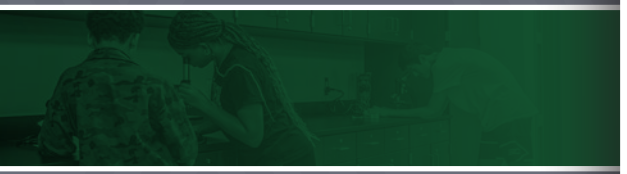




MONROE-GREGG SCHOOL DISTRICT

Strong Schools. Strong Community.

DISTRICT FACILITY STUDY

NOVEMBER 2025

SCHMIDT ASSOCIATES

ACKNOWLEDGMENTS

MONROE-GREGG SCHOOL DISTRICT
Strong Schools. Strong Community

Trent Provo – Superintendent
Mike Springer – Principal, Monrovia HS
Brandy Hyatt – Principal, Monrovia MS
Melissa York – Principal, Monrovia ES
Moriah Crane – Director of Finance/Treasurer
Kelli Kizzee – Human Resources Coordinator
Andrew Grismore – Ready Schools Coordinator/ Grant Administrator
Jessica Elliott – Deputy Treasurer

SCHMIDT ASSOCIATES

Anna Marie Burrell – Principal-in-Charge
Kyle Miller – Project Manager
Mary Ellen Wolf – Architecture
Jeff Reed – Electrical
Trinity Bray – Electrical
Mitchell Caister - Energy Analysis
Kathryn Roche - Interiors
Ben Waddell – Mechanical
Jake Baughman – Plumbing
Levi Winn - Site
Matt Durbin - Technology

CONTENTS

SECTION 01

EXECUTIVE SUMMARY

The Monroe-Gregg School District Facility Study has been prepared through an in-depth conditional assessment of all existing facilities, gathering of staff input, and review of space needs with the goal of providing the District a detailed “road map” for short-, mid-, and long-term upgrades and projects over the next five to seven years.

MONROVIA'S CORE VALUES AND MISSION STATEMENT

We take steps to be a central part of the community, helping every student discover their passions and develop the skills needed for the next step in their journey.

STRENGTHENING COMMUNITIES

We take steps to:

- build trust with our students, families, stakeholders, and each other
- pursue partnerships that contribute to local goals
- connect partners together for the overall benefit of the community

TRAINING LEADERS

We take steps to hep ensure everyone has the:

- employability skills needed to succeed
- knowledge needed for what they are passionate about
- character qualities needed to work in a collaborative environment

ENCOURAGING GROWTH

We take steps to communicate that:

- cultivating skills takes time and practice
- mistakes are opportunities to grow
- we can always improve

PROVIDING OPPORTUNITIES

We take steps to create experiences that:

- allow people to practice learned skills
- involve authentic audiences
- connect people together

PROCESS

The District Facility Study process included three primary steps to identify needs and priorities:

STAFF INPUT SESSIONS
This step included meeting with all staff for each building/space, including the high school, middle school, elementary school, central administration, maintenance, and transportation. Individual feedback was received with regard to needs and concerns along with a group exercise that focused on the top five items for each building. In addition, input was gathered from the School Board and the CORE Group. All input was organized into four categories as established by the CORE Group:

- Strategic Planning + Decision-Making (Road Map)
- Immediate + Future Maintenance and Infrastructure Needs
- Vision, Growth, + Educational Programming
- Student/Staff/Community Experience + Pride

FACILITIES CONDITION ASSESSMENT
The assessment included an on-site review and assessment of all building and site systems by the Schmidt Associates team at each of the six primary buildings, including the high school, middle school, elementary school, transportation building, football locker building, and football restroom/concession building. While not considered "primary," the review did include site storage buildings, press boxes, and the lawn mower building.

SPACE UTILIZATION REVIEW
The Schmidt Associates team completed a detailed review of existing space at each school building as compared to space needs. This included meetings with each building principal to discuss all spaces, including classrooms, offices, PE/athletics, performing arts, cafeteria, media centers, and other spaces. This exercise helped to determine whether the buildings are crowded, right-sized, or under-utilized in order to determine potential future building renovation and addition projects. In addition, the vacant properties owned by the District were reviewed, and a summary for these sites is presented within the study.

Following these steps, all assessment scores and cost estimates for future projects were entered into one Excel database document for presentation in SCOPE (Strategic Capture of Planning Elements). SCOPE is a "living," interactive database that allows Monroe-Gregg Schools to edit and update the facility study and expand it as future projects are identified and completed by the District.

In addition, an energy audit was performed for each building to identify which buildings and systems may not be functioning efficiently and what additional steps should be taken to improve efficiency and lower energy costs.

All study components were then finalized into this document.

METHODOLOGY

UNDERSTAND
PREPARE + GATHER

- Establish core leadership group and conduct kick-off meeting
- Establish core leadership group meetings
- Gather drawings and pertinent district school data
- Prepare overall master schedule
- Attend School Board meetings to review progress

EXPLORE
ASSESS + ANALYZE

- Conduct initial interviews with key personnel to discuss buildings, systems, and needs
- Conduct on-site conditional assessment for all buildings, sites, athletic fields/facilities, and vacant ground
- Enter assessment findings and scores into SCOPE
- Prepare space utilization programs for each building
- Attend School Board meetings to review progress

CAPTURE
RECOMMEND

- Prioritize potential projects based on assessment and space utilization needs
- Prepare cost estimates of priority projects
- Prepare preliminary concept drawings of potential additions and renovations
- Prepare phasing plan for priority projects for 5- to 7-year period
- Attend School Board meetings to review progress

DELIVER
REPORT

- If desired, share findings with staff and community
- Make final presentation to School Board for Input
- Prepare final facility assessment report
- Deliver final deliverables and digital information to District

SITE MAP

- A Monrovia Elementary School
- B Monrovia Middle School
- C Monrovia High School
- D Football Locker Building
- E Football Restroom/Concession Building
- F Transportation Building

BUILDING SUMMARIES

TRANSPORTATION BUILDING

RATING	POSSIBLE	OVERALL SUITABILITY
61.50	132.00	47%

SUMMARY

- **Year Built (Renovation/Addition):** ±2000
- **Grades:** n/a
- **Number of Students:** n/a
- **Building Square Footage:** 3,300
- **Square Footage per Student:** n/a

FOOTBALL LOCKER BUILDING

RATING	POSSIBLE	OVERALL SUITABILITY
67.00	140.00	48%

SUMMARY

- **Year Built (Renovation/Addition):** 2015
- **Grades:** n/a
- **Number of Students:** n/a
- **Building Square Footage:** 6,600
- **Square Footage per Student:** n/a

BUILDING SUMMARIES

FOOTBALL RESTROOM/CONCESSIONS BUILDING

RATING 51.00 | POSSIBLE 104.00 | OVERALL SUITABILITY 49%

SUMMARY

- **Year Built (Renovation/Addition):** 2015
- **Grades:** n/a
- **Number of Students:** n/a
- **Building Square Footage:** 2,222
- **Square Footage per Student:** n/a

MONROVIA HIGH SCHOOL

RATING 297.00 | POSSIBLE 516.00 | OVERALL SUITABILITY 58%

SUMMARY

- **Year Built (Renovation/Addition):** 1966 (1980, 1990, 2017)
- **Grades:** 9–12
- **Number of Students:** 484
- **Building Square Footage:** 137,802
- **Square Footage per Student:** 285

BUILDING SUMMARIES

MONROVIA MIDDLE SCHOOL

RATING 236.50 | POSSIBLE 408.00 | OVERALL SUITABILITY 58%

SUMMARY

- **Year Built (Renovation/Addition):** 1957 (1964, 1980, 1990, 2005)
- **Grades:** 6–8
- **Number of Students:** 336
- **Building Square Footage:** 106,873
- **Square Footage per Student:** 318

MONROVIA ELEMENTARY SCHOOL

RATING 225.00 | POSSIBLE 324.00 | OVERALL SUITABILITY 69%

SUMMARY

- **Year Built (Renovation/Addition):** 2005
- **Grades:** PK–5
- **Number of Students:** 756
- **Building Square Footage:** 99,831
- **Square Footage per Student:** 132

SPACE PROGRAMMING SUMMARY

Space utilization and programming includes an in-depth review of all spaces, programs, and needs, specifically for Monrovia Elementary, Middle, and High School. The review compares current room and building square footages to industry standards and future needs of the Monroe-Gregg School District. It also compares the number of students per class with the overall building scheduling to understand how the space is being utilized.

Through the study of building floor plans, gathering of student counts and programs, programming meetings with the principals, and puzzle piece exercises with the CORE Group, Schmidt Associates was able to develop a “living” program for the elementary, middle, and high schools. This effort allows us to understand whether the buildings and their associated spaces are right-sized, under-utilized, or crowded, leading to proposed renovation and addition solutions to create efficiency and ultimately a better educational experience for students and staff.

MONROVIA ELEMENTARY SCHOOL

- Monrovia Elementary School is crowded. The space utilization study established that overall, the building is about 27,335 square feet short when considering current and near future needs.
- Areas most in need of space include classrooms, special ed and student support, specials, cafeteria, and administration.

MONROVIA MIDDLE SCHOOL

- The space utilization study established that overall, Monrovia Middle School is about 37,539 square feet short when considering current and near future needs.
- Areas most in need of space include specials, administration, guidance, and staff support. Classroom space needs are minimal, and the cafeteria and kitchen are adequate.

MONROVIA HIGH SCHOOL

- The space utilization study established that overall, Monrovia High School is about 11,401 square feet short when considering current and near future needs.
- Areas most in need of space include classrooms, special ed and student support, specials, administration, guidance, and staff support. The cafeteria and kitchen are adequate.

For detailed information on space utilization, refer to Section 05.

PRIORITY PROJECTS + COSTS SUMMARY

The Monroe-Gregg District Facility Study outlined potential priority projects for consideration in the near-, mid-, and long-range future. Based on what the CORE Group was tasked to review, we have categorized the potential projects into two groups—Base Projects and Alternate/Future projects.

BASE PROJECTS

The Base Projects are those the CORE Group has identified as most likely to move forward in the near- or mid-future and those that meet the most current needs for the district. These projects would make an immediate positive impact for the district and are considered baseline improvements; however, not all projects can be completed at the same time due to funding.

- **Monrovia Elementary School** (maintain PreK-5 grade structure) – conditional assessment upgrades, additions, renovations
- **Monrovia Middle School** (maintain 6-8 grade structure) – conditional assessment items, additions, renovations
- **Monrovia High School** (maintain 9-12 grade structure) – conditional assessment items, additions, renovations
- **Football Locker Room** – conditional assessment upgrades only
- **Football Concession/Restroom Building** – conditional assessment upgrades only
- **Transportation Building** – conditional assessment upgrades only

ALTERNATE/FUTURE PROJECTS

The Alternate Projects are those that provide a different approach to the Base Project for Monrovia Elementary School. Instead of adding onto the existing building, the CORE Group wanted to review the following options:

- Renovate Monrovia Elementary School to become a PreK-2 Building and build a new 3-5 Intermediate Building.
- Renovate Monrovia Elementary School to become a PreK-3 Building and build a new 4-6 Intermediate Building.
- The CORE Group wanted to review the potential of moving 6th grade out of the Middle School. Since Monrovia Elementary School is already at capacity, even with the proposed additions in the Base Project, this move could only efficiently happen if a new Intermediate Building is constructed.

The Future Projects were developed through the study as likely long-term projects, and certainly worth considering. While upgrades at the school buildings are considered highest priorities, the following projects were also reviewed:

- Build New Preschool, Central Office, Operations Building.
- Build New Transportation Building.

Depending on several future factors—such as demographics, student enrollment, educational programming, and available funding—the Monroe-Gregg School District will need to narrow down the priority projects and plan the phasing of each to best fit the needs and funding available.

A summary of project costs follows for each Base, Alternate, and Future Project based on 2026 construction costs. These are project costs and include contingency, soft costs, and an inflation factor.

For detailed information on project costs, refer to Section 06 and the Appendix.

BASE PROJECTS	TOTAL PROJECT COST
Monrovia Elementary School	$23,443,082
Monrovia Middle School	$31,568,191
Monrovia High School	$58,751,052
Football Locker Building	$1,332,219
Football Concession/Restroom Building	$398,019
Transportation Building	$1,752,427
TOTAL (2026)	**$117,244,990**

ALTERNATE OR FUTURE PROJECTS	TOTAL PROJECT COST
MES to PreK-2, Build New 3-5 Building	$53,081,246
MES to PreK-3, Build New 4-6 Building	$53,074,200
New Transportation Building	$5,695,326
New Preschool, Central Office, Ops Building	$25,591,000

SECTION 02

STAFF ENGAGEMENT

Input was gathered from staff members from the following buildings and departments: School Board, CORE group, Monrovia Elementary School, Monrovia Middle School, Monrovia High School, Transportation, Maintenance, and Central Administration Office.

Feedback was provided individually and in small groups where staff members were asked to identify the top five needs or priorities. All input was categorized as follows: Strategic Planning and Decision-Making (Road Map); Immediate and Future Maintenance and Infrastructure Needs; Vision, Growth, and Educational Programming; and Student/Staff/Community Experience and Pride.

SCHOOL BOARD INPUT

STRATEGIC PLANNING + DECISION-MAKING (ROAD MAP)

- Priority list
- Vision (needs vs. wants)
- Within funds available – what are the triggers?
- Living document
- Third-party vision – what we have and what can we do?

IMMEDIATE AND FUTURE MAINTENANCE + INFRASTRUCTURE NEEDS

- What are the priorities (long and short term)?

VISION, GROWTH, + EDUCATIONAL PROGRAMMING

- Growth at the elementary school
- Space programming needs

STUDENT/STAFF/COMMUNITY EXPERIENCE + PRIDE

- Staff input
- What attracts students and families?
- Flexible space

CORE GROUP INPUT

STRATEGIC PLANNING + DECISION-MAKING (ROAD MAP)

- Would like to have a document at the end that drives decision-making for maintenance and facilities (road map).
- Look at renovation vs. rebuild. When do you make that decision?
- Road map needs buy-in from staff and community.

IMMEDIATE AND FUTURE MAINTENANCE + INFRASTRUCTURE NEEDS

- What are the maintenance items that need to happen immediately?
- HVAC needs at high school, inconsistent.
- There are issues: poor paint, mix of floor finishes, rooms are not consistent.
- Several classrooms are “dungeons” (no windows, poor ventilation).

VISION, GROWTH, + EDUCATIONAL PROGRAMMING

- Forgetting about costs, what is the dream, what can we be?
- Take on more CTE programs; many students go Area 31.
- Do we bring fifth grade to the middle school?

STUDENT/STAFF/COMMUNITY EXPERIENCE + PRIDE

- Building that attracts and retains students and staff; be proud of the facilities. Upgrades needed. Dated space.
- Improve student, staff, and community safety; traffic, drop off, doors/entrances, zoning of areas in the building, etc.
- Take pride in hosting IHSAA events - look at lobby into athletics area.

GROUP INPUT • ELEMENTARY SCHOOL

IMMEDIATE AND FUTURE MAINTENANCE + INFRASTRUCTURE NEEDS

- Consistent HVAC, no control, especially upstairs
- New flooring, finishes, ceilings
- More electrical outlets, Chromebook charging
- Acoustics between rooms

VISION, GROWTH, + EDUCATIONAL PROGRAMMING

- Need more small group, resource, special ed space as well as support services space
- Makerspace
- More and larger classrooms – more SF and storage/cubbies
- More cafeteria, shared space – lack of large group instruction space (bring grade level together)
- Gym is also a circulation path
- Restrooms are congested, need more stalls for boys, normal sized toilets – need adult restrooms, too
- Too full now, build separate building for Pre-2
- Grade levels together

STUDENT/STAFF/COMMUNITY EXPERIENCE + PRIDE

- Weather safe zones
- Exterior traffic circulation and parking
- Interior circulation – entering/leaving cafeteria and specials

GROUP INPUT • MIDDLE SCHOOL

IMMEDIATE AND FUTURE MAINTENANCE + INFRASTRUCTURE NEEDS

- Roof leaks and damaged ceilings
- Air quality – air circulation, acoustics, humid
- Finishes (old and dirty) – carpet, flooring, gym, need hard surface
- Windows – efficiency, heat and cold, need screens, mice and bugs
- Restrooms – plumbing upgrades, amount of fixtures, leaks, finishes
- Doors – safety and security (interior and exterior)
- Lack of classroom outlets
- Classroom sinks do not work, hot water issues
- Better screens, technology, lighting

VISION, GROWTH, + EDUCATIONAL PROGRAMMING

- More breakout space, flexibility
- More and larger flexible classrooms, better seating
- Separate cafeteria from high school
- More space – athletics (gym) – not enough space; MS needs to get priority of using gym space
- Narrow hallways, HS to MS connection
- More staff parking, also not marked well

STUDENT/STAFF/COMMUNITY EXPERIENCE + PRIDE

- Media center upgrades
- Exterior is not welcoming, overall appearance is dated (finishes, colors, branding)
- Lockers too small for backpacks
- Walking circulation-wellness policy









GROUP INPUT • HIGH SCHOOL

IMMEDIATE AND FUTURE MAINTENANCE + INFRASTRUCTURE NEEDS

- HVAC – inconsistent temperatures, poor air quality, fans always running
- Flooring – holes in tile and carpet
- Roof leaks – ruins class materials, cleanliness issues, bad image for school
- Restrooms and drinking fountains – student and staff, poor condition, need more
- Windows – leak, need screens, non-opening
- Safety – classroom doors locking, HS front entry – metal detectors, door monitoring
- “C” building envelope – birds, rodents, hornets in building
- Upstairs needs everything
- More electrical outlets in classrooms, safely support technology, chrome books

VISION, GROWTH, + EDUCATIONAL PROGRAMMING

- Science – not lab environments, space and configuration issues
- Outdoor commons and classroom/education space needed
- Lack of LGI space
- Underutilized space (auditorium)
- Classroom storage, built-in

STUDENT/STAFF/COMMUNITY EXPERIENCE + PRIDE

- Locker rooms – lack of equity for girls
- Furniture – consistent, flexible, students, and teachers
- Athletic fields and aux gym upgrades, synthetic turf
- Take care of what we have, “pride of place”
- Showers with doors, washer and dryer
- Exterior circulation, congestion
- Protection from elements, awning

GROUP INPUT • TRANSPORTATION

IMMEDIATE AND FUTURE MAINTENANCE + INFRASTRUCTURE NEEDS

- Bus garage needs overall upgrade
- Upgrade HS bathrooms (conditions)

VISION, GROWTH, + EDUCATIONAL PROGRAMMING

- Bigger garage
  - More bus bays, 3 to 4
  - Need a tear-down lane – can only work on one bus at a time now; tow out if needed to work on another
  - 4-wheel lift
  - Need wash bay due to salt and cold weather issues
- 38 buses, 17 bus spaces – need more bus parking; buses are larger now (inches between buses)
- 30 bus drivers, need more car parking needed
- Add on to elementary school
  - Add parking
  - Add path around elementary campus, utilize new property

STUDENT/STAFF/COMMUNITY EXPERIENCE + PRIDE

- Designated bus path for pickup/dropoff at schools, separate from cars – SAFETY
  - Bus drivers and staff directing traffic
- Transportation director should be at bus facility (currently at maintenance facility)
- Driver lounge at the bus facility, separate from garage, safety/distraction issues
- Overall location of bus facility, safety
  - Keep traffic away from bus facility

GROUP INPUT • MAINTENANCE

IMMEDIATE AND FUTURE MAINTENANCE + INFRASTRUCTURE NEEDS

- ES chiller is oldest – NO TRANE
- Restroom plumbing, underground (1960s)
  - Getting rid of waterless urinals, cast iron pipes leak, embarrassment for visitors
- ES has fire alarm but not burglar system, need door security, and security in HS auditorium and gym
- Wrestling and weights – no systems controls, coaches change temps
- Need better roof access to all roof areas
- Campus is all electric, no gas

VISION, GROWTH, + EDUCATIONAL PROGRAMMING

- Standalone middle school with their own support spaces; i.e., cafeteria (bigger) – 45 minutes to clean
- Cafeteria used for after school, etc.
- Need better teacher storage, cabinets

STUDENT/STAFF/COMMUNITY EXPERIENCE + PRIDE

- Need storage for furniture, desks, supplies
- Storage for maintenance – use classrooms, small storage is stacked up at MS
- ES portable that is storing furniture – going away?

GROUP INPUT • CENTRAL OFFICE + ADMIN STAFF

STRATEGIC PLANING + DECISION-MAKING (ROAD MAP)

- Road map for the future – been “talking about it” for years
- Transparency to community on future needs – perception/buy-in ownership
- Messaging the vision to understand what new things are happening, within walls, to keep what we have or new build – be efficient with what we do
- Seeing will go a long way in morale; staff/parents can see the future

IMMEDIATE AND FUTURE MAINTENANCE + INFRASTRUCTURE NEEDS

- Make sure we take care of what we have now for our buildings, especially what is seen
- Restrooms

VISION, GROWTH, + EDUCATIONAL PROGRAMMING

- Fieldhouse/tennis – generate revenue, behind in some facilities
- Updated classroom storage
- Additional ways to attract students and staff

STUDENT/STAFF/COMMUNITY EXPERIENCE + PRIDE

- Workflow – Must leave admin area to go to restroom
- Exterior circulation – flow
- High school front entry – like a trap
- Elementary entry – goes into open area, sight lines of visitors, not welcoming
- Why only one conference room (in superintendent’s office)?
- Outside appeal (first impression)
- Branding, cohesiveness, consistency – “Pride of Place”, celebrate who we are
- Signage, graphics, colors – “put together” image to community

SAMPLE STAFF INPUT FORM

Staff Input Form
Monrovia High School
Monroe-Gregg School District

ENTERED

Your input is important to us as we begin the District Facility Study for Monroe-Gregg School District. Please take a few minutes to answer the questions below to help us understand HOW you use your current facility and WHAT you think we should know as we begin this process.

Name: Mark Haynes

1. What is your Room Number or area of the building and site you work out of or utilize regularly? (It can be multiple spaces.) You can use the site and floor plan as a diagram to highlight or circle areas. Television Studio - last room on East end of MS
2. What is your role or area of responsibility? (Administrator, teacher, staff, etc.) Communications Teacher
3. Describe how you currently use the building and site: Educate students in Media.
4. Looking at the building and site overall, what features work well? If you could change features, what would they be? (You can use the site and floor plan as a diagram to highlight or illustrate your comments.) Few areas work well. Outdated and in a state of disrepair. It is a poor environment for education. Other than our Elementary Building - best option might be a wrecking ball
5. Describe how you use your SPECIFIC space as it relates to your area of responsibility, what features work well, and if you could change features, what would they be? Would like to have an actual working studio to prepare students better for college communications.

SCHMIDT ASSOCIATES

SAMPLE GROUP INPUT FORM

Staff Input Form
Monrovia High School
Monroe-Gregg School District

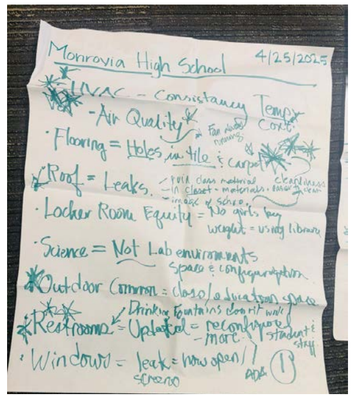
ENTERED

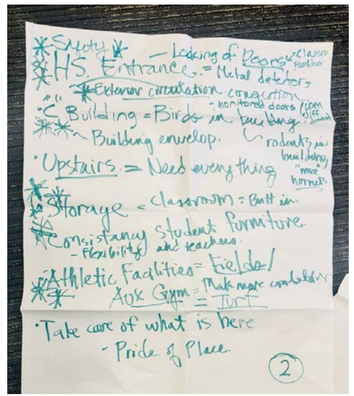
What are the 5 most important things that your group wants us to know as we begin the District Facility Study Process?

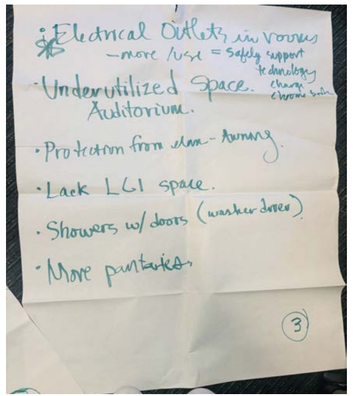
1. HVAC – ZERO consistency
   ↳ air quality testing for mold & such
2. Flooring (holes, carpet (gross)
3. Roof - a bucket is not a solution
4. Locker room equity → no girls LR @ Weight room
5. Science rooms - not clean / safe for labs
   ↳ no proper ventilation

SCHMIDT ASSOCIATES

SAMPLE FLIP CHART NOTES







SECTION 03

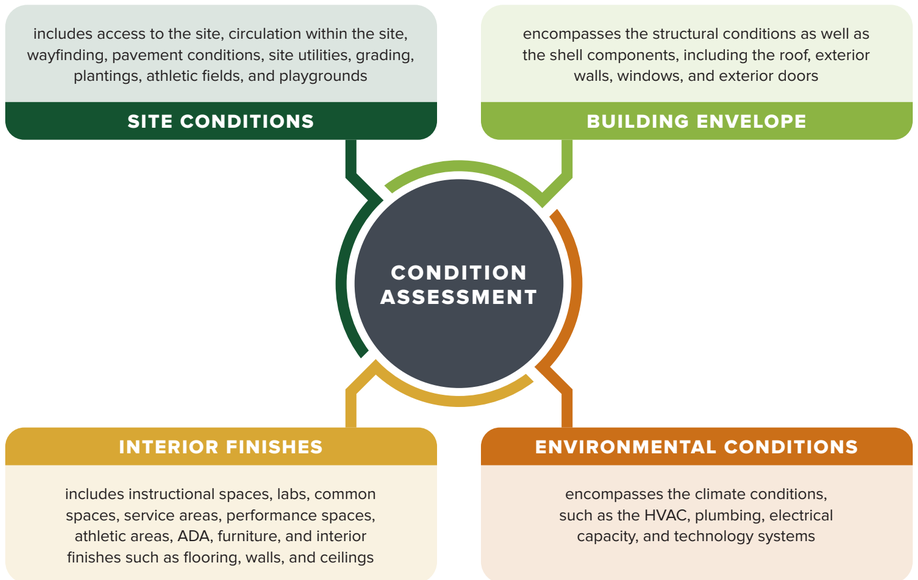
EXISTING CONDITIONS

The following buildings are considered the District's key buildings and received a full assessment: Monrovia Elementary School, Monrovia Middle School, Monrovia High School, Football Locker Building, Football Restroom/Concessions Building, and Transportation Building.

The team scored the existing building materials, systems, and site components for each of the six primary buildings. The final suitability score is based on the evaluation of existing condition and expected lifespan condition of components. The score is categorized into Site Conditions, Exterior Building Envelope, Interior Building Finishes, and Environmental Conditions (MEPT). Scoring follows a 0 to 4 scale, scored on 0.5 increments, with 0 being poor and 4 being new.

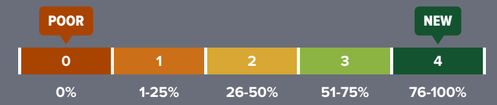
With this scoring system, we can then calculate an Overall Suitability score with 0% being poor and 100% being new. The same suitability score, or percentage, is also calculated for each category for each building.

CONDITION ASSESSMENT COMPONENTS

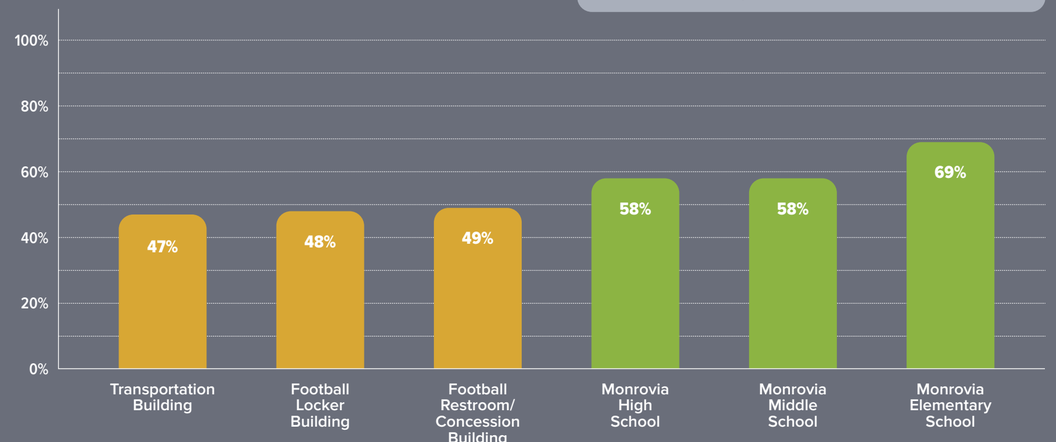


SUITABILITY SCORE OVERVIEW

The team scored the existing building materials, systems, and site components. The score is based on the evaluation of existing conditions and expected lifespan condition of components. The score considers existing capacity, educational effectiveness, safety, security, code compliance, healthy learning environments, and condition of existing technology.



COMBINED RATING 938.00 | POSSIBLE 1,624.00 | OVERALL SUITABILITY 58%



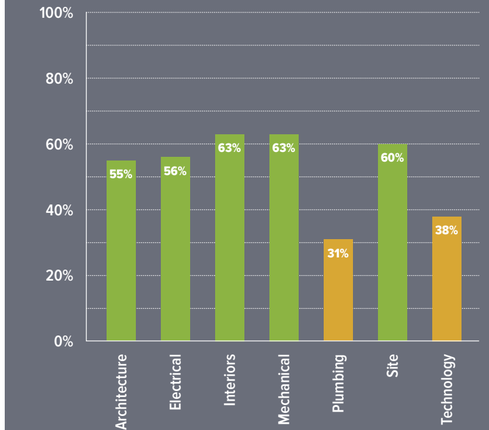
TRANSPORTATION BUILDING

OVERALL ASSESSMENT TRANSPORTATION BUILDING

CONDITIONAL ASSESSMENT

RATING	POSSIBLE	OVERALL SUITABILITY
61.50	132.00	47%

SUITABILITY SCORE BY CATEGORY



0% 1-25% 26-50% 51-75% 76-100%

TRANSPORTATION BUILDING ARCHITECTURE ASSESSMENT

The exterior envelope is okay. The metal wall panel skin is in decent condition. There are some dents on the lower wall.

The wood trim at the corners and fascia is worn and peeling.

The downspouts have faded and are peeling. At least one downspout elbow is missing at the base, and all the downspouts drain directly onto the pavement around the building, which may result in ice in the winter.

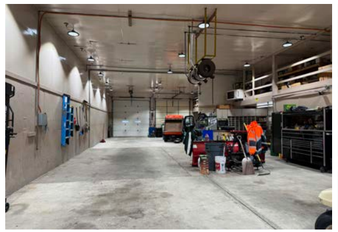
One of the overhead doors appears newer and is in good condition. The other overhead door is worn, stained on the inside and delaminating.

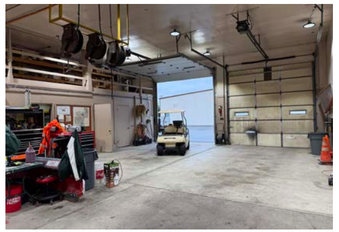
The exterior standard door is a residential metal door in decent condition.

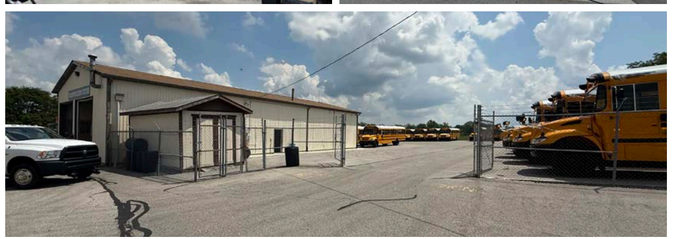
The interior wood doors are in poor condition, and one is delaminating significantly at the base.

The insulated ceiling has cracks between joints where tape is separating.

There is some separation on walls above the plywood panels also.







ELECTRICAL ASSESSMENT

TRANSPORTATION BUILDING

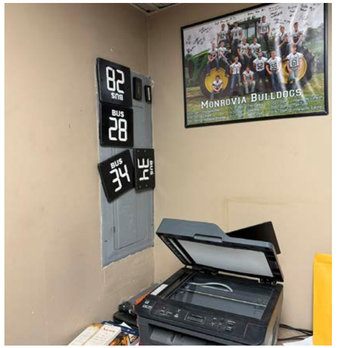
OVERALL: The service entrance and general power are in good shape but are dated. There is minimal power available for any future equipment. Interior lighting is LED. Exterior lighting appears to be fluorescent and does not cover the entire building/lot. Egress lighting is minimal. Fire alarm system does not exist.

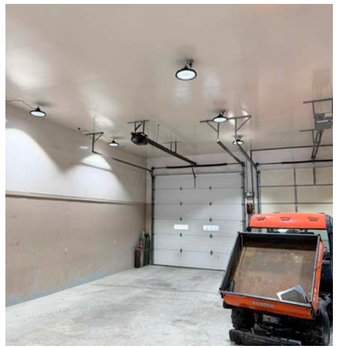
ELECTRICAL SERVICE / POWER DISTRIBUTION: Service entrance and load center are in good shape but dated. The power available is minimal.

LIGHTING: Lights were upgraded to LED and LED tubes. No dimming or occupancy sensors. Egress lighting seems to be minimal. Exterior fixtures appear to be fluorescent and do not cover the entire building/lot.

GENERAL POWER: Wiring devices are dated but seem to be in good shape. Minimal devices throughout the building.

FIRE ALARM SYSTEM: Does not exist.





INTERIORS ASSESSMENT

TRANSPORTATION BUILDING

The overall interior condition is good.

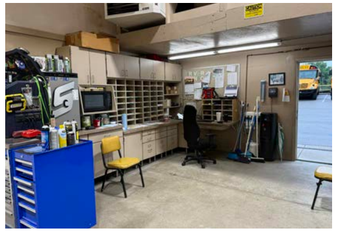
The concrete floor is in good condition but could benefit from an epoxy coating to protect from wear and increase the longevity.

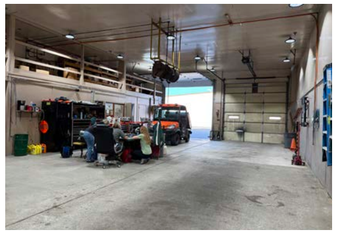
The casework, which includes built-in storage and driver mailboxes, is in good condition but showing signs of breakdown with minor plastic laminate delamination edge banding detachment.

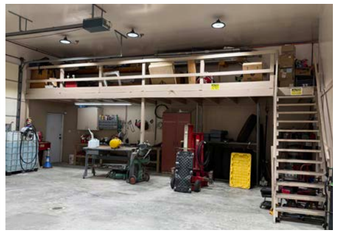
The mobile storage and furniture is in good condition.

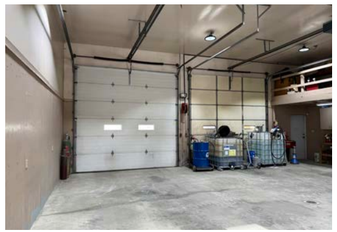
The single restroom primarily contains residential finishes. The restroom condition is moderate but upgrading to commercial finishes and fixtures would increase the durability and reduce future maintenance of the space.

The treatment on the lower portion of the walls is painted plywood. The plywood is currently in good condition but covering the walls with a high-performance, commercial product will help withstand long-term wear.









MECHANICAL ASSESSMENT

TRANSPORTATION BUILDING

The transportation building is heated by one propane prop heater that is in fair condition.

PLUMBING ASSESSMENT

TRANSPORTATION BUILDING

The plumbing and fire suppression systems are of original construction (built prior to 2004), with some repairs and replacement throughout. The domestic water systems and equipment, including the water heaters, were in poor condition.

SITE ASSESSMENT

TRANSPORTATION BUILDING

The bus facility is in fair to bad condition. Pavement and sidewalks are in fair structural condition. Fueling facilities very outdated. Security is lacking, during daytime fence gates are held open via bungee cables. The facility sits off the center of the school site, causing the buses to have to drive through the property after drop offs get to the facility. Site has positive drainage.

TECHNOLOGY ASSESSMENT

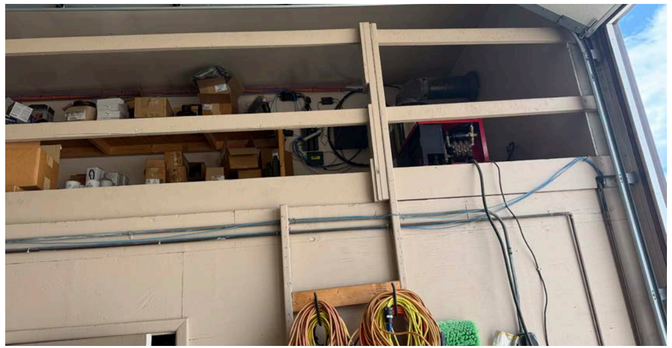
TRANSPORTATION BUILDING

The building has a mix of Category 5, 5e, 6 cabling. Category 5 and 5e should be replaced.

There is a mix of old and new video surveillance cameras. The older Sony and Samsung cameras should be replaced.

There are blind spots inside and outside of the building that should be addressed, provided the Owner sees the need.

Network equipment is exposed to heat and debris that will shorten its lifespan.



ASSESSMENT SCORES TRANSPORTATION BUILDING

ARCHITECTURE	Rating	Possible	Suitability
B2010-Exterior Walls	2.50	4.00	63%
B2030-Exterior Doors	2.00	4.00	50%
B3010-Roofing	3.00	4.00	75%
C1010-Partitions	2.00	4.00	50%
C1030-Interior Doors	1.50	4.00	38%
Total	**11.00**	**20.00**	**55%**

ELECTRICAL	Rating	Possible	Suitability
D5020.30-Service Entrance Equipment	2.00	4.00	50%
D5030.50-Wiring Devices	2.00	4.00	50%
D5040.50 - Exterior Lighting	1.50	4.00	38%
D5040.50 - Interior Lighting	3.50	4.00	88%
Total	**9.00**	**16.00**	**56%**

INTERIORS	Rating	Possible	Suitability
C2010-Wall Finishes	1.50	4.00	38%
C2030-Flooring	2.50	4.00	63%
E2010.30-Casework	3.50	4.00	88%
Total	**7.50**	**12.00**	**63%**

MECHANICAL	Rating	Possible	Suitability
D3020-Heating Systems	2.50	4.00	63%
39.50	**2.50**	**4.00**	**63%**

PLUMBING	Rating	Possible	Suitability
D4010.10 - Water Based Fire Suppression	0.00	4.00	0%
D2010.20 - Domestic Water Equipment	1.50	12.00	13%
D2010.40 - Domestic Water Piping	1.50	8.00	19%
D2010.60 - Plumbing Fixtures	1.50	4.00	38%
D2050 - General Service Compressed Air	3.50	8.00	44%
E1010.10 - Vehicle Servicing Equipment	4.50	8.00	56%
D2060.50 - Processed Water Systems	2.50	4.00	63%
Total	**15.00**	**48.00**	**31%**

SITE	Rating	Possible	Suitability
G2020-Parking Lots	3.00	4.00	75%
G2030-Pedestrian Plazas and Walkways	2.50	4.00	63%
G2060.20-Fences and Gates	2.00	4.00	50%
G3030-Storm Sewer	3.00	4.00	75%
G5090-Other Site Systems & Equipment	1.50	4.00	38%
Total	**12.00**	**20.00**	**60%**

TECHNOLOGY	Rating	Possible	Suitability
D6010.30 Telecom Room Mechanical	2.00	4.00	50%
D7030 Electronic Video Surveillance	2.50	4.00	63%
D7050.10 Electronic Access Control	0.00	4.00	0%
Total	**4.50**	**12.00**	**38%**

FOOTBALL LOCKER BUILDING

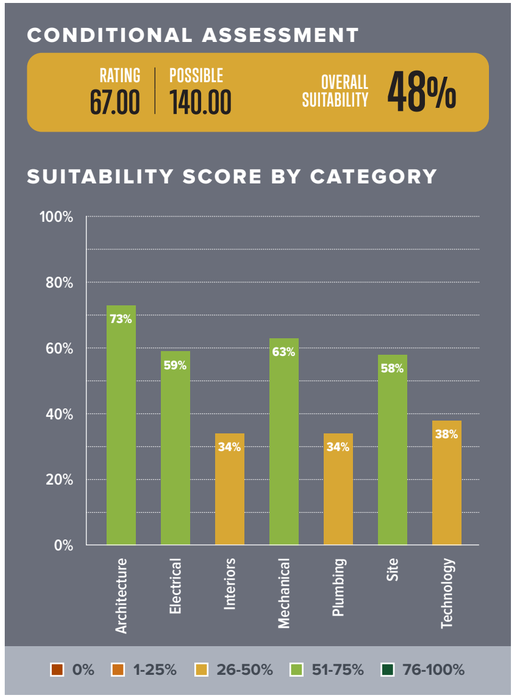
OVERALL ASSESSMENT

FOOTBALL LOCKER BUILDING

CONDITIONAL ASSESSMENT

RATING	POSSIBLE	OVERALL SUITABILITY
67.00	140.00	48%

SUITABILITY SCORE BY CATEGORY

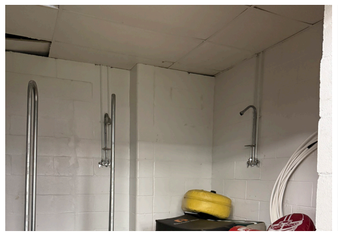


FOOTBALL LOCKER BUILDING

ARCHITECTURE ASSESSMENT

The exterior envelope of the building is in good condition on the upper brick portions. The lower integral colored split face block portion is in poor condition in several areas near the ramp. The mortar joints have cracked and opened allowing moisture into the wall. The white powdery surface discolorations are likely efflorescence and the black discoloration possible mold. Exterior doors were scratched and dented but functional.

The interior walls were a mix of block, poured concrete and gypsum wall board on the upper level. The block was rough in areas with some cracked mortar joints and peeled paint that had been painted over. The gypsum board walls had gouged corners in the locker room and along the corridor. Some interior doors still have knobs instead of lever handles. The ceiling tile areas on the lower level were sagging, missing and stained. The upper-level textured ceiling looked good. The lower-level showers had been taken over for storage. Windows were boarded up with shower piping in front of them. The ceiling and lights were not appropriate for a shower room.



ELECTRICAL ASSESSMENT

FOOTBALL LOCKER BUILDING

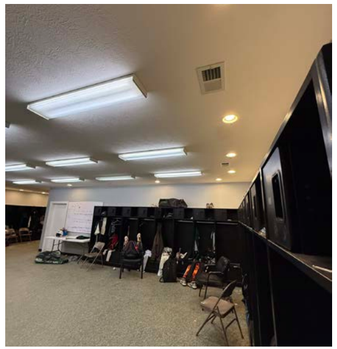
OVERALL: Most of the lighting is fluorescent. Exterior lights appear to be metal halides. Egress lighting appears to be minimal. Service entrance installation is not up to standard and a potential trip hazard. Original wiring devices before the addition/renovation need replaced. There is no fire alarm system in the building.

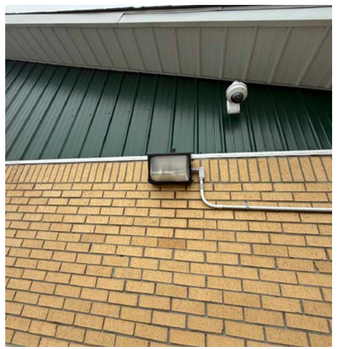
ELECTRICAL SERVICE / POWER DISTRIBUTION: Service entrance installation is not up to standard and is potentially a trip hazard for the egress path. The conduit goes up through the floor and over to the wall to a 400 Amp disconnect switch and a 400 Amp 120/240 load center. The load center is dated and near end of life. The load center in the locker room is in good condition but has minimal space.

LIGHTING: Most lighting is fluorescent. Exterior lights appear to be metal halides. Egress lighting spacing seems minimal.

GENERAL POWER: Wiring devices in the addition area seem adequate. The wiring devices original to the building need replaced.

FIRE ALARM SYSTEM: Does not exist.





FOOTBALL LOCKER BUILDING

INTERIORS ASSESSMENT

The building is in need of a refresh. The varsity locker room portion of the building has new resinous flooring that is in good condition but is not being regularly cleaned or maintained.

The casework within this space is residential grade, which is not recommended for this type of heavy traffic environment.

The JV locker space is in need of new finishes throughout.

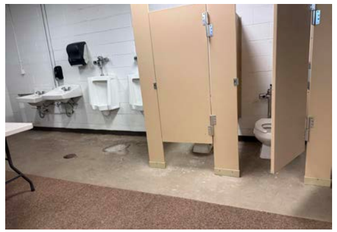
The urinals are too close to the lavatories and the existing concrete flooring is in need of repair.

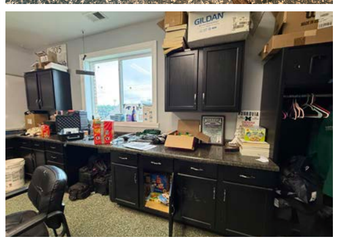
The carpet throughout is heavily worn and soiled, and the casework does not meet standard clearance requirements.

The concrete floor in the storage room needs substantial repairs.

In the corridor leading to the varsity locker room, the resinous flooring has deep gouges, and the door frames exhibit rusting and corrosion.

The windows are residential and need to be upgraded to commercial grade for increased longevity.





MECHANICAL ASSESSMENT

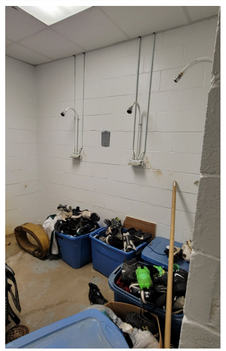
FOOTBALL LOCKER BUILDING

The building is conditioned by two DX split residential type units with electric heat. These units are in fair condition. The high-wall mini-split that conditions and dehumidifies the lower floor is in fair to poor condition and should be considered for replacement in the near future.

PLUMBING ASSESSMENT

FOOTBALL LOCKER BUILDING

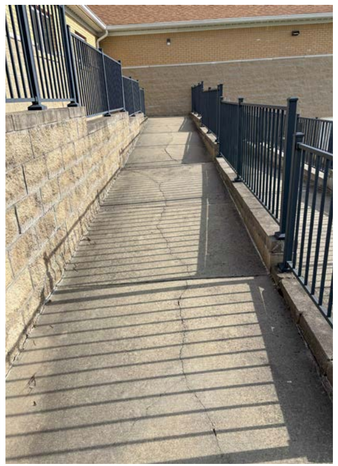
The plumbing and fire suppression systems are original construction, with parts of the original building built prior to 2004 and the addition built in 2014 with some repairs and replacement throughout. The domestic water equipment, including water heaters and circulation pumps, were in poor condition.

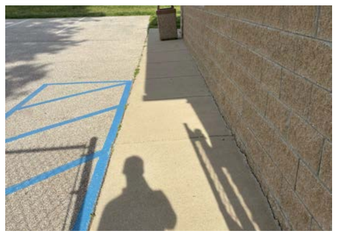


SITE ASSESSMENT

FOOTBALL LOCKER BUILDING

Overall, the site is in fair condition. The sidewalks around the western portion of the building are in good condition. The concrete plaza on the east side of the building is in good condition. The drainage rip rap swale on the north side of the building need to be redone as it has been overrun with silt and sediment. The large switchback ramp on the south side of the building is starting to settle, and some places are starting to crack and pull the concrete walks away from the retaining wall. It may need to be repaired or replaced before any more damage occurs.

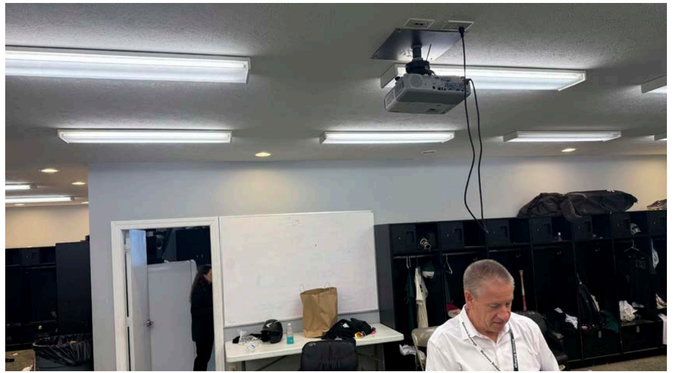


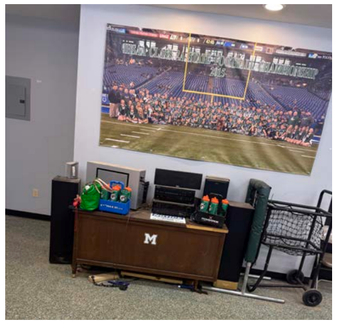


TECHNOLOGY ASSESSMENT

FOOTBALL LOCKER BUILDING

The building has limited technology. There is some exterior video surveillance and no electronic access control. Audio video systems are dated. Some equipment is not in use.





ASSESSMENT SCORES FOOTBALL LOCKER BUILDING

ARCHITECTURE	Rating	Possible	Suitability
B2010-Exterior Walls	3.00	4.00	75%
B2020-Exterior Windows	3.50	4.00	88%
B2030-Exterior Doors	3.00	4.00	75%
B3010-Roofing	3.50	4.00	88%
C1010-Partitions	2.50	4.00	63%
C1030-Interior Doors	3.00	4.00	75%
C2050-Ceiling Finishes	2.00	4.00	50%
Total	**20.50**	**28.00**	**73%**

ELECTRICAL	Rating	Possible	Suitability
D5020.30-Service Entrance Equipment	2.00	4.00	50%
D5030.50-Wiring Devices	2.50	4.00	63%
D5040.50 - Exterior Lighting	2.50	4.00	63%
D5040.50 - Interior Lighting	2.50	4.00	63%
Total	**9.50**	**16.00**	**59%**

INTERIORS	Rating	Possible	Suitability
C2010-Wall Finishes	1.00	4.00	25%
C2030-Flooring	4.00	12.00	33%
E2010.30-Casework	1.50	8.00	19%
E2020-Movable Furnishings	3.00	4.00	75%
Total	**9.50**	**28.00**	**34%**

MECHANICAL	Rating	Possible	Suitability
D3050-Facility HVAC Distribution Systems	2.50	4.00	63%
Total	**2.50**	**4.00**	**63%**

PLUMBING	Rating	Possible	Suitability
D2010.20 - Domestic Water Equipment	1.50	12.00	13%
D2010.40 - Domestic Water Piping	3.00	8.00	38%
D2010.60 - Plumbing Fixtures	3.00	8.00	38%
D2020.10 - Sanitary Sewerage Equipment	2.50	4.00	63%
D2020.30 - Sanitary Sewerage Piping	3.50	8.00	44%
Total	**13.50**	**40.00**	**34%**

SITE	Rating	Possible	Suitability
G2030.30 -Exterior Steps and Ramps	1.50	4.00	38%
G2030-Pedestrian Plazas and Walkways	3.00	4.00	75%
G3030-Storm Sewer	2.50	4.00	63%
Total	**7.00**	**12.00**	**58%**

TECHNOLOGY	Rating	Possible	Suitability
D6030-Audio-Video Communication	2.00	4.00	50%
D7030 Electronic Video Surveillance	2.50	4.00	63%
D7050.10 Electronic Access Control	0.00	4.00	0%
Total	**4.50**	**12.00**	**38%**

FOOTBALL RESTROOM + CONCESSIONS BUILDING

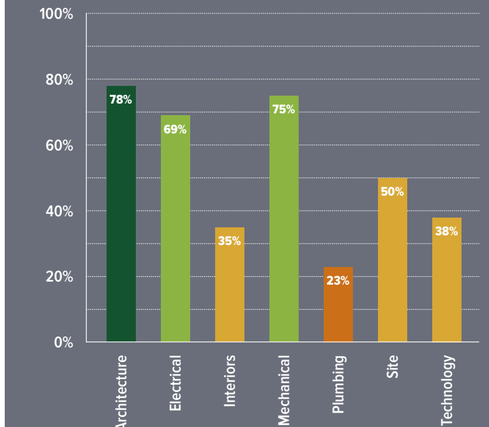
OVERALL ASSESSMENT

FOOTBALL RESTROOM + CONCESSIONS BUILDING

CONDITIONAL ASSESSMENT

RATING	POSSIBLE	OVERALL SUITABILITY
51.00	104.00	49%

SUITABILITY SCORE BY CATEGORY



FOOTBALL RESTROOM + CONCESSIONS BUILDING

ARCHITECTURE ASSESSMENT

The exterior envelope is in good overall condition.

There are some cracked mortar joints in the brick over the door lintels where no control joints were installed.

The door frame sealant joints have deteriorated and should be removed, and sealant replaced. The door frame head at the men's restroom has significant rust and should be evaluated further. The other doors look okay but are scuffed and could be repainted.

There is some discoloration on the split face block at the restroom screen walls from dirt coming off the precast caps.

The dimensional shingle roof appears to be in good condition.

There is cracked glass in one of the windows to the restroom.

The textured ceiling looks good.

ELECTRICAL ASSESSMENT

FOOTBALL RESTROOM + CONCESSIONS BUILDING

OVERALL: Lighting is mostly fluorescent. Exterior lights appear to be metal halides. Egress lighting appears to be minimal. Service entrance installation and panelboards are in good condition. Wiring devices are in good condition.

ELECTRICAL SERVICE / POWER DISTRIBUTION: The building has two 200-amp service entrance panelboards. The panelboards are in good shape and have a lot of spaces.

LIGHTING: Most lighting is fluorescent. Exterior lights appear to be metal halide. Egress lighting seems minimal.

GENERAL POWER: Wiring devices are in good condition. Minimal devices.

FIRE ALARM SYSTEM: Does not exist.

FOOTBALL RESTROOM + CONCESSIONS BUILDING

INTERIORS ASSESSMENT

The building is in good overall condition.

The fiberglass reinforced panel wall finish is in good condition as are the existing toilet partitions and fixtures.

The epoxy floor finish appears to be fairly new but is showing a good amount of wear and could benefit from a new finish treatment.

The proper clearances are met in the ADA restroom stalls.

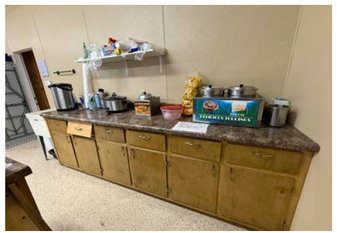
In the concessions space, the epoxy flooring is in good condition.

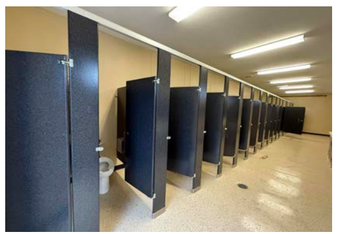
The plastic laminate on the existing casework is delaminating, and the standard clearances between casework runs is not met.

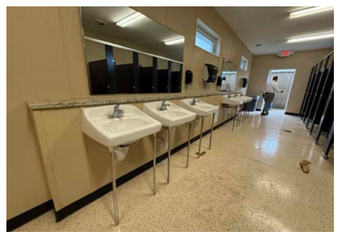
The casework is residential grade and needs to be commercial for this environment.

ADA clearances are not met at the main entry door due to the placement of the stove and other movable equipment.

A rework of this layout would benefit the space long-term.



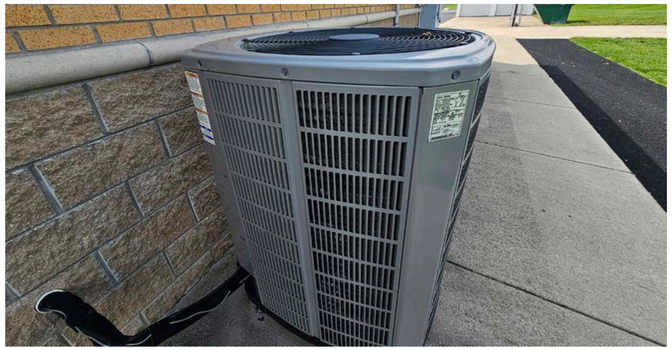




MECHANICAL ASSESSMENT

FOOTBALL RESTROOM + CONCESSIONS BUILDING

The building is conditioned by one DX split residential type unit with electric heat. This system is in fair condition.



FOOTBALL RESTROOM + CONCESSIONS BUILDING

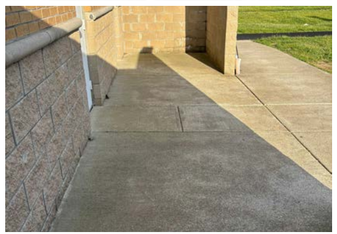
PLUMBING ASSESSMENT

The plumbing and fire suppression systems are of original construction, built in 2014, with some repairs and replacement throughout. The domestic water systems and equipment, including water heaters, were in poor condition.

SITE ASSESSMENT

FOOTBALL RESTROOM + CONCESSIONS BUILDING

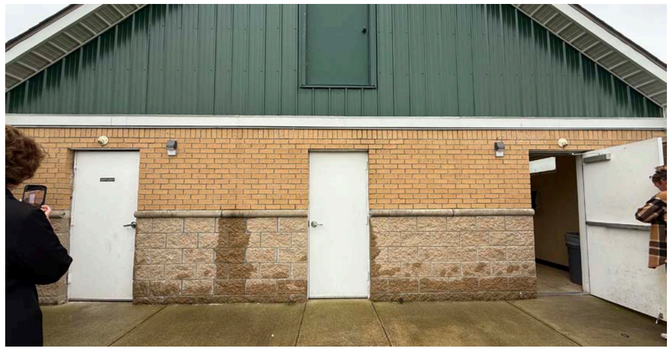
Overall, the site is in fair to good condition. The sidewalk between the pole vault runway and the building is non-compliant with ADA cross-slope requirements. The pavement and plaza around the east and south side of the building are in good condition. The concrete entrance to the restrooms is in good condition. Concrete south of the building by the storage garage is spalling and needs to be repaired. All concrete around the building could be powered washed to remove excess surface sediment and bring back to the original color. The storm structure to the north of the building contains moss and greenery growing within the structure. The lift station is in good condition, although it could be pumped and jetted for maintenance.



FOOTBALL RESTROOM + CONCESSIONS BUILDING

TECHNOLOGY ASSESSMENT

The building has limited technology. There is some exterior video surveillance and no electronic access control.



ASSESSMENT SCORES

FOOTBALL RESTROOM + CONCESSIONS BUILDING

ARCHITECTURE	Rating	Possible	Suitability
B2010-Exterior Walls	3.00	4.00	75%
B2020-Exterior Windows	2.50	4.00	63%
B2030-Exterior Doors	3.50	4.00	88%
B3010-Roofing	3.50	4.00	88%
C1010-Partitions	3.00	4.00	75%
Total	**15.50**	**20.00**	**78%**

ELECTRICAL	Rating	Possible	Suitability
D5020.30-Service Entrance Equipment	3.00	4.00	75%
D5030.50-Wiring Devices	3.00	4.00	75%
D5040.50 - Exterior Lighting	2.50	4.00	63%
D5040.50 - Interior Lighting	2.50	4.00	63%
Total	**11.00**	**16.00**	**69%**

INTERIORS	Rating	Possible	Suitability
C2010-Wall Finishes	2.50	4.00	63%
C2030-Flooring	3.00	4.00	75%
E2010.30-Casework	1.00	4.00	25%
E2020-Movable Furnishings	0.50	4.00	13%
Z1040.15-ADA Requirements	0.00	4.00	0%
Total	**7.00**	**20.00**	**35%**

MECHANICAL	Rating	Possible	Suitability
D3050-Facility HVAC Distribution Systems	3.00	4.00	75%
39.50	**3.00**	**4.00**	**75%**

PLUMBING	Rating	Possible	Suitability
D2010.20 - Domestic Water Equipment	0.50	12.00	4%
D2010.40 - Domestic Water Piping	3.00	8.00	38%
D2010.60 - Plumbing Fixtures	2.00	4.00	50%
Total	**5.50**	**24.00**	**23%**

SITE	Rating	Possible	Suitability
G2010-Roadways	2.50	4.00	63%
G2030-Pedestrian Plazas and Walkways	2.50	4.00	63%
G2060.40-Covers and Shelters	1.00	4.00	25%
Total	**6.00**	**12.00**	**50%**

TECHNOLOGY	Rating	Possible	Suitability
D7030 Electronic Video Surveillance	3.00	4.00	75%
D7050.10 Electronic Access Control	0.00	4.00	0%
Total	**3.00**	**8.00**	**38%**

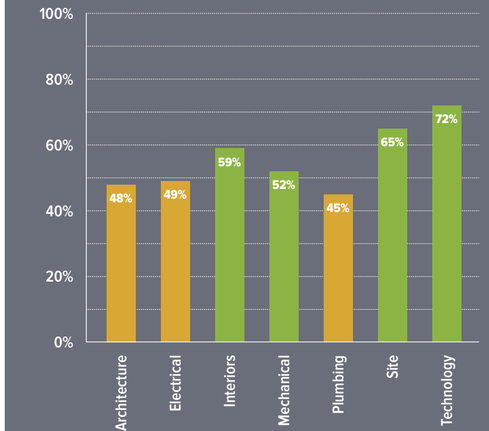
MONROVIA HIGH SCHOOL

OVERALL ASSESSMENT MONROVIA HIGH SCHOOL

CONDITIONAL ASSESSMENT

RATING	POSSIBLE	OVERALL SUITABILITY
297.00	516.00	58%

SUITABILITY SCORE BY CATEGORY



0% 1-25% 26-50% 51-75% 76-100%

MONROVIA HIGH SCHOOL ARCHITECTURE ASSESSMENT

The exterior building envelope has expanded over the years with several additions. The auditorium addition exterior masonry walls are in good condition. The older two-story classroom portion has open mortar joints at window and louver locations. There are areas of split-face block near the gym and wrestling that have cracked block and mortar joints. The brick and bullnose trim above are stained from dirt coming off the metal wall panels above. The metal wall panel near the entrance has algae staining at the base. There are areas of spalling brick where the face has popped off and significant cracks. Sealant in control joints is failing or gone in several areas. Windows in the metal wall panels at rooms 111 and 112 are missing pieces and there are dents that cut through the panels. The hollow metal doors range from fair to rust holes at the frame base at Door 4 and rust on the kitchen delivery door.

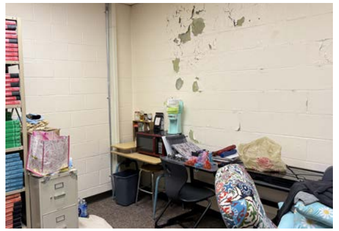
Roof types vary and are generally in poor condition. There is ballasted roof membrane visibly pulling away from the parapet and foam roof with open joints at protrusions that were covered. There is visible ponding in areas and no overflow drains. There are thru-wall scuppers that appear to be overflowing based on wall staining. There are multiple areas of stained ceiling tile throughout the older areas of the building suggesting multiple roof leaks.

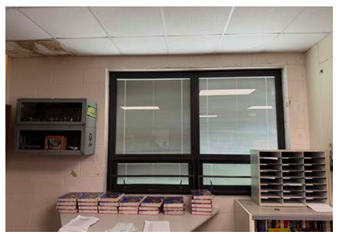
Classroom windows are aluminum in clear anodized and bronze anodized, with integral blinds and without. At least one of the windows in Rm 105 has rusted spacers between glass and should be reviewed further.

There are cracks in block in the kitchen. Several areas have severely blistering paint on the walls suggesting moisture intrusion. Further investigation is necessary to confirm the source of the problem.

Metal toilet partitions are rusting in some areas. The second floor does not have accessible stalls in the student restrooms.

The wood-framed, OSB faced walls, deck and deck framing in the AG and custodial areas would not be allowed in a non-sprinkled E-occupancy building under the current building code.





ELECTRICAL ASSESSMENT

MONROVIA HIGH SCHOOL

OVERALL: Lighting is in good shape but could use dimming and occupancy sensors. Spacing of emergency lighting does not seem adequate. Service entrance switchboards and power distribution panelboards from 1960-1985 need replaced. General power throughout the building needs upgraded. Fire alarm system needs replaced. Emergency power is not to code.

ELECTRICAL SERVICE / POWER DISTRIBUTION: Multiple service entrances to building. Two of the service entrance switchboards are past their life expectancy (1960s/1990s). The service entrance power distribution panelboard to the auditorium is in good shape (2017). Panelboards from 1960-1985 are past their life expectancy, panelboards from 1986-2005 are near their life expectancy, and panelboards from 2005-2017 are in pretty good shape.

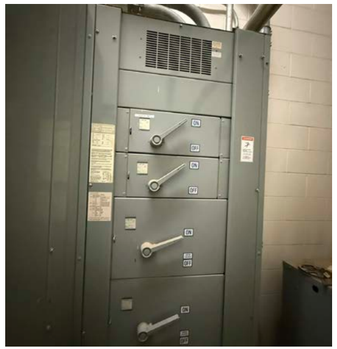
LIGHTING: New LED lighting throughout most of the interior of the building. Not all lights were upgraded, and some fixtures contain LED tubes. Interior emergency lighting spacing does not seem adequate. Exterior building lights appear to be metal halide fixtures, and not all exits have Egress lighting. No occupancy sensors or dimming throughout.

GENERAL POWER: Minimal outlets throughout the building. Some outlets are loose, do not work, or have circuit issues.

EMERGENCY LIFE SAFETY POWER: Not to code, currently life safety and equipment are combined on one automatic transfer switch. Natural gas generator is in good shape (2011 Caterpillar 62.5 kVA).

FIRE ALARM SYSTEM: Notifier 1990 or older. Past life expectancy. Minimal devices, spacing issues, and all devices do not meet ADA heights.

SITE LIGHTING: LED fixture heads on existing poles. Some poles are crumbling, and several poles are dented.



INTERIORS ASSESSMENT

MONROVIA HIGH SCHOOL

The gym and locker rooms are in great condition overall due to the updated flooring and wall finishes.

The administration suite was in good condition, which included vinyl wall covering throughout most of the space and floor finishes and solid wood case goods that have little signs of wear.

The casework in concessions is not commercial-grade and does not meet clearance requirements.

Classroom casework and furniture is generally in good condition.

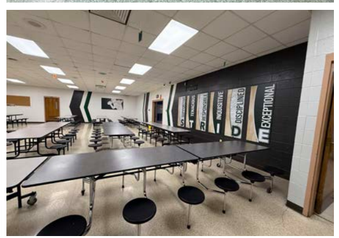
Not all carpet has been recently replaced in the classrooms but has held up well.

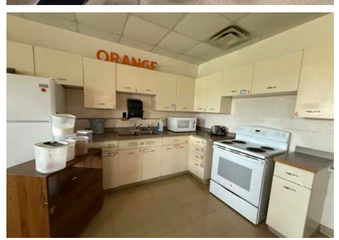
Classroom screens are in poor condition and are detaching from window casings.

The Foods Education classroom wall condition appears to be in disrepair and needs patching and new finishes.

The furniture in Foods shows wear as well as the existing casework.

Existing terrazzo flooring in the corridors and restrooms is in excellent overall condition.





MECHANICAL ASSESSMENT

MONROVIA HIGH SCHOOL

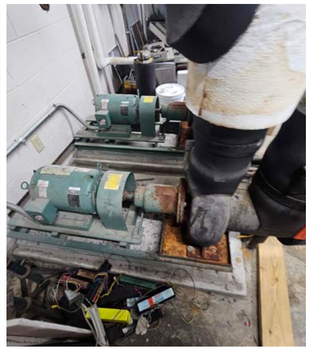
The mechanical system comprises DX air handlers with or without electric heat, a dual-temp hydronic system that provides heating or cooling to air handlers and VUVs, as well as packaged rooftop units and small split systems. The dual temp system provides heating via three electric boilers, two from 2006 that are in fair condition and one from 2022 in new condition. Chilled water is produced from two split Chillers in fair condition. One 100-ton chiller is from 2015 while the other 90-ton chiller is from 2006 and nearing the end of its expected service life. Primary chiller pumps are in good condition, but main dual temp pumps are in fair to poor condition. The dual temp pumps, 90-ton chiller, and 2006 boilers should be considered for replacement in the next five years.

The VUVs that condition many classrooms are in good condition and should remain. Classrooms not conditioned by VUVs are conditioned by fan-powered electric heat VAV boxes, all of which are in poor condition and should be replaced.

There are several types of air handlers, including packaged rooftop units, indoor split air handlers, indoor dual temp air handlers, and energy recovery units. Two rooftop cooling-only units provide air to VAV boxes at the high school and are in fair condition. Five indoor dual-temp units provide air to the high school main gym, multi-purpose room, and locker room and are in fair condition. Additionally, two split DX indoor air handlers with electric heat provide air to the library and offices. These units were manufactured in 2010, and the indoor units are in good condition while the outdoor units are in fair condition. Prior to vertical unit vent installation, outdoor air was provided by packaged rooftop units. Most of these have been abandoned; however, one still remains in use and is in poor condition. Two small energy recovery units with electric heat exist at the small gym locker rooms and are in fair to poor condition. Each of these units/systems are candidates for replacement in the next five years.

Exhaust fans throughout the building are near or at the end of their life and are candidates for replacement.

The building automation system is aged and does not have a front end that the operations staff can use. Actuators are failing and some equipment is running in hand. Recommend full replacement of controls system.



PLUMBING ASSESSMENT

MONROVIA HIGH SCHOOL

The plumbing and fire suppression systems are primarily original to the building (built in 1966) with some spot repairs throughout.

The domestic distribution system and equipment, including water softeners, heaters, and circulation pumps, have passed their life expectancy and should be considered for replacement.

Consideration should be given to sprinkling the entire building to bring the fire suppression systems up to current code requirements and provide a more comprehensive fire protection system.

The existing sanitary waste and storm drainage systems are in fair condition, but concealed piping should be scoped for a full evaluation.

The existing propane fuel gas system is in fair condition and comprises mostly steel pipe at select locations and applications but lacks sizing and distribution to take full advantage of the efficiencies gas equipment can use.

Plumbing fixtures are in poor to fair condition and appear to have had some trim replaced and china replaced.

SITE ASSESSMENT MONROVIA HIGH SCHOOL

Overall, the site is in fair to good condition. Hardscapes are structurally in good shape, with typical wear such as cracking and fading.

The site has positive drainage, although it lacks any stormwater storage facilities that would be required for future development projects.

Drainage swales need to be refreshed.

The parking lot does not meet ADA requirements.

A big issue on the high school site is traffic flow and pedestrian safety. To get into the building as a car rider, you must cross the traffic of parent dropoff and bus traffic.

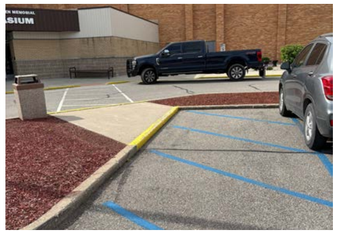
Kitchen deliveries can easily impede traffic. Parking lot striping severely faded.

Athletic facilities are in fair condition. The football field has good drainage and the grass is well grown. Field lighting is outdated, and multiple poles are starting to lean.

There are multiple low spots on the track that hold water.

The baseball and softball dugouts are in good condition; however, the baseball field has non-standard dimensions.



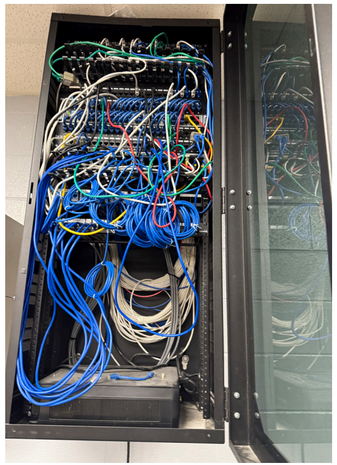



MONROVIA HIGH SCHOOL TECHNOLOGY ASSESSMENT

The high school building has a mix of Category 5, 5e, 6, and 6a data cabling. Category 5 and 5e should be replaced.

There is a mix of old and new video surveillance cameras. The older Sony and Samsung cameras should be replaced.

Most other systems are in good working order or already planned for to be upgraded.

ASSESSMENT SCORES MONROVIA HIGH SCHOOL

ARCHITECTURE	Rating	Possible	Suitability
B2010-Exterior Walls	1.00	4.00	25%
B2020-Exterior Windows	2.50	4.00	63%
B2030-Exterior Doors	1.50	4.00	38%
B3010-Roofing	1.00	4.00	25%
C1010-Partitions	2.50	4.00	63%
C1020-Interior Windows	3.00	4.00	75%
C1030-Interior Doors	2.00	4.00	50%
C2050-Ceiling Finishes	2.00	4.00	50%
Total	**15.50**	**32.00**	**48%**

ELECTRICAL	Rating	Possible	Suitability
D5010.10-Packaged Generator Assemblies	4.00	8.00	50%
D5020.30-Power Distribution	5.00	12.00	42%
D5020.30-Service Entrance Equipment	5.50	12.00	46%
D5030.50-Wiring Devices	1.50	4.00	38%
D5040.10-Lighting Control	1.50	4.00	38%
D5040.50 - Exterior Lighting	2.50	4.00	63%
D5040.50 - Interior Lighting	3.50	4.00	88%
D5040.50 - Site Lighting	3.50	4.00	88%
D5040.50 - Site Lighting Poles	2.00	4.00	50%
D5040.50-Life Safety Lighting	2.00	4.00	50%
D7050.10-Fire Detection and Alarm	0.50	4.00	13%
Total	**31.50**	**64.00**	**49%**

INTERIORS	Rating	Possible	Suitability
B2020-Exterior Windows	1.50	4.00	38%
C1090-Specialties	4.00	8.00	50%
C2010-Wall Finishes	11.50	20.00	58%
C2030-Flooring	20.50	24.00	85%
E2010.30-Casework	10.00	20.00	50%
E2020-Movable Furnishings	12.00	20.00	60%
Z1040.15-ADA Requirements	1.50	8.00	19%
Total	**61.00**	**104.00**	**59%**

MECHANICAL	Rating	Possible	Suitability
D3020-Heating Systems	2.00	4.00	50%
D3030-Cooling Systems	2.00	4.00	50%
D3050.13-Hydronic Piping	3.00	4.00	75%
D3050-Facility HVAC Distribution Systems	29.00	52.00	56%
D3060.30 Exhaust Air	2.50	8.00	31%
D8010.30-Building Automation Systems	1.00	4.00	25%
Total	**39.50**	**76.00**	**52%**

PLUMBING	Rating	Possible	Suitability
D2010.20 - Domestic Water Equipment	4.50	12.00	38%
D2010.40 - Domestic Water Piping	2.50	8.00	31%
D2010.60 - Plumbing Fixtures	3.00	8.00	38%
D3010.10 - Fuel Piping	4.00	8.00	50%
D4010.10 - Water Based Fire Suppression	3.50	4.00	88%
E1030.80 - Food Service Equipment	2.50	4.00	63%
Total	**20.00**	**44.00**	**45%**

SITE	Rating	Possible	Suitability
G1070.10-Grading	2.50	4.00	63%
G2010-Roadways	5.00	8.00	63%
G2020-Parking Lots	2.50	4.00	63%
G2030.30 -Exterior Steps and Ramps	6.00	8.00	75%
G2030-Pedestrian Plazas and Walkways	5.00	12.00	42%
G2050-Athletic, Recreational, and Playfield Areas	27.00	44.00	61%
G2060.20-Fences and Gates	3.50	4.00	88%
G2060.25-Site Furnishings	3.00	4.00	75%
G2060.30-Exterior Signage	3.00	4.00	75%
G2060.35-Flagpoles	3.00	4.00	75%
G2060.40-Covers and Shelters	19.50	32.00	61%
G2060.60-Retaining Walls	8.00	8.00	100%
G2080-Landscaping	2.00	4.00	50%

SITE (CONT.)	Rating	Possible	Suitability
G3010-Water Utilities	3.50	4.00	88%
G3020-Sanitary Sewer Utilities	3.50	4.00	88%
G3030.70-Storm Drainage Ponds and Reservoirs	0.00	4.00	0%
G3030-Storm Sewer	3.00	4.00	75%
G5090-Other Site Systems & Equipment	3.50	4.00	88%
Total	**103.50**	**160.00**	**65%**

TECHNOLOGY	Rating	Possible	Suitability
D6010.10 Communications Cabling Infrastructure	2.00	4.00	50%
D6010.20 WIFI	4.00	4.00	100%
D6010.30 Telecom Room Mechanical	2.50	4.00	63%
D6030.10 Classroom Audio-Video	3.00	4.00	75%
D6030.20 Sound System	6.00	8.00	75%
D6060.10 Intercom / Paging System	2.50	4.00	63%
D7010 Access Control and Intrusion Detection	4.00	4.00	100%
D7030 Electronic Video Surveillance	2.00	4.00	50%
Total	**26.00**	**36.00**	**72%**

MONROVIA MIDDLE SCHOOL

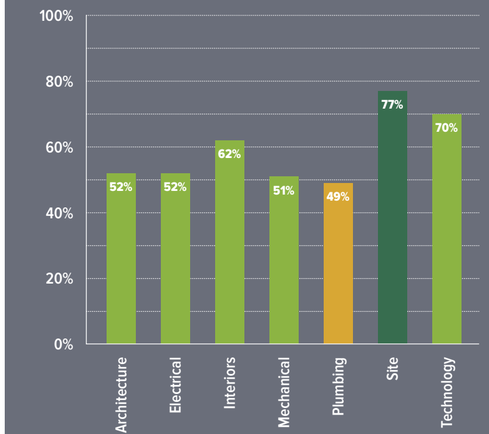
OVERALL ASSESSMENT

MONROVIA MIDDLE SCHOOL

CONDITIONAL ASSESSMENT

RATING	POSSIBLE	OVERALL SUITABILITY
236.50	408.00	58%

SUITABILITY SCORE BY CATEGORY



MONROVIA MIDDLE SCHOOL ARCHITECTURE ASSESSMENT

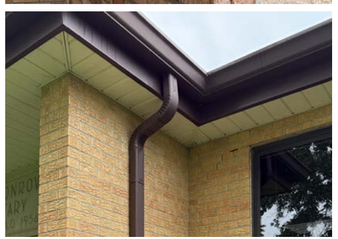
The exterior envelope has expanded over the years, with several additions since the original 1956 elementary portion. The gym addition's exterior masonry walls are in good condition. The older single-story classroom portions have open mortar joints at window and louver locations. There is significant brick spalling at the screen walls at the cafeteria delivery area and wing walls and scattered throughout the exterior brick walls. The metal fascia panel at the entrance has dents and faded panels. Sealant in control joints is failing or gone in several areas. The hollow metal doors at Entrance 2N is faded and rusting at the base. Doors to courtyard are missing weather stripping between doors. The kitchen delivery door is rusting.

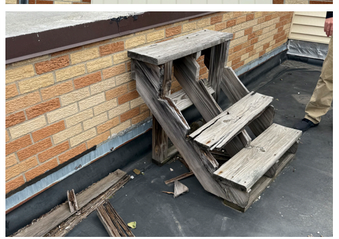
The roof types vary and are generally in poor condition. There is ballasted roof membrane visibly pulling away from the parapet. There are visible bubbles in the membrane roof and other areas with alligator cracking on the surface. There is ponding in areas and no overflow drains. A wood access stair is breaking apart, with exposed rusting nails on the membrane roof. There is staining on the metal soffits adjacent to the gutters. There are multiple areas of stained ceiling tile throughout the older areas of the building, suggesting multiple roof leaks.

Classroom windows are aluminum in clear anodized and bronze anodized, with integral blinds and without. There are ripped screens on several windows on the north classrooms on the exterior and in Room 124 on the interior. The windows should be reviewed further due to adjacent cracking brick, missing mortar at lintels.

The aluminum entrance systems appear to be in good condition but should be reviewed for sealant and weatherstripping.

Restrooms have blistering drywall at the base off the walls. Toilet partitions are newer plastic partitions in decent condition. It appears graffiti has already been buffed from the panels. There were no urinal screens between fixtures.





ELECTRICAL ASSESSMENT

MONROVIA MIDDLE SCHOOL

OVERALL: Lighting is in good shape but could use dimming and occupancy sensors. Spacing of emergency lighting does not seem adequate. MS courtyard service entrance switchboard is nearing end of life expectancy (ESMPP, 1990). General power throughout the building needs upgraded. Fire alarm system is nearing end of life expectancy.

ELECTRICAL SERVICE / POWER DISTRIBUTION: Multiple service entrances to building. MS Courtyard service entrance switchboard is nearing end of life expectancy (ESMPP, 1990). MS gym service entrance is in decent shape (MPP, 2004). Panelboards from 1960-1985 are past their life expectancy, panelboards from 1986-2005 are near their life expectancy, and panelboards from 2005-2017 are in good shape.

LIGHTING: New LED lighting throughout most of the interior of the building. Not all lights were upgraded, and some fixtures contain LED tubes. Interior emergency lighting spacing does not seem adequate. Exterior building lights appear to be metal halide fixtures, and not all exits have Egress lighting. No occupancy sensors or dimming throughout.

GENERAL POWER: Minimal outlets throughout the building.

EMERGENCY LIFE SAFETY POWER: Currently tapped ahead of main switchboard. Not ideal.

FIRE ALARM SYSTEM: Notifier 2005. Nearing end of life expectancy. Minimal devices and spacing issues.

SITE LIGHTING: LED fixture heads on existing poles. In good shape.

MONROVIA MIDDLE SCHOOL

INTERIORS ASSESSMENT

The administrative suite is generally in good condition. Some vinyl wall covering is peeling, and a portion of the casework needs to be repaired or replaced, but overall, existing finishes and furniture are in good condition.

The walk-off carpet in vestibules is heavily soiled and needs to be replaced with carpet designed for vestibules.

The original terrazzo in corridors is in very good condition. Terrazzo in student restrooms shows deterioration around fixtures and needs to be repaired and revitrified.

General classrooms are in fair condition due to the wall and floor finishes needing to be replaced due to excessive wear.

Classroom walls exhibit patches of glue from removed fixtures and spot damage to CMU walls. The art room walls have peeling paint and the furniture is in poor condition.

The casework in the art room is not commercial grade and shows excess wear.

The cafeteria, which is shared with the high school, is in excellent condition. The floor and wall finishes, including specialty graphics, have recently been updated and the existing terrazzo is in good condition.

Performing Arts spaces are in excellent condition as that addition is relatively new.

MECHANICAL ASSESSMENT

MONROVIA MIDDLE SCHOOL

The mechanical systems consist of vertical unit ventilators (VUVs) at most classrooms, an air handler that provides air to VAV boxes that serve classrooms and offices, as well as two air handlers that serve the middle school gym and locker area.

The air handlers are both indoor split DX cooling electric heat units in fair to poor condition. The office VAV boxes are provided air by a rooftop air handler with a split DX coil that is in fair to poor condition. All three of these air handlers are candidates for replacement in the next five years. The VAV boxes that serve classrooms and offices are beyond the end of their service life and should be replaced. The VUVs in the classrooms were replaced in the last 10 to 15 years and are in good to fair condition.

The VUVs receive their heating and cooling from the central plant at the high school. Building automation system comments and central plant comments can be found under the high school summary.

Several shared spaces exist that are occupied by the middle school and high school, including the AG area, weight room and wrestling, auditorium and cafeteria. Two heating and ventilation only units exist in the Ag/Building Trades area. These units are candidates for replacement due to their age, their poor condition and the fact that they do not have cooling. Four packaged DX/electric rooftop units provide air to the auditorium; these units are in good condition and should remain. Four packaged Trane air source heat pump units provide heating and cooling to the wrestling and weight rooms. These units are from 2017 and are in fair condition, but operations staff reports having many issues with the units. Expected service life for this type of equipment is 15 years, so they are approximately halfway through their life. The cafeteria is conditioned by a DX split, electric heat indoor air handler. The indoor unit is in good condition, and the outdoor unit is in fair condition.

MONROVIA MIDDLE SCHOOL

PLUMBING ASSESSMENT

The plumbing and fire suppression systems were originally constructed in 1957 and largely renovated in 2004, with an addition to build the auditorium in 2017.

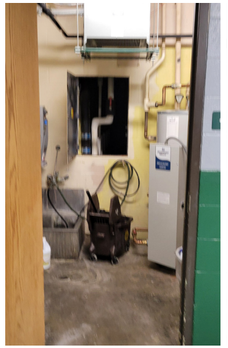
The domestic distribution system and equipment, including water softeners, heaters, and circulation pumps, have passed their life expectancy and should be considered for replacement.

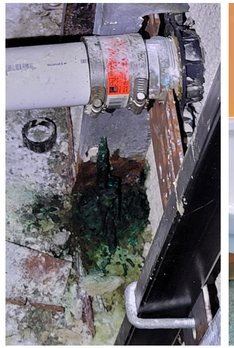
Consideration should be given to sprinkling the entire building to bring the fire suppression systems up to current code requirements and provide a more comprehensive fire protection system.

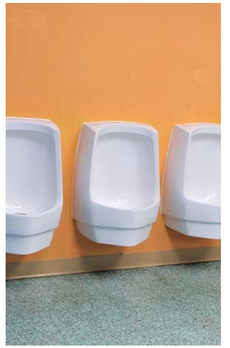
The existing sanitary waste and storm drainage systems are in fair condition, but concealed piping should be scoped for a full evaluation.

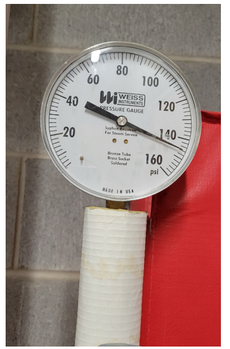
The existing propane fuel gas system is in fair condition and comprises mostly steel pipe at select locations and applications but lacks sizing and distribution to take full advantage of the efficiencies that gas equipment can utilize.

Plumbing fixtures are in poor to fair condition and appear to have had some trim replaced and china replaced. Odors were observed in restrooms and attributed to waterless urinals and/or leaks in the waste piping.









SITE ASSESSMENT

MONROVIA MIDDLE SCHOOL

The middle school site is in fair to good condition overall.

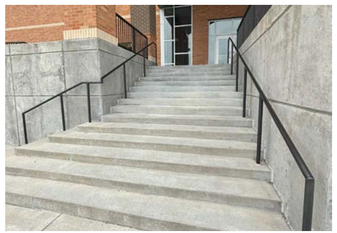
The ramp and stairs to the main entrance are in good condition.

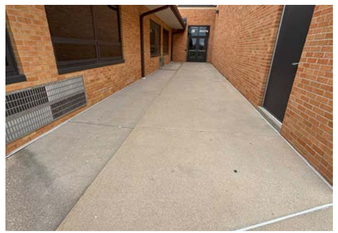
The lot pavement is in fair condition, with slight alligator cracking and faded striping.

Stormwater quality unit was recently built as well as stormwater basin. The basin doesn't detain water.

The parking lot has positive drainage, with drainage inlets in fair condition.

The transformer and pad are leaning heavily.





TECHNOLOGY ASSESSMENT

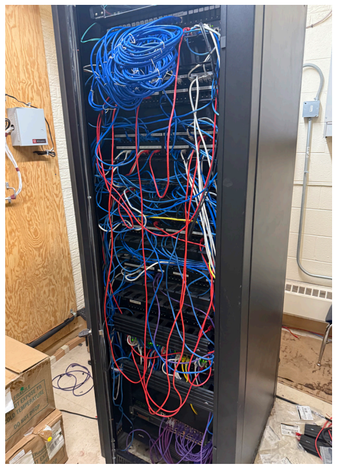
MONROVIA MIDDLE SCHOOL

The building has a mix of Category 5, 5e, 6, and 6a data cabling. Category 5 and 5e should be replaced.

There is a mix of old and new video surveillance cameras. The older Sony and Samsung cameras should be replaced.

The gym sound system is getting dated.

Most other systems are in good working order or already planned for to be upgraded.



ASSESSMENT SCORES MONROVIA MIDDLE SCHOOL

ARCHITECTURE	Rating	Possible	Suitability
B2010-Exterior Walls	1.00	4.00	25%
B2020-Exterior Windows	2.50	4.00	63%
B2030-Exterior Doors	2.50	4.00	63%
B3010-Roofing	1.00	4.00	25%
C1010-Partitions	2.50	4.00	63%
C1020-Interior Windows	3.00	4.00	75%
C1030-Interior Doors	2.00	4.00	50%
C2050-Ceiling Finishes	2.00	4.00	50%
Total	**16.50**	**32.00**	**52%**

ELECTRICAL	Rating	Possible	Suitability
D5010.10-Packaged Generator Assemblies	4.00	8.00	50%
D5020.30-Power Distribution	5.00	12.00	42%
D5020.30-Service Entrance Equipment	4.50	8.00	56%
D5030.50-Wiring Devices	1.50	4.00	38%
D5040.10-Lighting Control	1.50	4.00	38%
D5040.50 - Exterior Lighting	2.50	4.00	63%
D5040.50 - Interior Lighting	3.50	4.00	88%
D5040.50 - Site Lighting	3.50	4.00	88%
D5040.50 - Site Lighting Poles	2.00	4.00	50%
D5040.50-Life Safety Lighting	2.00	4.00	50%
D7050.10-Fire Detection and Alarm	1.00	4.00	25%
Total	**31.00**	**60.00**	**52%**

INTERIORS	Rating	Possible	Suitability
C1090-Specialties	7.50	16.00	47%
C2010-Wall Finishes	20.00	32.00	63%
C2030-Flooring	28.00	40.00	70%
C2040-Stair Finishes	3.50	4.00	88%
E2010.30-Casework	15.00	24.00	63%
E2020-Movable Furnishings	15.00	28.00	54%
Total	**89.00**	**144.00**	**62%**

MECHANICAL	Rating	Possible	Suitability
D3020-Heating Systems	2.00	4.00	50%
D3030-Cooling Systems	2.00	4.00	50%
D3050.13-Hydronic Piping	3.00	4.00	75%
D3050-Facility HVAC Distribution Systems	22.00	40.00	55%
D3060.30 Exhaust Air	2.50	8.00	31%
D8010.30-Building Automation Systems	1.00	4.00	25%
Total	**32.50**	**64.00**	**51%**

PLUMBING	Rating	Possible	Suitability
D2010.20 - Domestic Water Equipment	6.00	12.00	50%
D2010.40 - Domestic Water Piping	2.50	8.00	31%
D2010.60 - Plumbing Fixtures	3.00	8.00	38%
D2020.30 - Sanitary Sewerage Piping	2.00	4.00	50%
D3010.10 - Fuel Piping	4.00	8.00	50%
D4010.10 - Water Based Fire Suppression	3.50	4.00	88%
E1030.80 - Food Service Equipment	2.50	4.00	63%
Total	**23.50**	**48.00**	**49%**

SITE	Rating	Possible	Suitability
G2020-Parking Lots	3.00	4.00	75%
G2030.30 -Exterior Steps and Ramps	3.00	4.00	75%
G2030-Pedestrian Plazas and Walkways	4.00	4.00	100%
G2080-Landscaping	2.50	4.00	63%
G3010-Water Utilities	3.50	4.00	88%
G3020-Sanitary Sewer Utilities	3.00	4.00	75%
G3030.70-Storm Drainage Ponds and Reservoirs	3.00	4.00	75%
G3030-Storm Sewer	2.50	4.00	63%
Total	**24.50**	**32.00**	**77%**

TECHNOLOGY	Rating	Possible	Suitability
D6010.10 Communications Cabling Infrastructure	2.00	4.00	50%
D6010.20 WIFI	4.00	4.00	100%
D6030.10 Classroom Audio-Video	3.00	4.00	75%
D6030.20 Sound System	3.00	4.00	75%
D6060.10 Intercom / Paging System	2.50	4.00	63%
D7010 Access Control and Intrusion Detection	3.00	4.00	75%
D7030 Electronic Video Surveillance	2.00	4.00	50%
Total	**19.50**	**28.00**	**70%**

MONROVIA ELEMENTARY SCHOOL

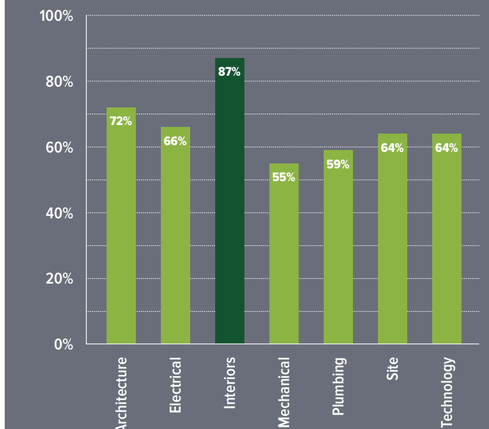
OVERALL ASSESSMENT

MONROVIA ELEMENTARY SCHOOL

CONDITIONAL ASSESSMENT

RATING	POSSIBLE	OVERALL SUITABILITY
225.00	324.00	69%

SUITABILITY SCORE BY CATEGORY



0% 1-25% 26-50% 51-75% 76-100%

MONROVIA ELEMENTARY SCHOOL

ARCHITECTURE ASSESSMENT

The overall exterior building envelope is in good condition. The exterior walls are red and tan brick with limestone or precast trim at the entrance columns and site wall caps. The trim has atmospheric dirt staining that could be cleaned. The tan brick mortar joints also have a few areas of staining. Door 3 has cracked mortar at the lintel, and the mortar at Door at the lintel is beginning to crack.

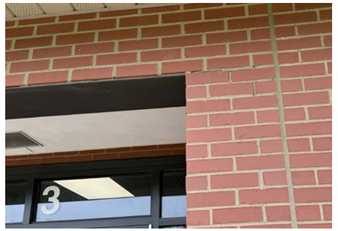
The sloped metal roof has raised seam panels with gutters, downspouts, and snow guards. There is some staining on the gutters but it looks like dirt from the gutter straps. The roof looks to be in good condition.

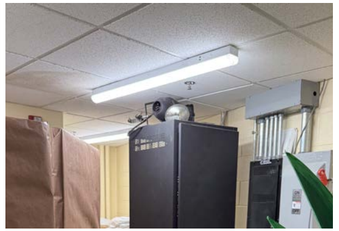
Classroom windows are double glazed with integral blinds between the glass set in aluminum frames. They have an awning project-out operable lower portion with screens on the inside. The cam lift handles are accessed through a hinged screen wicket at the base of the window. The dark aluminum frames are faded on the exterior. The aluminum entrance systems around the building are in good condition. The exterior hollow metal doors and frames at service entrances were in good condition.

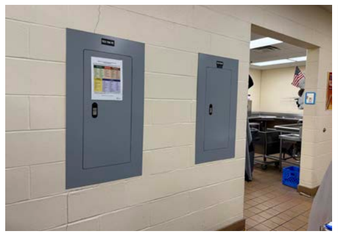
There is significant vinyl wallcovering peeling around the widows on all sides in rooms 103, 104, and 105. Further investigation is necessary to confirm the source of the problem.

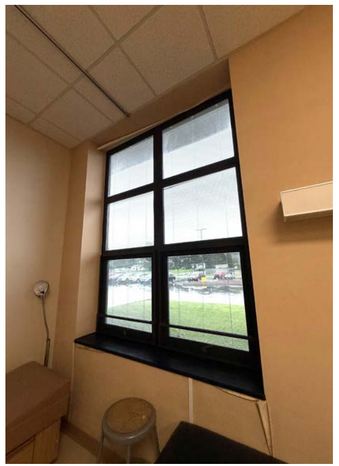
The media center entrance bulkhead has open vertical joints at the corners. There are vertical cracks in blocks in three locations in the kitchen and stained ceiling tiles in a few locations in the building, including the Door 6 vestibule, the storage room adjacent to the stage, and Room 109. Further investigation is necessary to confirm the source of these items.

The plastic toilet partitions in at least one of the restrooms have heat sink trim piece detaching from the bottom of the panel and a door is sagging.









ELECTRICAL ASSESSMENT

MONROVIA ELEMENTARY SCHOOL

OVERALL: Lighting is in good shape overall but could use dimming and occupancy sensors. Spacing of the emergency lighting does not seem adequate. Service entrances to the main building and fire pump are in decent shape. General power throughout the building appears adequate. Fire alarm system is nearing end of life expectancy.

ELECTRICAL SERVICE / POWER DISTRIBUTION: The main service entrance to the building is a 3,000-amp Siemens switchboard (2004), but the section ratings vary on the switchboard. The panelboards from 2005-2017 are in decent shape.

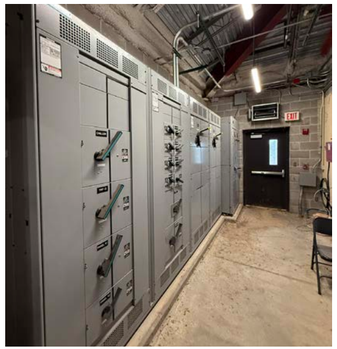
LIGHTING: There is new LED lighting throughout most of the interior of the building. Not all lights were upgraded, and some fixtures contain LED tubes. Interior emergency lighting spacing does not seem adequate. Exterior building lights are retrofitted LED, and not all exits have egress lighting. There were no occupancy sensors or dimming throughout.

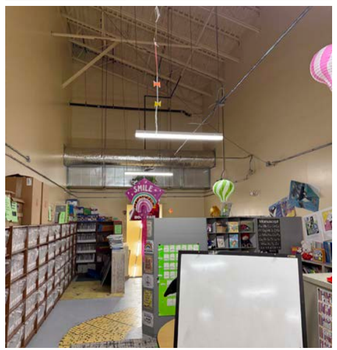
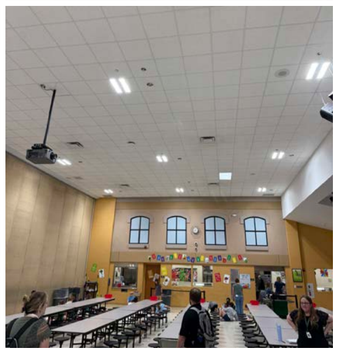
GENERAL POWER: Quantity seems adequate. Gray devices with stainless steel cover plates.

EMERGENCY LIFE SAFETY POWER: Currently tapped ahead of main switchboard. Not ideal.

FIRE ALARM SYSTEM: Notifier 2005. Nearing end of life expectancy. Minimal devices, spacing does not seem adequate.

SITE LIGHTING: LED fixture heads on existing poles. In good shape.



MONROVIA ELEMENTARY SCHOOL

INTERIORS ASSESSMENT

The overall interior condition of the elementary school is excellent due to the building age and upkeep.

General classrooms are in great condition. Most classrooms have original broadloom carpet that is stained in some areas and starting to show wear.

Some vinyl composition flooring in the classrooms shows cracking and happens where there are expansion joints.

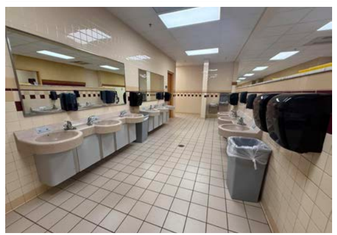
The broadloom carpet in a few classrooms shows rippling but could be remedied with carpet tile.

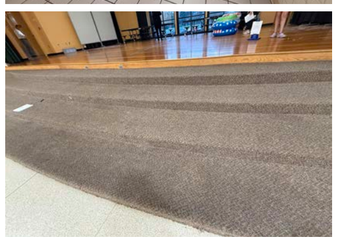
Classroom casework and equipment meet standard clearance requirements. The casework, furniture, and visual display units show minimal to no wear.

Ganged restrooms meet proper clearances, and existing finishes and fixtures have been well-cared-for and are in good condition.

The wall protection in the corridors is showing dirt buildup from handprints and general use, but a thorough cleaning will renew the durable wall finish.








MECHANICAL ASSESSMENT

MONROVIA ELEMENTARY SCHOOL

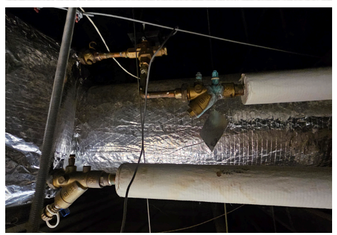
The mechanical systems are original to the building built in 2004. The central plant systems consist of an air-cooled chiller in poor condition, electric boilers that are aged but in relatively fair condition, and pumps in fair to poor condition. The chiller and heating water pumps are candidates for replacement, and the boilers and chilled water pumps should be considered for replacement in the next five years.

Air handling units are in fair condition for their age and should be considered for refurbishment, including service and cleaning, but do not require replacement. Fan-powered VAV boxes that provide individual room control are in poor condition; however, the maintenance staff has become comfortable servicing and repairing these units as they fail in this building. A full replacement of VAV boxes can be avoided if it is acceptable to let the maintenance staff continue to repair these units as needed.

Unit heaters and convectors appear to be in fair condition. Eight exhaust fans on the roof are in fair to poor condition. It is recommended these fans be replaced in the next five years due to their age, exterior exposure, and difficulty of access.

One classroom exists on the mezzanine floor that does not have supply air. It is recommended the plenum return be extended out of this room and a VAV box added to AHU-1 to provide supply air to the space.

The building automation system is in poor condition and should be replaced, along with actuators, VFDs and VAV valves. Actuators are taking a long time to function, VAV valves were installed incorrectly (the wrong type of valve was used), and VFDs are in poor condition. The system is 20 years old and obsolete.



PLUMBING ASSESSMENT

MONROVIA ELEMENTARY SCHOOL

The plumbing and fire suppression systems are primarily original to the building (built in 2004).

The domestic distribution system is approximately halfway through the life expectancy and should be considered for replacement in the next 20 years.

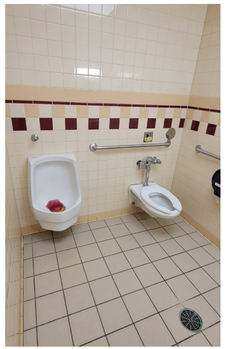
The domestic water equipment, including water softeners, heaters, and circulation pumps, were in fair condition.

The existing fire suppression system appeared to be in good working order and could be evaluated to remove booster system based on current municipal pressures at the site.

The existing sanitary waste and storm drainage systems are in fair condition, but concealed piping should be scoped for a full evaluation.

The existing propane fuel gas system is in fair condition and comprised of mostly steel pipe at select locations and applications but lacks sizing and distribution to take full advantage of the efficiencies that gas equipment can utilize.

Plumbing fixtures are in poor to fair condition and appear to have had some trim and china replaced.



SITE ASSESSMENT

MONROVIA ELEMENTARY SCHOOL

Overall, the elementary site is in good condition.

Parking lot pavement and walks are in fair to good structural condition.

The brick paver area is beginning to settle and become uneven.

Curb ramps are in fair shape.

Site signage is in fair condition, although slightly outdated.

The site has positive drainage, and both dry detention basins are in working order. Neither basin contains an outlet control structure, which will be required for future projects to control stormwater release rates.

Playground equipment is semi-outdated but in fair to good condition. Playground surfacing is outdated and could be refreshed. Playground hard surfacing is in good condition.

Site staging for pickup/dropoff backs up vehicles onto one lane of traffic. This can prohibit site access for emergency vehicles.

The lift station is in fair to good condition, although it could use a full clean and jet to remove trash and debris.

TECHNOLOGY ASSESSMENT

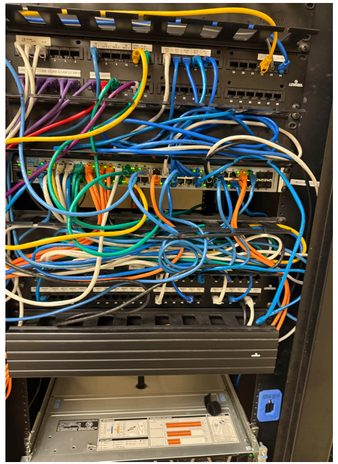
MONROVIA ELEMENTARY SCHOOL

The elementary school has a mix of Category 5, 5e, 6, and 6a data cabling. Category 5 and 5e should be replaced.

There is a mix of old and new video surveillance cameras. The older Sony and Samsung cameras should be replaced.

Most exterior doors are not monitored for position. Best practice would be to have all exterior doors tied into the access control system and alerted when open during school hours.

Most other systems are in good working order or already planned to be upgraded.



ASSESSMENT SCORES MONROVIA ELEMENTARY SCHOOL

ARCHITECTURE	Rating	Possible	Suitability
B2010-Exterior Walls	2.50	4.00	63%
B2020-Exterior Windows	2.50	4.00	63%
B2030-Exterior Doors	3.00	4.00	75%
B3010-Roofing	3.00	4.00	75%
C1010-Partitions	2.00	4.00	50%
C1020-Interior Windows	3.50	4.00	88%
C1030-Interior Doors	3.50	4.00	88%
C2050-Ceiling Finishes	3.00	4.00	75%
Total	**23.00**	**32.00**	**72%**

ELECTRICAL	Rating	Possible	Suitability
D5020.30-Power Distribution	3.00	4.00	75%
D5020.30-Service Entrance Equipment	7.50	12.00	63%
D5030.50-Wiring Devices	2.50	4.00	63%
D5040.10-Lighting Control	1.50	4.00	38%
D5040.50 - Exterior Lighting	3.00	4.00	75%
D5040.50 - Interior Lighting	3.50	4.00	88%
D5040.50 - Site Lighting	3.50	4.00	88%
D5040.50 - Site Lighting Poles	3.00	4.00	75%
D5040.50-Life Safety Lighting	2.00	4.00	50%
D7050.10-Fire Detection and Alarm	2.00	4.00	50%
Total	**31.50**	**48.00**	**66%**

INTERIORS	Rating	Possible	Suitability
C1090-Specialties	7.00	8.00	88%
C2010-Wall Finishes	21.00	24.00	88%
C2030-Flooring	23.50	28.00	84%
C2040-Stair Finishes	4.00	4.00	100%
E2010.30-Casework	6.50	8.00	81%
E2020-Movable Furnishings	7.00	8.00	88%
Z1040.15-ADA Requirements	7.50	8.00	94%
Total	**76.50**	**88.00**	**87%**

MECHANICAL	Rating	Possible	Suitability
D3020-Heating Systems	2.50	4.00	63%
D3030-Cooling Systems	1.00	4.00	25%
D3050.11-Hot Water Distribution	2.00	4.00	50%
D3050.12-Chilled Water Distribution	2.50	4.00	63%
D3050.13-Hydronic Piping	3.00	4.00	75%
D3050-Facility HVAC Distribution Systems	9.00	16.00	56%
D3060.30 Exhaust Air	2.50	4.00	63%
D3060.60-Air-to-Air Energy Recovery	3.00	4.00	75%
D8010.30-Building Automation Systems	1.00	4.00	25%
Total	**26.50**	**48.00**	**55%**

PLUMBING	Rating	Possible	Suitability
D2010.20 - Domestic Water Equipment	4.50	12.00	38%
D2010.40 - Domestic Water Piping	6.50	8.00	81%
D2010.60 - Plumbing Fixtures	2.50	4.00	63%
D4010.10 - Water Based Fire Suppression	3.00	4.00	75%
E1030.80 - Food Service Equipment	2.50	4.00	63%
Total	**19.00**	**32.00**	**59%**

SITE	Rating	Possible	Suitability
G2010-Roadways	2.00	4.00	50%
G2020-Parking Lots	3.50	4.00	88%
G2030-Pedestrian Plazas and Walkways	3.00	4.00	75%
G2050.50-Playfield Areas	4.00	8.00	50%
G2060.40-Covers and Shelters	3.00	4.00	75%
G2080-Landscaping	2.00	4.00	50%
G3020-Sanitary Sewer Utilities	2.50	4.00	63%
G3030.70-Storm Drainage Ponds and Reservoirs	2.00	4.00	50%
G3030-Storm Sewer	3.00	4.00	75%
G5090-Other Site Systems & Equipment	3.00	4.00	75%
Total	**28.00**	**44.00**	**64%**

TECHNOLOGY	Rating	Possible	Suitability
D6010.10 Communications Cabling Infrastructure	2.00	4.00	50%
D6010.20 WIFI	4.00	4.00	100%
D6010.30 Telecom Room Mechanical	2.50	4.00	63%
D6030.10 Classroom Audio-Video	3.00	4.00	75%
D6030.20 Sound System	3.00	4.00	75%
D6060.10 Intercom / Paging System	2.50	4.00	63%
D7010 Access Control and Intrusion Detection	1.50	4.00	38%
D7030 Electronic Video Surveillance	2.00	4.00	50%
Total	**20.50**	**32.00**	**64%**

EXISTING VACANT LAND ASSESSMENT

EXISTING VACANT LAND ASSESSMENT

Monroe-Gregg School District owns additional vacant land on their campus; these four properties are indicated on the Existing Vacant Land Map on the following page. A description of each property, along with a brief assessment of buildability, is provided below.

PROPERTIES 1 AND 2

BUILDABILITY SCORE: 4/5

These properties are mostly tilled, generally low slope, farmland, with a grassy hill covering the southern portion. Property 1 contains the stormwater outlet device for the high school and athletics site. Properties 1 and 2 drain to the southeast. The northern portions of the properties would be good candidates for stormwater control, parking, or future building. The top layer of soil would need to be stripped due to it being tilled farmland. These sites are undeveloped, so any new construction would need to meet new local requirements for stormwater capture, including water quality and quantity. Utilities could be pulled from Gordan Street or from the main school campus. Additional research for the best option for utilities would be needed.

PROPERTY 3

BUILDABILITY SCORE: 1.5/5

This heavily wooded site has a large electric transmission line and easement running from southwest to northeast. This easement takes a large portion of the property and restricts the overall constructability of the site. The property has around 30 feet of undulation. To build on this site, trees would need to be cleared and mass grading would need to be completed. Utilities would need to be brought to the site from the main school property. Additional research for the best option for utilities would be needed.

PROPERTY 4

BUILDABILITY SCORE: 0.5/5

Property 4 is a street-front hilly grassy site, with the same transmission line, as well as an internet tower and driveway to the tower. With these two items on site, it would be very difficult to build much of any structure on the site. However, with the help of Property 3, an entrance off of SR 39 could be constructed to bring vehicles onto the south side of the main school campus drive. This could increase and improve site circulation, though this would require tree clearing and grading to make a usable drive. Additional research for the best option for utilities would be needed, if a structure requiring utilities was planned for this site.

EXISTING VACANT LAND ASSESSMENT

SECTION 04

ENERGY ASSESSMENT

Schmidt Associates has performed an energy bill analysis to provide preliminary insight into recent energy consumption at the six buildings studied in this report. For the school buildings, this report breaks down the analysis to the meter level to provider further insight at a more detailed level. These meter level sections also offer possible areas that can be investigated for energy savings.

ENERGY PERFORMANCE SUMMARY

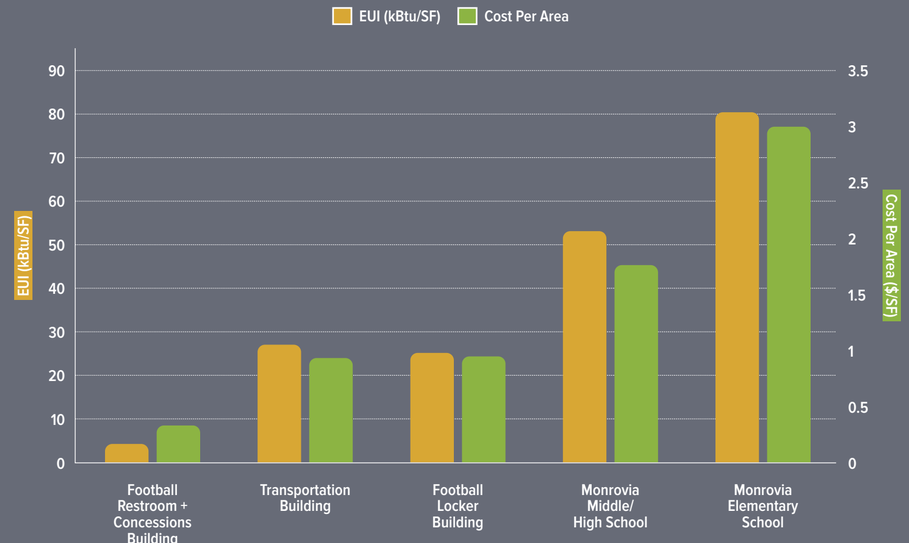
The table below summarizes the energy performance of each building. Each of the buildings is fully electric; thus, the energy performance metrics are based only on electric data. The building's annual electric usage has been converted to kBtu and is normalized by square footage. The annual electrical cost has also been normalized by square footage. Both Monrovia Elementary School and Monrovia Middle/High School have an energy use intensity (EUI) that is greater than the national median value of 48.5 kBtu/SF, indicating opportunities for energy savings. Typically, school buildings have a cost/square foot of less than $1.50; therefore, both school buildings offer opportunities for energy savings and cost reduction since the elementary school is at $2.99/SF and the middle/high school is at $1.76/SF. The other buildings are smaller and have less activity, resulting in lower energy use; however, there are still opportunities for energy savings at these buildings.

BUILDING ENERGY PERFORMANCE SUMMARY

Building	Annual Use (kBtu)	Energy Use Intensity (kBtu/ft²)	Annual Cost ($)	Annual Cost Per Area ($/ft²)	Building Floor Area (ft²)
Transportation Center	89,001	26.97	$3,087	$0.94	3,300
Football Locker Building	166,643	25.25	$6,306	$0.96	6,600
Football Restrooms + Concession Building	9,565	4.30	$753	$0.34	2,222
Monrovia Middle/High School	12,666,869	52.97	$421,104	$1.76	239,129
Monrovia Elementary School	7,633,657	80.31	$283,880	$2.99	95,048

BUILDING PERFORMANCE SUMMARY

This figure illustrates these normalized metrics and is ordered from lowest to highest normalized cost.

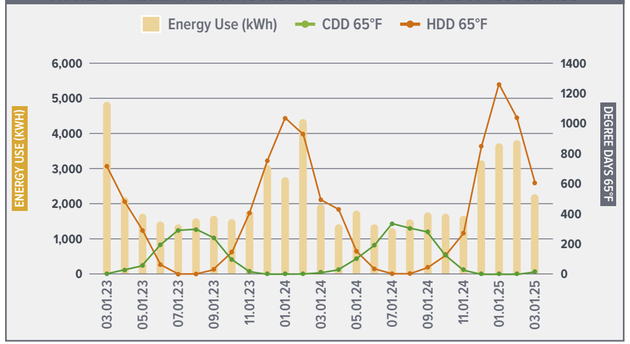


INDIVIDUAL BUILDING ENERGY PERFORMANCE

The following section analyzes the energy use profiles for each building. Monrovia Middle/High School has many meters, each of which is discussed separately. The meters at the different buildings fall under several of AES Indiana's rate structures. The high school's main meter and auditorium are on the SL rate, which charges for both electric energy (kWh) and demand (kW). The other buildings are on the SS or SH rates, which only charge for energy. The SH rate is a special rate for schools with electric heat, which allows for higher usage without a demand charge.

In the following figures, the green represents cooling degree days and orange represents heating degree days. A degree day is a measure of mean temperature relative to a standard temperature reference point. Cooling degree days represent the summer need for air conditioning, and heating degree days represent the winter need for heating. The height of the graph represents the relative need, so typically cooling degree days peak in mid-summer and heating degree days peak in mid-winter. A strong correlation between energy usage and degree days indicates that HVAC equipment is well controlled and operating efficiently. The blue bars represent monthly electric consumption (kWh), while the red trend lines represent monthly peak demand (kW).

FIGURE 1 · TRANSPORTATION BUILDING ELECTRIC ENERGY USE VS CDD AND HDD



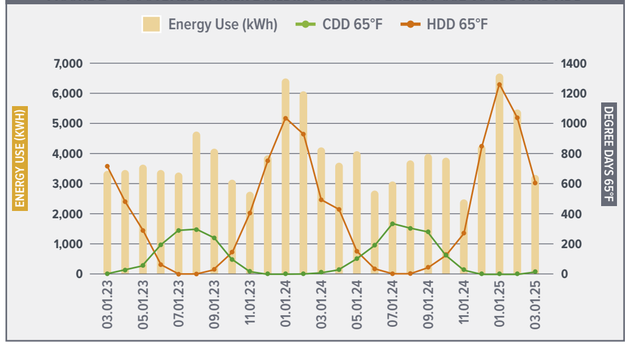
TRANSPORTATION BUILDING

Figure 1 shows the Transportation Center monthly electric use compared against both heating and cooling degree days. The building's use shows a correlation with heating degree days; use increases in the winter months and decreases during the summer and shoulder months. However, winter use is inconsistent, with large spikes in March 2023 and February 2024 that are not proportional to heating degree days. These usage spikes should be investigated for excessive runtimes. The building's summer use is also fairly high and not correlated with cooling degree days. This use should be investigated for excessive lighting and HVAC runtimes.

FOOTBALL LOCKER ROOM

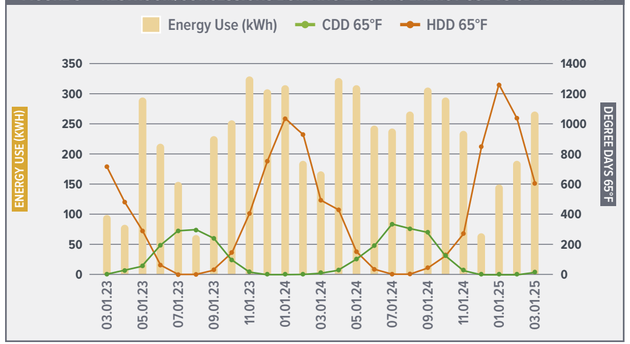
Figure 2 shows the football locker room building monthly electric use compared with both heating and cooling degree days. Use shows a correlation with heating degree days with increased use in the winter months. Use decreases during summer break and increases during football season in August to November. The use during the summer should be investigated to potentially reduce HVAC and lighting runtimes when the building is not occupied. Heating and cooling setpoints should also be investigated for potential reduction. Use during the winter months is very high; the increase appears to be disproportional to heating degree days. The winter use should be investigated for excessive runtimes and heating setpoint reduction, relative to actual occupancy schedules.

FIGURE 2 · FOOTBALL LOCKER BUILDING ELECTRIC ENERGY USE VS CDD AND HDD



ENERGY ASSESSMENT

FIGURE 3 · RESTROOM/CONCESSIONS BUILDING ELECTRIC ENERGY USE VS CDD AND HDD



FOOTBALL RESTROOM/ CONCESSIONS BUILDING

Figure 3 shows the Football Concession Building monthly electric use compared against heating and cooling degree days. Electric use is inconsistent, and shows little correlation with degree days; however, the building has extremely low use overall. The main use appears to be correlated with football season, but there are other months with unexpectedly high usage. These include May 2023, April 2024, May 2024, and March 2025. The building should be investigated to avoid unnecessary runtimes when the building is not in use.

MONROVIA HIGH SCHOOL AND MIDDLE SCHOOL

Figure 4 shows the monthly electric use for the main meter compared with heating and cooling degree days. Electric use shows a strong correlation with heating degree days, with use increasing during the winter to peak in January. There is a weaker correlation with cooling degree days; summer use peaks in August to September while cooling degree days peak in July. This is likely due to the reduced occupancy during summer break. Use during the shoulder months is somewhat high; this should be investigated for potential simultaneous heating and cooling. The overall use has increased year-over-year; use in 2024 is approximately 15% higher than 2023. This use increase should be investigated for excessive lighting and HVAC run hours. Like the elementary school, this building could likely benefit from a retrocommissioning study to help reduce the overall EUI and better understand why consumption has increased year over year.

Figure 5 shows monthly electric use and peak demand. Demand is consistently high throughout the winter and shoulder months, with a peak of 1 MW in January 2024. There is a significant reduction in peak demand in the winter of 2024 relative to 2023, with the peak demand falling by nearly 150 kW. Demand decreases significantly during the summer, likely partially due to the decreased occupancy of the building. It should also be noted that this meter is on AES Indiana's SL rate, which is a demand (kW) rate.

FIGURE 4 · MAIN ELECTRIC ENERGY USE VS CDD AND HDD

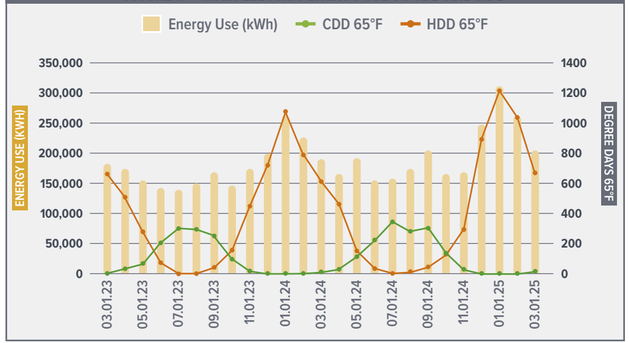


FIGURE 5 · MAIN ELECTRIC ENERGY USE VS DEMAND

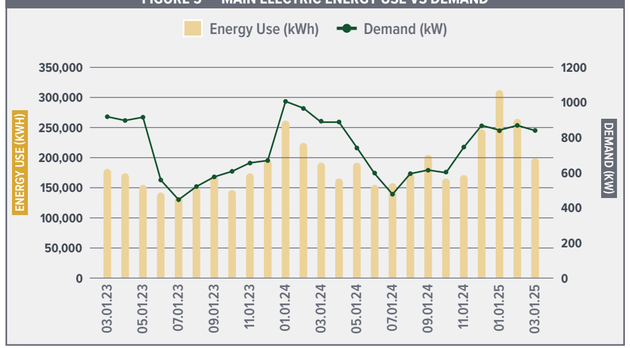
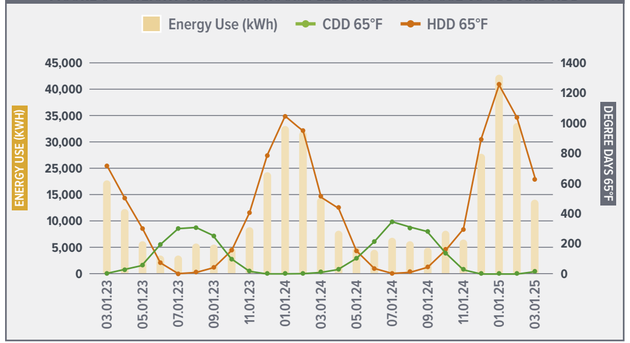


FIGURE 6 · WEIGHT/WRESTLING ROOMS ELECTRIC ENERGY USE VS CDD AND HDD



This rate has a "ratchet" so that once a peak is set, the customer is billed a minimum 60% of that value for the ensuing 11 months, even if the 60% value is not hit during the month. Therefore, when errant demand spikes occur, they can be quite costly to a building owner.

For 2024 when, after setting a 1-MW peak in January, an additional $3,300 was paid across the following 11 months due to the January peak. The building's demand should be monitored closely, as nearly 70% of this meter's cost comes from demand charges.

HIGH SCHOOL/MIDDLE SCHOOL WEIGHT/WRESTLING ROOMS

Figure 6 shows monthly electric use and peak demand. Demand is consistently high throughout the winter and shoulder months, with a peak of 1 MW in January 2024. There is a significant reduction in peak demand in the winter of 2024 relative to 2023, with the peak demand falling by nearly 150 kW. Demand decreases significantly during the summer, likely partially due to the decreased occupancy of the building. It should also be noted that this meter is on AES Indiana's SL rate, which is a demand (kW) rate. This rate has a "ratchet" so that once a peak is set, the customer is billed a minimum 60% of that value for the ensuing 11 months, even if the 60% value is not hit during the month. Therefore, when errant demand spikes occur, they can be quite costly to a building owner.

HIGH SCHOOL/MIDDLE SCHOOL AUDITORIUM

Figure 7 shows the monthly electric use for the MS/HS auditorium compared with both heating and cooling degree days. Electric usage is correlated with heating degree days but shows little correlation with cooling degree days. The use profile during the summer and shoulder months is very flat, and usage is high. This is likely partially because of auditorium's inefficient lighting. The use during this period should be investigated for excessive equipment runtimes and potential temperature setpoint reduction, as well as a potentially upgrading the lighting. Note that the auditorium's use has increased by approximately 10% year-over-year. This increase should be investigated.

Figure 8 shows monthly electric use compared against peak demand. There is a large demand spike in April 2023, but demand otherwise follows use with increases during the winter and decreases during the shoulder and summer months. Demand consistently peaks in January at approximately 260 kW. Demand during the summer is consistently low, remaining between approximately 100-110 kW. The low demand and high use during the summer indicates that there could be excessive run hours for lighting and HVAC.

FIGURE 7 · AUDITORIUM ELECTRIC ENERGY USE VS CDD AND HDD

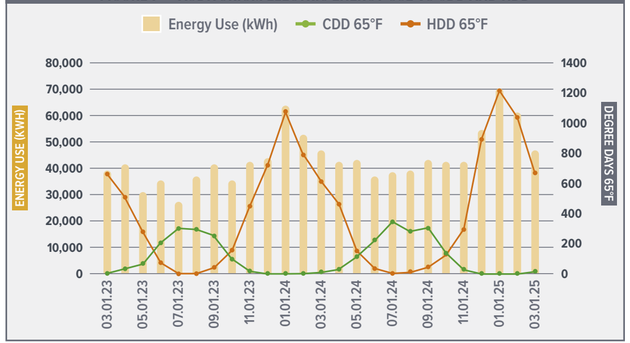
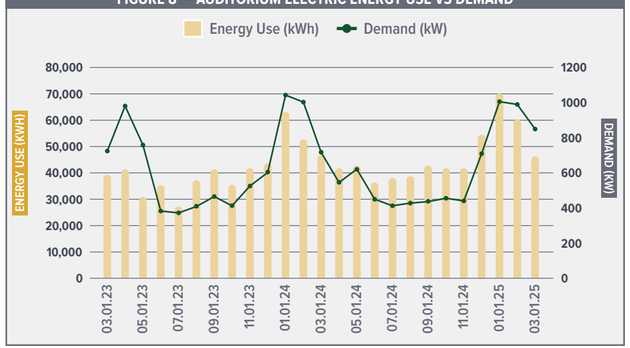


FIGURE 8 · AUDITORIUM ELECTRIC ENERGY USE VS DEMAND



ENERGY ASSESSMENT

FIGURE 9 · INDUSTRIAL ARTS ELECTRIC ENERGY USE VS CDD AND HDD

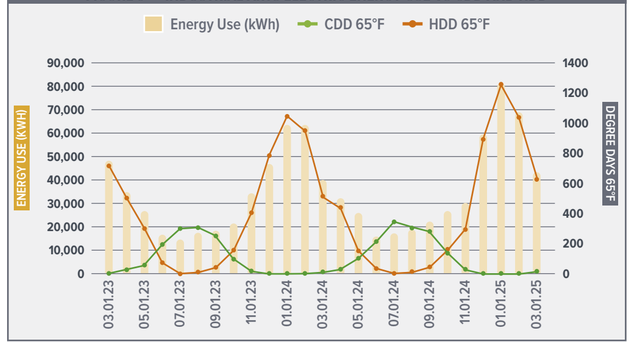
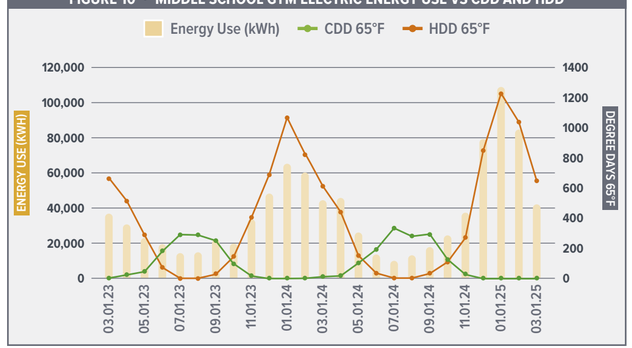


FIGURE 10 · MIDDLE SCHOOL GYM ELECTRIC ENERGY USE VS CDD AND HDD



HIGH SCHOOL/MIDDLE SCHOOL INDUSTRIAL ARTS

Figure 9 shows the Industrial Arts monthly electric use compared with both heating and cooling degree days. Use is strongly correlated with heating degree days, with increased use during the winter months. Use is low during the summer months and shows little correlation with cooling degree days. Use during the shoulder months is somewhat high, especially in 2024. This should be investigated for potential simultaneous heating and cooling, as well as economizer operation. There is also a fairly high base load during the summer. This base load should be investigated for excessive lighting and HVAC runtimes.

MIDDLE SCHOOL GYM

Figure 10 shows the middle school gym monthly electric use compared with both heating and cooling degree days. Electric use shows a strong correlation with heating degree days with increasing use in the winter months and decreasing use in the summer months. There is a significant increase in winter usage in 2024 over 2023 which is disproportional to heating degree days. This increase should be investigated for excessive runtimes and potential for temperature setpoint reduction. The base load remains fairly high during the summer. The runtimes of lighting during reduced summer occupancy should be investigated.

ENERGY ASSESSMENT

MONROVIA ELEMENTARY SCHOOL

Figure 11 shows the monthly electric use of Meter 1 compared with both heating and cooling degree days. Electric use shows a strong correlation with both heating and cooling degree days, showing both summer and winter peaks, which is to be expected as the building uses electricity for both heating and cooling. Use is rather high during the shoulder months, which could potentially be the result of simultaneous heating and cooling. Economizer operation during the spring and fall should be investigated. Summer use is also high; the monthly use is approximately 150,000 kWh, which is approximately the same as Monrovia High School. The summer use should be investigated for excessive runtimes. Although the school is opted out of the AES Indiana energy efficiency programs, the building would benefit from a retrocommissioning study that would identify low- and no-cost changes that can reduce consumption.

Figure 12 shows monthly electric use versus demand. Demand is relatively consistent; however, there was a large spike in January 2024. This spike was nearly 70 kW higher than the previous peak in September 2023 and should be investigated further. Note there is a gap in demand data in May 2023 because the data for this month is not available.

FIGURE 11 · METER 1 ELECTRIC ENERGY USE VS CDD AND HDD

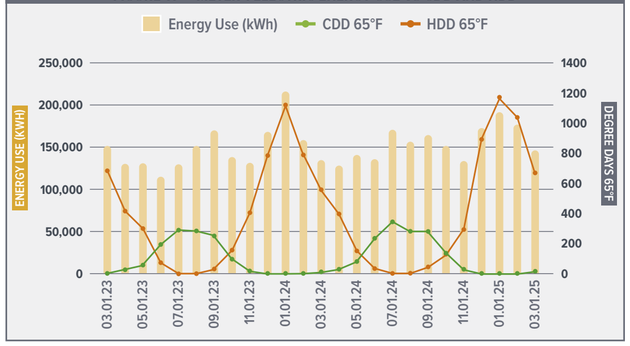


FIGURE 12 · METER 1 ELECTRIC ENERGY USE VS DEMAND

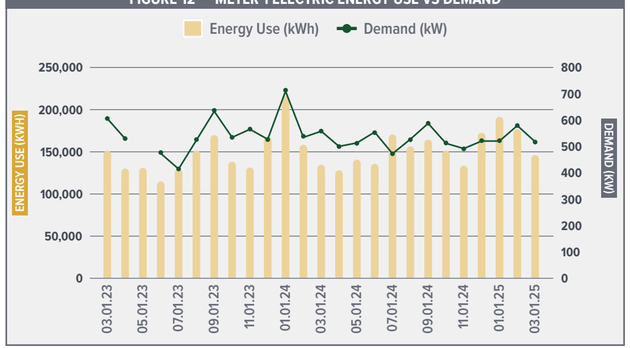
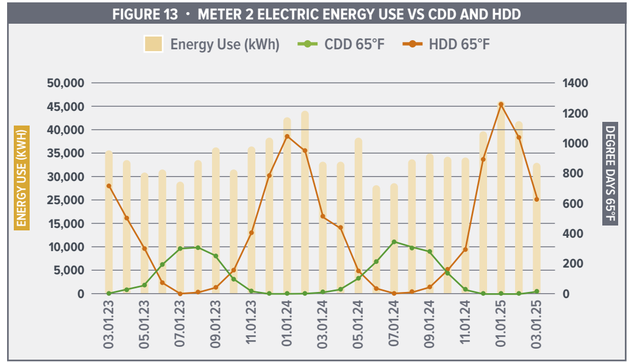


FIGURE 13 · METER 2 ELECTRIC ENERGY USE VS CDD AND HDD



ENERGY ASSESSMENT

Figure 13 shows the monthly use of Meter 2 compared with degree days. Electric use shows a correlation with degree days, with peaks in the summer and winter. Shoulder month use is also high on this meter, especially in 2024. This should be investigated for potential simultaneous heating and cooling.

SECTION 05

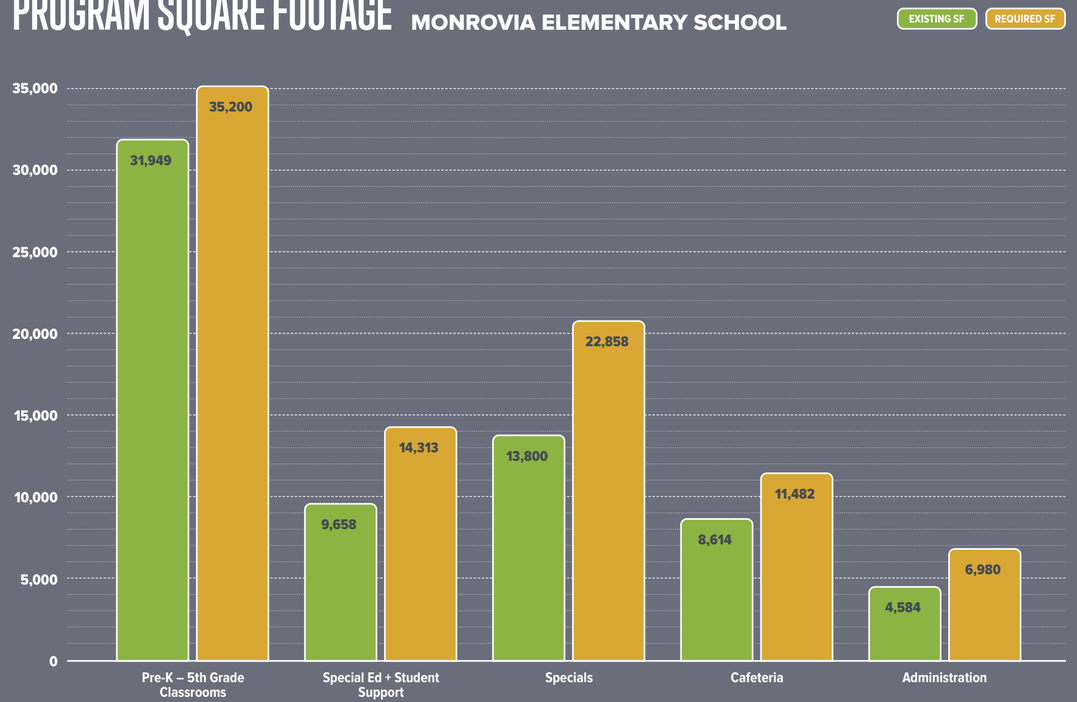
SPACE UTILIZATION

Space utilization and programming includes an in-depth review of all spaces, programs, and needs, specifically for Monrovia Elementary, Middle, and High School. The review compares current room and building square footages to industry standards and future needs of the Monroe-Gregg School District. It also compares the number of students per class with the overall building scheduling to understand how the space is being utilized. Through the study of building floor plans, gathering of student counts and programs, programming meetings with the principals, and puzzle piece exercises with the CORE Group, Schmidt Associates was able to develop a “living” program for the elementary, middle, and high schools. This effort allows us to understand whether the buildings and their associated spaces are right-sized, under-utilized, or crowded, leading to proposed renovation and addition solutions to create efficiency and ultimately a better educational experience for students and staff.

SUMMARY TABLE WITH BUILDING METRICS

BUILDING	OVERALL SUITABILITY SCORE	GRADES SERVED	YEAR BUILT	RENOVATIONS OR ADDITIONS	SIZE (SF)	NO. STUDENTS	SF PER STUDENT	PROGRAMMED SF	SF OVERAGE/ DEFICIT
Transportation Building	46.6%	---	±2000	---	3,300	---	---	---	---
Football Locker Building	47.9%	---	2015	---	6,600	---	---	---	---
Football Restroom / Concessions Building	49.0%	---	2015	---	2,222	---	---	---	---
Monrovia High School	57.6%	9 - 12	1966	1980, 1990, 2017	137,802	484	285	149,203	(11,401)
Monrovia Middle School	58.0%	6 - 8	1957	1964, 1980, 1990, 2005	106,873	336	318	144,412	(37,539)
Monrovia Elementary School	69.4%	PK - 5	2005	---	99,831	756	132	127,166	(27,335)

PROGRAM SQUARE FOOTAGE MONROVIA ELEMENTARY SCHOOL



HOW ARE ELEMENTARY SPACES CALCULATED?

Looking at how the spaces are used, what is the functional capacity?

- Number of classrooms can vary in enrollment each year as grade level enrollment fluctuates
- Programming in this study looks at an average of 24 students per classroom
- Can use 90% as a benchmark to allow for fluctuation

- Support spaces to handle the capacity (i.e., shared spaces such as the cafeteria)

WHAT CAN AFFECT FUNCTIONAL CAPACITY?

- If programs change (i.e., support services or special programs)
- If desired average number of students per section changes
- If support spaces are not capable of handling the change (i.e., shared spaces such as the cafeteria)
- If the site is not capable of handling the change

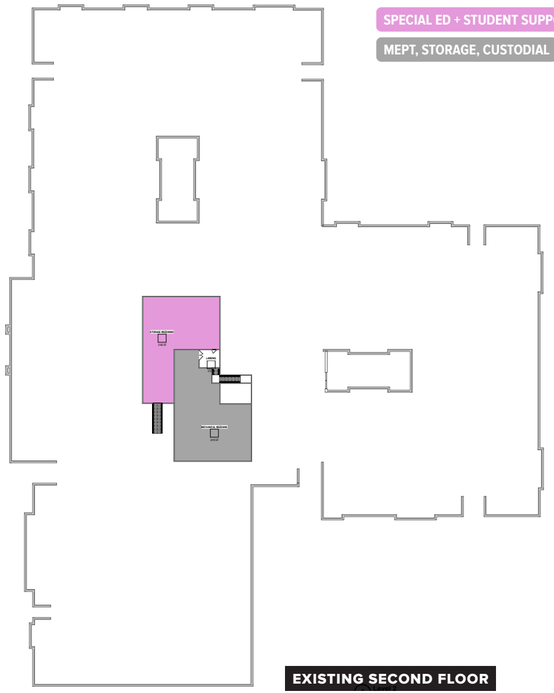
MONROVIA ELEMENTARY SCHOOL SPACE UTILIZATION

- CLASSROOMS
- SPECIAL ED + STUDENT SUPPORT
- STUDENT RESTROOMS
- SPECIALS
- CAFETERIA + KITCHEN
- ADMINISTRATION
- STAFF SUPPORT
- MEPT, STORAGE, CUSTODIAL

EXISTING FIRST FLOOR

MONROVIA ELEMENTARY SCHOOL SPACE UTILIZATION

- SPECIAL ED + STUDENT SUPPORT
- MEPT, STORAGE, CUSTODIAL



EXISTING SECOND FLOOR

756
EXISTING ENROLLMENT

756
DESIGN ENROLLMENT

25
AVERAGE NUMBER OF K-5 STUDENTS PER CLASSROOM

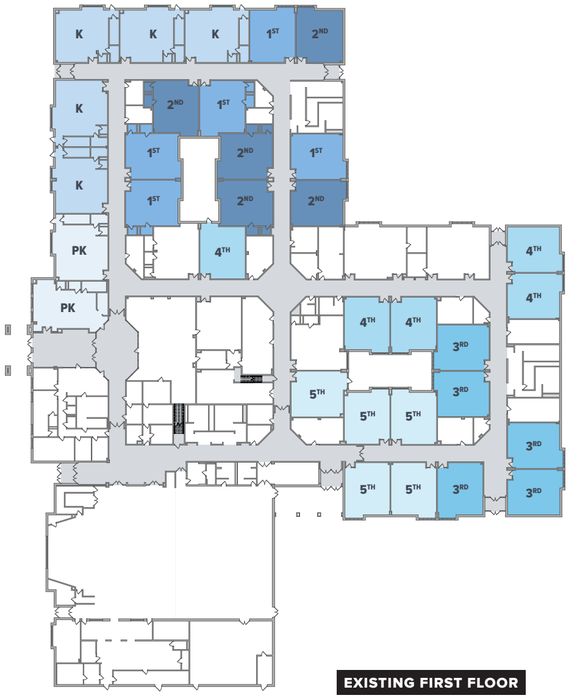
15
AVERAGE NUMBER OF PRE-K STUDENTS PER CLASSROOM

MONROVIA ELEMENTARY SCHOOL SPACE UTILIZATION

CLASSROOMS

PK | K | 1 | 2 | 3 | 4 | 5

- Existing building classroom space is at 100% capacity
  - Average of 24 to 25 students per classroom
  - Every classroom is utilized
  - Work hard to keep grade levels together
- Adding a community preschool next year
- Does this add a preschool room – if not, then over 100%
- No flex room for enrollment fluctuation, which will be an issue if enrollment goes up



EXISTING FIRST FLOOR

MONROVIA ELEMENTARY SCHOOL SPACE UTILIZATION

CLASSROOMS	No. Existing Rooms	No. Existing Students Per Staff	No. Students Per Classroom	Required No. Spaces (Rounded)	Required Area Per SF	Net Subtotal SF	Difference in SF	Existing SF
Community Pre-K	**0**	**15**	**15**	**1**	**1,100**	**1,100**	**(1,100)**	**0**
Storage					100	100	(100)	0
Restrooms					50	50	(50)	0
Pre-K	**2**	**30**	**15**	**2**	**1,100**	**2,200**	**47**	**2,247**
Storage					100	200	(4)	196
Restrooms					50	100	49	149
Kindergarten	**5**	**121**	**25**	**5**	**1,100**	**5,500**	**(127)**	**5,373**
Storage					100	500	(20)	480
Restrooms					50	250	168	418
1st Grade	**5**	**121**	**25**	**6**	**900**	**5,400**	**(664)**	**4,736**
2nd Grade	**5**	**121**	**25**	**6**	**900**	**5,400**	**(630)**	**4,770**
3rd Grade	**5**	**121**	**25**	**6**	**900**	**5,400**	**(882)**	**4,518**
4th Grade	**5**	**121**	**25**	**5**	**900**	**4,500**	**33**	**4,533**
5th Grade	**5**	**121**	**25**	**5**	**900**	**4,500**	**29**	**4,529**
TOTAL	**32**	**771**		**36**		**35,200**	**(3,251)**	**31,949**

31,949
EXISTING SQUARE FOOTAGE

35,200
REQUIRED SQUARE FOOTAGE

(3,251)
DIFFERENCE

MONROVIA ELEMENTARY SCHOOL SPACE UTILIZATION

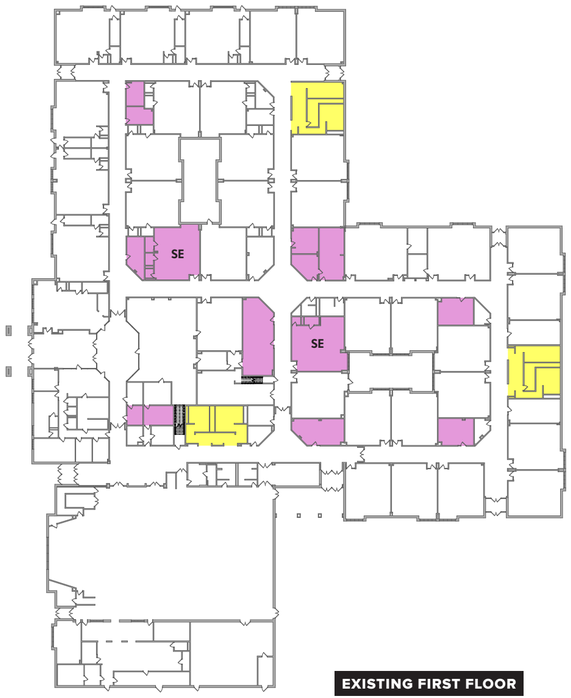
SPECIAL ED + STUDENT SUPPORT

STUDENT RESTROOMS

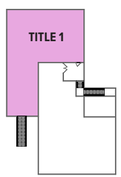
Special Ed Classrooms
- Ideal if additional room for age/ grade level separation with K-5 enrollment

Student Support Space
- Future needs - additional multilingual space, interventionists space, and itinerant touchdown space (services currently visiting the building use quiet room, someone's office, or the one conference room in the building)
- Clinic is tight for student enrollment

Student Restrooms
- Additional set needed



EXISTING FIRST FLOOR



EXISTING SECOND FLOOR

MONROVIA ELEMENTARY SCHOOL SPACE UTILIZATION

SPECIAL ED + STUDENT SUPPORT	No. Existing Rooms	No. Existing Students Per Staff	No. Students Per Classroom	Required No. Spaces (Rounded)	Required Area Per SF	Net Subtotal SF	Difference in SF	Existing SF
Resource	6			6	450	2,700	(774)	1,926
Life Skills Classroom	1			1	1,100	1,100	(113)	987
Restroom				1	50	50	21	71
EH Classroom	1			2	1,100	2,200	(1,300)	900
Calm Room				2	50	100	(51)	49
Restroom				2	50	100	(33)	67
Sensory Room	1			1	250	250	266	516
Occupational Therapist	1			1	250	250	(15)	235
Title One	1	8		1	325	2,600	(82)	2,518
Multilingual	3			4	300	1,200	(589)	611
SLP - Speech	2			2	250	500	(290)	210
Interventionists				2	450	900	(900)	0
Student Restrooms		47			50	2,363	(795)	1,568
TOTAL	16			20		14,313	(4,655)	9,658

9,658
EXISTING SQUARE FOOTAGE

14,313
REQUIRED SQUARE FOOTAGE

(4,655)
DIFFERENCE

MONROVIA ELEMENTARY SCHOOL SPACE UTILIZATION

SPECIALS

Fab Lab
- New program going into existing teacher work area - existing is undersized and not conducive to equipment needs

Gym Space
- Tight for scheduling number of grade levels
- Need additional floor space for student enrollment
- Always using the space with bleachers up

After-School Care
- Currently in a portable classroom; ideally would be inside the building near the front for safety/security

Multi-Purpose Space
- Book Buddies meets in corridors; if had a multi-purpose space, could meet in there
- After school care?
- Indoor recess
- Preschool gross motor skills

EXISTING FIRST FLOOR

MONROVIA ELEMENTARY SCHOOL SPACE UTILIZATION

SPECIALS	No. Existing Rooms	No. Existing Students Per Staff	No. Students Per Classroom	Required No. Spaces (Rounded)	Required Area Per SF	Net Subtotal SF	Difference in SF	Existing SF
Music Classroom	**1**			**1**	**1,200**	**1,400**	**(112)**	**1,388**
Storage				1	100	100		
Art Classroom	**1**			**1**	**1,200**	**1,400**	**(212)**	**1,388**
Art Storage				1	100	100		
Kiln Room				1	100	100		
Project Lab/PLTW	**1**			**1**	**1,200**	**1,200**	**(324)**	**876**
FAB Lab	**1**			**1**	**1,200**	**1,200**	**(1,200)**	**0**
Book Buddies	**1**			**1**	**900**	**900**	**(428)**	**472**
Media/Learning Center	**1**	**76**		**1**	**35**	**2,646**	**(50)**	**2,596**
Storage					5%	132	(40)	92
Workroom/Office					250	250	(17)	233
Gymnasium	**1**			**1**		**8,500**	**(2,965)**	**5,535**
Office					200	200	20	220
Storage					400	400	(100)	300
Student Restrooms		13			50	630	70	700
After School Program	**0**			**1**	**1,200**	**1,200**	**(1,200)**	**0**
Multi-Purpose Space				**1**	**2,500**	**2,500**	**(2,500)**	**0**
TOTAL	**7**			**9**		**22,858**	**(9,058)**	**13,800**

13,800
EXISTING SQUARE FOOTAGE

22,858
REQUIRED SQUARE FOOTAGE

(9,058)
DIFFERENCE

MONROVIA ELEMENTARY SCHOOL SPACE UTILIZATION

CAFETERIA + KITCHEN

ADMINISTRATION

STAFF SUPPORT

MEPT, STORAGE, CUSTODIAL

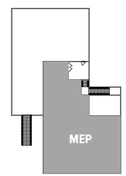
Cafeteria Dining Space

- Need additional seating area for student enrollment
- Need third serving line for student enrollment

Staff Support Space

- Need additional staff restrooms - only one set currently
- Need additional staff workroom/collab - only one since one existing became FAB
- Larger staff dining
- Additional conference room
- Additional storage

EXISTING FIRST FLOOR



EXISTING SECOND FLOOR

MONROVIA ELEMENTARY SCHOOL SPACE UTILIZATION

CAFETERIA + KITCHEN	No. Existing Rooms	No. Existing Students Per Staff	No. Students Per Classroom	Required No. Spaces (Rounded)	Required Area Per SF	Net Subtotal SF	Difference in SF	Existing SF
Cafeteria		**249**			**24**	**5,988**	**(2,308)**	**3,680**
Stage with Storage				1	1,800	1,800	(102)	1,698
Cafeteria Storage				1	400	400	(254)	146
Kitchen + Support						2,694	(22)	2,672
Staff Lounge/Kitchenette				1	600	600	(182)	418
TOTAL						**11,482**	**(2,868)**	**8,614**

ADMINISTRATION + STAFF SUPPORT	No. Existing Rooms	No. Existing Students Per Staff	No. Students Per Classroom	Required No. Spaces (Rounded)	Required Area Per SF	Net Subtotal SF	Difference in SF	Existing SF
Secure Vestibule		20			30	600	271	871
General Office Waiting/ Reception		10			30	300	85	485
SRO - Safety Director				0	150	0	0	0
Secretaries				1	100	100		
Office Work Room				1	400	400	(34)	366
Office Storage				1	200	200	(200)	0
Office File				1	150	150	(150)	0
Family/Office Staff Restrooms		2			50	100	(100)	0
Principal				1	250	250	121	371
Elementary Assistant Principal				1	150	150	(5)	145

continued on next page

MONROVIA ELEMENTARY SCHOOL SPACE UTILIZATION

ADMINISTRATION + STAFF SUPPORT	No. Existing Rooms	No. Existing Students Per Staff	No. Students Per Classroom	Required No. Spaces (Rounded)	Required Area Per SF	Net Subtotal SF	Difference in SF	Existing SF
Elementary Dean of Students				1	150	150	(7)	143
Elementary ECA Treasurer				1	150	150	(150)	0
School Counselor				1	150	150	(34)	116
Itinerant Services Office				4	50	200	(200)	0
Large Conference Room				1	400	400	(400)	0
Conference Room				1	250	250	(49)	201
Reset/ISS				1	50	50	(22)	28
Clothing/Supply Closet				1	100	100	35	135
Clinic				1	250	630	(278)	352
Clinic Storage				1	50	50	(26)	24
Clinic Restrooms		2			50	100	(64)	36
Custodial Office/Lounge				1	450	450	(300)	150
Staff Restrooms		4			50	200	109	309
Staff Workroom/Collab				3	450	1,350	(970)	380
Shared Storage				5	100	500	(28)	472
TOTAL						**6,980**	**(2,396)**	**4,584**

4,584
EXISTING SQUARE FOOTAGE

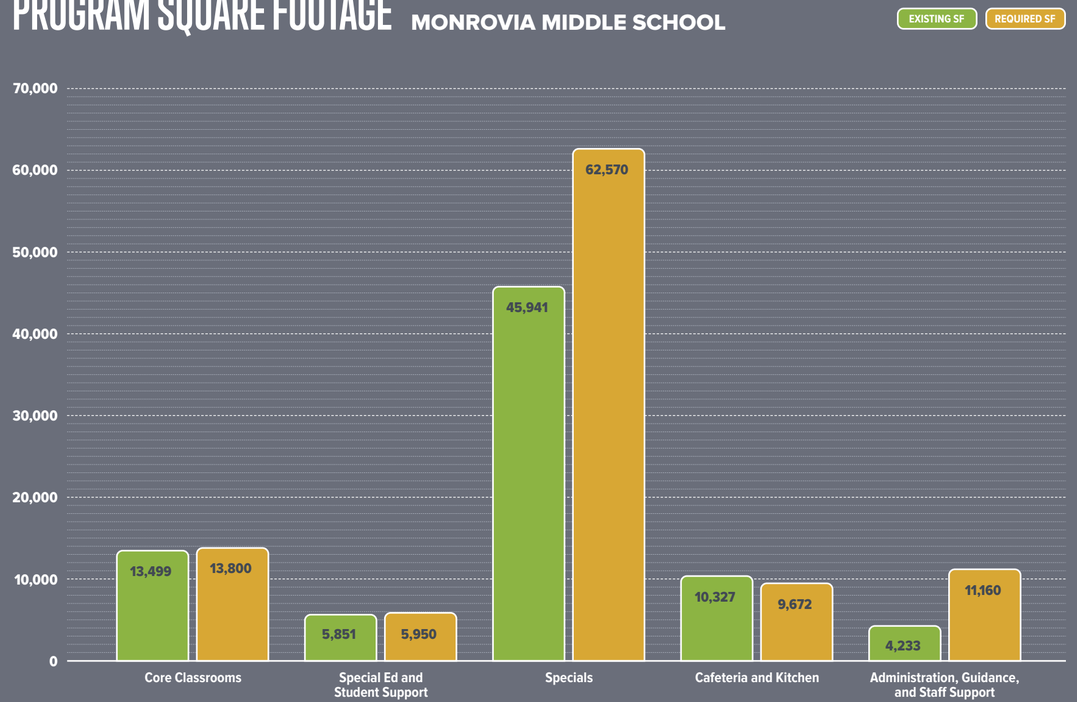
6,980
REQUIRED SQUARE FOOTAGE

(2,396)
DIFFERENCE

MONROVIA ELEMENTARY SCHOOL SPACE UTILIZATION

	Net Subtotal SF	Difference in SF	Existing SF
SUBTOTAL OF NET PROGRAM SPACE	**90,833**	**(22,228)**	**68,605**
Circulation - 22%	19,983	(3,851)	16,132
Walls - 9%	8,175	671	8,846
MEPT - 7%	6,358	(1,494)	4,864
Custodial/Storage - 2%	1,817	(433)	1,384
TOTAL GROSS AREA REQUIRED	**127,166**	**(27,335)**	**99,831**

PROGRAM SQUARE FOOTAGE MONROVIA MIDDLE SCHOOL



HOW ARE MIDDLE SCHOOL SPACES CALCULATED?

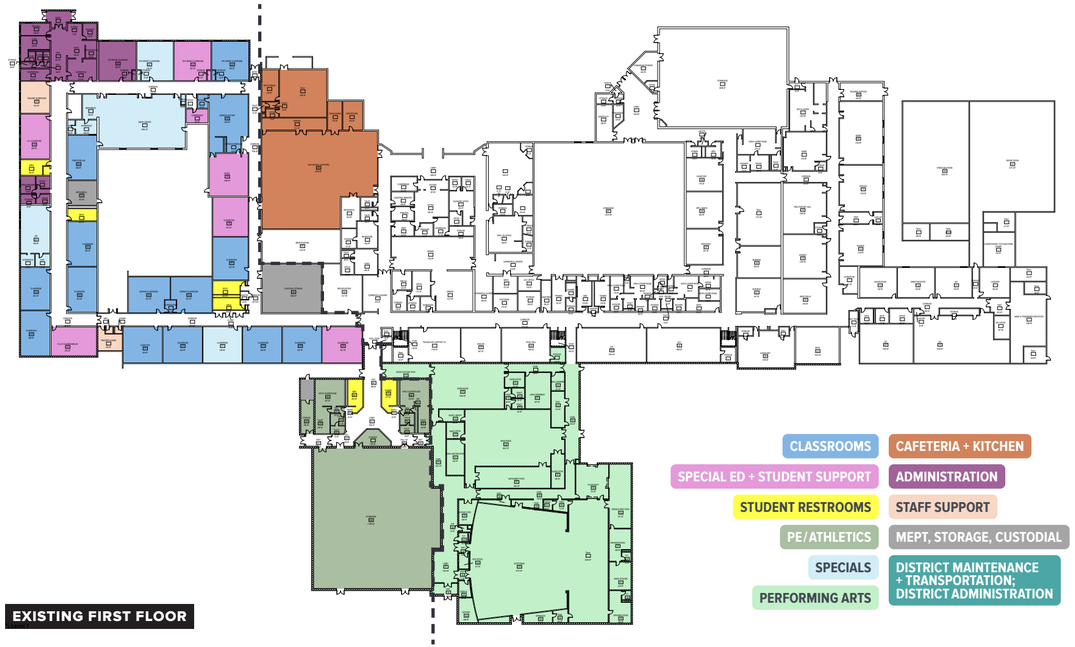
Looking at how the spaces are used, what is the functional capacity?

- Schedule of classes taught
- Percent of students taking each course
- Sections taught each day (currently 7 out of 8)
- Average students per section/class
- Functional capacity of a middle school tends to be when 80-85% of the classroom space is occupied

WHAT CAN AFFECT FUNCTIONAL CAPACITY?

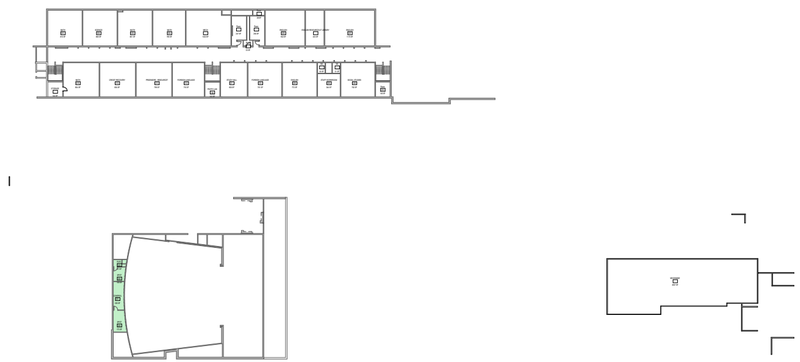
- If programs change (i.e., pathways, specials, electives)
- If desired average number of students per section changes (programming in this study looks at an average of 22 students per classroom/section)
- If support spaces are not capable of handling the change (i.e., shared spaces such as the cafeteria)
- If the site is not capable of handling the change

MONROVIA MIDDLE SCHOOL SPACE UTILIZATION



EXISTING FIRST FLOOR

MONROVIA MIDDLE SCHOOL SPACE UTILIZATION



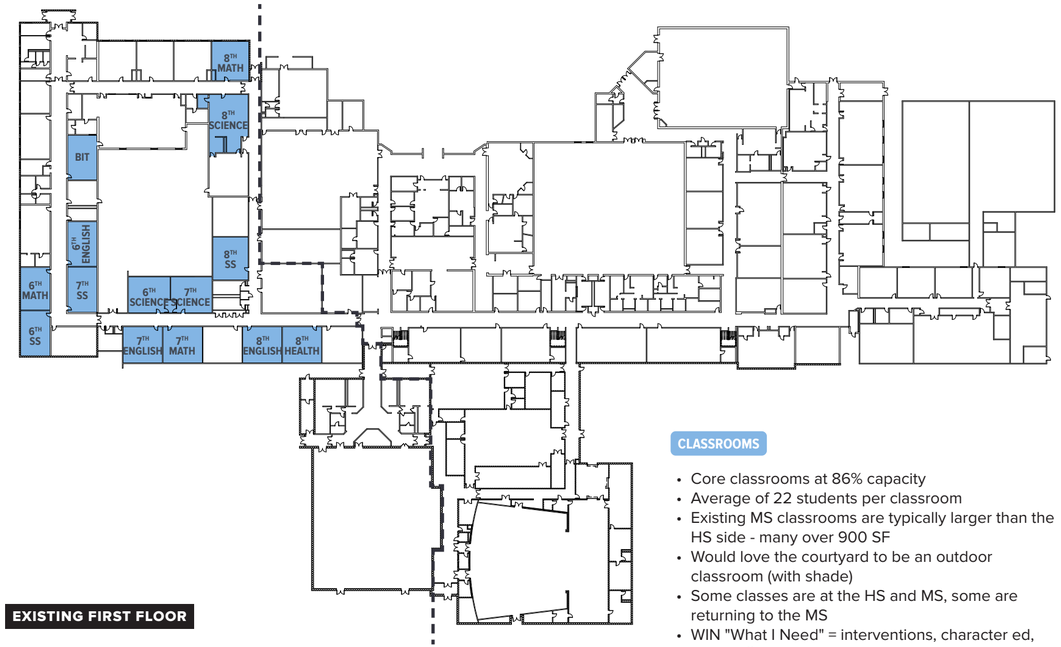
EXISTING SECOND FLOOR

336
EXISTING 6-8TH GRADE ENROLLMENT

336
TOTAL 6-8TH DESIGN ENROLLMENT

24
AVERAGE NUMBER OF STUDENTS PER SECTION

MONROVIA MIDDLE SCHOOL SPACE UTILIZATION



EXISTING FIRST FLOOR

CLASSROOMS

- Core classrooms at 86% capacity
- Average of 22 students per classroom
- Existing MS classrooms are typically larger than the HS side - many over 900 SF
- Would love the courtyard to be an outdoor classroom (with shade)
- Some classes are at the HS and MS, some are returning to the MS
- WIN "What I Need" = interventions, character ed, gym wellness

MONROVIA MIDDLE SCHOOL SPACE UTILIZATION

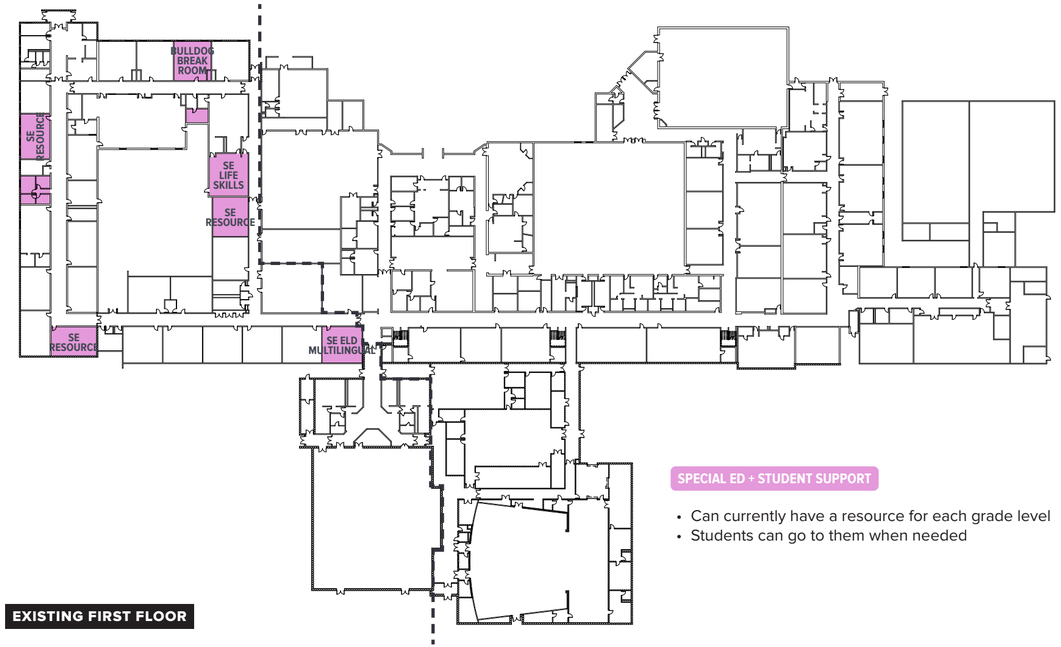
CLASSROOMS	No. of Existing Classrooms Used	No. of Design Enrollment Students or Staff	No. of Sections Required	No. of Spaces Required	Net SF Per Space/ Person	Total Net SF Per Course	Percent of Existing Students	Existing No. of Students	Total SF Required	Difference in SF	Existing SF
6th Grade											
English - ELA	1	114	5	1	900	900	94%	114		(35)	865
Math	1	118	5	1	900	900	98%	118		(69)	831
Social Studies	1	110	5	1	900	900	91%	110		(20)	880
Science	1	118	5	1	900	900	98%	118		47	947
BIT - Business Tech Ed	0	64	3	1	900	900	53%	64		(35)	865
WIN	0	121	5	0	900	0	100%	105		0	0
7th Grade											
English - ELA	1	102	4	1	900	900	89%	102		44	944
Math	1	102	4	1	900	900	89%	102		44	944
Social Studies	1	100	4	1	900	900	88%	100		(26)	874
Science	1	101	4	1	1,200	1,200	89%	101		(474)	1,026
Science Prep				1	300	300					
WIN	0	114	5	0	900	0	100%	87		0	0
8th Grade											
English - ELA	1	127	5	1	900	900	126%	127		39	939
Math	1	146	6	1	900	900	145%	146		48	948
Social Studies	1	124	5	1	900	900	123%	124		107	1,007
Science	1	125	5	1	1,200	1,200	124%	125		(10)	1,490
Science Prep				1	300	300					
Health/PE	1	95	4	1	900	900	40%	95		39	939
WIN	0	101	4	0	900	0	100%	22		0	0
TOTAL	**13**			**15**					**13,800**	**(301)**	**13,499**

13,499
EXISTING SQUARE FOOTAGE

13,800
REQUIRED SQUARE FOOTAGE

(301)
DIFFERENCE

MONROVIA MIDDLE SCHOOL SPACE UTILIZATION



EXISTING FIRST FLOOR

SPECIAL ED + STUDENT SUPPORT

- Can currently have a resource for each grade level
- Students can go to them when needed

MONROVIA MIDDLE SCHOOL SPACE UTILIZATION

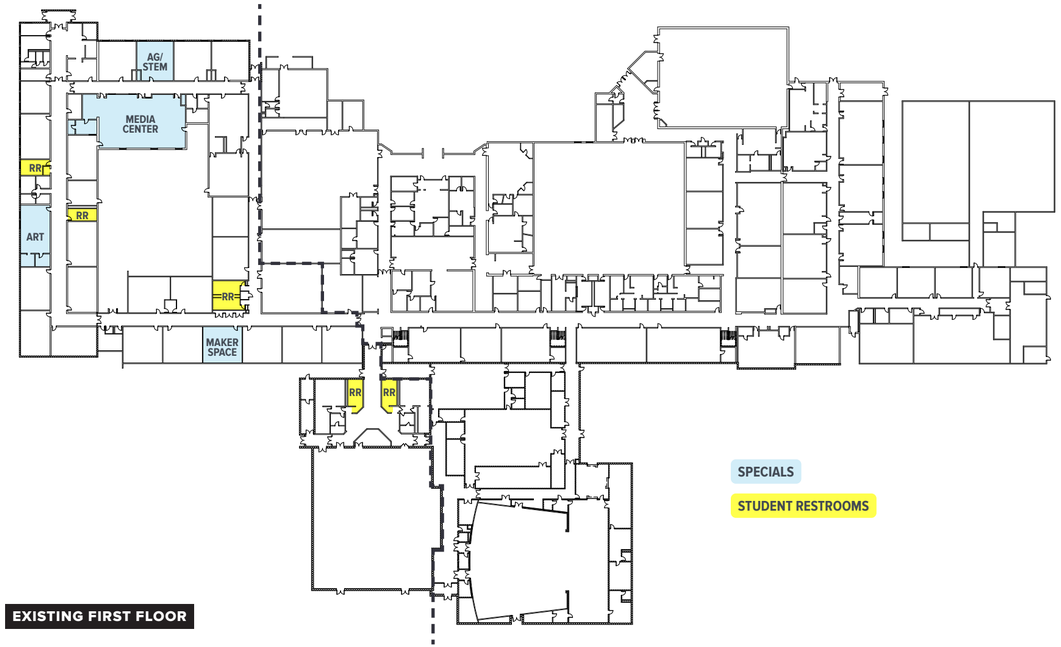
SPECIAL ED + STUDENT SUPPORT	No. of Existing Classrooms Used	No. of Design Enrollment Students or Staff	No. of Sections Required	No. of Spaces Required	Net SF Per Space/ Person	Total Net SF Per Course	Percent of Existing Students	Existing No. of Students	Total SF Required	Difference in SF	Existing SF
Applied Skills/Life Skills	1	14	4	1	1,200	1,200	12%	14		(118)	1,082
Special Ed Resources	3	63	11	3	900	2,700	19%	63		(41)	2,659
ELD - Multilingual	1	21	3	1	900	900	6%	21		61	961
Sensory Room - Bulldog Breakroom	1			1	900	900				51	951
Blind + Low-Vision Teacher - VI-SE	1			1	250	250				(52)	198
TOTAL	7			7					5,950	(99)	5,851

5,851
EXISTING SQUARE FOOTAGE

5,950
REQUIRED SQUARE FOOTAGE

(99)
DIFFERENCE

MONROVIA MIDDLE SCHOOL SPACE UTILIZATION



EXISTING FIRST FLOOR

MONROVIA MIDDLE SCHOOL SPACE UTILIZATION

Specials Classrooms/Labs
- Students rotate when taking (some go to HS but most stay in MS)
- Spaces can be flexible – renovate for support systems
- Have put a STEM/Lab in MS this year
  - 6th - Art and BIT
  - 7th - PE, Band, Choir, STEM
  - 8th - Computer Science and preparing for college careers

AG/STEM Lab
- Room is smaller than ideal - using existing classroom

Music + Performing Arts
- Spaces shared with HS so offered programs are limited (i.e., no orchestra, no drama, no general music)
- Spaces are appropriately sized, but scheduling makes limitations
- Productions are MS/HS together

PE/Athletics
- Need another gym floor/athletic space for scheduling
- Support spaces are tight

Media Center
- Could be utilized better – has additional space if re-thought
- Could rework - Maker Space in here
- Could rework - Collab Space in here (would free up a classroom if moved)

LGI/Multi-Purpose
- Media Center is currently in a place where it can hold all MS & HS staff
- Don't use space that used to be multi-purpose by cafeteria; it's used by Broadcasting now and needs presentation technology

Student Restrooms
- Need more student restrooms

45,941	62,570	(16,629)
EXISTING SQUARE FOOTAGE	REQUIRED SQUARE FOOTAGE	DIFFERENCE

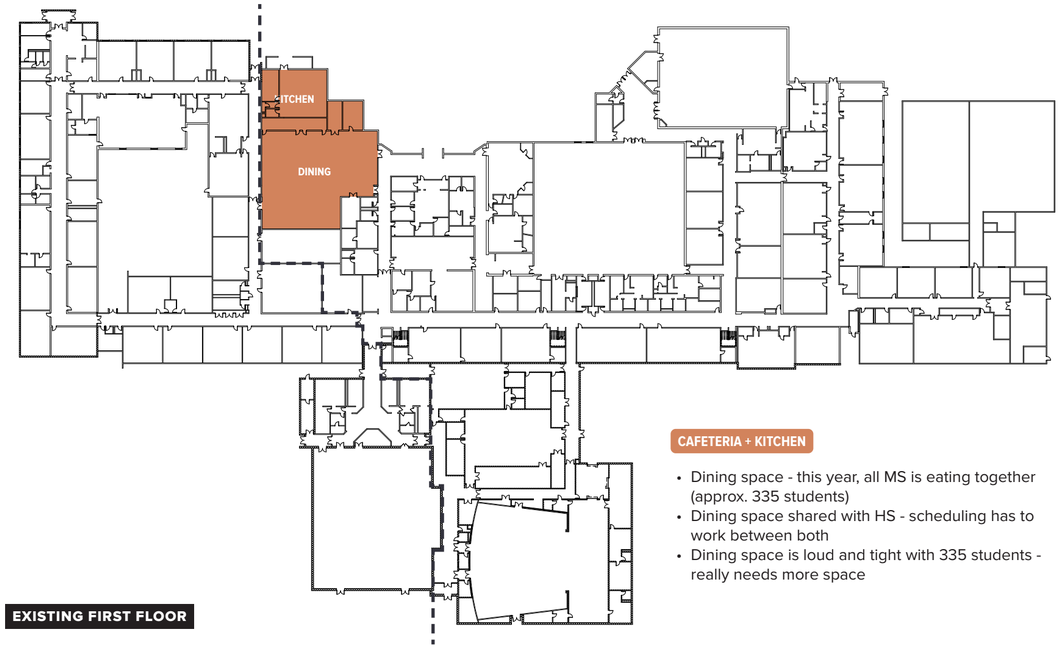
MONROVIA MIDDLE SCHOOL SPACE UTILIZATION

SPECIALS	No. of Existing Classrooms Used	No. of Design Enrollment Students or Staff	No. of Sections Required	No. of Spaces Required	Net SF Per Space/ Person	Total Net SF Per Course	Percent of Existing Students	Existing No. of Students	Total SF Required	Difference in SF	Existing SF
AG/STEM											
Ag/STEM Lab	1			1	1,200	1,200				(410)	940
Prep/Storage				1	300	150					
Art											
Art Rooms (2D + 3D)	1	141	6	1	1,350	1,350	42%	141		(626)	1,177
Kiln Room					250	250					
Storage						203					
Music	**2**	**164**	**9**	**2**			**49%**	**164**		**228**	**9,818**
General Music				1	1,500	1,500					
Band		80	45	1	3,600	3,600					
Band/Instrument Storage (space included in above number)				1	250	250					
Band Uniform Storage				1	250	250					
Practice Rooms				4	80	320					
Office/Library				1	150	150					
Choir		80	25	1	2,000	2,000					
Choir Storage				1	250	250					
Practice Rooms				4	80	320					
Office/Library				1	150	150					
Small Ensemble	1			1	200	200					
Large Ensemble	1			1	600	600					
Physical Education											
Competition Gym	1			1	12,000	12,000				(641)	11,359
Gym Storage				1	600	600	5%			(14)	586
Auxiliary Gym				1	8,600	8,600				(8,600)	0
Gym Storage				1	430	430	5%			(430)	0
PE + Athletic Locker Rooms		168			35	5,880				(3,902)	1,978
PE Locker Rooms											
Athletic Locker Rooms											

MONROVIA MIDDLE SCHOOL SPACE UTILIZATION

SPECIALS	No. of Existing Classrooms Used	No. of Design Enrollment Students or Staff	No. of Sections Required	No. of Spaces Required	Net SF Per Space/ Person	Total Net SF Per Course	Percent of Existing Students	Existing No. of Students	Total SF Required	Difference in SF	Existing SF
PE Offices											
Coaches Office											
PE/Coaches/Ref Changing											
Athletic Director Office											
Training Room											
Laundry											
Uniform Storage											
Equipment Storage											
Concessions											
Activity Room/Wrestling/ Cheer	0			0	2,500	0				0	0
Fitness/Weight Room	0			0	2,500	0				0	0
Media Center	**1**	**50**	**40**	**1**		**2,016**	**15%**			**1,484**	**3,500**
Circulation Desk											
Quiet Alcoves/Think Tanks											
Media Specialist Office											
Media Center Workroom											
Media Center Storage											
Shared Conference Rm											
Teacher Resource Bookroom											
Maker Space / Innovation Lab	**1**			**1**	**1,200**	**1,200**				**(259)**	**941**
Robotics											
eSports											
Auditorium	**1**			**1**	**14,013**	**14,013**				**0**	**14,013**
LGI/Multipurpose	**0**			**1**	**24**	**2,688**				**(2,688)**	**0**
Student Restrooms					**2,400**	**2,400**				**(771)**	**1,629**
TOTAL	**10**			**13**					**62,570**	**(16,629)**	**45,941**

MONROVIA MIDDLE SCHOOL SPACE UTILIZATION



EXISTING FIRST FLOOR

CAFETERIA + KITCHEN

- Dining space - this year, all MS is eating together (approx. 335 students)
- Dining space shared with HS - scheduling has to work between both
- Dining space is loud and tight with 335 students - really needs more space

MONROVIA MIDDLE SCHOOL SPACE UTILIZATION

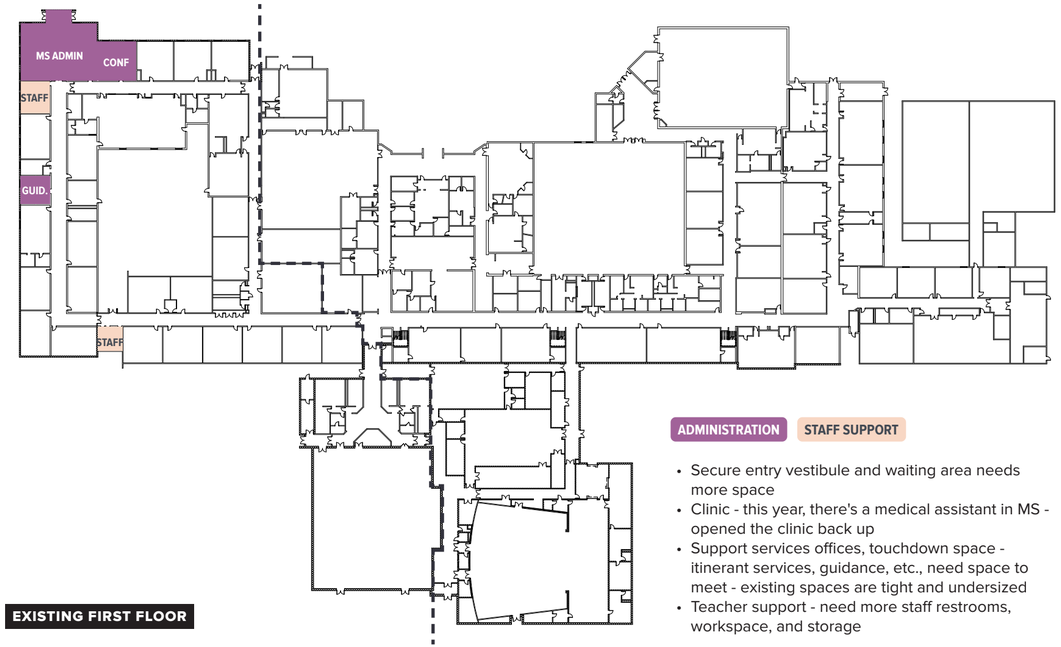
CAFETERIA + KITCHEN	No. of Existing Classrooms Used	No. of Design Enrollment Students or Staff	No. of Sections Required	No. of Spaces Required	Net SF Per Space/ Person	Total Net SF Per Course	Percent of Existing Students	Existing No. of Students	Total SF Required	Difference in SF	Existing SF
Cafeteria (Shared)											
Seating Area			18	1		6,048	100%			522	6,570
Cafeteria Storage				1	302	302				(302)	0
Kitchen/Serving				1	2,722	2,722				419	3,141
Teacher's Lounge	1			1	600	600				16	616
TOTAL									**9,672**	**655**	**10,327**

10,327
EXISTING SQUARE FOOTAGE

9,672
REQUIRED SQUARE FOOTAGE

655
DIFFERENCE

MONROVIA MIDDLE SCHOOL SPACE UTILIZATION



EXISTING FIRST FLOOR

ADMINISTRATION STAFF SUPPORT

- Secure entry vestibule and waiting area needs more space
- Clinic - this year, there's a medical assistant in MS - opened the clinic back up
- Support services offices, touchdown space - itinerant services, guidance, etc., need space to meet - existing spaces are tight and undersized
- Teacher support - need more staff restrooms, workspace, and storage

MONROVIA MIDDLE SCHOOL SPACE UTILIZATION

ADMINISTRATION, GUIDANCE, + STAFF SUPPORT	No. of Existing Classrooms Used	No. of Design Enrollment Students or Staff	No. of Sections Required	No. of Spaces Required	Net SF Per Space/ Person	Total Net SF Per Course	Total SF Required	Difference in SF	Existing SF
Secure Vestibule			**30**	**1**	**600**	**600**		**(373)**	**227**
General Office Waiting			**30**	**1**	**450**	**450**		**(379)**	**71**
Reception/Secretary/Assistants				**1**	**150**	**150**		**186**	**336**
Office Work Room				1	350	350		69	419
Office Storage				1	150	150		(56)	94
Office File				1	150	150		(92)	58
Staff Restrooms				2	50	100		(14)	86
Visitor Restrooms				1	50	50		(50)	0
Health Clinic	**Shared**			**1**	**125**	**140**		**(217)**	**363**
Waiting			30	1	120	120			
Clinic Storage				1	100	100			
Clinic Office				1	100	100			
Clinic Restroom				2	60	120			
Large Conference Room	**1**			**1**	**450**	**450**		**511**	**961**
Small Conference Room				**2**	**225**	**450**		**(450)**	**0**
ISS	**0**			**1**	**450**	**450**		**(450)**	**0**
Cloths Storage				**1**	**225**	**225**		**(225)**	**0**
Bookstore				**1**	**225**	**225**		**(225)**	**0**
Book Storage				1	450	450		(450)	0
Principal	**1**			**1**	**250**	**250**		**(16)**	**234**
Assistant Principals	**1**			**1**	**200**	**200**		**25**	**225**
Ready Schools Coordinator/Grant Administrator				**1**	**150**	**150**		**(39)**	**111**

MONROVIA MIDDLE SCHOOL SPACE UTILIZATION

ADMINISTRATION, GUIDANCE, + STAFF SUPPORT	No. of Existing Classrooms Used	No. of Design Enrollment Students or Staff	No. of Sections Required	No. of Spaces Required	Net SF Per Space/ Person	Total Net SF Per Course	Total SF Required	Difference in SF	Existing SF
ECA Treasurer				1	150	150		(1)	149
Guidance Office Waiting			30	1	180	180		70	250
Counselors	0			2	200	400		(400)	0
Conference				1	450	450		(450)	0
School Therapists	1			1	200	200		(89)	111
SRO - Security - Rotating	1			1	100	100		(100)	0
Speech Language Pathologist				1	450	450		(280)	170
Itinerant Services Touchdown			50	1	200	200		(200)	0
Aides + Instructional Coaches Touchdown (includes subs, etc)			50	1	500	500		(500)	0
Technology				1	250	250		(250)	0
Custodial Lounge				1	450	450		(450)	0
Staff Workroom				1	450	450		(148)	302
Staff Restrooms				6	50	300		(234)	66
Shared Storage				3	100	300		(300)	0
Teacher Collab				3	450	1,350		(1,350)	0
TOTAL							11,160	(6,927)	4,233

4,233
EXISTING SQUARE FOOTAGE

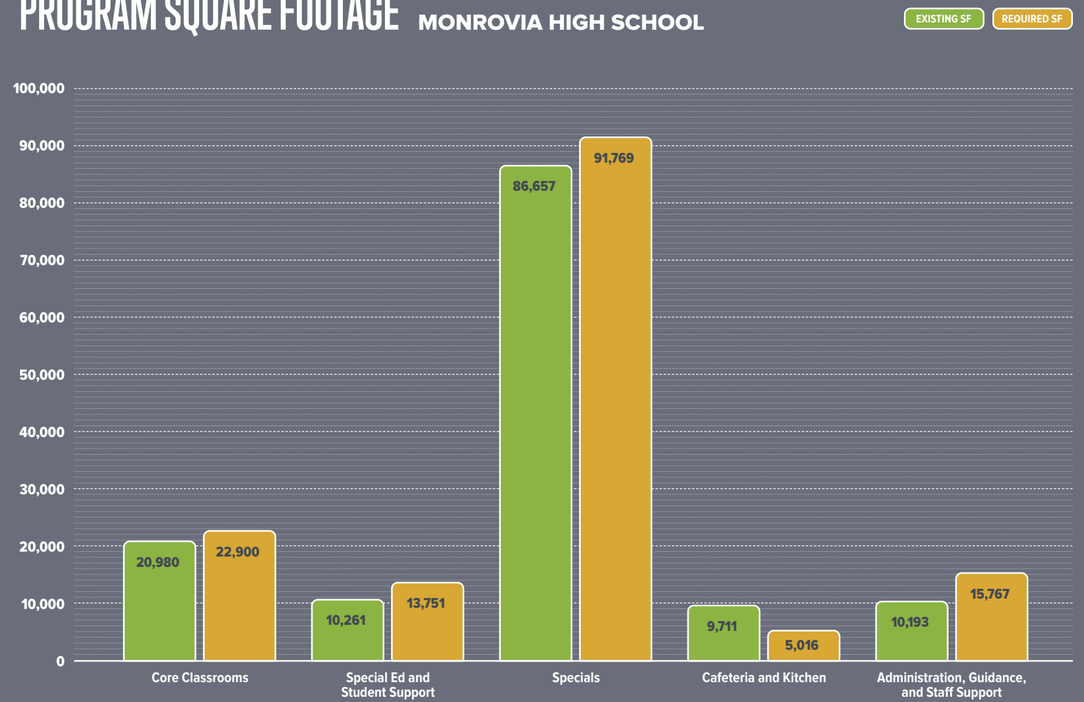
11,160
REQUIRED SQUARE FOOTAGE

(6,927)
DIFFERENCE

MONROVIA MIDDLE SCHOOL SPACE UTILIZATION

	Net Subtotal SF	Difference in SF	Existing SF
SUBTOTAL OF NET PROGRAM SPACE	103,152	(23,301)	79,851
Circulation - 22%	22,693	(3,649)	19,044
Walls - 9%	9,284	(4,063)	5,221
MEPT - 7%	7,221	(6,526)	695
Custodial/Storage - 2%	2,063	(1)	2,062
TOTAL GROSS AREA REQUIRED	144,412	(37,539)	106,873

PROGRAM SQUARE FOOTAGE MONROVIA HIGH SCHOOL



HOW ARE HIGH SCHOOL SPACES CALCULATED?

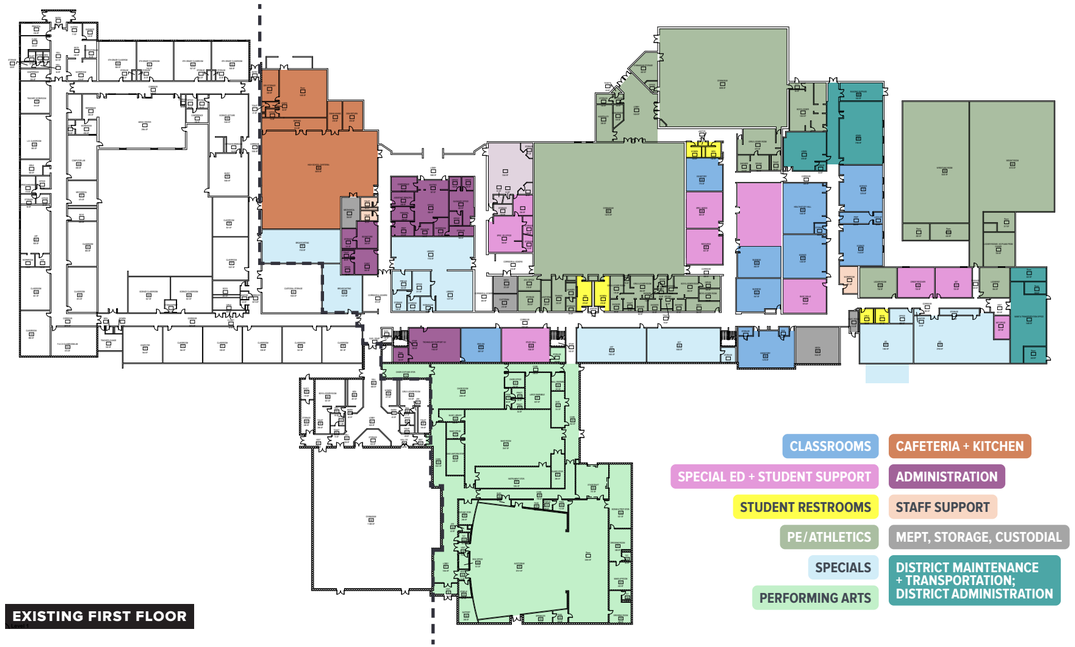
Looking at how the spaces are used, what is the functional capacity?

- Schedule of classes taught
- Percent of students taking each course
- Sections taught each day
- Average students per section/class
- Functional capacity of a high school tends to be when 80-85% of the classroom space is occupied

WHAT CAN AFFECT FUNCTIONAL CAPACITY?

- If programs change (i.e., pathways, specials, electives)
- If desired average number of students per section changes (programming in this study looks at an average of 18 students per classroom/section)
- If support spaces are not capable of handling the change (i.e., shared spaces such as the cafeteria)
- If the site is not capable of handling the change

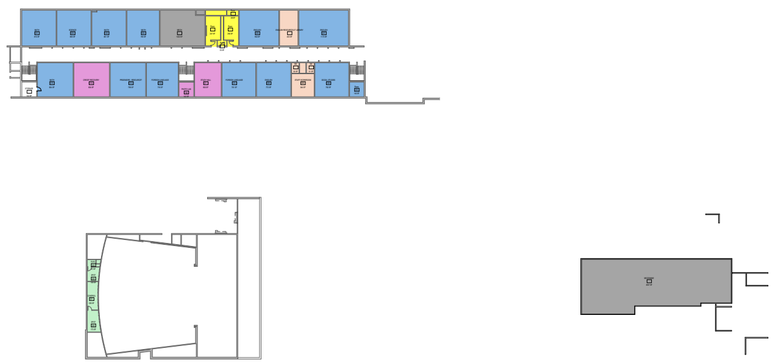
MONROVIA HIGH SCHOOL SPACE UTILIZATION



CLASSROOMS
CAFETERIA + KITCHEN
SPECIAL ED + STUDENT SUPPORT
ADMINISTRATION
STUDENT RESTROOMS
STAFF SUPPORT
PE/ATHLETICS
MEPT, STORAGE, CUSTODIAL
SPECIALS
DISTRICT MAINTENANCE + TRANSPORTATION; DISTRICT ADMINISTRATION
PERFORMING ARTS

EXISTING FIRST FLOOR

MONROVIA HIGH SCHOOL SPACE UTILIZATION



EXISTING SECOND FLOOR

484
TOTAL EXISTING ENROLLMENT

484
TOTAL DESIGN ENROLLMENT

18
AVERAGE NUMBER OF STUDENTS PER SECTION

MONROVIA HIGH SCHOOL SPACE UTILIZATION

CLASSROOMS

- Core classrooms at 75% capacity
- Average of 18 students per classroom
- Later class periods have a higher student per classroom
- Majority of rooms are under 900 F, especially on the 2nd floor
- There are currently 2 rooms open for enrollment fluctuation
- Open rooms and study hall rooms are used for college visits, etc.
- Freshman are currently the highest enrollment

EXISTING FIRST FLOOR

EXISTING SECOND FLOOR

MONROVIA HIGH SCHOOL SPACE UTILIZATION

CLASSROOMS	No. of Existing Classrooms Used	No. of Design Enrollment Students or Staff	No. of Units or Factor	Potential No. of Sections for Design Enrollment	Potential = No. of Spaces for Design Enrollment	SF Per Space	Net Subtotal of Required Areas =	Percent of Existing Students	Existing No. of Students	Variation in Net Areas	Subtotal of Existing Areas SF
Language Arts	**4**	**449**		**25**	**4**	**900**	**3,600**	**93%**	**449**	**643**	**4,243**
World Language	**2**	**148**		**8**	**2**	**900**	**1,800**	**31%**	**148**	**(323)**	**1,477**
Social Studies	**3**	**277**		**15**	**3**	**900**	**2,700**	**57%**	**277**	**386**	**3,086**
Mathematics	**3**	**343**		**19**	**3**	**900**	**2,700**	**71%**	**343**	**(179)**	**2,521**
Science	**4**	**325**		**18**	**4**	**1,500**	**6,000**	**67%**	**325**	**(1,533)**	**4,467**
Prep Areas/Storage						250	1000			(682)	318
Business	**2**	**161**		**9**	**2**	**1,200**	**2,400**	**33%**	**161**	**(561)**	**1,839**
Health	**1**	**15**		**1**	**1**	**900**	**900**	**3%**	**15**	**526**	**1,426**
Open/Flex Classroom	**2**				**2**	**900**	**1800**			**(197)**	**1,603**
TOTAL	**21.00**				**21.00**		**22,900**			**(1,920)**	**20,980**

20,980
EXISTING SQUARE FOOTAGE

22,900
REQUIRED SQUARE FOOTAGE

(1,920)
DIFFERENCE

MONROVIA HIGH SCHOOL SPACE UTILIZATION

SPECIAL ED + STUDENT SUPPORT

STUDENT RESTROOMS

Special Ed + Student Support

- Need more resource rooms; space in library would be great location
- Need more multilingual space

Student Restrooms

- Need more restrooms in Athletic Commons
- Need more student restooms overall (top need)
- Most restrooms do not meet ADA requirements

EXISTING FIRST FLOOR

EXISTING SECOND FLOOR

MONROVIA HIGH SCHOOL SPACE UTILIZATION

SPECIAL ED + STUDENT SUPPORT	No. of Existing Classrooms Used	No. of Design Enrollment Students or Staff	No. of Units or Factor	Potential No. of Sections for Design Enrollment	Potential = No. of Spaces for Design Enrollment	SF Per Space	Net Subtotal of Required Areas =	Percent of Existing Students	Existing No. of Students	Variation in Net Areas	Subtotal of Existing Areas SF
Basic Skills	**2**	**107**		**15**	**4**	**900**	**3,600**	**22%**	**107**	**(1,766)**	**1,834**
Life Skills	**1**				**1**	**1,500**	**1,500**			**174**	**1,674**
Resource Room/ Applied Skills	**1**				**4**	**330**	**1,320**			**(489)**	**831**
Sensory Room					**0**	**900**	**0**			**0**	**0**
Study Hall	**2**	**152**		**8**	**2**	**900**	**1,800**	**31%**	**152**	**26**	**1,826**
MIT + Credit Recovery	**3**	**130**		**16**	**3**	**900**	**2,700**	**27%**	**130**	**(435)**	**2,265**
MIT Office							250			(14)	236
Student Restrooms		**484**	**32**			**2,581**	**2,581**			**(986)**	**1,595**
TOTAL	**9.00**				**14.00**		**13,751**			**(3,490)**	**10,261**

10,261
EXISTING SQUARE FOOTAGE

13,751
REQUIRED SQUARE FOOTAGE

(3,490)
DIFFERENCE

MONROVIA HIGH SCHOOL SPACE UTILIZATION

Gymnasium Commons
- Surge space needs to be larger (top need)
- Concessions in path of egress in tight surge space; needs more space
- Can't zone or lock down building during athletic event
- Not enough restrooms or ADA restrooms for events
- Hospitality room is tight

Auxiliary Gym
- Size of an elementary gym - need another court
- Struggle to find gym space even when using MS gym

Training + Laundry
- Need more space

Media Center
- Could be used more efficiently
- Potentially space for resource rooms, maker space, robotics
- Computer Science taught in MC; pull out into classroom for better utilization of MC

Multi-Purpose Space
- Part is currently used for Broadcasting
- Need multi-purpose space for LGI and testing
- Need space with updated presentation technology

Agriculture Spaces
- SF in lab space could be repurposed to another program

MONROVIA HIGH SCHOOL SPACE UTILIZATION

SPECIALS	No. of Existing Classrooms Used	No. of Design Enrollment Students or Staff	No. of Units or Factor	Potential No. of Sections for Design Enrollment	Potential = No. of Spaces for Design Enrollment	SF Per Space	Net Subtotal of Required Areas =	Percent of Existing Students	Existing No. of Students	Variation in Net Areas	Subtotal of Existing Areas SF
Mass Media/Broadcasting	**1**	**66**		**4**	**1**	**1,200**	**1,200**	**14%**	**66**	**0**	**1,200**
Computer Science	**1**	**45**		**3**	**1**	**1,200**	**1,200**	**9%**	**45**	**(1,200)**	**0**
AG Lab	**2**	**114**		**6**	**1**	**1,800**	**1,800**	**24%**	**114**	**3,096**	**5,996**
AG Classroom	1				1	900	900				
Office							200				
Greenhouse							650			0	650
Visual Arts	**1**	**105**		**6**	**1**	**1,500**	**1,500**	**22%**	**105**	**(610)**	**1,565**
Storage			15%				225				
Kiln							450				
Performing Arts - Music	**2**	**154**		**9**				**32%**	**154**		
Band		80			1	45	3,600			(53)	3,547
Band/Instrument Stor.			30%				1,080			280	1,360
Practice Rooms			0			100	0			0	0
Band Office/Library						400	400			(209)	191
Uniform Storage						400	400			22	422
Choir		65			1	25	1,625			630	2,255
Choir Storage			25%				406.25			(134)	272
Choir Office/Library						400	400			(6)	394
Uniform Storage						400	400			45	445
Small Ensemble			1			200	200			(43)	157
Large Ensemble			1			600	600			7	607
Choir Practice Rooms			2			100	200			(32)	168

MONROVIA HIGH SCHOOL SPACE UTILIZATION

SPECIALS	No. of Existing Classrooms Used	No. of Design Enrollment Students or Staff	No. of Units or Factor	Potential No. of Sections for Design Enrollment	Potential = No. of Spaces for Design Enrollment	SF Per Space	Net Subtotal of Required Areas =	Percent of Existing Students	Existing No. of Students	Variation in Net Areas	Subtotal of Existing Areas SF
Auditorium	**1**										
Main Seating Capacity		608		10	1	6,080	6,080			660	6,740
Stage						3,200	3,200			0	3,200
Control/Lighting/Sound						350	350			132	482
Set Construction Shop/ Costume/Storage						2,240	2,240			(36)	2,204
Dressing rooms		60		22		1,320	1,320			(34)	1,286
Ticket Booth						100	100			1	101
Physical Education		**186**		**10**	**2**			**38%**	**186**		
Gym Floor	2					12,000	24,000			(7,571)	21,511
Seating		508				10	5,082				
Gym Storage			5%				1,200			(798)	402
Training Room	1		1		1	1,000	1,000			(576)	424
PE & Athletic Locker Rooms & Offices		242				35	8,470			1,825	10,295
Storage			25%				2,118			133	2,250
Bulldog Wrestling Room	1		1		1	4,050	4,050			950	5,000
Storage			5%				202.5			98	300
Weight Room	1	100			1	60	6,000			0	6,000
Laundry			1			500	500			(404)	96
Concessions/Ticket	1		1		1	450	450			(133)	317
Athletic Director Office	1		1		1	200	200			153	783
AD Reception/Secretary		6	1			30	180				
AD Conference			1			250	250				

MONROVIA HIGH SCHOOL SPACE UTILIZATION

SPECIALS	No. of Existing Classrooms Used	No. of Design Enrollment Students or Staff	No. of Units or Factor	Potential No. of Sections for Design Enrollment	Potential = No. of Spaces for Design Enrollment	SF Per Space	Net Subtotal of Required Areas =	Percent of Existing Students	Existing No. of Students	Variation in Net Areas	Subtotal of Existing Areas SF
Reception/Hospitality Rm	1		1		1	1,200	1,200			(805)	395
Media Center	**1**	**484**	**15%**		**1**	**35**	**2,541**			**1,301**	**3,842**
Circulation Desk											
Quiet Alcoves/Think Tanks											
Media Specialist Office											
Media Center Workroom											
Media Center Storage											
Shared Conference Room											
Teacher Resource Bookroom											
Maker Space/ Innovation Lab					**1**	**1,800**	**1,800**			**(1,800)**	**0**
Multi-Purpose Room	**1.00**	**60**			**1**	**30**	**1800**			**0**	**1,800**
LGI/Testing											
TOTAL	**19.00**				**19.00**		**91,769**			**(5,112)**	**86,657**

86,657
EXISTING SQUARE FOOTAGE

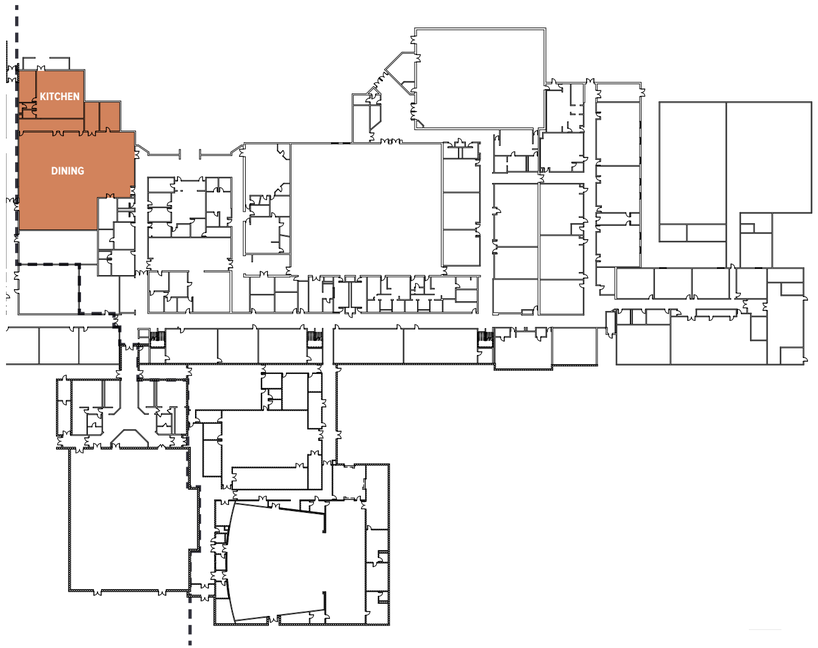
91,769
REQUIRED SQUARE FOOTAGE

(5,112)
DIFFERENCE

MONROVIA HIGH SCHOOL SPACE UTILIZATION

CAFETERIA + KITCHEN

- Need a staff dining room



EXISTING FIRST FLOOR

MONROVIA HIGH SCHOOL SPACE UTILIZATION

CAFETERIA + KITCHEN	No. of Existing Classrooms Used	No. of Design Enrollment Students or Staff	No. of Units or Factor	Potential No. of Sections for Design Enrollment	Potential = No. of Spaces for Design Enrollment	SF Per Space	Net Subtotal of Required Areas =	Percent of Existing Students	Existing No. of Students	Variation in Net Areas	Subtotal of Existing Areas SF
Cafeteria + Kitchen	**1**	**242**	**50%**		**1.00**	**24**	**2,904**			**3,666**	**6,570**
Cafeteria Storage			5%				145			(145)	0
Kitchen/Serving Area			45%				1,307			1,834	3,141
Staff Dining	**1**	**30**	**22**		**1.00**	**660**	**660**			**(660)**	**0**
TOTAL	**2.00**				**2.00**		**5,016**			**4,695**	**9,711**

9,711
EXISTING SQUARE FOOTAGE

5,016
REQUIRED SQUARE FOOTAGE

4,695
DIFFERENCE

MONROVIA HIGH SCHOOL SPACE UTILIZATION

ADMINISTRATION

STAFF SUPPORT

Administration + Guidance

- Need more conference rooms with technology to present
- Itinerant Services - could use space for visiting services to touchdown and meet
- District Bulldog Blessing Pantry location is difficult near front entry of High School – causes congestion – timing of visitors
- Guidance needs more space

Staff Support

- Need more staff restrooms throughout building
- Need more staff workroom space

EXISTING FIRST FLOOR

EXISTING SECOND FLOOR

MONROVIA HIGH SCHOOL SPACE UTILIZATION

ADMINISTRATION, GUIDANCE, + STAFF SUPPORT	No. of Existing Classrooms Used	No. of Design Enrollment Students or Staff	No. of Units or Factor	Potential No. of Sections for Design Enrollment	Potential = No. of Spaces for Design Enrollment	SF Per Space	Net Subtotal of Required Areas =	Percent of Existing Students	Existing No. of Students	Variation in Net Areas	Subtotal of Existing Areas SF
Secure Vestibule		**20**	**30**		**1**	**600**	**600**			**(320)**	**280**
General Office Waiting		**20**	**30**		**1**	**600**	**600**			**(413)**	**187**
Clerk/Secretaries/ Assistants	**1**				**2**	**150**	**300**			**384**	**684**
Office Work Room					1	400	400			(7)	393
Office Storage					1	150	150			(150)	0
Office File					1	150	150			8	158
Staff Restrooms					2	50	100			(100)	0
Visitor Restrooms					1	50	50			(50)	0
Health Clinic	**1**				**1**	**125**	**202**			**(132)**	**570**
Waiting		6	30		1	180	180				
Clinic Storage					1	100	100				
Clinic Office					1	100	100				
Clinic Restroom					2	60	120				
Large Conference Room					**1**	**450**	**450**			**(209)**	**241**
Small Conference Room					**2**	**225**	**450**			**(450)**	**0**
ISS	**1**				**1**	**900**	**900**			**(900)**	**0**
Bulldog Blessing Pantry					**1**	**1,000**	**1,000**			**31**	**1,631**
Cloths Storage					1	600	600				
Principal	**1**				**1**	**250**	**250**			**(45)**	**205**
Assistant Principal	**1**				**1**	**200**	**200**			**8**	**208**
Attendance Clerk					**1**	**150**	**150**			**(150)**	**0**
ECA Treasurer & Bookstore Manager	**1**				**1**	**150**	**150**			**41**	**191**
Bookstore	**1**				**1**	**1,200**	**1,200**			**(646)**	**554**

MONROVIA HIGH SCHOOL SPACE UTILIZATION

ADMINISTRATION, GUIDANCE, + STAFF SUPPORT	No. of Existing Classrooms Used	No. of Design Enrollment Students or Staff	No. of Units or Factor	Potential No. of Sections for Design Enrollment	Potential = No. of Spaces for Design Enrollment	SF Per Space	Net Subtotal of Required Areas =	Percent of Existing Students	Existing No. of Students	Variation in Net Areas	Subtotal of Existing Areas SF
Special Ed Director	**1**				**1**	**200**	**200**			**781**	**1,281**
Special Needs Admin. Assistant	1				1	150	150				
Office Storage					1	150	150				
Speech Therapist					**0**	**450**	**0**			**0**	**0**
Mental Health Therapists					**0**	**100**	**0**			**0**	**0**
SRO - Security					**1**	**100**	**100**			**77**	**177**
Guidance Office Waiting		**6**	**30**		**1**	**180**	**180**			**(951)**	**729**
Guidance Admin. Assist.	1				1	200	200				
Counselors	2				2	250	500				
Office Work Room					1	400	400				
Office Storage					1	150	150				
Office File					1	150	150				
Restrooms					2	50	100				
Technology Support	**1**				**1**	**1,200**	**1,200**			**102**	**1,302**
IA / Teacher Assistant Touchdown		**6**	**50**		**1**	**300**	**300**			**(300)**	**0**
Itinerant Touchdown		**6**	**50**		**1**	**300**	**300**			**(300)**	**0**
Custodial Lounge					**1**	**450**	**450**				
Staff Workroom / Offices					**6**	**250**	**1,500**			**(859)**	**641**
Department Storage							**375**			**58**	**433**
Staff Restrooms					**8**	**120**	**960**			**(632)**	**328**
TOTAL							**15,767**			**(5,124)**	**10,193**

MONROVIA HIGH SCHOOL SPACE UTILIZATION

10,193
EXISTING SQUARE FOOTAGE

15,767
REQUIRED SQUARE FOOTAGE

(5,574)
DIFFERENCE

MEPT
- Electrical room needs additional space
- Building lacks restrooms in locations of large event spaces

Circulation
- Building lacks appropriate relief space and surge space outside of the gymnasiums, auditorium, and corridor pinch points.
- Corridors are narrow throughout the facility

	Net Subtotal SF	Difference in SF	Existing SF
SUBTOTAL OF NET PROGRAM SPACE	**149,203**	**(10,951)**	**137,802**
Circulation - 22%	32,825	(6,507)	26,318
Walls - 9%	13,428	(1,258)	12,170
MEPT - 7%	10,444	(6,740)	3,704
Custodial/Storage - 2%	2,984	5,155	8,139
TOTAL GROSS AREA REQUIRED	**208,885**	**(20,752)**	**188,133**

SECTION 06

SUMMARY OF POTENTIAL PROJECTS

The Monroe-Gregg District Facility Study outlines potential priority projects for consideration in the near-, min-, and long-range future. Based on what the CORE Group was tasked with reviewing, we have categorized the potential projects into two groups: Base Projects and Alternate or Future Projects.

Depending on several factors in the future, such as demographics, student enrollment, educational programming, and available funding, the Monroe-Gregg School District will have important decisions to make to help shape the growth of the district.

The following pages describe and outline the priority projects and associated costs identified through the conditional assessment findings, space programming, and staff input.

POTENTIAL PROJECTS OVERVIEW

BASE PROJECTS

The Base Projects are those the CORE Group has identified as most likely to move forward in the near- or mid-future and those that meet the most current needs for the district. These projects would make an immediate positive impact for the district and are considered baseline improvements; however, not all projects can be completed at the same time due to funding.

- **Monrovia Elementary School** (maintain PreK-5 grade structure) – conditional assessment upgrades, additions, renovations.
- **Monrovia Middle School** (maintain 6-8 grade structure) – conditional assessment items, additions, renovations
- **Monrovia High School** (maintain 9-12 grade structure) – conditional assessment items, additions, renovations
- **Football Locker Room** – conditional assessment upgrades only.
- **Football Concession/Restroom Building** – conditional assessment upgrades only.
- **Transportation Building** – conditional assessment upgrades only.

ALTERNATE/FUTURE PROJECTS

The Alternate Projects are those that provide a different approach to the Base Project for Monrovia Elementary School. Instead of adding onto the existing building, the CORE Group wanted to review the following options:

- Renovate Monrovia Elementary School to become a PreK-2 Building and build a new 3-5 Intermediate Building.
- Renovate Monrovia Elementary School to become a PreK-3 Building and build a new 4-6 Intermediate Building.
- The CORE Group wanted to review the potential of moving 6th grade out of the Middle School. Since Monrovia Elementary School is already at capacity, even with the proposed additions in the Base Project, this move could only efficiently happen if a new Intermediate Building is constructed.

The Future Projects were developed through the study as likely long-term projects, and certainly worth considering. While upgrades at the school buildings are considered highest priorities, the following projects were also reviewed:

- Build New Preschool, Central Office, Operations Building.
- Build New Transportation Building.

Depending on several future factors—such as demographics, student enrollment, educational programming, and available funding—the Monroe-Gregg School District will need to narrow down the priority projects and plan the phasing of each to best fit the needs and funding available.

A summary of project costs follows for each Base, Alternate, and Future Project based on 2026 construction costs. These are project costs and include contingency, soft costs, and an inflation factor.

For detailed information on project costs, refer to Section 06 and the Appendix.

PUZZLE PIECE EXERCISE • ELEMENTARY SCHOOL

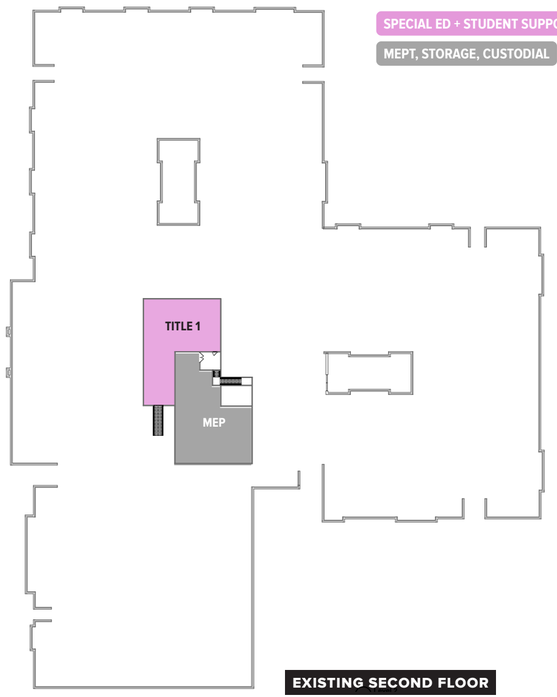
ELEMENTARY SCHOOL • EXISTING LOCATIONS

CLASSROOMS
SPECIAL ED + STUDENT SUPPORT
STUDENT RESTROOMS
SPECIALS
CAFETERIA + KITCHEN
ADMINISTRATION
STAFF SUPPORT
MEPT, STORAGE, CUSTODIAL

EXISTING FIRST FLOOR

EXISTING LOCATIONS • ELEMENTARY SCHOOL

SPECIAL ED + STUDENT SUPPORT
MEPT, STORAGE, CUSTODIAL



EXISTING SECOND FLOOR

ELEMENTARY SCHOOL • BASE PROJECT (750 ENROLLMENT)

Classrooms
- Flex space for potential growth
- Space for community preschool
- Grade levels grouped

Special Ed Classrooms
- Age/grade level Special Ed

Additional Student Support Space
- Support space near classrooms and not upstairs
- Multilingual space
- Interventionists space
- Itinerant touchdown space

Student Restrooms
- Additional set

Fab Lab
- Appropriately sized

Gym Space
- New gym with additional floor space for student enrollment

Multi-Purpose Space
- Help with scheduling
- Indoor recess
- Preschool gross motor skills

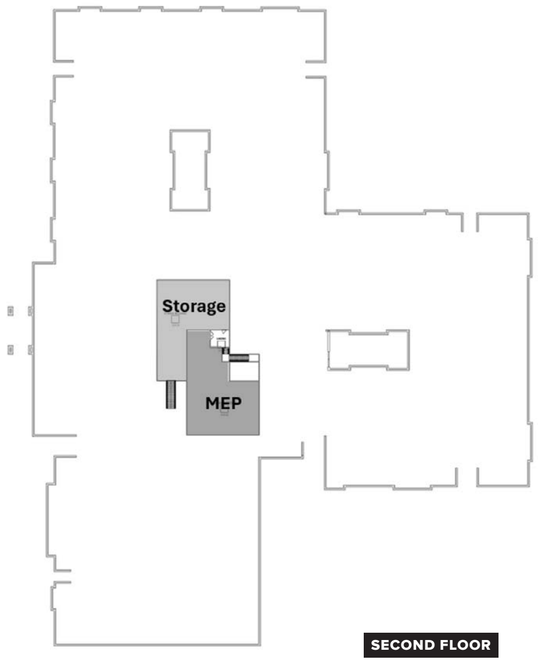
After School Care
- Space in building

Cafeteria/Dining Space
- Expanded seating and additional serving line

Staff Support Space
- Additional staff restrooms
- Workroom/collab space
- Conference room space
- Additional storage

FIRST FLOOR

BASE PROJECT (750 ENROLLMENT) • ELEMENTARY SCHOOL



SECOND FLOOR

CLASSROOMS
SPECIAL ED + STUDENT SUPPORT
STUDENT RESTROOMS
SPECIALS
CAFETERIA + KITCHEN
ADMINISTRATION
STAFF SUPPORT
MEPT, STORAGE, CUSTODIAL

ELEMENTARY SCHOOL • BASE PROJECT (750 ENROLLMENT)

PreK-3

- CLASSROOMS
- SPECIAL ED + STUDENT SUPPORT
- STUDENT RESTROOMS
- SPECIALS
- CAFETERIA + KITCHEN
- ADMINISTRATION
- STAFF SUPPORT
- MEPT, STORAGE, CUSTODIAL

BASE PROJECT (750 ENROLLMENT) • ELEMENTARY SCHOOL

PreK-2

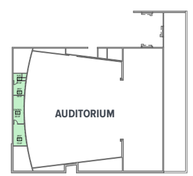
- CLASSROOMS
- SPECIAL ED + STUDENT SUPPORT
- STUDENT RESTROOMS
- SPECIALS
- CAFETERIA + KITCHEN
- ADMINISTRATION
- STAFF SUPPORT
- MEPT, STORAGE, CUSTODIAL

MIDDLE SCHOOL • PUZZLE PIECE EXERCISE

EXISTING LOCATIONS • MIDDLE SCHOOL

EXISTING FIRST FLOOR

- CLASSROOMS
- SPECIAL ED + STUDENT SUPPORT
- STUDENT RESTROOMS
- PE/ATHLETICS
- SPECIALS
- PERFORMING ARTS
- CAFETERIA + KITCHEN
- ADMINISTRATION
- STAFF SUPPORT
- MEPT, STORAGE, CUSTODIAL
- DISTRICT MAINTENANCE + TRANSPORTATION; DISTRICT ADMINISTRATION



EXISTING SECOND FLOOR

MIDDLE SCHOOL • BASE PROJECT (EXISTING ENROLLMENT)

Core Classrooms
- Utilize courtyard to group grade-level teams

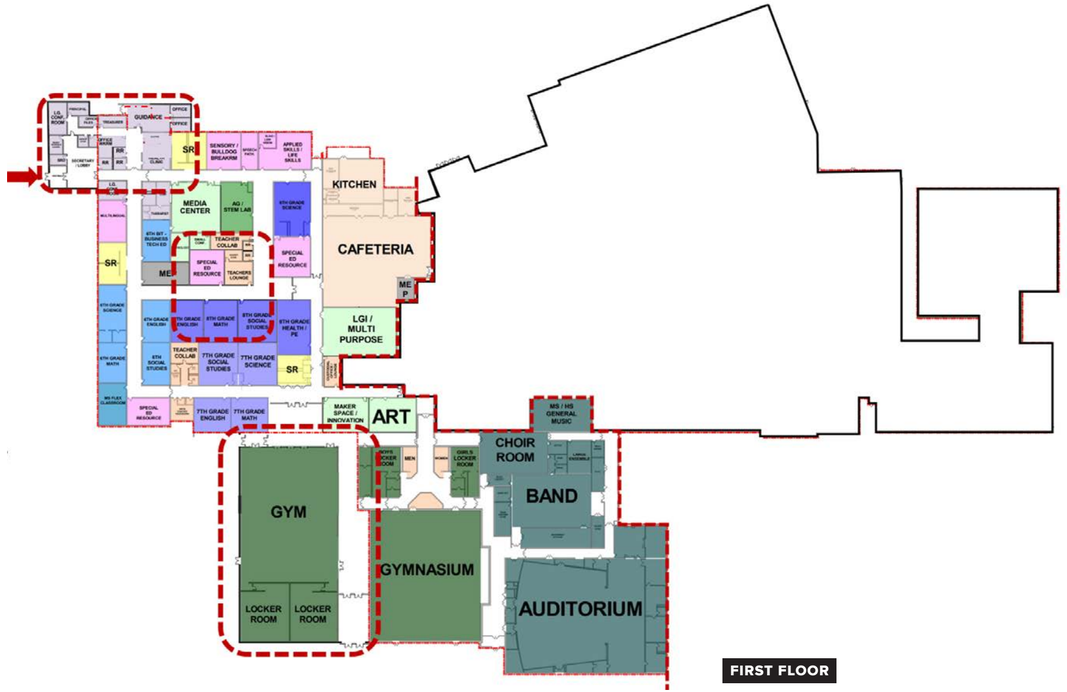
Specials Classrooms/Labs
- Pull classrooms back into MS from HS
  - 6th - Art and BIT
  - 7th - PE, Band, Choir, STEM
  - 8th - Computer Science and preparing for college careers
- Ag/STEM Lab right-sized and in MS
- Space for General Music
- PE/Athletics - add MS gym
- Media Center utilized differently with Ag/STEM Lab and collab spaces
- Re-engage LGI/Multi-Purpose space

Cafeteria + Kitchen
- Dining space is working - keep as currently configured

Administration, Guidance + Staff Support
- New secure entry vestibule ad waiting
- Space for support services offices, touchdown space, guidance
- Space for work/collab and restrooms

CLASSROOMS
SPECIAL ED + STUDENT SUPPORT
STUDENT RESTROOMS
PE/ATHLETICS
SPECIALS
PERFORMING ARTS
CAFETERIA + KITCHEN
ADMINISTRATION
STAFF SUPPORT
MEPT, STORAGE, CUSTODIAL
DISTRICT MAINTENANCE + TRANSPORTATION; DISTRICT ADMINISTRATION

BASE PROJECT (EXISTING ENROLLMENT) • MIDDLE SCHOOL



HIGH SCHOOL • PUZZLE PIECE EXERCISE

EXISTING LOCATIONS • HIGH SCHOOL

HIGH SCHOOL • BASE PROJECT (EXISTING ENROLLMENT)

Core Classrooms
- Reorganize for departments to be together

Special Ed + Student Support
- Additional resource rooms
- Additional multilingual space

Student Restrooms
- Additional student restrooms

Specials
- New 2-court gymnasiums
- New gymnasium commons, restrooms, circulation, hospitality
- Media center reworked to include adjacency to resource rooms, makers space, and student commons
- Multi-purpose space
- Group Ag, Broadcasting, CTE together
- Relocate Bulldog Blessings Pantry

Staff Support
- Additional staff restrooms
- Staff workrooms/collab space

Administration + Guidance
- Larger guidance area
- Conference/meeting space
- Space for itinerant services

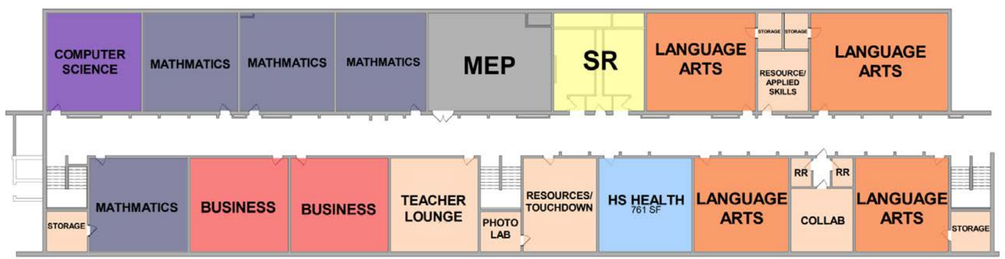
Circulation
- New secure entry and widen circulation path at new main entry with a new surge space outside of Cafeteria, Media Center, and Administration - help with building zoning.

CLASSROOMS
SPECIAL ED + STUDENT SUPPORT
STUDENT RESTROOMS
PE/ATHLETICS
SPECIALS
PERFORMING ARTS
CAFETERIA + KITCHEN
ADMINISTRATION
STAFF SUPPORT
MEPT, STORAGE, CUSTODIAL
DISTRICT MAINTENANCE + TRANSPORTATION; DISTRICT ADMINISTRATION

BASE PROJECT (EXISTING ENROLLMENT) • HIGH SCHOOL

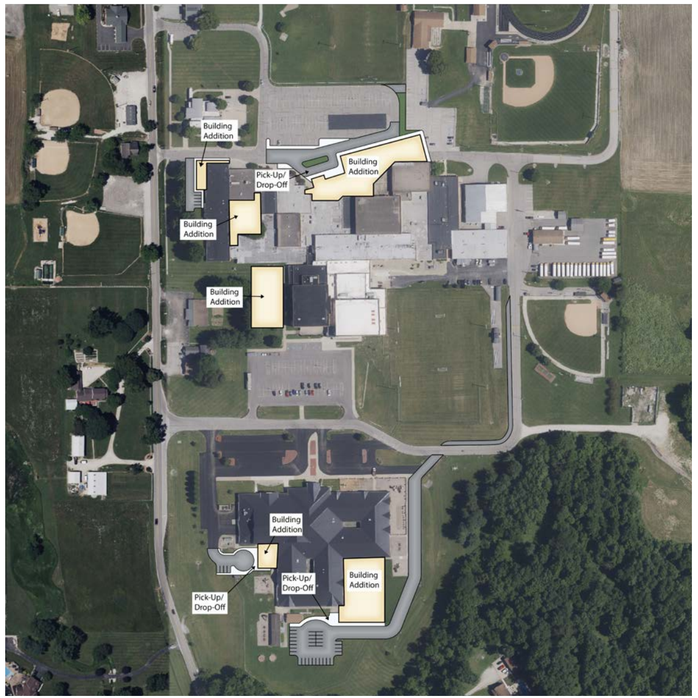
HIGH SCHOOL • BASE PROJECT (EXISTING ENROLLMENT)

CLASSROOMS
SPECIAL ED + STUDENT SUPPORT
STUDENT RESTROOMS
PE/ATHLETICS
SPECIALS
PERFORMING ARTS
CAFETERIA + KITCHEN
ADMINISTRATION
STAFF SUPPORT
MEPT, STORAGE, CUSTODIAL
DISTRICT MAINTENANCE + TRANSPORTATION; DISTRICT ADMINISTRATION

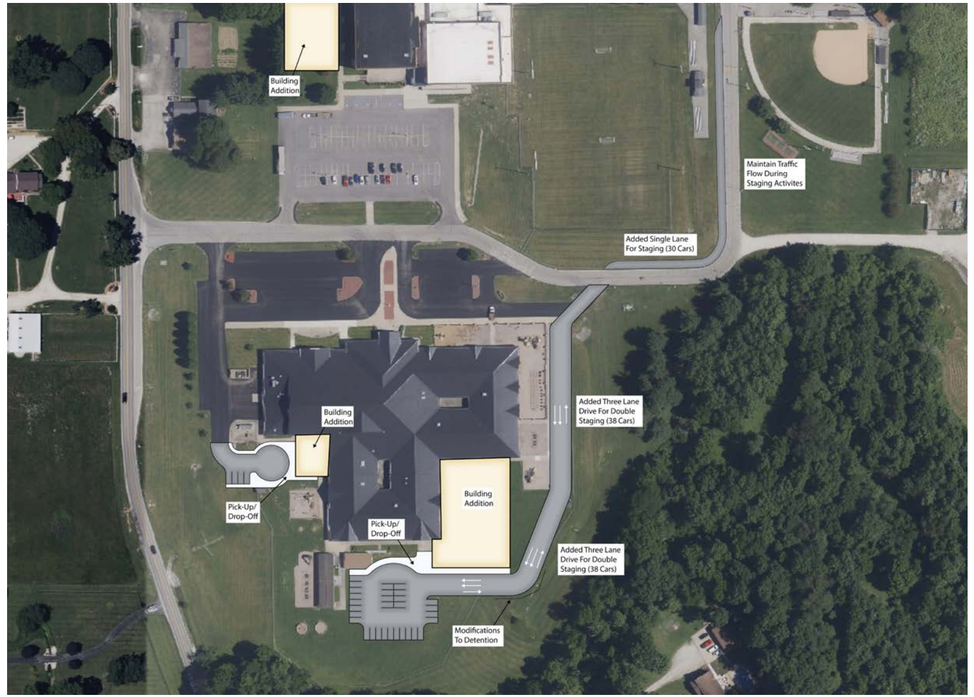


SECOND FLOOR

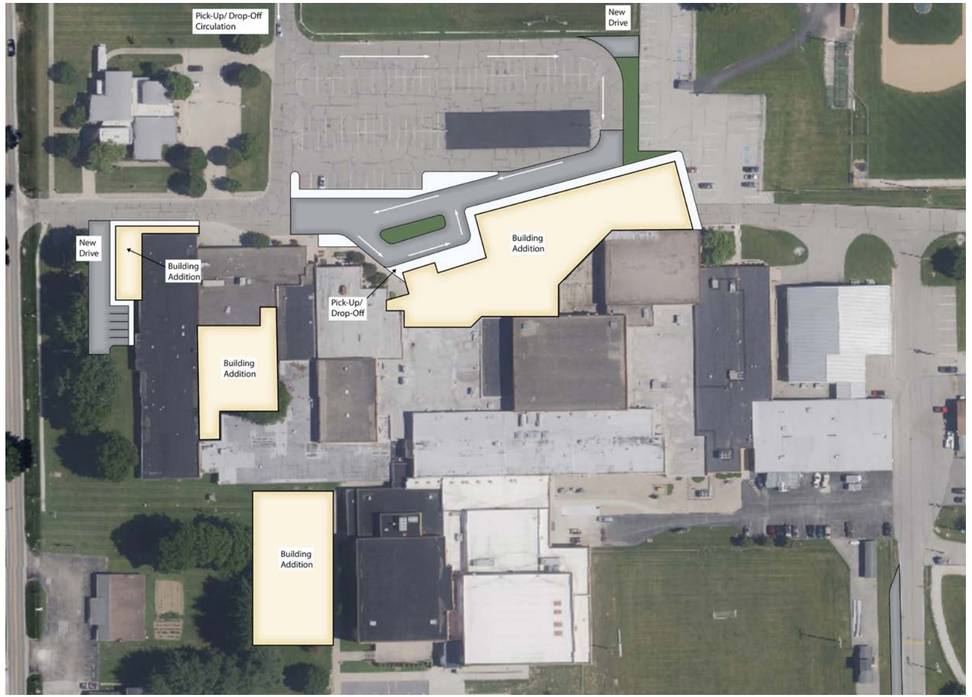
CAMPUS MASTER PLAN



ELEMENTARY SCHOOL • MASTER PLAN



MASTER PLAN • MIDDLE / HIGH SCHOOL



MONROVIA ELEMENTARY SCHOOL

MAINTAIN PREK-5 GRADE STRUCTURE (EXISTING ENROLLMENT)

Address low-scoring conditional assessment items, building additions including gymnasium, classrooms, after school and community space, and interior space renovations to the main entry, create multi-purpose space, new kitchen serving line, and traffic/site improvements.

ITEM	COST
Conditional Assessment Upgrades	$3,585,319
Building Additions	$11,440,000
Interior Space Renovations	$961,600
Traffic & Site Upgrades	$650,000
Scope Contingency Allowance (10%)	$1,663,692
TOTAL CONSTRUCTION COST	**$18,300,610**
Soft Costs (22%)	$4,026,134
Inflation Projection for One Year (5%)	$1,116,337
TOTAL PROJECT COST (2026)	**$23,443,082**

MONROVIA MIDDLE SCHOOL

MAINTAIN 6-8 GRADE STRUCTURE (EXISTING ENROLLMENT)

Address low-scoring conditional assessment items, building additions including new gymnasium and locker rooms to the south, new administration and main entry to the northwest, fill in courtyard, interior space renovations in various locations of the existing building, and traffic/site improvements.

ITEM	COST
Conditional Assessment Upgrades	$5,094,128
Building Additions	$13,224,960
Interior Space Renovations	$3,484,000
Traffic & Site Upgrades	$600,000
Scope Contingency Allowance (10%)	$2,240,309
TOTAL CONSTRUCTION COST	**$24,643,397**
Soft Costs (22%)	$5,421,547
Inflation Projection for One Year (5%)	$1,503,247
TOTAL PROJECT COST (2026)	**$31,568,191**

MONROVIA HIGH SCHOOL

MAINTAIN 9-12 GRADE STRUCTURE (EXISTING ENROLLMENT)

Address low-scoring conditional assessment items, building additions including new 3-court fieldhouse, locker rooms, restrooms, new main and athletic entry vestibules and commons areas, and interior space renovations in various locations of the existing building, and traffic/site improvements.

ITEM	COST
Conditional Assessment Upgrades	$13,965,026
Building Demolition	$675,000
Building Additions	$19,140,000
Interior Space Renovations	$6,314,000
Traffic & Site Upgrades	$1,600,000
Scope Contingency Allowance (10%)	$4,169,403
TOTAL CONSTRUCTION COST	**$45,863,429**
Soft Costs (22%)	$10,089,954
Inflation Projection for One Year (5%)	$2,797,669
TOTAL PROJECT COST (2026)	**$58,751,052**

FOOTBALL LOCKER BUILDING

Address low-scoring conditional assessment items. No additions or major renovations are planned.

ITEM	COST
Conditional Assessment Upgrades	$945,440
Scope Contingency Allowance (10%)	$94,544
TOTAL CONSTRUCTION COST	**$1,039,984**
Soft Costs (22%)	$228,796
Inflation Projection for One Year (5%)	$63,439
TOTAL PROJECT COST (2026)	**$1,332,219**

POTENTIAL PROJECTS • BASE PROJECTS COST ESTIMATE

FOOTBALL CONCESSION/RESTROOM BUILDING

Address low-scoring conditional assessment items. No additions or major renovations are planned.

ITEM	COST
Conditional Assessment Upgrades	$282,464
Scope Contingency Allowance (10%)	$28,246
TOTAL CONSTRUCTION COST	**$310,710**
Soft Costs (22%)	$68,356
Inflation Projection for One Year (5%)	$18,953
TOTAL PROJECT COST (2026)	**$398,019**

TRANSPORTATION BUILDING

Address low-scoring conditional assessment items. No additions or major renovations are planned.

ITEM	COST
Conditional Assessment Upgrades	$1,243,650
Scope Contingency Allowance (10%)	$124,365
TOTAL CONSTRUCTION COST	**$1,368,015**
Soft Costs (22%)	$300,963
Inflation Projection for One Year (5%)	$83,449
TOTAL PROJECT COST (2026)	**$1,752,427**

ALTERNATE PROJECTS COST ESTIMATE • POTENTIAL PROJECTS

MONROVIA ELEMENTARY SCHOOL

RENOVATE TO BECOME PREK-2, BUILD NEW 3-5 INTERMEDIATE BUILDING (450 ENROLLMENT)

Address low-scoring conditional assessment items, interior space renovations to the main entry, create multi-purpose space, Fab-Lab, PLTW, and traffic/site improvements. Build a new Intermediate School on the land east of the football stadium for grades 3-5.

ITEM	COST
Conditional Assessment Upgrades	$3,585,319
Interior Renovations	$910,000
Traffic & Site Upgrades	$375,000
Build New 3-5 Intermediate Bldg (82,000 SF)	$32,800,000
Scope Contingency Allowance (10%)	$3,767,032
TOTAL CONSTRUCTION COST	**$41,437,350**
Soft Costs (22%)	$9,116,217
Inflation Projection for One Year (5%)	$2,527,678
TOTAL PROJECT COST (2026)	**$53,081,246**

MONROVIA ELEMENTARY SCHOOL

RENOVATE TO BECOME PREK-3, BUILD NEW 4-6 INTERMEDIATE BUILDING (450 ENROLLMENT)

Address low-scoring conditional assessment items, interior space renovations to the main entry, create multi-purpose space, Fab-Lab, PLTW, and traffic/site improvements. Build a new Intermediate School on the land east of the football stadium for grades 4-6. This option moves 6th grade out of the Middle School.

ITEM	COST
Conditional Assessment Upgrades	$3,585,319
Interior Renovations	$905,000
Traffic & Site Upgrades	$375,000
Build New 4-6 Intermediate Bldg (82,000 SF)	$32,800,000
Scope Contingency Allowance (10%)	$3,766,532
TOTAL CONSTRUCTION COST	**$41,431,850**
Soft Costs (22%)	$9,115,007
Inflation Projection for One Year (5%)	$2,527,343
TOTAL PROJECT COST (2026)	**$53,074,200**

POTENTIAL PROJECTS • ALTERNATE/FUTURE PROJECTS COST ESTIMATE

BUILD NEW PRESCHOOL, CENTRAL OFFICE, OPERATIONS BUILDING

FUTURE PROJECT

This includes building a completely new building to house the preschool classrooms and programs, central administration offices, and office space for maintenance/operations staff. This will free up room in the elementary school and high school while providing adequate space needed for the central office, board room, and maintenance/operations personnel.

ITEM	COST
New Preschool, Central Office, Operations (50,000 SF) - includes Sitework	$21,000,000
Scope Contingency Allowance (10%)	$2,100,000
TOTAL CONSTRUCTION COST	**$23,100,000**
Soft Costs (22%)	$5,082,000
Inflation Projection for One Year (5%)	$1,409,100
TOTAL PROJECT COST (2026)	**$25,591,000**

BUILD NEW TRANSPORTATION BUILDING

ALTERNATE PROJECT

This includes building a completely new transportation center on grounds owned, or to be owned, by the District. Assumptions include a maintenance bay, wash bay, storage for equipment, parts, tools, fluids, offices, break room, restrooms, and site for up to 25 buses and staff parking.

ITEM	COST
New Transportation Building (8,000 SF)	$3,360,000
Equipment + Furnishings Allowance	$350,000
Site Costs	$400,000
Scope Contingency Allowance (10%)	$336,000
TOTAL CONSTRUCTION COST	**$4,446,000**
Soft Costs (22%)	$978,120
Inflation Projection for One Year (5%)	$271,206
TOTAL PROJECT COST (2026)	**$5,695,326**

COST SUMMARY • POTENTIAL PROJECTS

BASE PROJECTS	TOTAL PROJECT COST
Monrovia Elementary School	$23,443,082
Monrovia Middle School	$31,568,191
Monrovia High School	$58,751,052
Football Locker Building	$1,332,219
Football Concession/Restroom Building	$398,019
Transportation Building	$1,752,427
TOTAL (2026)	**$117,244,990**

ALTERNATE OR FUTURE PROJECTS	TOTAL PROJECT COST
MES to PreK-2, Build New 3-5 Building	$53,081,246
MES to PreK-3, Build New 4-6 Building	$53,074,200
New Transportation Building	$5,695,326
New Preschool, Central Office, Ops Building	$25,591,000

SECTION 07

APPENDIX

SCAN TO VIEW
THE FULL
SCOPE REPORT

COST PER SQUARE FOOT

	ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
New Building Construction	$400	$420	$440
Heavy Renovation	$240	$260	$280
Medium Renovation	$140	$160	$180
Light Renovation	$100	$120	$140

MONROVIA ELEMENTARY SCHOOL

ITEM	SCORE	QTY	UNIT	UNIT COST	2026 COST	NOTES
SITE						
Playfield Areas	2	1	LS	$350,000.00	$350,000	Equipment upgrade, new mulch for playfields
Roadways	2	1	LS	$50,000.00	$50,000	Allowance for ongoing maintenance
Sanitary Sewer Utilities	2.5	1	LS	$15,000.00	$15,000	Allowance for lift station maintenance
Storm Drainage Ponds and Reservoirs	2	1	LS	$75,000.00	$75,000	Storm detention basins upgrades; water quality units, outlet control
Landscaping	2	1	LS	$35,000.00	$35,000	Front of building landscape upgrades
Asphalt Pavement Maintenance (allowance)		1	LS	$100,000.00	$100,000	Allowance for ongoing maintenance (pavement, walks, plazas, striping)
ARCHITECTURE + INTERIORS						
Exterior Walls / Exterior Windows	2.5	1	LS	$20,000.00	$20,000	Investigate exterior mortar and sealant at window surround to confirm source of moisture intrusion
Roofing	3	1	LS	$20,000.00	$20,000	Investigate above ceiling at stains to confirm source of moisture
Wall Finishes	3	10,000	SF	$12.19	$121,900	Repair walls damaged by water intrusion
Flooring (classrooms)	2.5	40,000	SF	$4.68	$187,200	VCT and carpet replacement
Flooring (stage)	2	2,000	SF	$20.00	$40,000	Replace wood floor and carpet on risers
Casework (furniture)	2.5	1	EA	$100,000.00	$100,000	Replace reception desk, casework upgrades

ITEM	SCORE	QTY	UNIT	UNIT COST	2026 COST	NOTES
MECHANICAL						
Cooling Systems	1	1	EA	$400,000.00	$400,000	Replace chiller
Heating Systems	2.5	2	EA	$45,000.00	$90,000	Replace (2) electric boilers within 5-10 years
Hot Water Distribution	2	2	EA	$20,000.00	$40,000	Replace heating hot water pumps
Facility HVAC Distribution Systems	2	82	EA	$500.00	$41,000	Replace valves and actuators for all VAV boxes (this should be done when controls upgrade is done)
Facility HVAC Distribution Systems	1	1	LS	$35,000.00	$35,000	Upgrades for providing proper air supply to upper classroom
Exhaust Air (Roof)	2.5	5	EA	$3,000.00	$15,000	Replace roof exhaust fans within 5 years
Building Automation System	1	99,831	SF	$7.00	$698,817	Replace HVAC controls system
ELECTRICAL						
Service Entrance Equipment (Portable Classrooms)	2	1	LS	$2,500.00	$2,500	Correct exterior frame at Portable Classrooms
Lighting Control	1.5	99,831	SF	$2.00	$199,662	Replace manual controls with dimmers, occupancy sensors
Life Safety Lighting	2	99,831	SF	$1.00	$99,831	Improve spacing of devices
Fire Detection and Alarm	2	99,831	SF	$3.50	$349,409	Notifier, minimal devices - upgrade
PLUMBING						
Domestic Water Equipment (softener)	2	1	EA	$20,000.00	$20,000	Replace domestic water softener
Domestic Water Equipment (heater)	1	1	EA	$120,000.00	$120,000	Replace domestic water heater - Evaluate existing size and capacity needed for potential added cost savings.
Domestic Hot Water Equipment (mixing/ circulation)	1.5	1	EA	$10,000.00	$10,000	Replace HW distribution equipment.
Plumbing Fixtures	2.5	40	EA	$5,000.00	$200,000	Replace waterless urinals, miscellaneous caulking upgrades
Food Service Equipment	2.5	1	EA	$50,000.00	$50,000	Correct 3-compartment sink code issues, add grease interceptor
TECHNOLOGY						
Communications Cabling Infrastructure	2	1	LS	$50,000.00	$50,000	Mix of Cat 5, 5e, 6, 6a
Access Control and Intrusion Detection	1.5	1	LS	$10,000.00	$10,000	Add door monitoring for exterior doors
Electronic Video Surveillance	2	1	LS	$40,000.00	$40,000	Add security cameras to improve coverage

ITEM	SCORE	QTY	UNIT	UNIT COST	2026 COST	NOTES
SPACE PROGRAMMING NEEDS						
New Southeast Addition (Gym, Classrooms)		23,500	SF	$400.00	$9,400,000	
New West Addition (After School, Community, Pre-K)		5,100	SF	$400.00	$2,040,000	
Waiting/Reception/SRO Modifications		1	LS	$200,000.00	$200,000	
Renovate old Gym to Multi-purpose		2,940	SF	$140.00	$411,600	
Kitchen Renovation (add serving line)		1	LS	$350,000.00	$350,000	
Site Upgrades for Additions & Traffic Improvements		1	ALLOW	$650,000.00	$650,000	
Scope Contingency Allowance (10%)					**$1,663,692**	
Total Construction Cost					**$18,300,610**	
Soft Costs (22%)					**$4,026,134**	
Subtotal					**$22,326,745**	
Inflation Projection (5% per year)					**$1,116,337**	
Total Project Costs					**$23,443,082**	
TOTAL PROJECT COSTS					**$23,443,082**	**BUILDING SF: 99,831**

MONROVIA MIDDLE SCHOOL

ITEM	SCORE	QTY	UNIT	UNIT COST	2026 COST	NOTES
SITE						
Storm Sewer	2.5	1	LS	$25,000.00	$25,000	Clearing existing clogged storm system
Landscaping	2.5	1	LS	$35,000.00	$35,000	Landscape upgrades
Asphalt Pavement Maintenance (allowance)		1	LS	$75,000.00	$75,000	Allowance for ongoing maintenance
ARCHITECTURE + INTERIORS						
Exterior Walls	1	1	LS	$250,000.00	$250,000	Brick and Mortar repair, ongoing (allowance)
Exterior Windows	2.5	1	LS	$25,000.00	$25,000	Replace damaged screens and sealant around perimeter.
Exterior Doors	2.5	3	EA	$17,000.00	$51,000	Replace older, rusting, hollow metal doors
Roofing	1	26,000	SF	$20.00	$520,000	New roof, 50% due to recent roof improvements (total = 52k sf)
Partitions	2.5	1	LS	$100,000.00	$100,000	Repair moisture damage and cracking
Interior Doors	2	50	EA	$2,300.00	$115,000	Allowance for painting metal frames, repair/replace some wood doors
Ceiling Finishes	2	51,696	SF	$6.00	$310,176	Replace older, sagging, stained ceiling tiles
Flooring (vestibules)	1.5	1,200	SF	$10.00	$12,000	Replace walk off carpet
Wall Finishes, Casework (administration)	2.5 to 3	5,000	SF	$25.00	$125,000	Allowance for upgrades
Walls, Floor, Furnishings, Casework, Specialties (classrooms)	2	30,000	SF	$1,200,000.00	$1,200,000	Allowance for upgrades
Walls, Furnishings, Casework, Specialties (art)	0.5 to 2	1	Allow	$50,000.00	$50,000	Allowance for upgrades
Movable Furnishings (weight room)	2.5	1	Allow	$125,000.00	$125,000	Allowance for upgrades
Walls, Floor, Furnishings, Casework (library)	0.5 to 2.5	1	Allow	$250,000.00	$250,000	Allowance for upgrades
Specialties, Floor, Walls (restrooms)	1 to 2.5	1	Allow	$20,000.00	$20,000	Allowance for upgrades

ITEM	SCORE	QTY	UNIT	UNIT COST	2026 COST	NOTES
MECHANICAL						
Facility HVAC Distribution System (MS gym/locker)	2	1	LS	$185,000.00	$185,000	Replace two indoor AHU, split DX condensing units
Facility HVAC Distribution System (MS office/media center)	1.5	1	LS	$75,000.00	$75,000	Replace rooftop AHU, DX condensing units
NOTE: See Monrovia HS for shared systems with Monrovia MS						
ELECTRICAL						
Service Entrance Equipment (MS courtyard)	1.5	51,696	SF	$3.00	$155,088	Replace 1990 system
Power Distribution (building)	0.5	51,696	SF	$5.50	$284,328	Replace 1960-1985 system
Power Distribution (building)	1.5	51,696	SF	$2.75	$142,164	Replace 1986-2005 system
Wiring Devices	1.5	51,696	SF	$0.50	$25,848	Add devices throughout building
Exterior Lighting	2.5	1	LS	$15,000.00	$15,000	Replace fluorescent lighting, add egress lighting at exits where needed
Site Lighting Poles	2	1	LS	$10,000.00	$10,000	Replace several bases and poles
Lighting Control	1.5	51,696	SF	$2.00	$103,392	Add dimming and occupancy sensor controls
Life Safety Lighting	2	51,696	SF	$1.00	$51,696	Improve spacing of devices
Fire Detection and Alarm	1	51,696	SF	$3.50	$180,936	Replace system
PLUMBING						
Domestic Water Piping	2	1	EA	$10,000.00	$10,000	Reduce incoming water pressure
Fuel Piping	2	1	EA	$15,000.00	$15,000	Evaluate automating propane gas supply controls to the building.
Domestic Water Equipment (softeners)	1.5	1	EA	$20,000.00	$20,000	Replace existing domestic water softener
Domestic Water Equipment (hot water mixing/circ.)	1.5	2	EA	$10,000.00	$20,000	Replace existing HW distribution equipment
Domestic Water Piping	0.5	3000	LF	$35.00	$105,000	Replace older, domestic water piping where needed
Fuel Piping	2	100	LF	$25.00	$2,500	Replace older fuel gas piping where needed
Plumbing Fixtures (restrooms)	1.5	20	EA	$5,000.00	$100,000	Fixture replacement throughout
Plumbing Fixtures (science labs)	1.5	20	EA	$5,000.00	$100,000	Replace fixtures in Science labs
Food Service Equipment	2.5				$0	Included in HS*
Sanitary Sewerage Piping	2	400	LF	$200.00	$80,000	Additional testing/scoping of under-slab piping, allowance for replacement
TECHNOLOGY						
Communications Cabling Infrastructure	2	1	LS	$60,000.00	$60,000	Mix of Cat 5, 5e, 6, 6a
Access Control and Intrusion Detection	3	1	LS	$15,000.00	$15,000	Add door monitoring to some doors for 100% coverage
Electronic Video Surveillance	2	1	LS	$50,000.00	$50,000	Add security cameras to improve coverage
SPACE PROGRAMMING NEEDS						
New Additions (Main Entry, Courtyard, Gymnasium/Lockers)		31,488	SF	$420.00	$13,224,960	
Light Interior Renovation		6,100	SF	$120.00	$732,000	
Medium Interior Renovation		17,200	SF	$160.00	$2,752,000	
Site Upgrades for Additions		1	LS	$600,000.00	$600,000	
Scope Contingency Allowance (10%)					**$2,240,309**	
Total Construction Cost					**$24,643,397**	
Soft Costs (22%)					**$5,421,547**	
Subtotal					**$30,064,944**	
Inflation Projection (5% per year)					**$1,503,247**	
TOTAL PROJECT COSTS					**$31,568,191**	**BUILDING SF: 51,696**

MONROVIA HIGH SCHOOL

ITEM	SCORE	QTY	UNIT	UNIT COST	2026 COST	NOTES
SITE						
Landscaping	2	1	allow	$50,000.00	$50,000	Upgrades at north face of building
Athletic, Recreational, and Playfield Areas (youth field)	2	1	LS	$75,000.00	$75,000	Regrade and seed
Athletic, Recreational, and Playfield Areas (football lights)	1	1	LS	$400,000.00	$400,000	Replacement
Athletic, Recreational, and Playfield Areas (shot & discus)	1.5	1	LS	$40,000.00	$40,000	Rebuild throwing pads, new shot put landing area
Athletic, Recreational, and Playfield Areas (baseball)	2	1	allow	$150,000.00	$150,000	General upgrades throughout:
Athletic, Recreational, and Playfield Areas (softball)	2	1	allow	$150,000.00	$150,000	General Field and Seating upgrades
Covers and Shelters (lawn mower building)	1	1	LS	$250,000.00	$250,000	Building is in very poor condition; demo and rebuild
Parking Lots	2	1	LS	$350,000.00	$350,000	Improving site traffic for high school parking lot
Asphalt Pavement Maintenance (allowance)		1	allow	$150,000.00	$150,000	Allowance for ongoing maintenance (pavement, walks, plazas, striping)
ARCHITECTURE + INTERIORS						
Exterior Walls	1	1	allow	$200,000.00	$200,000	Brick and Mortar repair, ongoing (allowance)
Exterior Windows	2.5	1	allow	$100,000.00	$100,000	Allowance for some window upgrades, replacement
Exterior Doors	1.5	9	EA	$17,000.00	$153,000	Replace older, rusting, hollow metal doors
Roofing	1	90,000	SF	$20.00	$1,800,000	New roof, 50% due to recent roof improvements (total = 180k sf) - not Auditorium
Partitions	2.5	1	allow	$50,000.00	$50,000	Additional study for water intrusion issues
Interior Doors	2	50	EA	$2,300.00	$115,000	Allowance for painting metal frames, repair/replace some wood doors
Ceiling Finishes	2	155,613	SF	$6.00	$933,678	Replace older, sagging, stained ceiling tiles
Exterior Windows	1.5	1	allow	$25,000.00	$25,000	Replace broken screens
Walls, Furnishings, Casework, Specialties (foods)	0.5 to 2	1	allow	$120,000.00	$120,000	Allowance for upgrades

ITEM	SCORE	QTY	UNIT	UNIT COST	2026 COST	NOTES
Wall Finishes (gym)	1.5	1	allow	$50,000.00	$50,000	Allowance for upgrades
ADA Requirements (throughout)	1	1	allow	$75,000.00	$75,000	Allowance for upgrades
Furnishings, Casework (SPED cooking classroom)	1.5	1	allow	$30,000.00	$30,000	Allowance for upgrades
Walls, Floor, Furnishings, Casework, Specialties (classrooms)	1.5 to 2.5	1	allow	$1,680,000.00	$1,680,000	Allowance for upgrades
Casework (concessions)	0.5	400	SF	$100.00	$40,000	Replace casework with commercial grade
ADA Requirements (concessions)	0.5				$0	Will be corrected with item above
MECHANICAL						
Cooling Systems (central plant)	2	1	LS	$150,000.00	$150,000	Replace one 2006 chiller in near future - shared with MS
Heating Systems (central plant)	2	2	EA	$30,000.00	$60,000	Replace two 2006 electric boilers in near future - shared with MS
Facility HVAC Distribution Systems (central plant)	1.5	2	EA	$20,000.00	$40,000	Replace building dual temp pumps - shared with MS
Facility HVAC Distribution Systems (interior classes/offices)	1.5	48	EA	$2,000.00	$96,000	Replace electric fan powered VAV boxes, approx. 48 - shared with MS
Exhaust Air (Roof)	1.5	20	EA	$2,500.00	$50,000	Replace exhaust fans, approx. 20 - shared with MS
Exhaust Air (Kitchen)	1	1	EA	$10,000.00	$10,000	Replace kitchen exhaust fan - shared with MS
Facility HVAC Distribution Systems (wrestling/weights)	2	4	EA	$25,000.00	$100,000	Upgrade or refurbish existing units - shared with MS
Facility HVAC Distribution Systems (AG/ building trades)	1	2	EA	$50,000.00	$100,000	Replace two electric heating and ventilation only units - shared with MS
Facility HVAC Distribution Systems (locker rooms)	1.5	2	EA	$35,000.00	$70,000	Replace two small rooftop energy recovery units - shared with MS
Building Automation Systems (building)	1	187,433	SF	$7.00	$1,312,031	Replace HVAC controls system in its entirety - shared with MS
ELECTRICAL						
Service Entrance Equipment (HS closet by stairs/shop room)	1.5	187,433	SF	$3.00	$562,299	Replace 1990 system
Service Entrance Equipment (Hsby Auditorium Addition)	0.5	187,433	SF	$5.00	$937,165	Replace 1960s system
Power Distribution (building)	0.5	187,433	SF	$5.50	$1,030,882	Replace 1960-1985 system

ITEM	SCORE	QTY	UNIT	UNIT COST	2026 COST	NOTES
Power Distribution (building)	1.5	187,433	SF	$2.75	$515,441	Replace 1986-2005 system
Wiring Devices	1.5	187,433	SF	$0.50	$93,717	Add devices throughout building
Exterior Lighting	2.5	1	LS	$15,000.00	$15,000	Replace fluorescent lighting, add egress lighting at exits where needed
Site Lighting Poles	2	1	LS	$10,000.00	$10,000	Replace several bases and poles
Lighting Control	1.5	187,433	SF	$2.00	$374,866	Add dimming and occupancy sensor controls
Life Safety Lighting	2	187,433	SF	$1.00	$187,433	Improve spacing of devices
Packaged Generator Assemblies	2.5	51,696	SF	$0.00	$0	Replace 2011 generator
Packaged Generator Assemblies	1.5	51,696	SF	$0.00	$0	Replace transfer switch per code requirements
Fire Detection and Alarm	0.5	187,433	SF	$3.50	$656,016	Replace system
PLUMBING						
Domestic Water Piping	2	1	EA	$10,000.00	$10,000	Reduce incoming water pressure
Fuel Piping	2				$0	Included in MS*
Domestic Water Equipment (softeners)	1.5	1	EA	$20,000.00	$20,000	Replace Domestic Water Softeners
Domestic Water Equipment (water heaters)	1.5	3	EA	$25,000.00	$75,000	Replace Existing Domestic Water Heater(s)
Domestic Water Equipment (hot water mixing/circ.)	1.5	3	EA	$10,000.00	$30,000	Replace HW Distribution Equipment
Domestic Water Piping	0.5	3000	LF	$35.00	$105,000	Replace older, domestic water piping where needed
Fuel Piping	2	100	LF	$25.00	$2,500	Replace older gas piping and associated components.
Plumbing Fixtures (restrooms)	1.5	20	EA	$5,000.00	$100,000	Fixture replacement throughout
Plumbing Fixtures (science labs)	1.5	20	EA	$5,000.00	$100,000	Replace plumbing fixtures and associated piping
Food Service Equipment	2.5				$0	Replace sinks in science labs
Sanitary Sewerage Piping	2	400	LF	$200.00	$80,000	Additional testing/scoping of under-slab piping, allowance for replacement
TECHNOLOGY						
Communications Cabling Infrastructure	2	1	LS	$60,000.00	$60,000	Mix of Cat 5, 5e, 6, 6a
Electronic Video Surveillance	2	1	LS	$25,000.00	$25,000	Add security cameras to improve coverage

ITEM	SCORE	QTY	UNIT	UNIT COST	2026 COST	NOTES
SPACE PROGRAMMING NEEDS						
Demolition of Partial Existing Building		13,500	SF	$50.00	$675,000	
New Addition (Field House, Main Entries, Lockers, RR)		43,500	SF	$440.00	$19,140,000	
Light Interior Renovation		5,500	SF	$140.00	$770,000	
Medium Interior Renovation		30,800	SF	$180.00	$5,544,000	
Site Upgrades for Additions & Traffic Improvements		1	LS	$1,600,000.00	$1,600,000	
Scope Contingency Allowance (10%)					**$4,169,403**	
Total Construction Cost					**$45,863,429**	
Soft Costs (22%)					**$10,089,954**	
Subtotal					**$55,953,383**	
Inflation Projection (5% per year)					**$2,797,669**	
TOTAL PROJECT COSTS					**$58,751,052**	**BUILDING SF: 187,433**

FOOTBALL LOCKER BUILDING

ITEM	SCORE	QTY	UNIT	UNIT COST	2026 COST	NOTES
SITE						
Exterior Steps and Ramps	1.5	1	LS	$400,000.00	$400,000	Ramp Replacement Reconstruction
Storm Sewer	2.5	1	LS	$10,000.00	$10,000	Rock swale reconstruction
ARCHITECTURE + INTERIORS						
Ceiling Finishes	2	3,300	SF	$6.00	$19,800	Replace failing ceiling tiles where needed
Roofing		7056	SF	$15.00	$105,840	Asphalt shingles
Casework	0.5 to 1	1	allow	$25,000.00	$25,000	Residential grade throughout JV and Varsity Locker Room, replace
Flooring	0 to 2.5	1	allow	$40,000.00	$40,000	Upgrades allowance - Lockers concrete, Training Rm carpet, Varsity Locker resinous
MECHANICAL						
Facility HVAC Distribution Systems	2.5	1	EA	$5,000.00	$5,000	Replace one mini-split
ELECTRICAL						
Service Entrance Equipment	2	6,600	SF	$3.00	$19,800	Service entrance conductors not to code, upgrade. Replace panelboard and service entrance conductors.
PLUMBING						
Domestic Water Piping	1.5	1	EA	$50,000.00	$50,000	Improve incoming water service, add backflow prevention
Domestic Water Equipment (hot water mixing/circ.)	1.5	1	EA	$10,000.00	$10,000	Add hot water mixing and circulation capabilities
Domestic Water Piping	1.5	1000	LF	$35.00	$35,000	Replace older domestic water piping and insulation as required
Plumbing Fixtures (showers)	0.5	20	EA	$5,000.00	$100,000	Correct code violations
Sanitary Sewerage Piping (sanitary waste)	2	200	LF	$200.00	$40,000	Additional testing/scoping of under-slab piping, allowance for replacement
Sanitary Sewerage Piping (water piping specialties)	1.5	10	EA	$5,000.00	$50,000	Replace existing damaged Floor drains and drainage specialties as required

ITEM	SCORE	QTY	UNIT	UNIT COST	2026 COST	NOTES
TECHNOLOGY						
Electronic Access Control	0	1	LS	$15,000.00	$15,000	Add EAC to building
Audio Video Communication	2	1	LS	$20,000.00	$20,000	Older equipment, upgrade
Scope Contingency Allowance (10%)					**$94,544**	
Total Construction Cost					**$1,039,984**	
Soft Costs (22%)					**$228,796**	
Subtotal					**$1,268,780**	
Inflation Projection (5% per year)					**$63,439**	
TOTAL PROJECT COSTS					**$1,332,220**	**BUILDING SF: 6,600**

FOOTBALL RESTROOM/CONCESSION BUILDING

ITEM	SCORE	QTY	UNIT	UNIT COST	2026 COST	NOTES
SITE						
Pedestrian Plazas and Walkways	2.5	1	LS	$20,000.00	$20,000	Pedestrian walkway upgrades, remove/replace spalled concrete
Covers and Shelters (Youth Concession)	1	1	LS	$15,000.00	$15,000	Remove, lower priority to replace
ARCHITECTURE + INTERIORS						
Exterior Windows	2.5	1	LS	$500.00	$500	Repair cracked glazing, one window
Roofing		2520	SF	$15.00	$37,800	Asphalt shingles
Movable Furnishings (appliances)	0.5	1	allow	$5,000.00	$5,000	Relocate stove
Casework	1	1	allow	$25,000.00	$25,000	Casework upgrades, install commercial grade
ADA Requirements	0	1	allow	$5,000.00	$5,000	Required clearances not met (lower priority)
Flooring (restrooms)	2	1	allow	$7,000.00	$7,000	Re-work epoxy floors
ELECTRICAL						
Interior Lighting	2.5	2,222	SF	$12.00	$26,664	Fluorescent fixtures, replace with LED
Exterior Lighting	2.5	1	LS	$5,000.00	$5,000	Metal halide fixtures, replace with LED
PLUMBING						
Domestic Water Piping	1.5	1	EA	$50,000.00	$50,000	Increase incoming water service pipe size
Domestic Water Equipment (softeners)	0	1	EA	$20,000.00	$20,000	No softening, add
Domestic Water Equip. (water heater)	0.5	2	EA	$20,000.00	$40,000	Replace water heater
Domestic Water Equip. (hot water mixing/circ.)	0	1	EA	$10,000.00	$10,000	Provide mixing and circulation for domestic hot water
Domestic Water Piping	1.5	300	LF	$35.00	$10,500	Add piping insulation where needed
TECHNOLOGY						
Electronic Access Control	0	1		$5,000.00	$5,000	Add EAC to building
Scope Contingency Allowance (10%)					**$28,246**	
Total Construction Cost					**$310,710**	
Soft Costs (22%)					**$68,356**	
Subtotal					**$379,067**	
Inflation Projection (5% per year)					**$18,953**	
TOTAL PROJECT COSTS					**$398,020**	**BUILDING SF: 2,200**

TRANSPORTATION BUILDING

ITEM	SCORE	QTY	UNIT	UNIT COST	2026 COST	NOTES
SITE						
Pedestrian Plazas and Walkways	2.5	1	LS	$15,000.00	$15,000	Add walks, pavement painting, signage to improve pedestrian safety
Other Site Systems & Equipment (Fueling Systems)	1.5	1	LS	$500,000.00	$500,000	Replace system and equipment due to age
Fences and Gates	2	1	LS	$20,000.00	$20,000	Install Secure bus gate
Asphalt Pavement Maintenance (allowance)		1	Allow	$40,000.00	$40,000	Asphalt Maintenance and Upgrades
ARCHITECTURE + INTERIORS						
Exterior Walls	2.5	1	Allow	$10,000.00	$10,000	Paint exterior building
Exterior Doors	2	1	EA	$5,000.00	$5,000	Replace overhead doors
Interior Doors	1.5	4	EA	$3,000.00	$12,000	Replace interior doors
Roofing		3400	SF	$10.00	$34,000	Asphalt shingles
Wall Finishes	1.5	1	Allow	$75,000.00	$75,000	Replace or upgrade interior walls
Flooring	2.5	1	Allow	$15,000.00	$15,000	Concrete floor repairs and upgrades
ELECTRICAL						
Service Entrance Equipment	2	3,300	SF	$5.00	$16,500	Minimal power for growth, upgrade system
Wiring Devices	2	3,300	SF	$0.50	$1,650	Minimal devices, upgrade add devices
Exterior Lighting	1.5	1	LS	$67,500.00	$67,500	Replace and add additional new exterior lighting. 8 new lighting poles and 10 new exterior building lights.
PLUMBING						
Domestic Water Piping	1.5	1	EA	$10,000.00	$10,000	Add backflow prevention
Water Based Fire Suppression	0	40000	SF	$5.00	$200,000	None existing, add system
Domestic Water Equipment (softeners)	0	1	EA	$20,000.00	$20,000	None existing, add system
Domestic Water Equipment (water heaters)	1.5	2	EA	$25,000.00	$50,000	Upgrades needed to system
Domestic Water Equipment (hot water mixing/circ.)	0	1	EA	$10,000.00	$10,000	Provide mixing and circulation for domestic hot water
Domestic Water Piping	0	1000	LF	$35.00	$35,000	Replace domestic water piping and insulation

ITEM	SCORE	QTY	UNIT	UNIT COST	2026 COST	NOTES
Plumbing Fixtures	1.5	4	EA	$5,000.00	$20,000	Correct multiple code violations
General Service Compressed Air	1	1	EA	$20,000.00	$20,000	Replace air compressor
General Service Compressed Air	2.5	100	LF	$20.00	$2,000	Replace Compressed air piping and associated components
Processed Water Systems	2.5	1	EA	$5,000.00	$5,000	Replace water RO water treatment system
Vehicle Servicing Equipment (lubrication equipment)	2.5	1	EA	$10,000.00	$10,000	Replace existing lubrication pumps, associated piping and components
Vehicle Servicing Equipment (fluids equipment)	2	1	EA	$10,000.00	$10,000	Replace existing fluid pumps, associated piping and components
TECHNOLOGY						
Electronic Video Surveillance	2.5	1	LS	$30,000.00	$30,000	Replace old cameras, add new cameras for better coverage
Electronic Access Control	0	1	LS	$10,000.00	$10,000	Add EAC to building
Scope Contingency Allowance (10%)					**$124,365**	
Total Construction Cost					**$1,368,015**	
Soft Costs (22%)					**$300,963**	
Subtotal					**$1,668,978**	
Inflation Projection (5% per year)					**$83,449**	
TOTAL PROJECT COSTS					**$1,752,427**	**BUILDING SF: 3,300**

ALTERNATE 1: ES BECOMES PREK-2; BUILD NEW 3-5 INTERMEDIATE BUILDING

ITEM	SCORE	QTY	UNIT	UNIT COST	2026 COST	NOTES
SITE						
Playfield Areas	2	1	LS	$350,000.00	$350,000	Equipment upgrade, new mulch for playfields
Roadways	2	1	LS	$50,000.00	$50,000	Allowance for ongoing maintenance
Sanitary Sewer Utilities	2.5	1	LS	$15,000.00	$15,000	Allowance for lift station maintenance
Storm Drainage Ponds and Reservoirs	2	1	LS	$75,000.00	$75,000	Storm detention basins upgrades; water quality units, outlet control
Landscaping	2	1	LS	$35,000.00	$35,000	Front of building landscape upgrades
Asphalt Pavement Maintenance (allowance)		1	LS	$100,000.00	$100,000	Allowance for ongoing maintenance (pavement, walks, plazas, striping)
ARCHITECTURE + INTERIORS						
Exterior Walls / Exterior Windows	2.5	1	LS	$20,000.00	$20,000	Investigate exterior mortar and sealant at window surround to confirm source of moisture intrusion
Roofing	3	1	LS	$20,000.00	$20,000	Investigate above ceiling at stains to confirm source of moisture
Wall Finishes	3	10,000	SF	$12.19	$121,900	Repair walls damaged by water intrusion
Flooring (classrooms)	2.5	40,000	SF	$4.68	$187,200	VCT and carpet replacement
Flooring (stage)	2	2,000	SF	$20.00	$40,000	Replace wood floor and carpet on risers
Casework (furniture)	2.5	1	EA	$100,000.00	$100,000	Replace reception desk, casework upgrades
MECHANICAL						
Cooling Systems	1	1	EA	$400,000.00	$400,000	Replace chiller
Heating Systems	2.5	2	EA	$45,000.00	$90,000	Replace two electric boilers within 5-10 years
Hot Water Distribution	2	2	EA	$20,000.00	$40,000	Replace heating hot water pumps
Facility HVAC Distribution Systems	2	82	EA	$500.00	$41,000	Replace valves and actuators for all VAV boxes (this should be done when controls upgrade is done)
Facility HVAC Distribution Systems	1	1	LS	$35,000.00	$35,000	Upgrades for providing proper air supply to upper classroom
Exhaust Air (Roof)	2.5	5	EA	$3,000.00	$15,000	Replace roof exhaust fans within 5 years
Building Automation System	1	99,831	SF	$7.00	$698,817	Replace HVAC controls system

ITEM	SCORE	QTY	UNIT	UNIT COST	2026 COST	NOTES
ELECTRICAL						
Service Entrance Equipment (Portable Classrooms)	2	1	LS	$2,500.00	$2,500	Correct exterior frame at Portable Classrooms
Lighting Control	1.5	99,831	SF	$2.00	$199,662	Replace manual controls with dimmers, occupancy sensors
Life Safety Lighting	2	99,831	SF	$1.00	$99,831	Improve spacing of devices
Fire Detection and Alarm	2	99,831	SF	$3.50	$349,409	Notifier, minimal devices - upgrade
PLUMBING						
Domestic Water Equipment (softener)	2	1	EA	$20,000.00	$20,000	Replace domestic water softener
Domestic Water Equipment (heater)	1	1	EA	$120,000.00	$120,000	Replace domestic water heater - Evaluate existing size and capacity needed for potential added cost savings.
Domestic Hot Water Equipment (mixing/ circulation)	1.5	1	EA	$10,000.00	$10,000	Replace HW distribution equipment.
Plumbing Fixtures	2.5	40	EA	$5,000.00	$200,000	Replace waterless urinals, miscellaneous caulking upgrades
Food Service Equipment	2.5	1	EA	$50,000.00	$50,000	Correct 3-compartment sink code issues, add grease interceptor
TECHNOLOGY						
Communications Cabling Infrastructure	2	1	LS	$50,000.00	$50,000	Mix of Cat 5, 5e, 6, 6a
Access Control and Intrusion Detection	1.5	1	LS	$10,000.00	$10,000	Add door monitoring for exterior doors
Electronic Video Surveillance	2	1	LS	$40,000.00	$40,000	Add security cameras to improve coverage
SPACE PROGRAMMING NEEDS						
Waiting/Reception/SRO Modifications		1	LS	$200,000.00	$200,000	
Create Fab-Lab		1,500	SF	$100.00	$150,000	
Create Multi-Purpose		2,700	SF	$100.00	$270,000	
Allowance for Rooms Changing Use		5,800	SF	$50.00	$290,000	
Site Upgrades for Additions & Traffic Improvements (parking, drives, playgrounds)		1	ALLOW	$375,000.00	$375,000	
Build New 3-5 Intermediate Building		82,000	SF	$400.00	$32,800,000	82,000 sf

ITEM	SCORE	QTY	UNIT	UNIT COST	2026 COST	NOTES
Scope Contingency Allowance (10%)					**$3,767,032**	
Total Construction Cost					**$41,437,350**	
Soft Costs (22%)					**$9,116,217**	
Subtotal					**$50,553,567**	
Inflation Projection (5% per year)					**$2,527,678**	
TOTAL PROJECT COSTS					**$53,081,246**	**BUILDING SF: 99,831**

ALTERNATE 2: ES BECOMES PREK-3; BUILD NEW 4-6 INTERMEDIATE BUILDING

ITEM	SCORE	QTY	UNIT	UNIT COST	2026 COST	NOTES
SITE						
Playfield Areas	2	1	LS	$350,000.00	$350,000	Equipment upgrade, new mulch for playfields
Roadways	2	1	LS	$50,000.00	$50,000	Allowance for ongoing maintenance
Sanitary Sewer Utilities	2.5	1	LS	$15,000.00	$15,000	Allowance for lift station maintenance
Storm Drainage Ponds and Reservoirs	2	1	LS	$75,000.00	$75,000	Storm detention basins upgrades; water quality units, outlet control
Landscaping	2	1	LS	$35,000.00	$35,000	Front of building landscape upgrades
Asphalt Pavement Maintenance (allowance)		1	LS	$100,000.00	$100,000	Allowance for ongoing maintenance (pavement, walks, plazas, striping)
ARCHITECTURE + INTERIORS						
Exterior Walls / Exterior Windows	2.5	1	LS	$20,000.00	$20,000	Investigate exterior mortar and sealant at window surround to confirm source of moisture intrusion
Roofing	3	1	LS	$20,000.00	$20,000	Investigate above ceiling at stains to confirm source of moisture
Wall Finishes	3	10,000	SF	$12.19	$121,900	Repair walls damaged by water intrusion
Flooring (classrooms)	2.5	40,000	SF	$4.68	$187,200	VCT and carpet replacement
Flooring (stage)	2	2,000	SF	$20.00	$40,000	Replace wood floor and carpet on risers
Casework (furniture)	2.5	1	EA	$100,000.00	$100,000	Replace reception desk, casework upgrades
MECHANICAL						
Cooling Systems	1	1	EA	$400,000.00	$400,000	Replace chiller
Heating Systems	2.5	2	EA	$45,000.00	$90,000	Replace two electric boilers within 5-10 years
Hot Water Distribution	2	2	EA	$20,000.00	$40,000	Replace heating hot water pumps
Facility HVAC Distribution Systems	2	82	EA	$500.00	$41,000	Replace valves and actuators for all VAV boxes (this should be done when controls upgrade is done)
Facility HVAC Distribution Systems	1	1	LS	$35,000.00	$35,000	Upgrades for providing proper air supply to upper classroom
Exhaust Air (Roof)	2.5	5	EA	$3,000.00	$15,000	Replace roof exhaust fans within 5 years
Building Automation System	1	99,831	SF	$7.00	$698,817	Replace HVAC controls system

ITEM	SCORE	QTY	UNIT	UNIT COST	2026 COST	NOTES
ELECTRICAL						
Service Entrance Equipment (Portable Classrooms)	2	1	LS	$2,500.00	$2,500	Correct exterior frame at Portable Classrooms
Lighting Control	1.5	99,831	SF	$2.00	$199,662	Replace manual controls with dimmers, occupancy sensors
Life Safety Lighting	2	99,831	SF	$1.00	$99,831	Improve spacing of devices
Fire Detection and Alarm	2	99,831	SF	$3.50	$349,409	Notifier, minimal devices - upgrade
PLUMBING						
Domestic Water Equipment (softener)	2	1	EA	$20,000.00	$20,000	Replace domestic water softener
Domestic Water Equipment (heater)	1	1	EA	$120,000.00	$120,000	Replace domestic water heater - Evaluate existing size and capacity needed for potential added cost savings.
Domestic Hot Water Equipment (mixing/ circulation)	1.5	1	EA	$10,000.00	$10,000	Replace HW distribution equipment.
Plumbing Fixtures	2.5	40	EA	$5,000.00	$200,000	Replace waterless urinals, miscellaneous caulking upgrades
Food Service Equipment	2.5	1	EA	$50,000.00	$50,000	Correct 3-compartment sink code issues, add grease interceptor
TECHNOLOGY						
Communications Cabling Infrastructure	2	1	LS	$50,000.00	$50,000	Mix of Cat 5, 5e, 6, 6a
Access Control and Intrusion Detection	1.5	1	LS	$10,000.00	$10,000	Add door monitoring for exterior doors
Electronic Video Surveillance	2	1	LS	$40,000.00	$40,000	Add security cameras to improve coverage
SPACE PROGRAMMING NEEDS						
Waiting/Reception/SRO Modifications		1	LS	$200,000.00	$200,000	
Create Fab-Lab and PLTW		1,800	SF	$100.00	$180,000	
Create Multi-Purpose		2,000	SF	$100.00	$200,000	
Allowance for Rooms Changing Use		6,500	SF	$50.00	$325,000	
Site Upgrades for Additions & Traffic Improvements (parking, drives, playgrounds)		1	ALLOW	$375,000.00	$375,000	
Build New 4-5 Intermediate Building		82,000	SF	$400.00	$32,800,000	

ITEM	SCORE	QTY	UNIT	UNIT COST	2026 COST	NOTES
Scope Contingency Allowance (10%)					$3,766,532	
Total Construction Cost					$41,431,850	
Soft Costs (22%)					$9,115,007	
Subtotal					$50,546,857	
Inflation Projection (5% per year)					$2,527,343	
TOTAL PROJECT COSTS					$53,074,200	BUILDING SF: 99,831

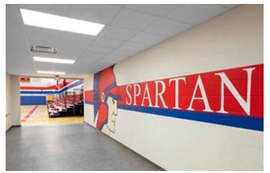
NEW TRANSPORTATION BUILDING

ITEM	SCORE	QTY	UNIT	UNIT COST	2026 COST	NOTES
Build New Transportation Center		8,000	SF	$420.00	$3,360,000	
Equipment & Furnishings Allowance		1	LS	$350,000.00	$350,000	
Site Costs		1	LS	$400,000.00	$400,000	
Scope Contingency Allowance (10%)					$336,000	
Total Construction Cost					$4,446,000	
Soft Costs (22%)					$978,120	
Subtotal					$5,424,120	
Inflation Projection (5% per year)					$271,206	
TOTAL PROJECT COSTS					$5,695,326	

NEW PRESCHOOL, CENTRAL OFFICE, AND OPERATIONS BUILDING

ITEM	SCORE	QTY	UNIT	UNIT COST	2026 COST	NOTES
Build Preschool, Central Office, Operations Building		50,000	SF	$420.00	$21,000,000	
Scope Contingency Allowance (10%)					$2,100,000	
Total Construction Cost					$23,100,000	
Soft Costs (22%)					$5,082,000	
Subtotal					$28,182,000	
Inflation Projection (5% per year)					$1,409,100	
TOTAL PROJECT COSTS					$29,591,100	

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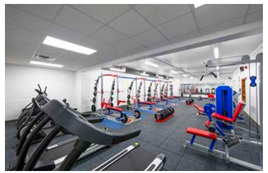
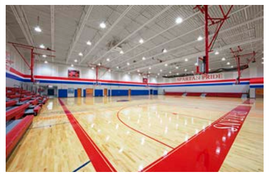
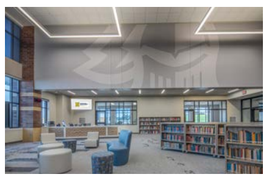
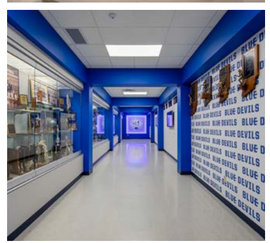
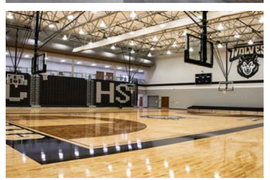
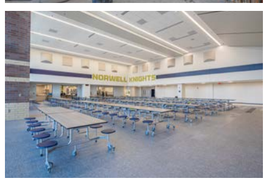



NORWELL

BLUE DEVILS
FAN SHOP


CENTRAL





NORWELL KNIGHTS



NORWELL MIDDLE SCHOOL

SCHOOL
SCHOOL DISTRICT

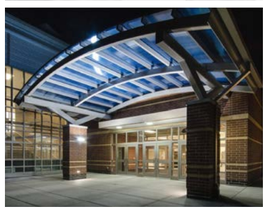
TICKETS

SPARTANS

SW
SW


KODIAK
HIGH SCHOOL


LES FERRIS MIDDLE SCHOOL

LAKE CENTRAL
HIGH SCHOOL



BRANCH MCCRAVEN
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