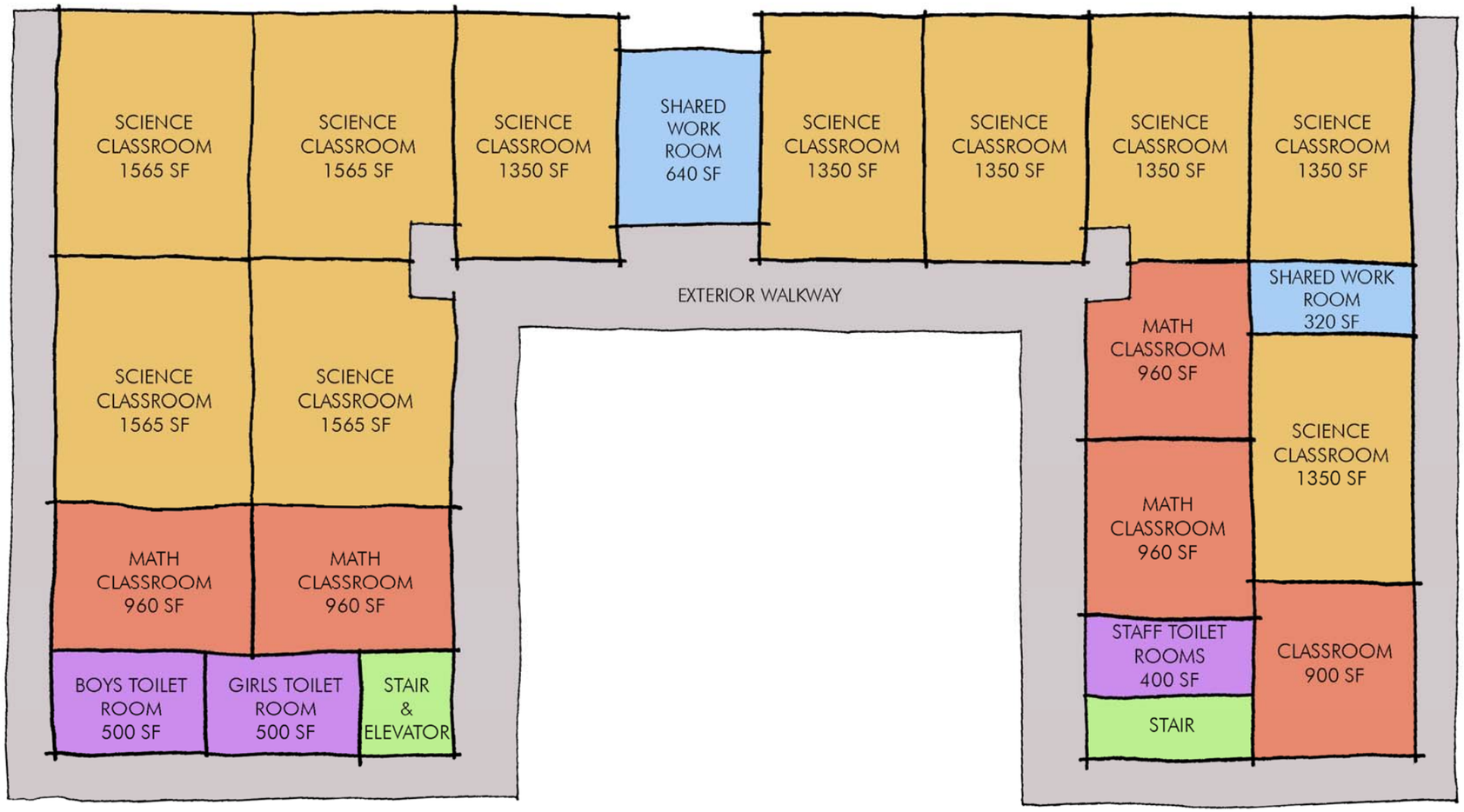
HIGH SCHOOL CLASSROOM BUILDING
Cost Considerations

This proposed project budget is a rough order of magnitude cost for the specified improvement. For the purposes of this Master Plan, budgets are provided on a cost per square foot basis utilizing historical data of similar type buildings. Factors that can influence the cost per square foot of a building include the complexity of the design, site condition including geotechnical considerations and current market conditions.

BUILDING DATA

18 Science Classrooms	24,700 SF
8 Math Classrooms	7,680 SF
5 General Classrooms	5,060 SF
3 Shared Workrooms	1,600 SF
Boys Toilet Room	1,000 SF
Girls Toilet Rooms	1,000 SF
Staff Toilet Rooms	800 SF
Total	**41,840 SF**
Exterior Walkway	**13,600 SF**

CLASSROOM BUILDING LEVEL 2 FLOOR PLAN



HIGH SCHOOL CLASSROOM BUILDING
Cost Considerations (continued)

COST SUMMARY

Project cost in 2017 dollars:

Building Rooms

41,840 SF x $500 = $20,920,000

Exterior Walkway

13,600 SF x $166 = $2,257,600

Building Hard Cost:

$20,920,000 + $2,257,600 = $23,177,600

Project contingency 10% = $2,317,760

Building Hard Costs Total = $25,495,360

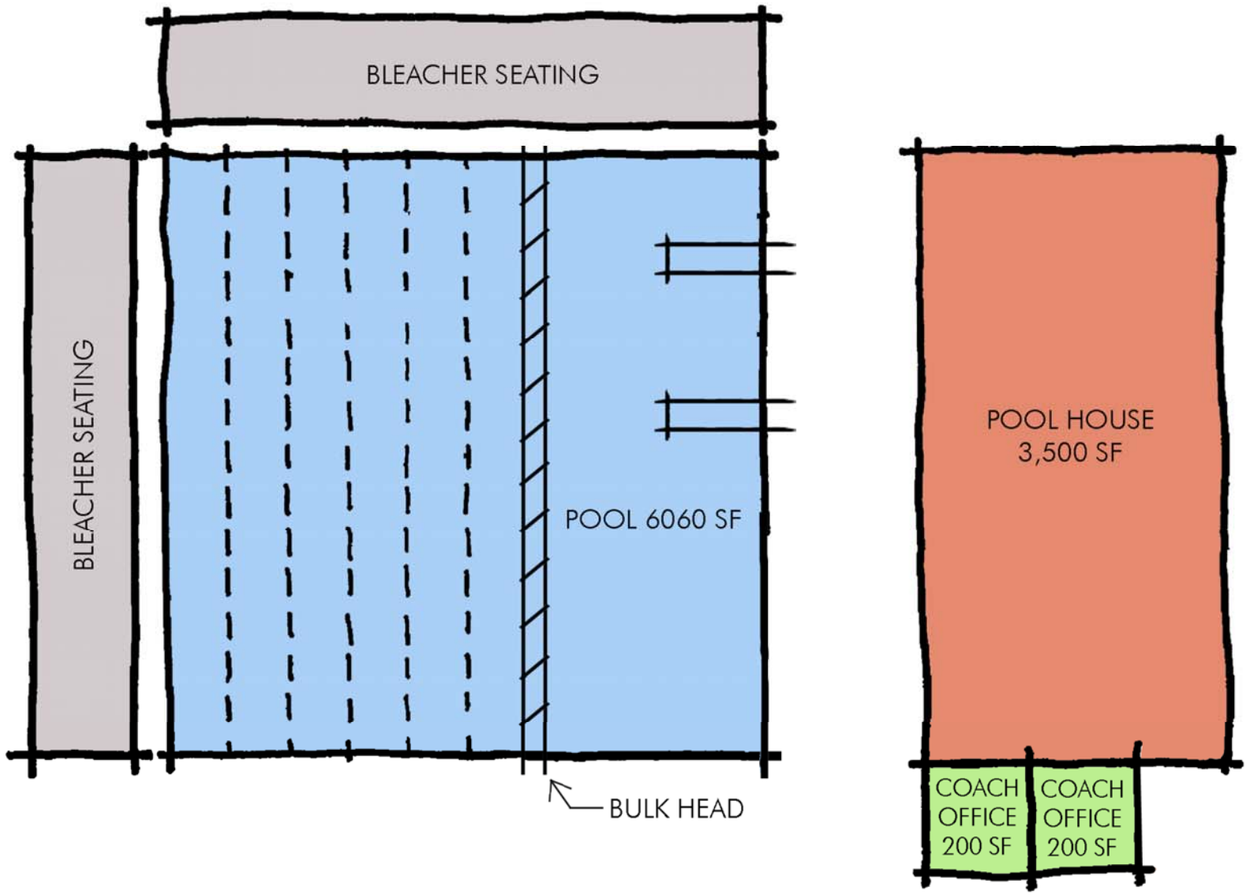
Project soft costs equal 33% of hard costs:

$25,495,360 x 33% = $8,413,469

Total project costs in 2017 dollars = project soft costs + project hard costs:

$25,495,360 + $8,413,469 = **$33,908,829**

AQUATIC CENTER PLAN



HIGH SCHOOL AQUATIC CENTER

Cost Considerations

This proposed project budget is a rough order of magnitude cost for the specified improvement. For the purposes of this Master Plan, budgets are provided on a cost per square foot basis utilizing historical data of similar type buildings. Factors that can influence the cost per square foot of a building include the complexity of the design, site condition including geotechnical considerations and current market conditions.

BUILDING DATA

1 New Pool with Bulk Head	6,060 SF
2 Coach's Offices	400 SF
1 Pool House	3,500 SF
2 Bleacher Seating	2,400 SF
Total Building Area	**3,900 SF**

COST SUMMARY

Project cost in 2017 dollars:

3,900 SF Buildings Only x $500 = $1,950,000

6,060 SF Pool and Bleacher Seating= $3,637,500

$1,950,000 + $3,637,500 = $5,587,500

Project contingency 10% = $558,750

Building Hard Costs Total = $6,146,250

Project soft costs equal 33% of hard costs:

$6,146,250 x 33% = $2,028,263

Total project costs in 2017 dollars = project soft costs + project hard costs:

$6,146,250 + $2,028,263 = **$8,174,513**

PROPOSED SITE PLAN



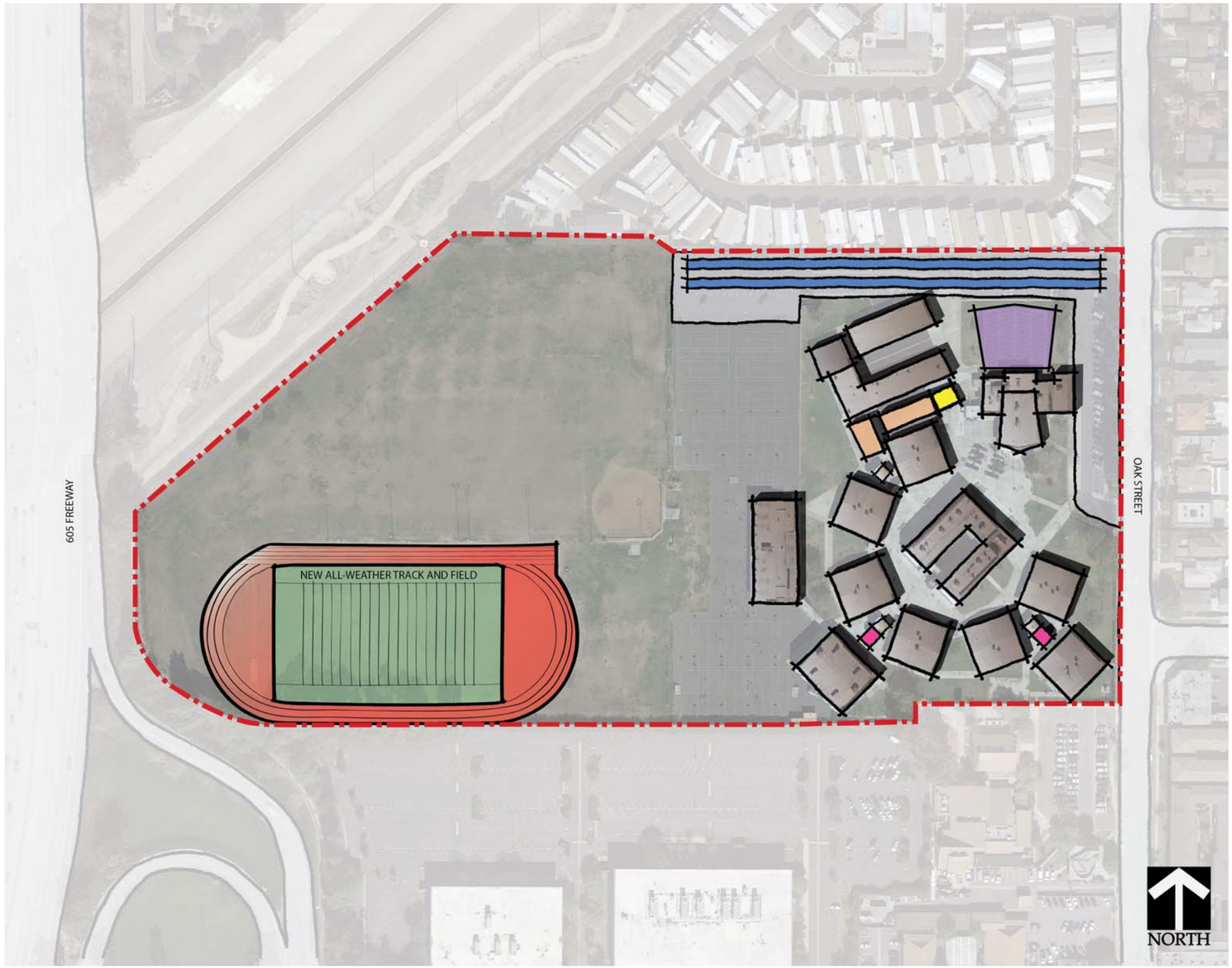
MCAULIFFE MIDDLE SCHOOL
PROPOSED SITE PLAN
COST CONSIDERATIONS

This proposed project budget is a rough order of magnitude cost for the specified improvement. For the purposes of this Master Plan, budgets are provided on a cost per square foot basis utilizing historical data of similar type buildings. Factors that can influence the cost per square foot of a building include the complexity of the design, site condition including geotechnical considerations and current market conditions.

1.	New Lunch Shelters (2) Total Project Cost	$	234,080
2.	New All-Weather Track and Field Total Project Cost	$	5,120,500
3.	Amphitheater Canopy Total Project Cost	$	859,180
4.	Site Drainage Total Project Cost	$	133,000
5.	Solar Project	$	Alternative Financing

The total projected costs for all proposed projects at McAuliffe Middle School are $6,346,760 in 2017 dollars. Project escalation is addressed in Section VI of this report.

PROPOSED SITE PLAN



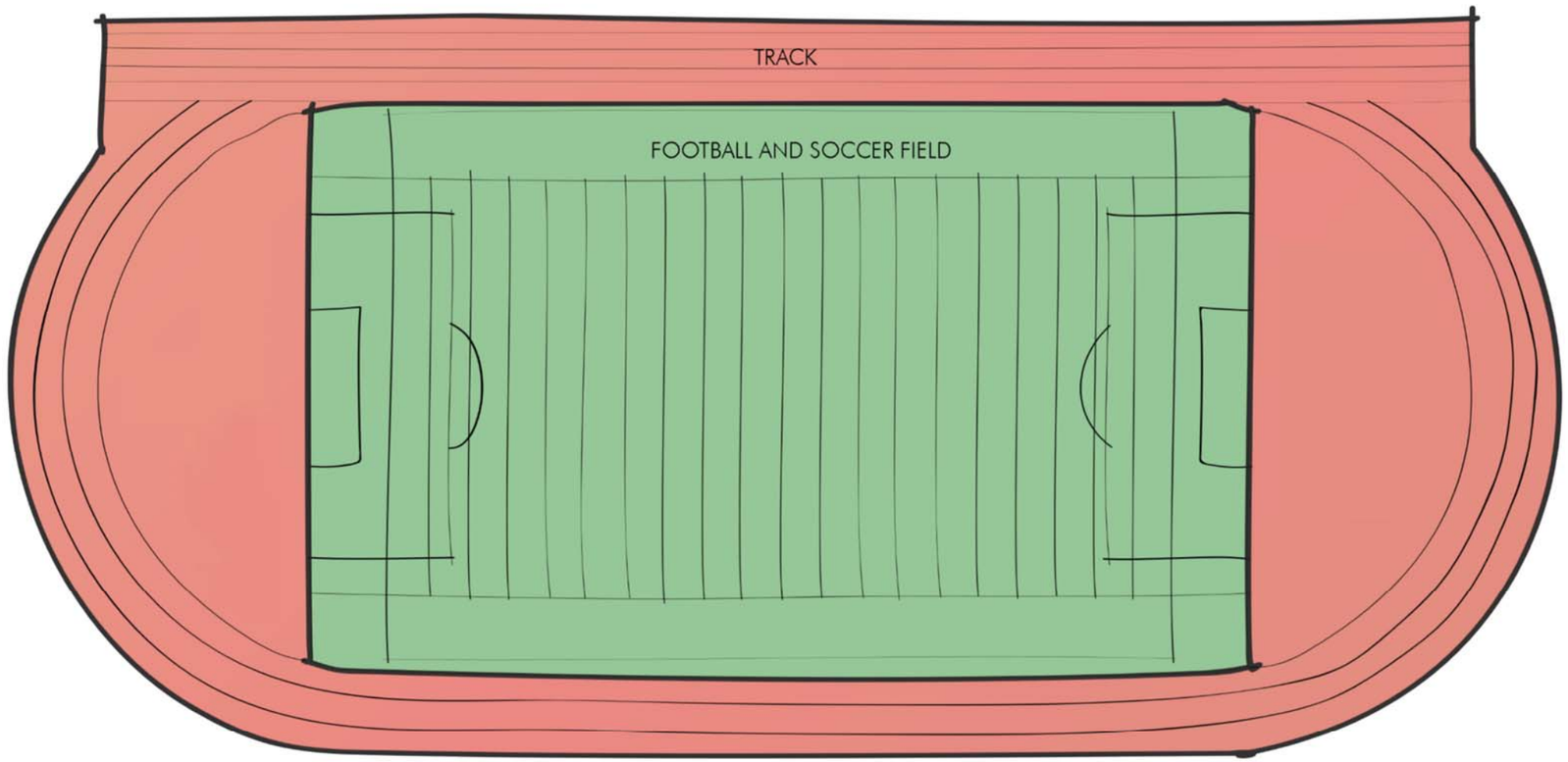
OAK MIDDLE SCHOOL
PROPOSED SITE PLAN
Cost Considerations

This proposed project budget is a rough order of magnitude cost for the specified improvement. For the purposes of this Master Plan, budgets are provided on a cost per square foot basis utilizing historical data of similar type buildings. Factors that can influence the cost per square foot of a building include the complexity of the design, site condition including geotechnical considerations and current market conditions.

1. New Lunch Shelter
   Total Project Cost $ 117,040
2. New Toilet Room Buildings (2)
   Total Project Cost $ 948,024
3. New All-Weather Track and Field
   Total Project Cost $ 5,120,500
4. Amphitheater Canopy
   Total Project Cost $ 859,180
5. Site Drainage
   Total Project Cost $ 133,000
6. Solar Project $ Alternative Financing

The total projected costs for all proposed projects at Oak Middle School are $7,177,744 in 2017 dollars. Project escalation is addressed in Section VI of this report.

SYNTHETIC FIELD PLAN



MIDDLE SCHOOLS
SYNTHETIC TRACK AND FIELD
COST CONSIDERATIONS

This proposed project budget is a rough order of magnitude cost for the specified improvement. For the purposes of this Master Plan, budgets are provided on a cost per square foot basis utilizing historical data of similar type buildings. Factors that can influence the cost per square foot of a building include the complexity of the design, site condition including geotechnical considerations and current market conditions.

PROJECT DATA

Rubber Sport Track	70,000 SF
Synthetic Field	95,000 SF
Total	**165,000 SF**

COST SUMMARY

Project cost in 2017 dollars:

$3,500,000

Project contingency 10% = $350,000

Building Hard Costs Total = $3,850,000

Project soft costs equal 33% of hard costs:

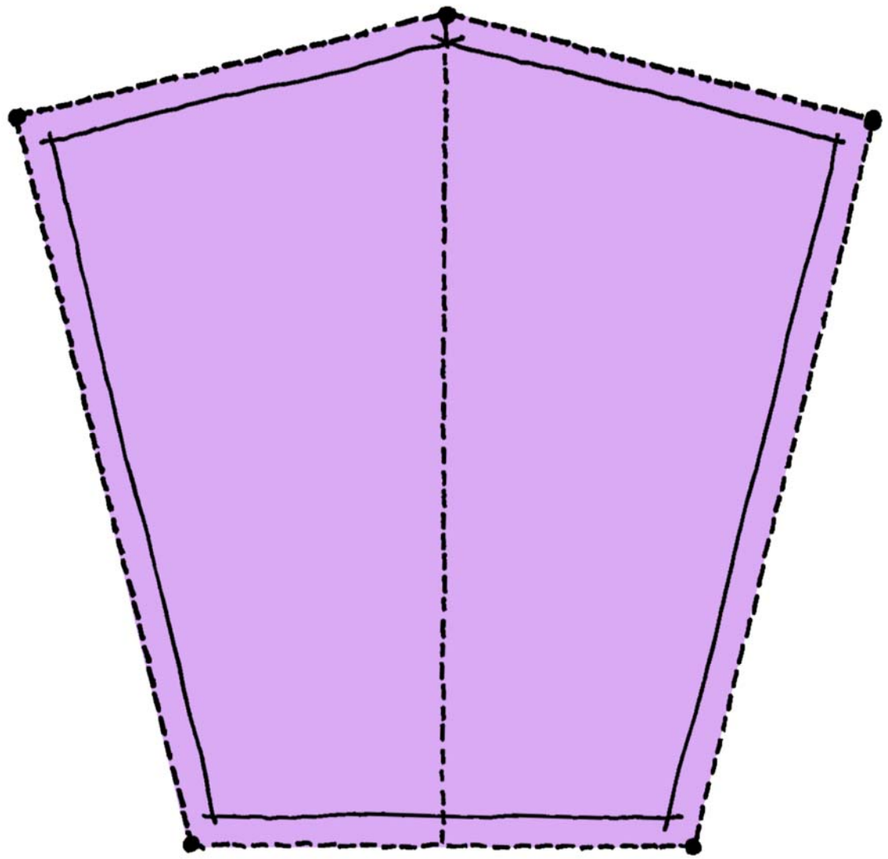
$3,850,000 x 33% = $1,270,500

Total project costs in 2017 dollars = project soft costs + project hard costs:

$3,850,000+ $1,270,500= **$5,120,500**

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Culver City, CA 90232
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AMPHITHEATER CANOPY PLAN



MIDDLE SCHOOLS
AMPHITHEATER CANOPY
COST CONSIDERATIONS

This proposed project budget is a rough order of magnitude cost for the specified improvement. For the purposes of this Master Plan, budgets are provided on a cost per square foot basis utilizing historical data of similar type buildings. Factors that can influence the cost per square foot of a building include the complexity of the design, site condition including geotechnical considerations and current market conditions.

PROJECT DATA

Canopy	9,700 SF

COST SUMMARY

Project cost in 2017 dollars:

9,700 SF x $60.54 = $587,238

Project contingency 10% = $58,724

Building Hard Costs Total = $645,962

Project soft costs equal 33% of hard costs:

$640,200 x 33% = $213,218

Total project costs in 2017 dollars = project soft costs + project hard costs:

$645,962 + $213,218 = **$859,180**

PROPOSED SITE PLAN



HOPKINSON ELEMENTARY SCHOOL
PROPOSED SITE PLAN
COST CONSIDERATIONS

This proposed project budget is a rough order of magnitude cost for the specified improvement. For the purposes of this Master Plan, budgets are provided on a cost per square foot basis utilizing historical data of similar type buildings. Factors that can influence the cost per square foot of a building include the complexity of the design, site condition including geotechnical considerations and current market conditions.

1. New Lunch Shelter
   Total Project Cost $ 117,040
2. New Multi-Purpose Building (Option 1)
   Total Project Cost $ 3,887,923
3. New Multi-Purpose Canopy (Option 2)
   Total Project Cost $ 613,845
4. New Toilet Room Building
   Total Project Cost $ 474,012
5. Playground
   Total Project Cost $ 332,500
6. Site Drainage
   Total Project Cost $ 133,000

The total projected costs for all proposed projects at Hopkinson Elementary School with a Multi-purpose Building (Option 1) are $4,944,475 in 2017 dollars. Project escalation is addressed in Section VI of this report.

The total projected costs for all proposed projects at Hopkinson Elementary School with a Multi-purpose Canopy (Option 2) are $1,670,397 in 2017 dollars. Project escalation is addressed in Section VI of this report.

PROPOSED SITE PLAN



LEE ELEMENTARY SCHOOL PROPOSED SITE PLAN

COST CONSIDERATIONS

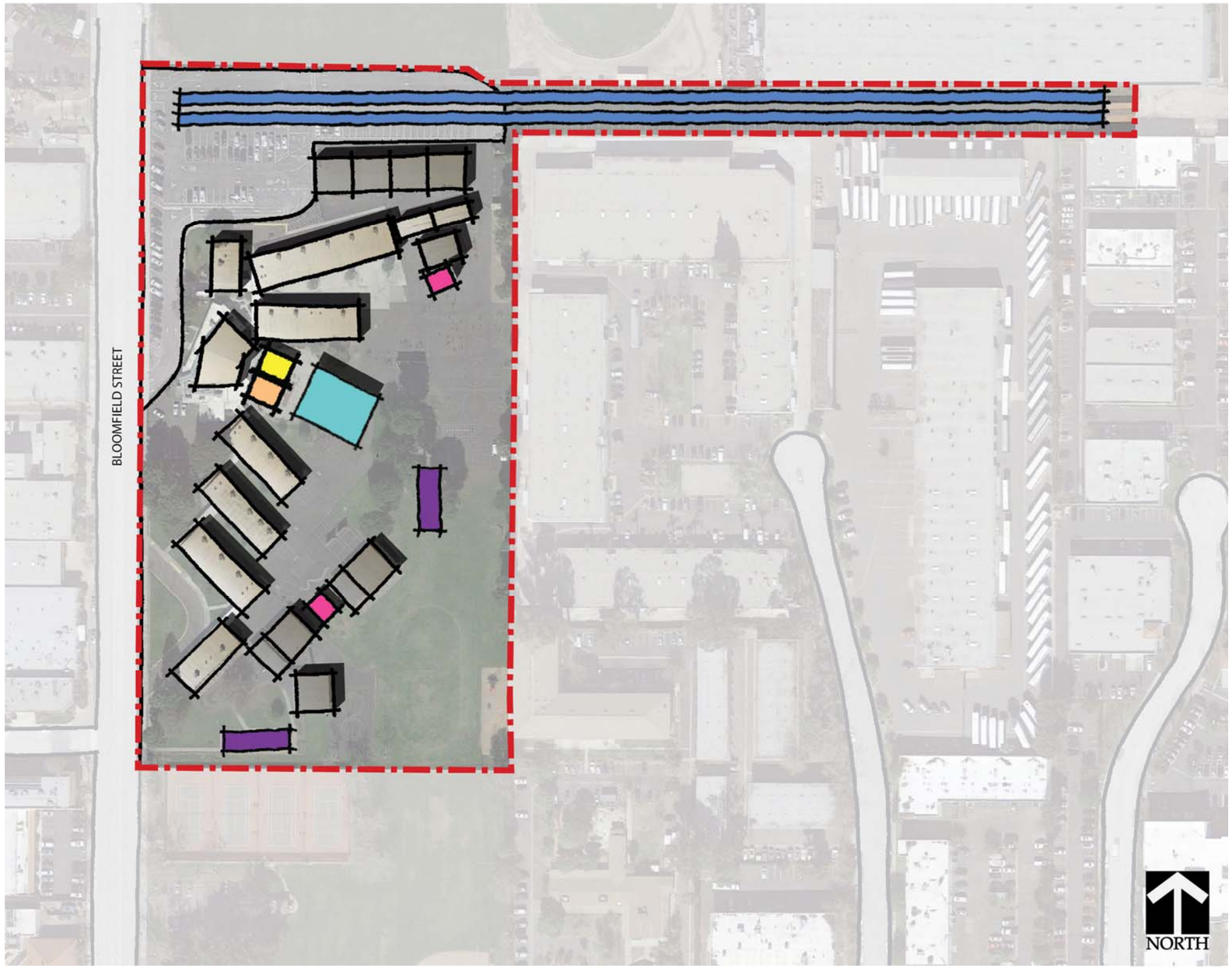
This proposed project budget is a rough order of magnitude cost for the specified improvement. For the purposes of this Master Plan, budgets are provided on a cost per square foot basis utilizing historical data of similar type buildings. Factors that can influence the cost per square foot of a building include the complexity of the design, site condition including geotechnical considerations and current market conditions.

1. New Lunch Shelter
   Total Project Cost $ 117,040
2. New Multi-Purpose Building (Option 1)
   Total Project Cost $ 3,887,923
3. New Multi-Purpose Canopy (Option 2)
   Total Project Cost $ 613,845
4. New Toilet Room Building
   Total Project Cost $ 474,012
5. Relocation of Existing Portable Buildings (Option 1)
   Total Project Costs $ 99,750
6. Playgrounds (2)
   Total Project Cost $ 665,000
7. Site Drainage
   Total Project Cost $ 133,000

The total projected costs for all proposed projects at Lee Elementary School with a Multi-purpose Building (Option 1) are $5,376,725 in 2017 dollars. Project escalation is addressed in Section VI of this report.

The total projected costs for all proposed projects at Lee Elementary with a Multi-purpose Canopy (Option 2) are $2,002,897 in 2017 dollars. Project escalation is addressed in Section VI of this report.

PROPOSED SITE PLAN



LOS ALAMITOS ELEMENTARY
PROPOSED SITE PLAN
COST CONSIDERATIONS

This proposed project budget is a rough order of magnitude cost for the specified improvement. For the purposes of this Master Plan, budgets are provided on a cost per square foot basis utilizing historical data of similar type buildings. Factors that can influence the cost per square foot of a building include the complexity of the design, site condition including geotechnical considerations and current market conditions.

1. New Lunch Shelter
   Total Project Cost $ 117,040
2. New Multi-Purpose Building (Option 1)
   Total Project Cost $ 3,887,923
3. New Multi-Purpose Canopy (Option 2)
   Total Project Cost $ 613,845
4. New Toilet Room Buildings (2)
   Total Project Cost $ 948,024
5. Playgrounds (2)
   Total Project Cost $ 665,000
6. Site Drainage
   Total Project Cost $ 133,000
7. Solar Project $ Alternative Financing

The total projected costs for all proposed projects at Los Alamitos Elementary School with a Multi-purpose Building (Option 1) are $5,750,987 in 2017 dollars. Project escalation is addressed in Section VI of this report.

The total projected costs for all proposed projects at Los Alamitos Elementary School with a Multi-purpose Canopy (Option 2) are $2,476,909 in 2017 dollars. Project escalation is addressed in Section VI of this report.

PROPOSED SITE PLAN



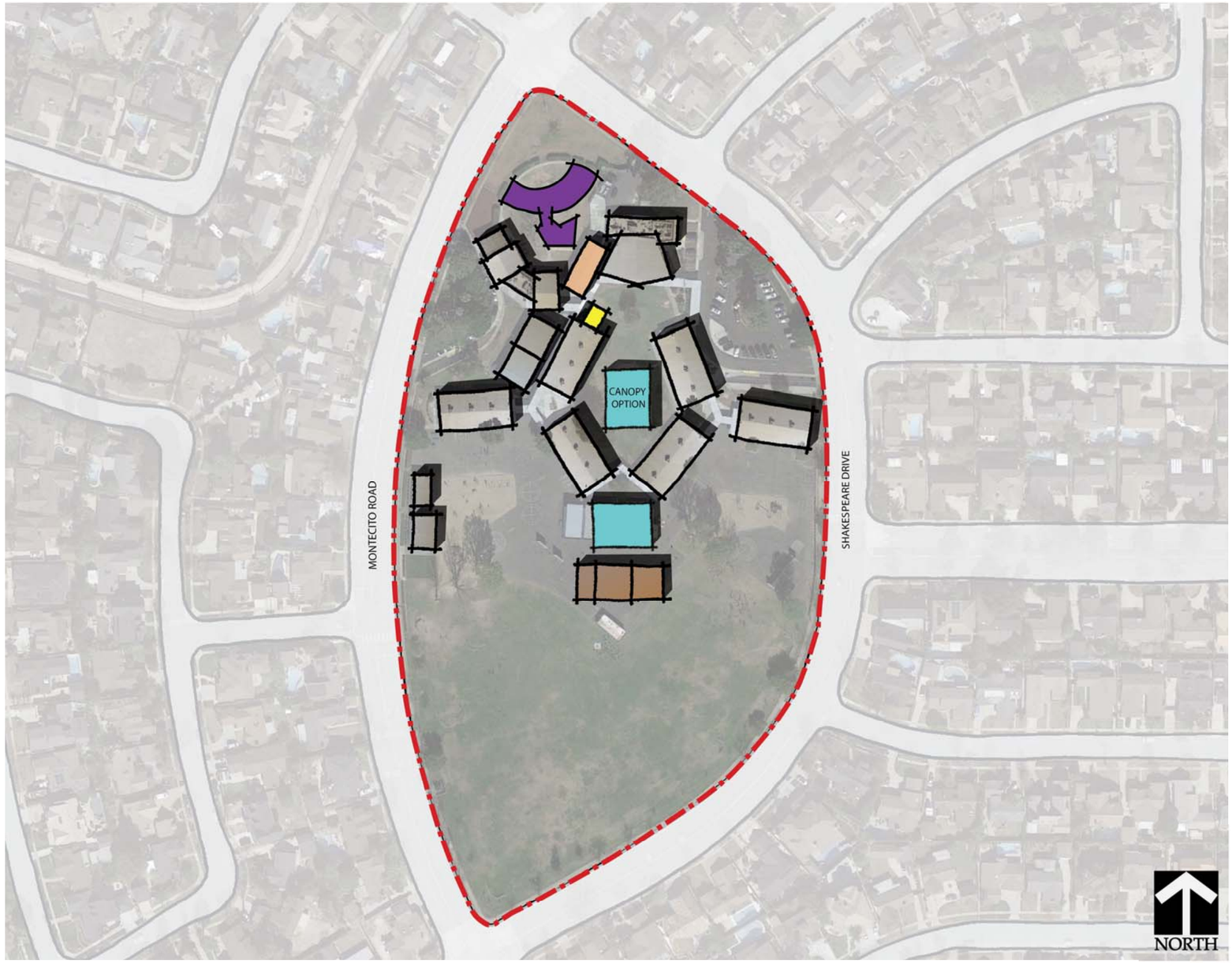
MCGAUGH ELEMENTARY
PROPOSED SITE PLAN
COST CONSIDERATIONS

This proposed project budget is a rough order of magnitude cost for the specified improvement. For the purposes of this Master Plan, budgets are provided on a cost per square foot basis utilizing historical data of similar type buildings. Factors that can influence the cost per square foot of a building include the complexity of the design, site condition including geotechnical considerations and current market conditions.

1.	New Lunch Shelter Total Project Cost	$	117,040
2.	New Toilet Room Building Total Project Cost	$	474,012
3.	Playgrounds (2) Total Project Cost	$	665,000
4.	Site Drainage Total Project Cost	$	133,000

The total projected costs for all proposed projects at McGaugh Elementary School are $1,389,552 in 2017 dollars. Project escalation is addressed in Section VI of this report.

PROPOSED SITE PLAN



ROSSMOOR ELEMENTARY PROPOSED SITE PLAN

COST CONSIDERATIONS

This proposed project budget is a rough order of magnitude cost for the specified improvement. For the purposes of this Master Plan, budgets are provided on a cost per square foot basis utilizing historical data of similar type buildings. Factors that can influence the cost per square foot of a building include the complexity of the design, site condition including geotechnical considerations and current market conditions.

1. New Lunch Shelter
   Total Project Cost $ 117,040
2. New Multi-Purpose Building (Option 1)
   Total Project Cost $ 3,887,923
3. New Multi-Purpose Canopy (Option 2)
   Total Project Cost $ 613,845
4. Relocation of Existing Portable Buildings (Option 1)
   Total Project Costs $ 99,750
5. Playground
   Total Project Cost $ 332,500
6. Site Drainage
   Total Project Cost $ 133,000

The total projected costs for all proposed projects at Rossmoor Elementary School with a Multi-purpose Building (Option 1) are $4,570,213 in 2017 dollars. Project escalation is addressed in Section VI of this report.

The total projected costs for all proposed projects at Rossmoor Elementary School with a Multi-purpose Canopy (Option 2) are $1,196,385 in 2017 dollars. Project escalation is addressed in Section VI of this report.

PROPOSED SITE PLAN



WEAVER ELEMENTARY PROPOSED SITE PLAN

COST CONSIDERATIONS

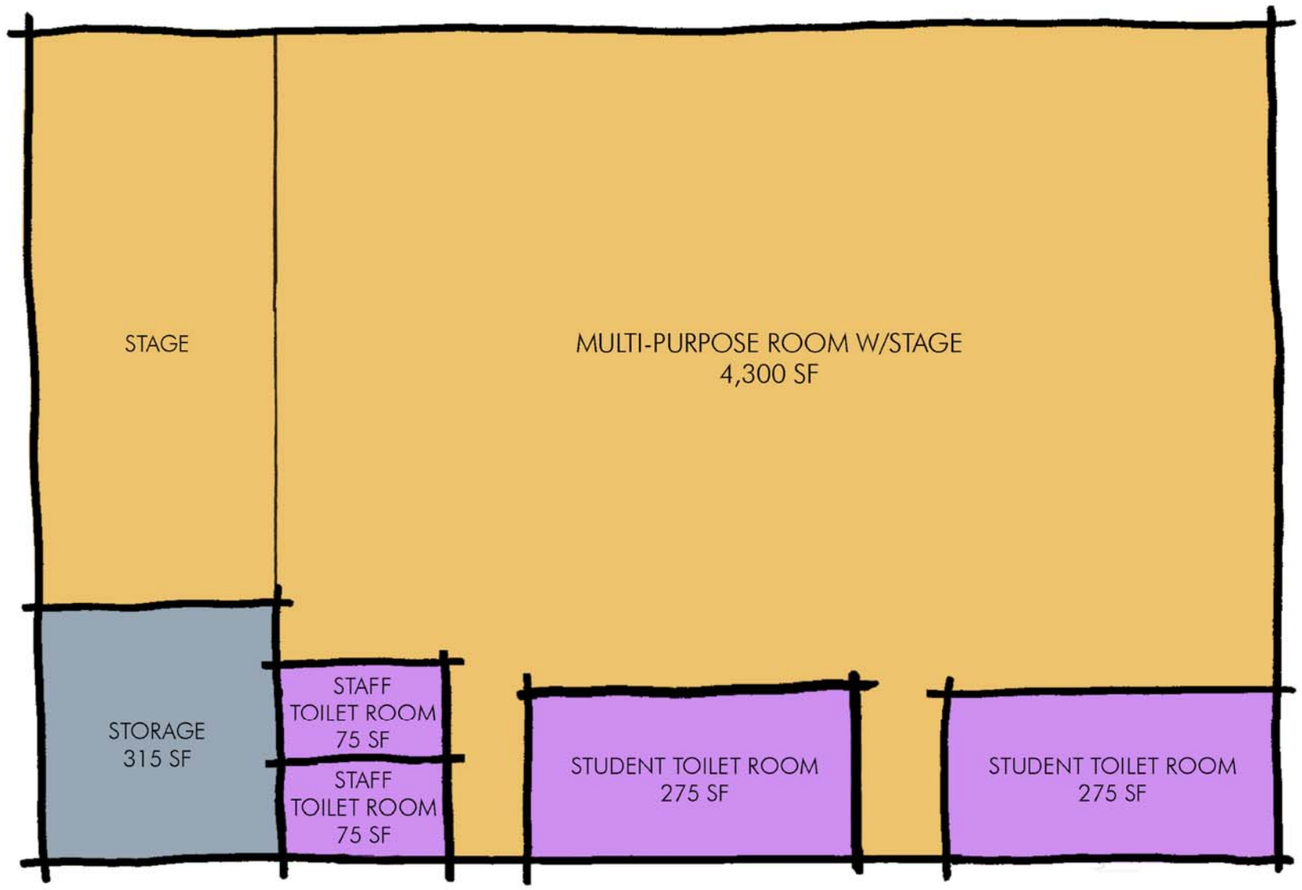
This proposed project budget is a rough order of magnitude cost for the specified improvement. For the purposes of this Master Plan, budgets are provided on a cost per square foot basis utilizing historical data of similar type buildings. Factors that can influence the cost per square foot of a building include the complexity of the design, site condition including geotechnical considerations and current market conditions.

1. New Lunch Shelter
   Total Project Cost $ 117,040
2. New Multi-Purpose Building (Option 1)
   Total Project Cost $ 3,887,923
3. New Multi-Purpose Canopy (Option 2)
   Total Project Cost $ 613,845
4. Toilet Rooms (Transitional Kindergarten)
   Total Project Cost $ 133,000
5. Playgrounds (2)
   Total Project Cost $ 665,000
6. Site Drainage
   Total Project Cost $ 133,000

The total projected costs for all proposed projects at Weaver Elementary School with a Multi-purpose Building (Option 1) are $4,936,463 in 2017 dollars. Project escalation is addressed in Section VI of this report.

The total projected costs for all proposed projects at Weaver Elementary School with a Multi-purpose Canopy (Option 2) are $1,662,385 in 2017 dollars. Project escalation is addressed in Section VI of this report.

MULTI-PURPOSE BUILDING FLOOR PLAN



ELEMENTARY SCHOOLS
MULTI-PURPOSE BUILDING
Cost Considerations

This proposed project budget is a rough order of magnitude cost for the specified improvement. For the purposes of this Master Plan, budgets are provided on a cost per square foot basis utilizing historical data of similar type buildings. Factors that can influence the cost per square foot of a building include the complexity of the design, site condition including geotechnical considerations and current market conditions.

BUILDING DATA

Multi-purpose Room	4,300 SF
Storage	315 SF
Toilet Rooms	700 SF
Total	**5,315 SF**

COST SUMMARY

Project cost in 2017 dollars:

5,315 SF x $500 = $2,657,500

Project contingency 10% = $265,750

Project Hard Cost: $2,923,250

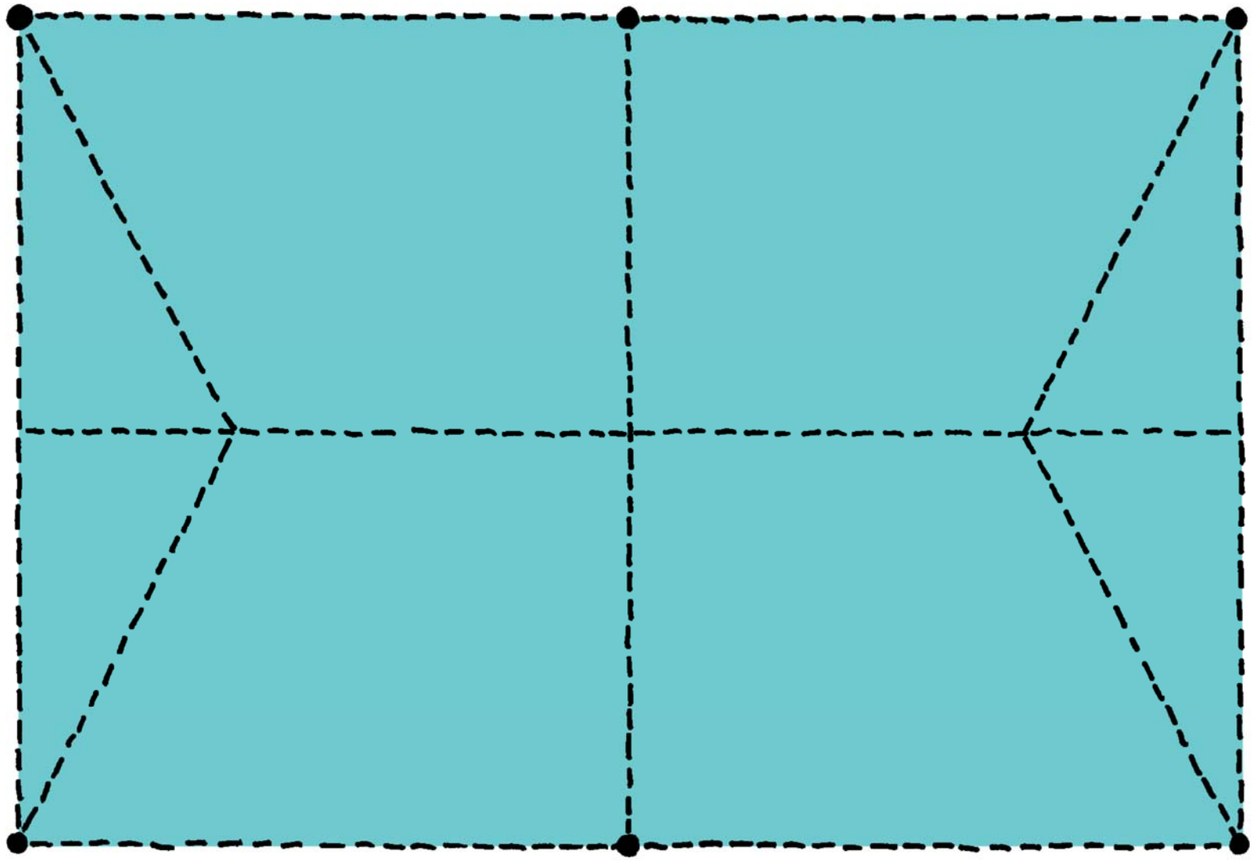
Project soft costs equal 33% of hard costs:

$2,923,250 x 33% = $964,673

Total project costs in 2017 dollars = project soft costs + project hard costs:

$2,923,250 + $964,673 = **$3,887,923**

MULTI-PURPOSE CANOPY FLOOR PLAN



ELEMENTARY SCHOOLS
MULTI-PURPOSE CANOPY PLAN
COST CONSIDERATIONS

This proposed project budget is a rough order of magnitude cost for the specified improvement. For the purposes of this Master Plan, budgets are provided on a cost per square foot basis utilizing historical data of similar type buildings. Factors that can influence the cost per square foot of a building include the complexity of the design, site condition including geotechnical considerations and current market conditions.

BUILDING DATA

Multi-purpose Canopy 5,040 SF

COST SUMMARY

Project cost in 2017 dollars:

Hard Cost = $419,580

Project contingency 10% = $41,958

Project Hard Cost: $461,538

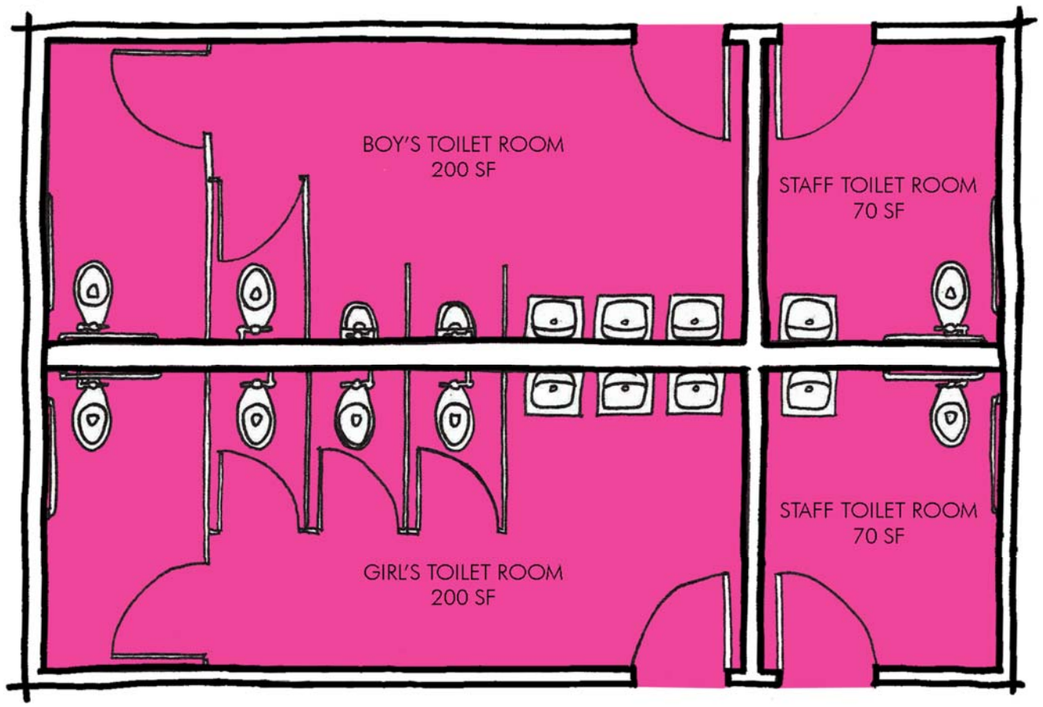
Project soft costs equal 33% of hard costs:

$461,538 x 33% = $152,307

Total project costs in 2017 dollars = project soft costs + project hard costs:

$461,538 + $152,307 = **$613,845**

TOILET ROOM FLOOR PLAN



ELEMENTARY AND MIDDLE SCHOOLS TOILET ROOM

Cost Considerations

This proposed project budget is a rough order of magnitude cost for the specified improvement. For the purposes of this Master Plan, budgets are provided on a cost per square foot basis utilizing historical data of similar type buildings. Factors that can influence the cost per square foot of a building include the complexity of the design, site condition including geotechnical considerations and current market conditions.

BUILDING DATA

Boys Toilet Room	200 SF
Girls Toilet Room	200 SF
Staff Toilet Room	70 SF
Staff Toilet Room	70 SF
Total	**540 SF**

COST SUMMARY

Project cost in 2017 dollars:

540 SF x $600 = $324,000

Project contingency 10% = $32,400

Project Hard Cost: $356,400

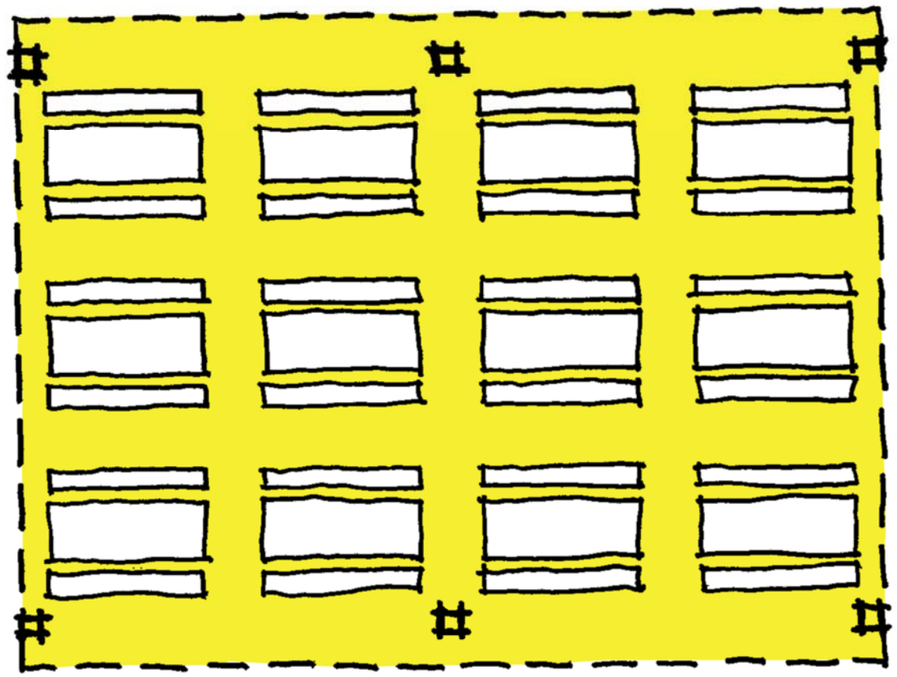
Project soft costs equal 33% of hard costs:

$356,400 x 33% = $117,612

Total project costs in 2017 dollars = project soft costs + project hard costs:

$356,400+ $117,612= **$474,012**

LUNCH SHELTER FLOOR PLAN



ELEMENTARY AND MIDDLE SCHOOLS
LUNCH SHELTER
COST CONSIDERATIONS

This proposed project budget is a rough order of magnitude cost for the specified improvement. For the purposes of this Master Plan, budgets are provided on a cost per square foot basis utilizing historical data of similar type buildings. Factors that can influence the cost per square foot of a building include the complexity of the design, site condition including geotechnical considerations and current market conditions.

BUILDING DATA

Lunch Shelter	1200 SF

COST SUMMARY

Project cost in 2017 dollars:

1,200SF x $66.60 = $80,000

Project contingency 10% = $8,000

Project Hard Cost: $88,000

Project soft costs equal 33% of hard costs:

$88,000 x 33% = $29,040

Total project costs in 2017 dollars = project soft costs + project hard costs:

$88,000 + $29,040 = **$117,040**

PROPOSED PROJECT BUDGETS (OPTION 1)

Multipurpose Building at 5 Elementary Schools

1. LOS ALAMITOS HIGH SCHOOL
Total Project Cost **$146,995,281**

2. MCAULIFFE MIDDLE SCHOOL
Total Project Cost **$6,346,760**

3. OAK MIDDLE SCHOOL
Total Project Cost **$7,177,744**

4. HOPKINSON ELEMENTARY
Total Project Cost **$4,944,475**

5. LEE ELEMENTARY
Total Project Cost **$5,376,725**

6. LOS ALAMITOS ELEMENTARY
Total Project Cost **$5,750,987**

7. MCGAUGH ELEMENTARY
Total Project Cost **$1,389,552**

8. ROSSMOOR ELEMENTARY
Total Project Cost **$4,570,213**

9. WEAVER ELEMENTARY
Total Project Cost **$4,936,463**

TOTAL COST **$187,488,200**

PROPOSED PROJECT BUDGETS (OPTION 2)

Multipurpose Canopy at 5 Elementary Schools

1. LOS ALAMITOS HIGH SCHOOL
Total Project Cost **$146,995,281**

2. MCAULIFFE MIDDLE SCHOOL
Total Project Cost **$6,346,760**

3. OAK MIDDLE SCHOOL
Total Project Cost **$7,177,744**

4. HOPKINSON ELEMENTARY
Total Project Cost **$1,670,397**

5. LEE ELEMENTARY
Total Project Cost **$2,002,897**

6. LOS ALAMITOS ELEMENTARY
Total Project Cost **$2,476,909**

7. MCGAUGH ELEMENTARY
Total Project Cost **$1,389,552**

8. ROSSMOOR ELEMENTARY
Total Project Cost **$1,196,385**

9. WEAVER ELEMENTARY
Total Project Cost **$1,662,385**

TOTAL COST **$170,918,310**

MASTER BUDGET
Cost Considerations

This proposed project budget is a rough order of magnitude cost for the specified improvement. For the purposes of this Master Plan, budgets are provided on a cost per square foot basis utilizing historical data of similar type buildings. Factors that can influence the cost per square foot of a building include the complexity of the design, site condition including geotechnical considerations and current market conditions.

The total projected costs for all proposed projects (Option 1) are $187,488,200 in 2017 dollars. Project escalation is addressed in Section VI of this report.

The total projected costs for all proposed projects (Option 2) are $170,918,310 in 2017 dollars. Project escalation is addressed in Section VI of this report.

VI. IMPLEMENTATION TIMELINE AND ESCALATION



IMPLEMENTATION TIMELINE

As with any Districtwide Facilities Master Plan, it is important to consider a timeline for the execution of the District's Projects. When determining the timeline for the implementation of a Facilities Master Plan, there are many factors to consider. First and foremost is funding. What funding is available, or will become available in order to execute the projects is a primary consideration. In many cases, the required funding is not available all at the same time and becomes available over a period of time. The implementation of projects will need to follow the available funding.

Planning and phasing are also important factors. The planning of a project consists of determining the final scope of a project, the design, preparation of the construction documents and approval from the authority having jurisdiction over the district's projects. In the case of a school District, the authority having jurisdiction over the approval of projects is the Division of the State Architect (DSA). The approval process alone can take up to one year and it is not unreasonable to assume that the planning process can be in excess of two years depending on the size of a project. The phasing of a project will also affect when a project can begin construction. In the case of the proposed projects identified in this Facilities Master Plan at Los Alamitos High School, many of the proposed buildings are located over the footprint of existing buildings or relocatable buildings. Provisions need to be made to relocate these building functions to a temporary location so that instruction can continue uninterrupted, but still provide the available footprint for the new proposed construction.

Another consideration when determining the timeline for the implementation of the District's projects is the ability the District's staff to manage the implementation of the projects. Even with enhanced staff, planning oversight, construction oversight and management of the finances will place a large demand on the District's staff and resources. The implementation of the projects will need to be planned along a reasonable timeline as to not over burden the District's resources and staff.

ESCALATION

Construction Cost Escalation is the changes in the cost or price of Construction in a given economy over a period of time. This is similar to the concepts of inflation, except that escalation is specific to an item or class or items, such as Construction. While escalation includes general inflation related to the money supply, it is also driven by changes in particularly supply-demand imbalances that are specific to a good or service in the economy. For example, while general inflation in the US was less than 5% in the 2003-2007 time period, steel prices increased by over 50% due to an imbalance of supply and demand. Therefore, in the construction industry, construction escalation outpaced inflation during that same period in time.

Construction Cost Escalation can add tens of millions of dollars to any large scale building program and it is critical that it be considered when planning program budgets. Since Escalation is compounded over time, much like inflation, Escalation shall be considered in conjunction with the Implementation Timeline of the Facilities Master Plan.

Escalation Rates

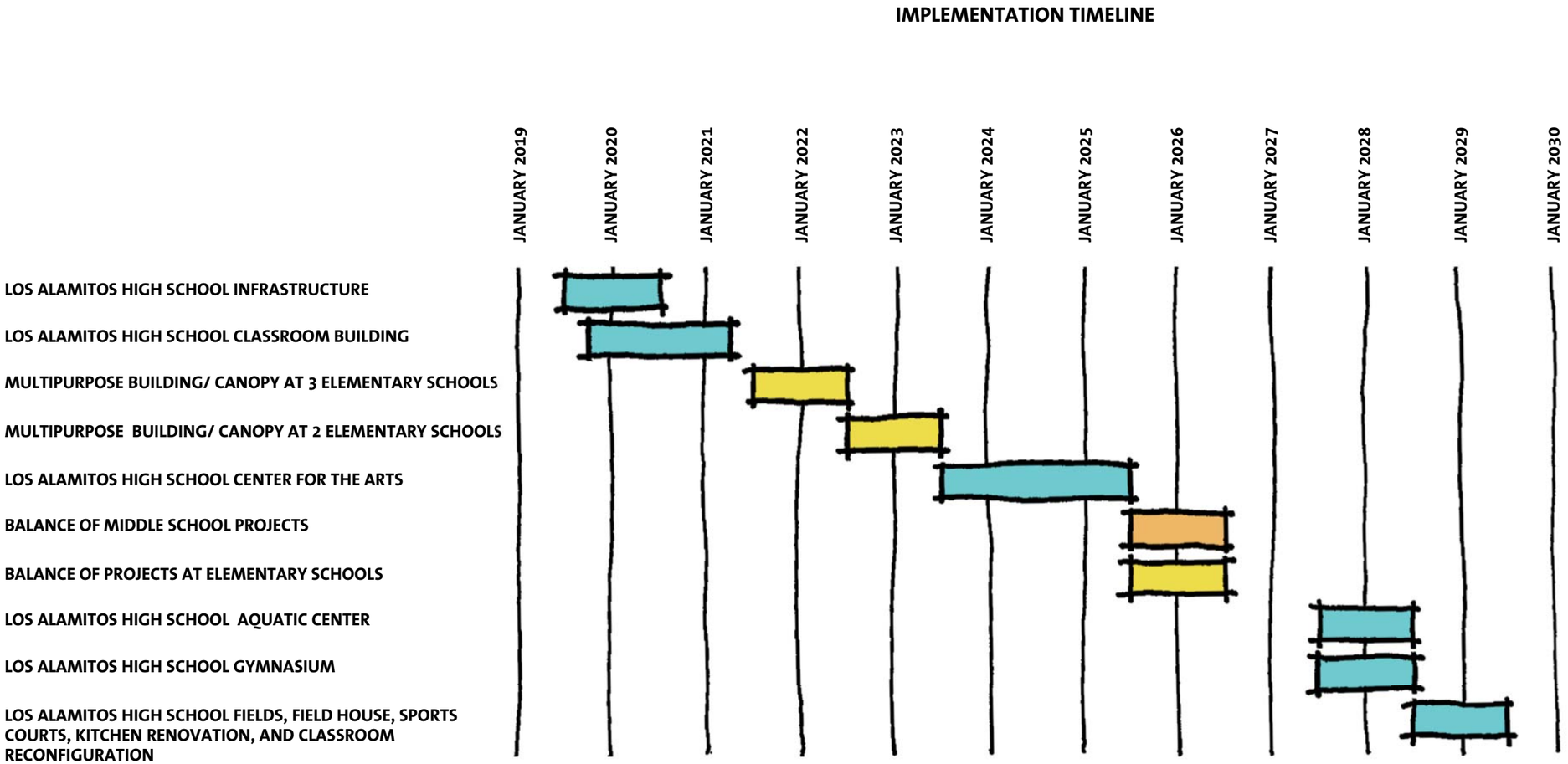
Escalation is usually calculated by examining the changes in price index measures for a good or service. Future escalation can be forecast using econometrics. However, it should understood that future escalation forecast is *only* a projection and formulas that include escalation projections should be adjusted as actual data becomes available. For the purpose of accounting for Escalation in this Facilities Master Plan, we recommend using an annual factor of 4%. While this is lower than the current Building Cost Index of 4.96% for 2017, over long periods of time, as market supply and demand imbalance are corrected, escalation will tend to more-or-less equal inflation , which economists estimate to be between 3.2% and 3.7% annually.

Our recommendation of a 4% annual escalation factor takes into consideration both the current higher-than-average construction cost escalation that we are currently experiencing and the historical average over a ten year period in time.

IMPLEMENTATION TIMELINE

The following implementation timeline is provided only for the purposes of calculating escalation and should not be construed as any prioritization established by the District. This timeline was constructed without any input from the participants from the District and is based strictly on the physical constraints that control an implementation timeline as defined in the beginning of this section. It includes all of the projects listed in this master plan.

The proposed implantation timeline suggests a construction start period in 2019 to allow for planning; and projects the construction timeline to extend over a ten year period. This is a reasonable assumption of time to allow for the securing of funds and available District resources.



OPTION 1 — MULTIPURPOSE BUILDING AT 5 ELEMENTARY SCHOOLS

LOS ALAMITOS UNIFIED SCHOOL DISTRICT			
	Escalation Rate	Start Date (for Escalation)	
	4.0%	9/25/2017	
Project Description (Option 1)	Project Cost in 2017 $	Midpoint of Construction	Project Cost at Midpoint of Construction
Los Alamitos High School Infrastructure-Phase 1	$ 11,850,300.00	12/15/2019	$ **12,929,330.14**
Los Alamitos High School Classroom Building	$ 33,908,829.00	6/15/2020	$ **37,728,342.43**
Los Alamitos High School Infrastructure-Phase 2	$ 5,848,343.00	6/15/2021	$ **6,767,342.02**
Los Alamitos High School Classroom Modernization	$ 3,680,320.00	6/15/2021	$ **4,258,639.44**
Multipurpose Building at 3 Elementary Schools	$ 11,763,519.00	12/15/2021	$ **13,882,186.51**
Multipurpose Building at 2 Elementary Schools	$ 7,875,596.00	12/15/2022	$ **9,665,763.76**
Los Alamitos High School Center for the Arts	$ 52,432,457.00	6/15/2024	$ **68,247,775.37**
Middle School Projects	$ 13,524,504.00	12/15/2025	$ **18,671,367.48**
Remaining Projects at Elementary Schools	$ 7,329,300.00	12/15/2025	$ **10,118,526.61**
Los Alamitos High School Aquatic Center	$ 8,174,513.00	12/15/2027	$ **12,206,239.35**
Los Alamitos High School Gymnasium	$ 16,659,913.00	12/15/2027	$ **24,876,697.32**
Los Alamitos High School Field/Field House/Courts /Kitchen Renovation/ Classroom Reconfiguration	$ 14,440,606.00	12/15/2028	$ **22,425,452.96**
Total Construction Cost	**$ 187,488,200.00**		**$ 241,777,663.39**

OPTION 2 — MULTIPURPOSE CANOPY AT 5 ELEMENTARY SCHOOLS

LOS ALAMITOS UNIFIED SCHOOL DISTRICT			
	Escalation Rate	Start Date (for Escalation)	
	4.0%	9/25/2017	
Project Description (Option 2)	Project Cost in 2017 $	Midpoint of Construction	Project Cost at Midpoint of Construction
Los Alamitos High School Infrastructure-Phase 1	$ 11,850,300.00	12/15/2019	$ **12,929,330.14**
Los Alamitos High School Classroom Building	$ 33,908,829.00	6/15/2020	$ **37,728,342.43**
Los Alamitos High School Infrastructure-Phase 2	$ 5,848,343.00	6/15/2021	$ **6,767,342.02**
Los Alamitos High School Classroom Modernization	$ 3,680,320.00	6/15/2021	$ **4,258,639.44**
Multipurpose Canopy at 3 Elementary Schools	$ 1,841,535.00	12/15/2021	$ **2,173,204.49**
Multipurpose Canopy at 2 Elementary Schools	$ 1,227,690.00	12/15/2022	$ **1,506,750.92**
Los Alamitos High School Center for the Arts	$ 52,432,457.00	6/15/2024	$ **68,247,775.37**
Middle School Projects	$ 13,524,504.00	12/15/2025	$ **18,671,367.48**
Remaining Projects at Elementary Schools	$ 7,329,300.00	12/15/2025	$ **10,118,526.61**
Los Alamitos High School Aquatic Center	$ 8,174,513.00	12/15/2027	$ **12,206,239.35**
Los Alamitos High School Gymnasium	$ 16,659,913.00	12/15/2027	$ **24,876,697.32**
Los Alamitos High School Field/Field House/Courts /Kitchen Renovation/ Classroom Reconfiguration	$ 14,440,606.00	12/15/2028	$ **22,425,452.96**
Total Construction Cost	**$ 170,918,310.00**		**$ 221,909,668.53**

ESCALATION and FINAL COSTS

The escalation costs represented in the adjacent spreadsheet calculates Escalation using an annual rate of 4% and is calculated to the midpoint of construction for each of the projects based on the suggested implementation timeline. The final figures represented in this spreadsheet provides the District with an estimated cost to implement all of the projects included in this Facilities Master Plan within the next twelve years under normal economic conditions. Factors that can affect this cost project include changing the scope of any of the projects from what has been provided in this Facilities Master Plan, implementing the projects over a different time period other than what has been suggested and unusual economic conditions that vary from traditional historic economic conditions.

This Project timeline and budget can be used by the District as a Road Map for the future of the physical structures at the Los Alamitos Unified School District.