

Lake Elsinore Unified School District

2023 MASTER PLAN

Table of Contents

Section 1: Master Plan Objectives

Section 2: Executive Summary
- 2.1 Enrollment Summary
- 2.2 Facilities Summary
- 2.3 Eligibility Summary
- 2.4 Cost Summary

Section 3: District Information
- 3.1 District Profile
- 3.2 Community Relations

Section 4: District Demographics
- 4.1 District Map
- 4.2 Attendance Boundaries
- 4.3 Residential Development and Land Use
- 4.4 Student Generation Rates
- 4.5 Enrollment Projections and Forecasts

Section 5: Existing Facility Profiles
- 5.1 Elementary School Sites
  - 5.1.1 Alberhill Elementary School
  - 5.1.2 Cottonwood Canyon Elementary School
  - 5.1.3 Donald Graham Elementary School
  - 5.1.4 Earl Warren Elementary School
  - 5.1.5 Elsinore Elementary School
  - 5.1.6 Machado Elementary School
  - 5.1.7 Railroad Canyon Elementary School
  - 5.1.8 Rice Canyon Elementary School
  - 5.1.9 Ronald Reagan Elementary School
  - 5.1.10 Tuscany Hills Elementary School
  - 5.1.11 Wildomar Elementary School
  - 5.1.12 William Collier Elementary School
  - 5.1.13 Withrow Elementary School

Table of Contents

5.2 TK-8 School Sites
- 5.2.1 Lakeland Village TK-8
- 5.2.2 Luiseno TK-8

5.3 Middle School Sites
- 5.3.1 Canyon Lake Middle School
- 5.3.2 David A. Brown Middle School
- 5.3.2 Elsinore MS
- 5.3.3 Terra Cotta Middle School

5.4 High School Sites
- 5.4.1 Elsinore High School
- 5.4.2 Lakeside High School
- 5.4.3 Temescal Canyon High School

5.5 Other School Sites
- 5.5.1 Ortega High School
- 5.5.2 Keith McCarthy Academy

SECTION 1: MASTER PLAN OBJECTIVES

Master Plan Objectives

The Governing Board of the Lake Elsinore Unified School District recognizes the importance of short and long-range planning for school facilities in order to help meet the changing needs of District students and to help ensure that resources are allocated in an efficient and effective manner to meet District goals. To that end, the Board has directed the Superintendent to develop and maintain a Facilities Master Plan.

The objective of the Facilities Master Plan is to describe the District's anticipated short and long-term facilities needs and priorities. It is driven by the District Board's educational plan and policies and is aligned with the District's educational goals. The Master Plan recognizes that the District Board has adopted policies to provide healthful, safe and adequate facilities for all students and faculty.

The Facilities Master Plan addresses future facility needs through enrollment and community development projections. Residential housing growth patterns in accordance with City and County general plans and other demographic factors are included. The Facilities Master Plan will guide the upgrading, modernization, construction and management of District school facilities for the next ten years.

To accomplish The Facilities Master Plan objectives, the Plan includes relevant information important to informed and effective decision making including:

- A history of the district
- Demographics
- An evaluation of existing capacity and space utilization
- Planned and future development
- An identification of facility needs
- Student Safety
- State Planning Standards
- Facility Funding Sources

Using this information, the FMP presents the following:

- An analysis of current and anticipated development and related impacts on existing and future facilities.
- An easily accessed, straightforward organization of facility related information and issues in a format easily updated annually
- A clear, accessible plan for the District Board, administration, local agencies and community members that clearly delineates current and future financial needs as well as potential financial resources and encourages collaborative planning and development processes.
- Information for the staff, parents, guardians, students, business and community leaders to keep all informed of the need for construction and modernization within the District and to encourage and enable their participation and cooperation in the effort.

SECTION 2: EXECUTIVE SUMMARY

Executive Summary

The Lake Elsinore Unified School District Governing Board recognizes the importance of short and long range planning for school facilities in order to help meet the evolving needs of District students, staff, and the community to help ensure that resources are allocated in alignment with District goals. To that end, the LEUSD Facilities Master Plan has been updated based on Board policy.

The Lake Elsinore Unified School District's Facilities Master Plan was originally developed in 1998 and has been periodically updated throughout the years. It was completed with the goal and purpose of providing a thorough assessment of existing facilities-related conditions within the District, an analysis of future facility needs and the provision of projects for the District to consider as it further refines its facilities implementation plan. The Facilities Master Plan is an important assessment and implementation plan that will be updated regularly and used as a working tool within the Lake Elsinore Unified School District as the staff and Governing Board seek to keep pace with facilities demands in the years ahead.

Current Enrollment and Projections

The District currently serves 20,831 students (October 2022 CBEDS). The District has seen steady enrollment over the last five years. Residential development has been stable but the overall birthrate for the region has been in decline; these factors should contribute to a steady enrollment into the next five-to-ten-year period. Enrollment projections will be monitored to accurately forecast future enrollment, and facility needs.

Residential Development and Site Acquisition Planning

The Lake Elsinore Unified School District Facilities & Operations Support Services maintains a development project tracking system that identifies every residential development project in the District - there are approximately 25,000 new residential units identified for construction within the District; of those units over 10,000 units are already approved and available for construction. The District currently owns one lot of land near the Wasson Canyon area for the possible future construction of a new elementary school. The lot of land has completed environmental studies necessary to build a school site in the future.

Ten Year Projected Facilities Needs

New Construction - It is difficult to address the number of new schools needed within the next 10 years. New school needs are based on the rate of growth and anticipated residential development projects. While the District currently has limited capacity to house additional new students, some existing schools are not geographically near new residential development or are already impacted by existing students. New schools will be needed if residential development increases or a major shift in mobility occurs within the District. Projected needs should be continuously monitored.

Modernization/Rehabilitation - Assessments of each site have been completed identifying approximately $855 million in costs to modernize and/or complete major upgrades to the District's existing campuses. The summary sheet for these costs is identified in a spreadsheet within this report.

Facilities Funding Alternatives

The Facilities Master Plan has identified a list of needs that will ultimately need to be addressed. The District has identified several potential funding sources through which to address the financial requirements associated with these projects.

State Funds - The District will continue to update its eligibility for participation in the current State School Facility Program on an annual basis. State funding opportunities are subject to availability of funds and can change at any time due to legislative action. As the program currently stands, the District is eligible for approximately $102 million to $143 million in modernization and new construction funding. The District anticipates receiving between $12 million to $14 million in matching funds for the constitution of Alberhill Elementary School at some point in the 2023 – 2024 school year.

Community Facilities Districts - The district currently has 43 Community Facilities Districts (CFD) agreements. The District will continue to pursue mitigation agreements and establish CFDs for the larger development projects in order to collect school fee payments. Mitigation agreements typically yield 150% of the Level I fees.

Developer Fees - The current developer fees are $4.79 per square feet for residential construction. The latest adjustment to Developer Fees took place in August 2022. The District collects, on average, $800,000 in fees per year.

Local Bond Funds - The Lake Elsinore Unified School District passed a General Obligation Bond, Measure V in 2016. The next available opportunity is in 2024. Proceeds from a local bond can be used for facilities and infrastructure related to growth and rehabilitation of existing sites. Local bonds such as Measure V allow the District to leverage matching state funds as will soon be the case for expected revenue from matching funds from Alberhill Elementary School. Any future general obligation bonds would allow continued access to matching funds when available.

Collectively these approaches will be viable funding sources through which to address the District's facility needs.

Recommendations/Next Steps

The Facilities team recommends the following:

- Update enrollment projections on an annual basis in order to create a historical database of information that will be used to predict future enrollment.
- Continue with positive forward planning approach to track new residential development and communicate and coordinate with developers and planning agencies.
- Monitor enrollment, student mobility and birth rates, and new housing construction to plan for future needs.
- Prepare data to effectively make boundary changes to maximize school capacities and neighborhood school concept.
- Maintain a school mitigation fee amount that more accurately reflects financial partnering by developers.
- Continue to show leadership and responsibility in designing and constructing energy and water efficient facilities that utilize environmentally friendly building systems.
- Develop District standards educational specification for new construction and modernization.
- Identify, assess, and acquire property for new school sites and property for community support facilities as needed.

2.1 Enrollment Summary

Executive Summary

The resident student population was declining since fall 2014/15 from 20,577 to a recent low of 19,158 TK-12 students in fall 2020/21. The loss in resident student population was further deepened last school year by the COVID-19 pandemic. Conventional thought presumed that some of the students lost during the pandemic in the 2020/21 school year would return the following school year. In the District's case, it appears that the presumption may have been true because of the increased enrollment in the 2021/22 school year. The District experienced a 1% increase in TK-12 enrollment between 2021/22 and the 2022/23 school years. When school-level enrollment was broken down, elementary schools gained 1%, middle schools gained 0.5%, and high schools lost 0.5% from the previous year's enrollment.

Local birth data is collected and is used as a factor in projecting future transitional kindergarten and kindergarten enrollment. Over the last four years, area births have shown an overall decline in total birth counts from the 2017 base year. Local births reached a low in 2011 (2,845) and were followed by overall growth peaking in 2015 (3,051). In 2019, births reached a low of 2,809, but increased the following year (2020) to 2,886 and increased again to 3,004 in 2021. It is too soon to declare if a one-year increase in births starts a new trend.

Retention of students as they move up through the grades is the most impactful factor when calculating future student populations. Davis Demographics tracks student retention rates using Mobility by elementary school attendance areas. Fourty-three percent (43%) of the total grade transitions (15 elementary schools multiplied by 12-grade transitions) are below 1.0. The decline can be attributed to parents opting to pull their children out of public schools searching for other educational options or increasing outward migration from the District's boundary. Although Mobility improved compared to last year's study, it is too soon to tell if Mobility will continue to improve over time. Inherent to how Mobility is derived, any outlying year out of the four years of data included is tapered down by averaging the population fluctuations over three years of change.

Due to changing market conditions within the District, residential development has seen a new surge since the previous study. Many previously approved and new projects are now active. Approximately 3,216 new housing units are planned to be built in the next seven years. Single-family detached homes make up 65% (2,119 units) of the units planned to be constructed over the projection time frame. Over the next four years, 872 multi-family attached units are estimated to be built. Between 2023 and 2024, two apartment complexes totaling 225 units are slated to be built. Based on current market conditions, residential development is expected to peak in 2023/24. The current trend for residential development points to more projects coming online over the next seven years; therefore, the District must continue to monitor all development activity yearly.

The seven-year student population projection for the LEUSD indicates an increase in elementary enrollment between the 2023/24 and 2025/26 school years as TK eligibility is expanded, continued decline at the middle school level, and the high school level may begin to decline next school year. Davis Demographics projects an overall TK-12 enrollment decrease of 2.4% (-305) from 2022/23 to the 2029/30 school year. The TK-5 student population is projected to increase by approximately 2% (182). The 6-8 grade level shows a decrease of 6% (-264), and the 9-12 grade level is expected to reduce by about 6% (-432).

In summary, the LEUSD enrollment is projected to have smaller decreases at all levels than previously anticipated over the projection timeframe. Decreasing area births may continue to drive a decline in the resident student population. Still, the housing market's resurgence may help the District slow the declining

student population's impact. Larger middle school classes are being replaced by smaller elementary classes throughout the projection timeframe, causing a decline in middle and high school grades.

2.2 Facilities Summary

District Site Summary

	Site per Eagle Aerial (in Acres)	Existing Play Field Area (in Acres)	Available Play Field Area (in Acres)	Hardscape (SF)	Parking (SF)	Landscape (SF)	Permanent Building Area (SF)	Portable Building Area (SF)	Total Bldg Area (SF)
Elementary School Campuses									
Alberhill	11.94	5.45	5.45	62,994	34,560	69,544	53,824	0	53,824
Cottonwood Canyon	11.94	5.45	5.80	62,994	34,560	69,544	55,458	15,360	70,818
Donald Graham	15.35	8.55	8.81	53,247	47,602	133,162	44,440	11,520	55,960
Earl Warren	14.13	6.66	6.84	110,688	47,547	75,116	51,005	7,680	58,685
Elsinore	6.73	2.98	2.90	98,547	20,281	22,839	29,840	11,990	41,830
Jean Harmon (closed)									
Machado	10.07	6.06	6.46	201,859	42,615	18,517	46,904	17,260	64,164
Railroad Canyon	11.11	7.21	7.58	129,070	29,711	93,643	40,493	16,320	56,813
Rice Canyon	9.89	3.88	4.06	78,523	65,402	92,927	50,699	7,680	58,379
Ronald Reagan	11.26	5.45	5.60	210,073	57,164	123,219	51,747	6,720	58,467
Tuscany Hills	16.69	3.40	3.50	325,066	106,220	128,903	60,963	960	61,923
Wildomar	10.11	4.90	5.15	132,856	43,873	31,524	64,138	11,040	75,178
William Collier	12.61	3.35	3.55	130,854	41,614	16,052	42,502	8,640	51,142
Withrow	11.60	5.95	6.32	93,088	29,957	110,805	38,235	16,320	54,555
Sub-total	141.49	63.84	66.58	1,626,865	566,546	916,251	576,424	131,490	707,914
K-8 School Campuses									
Lakeland Village	26.65	14.60	14.75	432,251	124,410	180,646	93,132	6,720	99,852
Luiseno	9.04	3.13	3.20	247,925	58,874	76,192	72,344	6,240	78,584
Sub-total	35.69	17.73	17.95	680,176	183,284	256,838	165,476	12,960	178,436
Middle School Campuses									
Canyon Lake	28.17	10.80	10.70	233,130	143,074	222,241	89,850	7,680	97,530
David A Brown	21.77	13.93	13.93	229,487	152,990	392,479	111,227	0	111,227
Elsinore	14.52	4.90	5.01	254,762	77,769	167,716	93,101	4,800	97,901
Terra Cotta	30.65	15.21	16.12	377,630	136,037	181,141	69,793	39,480	109,273
Sub-total	95.11	44.84	45.76	1,095,009	509,870	963,577	363,971	51,960	415,931
High School Campuses									
Elsinore	49.72	20.17	20.17	607,174	350,537	181,023	233,761	0	233,761
Keith McCarthy Academy	2.50	0.00	0.00	30,250	37,570	16,750	17,885	0	17,885
Lakeside	68.12	40.15	40.15	710,926	470,240	348,965	323,673	0	323,673
Ortega	9.30	3.31	3.31	59,527	112,254	23,896	61,632	0	61,632
Temescal Canyon	43.35	22.12	22.16	740,281	299,036	343,081	216,230	1,920	218,150
Sub-total	172.99	85.75	85.79	2,148,158	1,269,637	913,715	853,181	1,920	855,101
Total All Campues	*445.28*	*212.16*	*216.09*	*5,550,208*	*2,529,337*	*3,050,381*	*1,959,052*	*198,330*	*2,157,382*

2.3 Eligibility Summary

There are a number of potential funding sources available to districts through the various state school facility funding programs to address capital facility needs. These programs can be accessed to leverage local facility funding to maximize a district's finances to support its construction program. Currently, the Office of Public School Construction, as staff to the State Allocation Board who is responsible for allocating available monies, has the *California Preschool, Transitional Kindergarten, and Full-Day Kindergarten Facilities Grant Program* (Early Ed Program) and the *School Facility Program* (SFP). The SFP has several grant programs within it*: New Construction, Modernization, Facility Hardship (including Seismic Mitigation), Financial Hardship, Charter School Facilities Program*, and *Career Technical Education Facilities Grant Program*. In addition, the California Energy Commission has a *CalSHAPE Ventilation Program and Plumbing Program* and the California Department of Education has a *Kitchen Infrastructure and Training* grant.

It is important to understand that the state grant opportunities are subject to the availability of funds as well as potential program changes at any time due to legislative action. Furthermore, the School Facility Program has depended entirely on the passage of statewide general obligation bonds as a fund source until the 2021-22 fiscal year when the state infused state General Funds into the School Facility Program. Since the School Facility Program's inception in 1998, California voters have approved over $42 billion in general obligation bonds to support the School Facility Program. Since the 2021-22 fiscal year, the state further appropriated $1.55 billion into the School Facility Program---a never-seen-before infusion of state General Funds into the program. The current May Revise (State budget proposal for 2023-24) proposes adding another $2 billion into the School Facility Program. However, at the time of this writing (June 2023), almost all of the state school construction programs lack bond authority or funding due to the large $4 billion backlog of projects in the queue for school facility program grants. However, the state is still accepting applications for its new construction, modernization, and facility hardship programs as described in more detail below. These applications are placed on a list in date received order, thus, it behooves the District to continue to file applications to ensure it gets in line for funding as soon as possible.

it is important to note that two bond bills---Assembly Bill (AB) 247 and Senate Bill (SB) 28---have been introduced in this legislative session and both have been sent on to the opposing houses. It is likely that one or both bills will make their way through both houses, negotiations will occur, and one will likely make it to the Governor's desk for signature. If so, California voters may have an opportunity to support public school facilities once again in either March or November 2024. In its current form, AB 247 makes a few changes to the state's funding programs and structure; however, SB 28 drastically changes the program. This bill proposes the prioritization (using a point-based system) of projects that: mitigate health and safety concerns including lead in water; qualify for financial hardship status; have not been processed in a prescribed period; eliminate severe overcrowding; and include project labor agreements and/or have a high percentage of unduplicated pupils. More importantly, the bill proposes that new construction and modernization applications submitted to the state before August 31, 2023 be processed under the rules in effect as of August 31, 2023; in other words, effectively requiring applications on the date order list to be processed, approved, and funded first based on current program rules.

Given the bills will likely be amended as they make their way through the Legislature resulting in changes that may affect the funding requirements, process, and grants---thereby impacting the estimates contained in this section---all estimates contained in this section are based on the School Facility Program in its current form.

STATE SCHOOL FACILITY PROGRAMS

The State of California's main and current school building program began in 1998 and is called the School Facility Program (SFP). There are two basic programs within the SFP for construction: the New Construction Program which is intended to fund the construction of new schools and additions to existing schools; and the Modernization Program which is intended to fund the rehabilitation of existing facilities and major systems to extend the useful life of the school. Under the New Construction Program, each state grant provided must be equally matched by the district with local funds while under the Modernization Program, the state share is 60% and the district share is 40%. In both programs, state grants are intended to be used for design, engineering, plan checking, construction management, site cleanup, demolition, construction, landscaping, testing, inspection, and furniture and equipment.

New Construction Program

To qualify for new construction funding, a district must demonstrate, by K to 6, 7 to 8, 9 to 12 grade categories, and non-severe and severe special day class categories, that existing seating capacity[1] within the district is insufficient to house the pupils anticipated to be in the district in five or ten-years based on a projection of enrollment. If the number of pupils anticipated exceeds the existing seating capacity, there are "unhoused pupils," meaning eligibility for construction funding exists. The assessment of existing seating capacity of a district is conducted on a one-time basis while the number of pupils projected to be in the district must be updated at the time the state processes a district's request for new construction funding based on the current enrollment at that time. Eligibility can be established on a district wide or high school attendance area basis. Five-year projections of enrollment can be augmented by various factors in the district that affect enrollment, including approved housing developments in tentative or final maps that result in more pupils, average yield of students per household, and/or birth rates in the county or zip codes of the district.

The District has significantly leveraged its local resources with considerable state funding enabling the completion of more projects than had it been able to otherwise. To date, LEUSD has been a recipient of over $281.5 million in state new construction grants for 20 projects. Two additional projects are in the queue awaiting state reimbursement of which the first application for $16.89 million is expected to be funded Summer 2023 while the second application for approximately $1 million may be funded early next year depending on the infusion of state General Funds.

[1] Existing seating capacity of kindergarten through sixth grade classrooms is based on a "state loading standard" of 25 pupils per classroom, 27 students per seventh through twelfth grade classroom, 13 students per non-severe special education classroom, and 9 students per severe special education classroom.

Prospectively, based on current 2022/2023 enrollment data and historical enrollment trends, the District's eligibility for new construction funding varies depending on the factors mentioned above that are used to augment the district's 5-year enrollment projections. Districts can use a projection that results in the most eligibility in most cases. Using the current housing count of over 6,600 units approved by various local jurisdictions in LEUSD's boundaries results in the most advantageous eligibility for the District compared to other five-year projection methodologies and the ten-year projection. The District's 2022-23 eligibility for the most advantageous five-year projection is reflected in the table below.

A positive number indicates the number of "unhoused pupils" for that specific grade category. A negative number indicates how many available seats remain even after accommodating the projected enrollment for that grade level.

Grade Category	K to 6	7 to 8	9 to 12	Non-Severe	Severe
5-Year Projection with 6,600 Housing Units - ***Most advantageous method***					
Eligibility Represented in Unhoused Pupils	794	(1,192)	(1,198)	534	116
Eligibility Represented in Number of Classrooms	32	0	0	41	13

The District is eligible to receive a "per-pupil grant" or "base grant" for each unhoused pupil that the District wants to house. The per-pupil grant is adjusted by the state on a yearly basis every January based on the changes in a certain construction cost index. The 2023 per-pupil grants for new construction are:

Grade Category	K to 6	7 to 8	9 to 12	Non-Severe	Severe
Per-pupil Grant	$15,983	$16,904	$21,509	$30,036	$44,911

Therefore, the District's current district wide eligibility for new construction funding utilizing the most advantageous projection method is simply the number of unhoused pupils multiplied by the per-pupil grant as reflected in the chart below:

Grade Category	K to 6	7 to 8	9 to 12	Non-Severe	Severe	Total
Current State Base Pupil Grant Eligibility	$8,452,924	$0	$0	$10,691,214	$3,472,460	$22,616,598

To put the eligibility more into perspective, the current state program would provide $8.0 million in basic pupil grants if the District were to construct a new school with 20 kindergarten through sixth grade classrooms [(20 x 25 students per classroom) x $15,983]. The $8.0 million in state grants would have to be matched equally by the District providing $16.0 million total in basic funding. In addition to the base grants noted above which are intended to pay for items including but not limited to design fees, state agency approvals, standard construction, landscaping, testing, inspections, and furniture/equipment, the District can also receive substantial additional grants, as applicable, for 50% of the costs associated with the following:

- site acquisition costs
- cleaning the site of toxic materials
- incidental costs associated with acquiring a site (e.g., escrow, surveys, appraisals, relocation of businesses or residences)
- preparation of the site for construction (grading, bringing in utilities, and offsite work)
- building multi-level facilities and providing security during construction on small sites
- adding automatic fire detection and fire alarms when required by the Division of the State Architect (DSA)
- adding automatic sprinkler systems when required by DSA
- constructing projects small in scale
- constructing new schools with a limited number of classrooms

Under normal circumstances, to utilize eligibility and request new construction funding, a district must have a project that is construction ready, meaning the project plans have been approved by all the necessary agencies including DSA, the California Department of Education (CDE), Department of Toxic Substances Control, etc. However, in no instance may an application for new construction funding be submitted to the state after occupancy of any of the new classrooms constructed.

The state is still accepting applications for this program for placement on a list in date received order even though the program bond authority is exhausted. Funding of applications in this queue are predicated upon a new statewide bond funding source.

Modernization Program

To qualify for state modernization funding, a district must demonstrate by school site that it has permanent facilities that are at least 25-years old and portable buildings that are at least 20-years old. The modernization eligibility of a school site is the capacity of the classrooms that are of the age specified capped by the enrollment at the site. Capacity of kindergarten through sixth grade classrooms are based on a "state loading standard" of 25 pupils per classroom, 27 students per seventh through twelfth grade classroom, 13 students per non-severe special education classroom, and 9 students per severe special education classroom. Modernization eligibility does not expire and can be increased for changes in the enrollment of a site or additional facilities that become of age. In addition, a district may regain/garner eligibility for permanent facilities previously funded under the program 25 years after receipt of state grants and 20 years after receipt of state grants for portable facilities.

Modernization eligibility is never decreased (for example, for decreases in enrollment or changes to the school facilities) except when a district utilizes some or all of the eligibility. For example, the state will not alter its eligibility calculation for a portable removed from the site if the district demolishes the portable. The district receives a "per-pupil grant or base grant" for each pupil of eligibility. The per-pupil grant is adjusted by the state on a yearly basis every January based on the changes in a certain construction cost index. The 2023 per-pupil grants for modernization are:

Grade Category	K to 6	7 to 8	9 to 12	Non-Severe	Severe
Standard Per-pupil Grant	$6,086	$6,436	$8,427	$12,977	$19,396

To date, the District has been a recipient of over $17.36 million in state modernization funding for seven projects.

Currently, the District qualifies in total for all of its sites a minimum of $102 million to $143 million in state modernization grants. The table below outlines the following for each school site:

- Minimum State Grant @ 60% = Minimum amount of state grant that the district qualifies for based on 2023 pupil grants.
- Minimum District Share @ 40% = District match required if minimum state grant requested, based on 2023 pupil grants.
- Maximum State Grant @ 60% = Maximum state grant that the district qualifies for based on 2023 pupil grants. The actual amount received from the state is dependent upon how much access compliance (ADA) and fire/life safety (FLS) work is required by DSA. The more ADA and FLS work required by DSA in the project, the more the state grant will be up to the maximum. In addition, if there are permanent buildings over 50 years old and the utilities (water, sewer, gas, electric, and communications for TV and telephone) serving those buildings are being repaired or replaced, the District may qualify for additional funds.
- Maximum District Share @ 40% = District match required if maximum state grant requested, based on 2023 pupil grants.
- Date (Additional) Permanent Eligibility May Be Generated = Year site may qualify for state modernization funding as some permanent facilities will reach 25 years of age. If the year is in parenthesis, the site may garner additional eligibility at the site beyond the figures shown.
- Date (Additional) Portable Eligibility May Be Generated = Year site may qualify for state modernization funding as some portable facilities will reach 20 years of age. If the year is in parenthesis, the site may garner additional eligibility at the site beyond the figures shown.

School Site	Grant Estimates Based on 2023 Pupil Grants [a]				Facility Information[b]	
	Minimum		Maximum		Date (Addtl) Permanent Eligibility May Be Generated	Date (Addtl) Portable Eligibility May Be Generated
	Total State Grant @ 60%	District Share @ 40%	Total State Grant @ 60%	District Share @ 40%		
Butterfield ES [c] (Closed in 2010)	$4,565,405	$3,043,604	$6,910,187	$4,606,791	n/a	(2024)
Collier ES	$4,309,691	$2,873,127	$6,456,019	$4,304,013	n/a	(2028)
Cottonwood Canyon ES	$1,454,981	$969,987	$2,202,255	$1,468,170	(2027)	(2027)
Elsinore ES	$3,112,706	$2,075,137	$4,468,986	$2,979,324	(2025)	n/a
Graham (Donald) ES	$3,289,198	$2,192,799	$4,925,933	$3,283,955	n/a	(2024)
Hayman (Jean) ES [c] (Closed in 2008)	$0	$0	$0	$0		
Luiseno ES	$5,004,031	$3,336,021	$7,518,304	$5,012,203	(2036)	(2029)
Machado ES	$3,152,589	$2,101,726	$4,303,153	$2,868,769	(2025)	(2024)
Railroad Canyon ES	$5,484,214	$3,656,143	$8,240,966	$5,493,977	n/a	n/a
Rice Canyon ES	$0	$0	$0	$0	2027, 2028	2026, 2027
Ronald Reagan ES	$0	$0	$0	$0	2029, 2032	2027
Tuscany Hills ES	$4,235,610	$2,823,740	$6,411,009	$4,274,006	(2036)	n/a
Wildomar ES	$4,502,106	$3,001,404	$6,430,113	$4,286,742	(2025)	n/a
Warren (Earl) ES	$0	$0	$0	$0	2027	2027, 2028
Withrow ES	$5,053,776	$3,369,184	$7,599,191	$5,066,128	n/a	n/a
Brown (David A.) MS	$7,306,937	$4,871,291	$10,892,704	$7,261,803	n/a	n/a
Canyon Lake MS	$1,530,654	$1,020,436	$2,257,390	$1,504,926	(2026)	n/a
Elsinore MS	$4,898,393	$3,265,596	$6,645,624	$4,430,416	(2024, 2027)	n/a
Lakeland Village MS	$0	$0	$0	$0	2028	2028, 2031
Terra Cotta MS	$10,435,129	$6,956,752	$15,451,200	$10,300,800	n/a	n/a
Elsinore HS	$14,269,309	$9,512,873	$18,908,595	$12,605,730	(2027)	n/a
Temescal Canyon HS	$19,616,859	$13,077,906	$23,755,330	$15,836,886	n/a	(2026)
Lakeside HS	$0	$0	$0	$0	2027	n/a
Ortega HS	$0	$0	$0	$0	2026, 2029	n/a
TOTALS	**$102,221,589**	**$68,147,726**	**$143,376,959**	**$95,584,639**		

[a] The actual amount received from the state is dependent upon how much access compliance (ADA) and fire/life safety (FLS) work is required by DSA. The more ADA and FLS work required by DSA in the project, the more the state grant will be up to the maximum. In addition, if there are permanent buildings over 50 years old and the utilities (water, sewer, gas, electric, and communications for TV and telephone) serving those buildings are being repaired or replaced, the District may qualify for additional funds.

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

[c] Grants utilizing this eligibility may only be requested if the site is opened for TK-12th grade use and/or special education students ages 2 to 22.

In addition to the minimum base grants noted above, the district can receive additional grants, as applicable, for the following:

- a higher base grant for over 50-year old buildings
- upgrading or replacing utility service to over 50-year old buildings (e.g., water, sewer, gas, electric, cable, and telephone)
- access compliance and fire life safety work required by DSA
- providing security during construction on small sites
- adding automatic fire detection and fire alarms when required by DSA
- constructing projects small in scale

Under normal circumstances, to utilize eligibility and request modernization funding, a district must have a project that is construction ready, meaning the project plans have been approved by all the necessary agencies including DSA, CDE, etc.

Modernization funding can be used on any facility on the school site regardless of age. Typical uses include repair and/or replacement of major systems such as air conditioning, plumbing, lighting, electrical, roofing, access compliance, landscaping, playgrounds, and parking lots. Modernization funds can also be used for "like-for-like" replacement; for example, replacement of a portable classroom with a permanent, modular, or portable classroom. Modernization funds cannot be used for maintenance or operations.

The state is still accepting applications for this program for placement on a list in date received order even though the program bond authority is exhausted. Funding of applications in this queue are predicated upon a new statewide bond funding source.

OTHER PROGRAMS & OPPORTUNITIES

There are a number of specialized programs within the SFP as well as a program funded outside of state general obligation bonds. A brief description of some but not all of the programs follow below.

Facility Hardship Program

The Facility Hardship Program is a program within the SFP to provide funds to districts to mitigate schools with imminent health and/or safety issues or seismic vulnerability concerns. The program funds come from the new construction or modernization program depending on the costs to mitigate the issue(s). Currently, facility hardship projects are given top processing and funding priority over standard new construction and modernization program projects. In other words, even though the new construction and modernization program bond funds are exhausted as sufficient applications have been received to utilize all of the bond monies, facility hardship projects are placed at the top of the funding line over existing new construction and modernization projects. Since the new construction and modernization program bond funds have not all been allocated to districts, facility hardship projects submitted are still currently being approved and funded.

To qualify for grants to address imminent health and/or safety issues, a district must have the issue documented by a professional in a report including the recommended mitigation measures and associated costs. The report must be reviewed and concurred with by a governmental agency. For example, a structural issue in a building would be documented by a structural engineer and reviewed by DSA while toxic mold issues would be documented by an environmental consultant/toxicologist and reviewed and concurred with by the local health department.

If the costs to mitigate are less than 50% of the state-defined costs to replace the facility or school in question, the state will provide a rehabilitation grant equal to 60% of the cost to mitigate the health and/or safety issue(s). If the costs to mitigate are greater than 50%, then the state grant is based on a per-pupil grant equal to that of the new construction grant to replace an entire school or based on a dollar per square foot basis to replace facilities within a school.

To qualify for grants to address seismic vulnerability concerns, districts must have a building that is one of the Category 2 building types as defined below and be used by students and staff, and DSA concurs with a report by a structural engineer that identifies structural deficiencies that result in a high potential for catastrophic collapse in a seismic event (faulting, liquefaction and landscape hazards identified in a geological hazards report and concurred with by the California Geological Survey are also qualified). Category 2 buildings are the following building types:

- C1: Concrete Moment Frame
- C1B: Reinforced Concrete Cantilever Columns with flexible diaphragms
- C2A: Concrete shear wall with flexible diaphragms
- C3A: Concrete frame with infill masonry shear walls and flexible diaphragms
- PC1: Precast/ tilt-up Concrete Shear Wall with flexible diaphragms,
- PC1A: Precast/ tilt-up Concrete Shear Wall with rigid diaphragms

- PC2A: Precast Concrete Frame without Concrete Shear Walls and with rigid diaphragms
- PC2: Precast Concrete Frame and Roofs with Concrete Shear Walls
- URM: Unreinforced masonry bearing walls
- RM1: Reinforced masonry bearing walls with flexible diaphragms
- URMA: Unreinforced Masonry bearing wall with rigid diaphragms
- S1B: Steel cantilever columns with flexible diaphragms
- S3: Steel light frame metal siding and / or rod bracing
- M: mixed construction containing at least one of the above structure types

If the costs to mitigate are less than 50% of the state-defined costs to replace the facility or school in question, the state will provide a mitigation grant equal to 50% of the cost to address the seismic issue(s). If the costs to mitigate are greater than 50%, then the state grant is based on a per-pupil grant equal to that of the new construction grant to replace an entire school or based on a dollar per square foot basis to replace facilities within a school.

The District has not received any state facility hardship grants.

The state is still accepting, processing, approving, and funding applications for this program.

Financial Hardship Program

If a district is unable to provide all or a part of its required match on any of the projects under the OPSC programs except the Career Technical Education Facilities Program, it can seek what the State calls financial hardship assistance. In order to receive financial hardship assistance, a district must have made all reasonable efforts to raise local funding and must also demonstrate that it is unable to contribute all or a portion of the matching share requirement. Districts seeking financial assistance must have an approved financial hardship status prior to submitting a request for funding. Financial hardship approval status is good for six months. Districts must seek a renewal of their financial hardship status for any requests for funding submitted after this time period.

If a district does not have enough funds to pay an architect to develop plans for its projects and/or to enter escrow on a new site, it can submit an application for funding for the following:

- For new construction or modernization projects, an early apportionment for design costs
- For new construction projects, an early apportionment for site acquisition

To demonstrate to the State that a district has made all reasonable efforts to raise local funding, a district must:

1) Levy developer fees at the maximum rate justified under law.
2) Demonstrate a local effort to raise revenues in one of the following ways:
   a) Have a debt level of at least 60 percent of bonding capacity
   b) Have a total district bonding capacity less than $5 million
   c) The district had a successful registered voter bond election for at least the maximum allowed under Proposition 39 within the previous 2 years.
   d) Other evidence which demonstrates that all reasonable local efforts have been made as approved by the State Allocation Board (SAB)

And in order to demonstrate that it is unable to contribute all or a portion of the matching share requirement, an analysis will be made of the district's financial records by the OPSC including data and records maintained by the CDE and the County Office of Education. The analysis will consist of a review of the district's latest Independent Audit regarding funds available from all capital facility accounts, including, but not limited to, developer fees, funds generated from capital facility certificates of participation, federal grants, redevelopment funds, sale proceeds from surplus property, bond funds either encumbered, unencumbered or authorized but unsold, and savings from other SFP projects. All funds thus identified that have not been expended or encumbered by a contractual agreement for a specific capital outlay purpose prior to the initial request for financial hardship status will be deemed available as a matching contribution.

The District previously qualified for the financial hardship program, but has not for the last decade. An analysis of the District's capital facility funds, capital debt, and bonding capacity would have to be conducted to determine current eligibility.

Career Technical Education Facilities Program (CTEFP)

The CTEFP is a grant program intended to provide funding for building new or renovating existing space to create facilities where students can be educated in trades that will ultimately lead to employment immediately after high school or after college. No eligibility is required for the program and construction ready plans are not required to apply. A dollar-for-dollar match is required, or the District may borrow its match to be repaid over time. The current program stipulates that the state grant is limited to actual costs with a cap of $3 million for new facilities and $1.5 million for renovation of existing facilities.

To date, the District has received funding for six CTEFP projects totaling $0.676 million.

Currently, there is no bond authority remaining and the state is not accepting any applications. However, the two bond bills circulating the Legislature will likely include funds for the program given a large emphasis on "vocational education".

California Preschool, Transitional Kindergarten, and Full-Day Kindergarten Facilities Grant Program (Early Ed Program)

This program is funded solely by the state's General Fund through the annual budget act and is intended to grant funds to school districts that lack the facilities to provide full-day programs[2]. Approximately $690 million has been fully allocated to districts already in three funding cycles, however, the Governor's 2023-2024 Budget Proposal suggests adding $550 million to the program in the 2024-25 fiscal year. Funding availability will not be known until the end of June 2024.

School districts applying to the Early Ed Program must demonstrate all of the following:

- District intends to provide Full-Day Preschool, Transitional Kindergarten, and/or Kindergarten instruction
- District lacks facilities to provide Full-Day Preschool, Transitional Kindergarten, and/or Kindergarten - A district may demonstrate the lack of facilities to provide Full-Day if current preschool, transitional kindergarten, and kindergarten enrollment exceeds existing preschool, transitional kindergarten, and kindergarten classroom capacity. Capacity is determined using the state standard of 25 pupils per classroom.

No eligibility is required under the SFP new construction or modernization programs. Grants may be used for new construction and/or retrofit. New construction projects may consist of construction of a building or the acquisition and conversion of an existing building for school use. Retrofit projects consist of construction to retrofit an existing school facility to adequately house kindergarten pupils. If retrofitting a classroom, the district must certify the existing classroom did not meet kindergarten classroom design requirements when built or was not previously retrofitted to meet kindergarten design. All projects funded through the Early Ed Program must increase the number of classrooms by adding to the school site or retrofitting an existing classroom not designed as a early ed classroom. The purchase of portable classrooms is not allowed under the program. All Early Ed Program projects must be on or adjacent to an existing site and may not be on leased property.

The grant amount for each Early Ed Program project is determined by the number of additional early ed classrooms needed at each site. For each eligible early ed classroom, the Early Ed Program "base grant", or minimum grant, is equal to the appropriate SFP per-pupil grant amount multiplied by the loading standard of 25 pupils. The current 2023 grant plus the required district match is $31,966 per pupil for new construction projects and $10,143 per pupil for retrofit projects. For example, the construction of a new kindergarten classroom equates to a total project cost of $799,150 while the retrofit of one kindergarten classroom would equate to a total project cost of $253,575. This project cost may be increased as shown in the table below.

[2] Full-day transitional kindergarten and full-day kindergarten programs are defined as a program that exceeds four hours, exclusive of recesses, and the governing board declares that the full-day program does not exceed the length of the primary school day and "takes into account ample opportunity for both active and quiet activities within an integrated, experiential, and developmentally appropriate educational program." Full-day preschool program is defined as a program that is a minimum of 246 days per year and not less than four hours per day, inclusive of recesses and nap time.

Base Grant	Additional Grant
New Construction SFP K-6 New Construction Grant x 25 pupils (per classroom)	Site Acquisition*, Hazardous Waste Removal*
	Automatic fire detection/alarm system; Automatic sprinkler system
	Site Development (35% of base grant if in approved plans)
	Multilevel classroom construction
	Project Assistance
Retrofit SFP K-6 Modernization Grant x 25 pupils (per classroom)	Automatic fire detection/alarm system
	Site Development (35% of base grant if in approved plans)
	15% of base grant for 50-yr old buildings, if utility work in approved plans
	Project Assistance

Since the construction of a new kindergarten classroom involves the development of the site, each new early ed classroom added results in a project cost of $1.078 million in total.

Applicants requesting grants to convert from a part-day to full-day program will receive a state grant of 75 percent of the total project cost shown above with a required district match of 25 percent.

All classrooms, including preschool classrooms, built with Program funding must be built in accordance with Title 5 requirements. Classrooms must generally be no less than 1,350 square feet, including restrooms, wet and dry areas, storage, and teacher preparation area. Classrooms must also be near the parent drop-off and bus loading areas and designed to allow for the supervision of secure play yards. There may be circumstances that a retrofit project qualifies for an exemption through CDE where the preschool classroom may be smaller than 1,350 square feet. However, in no circumstances will Program funding be allowed to construct or retrofit preschool classrooms less than 1,250 square feet.

Additionally, school sites offering licensed preschool programs, operated by the school district, that request Program funding must follow the requirements of both Title 5 Kindergarten classroom requirements and Title 22 as required by licensing conditions. Licensed-exempt preschool programs, operated by the school district, that request Program funding must be built to Title 5 Kindergarten classroom requirements.

Unlike the modernization and new construction programs contained within the School Facility Program, Early Ed Program grants are not awarded on a first-come, first-served basis. Instead, the apportionment of grants is competitive. If the available funding in a filing period is insufficient to fund all Early Ed Program applications, up to 80 preference points will be awarded to school districts as follows:

- 40 points will be awarded to districts that meet financial hardship requirements. Financial hardship determination is identical to the SFP requirements.

- Up to 40 points may be awarded, based on the percentage of Free and Reduced-Price Meal (FRPM) of the district, not the school site.

All district applications are ranked by total preference points. Districts with tie scores will be sorted by their FRPM percentage points only, from highest to lowest points; if a tie remains, districts will be sorted by lottery. Districts must rank the priority of all projects submitted. The first priority projects of ranked districts will be funded in descending point order until the Program funding is exhausted. If funds are not exhausted, the remaining projects of the first-ranked district will be funded, followed by the remaining projects of the second-ranked district, etc., until funds are exhausted. If tied, districts will be sorted by their FRPM percentage points only and all of the projects of the district with the highest FRPM points will be funded until funds are exhausted. If a tie remains, districts will be sorted by lottery. The highest remaining priority project of each district participating in the lottery will be funded until the Program funding is exhausted.

The district applied for these grants in 2019 but given the highly competitive nature of the program and the relatively low district preference points, the application was not funded.

Joint Use Program

This program is intended to assist districts with the construction or expansion of facilities such as multi-purpose rooms, gymnasiums, libraries, childcare, and teacher education facilities when those facilities will be jointly used by another governmental, educational, or non-profit organization. There are two types of Joint Use Program applications permitted. A Type I application is associated with a SFP new construction project and is essentially a supplement to the grants permitted in that program. A Type II application is a "stand alone" project on a school site that either does not have the facility in question or the existing facility is inadequate. A project is considered inadequate if it is less than 60% of the square footages delineated in state Regulation 1859.124.1. Under current program rules, state funding is capped at $1 million for elementary, $1.5 million for middle, and $2 million for high school projects.

To date, the District has been a recipient of $1.5 million in state joint-use funding for one project at Terra Cotta Junior High School.

Currently, there is no bond authority remaining and the state is not accepting any applications. The two bond bills circulating the Legislature do not propose funds for the program.

2.4 Cost Summary

District Cost Estimate Summary

FINANCIAL ANALYSIS - SUMMARY

Name	Site Improvements Subtotal	Building Exterior Subtotal	Modernization Subtotal	New Construction/ Additions Subtotal	Campus Security Subtotal	Technology Subtotal	Accessibility Upgrades Subtotal	Abatement Upgrades Subtotal	Mechanical Subtotal	Plumbing Subtotal	Electrical Subtotal	Structural Subtotal	Campus Soft Costs[1]	**Construction Cost Estimate**
Elementary School Campuses														
Alberhill	$ 400,000	$ -	$ -	$ 1,417,500	$ 6,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 729,400	**$ 2,552,900**
Cottonwood Canyon	$ 1,848,100	$ 1,624,000	$ 12,238,420	$ 3,899,300	$ 46,000	$ 32,500	$ 32,500	$ -	$ -	$ -	$ -	$ -	$ 7,875,328	**$ 27,563,648**
Donald Graham	$ 1,753,150	$ 1,730,400	$ 9,332,400	$ 4,081,500	$ 31,000	$ 97,500	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,810,380	**$ 23,836,330**
Earl Warren	$ 4,407,750	$57,000.00	$ 11,479,300	$ 4,321,250	$ 31,000	$33,500	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,131,920	**$ 28,461,720**
Elsinore	$ 1,512,850	$ 1,556,500	$ 7,859,200	$ 12,937,500	$ 6,000	$ 40,000	$ 3,150,000	$ 89,520	$ 1,505,123	$ 62,000	$ 905,000	$ -	$ 11,849,477	**$ 41,473,170**
Machado	$ 2,069,500	$ 1,875,690	$ 11,438,480	$ 7,740,000	$ 62,750	$ -	$ 30,000	$ 140,712	$ 2,421,092	$ 10,000	$ 1,317,250	$ -	$ 10,842,190	**$ 37,947,664**
Railroad Canyon	$ 2,649,500	$ 1,623,400	$ 10,393,590	$ 3,692,500	$ 63,500	$ 1,000	$ 2,285,400	$ -	$ 950,845	$ -	$ 1,115,925	$ -	$ 9,110,264	**$ 31,885,924**
Rice Canyon	$ 1,817,500	$ -	$ 12,473,290	$ 4,057,500	$ 177,097	$ 97,371	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,434,755	**$ 26,021,642**
Ronald Reagan	$ 1,156,650	$ 2,558,100	$ 12,794,970	$ 4,267,500	$ 180,241	$ 61,500	$ 10,000	$ -	$ -	$ -	$ -	$ -	$ 8,411,584	**$ 29,440,545**
Tuscany Hills	$ 870,000		$13,577,600	$ 1,050,000	$ 345,389	$ 57,500	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,360,196	**$ 22,260,685**
Wildomar	$ 4,467,750	$ 1,495,130	$ 17,689,440	$ 3,515,000	$ 252,414	$ -	$ -	$ -	$ 1,041,600	$ 101,500	$ 1,818,122	$ -	$ 12,152,382	**$ 42,533,338**
William Collier	$ 2,796,260	$ -	$ 12,096,790	$ 1,975,000	$ 305,012	$ 32,500	$ -	$ -	$ -	$ -	$ 322,900	$ -	$ 6,948,385	**$ 24,319,347**
Withrow	$ 2,888,830	$ 1,005,170	$ 10,480,510	$ 1,520,000	$ 118,305	$ 32,500	$ -	$ -	$ 4,610,715	$ 153,000	$ 197,925	$ -	$ 8,402,782	**$ 29,409,737**
Sub-total	$ 28,237,840	$ 13,525,390	$ 141,853,990	$ 53,057,050	$ 1,618,708	$ 485,871	$ 5,507,900	$ 230,232	$ 10,529,375	$ 326,500	$ 5,677,122	$ -	$ 104,329,643	**$ 365,153,750**
K-8 School Campuses														
Lakeland Village	$ 2,633,000	$ -	$ 11,643,880	$ 5,587,500.00	$ 342,646	$ 33,650	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,096,270.40	**$ 28,336,946**
Luiseno	$ 482,125	$1,773,200	$ 12,742,800	$ 320,000	$ 324,532	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,257,062.80	**$ 21,899,720**
Sub-total	$ 3,115,125	$ 1,773,200	$ 24,386,680	$ 5,907,500	$ 667,178	$ 33,650	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,353,333.20	**$ 50,236,666**
Middle School Campuses														
Canyon Lake	$ 5,200,000	$ 610,650	$ 20,832,395	$ 437,500	$ 357,050	$ 43,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,244,178.50	**$ 38,472,833**
David A Brown	$ 1,240,000	$ -	$ 26,618,300	$ -	$ 110,000	$ -	$ -	$ -	$ 4,960,856	$ 58,500	$ 3,023,675	$ -	$ 3,998,413.72	**$ 40,009,745**
Elsinore	$ 2,962,200	$ -	$ 28,505,340	$ 1,612,500	$ 187,500	$ -	$ 20,000	$ -	$ 1,639,003	$ 164,900	$ 2,486,875	$ -	$ 15,031,327.20	**$ 52,609,645**
Terra Cotta	$ 5,360,000	$ 986,550.00	$ 13,532,690	$ 2,937,500	$ 150,000	$ -	$ -	$ -	$ 3,393,379	$ 368,200	$ 1,915,175	$ -	$ 11,457,397.60	**$ 40,100,892**
Sub-total	$ 14,762,200	$ 1,597,200	$ 89,488,725	$ 4,987,500	$ 804,550	$ 43,000	$ 20,000	$ -	$ 9,993,238	$ 591,600	$ 7,425,725	$ -	$ 38,731,317.02	**$ 171,193,115**
High School Campuses														
Elsinore	$ 662,950	$ -	$ 39,812,220	$ 11,760,000	$ 200,000	$ 40,000	$ -	$ 684,570.00	$ 3,386,623	$ 71,500	$ 6,742,525	$ -	$ 25,344,155.20	**$ 88,704,543**
Keith McCarthy Academy	$ 295,000	$ -	$ 2,034,840	$ -	$ 141,155	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 988,398.00	**$ 3,459,393**
Lakeside	$ 1,970,000	$8,582,765	$ 40,165,320	$ 834,000	$ 1,108,519	$ 91,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 21,100,641.60	**$ 73,852,246**
Ortega	$ 2,029,500	$ -	$ 7,345,548	$ 300,000	$ 177,500	$ 21,000	$ 125,000.00	$ -	$ -	$ -	$ -	$ -	$ 3,999,419.20	**$ 13,997,967**
Temescal Canyon	$ 5,949,000	$ 4,414,080	$ 36,335,646	$ 1,107,500	$ 32,000	$ 32,500	$ -	$ -	$ -	$ 540,093	$ 9,472,020	$ -	$ 25,455,151.16	**$ 89,093,029**
Sub-total	$ 10,906,450	$ 12,996,845	$ 125,693,574	$ 14,001,500	$ 1,659,174	$ 184,500	$ 125,000	$ 684,570.00	$ 3,386,623	$ 611,593	$ 16,214,545	$ -	$ 76,887,765.16	**$ 269,107,178**
Subtotal Costs	*$ 57,021,615*	*$ 29,892,635*	*$ 381,422,969*	*$ 77,953,550*	*$ 4,749,610*	*$ 747,021*	*$ 5,652,900*	*$ 914,802*	*$ 23,909,236*	*$ 1,529,693*	*$ 29,317,392*	*$ -*	*$ 234,302,058*	**$ 855,690,709**

Footnotes

[1] **Campus Soft costs** include Contingency, Fees, Escalation and Testing & Inspection, Furniture & Equipment

SECTION 3: DISTRICT INFORMATION
3.1 District Profile

District Profile

The Lake Elsinore Unified School District (LEUSD) was formed in 1988 when the Elsinore Union High and Elsinore Elementary merged and unified. The District covers 144 square miles including the cities of Lake Elsinore, Canyon Lake, Wildomar, as well as unincorporated areas of Riverside County, including Horsethief Canyon and Lakeland Village. As of the 2020 Census, the total population of residence within District boundaries was 137,000.

Lake Elsinore Unified School District currently operates 13 elementary schools (TK-5), two TK-8 schools, four middle schools (grades 6-8), three comprehensive high schools, three alternative education programs including Ortega High School, Keith McCarthy Academy, and Valley Adult School serving a total of more than 21,000 students. In addition to the traditional education model, the District also provides services to more than 1500 special needs students, 1,200 adult education students and more than 1,300 students in Early Childhood Education. The District's revised operating budget for 2022-2023 was approximately $370 million. The District is also one of the largest employers in the region, with more than 2600 permanent employees.

The Lake Elsinore Unified School District is proud of their academic successes and steady achievement gains and will continue to strive toward excellence.

3.2 Community Relations

LAKE ELSINORE
UNIFIED SCHOOL DISTRICT







LISTENING TOUR REPORT

Listening, Learning & Aligning

Superintendent
Ryan Lewis, Ed.D.

April 2023

Table of Contents Pages

pg. 01 LEUSD Trustees & School Sites

pg. 02 Meet the Superintendent & Executive Cabinet

pg. 03 Who We Are

pg. 04 Message from Board President

pg. 05 Superintendent's Message

pg. 06 Listening Tour

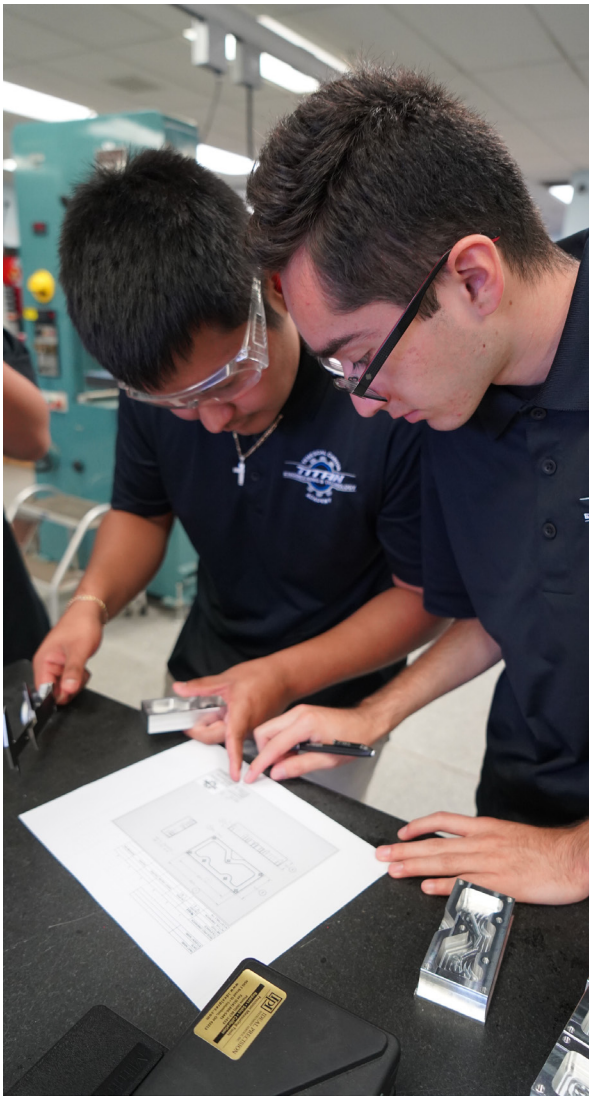
pg. 07 Listening Tour by Numbers

pg. 08 Areas of Strength

pg. 09 Opportunities for Growth

pg. 11 Actions Steps

pg. 12 Looking Ahead



LEUSD Trustees & School Sites



Juan Saucedo
Board President

Area 4

Alberhill ES
Earl Warren ES
Elsinore ES
Railroad Canyon ES

Elsinore MS

Temescal Canyon HS



Heidi Matthies Dodd
Clerk of the Board

Area 3

Machado ES
William Collier ES
Lakeland Village School

Elsinore HS
Lakeside HS



April Purkiss
Trustee

Area 1

Donald Graham ES
Ronald Reagan ES
Wildomar ES

David A. Brown MS



Jeanette Vanderpool, Ed.D.
Trustee

Area 2

Cottonwood Canyon ES
Tuscany Hills ES

Canyon Lake MS



Jill Leonard
Trustee

Area 5

Withrow ES
Rice Canyon ES
Luiseno School

Terra Cotta MS

01

Superintendent & Executive Cabinet Members



Ryan Lewis, Ed.D.
Superintendent



Julie Edmunds
Assistant Superintendent

Business



Alain Guevara, Ed.D.
Assistant Superintendent

Administrative & Instructional Technology Support Services



James Judziewicz
Assistant Superintendent

Facilities & Operations Support Services



Kip Meyer, Ed.D.
Assistant Superintendent

Student Support & Instructional Services



Tracy Sepulveda
Assistant Superintendent

Personnel Support Services

02

WHO WE ARE

Lake Elsinore Unified School District (LEUSD) boundaries stretch over 144 square miles through Southwest Riverside County, serving families in Lake Elsinore, Canyon Lake, Wildomar, and several unincorporated Riverside County communities, including Lakeland Village and Horsethief Canyon.

Our earliest schools began serving the valley during the 1880s, a few years before the City of Lake Elsinore's incorporation (1888). In 1988, Elsinore Union High School District unified with the Elsinore Elementary District (K-8) joined together to form LEUSD. Over 140 years later, the legacy of education at LEUSD continues serving over 20,000 TK- 12-grade students district-wide at 25 schools, including alternative and adult education programs.

Working collaboratively, our team of nearly 2,500 classified and certificated staff, families, and educational partners strives to prepare students for college and career success. Our schools engage students in innovative and diverse ways, including Dual Immersion, AVID, STEAM, visual and performing arts, Career and Technical Education pathways, advanced placement, and much more.

To get a glimpse of our District here is...

LEUSD AT A GLANCE

As of CBEDS Information Day October 5, 2022



20,815 students
(TK- 12)



25 Schools



2,597 Employees



0.8% Are Foster Youth



13.9% Participate in Special Education



9.5% Are experiencing homelessness



71.2% Are eligible for free or reduce price lunch



11.6% Are English learners

Message from Board President

Dear LEUSD Community,

As the President of the Lake Elsinore Unified School District Governing Board, I am excited to share with you the results of our Listening Tour.



The Listening Tour was an initiative launched by our Superintendent to gather feedback and insights from members of our school community and educational partners. Over the past few months, Dr. Lewis and his team have met with families, teachers, students, and other partners across the district to listen to their concerns, ideas, and suggestions. The feedback received through the Listening Tour has been invaluable in helping us better understand our community's needs and priorities.

We have heard about the things that are working well in our schools and areas where we can improve. We are building on a decade of collective commitments to improve educational outcomes. We know that these commitments have set the foundation for the important improvements that will support our students and staff from the District office to our classrooms.

We are grateful to everyone who participated in the Listening Tour and shared their thoughts with us. Your input will inform our decision-making as we work to create the best possible learning environment for our students. We are committed to taking action on the feedback we have received and making meaningful improvements to our schools together with the support of our families, classified and certificated staff, and educational partners.

Juan Saucedo
President

Superintendent's Message



Dear Lake Elsinore Unified Educational Partners,

Over the past eights months, I have walked the halls of our 25 schools, hosted community meetings, and met with over 2000 people, from hundreds of classified and certificated staff to parent organizations, through five trustee areas, at sporting events, performances, Friday Flags, and coffee shops. I have heard many great things about our district and our growth opportunities. Thank you for sharing your vision for LEUSD.

My school visits confirmed what I heard during the Listening Tour that fantastic teaching, learning, and engagement are happening all over our district. It is rooted in our incredibly committed, talented, and passionate people who serve our children.

My 120-day entry plan goals:

- Develop a mutually respectful, positive, and productive relationship with the Board of Education, district and school personnel, labor association leaders, educational partners, students and their families
- Identify successes, gaps, needs, and opportunities for improvement
- Develop a plan to accelerate student learning and support student social-emotional well-being
- Enhance safety and security measures at District offices and school sites

The following report highlights the observations and key findings resulting from the many interactions, meetings, and events I participated in throughout our community. I look forward to working with our Board of Trustees and educational partners to reimagine learning in LEUSD.

Ryan Lewis, Ed. D.
Superintendent



05

Listening: *Building Connections*

The Listening Tour began with me getting to know our District. I met with LEUSD staff, executive team members, administrators, collective bargaining groups, Parent Teacher Association, and educational partners representing both the Lake Elsinore Unified School District and the communities we serve.

These meetings did not just happen in the confinement of the District office but around our community, including sporting events, visits with PTAs, events hosted by our local cities, Chamber of Commerce, and many school-hosted events such as Harvest Festivals, Open Houses, and much more. These events allowed me the opportunity to immerse myself in the culture and character of our schools and community.

The second format of the listening tour included listening session meetings in our five Trustee areas, staff (certificated and classified) meetings, online surveys, and candid conversations with members of our LEUSD school community.

During each of these interactions I focused on asking the same key questions:

- What should I know about LEUSD and our community?
- What is going well and should be continued?
- What are our greatest opportunities for growth?







06

Listening Tour By Numbers

50 Leadership Meetings





300+ 1 on 1 Meetings

25 Staff Meetings at School Sites





75+ School Site Visits

100+



School & Community Events

5 Trustee Area Meetings



07

Learning: *Areas of Strength*

As I reflected on what I heard, a few themes were clear. This section will highlight the valuable information gathered from the voices of our community.



Caring & Dedicated Staff

Our school community is made up of staff (classified and certificated), families, and educational partners, all committed to the district's success and growth. Our staff cares deeply for students and are invested in their academic success.



Safe, Healthy, & Supportive Learning Environments

Families and staff are grateful for our focus on the well-being of students and staff. Both groups express the importance of addressing academic achievement alongside supporting students' well-being.



Engaged Educational & Community Partners

Our district has a strong sense of pride and tradition that is deeply rooted in our families, staff, and long-standing relationships with educational partners. These partnerships provide a support system for families and opportunities for collaboration that enhance our school communities.



Variety of Programs & Learning Opportunities

Our district was commended for providing a variety of ways for students to meaningfully engage in learning throughout the district. A few examples mentioned were Dual Immersion, GEMS, AVID, Career Technical Education pathways, athletics, visual and performing arts, clubs and student government, and many more.

Learning: Opportunities for Growth

Our Listening Tour also provided themes for growth opportunities centered around enhancing the layers of support for students, families, and staff from the district office to the classroom.



Increase Academic & Emotional Support for Students

Our efforts to provide social-emotional support were praised. However, there is a need for additional support services. Families and staff also desire improved course offerings and alignment of programs at school sites.



Enhance Safety Protocols & Security Measures

Families and staff expressed the need to continue our school site safety and security enhancements. In addition, they expressed the importance of providing a safe school environment that ensures the physical and emotional safety of students and staff so that each school is an outstanding environment fostering academic achievement.



Modernize School Facilities

Families and staff expressed the need for dynamic and energizing academic spaces that foster learning, collaboration, flexibility, and support of advanced technology. A few examples identified were shade structures, new paint, playgrounds, and general upgrades to modernize our school environments.

Meaningful Professional Learning

The need for high-quality professional development for our staff was clearly identified. Staff and families also identified a desire for continuity of our instructional program district-wide. Lastly, both groups identified a need for additional staff (classified and certificated) to support school communities.

Expand Community Relationships

Although we have developed meaningful relationships with our educational partners, our community identified a need to expand these relationships to support workforce connections and career-connected learning opportunities for students.

Increase Communication

Families and staff expressed the value of clear communication, especially regarding topics of school safety, academic performance, and the social-emotional well-being of students. Families would like one uniform communication tool. Both groups desire ongoing, transparent, open communication from the District office to the classroom.



Aligning: Action Steps

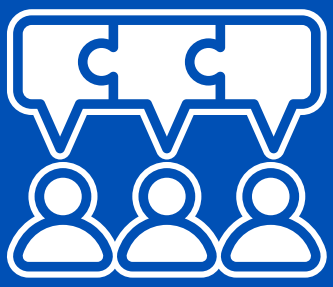
Safety & Security

- Triad Security Audits
- Director II of Security & School Safety
- Site Safety Liaisons
- School Resource Officers

Communication

- ConnectLEUSD Newsletter
- Monthly Video Series
- Communication plans

Collaborative Committees



- Math Think Tank
- Technology Plan
- Intervention
- Parent Organizations
- Labor Associations
- Safety
- Municipalities
- LCAP
- Food Services Task Force

Staffing Supports



- Additional District and site level positions
- Salary Increases & Pay Scale Alignment

Increased Learning Opportunities

- Intersession
- Before & After School
- Summer Programs
- Tutoring



11

Aligning: *Looking Ahead*

Listening, learning, and aligning were just the first steps toward an exciting future for our district. I look forward to working with our Governing Board, families, and Team LEUSD over the next few months to develop a strategic plan, vision, and mission statements.

Our strategic plan will outline our bold and innovative actions with our goal to improve learning, professional development, school safety, and expand opportunities for our students.

I look forward to continuing our work together!













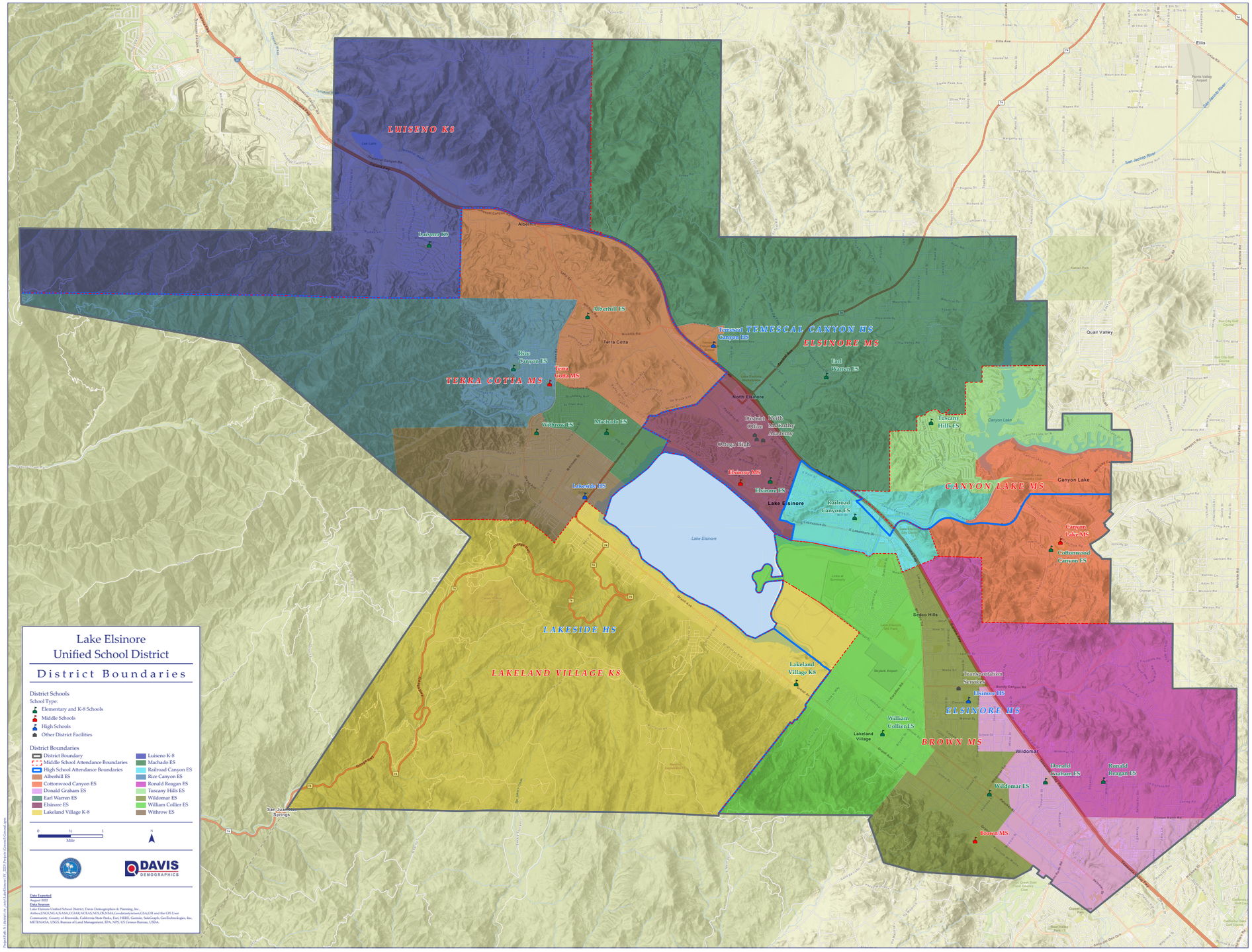


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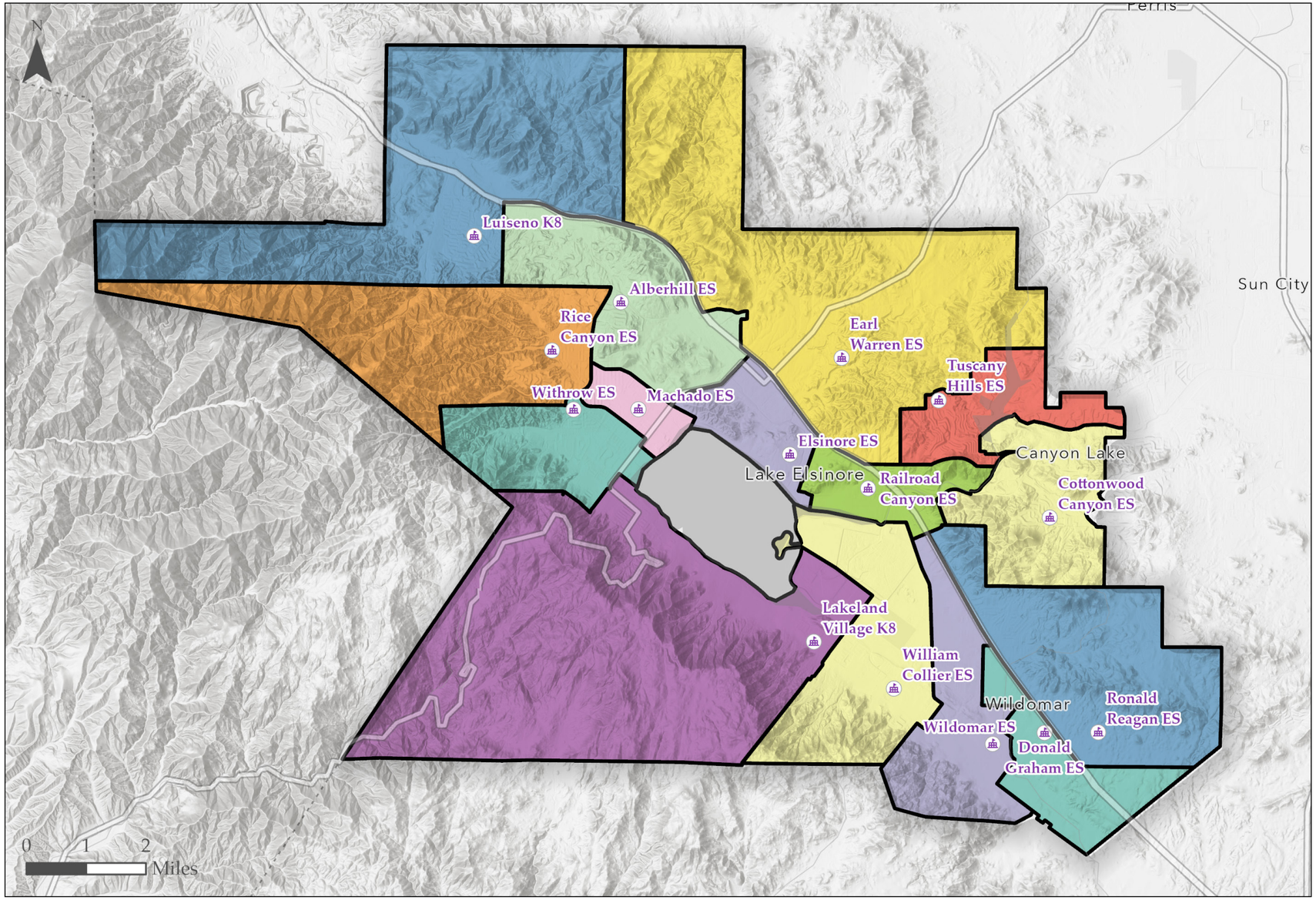
www.leusd.k12.ca.us

SECTION 4: DISTRICT DEMOGRAPHICS
4.1 District Map

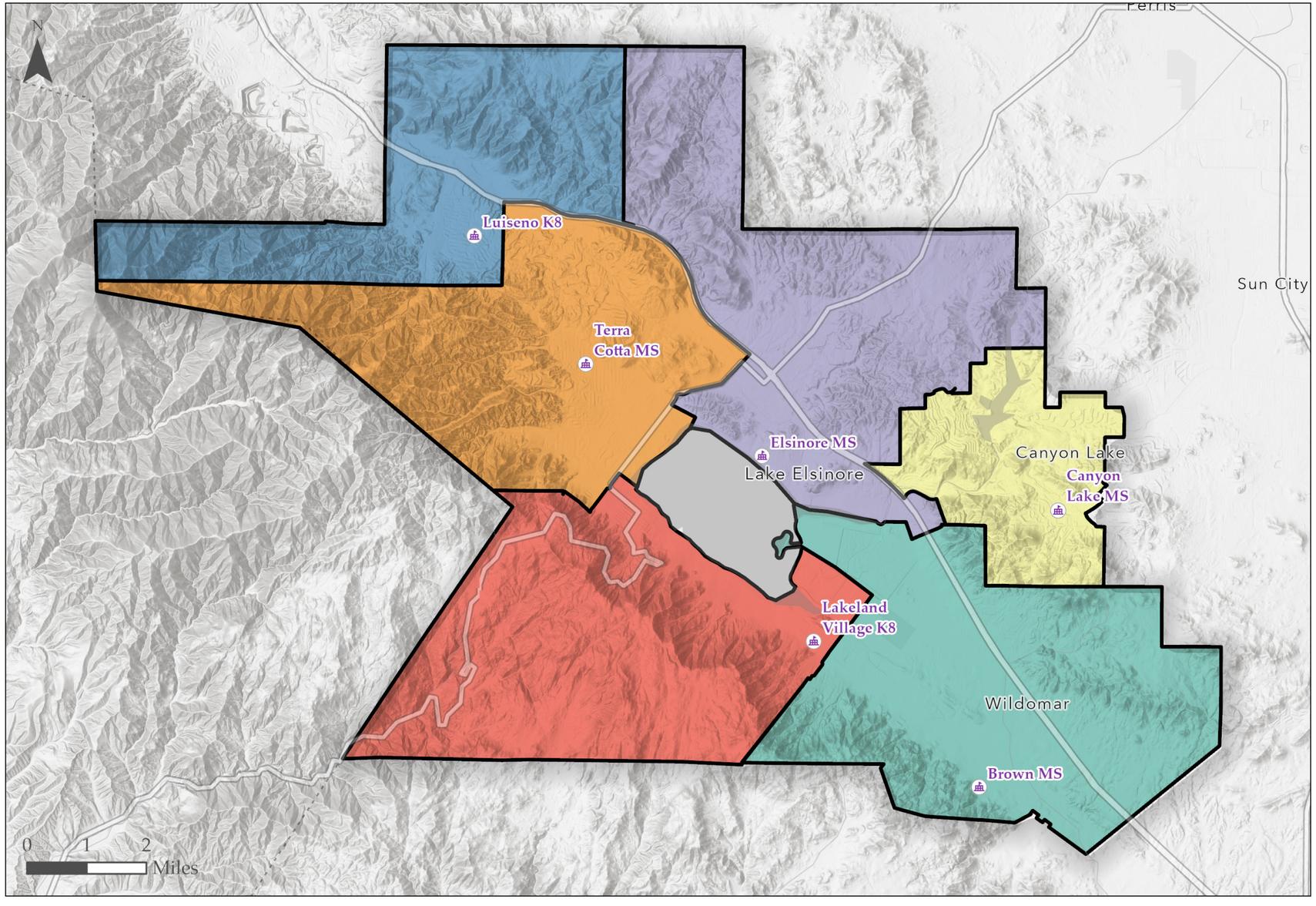

LUISENO K8
LAKESIDE HS
LAKELAND VILLAGE K8
TERRA COTTA MS
TEMESCAL CANYON HS
ELSINORE MS
CANYON LAKE MS
ELSINORE HS
BROWN MS
Luiseno K8
Alberhill
Alberhill ES
Terra Cotta
Rice Canyon ES
Terra Cotta MS
Temescal Canyon ES
Earl Warren ES
North Elsinore
Withrow ES
Machado ES
District Keith McCarthy Office Academy
Ortega High
Elsinore MS
Elsinore ES
Lakeside ES
Lake Elsinore
Railroad Canyon ES
Tuscany Hills ES
Canyon Lake
Canyon Lake MS
Cottonwood Canyon ES
Quail Valley
Sedco Hills
Skylark Airport
Lakeland Village K8
Transportation Services
Elsinore HS
William Collier ES
Lakeland Village
Wildomar
Donald Graham ES
Ronald Reagan ES
Wildomar ES
Brown MS
San Jacinto River
Ellis
Ellis Ave
Mapes Rd
Quail Valley
Canyon Lake
Lake Elsinore
Wildomar
San Jacinto Springs
Lake Elsinore
Unified School District
District Boundaries
District Schools
School Type:
Elementary and K-8 Schools
Middle Schools
High Schools
Other District Facilities
District Boundaries
District Boundary
Middle School Attendance Boundaries
High School Attendance Boundaries
Alberhill ES
Cottonwood Canyon ES
Donald Graham ES
Earl Warren ES
Elsinore ES
Lakeland Village K-8
Luiseno K-8
Machado ES
Railroad Canyon ES
Rice Canyon ES
Ronald Reagan ES
Tuscany Hills ES
Wildomar ES
William Collier ES
Withrow ES
0
½
1
Mile
N
DAVIS DEMOGRAPHICS
Date Exported
August 2022
Data Sources
Lake Elsinore Unified School District, Davis Demographics & Planning, Inc., Airbus,USGS,NGA,NASA,CGIAR,NCEAS,NLS,OS,NMA,Geodatastyrelsen,GSA,GSI and the GIS User Community, County of Riverside, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA.

4.2 Attendance Boundaries Map

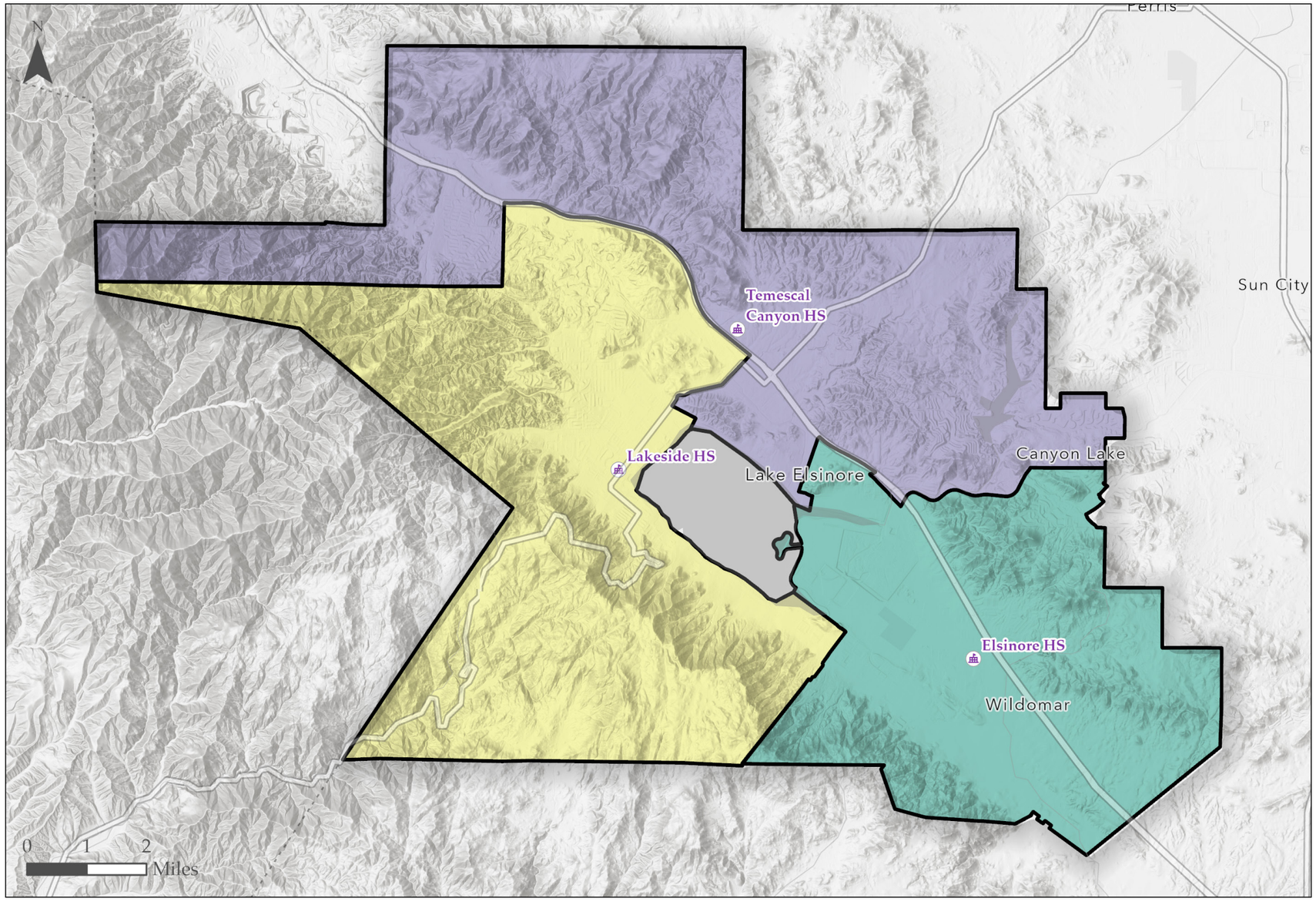
Map 5-1 Elementary School (TK-5) Attendance Areas



Map 5-4 Middle School (6-8) Attendance Areas

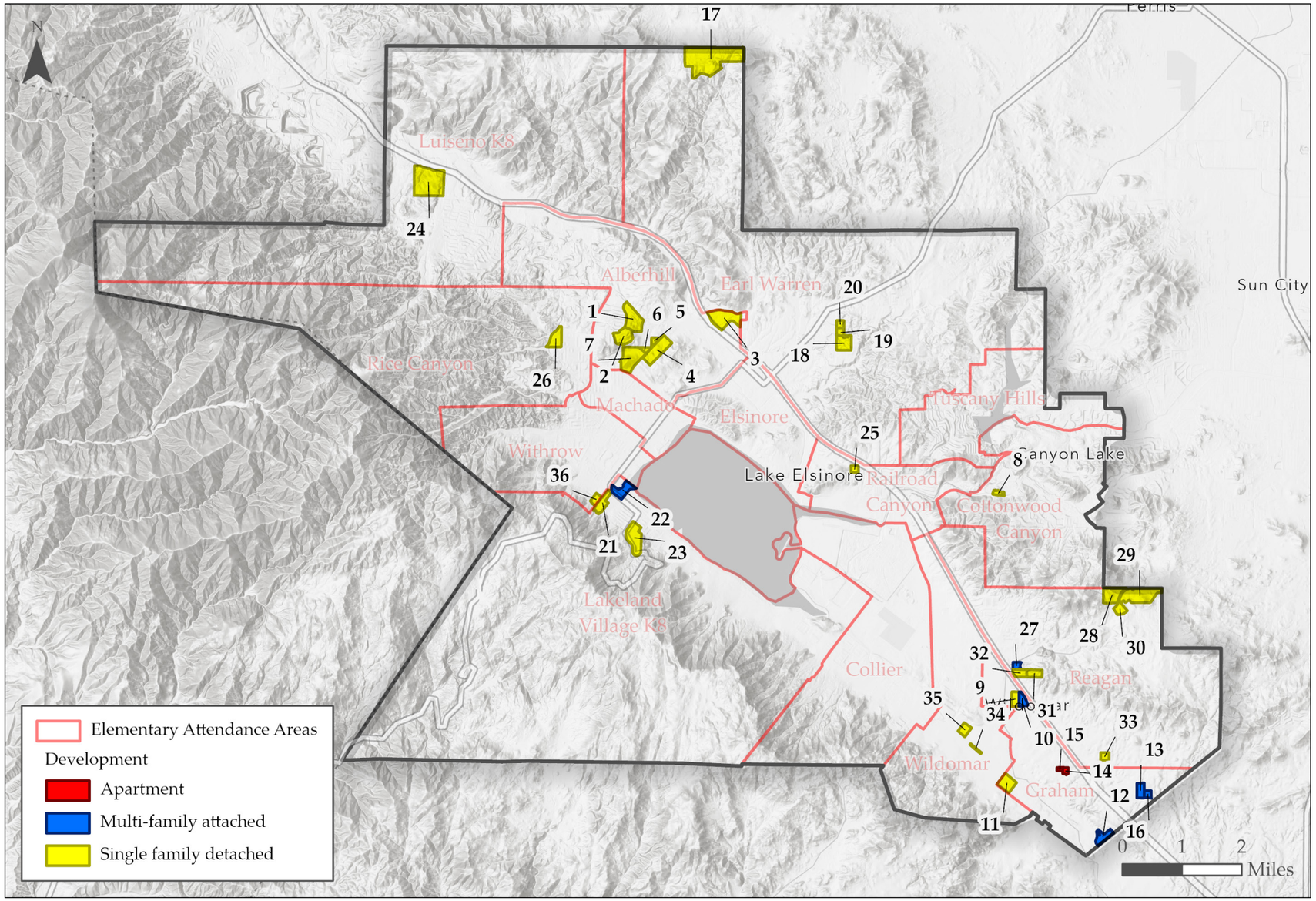


Map 5-7 High School (9-12) Attendance Areas



4.3 Residential Development Map

Map 2-1 Residential Development



4.4 Student Generation Rate

1) Birth Factors

Birth data by postal zip code was obtained from the California Department of Public Health Center for Health Statistics and Informatics for the 2007-2021 years and roughly correlated to the District. Historical changes in birth counts are used to estimate the future incoming kindergarten student population from existing housing.

2) Mobility Factors

Mobility refers to the increase/decrease in the migration of students within the District boundary (move-in/move-out of students from existing housing). Mobility, essentially a modified cohort, is applied as a percentage of increase/decrease among each grade for every year of the forecasts.

3) Student Yield Factors

The Student Yield Factors (SYFs) and planned residential development units determine the number of students generated from new residential housing development projects. Student yield factor calculations will be discussed again in the Seven-Year Forecast Methodology portion of the report.

Seven-Year Forecast Methodology

The forecast methodology used in this study combines historical student population counts, past and present demographic characteristics, and planned residential development to forecast the future student population at the study area level. District-wide forecasts are summarized from the individual study area forecasts. These forecasts are based on where the students reside and where they should attend school. Davis Demographics utilizes the actual location of where the students reside, as opposed to their school of enrollment, to provide the most accurate estimate of where future school facilities should be located. The best way to plan for future student population shifts is to know where the next group of students will be residing. The following details the methodology used in preparing the student population forecasts by residence.

Seven-Year Forecasts

Forecasts are calculated seven years from the forecast date for several reasons. First, the planning horizon for any school facility is typically no less than five years, often longer. Second, seven years are usually sufficient to adequately plan a new facility. Third, it is a short to mid-term solution for planning needs. Finally, forecasts beyond seven years are based on speculation due to unreliable information on birth counts, new home construction, and economic conditions.

Why Forecasts are Calculated by Residence

Typically, school district forecasts are based on enrollment by school. However, this method is inadequate for locating future school facility needs because the students' location is not considered. In addition, a school's enrollment can fluctuate due to curriculum changes, program changes, school administration, and open enrollment policies. These variables can skew the apparent need for new or additional facilities in an area.

The method used by Davis Demographics is unique because it modifies a standard cohort forecast with demographic factors and actual student location. Davis Demographics bases its forecasts on the belief that school facility planning is more accurate when facilities are located where most students reside.

Each year of the forecast, 12th-grade students graduate while continuing students progress to the next grade level. The following details how different factors modify this normal progression of students.

1) Birth Factors

Live birth data, reported to the California Department of Public Health Center for Health Statistics and Informatics, forecasts incoming kindergarten classes. The Department of Public Health aggregates said data based on the mother's Zip Code of residence. Davis Demographics selected the appropriate data to calculate unique birth factors for each Zip Code that overlaps the District.

Incoming kindergarten classes from existing homes are estimated by comparing changes in past birth counts in the area. Table 1-2 illustrates the total births for each Zip Code in the District from 2007 to 2021. Future kindergarten classes (2023/24-2029/30) are estimated by multiplying the existing kindergarten class (2022/23) by the ratio of the forecasted year's births to the 2017 births. For example, assuming the fall 2022/23 kindergarten class was born in 2017, Davis Demographics compared the total births in 2017 to the total births in 2018 to determine a factor (ratio) for next year's kindergarten class (fall 2023/24). Similarly, 2017 was compared to 2019 (fall 2024/25 K class), 2017 to 2020 (fall 2025/26 K class), and 2017 to 2021 (fall 2026/27 K class). Birth data beyond 2021 does not exist since the students are currently being born or are yet to be born. To estimate future kindergarten classes for the 2027/28-2029/30 school years, a median of the birth factors from 2018-2021 was used to calculate the corresponding factors.

The birth data shows a slight district-wide declining trend from 2017 to 2021. Therefore, Davis Demographics expects a similar decline in Kindergarten class sizes due to declining area births. Davis Demographics used a median factor for the last three years of the forecast (2027/28-2029/30). While the birth trend is declining, it is important not to underestimate the number of new kindergarteners in the latter part of the forecast. In addition, keep in mind that future residential development may contribute additional kindergarten students to the forecast.

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Table 1-2 Births Factors by Zip Code

Births by Zip Code									Birth Factors		
Birth Year	Kinder Year	92530	92532	92570	92587	92595	92883	Total	% Change*	Birth Factor Used in Forecast	School Year
2007	**2012**	870	294	1,089	213	374	423	**3,263**	113.6%		2012/13
2008	**2013**	837	310	1,069	216	398	350	**3,180**	105.0%		2013/14
2009	**2014**	781	283	999	198	378	381	**3,020**	99.7%		2014/15
2010	**2015**	796	312	986	189	377	323	**2,983**	98.5%		2015/16
2011	**2016**	785	263	876	182	384	355	**2,845**	93.9%		2016/17
2012	**2017**	814	297	895	179	410	361	**2,956**	97.6%		2017/18
2013	**2018**	801	317	853	184	426	360	**2,941**	97.1%		2018/19
2014	**2019**	848	328	844	192	377	349	**2,938**	97.0%		2019/20
2015	**2020**	830	358	942	206	355	360	**3,051**	100.7%		2020/21
2016	**2021**	831	348	931	183	407	345	**3,045**	100.5%		2021/22
2017	**2022**	801	364	904	212	400	348	**3,029**	Base Year		2022/23
2018	**2023**	769	337	845	198	399	324	**2,872**	94.8%	**0.948**	2023/24
2019	**2024**	770	346	817	173	405	298	**2,809**	92.7%	**0.927**	2024/25
2020	**2025**	780	327	857	198	390	334	**2,886**	95.3%	**0.953**	2025/26
2021	**2026**	810	334	828	222	421	389	**3,004**	99.2%	**0.992**	2026/27
2022	**2027**	Birth Data was not available at the time of study.							95.0%	**0.950**	2027/28
2023	**2028**								95.0%	**0.950**	2028/29
2024	**2029**								95.0%	**0.950**	2029/30

** Represents base year used to calculate rates.*

Source: California Department of Health Statistics

2) Student Mobility Factors

Student Mobility Factors (Mobility) further refine the seven-year student population forecasts. Mobility refers to the increase or decrease in the migration of students within the District boundary (move-in/move-out of students from existing housing). Mobility captures apartment occupancy fluctuations within the District, housing resales, foreclosures, movement out of the District, and school dropout rates. Like a cohort, Mobility is applied as a percentage to each grade for every year of the forecasts.

A net increase or decrease of zero students over time is represented by a factor of 1.000. A net student loss is represented by a factor less than 1.000 and a net gain by a factor greater than 1.000. See Table 1-3 for the Mobility factors used in the forecast.

Example: 100 K Grade students in Fall 2022/23
x 1.01 (1st Grade mobility William Collier ES)
= **101.0 1st Grade students in Fall 2023/24**

The sampling used to calculate student mobility was taken over four school years using geocoded student data from 2019/20 through 2022/23 for individual grade comparisons. For example, a comparison was made between the 2019/20 kindergarten student population and the 2020/21 1st-grade students. The same goes for 2019/20 1st graders to 2020/21 2nd graders. This comparison was made for all grade

transitions for the following school years: 2020/21 students to 2021/22 students and 2021/22 student data to 2022/23 students.

There are a few main reasons for using the last four school years of student data for calculating Student Mobility Factors. First, if student data beyond four years is used, then specific trends occurring during that time that is not happening now will be factored into the forecast and, therefore, not reflect the most recent patterns. Second, if only the last two years of student data (i.e., 2021/22 and 2022/23) are used, isolated anomalies occurring in the District (sharp rise or decline in the student population) would be overrepresented in the seven-year forecast. Davis Demographics' experience has demonstrated that using the last four years of data and averaging the three years of change provides a more balanced and accurate Mobility trend for seven-year student population forecasts.

Having historical student data categorized by study area is extremely helpful in calculating accurate Student Mobility Factors. For this year's report, Davis Demographics used current elementary school attendance areas to calculate the Student Mobility Factors. In other words, fifteen sets of Mobility factors (see Table 1-3) were used to calculate student population forecasts. Using these smaller geographic areas helps identify and focus on trends within the District. Study areas that contain residential development are excluded from the mobility study to ensure that the numbers reflect movement across existing homes. The advantage of calculating Mobility at the elementary school attendance area level rather than looking only at a district-wide average is that you can focus on specific trends occurring in particular neighborhoods, leading to a more accurate forecast.

Table 1-3 Student Mobility Factors

Attendance Area	K to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12
Alberhill	1.11	0.95	1.06	1.07	0.93	1.00	0.98	1.03	0.97	0.99	0.99	1.03
Cottonwood Canyon	0.98	1.01	0.93	1.02	0.99	0.90	1.00	0.92	0.89	0.96	0.96	0.95
Donald Graham	1.09	0.93	1.08	0.99	1.04	0.87	0.95	0.97	1.09	0.99	1.01	1.01
Earl Warren	1.07	1.08	1.04	1.02	1.00	0.96	1.00	0.99	1.12	0.96	1.00	1.01
Elsinore	1.08	1.00	1.00	1.00	1.00	0.99	1.01	0.97	1.04	0.98	1.00	0.96
Lakeland Village K-8	1.00	1.04	0.97	1.00	1.03	1.00	0.97	1.01	1.08	0.96	0.93	1.02
Luiseno K-8	1.06	0.97	1.01	1.00	1.00	1.08	1.00	0.99	0.91	0.96	0.98	0.94
Machado	0.96	1.06	1.02	1.01	0.99	1.01	1.03	1.02	1.02	0.99	1.02	1.03
Railroad Canyon	1.10	1.01	0.97	0.96	0.93	1.04	0.97	0.96	0.98	1.04	1.01	1.11
Rice Canyon	1.07	1.02	0.96	1.01	0.97	0.94	1.00	1.06	0.97	0.95	0.95	1.00
Ronald Reagan	1.06	0.96	1.02	1.02	1.00	0.90	0.94	1.04	1.04	1.01	0.96	0.93
Tuscany Hills	1.09	1.00	0.96	0.98	1.00	1.00	1.01	1.04	0.99	0.97	0.96	1.01
Wildomar	1.01	1.04	0.97	1.01	0.99	0.96	1.04	0.99	1.06	1.01	0.94	1.05
William Collier	1.01	1.00	0.96	1.04	0.97	1.02	1.01	1.04	1.06	1.06	0.96	0.99
Withrow	1.08	0.98	0.96	1.04	1.00	0.99	0.97	1.04	1.02	1.03	0.94	1.01

It is important to remember that calculating Student Mobility Factors evaluates all grade levels within an elementary school attendance area. Elementary school attendance areas are the smallest geographic area that can produce a granular focus to show local trends. For example, to interpret the Student Mobility Factors listed in Table 1-3, let us examine what is happening in the current Alberhill attendance area. The column "K to 1" represents the rate to apply in the attendance area as kindergarten students transition to 1st grade. For the kindergarten grade level in the Alberhill attendance area, there is a gain of students represented by the rate of 1.11, signifying that 111% of resident students move through to the 1st grade while remaining in the attendance area. The Mobility factors also show that the Alberhill attendance area experiences losses in grades 8 and 9.

It is common to see specific patterns reflected in the factors that most public schools experience. For example, the increases in the 9th grade are typically attributed to students leaving private and charter schools to access programs or activities more commonly available in public schools. Also, decreases tend to continue through 12th grade as some students drop out or continue to earn more credits to graduate. In the elementary grades, gains in the K to 1 transition are observed because many private daycare services do not typically offer services to children beyond kindergarten. Thus, driving parents to enroll their children in public schools.

3) Student Yield Factors

When applied to planned residential development units, the SYFs determine how many additional students will be generated from new construction within the District (see Section Two for details on planned residential development).

The SYFs used for the forecast was provided to Davis Demographics by LEUSD staff. Table 1-4 shows the district-wide SYFs used for this study.

Table 1-4 Student Yield Factors

Grade	Single Family Detached	Multi-Family
	Factor	Factor
K-5	0.2048	0.0950
6-8	0.1080	0.0775
9-12	0.1229	0.0725
K-12	0.4357	0.2450

*Student yield factors were provided to Davis Demographics by LEUSD staff.

4) Planned Residential Development

Closely related to the SYFs are planned residential development units. Planned residential development data is collected to determine the number of new residential units built over the student population forecast's timeframe. The units constructed within the next seven years will have the appropriate SYF applied to determine the number of new students the planned residential development will yield.

This data was obtained through discussions with the District, local government agencies, and major developers within the District boundaries. Data includes development name, location, housing type, the total number of units, and projected move-in dates (phasing). Forecasted phasing is based on the unit's occupancy and is used to time students' arrival from these new developments. See Section Two for a detailed listing of the planned residential development.

In the student population forecast by residence, Davis Demographics includes all Approved and Tentative tract maps in addition to any planned or proposed development that may occur within the forecast timeframe. The planned residential development information and phasing estimates are a snapshot of the District at the time of this study. All the information may change and should be updated annually.

Applying the Factors to Generate the Forecasts

The following paragraphs summarize how Davis Demographics uses the factors to determine the student population forecasts. Remember that these forecasts are based on residence.

Lake Elsinore Unified School District has been divided into 793 study areas. Every study area is coded with the school code of the assigned elementary, middle, and high school attendance areas. The residential forecasts are calculated at the study area level, meaning that Davis Demographics conducts 793 individual forecasts based on the number of students residing in each study area.

The first step in calculating the forecasts is to tally the number of students that live in each study area by grade (kindergarten through 12th grade). The current student base (2022/23) is then passed onto the following year's grade (2022/23's K become 2023/24's 1st graders and 2022/23's 1st graders become 2023/24's 2nd graders). After the natural progression of students through the grades is applied, Birth Factors (Table 1-2) are multiplied by the current kindergarten class to generate a base for the following year's kindergarten class.

To determine the impact of the full implementation of Transitional-Kindergarten (TK) by the school year 2025/26, Davis Demographics used historical TK and current birth trends to estimate future class sizes. First, a historical TK class average was determined using the last four years of student data (2019/20-2022/23). Then, the average was used to determine a one-month average, representing the birth months (September 2nd-February 2nd) currently eligible for TK enrollment. Dividing the historical average results in an approximate monthly average that can be added to each forecast year as eligibility is expanded over the next three years. To account for birth fluctuations, a TK birth factor for the corresponding year is applied to the historical average. The current TK student base is straight-lined over to the 2023/24 school year, where two months of the monthly TK enrollment average are added to the base. This process is repeated for one additional school year (2024/25), where the previous year's forecasted TK class size is the following year's base plus the two extra months eligible. In the school year 2025/26, three months of eligibility are added to the previous year's base to complete full implementation. After full implementation in the 2025/26 school year, the forecasts are straight-lined for the remaining years in the forecast. After every year towards implementation, the historical averages would reflect the true impact of expanding TK on enrollment. Therefore future estimates may be more precise as time passes.

Next, a Student Mobility Factor (Table 1-3) is applied to all grades. Again, these factors consider students' natural in-migration and out-migration throughout the District. The mobility factor is applied to each student in grades K-11. A unique mobility factor is applied to each elementary school attendance area determined by the Student Mobility Factor analysis.

The last essential layer applied to the forecasts deals with additional students from planned residential development. A simple calculation at the study area level is conducted, where the estimated number of new housing units is multiplied by the appropriate Student Yield Factor (Table 1-4). For example, if 100 single-family detached (SFD) units are to be built in a specific study area in a given year, then you would multiply this number (100) by the Single-Family Detached K-6 factor (.2048), and the resulting number (20.48) is divided evenly among the seven grades.

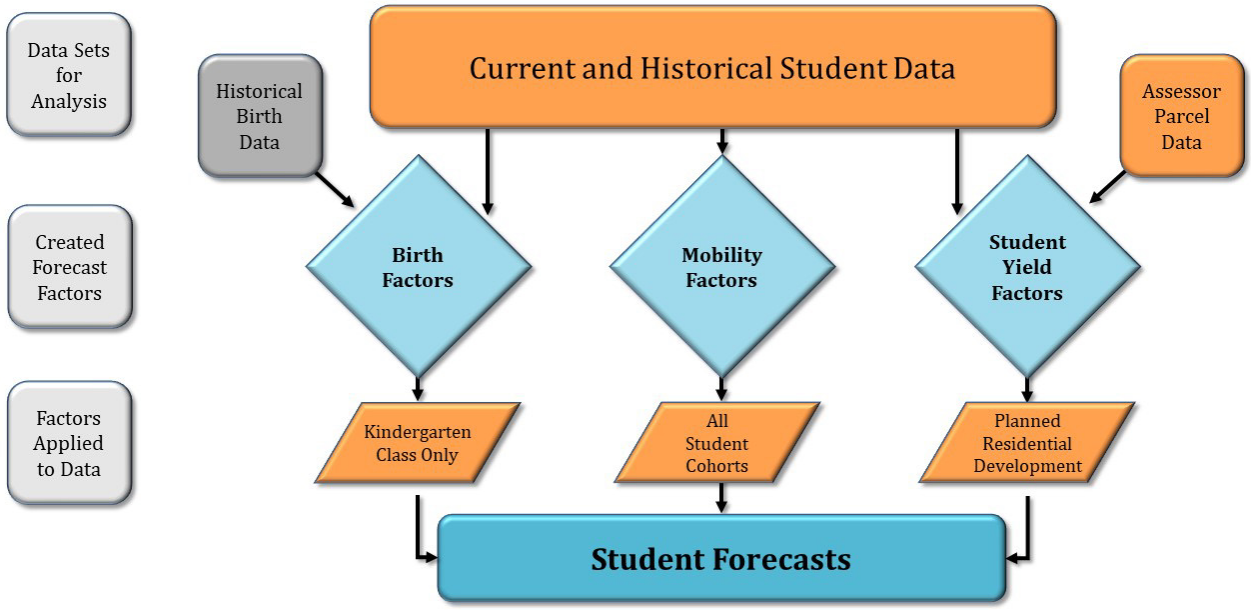
Finally, the process described is conducted for all 793 study areas to complete the student population forecasts by residence. Once the forecasts have been run at the study area level, it is simple to determine forecasts for the District's attendance areas or a district-wide summary. For example, the residential forecasts for the Alberhill elementary attendance area are the sum of the study areas (Table 6-1) that make up this specific attendance area. See Section Five for the forecast for each elementary, middle, and high school attendance area.

The District Forecast Summary (Forecast 4-1) is a total summary of all 793 study areas. The forecasts exclude all students who attend a District school but live entirely outside the District's boundaries, duplicate student records, special education students, and pre-kindergarten students. Out-of-district and special education students are factored back into the forecast by calculating their current overall percentage of student enrollment, applying the ratio to future years, and adding it to the resident forecasts. See the Attendance Matrices in Section Three for a breakdown of all excluded students by school.

Current and historical students and geographic and non-geographic data are used to calculate the factors used in the student population forecasts by residence. Then, these factors are applied using SchoolSite, Davis Demographics' proprietary software, where forecasts are computed for each study area for each grade.

Forecasts by Residence Flowchart

Chart 1-1 Forecasts by Residence



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4.5 Enrollment Forecast

Section Four - District-Wide Student Forecast

Each study area, attendance area, and district-wide student population is forecasted for seven years. Forecast 4-1 District Forecast Summary enables the District to see a broad overview of future population shifts and what impact these shifts may have on existing and future facilities. Each attendance area is summarized to give a more local view of population changes and identify variances in the District. The study area listings enable the District to monitor student population growth or decline in neighborhood areas within the District.

Together, these forecast summaries present the means for identifying the timing of future population shifts and overall facility adjustments needed to accommodate these shifts. Study areas and their forecasted resident students can be shifted between schools to balance enrollment through boundary changes, grade-level reassignments, or other ways to utilize school facilities better. The forecasts provided in this report are based on students residing within the district boundary on October 6, 2022. The District should update development information and student forecasting annually to help track student population trends.

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Historic In-District Counts				Current	Forecasted In-District Counts						
Grade	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
TK	287	263	241	375	526.1	692.4	979.8	*979.8*	*979.8*	*979.8*	*979.8*
K	1,341	1,240	1,272	1,251	1,202.2	1,198.5	1,238.9	1,293.3	1,244.2	1,248.9	1,248.7
1	1,379	1,342	1,351	1,385	1,324.6	1,288.9	1,276.7	1,312.6	1,364.4	1,312.0	1,311.4
2	1,419	1,344	1,410	1,401	1,413.1	1,364.3	1,319.0	1,300.0	1,331.2	1,382.2	1,324.2
3	1,505	1,365	1,385	1,427	1,401.4	1,430.5	1,376.3	1,326.0	1,302.6	1,332.2	1,377.2
4	1,503	1,489	1,408	1,415	1,460.5	1,447.2	1,469.8	1,410.5	1,354.9	1,330.2	1,355.0
5	1,465	1,433	1,513	1,462	1,416.0	1,478.8	1,455.0	1,472.6	1,407.0	1,350.7	1,320.7
6	1,522	1,400	1,451	1,462	1,441.0	1,412.7	1,460.0	1,435.3	1,450.1	1,382.2	1,322.1
7	1,599	1,481	1,429	1,462	1,470.1	1,461.9	1,424.4	1,463.5	1,435.8	1,449.0	1,374.7
8	1,662	1,581	1,519	1,477	1,482.8	1,505.4	1,489.7	1,444.6	1,481.8	1,450.8	1,459.9
9	1,554	1,678	1,633	1,576	1,518.0	1,535.1	1,552.4	1,535.7	1,481.4	1,526.2	1,485.3
10	1,601	1,520	1,679	1,624	1,579.9	1,530.5	1,542.0	1,552.3	1,534.1	1,478.9	1,518.1
11	1,546	1,538	1,554	1,633	1,592.2	1,561.0	1,506.7	1,511.8	1,516.9	1,501.7	1,442.2
12	1,434	1,484	1,544	1,531	1,657.8	1,626.6	1,587.2	1,529.5	1,528.7	1,530.9	1,512.4
In-District Student Totals by Grade Configuration											
TK-5	8,899	8,476	8,580	8,716	8,743.9	8,900.6	9,115.5	9,094.8	8,984.1	8,936.0	8,917.0
6-8	4,783	4,462	4,399	4,401	4,393.9	4,380.0	4,374.1	4,343.4	4,367.7	4,282.0	4,156.7
9-12	6,135	6,220	6,410	6,364	6,347.9	6,253.2	6,188.3	6,129.3	6,061.1	6,037.7	5,958.0
TK-12	19,817	19,158	19,389	19,481	19,485.7	19,533.8	19,677.9	19,567.5	19,412.9	19,255.7	19,031.7
Out-of-District Students											
TK-5	141	137	184	130	130.4	132.8	136.0	135.7	134.0	133.3	133.0
6-8	48	52	79	69	68.9	68.7	68.6	68.1	68.5	67.1	65.2
9-12	111	101	135	107	106.7	105.1	104.0	103.1	101.9	101.5	100.2
TK-12	300	290	398	306	306.0	306.6	308.6	306.8	304.4	301.9	298.3
Special Education Students											
TK-5	319	334	320	363	364.2	370.7	379.6	378.8	374.2	372.2	371.4
6-8	196	220	207	243	242.6	241.8	241.5	239.8	241.2	236.4	229.5
9-12	429	428	378	417	415.9	409.7	405.5	401.6	397.2	395.6	390.4
TK-12	944	982	905	1,023	1,022.7	1,022.3	1,026.6	1,020.2	1,012.5	1,004.2	991.3
Total Students											
TK-5	9,359	8,947	9,084	9,209	9,238.4	9,404.0	9,631.1	9,609.2	9,492.3	9,441.5	9,421.4
6-8	5,027	4,734	4,685	4,713	4,705.4	4,690.5	4,684.2	4,651.3	4,677.3	4,585.6	4,451.4
9-12	6,675	6,749	6,923	6,888	6,870.6	6,768.1	6,697.8	6,634.0	6,560.2	6,534.8	6,448.6
TK-12	21,061	20,430	20,692	20,810	20,814.4	20,862.6	21,013.1	20,894.5	20,729.8	20,561.9	20,321.3
Annual Change											
TK-5 Difference	-412	137	125	29.4	165.6	227.1	-21.9	-117.0	-50.8	-20.1	
6-8 Difference	-293	-49	28	-7.6	-14.9	-6.3	-32.9	26.0	-91.8	-134.2	
9-12 Difference	74	174	-35	-17.4	-102.5	-70.2	-63.9	-73.8	-25.3	-86.3	
TK-12 Difference	-631	262	118	4.4	48.2	150.5	-118.6	-164.8	-167.9	-240.5	
Notes											

Forecast based on student data as of 10/05/2022.

Please Note: Universal TK has been included in years 2023-2025 of the forecast for TK. Years 2026-2029 contain a straightline artificial number of the previous year (2025). This number is subject to change.

Chart 4-1 Historical and Forecasted District-Wide TK-12 Enrollment

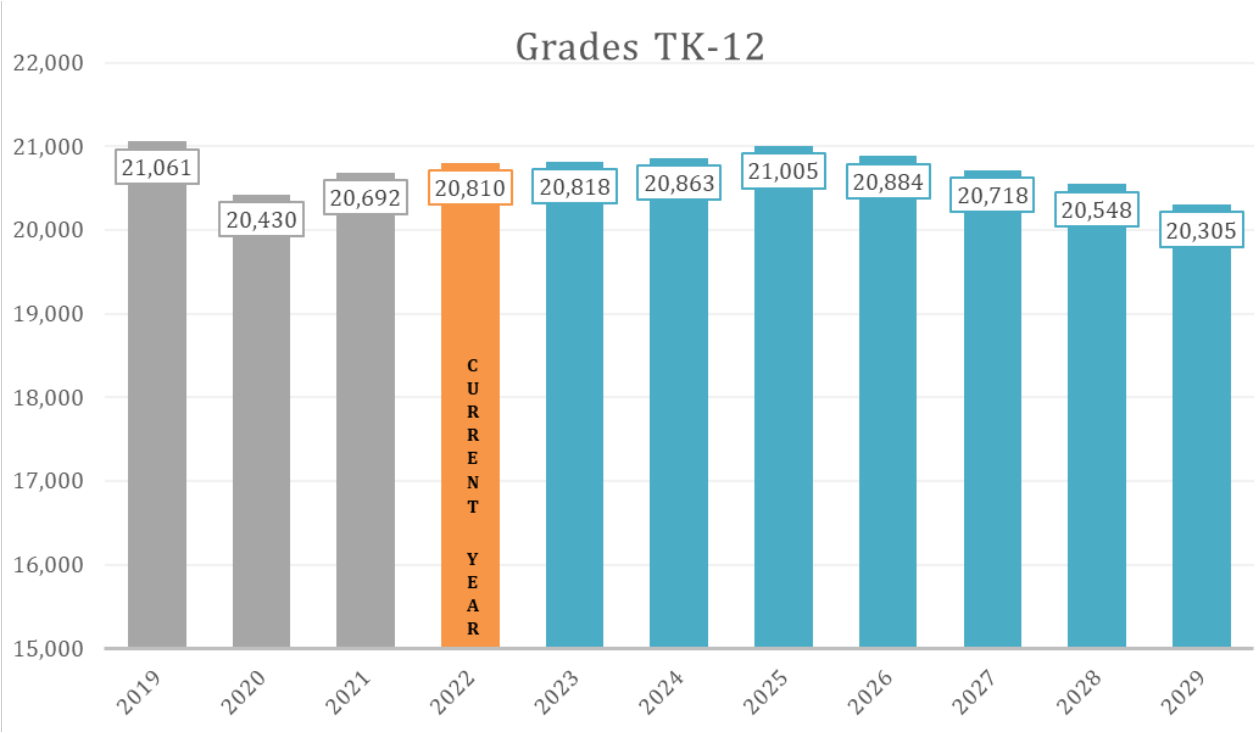


Chart 4-2 Historical and Forecasted District-Wide TK-5 Enrollment

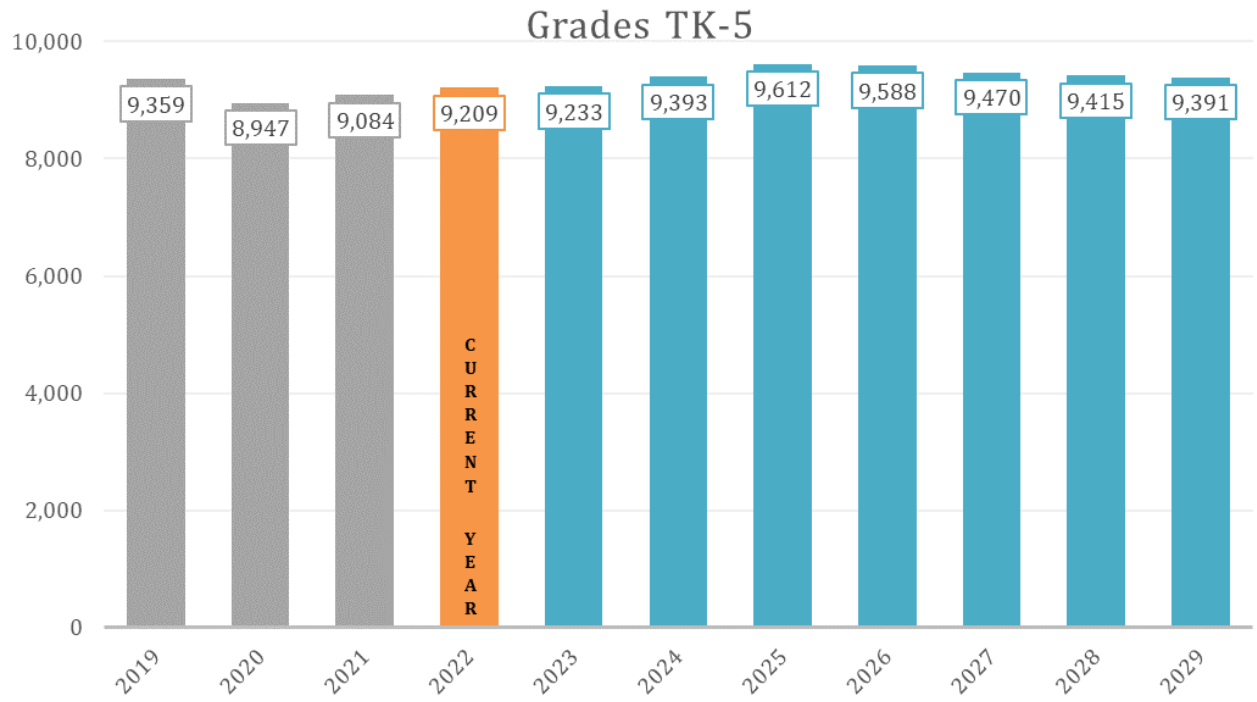


Chart 4-3 Historical and Forecasted District-Wide 6-8 Enrollment

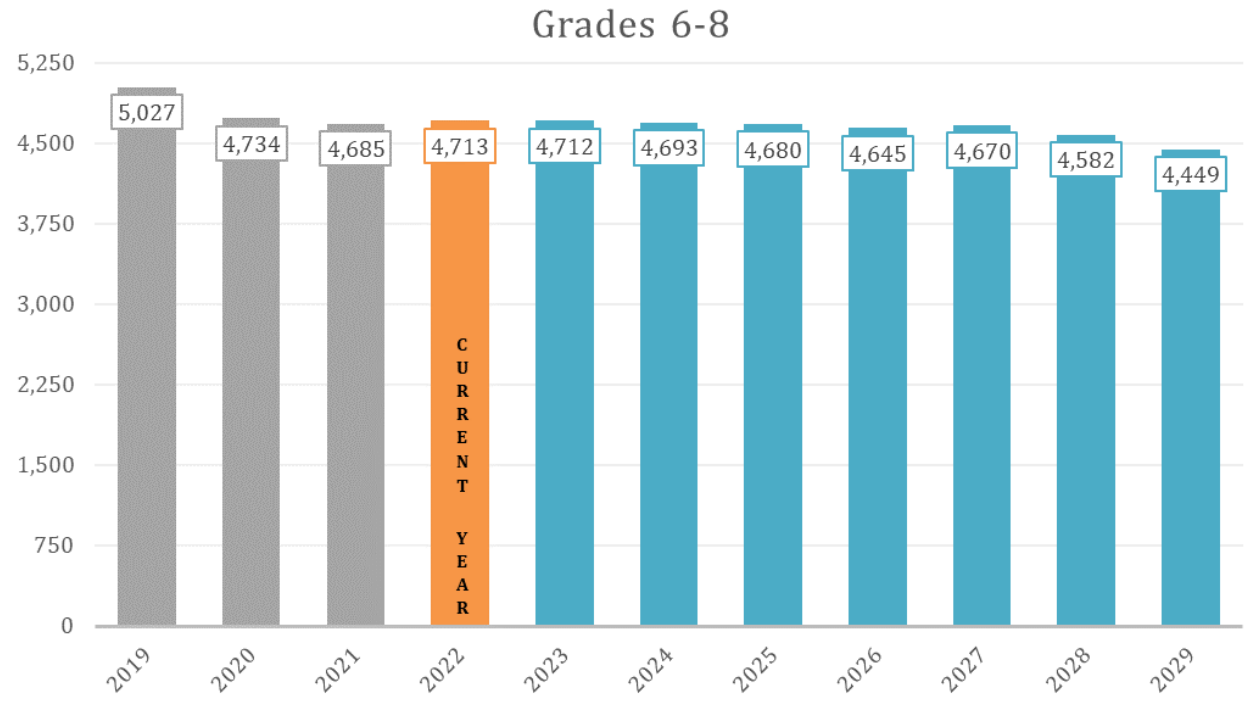
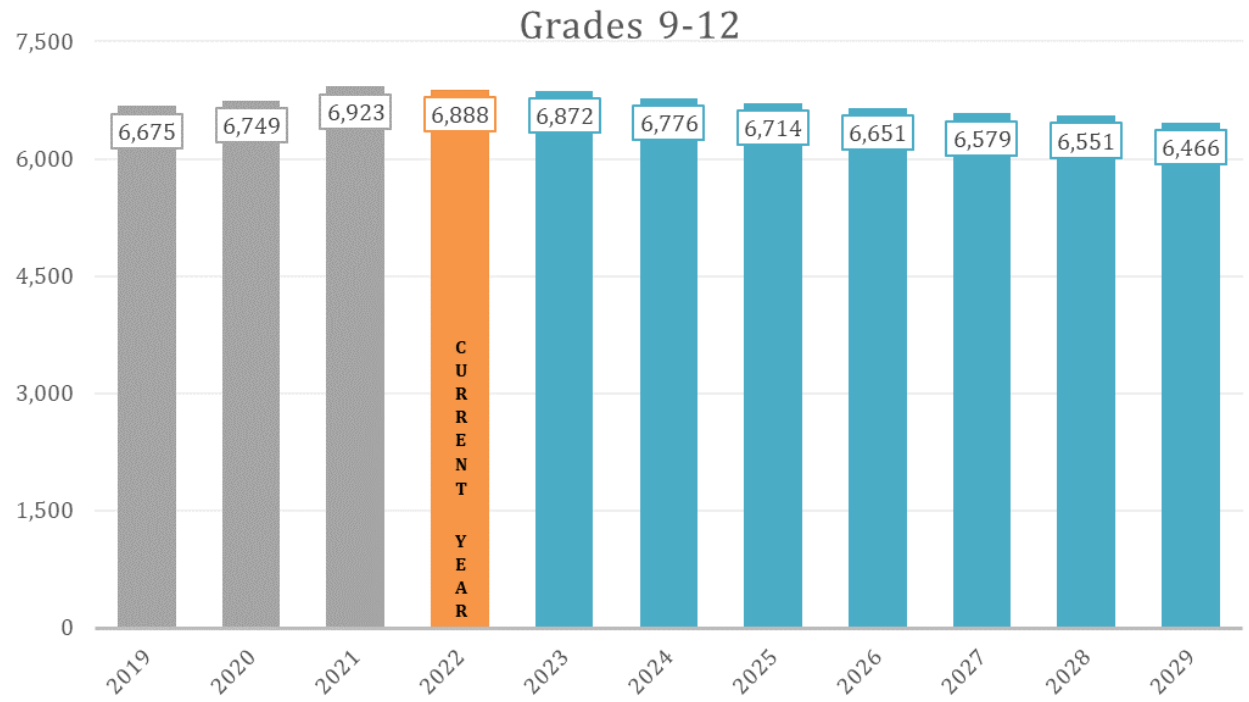


Chart 4-4 Historical and Forecasted District-Wide 9-12 Enrollment



SECTION 5: EXISTING FACILITY PROFILES

Introduction

This section presents the existing conditions of each of the District's 24 sites. For each site, there is a section on facility goals as well as a facility survey, and an updated campus site plan. The sites are organized alphabetically within each grade level for this report.

The following headings are featured in each campus report:

1. General Information

Grades Served:	Grades served at the site
Schedule Type:	Operational Calendar
Site:	Site acreage of the entire campus
Site, including City Property:	Site acreage including joint use facilities
Existing Play Field Area:	Square footage of all field and play court areas on campus
Available Play Field Area:	Square footage of all field and play court areas on campus with portable classrooms removed
Hardscape:	Square footage of all pavement on campus
Parking:	Square footage of all parking & dropoffs
Landscape:	Square footage of all planters, turf and hillside landscaping
Permanent Building Area:	Square footage of all permanent buildings on site
Portable Area:	Square footage of portable classrooms
Total Area:	Sum of square footage of all building areas on campus

2. Enrollment History

Enrollment history for the academic years 2006 – 2007 to 2011 – 2012 is taken from the latest California Basic Education Systems (CBEDS) data that was available in October 2011 through the Education Data Partnership.

3. Permanent Construction

The section lists dates of construction completion, DSA application numbers, and building area.

Bldg/Use:	Refers to the building name and its programmatic use
Date Constructed:	Refers to the date the building was completed
Date Modernized:	Refers to date the building was modernized
DSA Number:	Refers to the official Division of State Architect's application and approval date
Number of Classrooms:	Refers to the number and grade level of each building classroom
Area of Unit:	Refers to the area of the building in square feet

Dates of construction completion are extremely important since the State of California currently has a program that allows for funding to modernize permanent buildings over 25 years of age, again at over 50 years of age, and portable buildings over 20 years of age.

4. Portable Area

This section lists all portables; including leased units and District-owned units, DSA application numbers, and building area.

Unit:	Number identifying portable unit on school site
Serial Number:	Number identifying portable unit within Pre-Approved stockpile
Manufacturer:	Refers to manufacturer of portable unit
Mfg. Date:	Refers to date of portable unit construction
DSA Number:	Refers to the official Division of State Architect's application and approval date of unit construction.
Owner:	Identifies unit as owned by LEUSD or Leasing Company
Lease Number:	Refers to portable unit leasing contract identification
Lease Payment:	Refers to monthly cost of portable unit
PO/Contract:	Refers to portable unit purchase order/contract number
Building Area:	Refers to the area of the unit in square feet
Status with State:	A portable owned by the District is assumed by the State of California to be a permanent teaching station, therefore chargeable.

5. Core Facilities

Restroom Capacity

Student restroom capacity is evaluated based upon the current Uniform Building Code's requirements as interpreted and enforced by the California Department of Education.

These requirements, based on current code, are as follows:

Elementary Girls: 1 toilet per 35 girls (alt. 1 per 25)
Elementary Boys: 1 toilet per 100 boys, 1 urinal per 30 boys (1/30)
Secondary Girls: 1 toilet per 45 girls (alt. 1 per 30)
Secondary Boys: 1 toilet per 100 boys, 1 urinal per 30 boys (1/40)
One sink is required for every two fixtures
Boys alt. - Urinals replace water closets numerically like for like.

The recommended fixture count is based upon existing Permanent Construction Capacity and does not take into account existing Portable Construction Capacity. Enrollment is assumed to be divided equally between girls and boys. Kindergarten restrooms are credited to boys and girls equally.

Staff Restrooms: Staff restrooms are evaluated based upon the current Uniform Building Code's requirements as interpreted and enforced by the California Department of Education. It is assumed that separate restrooms will be provided for each sex. Staffing levels are based upon the latest District information provided to the Education Data Partnership.

The California Code of Regulations adopted the Uniform Plumbing Code that requires additional fixtures for students. If the District experiences capacity shortages at existing sites, it may be necessary to increase the amount of restroom facilities.

Parking Capacity

Parking capacity is based on a count of existing parking stalls. Accessible parking refers to parking stalls available to the disabled, either for parking of vans or regular automobiles. If the District experiences capacity shortages at existing sites, it may be necessary to increase the amount of parking facilities, including accessible stalls.

Multi-Purpose Room Capacity (Assembly Hall & Faculty Dining)

The Code allows 7 square feet per person for assembly, and 15 square feet per person for dining.

6. Space and Loading Analysis

Facility Capacity Goals

A facility loading analysis was conducted with the following stated assumptions:

Actual use factors will greatly affect the total loading for each school site. The site loading totals are presented to give the District several reference points.

The following procedures were used in calculating the loading:

A. All permanent and portable classrooms were loaded based upon the following two criteria:

	District Loading	State Loading
Kindergarten (single session):	22 pupils	25 pupils
Grades 1 – 3:	22 pupils	25 pupils
Grades 4 – 5:	33 pupils	25 pupils
Grades 6 – 8:	36 pupils	27 pupils
Grades 9 – 12:	36 pupils	27 pupils
Non-Severe	17 pupils	0 pupils

B. Loading is based upon current State of California loading standards as developed by the Office of Public School Construction and the Department of Education as of September of 2011. Current funding standards do not take into account reduced classroom loading for grades K-3. These loading standards were modified based upon current District classroom loading policy.

C. Full size classrooms will not be used to accommodate resource specialists.

D. Space and loading analyses are based upon teaching stations available at each campus, and are based upon 2011 – 2012 use. See below for a list of spaces that are assumed to be provided at each facility

E. All permanent classrooms and portables were loaded according to the standard above. Separate capacity is shown for permanent and portable classrooms which are summed to determine a total site capacity.

F. Classrooms are based on a minimum average size of 960 square feet. Non standard classrooms are rooms less than the average size of 960 square feet. Classrooms which are less than 700 square feet are not loaded according to State of California regulations.

Site Capacity

The Space and Loading Analysis determines the student capacity of both permanent and portable classrooms. To establish the suggested capacity of a particular school site, the Space and Loading Analysis needs to be adjusted in order to determine a reasonable site capacity. The site capacity is based upon evaluation of the total site size and the usable acreage available as open space for students' outdoor activities.

In order to determine recommended site capacity for each school we have looked at two criteria; the site size recommended by the California Department of Education and the historical site size standards within the District. Each site within the District has been evaluated according to the same standard to determine its recommended capacity. Where we have found the building capacity in excess of the site capacity we have recommended the removal of specific portables/buildings. Where we have found the building capacity to be less than the site capacity we have recommended specific building additions.

Site configuration and playground layout has also been taken into account, where we have found placement of existing portables severely limiting the use of playgrounds or causing serious security concerns we have suggested either the removal or relocation of portable classrooms.

Existing School Building Capacity

In order to determine the capacity of each site a determination of the minimum type and number of support facilities for each school was determined. Spaces are divided into 3 categories; Required, Available, and Optional.

- Required spaces are not loaded as classrooms
- Available spaces would not be provided in a new school but if they are available in an existing facility will not be loaded as classroom space.
- Optional spaces will not be loaded as classroom space their inclusion will be up to the discretion of the site to determine.

Typical spaces provided at each school type are as follows:

- **Elementary School**
  - **Required**
    - Library
    - Computer Lab
    - Staff Lounge
    - Staff Workroom
    - Multi-purpose Room-Cafeteria
    - Serving Kitchen
  - **Available**
    - Auditorium
    - Shaded Lunch area
  - **Optional, Flexible Spaces** *(Each school will be allowed to include optional space based on the student capacity of the school)** –
    - **300 Student Capacity:** *2 optional spaces*
    - **400 Student Capacity:** *3 optional spaces*
    - **500 Student Capacity:** *4 optional spaces*
      - **Examples of Possible Optional spaces**
        - Music
        - Art
        - Science Lab
        - Parent Center
        - Etc.
- **Middle School or K-8**
  - **Required**
    - Library
    - Computer Lab
    - Staff Lounge
    - Staff Workroom
    - Multi-purpose Room-Cafeteria
    - Serving Kitchen
    - Gym
    - Shower and Locker
  - **Available**
    - Auditorium
    - Shaded Lunch area
  - **Optional, Flexible Spaces** *(Each school will be allowed to include optional space based on the student capacity of the school)** –
    - **600 Student Capacity:** *4 optional spaces*
    - **700 Student Capacity:** *6 optional spaces*
    - **800 Student Capacity:** *8 optional spaces*

- **Examples of Possible Optional spaces**
  - Band
  - Choral
  - Science Labs
  - Technology Center
  - Art
  - Ceramics
  - Business
  - Foreign Language
  - Parent Center
  - Campus based CSR program
  - Etc.

- **High School, or K-12, or 6-12**
  - **Required**
    - Library
    - Computer Lab
    - Staff Lounge
    - Staff Workroom
    - Multi-purpose Room—Cafeteria
    - Serving Kitchen
    - Gym
    - Shower and Locker
  - **Available**
    - Auditorium
    - Shaded Lunch area
    - Shared Lecture Rooms
  - **Optional, Flexible Spaces** *(Each school will be allowed to include optional space based on the student capacity of the school)* –*
    - **1200 Student Capacity:** *10 optional spaces*
    - **1600 Student Capacity:** *12 optional spaces*
    - **2000 Student Capacity:** *16 optional spaces*
      - **Examples of Possible Optional spaces**
        - Band
        - Choral
        - Dance
        - Weight Room
        - Science Labs
        - Technology Center
        - Art
        - Ceramics
        - Traditional Photo Lab and Digital Photo Lab
        - Business
        - Shops, Vocational Technology
        - Consumer Science
        - Drama
        - Parent Center
        - ROTC
        - Health Clinic and other shared community resources
        - Campus based CSR program beyond the District's/State CSR program
        - Etc.

Facility Needs

This section presents the suggested projects and associated costs for each of the District's 24 sites. The suggested projects were determined through site evaluations, personnel surveys, and coordination with the District. For each site, the associated costs were determined either through a cost model or through modernization levels. The sites are organized alphabetically within each grade level for this report.

The following headings are featured in each campus report:

1. Cost Models

The majority of the costs associated with the suggested projects were determined through the cost model. The cost model was assembled by reviewing all the projects on all the sites and consolidating them into a single spreadsheet.

Each project was assigned one of the following units:

- SF – Square Footage
  - Dollars per Square Foot
- LF – Linear Footage
  - Dollars per Linear Foot
- EA – Each
  - Dollars per Item, also known as Lump Sum for a Single Item

Sierra West Group the unit costs for each line item. Sierra West Group is a trusted cost estimating firm. The Sierra West publication is utilized by OPSC when determining funding for projects.

2. Modernization Levels

In the Modernization Category, as opposed to identifying every suggested project, a Mod Level was determined. Each Mod Level has typical projects associated to them, but the mod levels are not limited to those designated projects. Each Mod Level also has an associated Cost per Square Foot.

Mod Levels:

- Mod Level 1
  - Minimal modernization with floor and wall re-finishing
- Mod Level 2
  - Similar to Mod Level 1, but with the addition of ceiling modernization
- Mod Level 3
  - Moderate modernization with minor demolition and reconstruction
- Mod Level 4
  - High level of modernization with rearranging of the existing spaces

3. Category Costs

The aggregate costs for each site were combined and organized into the following categories:

- Site Improvements
- Building Exterior
- Modernization
- New Construction/Additions
- Campus Security
- Technology
- Accessibility Upgrades
- Abatement Upgrades
- Mechanical
- Plumbing
- Electrical
- Structural
- Soft Costs

5.1 Elementary School Sites
5.1.1 Alberhill Elementary School

ALBERHILL ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

June 8, 2023

1. General Information

Grades Served:	K-5		
Schedule Type:	Traditional		
Site:	11.9	Acres	
Site, including City property:	11.9	Acres	
Existing Play Field Area:	5.5	Acres	237,402 SF
Available Play Field Area:	5.5	Acres	
(Portable Buildings removed)			
Hardscape	62,994.0	SF	
Parking	34,560.0	SF	
Landscape	69,544.0	SF	
Permanent Building Area:	53,824	SF	
Portable Building Area:	0	SF	
Total Area:	53,824	SF	

2. Enrollment History

Academic school year	TK	K	1	2	3	4	5	SDC	TOTALS
2021 -2022	8	68	75	51	50	45	50	32	379
2020-2021	0	84	51	43	43	49	34		304
2019-2020	-	-	-	-	-	-	-		0
2018-2019	-	-	-	-	-	-	-		0
2017-2018	-	-	-	-	-	-	-		0
2016-2017	-	-	-	-	-	-	-		0

3. Permanent Construction

Bldg./Use	Date Constructed	DSA Number	Date Modernized	Date Eligible Modernized	Number of Classrooms TK	K	1-3	4-5	6-8	SDC	Building Area
100 Administration	2020	04-117782	N/A	2045							8,526 SF
Staff Workroom											249 SF
Staff Lounge											327 SF
200 MPR	2020	04-117782	N/A	2045							4,598 SF
MPR Assembly											3,718 SF
300 Classroom	2020	04-117782	N/A	2045	1	3				1	12,997 SF
400 Classroom	2020	04-117782	N/A	2045				4		3	13,852 SF
500 Classroom	2020	04-117782	N/A	2045			8				13,851 SF
TOTAL					1	3	8	4	0	4	53,824 SF

4. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA Number	Owner	Lease Number	Lease Payment	PO/ Contract	Building Area
TOTAL									0 SF

*

5. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Girls:	Toilets	*21*	7	14
	Sinks	*19*	4	15
Boys:	Toilets	*12*	3	9
	Urinals	*11*	8	3
	Sinks	*16*	6	10
Women:	Toilets	*3*	5	-2
	Sinks	*3*	3	0
Men:	Toilets	*2*	2	0
	Urinals	*1*	1	0
	Sinks	*3*	2	1
Unisex	Toilets	*15*		15
	Sinks	*15*		15
Drinking Fountains:	Number of heads	*16*		

Parking Capacity

	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces	118	5	5	0

Multi-Purpose Room Capacity

Assembly Hall	
Eating	310
Assembly	531
Staff - Faculty Dining	
Eating	22

Maximum adult users of core facilities:

Men	*23*
Women	*67*
Total	90

6. Space and Loading analysis

Classroom Areas Grade Level/Space	District Loading	State Loading	Perm. Quantity	Port. Quantity	District Capacity	State Capacity
Grade K	24	25	3	0	**72**	**75**
Grades 1-3	24	25	8	0	**192**	**200**
Grades 4-5	24	25	4	0	**96**	**100**
Grades 6-8	38	27	0	0	**0**	**0**
Grades 9-12	38	27	0		**0**	**0**
SDC	17	13	4	0	**68**	**52**
RSP	0	0	0	0	**0**	**0**
RSP, undersized	0		0	0	**0**	**0**
Permanent Construction Design Capacity			**19**		**428**	**427**
Portable Construction Design Capacity				**0**	**0**	**0**
TOTAL EXISTING DESIGN CAPACITY					**428**	**427**

Support Spaces/ Specialized Classrooms	Quantity	Room Area	Capacity
Library/Media Center	1	1,896 SF	
Computer Lab	0	0 SF	
Science Lab	0	0 SF	
Art	0	0 SF	
Band	0	0 SF	
Choral	0	0 SF	
Gymnasium	0	0 SF	
Locker/Shower	0	0 SF	

CDE Recommended Play Field Area
Based on Total Existing Capacity 10.2 Acres

CDE Recommended Play Field Area
Based on Permanent Construction Capacity 8.3 Acres

ALBERHILL ELEMENTARY

Facility Needs

SITE IMPROVEMENTS

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Repair/Reconfigure/Replace Drop-off & Pick-up			
Repair/Reconfigure/Replace Hardscape			
Repair/Reconfigure/Replace Landscape			
Repair/Reconfigure/Replace Playgrounds			
Repair/Reconfigure/Replace Site Drainage			
Repair/Reconfigure/Replace Fencing			
Repair/Reconfigure/Replace Parking			
Provide EV charging stations	5	EA	**$200,000.00**

NEW CONSTRUCTION / ADDITIONS

Description	Quantity	Unit	Cost
Administration			
New custodial cart storage shed.	150	SF	**$67,500.00**
Classrooms			
Add two (2) TK classrooms	3,000	SF	**$900,000.00**
Add one (1) Kinder classroom	1,500	SF	**$450,000.00**
Covered Walkways			
Gymnasium			
Locker/Shower			
Library/Media Center			
Lunch Shelter			
Multi-purpose Room			
Specialized Classroom			

CAMPUS SECURITY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Security Fencing			
Security Technology			
Adjust security cameras for better sight lines	1	EA	**$6,000.00**

TECHNOLOGY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			$138,785.15
Add Aruba 6300M 48SR5 CL6 PoE 4SFP56 Switch JL659A	5		
Add HPE Aruba X372 1050W Power Supply JL087A	5		
Add Aruba 10G SFP+ LC SR 300m MMF Transceiver J9150D	10		
Add Aruba 650 Series Instant Campus Access Point	50		
Institute District Technology Standards			

ALBERHILL ELEMENTARY

June 8, 2023

Campus Cost Summary					
SITE IMPROVEMENTS				TOTAL COST	REMARKS
Repair/Reconfigure/Replace Site Drainage				$ 200,000.00	
Repair/Reconfigure/Replace Parking				$ 200,000.00	
NEW CONSTRUCTION/ADDITIONS				TOTAL COST	REMARKS
Administration				$ 67,500.00	
Classrooms				$ 1,350,000.00	
CAMPUS SECURITY				TOTAL COST	REMARKS
Security Technology				$ 6,000.00	
TECHNOLOGY				TOTAL COST	REMARKS
Repair/Reconfigure/Replace IT Network				$ 138,785.15	

SUB-TOTAL		$	1,962,285.15
CONTINGENCY	10%	$	196,228.52
FEES	10%	$	196,228.52
ESCALATION	10%	$	196,228.52
INSPECTION AND TESTING	3%	$	58,868.55
FURNITURE & EQUIPMENT	7%	$	137,359.96
TOTAL		$	2,747,199.21

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
ROOM UTILIZATION

ALBERHILL ELEMENTARY SCHOOL

FACILITY DESCRIPTION 379 21-'22 Campus Enrollment				Design Use			Current Use (2022)		4170 Brianna Cir Lake Elsinore, CA 92530 12.0 Acres
				Room Use	DISTRICT LOADING STANDARDS	STATE LOADING STANDARDS	Room Use	DISTRICT LOADING STANDARDS	
Building	Room Number	Grade Level	Type (Perm, Port, Trailer)	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Classroom: K-6 @ 25:1 7-12 @ 27:1 NS @ 13:1 Sev @ 9:1	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Comments
100	MS	K-5	Permanent	Special Day Classroom	17	13	Special Use	NA	Maker Space
300	301	K	Permanent	Classroom	24	25	Classroom	24	AM/PM
300	302	1-5	Permanent	Classroom	24	25	SDC	17	LEUSD Special Day Program
300	303	TK	Permanent	Classroom	24	25	Classroom	24	AM/PM
300	304	Pre-K	Permanent	Classroom	24	25	SDC	17	LEUSD Special Day Program
300	305	K	Permanent	Classroom	24	25	Classroom	24	AM/PM
300	306	TK-K	Permanent	Classroom	24	25	Classroom	24	TK & K Combo
300	307	Pre-K	Permanent	Classroom	24	25	Classroom	NA	State Pre-K
300	308	Pre-K	Permanent	Classroom	24	25	Classroom	NA	State Pre-K
400	401	-	Permanent	Classroom	24	25	Classroom	24	Virtual
400	402	-	Permanent	Classroom	24	25	Classroom	NA	Daycare
400	403	5	Permanent	Classroom	24	25	Classroom	24	
400	404	5	Permanent	Classroom	24	25	Classroom	24	
400	405	4	Permanent	Classroom	24	25	Classroom	24	
400	406	4	Permanent	Classroom	24	25	Classroom	24	
400	407	1-5	Permanent	Classroom	24	25	Special Use	NA	SEL & AV Lab
400	408	1-5	Permanent	Classroom	24	25	Special Use	NA	Counceling Robotics
400	409	1-5	Permanent	Classroom	24	25	Special Use	NA	Motor Lab
400	410	Pre-K	Permanent	Classroom	24	25	Special Use	NA	Preschool Speech
400	411	1-5	Permanent	Classroom	24	25	SDC	17	LEUSD Special Day Program
400	412	1-5	Permanent	Classroom	24	25	SDC	17	LEUSD Special Day Program
500	501	3	Permanent	Classroom	24	25	Classroom	24	
500	502	3	Permanent	Classroom	24	25	Classroom	24	
500	503	2-3	Permanent	Classroom	24	25	Classroom	24	2nd & 3rd Combo
500	504	-	Permanent	Classroom	24	25	Special Use	NA	Inclusion
500	505	2	Permanent	Classroom	24	25	Classroom	24	
500	506	2	Permanent	Classroom	24	25	Classroom	24	
500	507	-	Permanent	Classroom	24	25	Classroom	24	Virtual
500	508	-	Permanent	Classroom	24	25	Classroom	24	Virtual
500	509	1	Permanent	Classroom	24	25	Classroom	24	
500	510	1	Permanent	Classroom	24	25	Classroom	24	
500	511	1	Permanent	Classroom	24	25	Classroom	24	
500	512	-	Permanent	Classroom	24	25	Classroom	24	Virtual
SUBTOTAL					785	813		548	Built: 2020

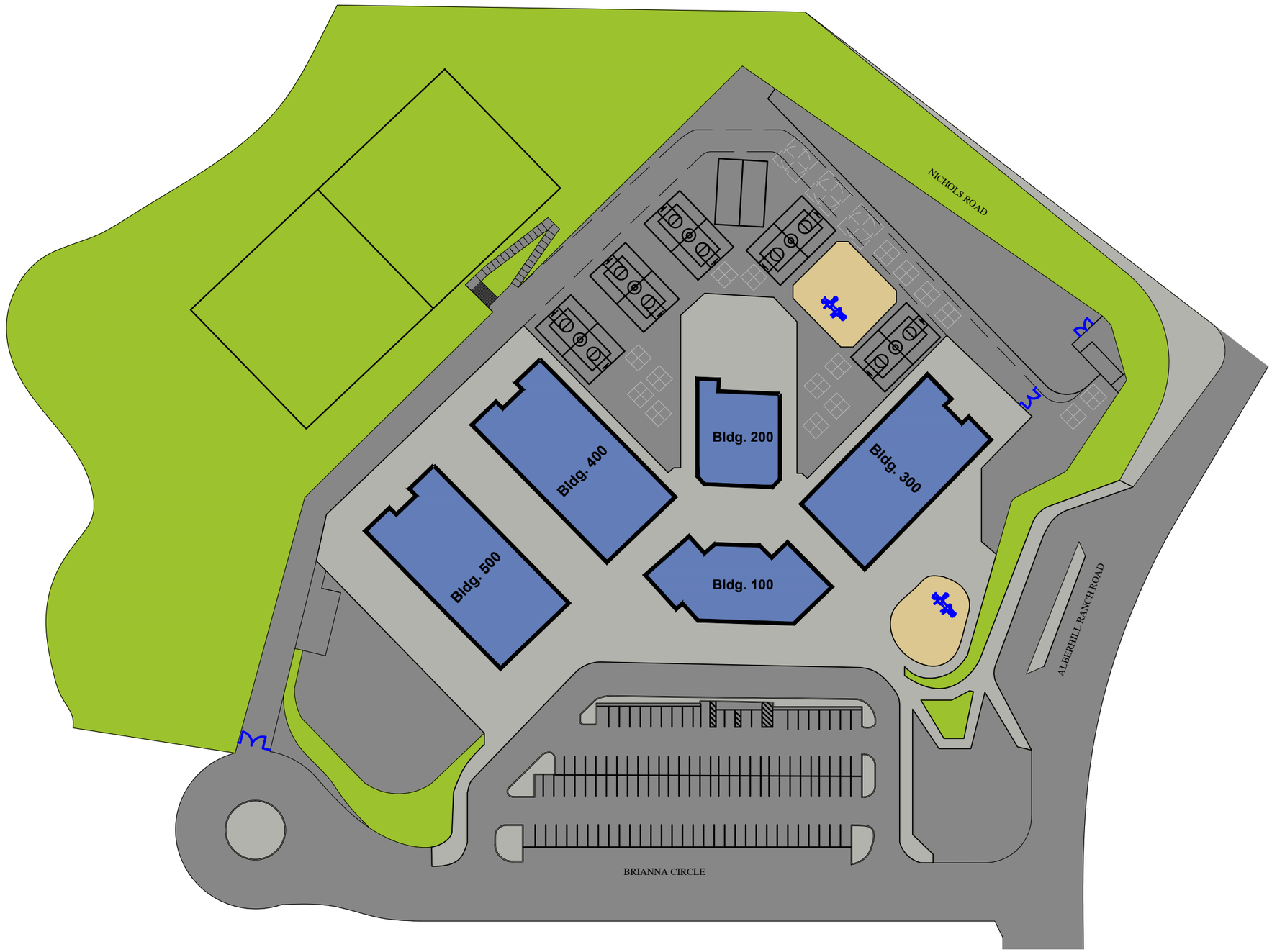
[3] **Enrollment Based On District Loading**

[1] **Kinder** 96
1-3 384
[2] **4-5** 240
6-8 0
9-12 0

30 Classrooms

30 Permanent
0 Permanent Modulars
0 Portable
Capacity for Perm CRs Only = 785

[1] Includes kindergarden and SDC kindergarden classrooms
[2] Includes 4th, 5th, and all classrooms listed as 1st through 5th
[3] Loads all classrooms at maximum loading standard (SDC classrooms are loaded as regular)



LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

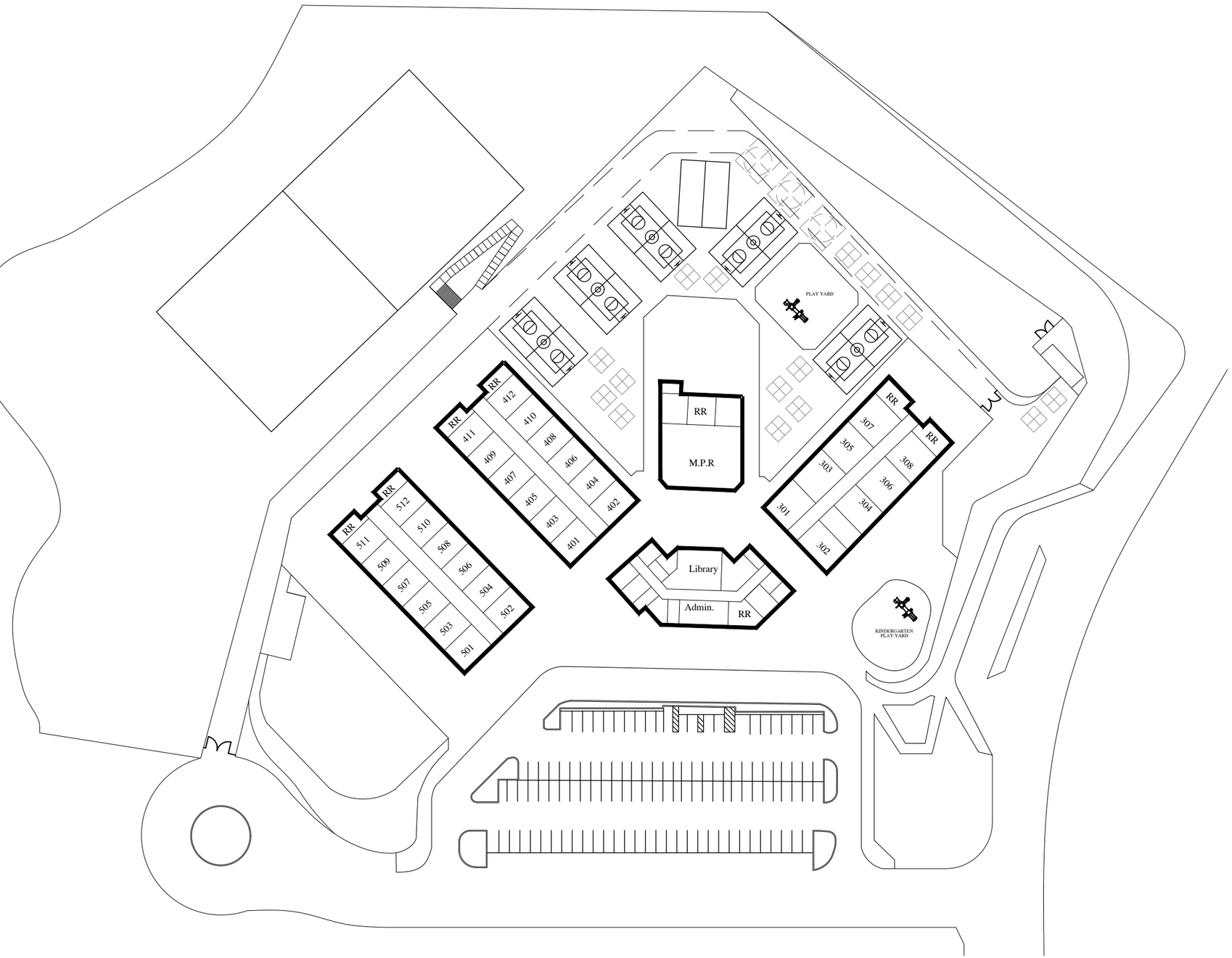
Alberhill Elementary School

4170 Brianna Circle
Lake Elsinore, Ca 93532

- PERMANENT
- PERMANENT MODULARS
- PORTABLE

SCALE: 1"=90'

A4E
ARCHITECTURE FOR EDUCATION INCORPORATED



LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

Alberhill Elementary School

4170 Brianna Circle
Lake Elsinore, Ca 93532

SCALE: 1"=90'

A4E
ARCHITECTURE FOR EDUCATION INCORPORATED

5.1.2 Cottonwood Canyon Elementary School

COTTONWOOD CANYON ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

June 8, 2023

1. General Information

Grades Served:	K-5		
Schedule Type:	Traditional		
Site:	11.9	Acres	
Site, including City property	11.9	Acres	
Existing Play Field Area:	5.5	Acres	237,402 SF
Available Play Field Area:	5.8	Acres	
(Portable Buildings removed)			
Hardscape	62,994.0	SF	
Parking	34,560.0	SF	
Landscape	69,544.0	SF	
Permanent Building Area:	55,458	SF	
Portable Building Area:	15,360	SF	
Total Area:	70,818	SF	

2. Enrollment History

Academic school year	TK	K	1	2	3	4	5	SDC	TOTALS
2020-2021	25	100	115	115	134	128	154	30	801
2019-2020	0	128	139	129	144	147	144		831
2018-2019	0	158	129	137	146	145	168		883
2017-2018	0	144	134	131	131	163	152		855
2016-2017	0	166	134	123	158	156	161		898

3. Permanent Construction

					Number of Classrooms						
Bldg./Use	Date Constructed	DSA Number	Date Modernized	Date Eligible Modernized	TK	K	1-3	4-5	6-8	SDC	Building Area
A Administration/ MPR	2002	04-101980	N/A	2027							8,470 SF
Staff Workroom											200 SF
Staff Lounge											360 SF
MPR Assembly											5,396 SF
B Classroom	2002	04-101980	N/A	2027	1	2					5,113 SF
C Classroom/ Library	2002	04-101980	N/A	2027			18				22,204 SF
C - Hallway											8,507 SF
D Classroom	2002	04-101980	N/A	2027	1	2					2,604 SF
E Classroom	2002	04-101980	N/A	2027			1	1		1	2,604 SF
TOTAL					2	4	19	1	0	1	55,458 SF

4. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA Number	Owner	Lease Number	Lease Payment	PO/ Contract	Building Area
P 28	45717/45718	*MM	Jan-02		District				960 SF
P 29	45733/45734	*MM	Jan-02		District				960 SF
P 30	5052/5053	*MM	Dec-02	4-105739	District				960 SF
P 31	5054/5055	*MM	Dec-02	4-105739	District				960 SF
P 32	5056/5057	*MM	Dec-02	4-105739	District				960 SF
P 33	5058/5059	*MM	Dec-02	4-105739	District				960 SF
P 34	5060/5061	*MM	Dec-02	4-105739	District				960 SF
P 35	5062/5063	*MM	Dec-02	4-105739	District				960 SF
P 36	5066/5067	*MM	Dec-02	4-105739	District				960 SF
P 39	CPX-07767	*WS	2000	4-107801	*WS	CPX-07432	534	C0000043	960 SF
P 40	CPX-07432	*WS	1999	4-107801	*WS	CPX-06512	534	C0000043	960 SF
P 41	CPX-06512	*WS	1997	4-107801	WS	CPX-06512	534	C0000043	960 SF
P 42	CPX-06515	*WS	1997	4-107801	WS	CPX-07767	534	C0000043	960 SF
P 43	25662-25663	*CL	Sep-97	4-108139	CL	CL2483	4,974		960 SF
P 44	25668-25669	*CL	Sep-97	4-108139	CL	CL2483	4,974		960 SF
P 45	59197-59198	*CL	Apr-03	4-108139	CL	CL2483	4,974		960 SF

TOTAL 15,360 SF

*** MM-Mobile Modular WS-Williams Scotsman CL-Class Leasing**

5. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Girls:	Toilets	*16*	15	1
	Sinks	*8*	8	0
Boys:	Toilets	*8*	6	2
	Urinals	*8*	18	-10
	Sinks	*8*	12	-4
Women:	Toilets	*3*	5	-2
	Sinks	*2*	3	-1
Men:	Toilets	*1*	2	-1
	Urinals	*1*	1	0
	Sinks	*1*	2	-1
Unisex	Toilets	*8*		8
	Sinks	*4*		4
Drinking Fountains:	Number of heads	*18*		

Parking Capacity

	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces	83	6	4	2

Multi-Purpose Room Capacity

Assembly Hall	
Eating	450
Assembly	771
Staff - Faculty Dining	
Eating	24

Maximum adult users of core facilities:

Men	*23*
Women	*67*
Total	90

6. Space and Loading analysis

Classroom Areas Grade Level/Space	District Loading	State Loading	Perm. Quantity	Port. Quantity	District Capacity	State Capacity
Grade TK	24	25	2	0	**48**	**50**
Grade K	24	25	4	0	**96**	**100**
Grades 1-3	24	25	19	0	**456**	**475**
Grades 4-5	24	25	1	16	**408**	**425**
Grades 6-8	38	27	0	0	**0**	**0**
Grades 9-12	38	27	0	0	**0**	**0**
SDC	17	13	1	0	**17**	**13**
RSP	0	0	0	0	**0**	**0**
RSP, undersized	0		0	0	**0**	**0**
Permanent Construction Design Capacity			**27**		**641**	**663**
Portable Construction Design Capacity				**16**	**384**	**400**
TOTAL EXISTING DESIGN CAPACITY					**1,025**	**1,063**

Support Spaces/ Specialized Classrooms	Quantity	Room Area	Capacity
Library/Media Center	1	3,210 SF	
Computer Lab	0	0 SF	
Science Lab	0	0 SF	
Art	0	0 SF	
Band	0	0 SF	
Choral	0	0 SF	
Gymnasium	0	0 SF	
Locker/Shower	0	0 SF	

CDE Recommended Play Field Area
Based on Total Existing Capacity 10.2 Acres

CDE Recommended Play Field Area
Based on Permanent Construction Capacity 8.3 Acres

COTTONWOOD CANYON ELEMENTARY

Facility Needs

SITE IMPROVEMENTS

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Reconfigure fencing at front entrance to ensure ADA compliance into administration	80	LF	**$40,000.00**
Provide separate employee entry/exit	8	LF	**$40,000.00**
Provide separate childcare entry/exit	8	LF	**$40,000.00**
Provide wayfinding signage to direct to Admin entry	1	EA	**$200.00**
Repair/Reconfigure/Replace Drop-off & Pick-up			
Provide no parking sign at existing upper ADA drop off	1	EA	**$350.00**
Widen Cedarhill Lane to provide on-site bus drop off with additional off street parking	16,000	SF	**$800,000.00**
Provide seating for student pick-up	24	LF	**$9,600.00**
Repair/Reconfigure/Replace Hardscape			
Provide fire lane access to portables	1,800	SF	**$45,000.00**
Repair/Reconfigure/Replace Landscape			
Misc. planting and irrigation improvements throughout campus.	40,645	SF	**$406,450.00**
Provide DG track at field	900	LF	**$22,500.00**
Repair/Reconfigure/Replace Playgrounds			**$40,000.00**
Provide additional handball courts	2	EA	**$40,000.00**
Provide shading at play structures (Main & Kinder)	2	EA	**$204,000.00**
Repair/Reconfigure/Replace Site Drainage			
Repair/Reconfigure/Replace Fencing			
Repair/Reconfigure/Replace Parking			
Provide EV charging stations	4	EA	**$160,000.00**

BUILDING EXTERIOR

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Roofing			
Bldg. A			
Recommend repairing the holes in the wall. Recommend repairing the open wall flashing.	250	SF	**125,000**
Bldg. A - Kitchen Roof			
Recommend installing counterflashing at the HVAC unit.	50	LF	**$2,500.00**
Bldg. A - MPR Roof			
Recommend installing sixty feet (60') of counterflashing at the HVAC unit.	60	LF	**$3,000.00**
Bldg. B			
Recommend installing counterflashing at the HVAC units.	60	LF	**$3,000.00**
Recommend replacing the roof.	5,200	SF	**$208,000.00**
Bldg. C - Lower Roof			
Recommend installing counterflashing at the HVAC units.	150	LF	**$7,500.00**
Recommend replacing the roof.	30,800	SF	**$1,232,000.00**
Recommend sealing the wind screen flashings.	1200	LF	**$12,000.00**
Bldg. C - Upper Roof			
Recommend installing sixty feet (60') of counterflashing at the HVAC units.	60	LF	**$3,000.00**

Bldg. D
Bldg. E
Portables - P39- P45

Recommend installing new ridge cap over Aluminum tape.	560	LF	**$28,000.00**
Recommend cleaning and resealing the existing ridge cap and fasteners.	560	LF	**$14,000.00**

MODERNIZATION

Building and Use		Mod Level		
A Administration/ MPR	14,426	**M3**	SF	**$3,606,500.00**
Painting, new flooring, replace or paint ceiling tiles				
Moderate repair of exterior building finishes				
Moderate structural repair				
Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)				
Moderate ADA compliance items (reconfiguration, new fixtures)				
Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)				
Moderate Data Upgrade (main data service provided, provide data to new locations)				
Moderate Tech Upgrades (Add Cable and projection capabilities)				
Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added)				
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)				
Provide additional counter space at staff breakroom and replace sink		30	LF	**$13,500.00**
Provide operable wall		20	LF	**$1,700.00**
B Classroom	5,398	**M2**	SF	**$1,133,580.00**
Painting, new flooring, replace or paint ceiling tiles				
Minor repair/replacement of interior building finishes and fixtures				
Minor repair of exterior building finishes				
Minor structural repair				
Minor ADA compliance items (minor reconfiguration, partition layout)				
Minor HVAC layout adjustments (new registers and ducting)				
Minor Data Drops added (main data service existing, provide numerous additional drops)				
Minor Tech Upgrades (Add projectors, monitors)				
Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)				
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				

C Classroom/ Library	18,994	**M2**	SF	**$3,988,740.00**
Painting, new flooring, replace or paint ceiling tiles				
Minor repair/replacement of interior building finishes and fixtures				
Minor repair of exterior building finishes				
Minor structural repair				
Minor ADA compliance items (minor reconfiguration, partition layout)				
Minor HVAC layout adjustments (new registers and ducting)				
Minor Data Drops added (main data service existing, provide numerous additional drops)				
Minor Tech Upgrades (Add projectors, monitors)				
Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)				
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
Media Center to receive a Level M3		3,210	SF	**$802,500.00**
Provide additional books		50	EA	**$1,000.00**
C - Hallway	8,507	**M2**	SF	**$1,786,470.00**
Painting, new flooring, replace or paint ceiling tiles				
Minor repair/replacement of interior building finishes and fixtures				
Minor repair of exterior building finishes				
Minor structural repair				
Minor ADA compliance items (minor reconfiguration, partition layout)				
Minor HVAC layout adjustments (new registers and ducting)				
Minor Data Drops added (main data service existing, provide numerous additional drops)				
Minor Tech Upgrades (Add projectors, monitors)				
Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)				
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
D Classroom	2,604	**M2**	SF	**$546,840.00**
Painting, new flooring, replace or paint ceiling tiles				
Minor repair/replacement of interior building finishes and fixtures				
Minor repair of exterior building finishes				
Minor structural repair				
Minor ADA compliance items (minor reconfiguration, partition layout)				
Minor HVAC layout adjustments (new registers and ducting)				
Minor Data Drops added (main data service existing, provide numerous additional drops)				
Minor Tech Upgrades (Add projectors, monitors)				
Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)				
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				

Facility Needs

E Classroom	2,604	**M2**	SF	**$546,840.00**

Painting, new flooring, replace or paint ceiling tiles
Minor repair/replacement of interior building finishes and fixtures
Minor repair of exterior building finishes
Minor structural repair
Minor ADA compliance items (minor reconfiguration, partition layout)
Minor HVAC layout adjustments (new registers and ducting)
Minor Data Drops added (main data service existing, provide numerous additional drops)
Minor Tech Upgrades (Add projectors, monitors)
Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

NEW CONSTRUCTION / ADDITIONS

Description	Quantity	Unit	Cost
Administration			
Provide additional staff restrooms	350	SF	**$157,500.00**
Classrooms			
Provide exterior collaboration space between Bldgs. D & E	500	SF	**$37,500.00**
Provide feasibility study to analyze portable removal	1	soft	
Provide additional restrooms near portable classrooms	480	SF	**$216,000.00**
Add two (2) TK classrooms	3,000	SF	**$900,000.00**
Add one (1) Kinder classroom	1,500	SF	**$450,000.00**
Covered Walkways			
Gymnasium			
Locker/Shower			
Library/Media Center			
Lunch Shelter			
Replace shade structure with metal lunch shelter with misters	3,500	SF	**$437,500.00**
New Shade shelter @ Kinder Playground	960	SF	**$100,800.00**
Multi-purpose Room			
Specialized Classroom			
Provide dedicated STEAM lab	2,000	SF	**$1,000,000.00**
Provide band/music classroom	1,500	SF	**$600,000.00**

CAMPUS SECURITY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Security Fencing			
Provide fencing at southern area to restrict student access behind portable 28 & 29	100	LF	**$15,000.00**
Security Technology			
Provide additional security surveillance system and wiring throughout campus	55458	SF	**$166,374.00**
Provide single point of entry layered security at admin lobby, which includes a barrier between the lobby and the admin office space and electrical controls for campus access that is controlled by admin staff	100	SF	**$25,000.00**
Add/Repair/Reconfigure/Replace Fire Alarm			

Facility Needs

TECHNOLOGY			
Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			$167,274.21
Add Aruba 6300M 48SR5 CL6 PoE 4SFP56 Switch JL659A	7	EA	
Add HPE Aruba X372 1050W Power Supply JL087A	7	EA	
Add Aruba 10G SFP+ LC SR 300m MMF Transceiver J9150D	14	EA	
Add Aruba 650 Series Instant Campus Access Point	47	EA	
Institute District Technology Standards			

COTTONWOOD CANYON ELEMENTARY

June 8, 2023

Campus Cost Summary

SITE IMPROVEMENTS				TOTAL COST	REMARKS
Repair/Reconfigure/Replace Entrance				$ 120,200.00	
Repair/Reconfigure/Replace Drop-off & Pick-up				$ 809,950.00	
Repair/Reconfigure/Replace Hardscape				$ 45,000.00	
Repair/Reconfigure/Replace Landscape				$ 428,950.00	
Repair/Reconfigure/Replace Playgrounds				$ 284,000.00	
Repair/Reconfigure/Replace Parking				$ 160,000.00	
BUILDING EXTERIOR				TOTAL COST	REMARKS
Repair/Reconfigure/Replace Roofing				$ 1,624,000.00	
MODERNIZATION	UNIT	QTY.	UNIT COST	TOTAL COST	REMARKS
A Administration/ MPR	SF	14,426	250	$ 3,621,700.00	
B Classroom	SF	5,113	210	$ 1,073,730.00	
C Classroom/ Library	SF	22,204	210	$ 4,662,840.00	
C - Hallway	SF	8,507	210	$ 1,786,470.00	
D Classroom	SF	2,604	210	$ 546,840.00	
E Classroom	SF	2,604	210	$ 546,840.00	
NEW CONSTRUCTION/ADDITIONS				TOTAL COST	REMARKS
Administration				$ 157,500.00	
Classrooms				$ 1,603,500.00	
Lunch Shelter				$ 538,300.00	
Specialized Classroom				$ 1,600,000.00	
CAMPUS SECURITY				TOTAL COST	REMARKS
Repair/Reconfigure/Replace Security Fencing				$ 15,000.00	
Security Technology				$ 191,374.00	
TECHNOLOGY				TOTAL COST	REMARKS
Repair/Reconfigure/Replace IT Network				$ 167,274.21	
Institute District Technology Standards				$ -	

SUB-TOTAL		$ 19,983,468.21
CONTINGENCY	10%	$ 1,998,346.82
FEES	10%	$ 1,998,346.82
ESCALATION	10%	$ 1,998,346.82
INSPECTION AND TESTING	3%	$ 599,504.05
FURNITURE & EQUIPMENT	7%	$ 1,398,842.77
TOTAL		$ 27,976,855.49

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
ROOM UTILIZATION

COTTONWOOD CANYON ELEMENTARY SCHOOL

FACILITY DESCRIPTION 801 20-'21 Campus Enrollment				Design Use			Current Use (2022)		32100 Lost Road Lake Elsinore, CA 92532 12.0 Acres
				Room Use	DISTRICT LOADING STANDARDS	STATE LOADING STANDARDS	Room Use	DISTRICT LOADING STANDARDS	
Building	Room Number	Grade Level	Type (Perm, Port, Trailer)	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Classroom: K-6 @ 25:1 7-12 @ 27:1 NS @ 13:1 Sev @ 9:1	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Comments
B	1	K	Permanent	Classroom	24	25	Classroom	24	AM/PM
B	2	TK	Permanent	Classroom	24	25	Classroom	24	AM/PM
B	3	K	Permanent	Classroom	24	25	Classroom	24	AM/PM
C	4	3	Permanent	Classroom	24	25	Classroom	24	
C	5	3	Permanent	Classroom	24	25	Classroom	24	
C	6	3	Permanent	Classroom	24	25	Classroom	24	
C	7	3	Permanent	Classroom	24	25	Classroom	24	
C	8	3	Permanent	Classroom	24	25	Classroom	24	
C	9	3	Permanent	Classroom	24	25	Classroom	24	
C	10	2	Permanent	Classroom	24	25	Special Use	NA	DLP
C	11	2	Permanent	Classroom	24	25	Classroom	24	
C	12	2	Permanent	Classroom	24	25	Classroom	24	
C	13	2	Permanent	Classroom	24	25	Classroom	24	
C	14	2	Permanent	Classroom	24	25	Classroom	24	
C	15	2	Permanent	Classroom	24	25	Classroom	24	
C	16	1	Permanent	Classroom	24	25	Classroom	24	
C	17	1	Permanent	Classroom	24	25	Classroom	24	
C	18	1	Permanent	Classroom	24	25	Classroom	24	
C	19	1	Permanent	Classroom	24	25	Classroom	24	
C	20	1	Permanent	Classroom	24	25	Classroom	24	
C	21	-	Permanent	Classroom	24	25	Vacant	0	
D	22	TK-3	Perm Modulars	Classroom	24	25	SDC	17	LEUSD Special Day Program
D	23	K	Perm Modulars	Classroom	24	25	Classroom	24	AM/PM
D	24	K	Perm Modulars	Classroom	24	25	Classroom	24	AM/PM
E	25	K-3	Perm Modulars	Classroom	24	25	Special Use	NA	RSP K-3
E	26	4-5	Perm Modulars	Classroom	24	25	Special Use	NA	RSP Pullout 4+5
E	27	3-5	Perm Modulars	Classroom	24	25	SDC	17	LEUSD Special Day Program
P-28	28	1-5	Portable	Classroom	24	25	Special Use	NA	Occupational Therapy
P-29	29	1-5	Portable	Classroom	24	25	Special Use	NA	ABA/Speech
P-30	30	-	Portable	Classroom	24	25	Special Use	NA	District Run Day Care
P-31	31	2	Portable	Classroom	24	25	Special Use	NA	DLP
P-32	32	5	Portable	Classroom	24	25	Classroom	24	
P-33	33	5	Portable	Classroom	24	25	Classroom	24	
P-34	34	5	Portable	Classroom	24	25	Classroom	24	
P-35	35	5	Portable	Classroom	24	25	Classroom	24	
SUBTOTAL					840	875		634	Built: 2002

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
ROOM UTILIZATION

COTTONWOOD CANYON ELEMENTARY SCHOOL

FACILITY DESCRIPTION				Design Use			Current Use (2022)		32100 Lost Road Lake Elsinore, CA 92532 12.0 Acres
				Room Use	DISTRICT LOADING STANDARDS	STATE LOADING STANDARDS	Room Use	DISTRICT LOADING STANDARDS	
Building	Room Number	Grade Level	Type (Perm, Port, Trailer)	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Classroom: K-6 @ 25:1 7-12 @ 27:1 NS @ 13:1 Sev @ 9:1	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Comments
P-36	36	5	Portable	Classroom	24	25	Classroom	24	
P-39	39	1	Portable	Classroom	24	25	Special Use	NA	DLP
P-40	40	4	Portable	Classroom	24	25	Classroom	24	
P-41	41	4	Portable	Classroom	24	25	Classroom	24	
P-42	42	4	Portable	Classroom	24	25	Classroom	24	
P-43	43	4	Portable	Classroom	24	25	Classroom	24	
P-44	44	4	Portable	Classroom	24	25	Classroom	24	
P-45	45	4	Portable	Classroom	24	25	Classroom	24	
TOTAL					1032	1075		802	Built: 2002

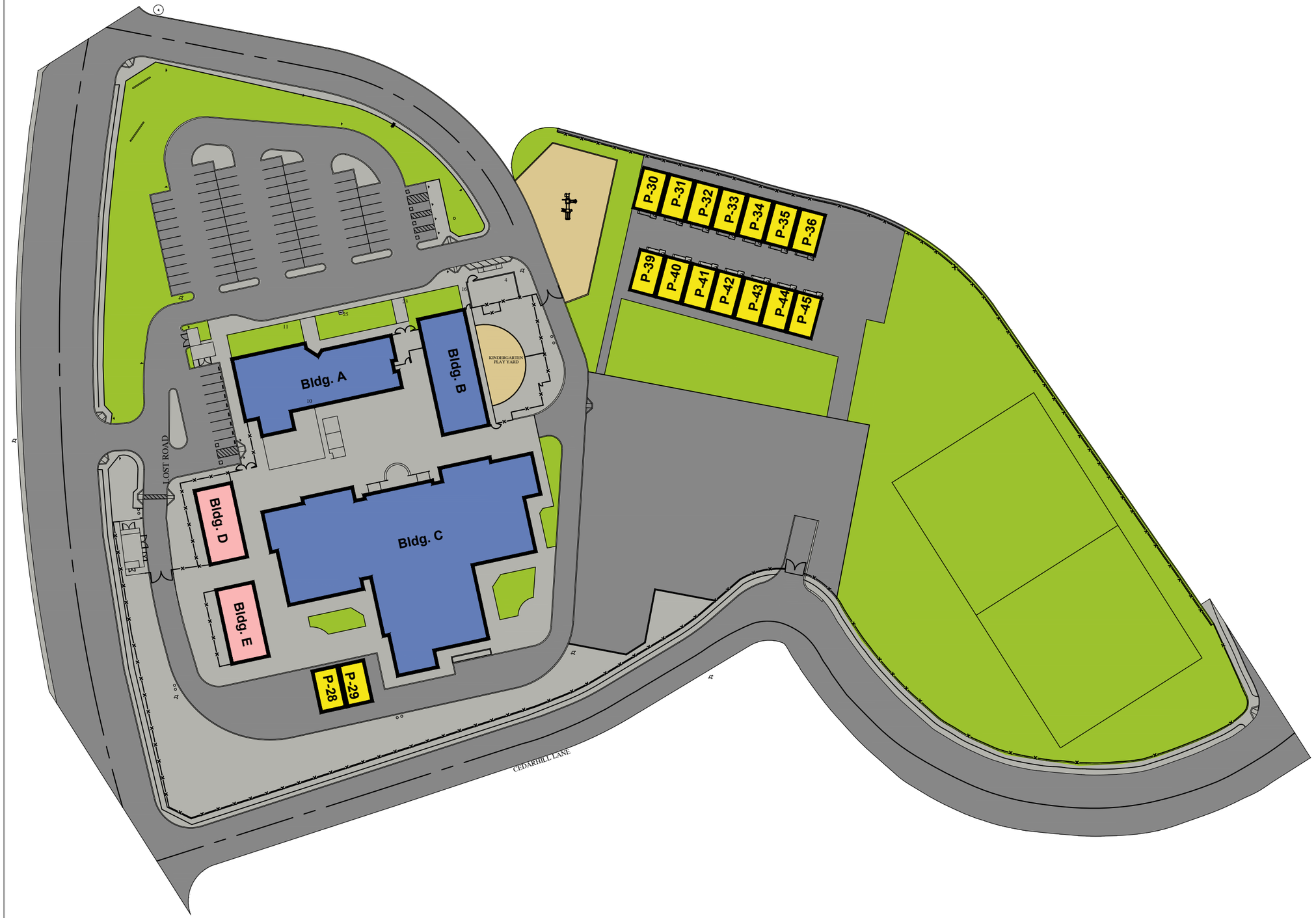
[3] **Enrollment Based On District Loading**

[1]	**Kinder**	72
	1-3	456
[2]	**4-5**	576
	6-8	0
	9-12	0

46 Classrooms

21	Permanent
6	Permanent Modulars
19	Portable
	Capacity for Perm CRs Only = 648

[1] Includes kindergarden and SDC kindergarden classrooms
[2] Includes 4th, 5th, and all classrooms listed as 1st through 5th
[3] Loads all classrooms at maximum loading standard (SDC classrooms are loaded as regular)



LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

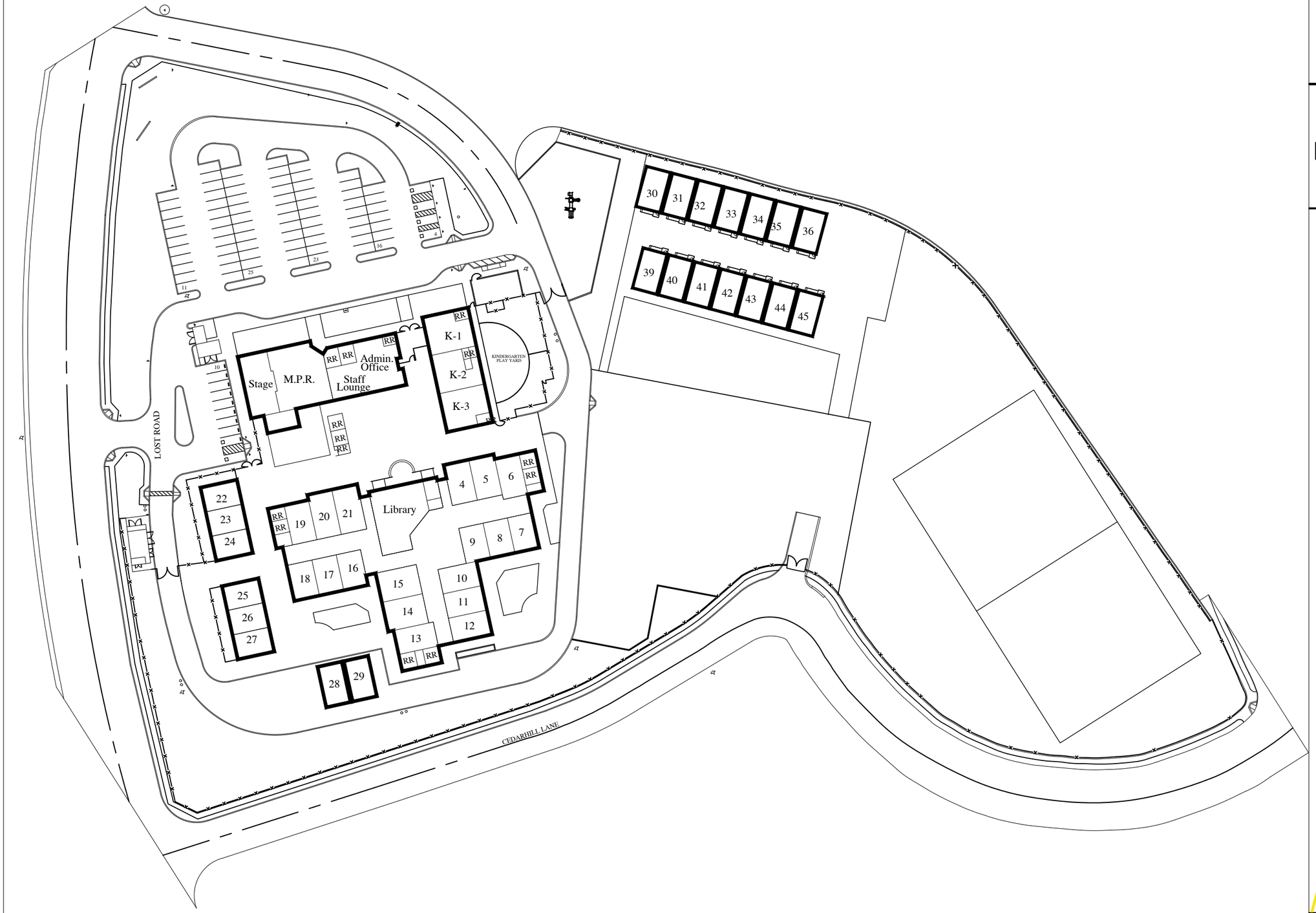
Cottonwood Canyon Elementary School

32100 Lost Road
Lake Elsinore, Ca 93532

- PERMANENT
- PERMANENT MODULARS
- PORTABLE

SCALE: 1"=90'

A4E
ARCHITECTURE FOR EDUCATION INCORPORATED



LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

Cottonwood Canyon Elementary School

32100 Lost Road
Lake Elsinore, Ca 93532

SCALE: 1"=90'

A4E
ARCHITECTURE FOR EDUCATION INCORPORATED

5.1.3 Donald Graham Elementary School

DONALD GRAHAM ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

June 8, 2023

1. General Information

Grades Served:	K-5		
Schedule Type:	Traditional		
Site:	15.4	Acres	
Site, including City property:	15.4	Acres	
Existing Play Field Area:	8.6	Acres	372,438 SF
Available Play Field Area:	8.8	Acres	
(Portable Buildings removed)			
Hardscape	53,247.0	SF	
Parking	47,602.0	SF	
Landscape	133,162.0	SF	
Permanent Building Area:	44,446	SF	
Portable Building Area:	11,520	SF	
Total Area:	55,966	SF	

2. Enrollment History

Academic school year	TK	K	1	2	3	4	5	6	SDC	TOTALS
2021-2022	17	68	61	73	54	80	63		30	446
2020-2021		76	78	53	83	66	65	55		476
2019-2020		91	61	81	60	76	70	50		489
2018-2019		97	85	67	83	79	65	64		540
2017-2018		106	71	83	78	65	77	54		534
2016-2017		79	79	80	68	75	82	0		463

3. Permanent Construction

Bldg./Use	Date Constructed	DSA Number	Date Modernized	Date Eligible	Number of Classrooms TK	K	1-3	4-5	6-8	SDC	Building Area
A Administration/ MPR	1991	52257	N/A	2016							5,000 SF
Staff Workroom											240 SF
Staff Room											300 SF
MPR Assembly											3,055 SF
B Classroom	1991	52257	N/A	2016	1	1					3,230 SF
C Classroom/ Library	1991	52257	N/A	2016		3	9				18,063 SF
C - Hallway & Shared Space											4,056 SF
D Classroom	1991	52257	N/A	2016			3				3,400 SF
E Classroom	1991	52257	N/A	2016						3	4,202 SF
F Classroom	1991	52257	N/A	2016				3			2,900 SF
TOTAL					1	4	12	3	0	3	44,446 SF

4. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA Number	Owner	Lease Number	Lease Payment	PO/ Contract	Building Area
P 24	9631/9632	*A	Jun-97	A-67425	District				960 SF
P 25	9633/9634	*A	Jun-97	A-67425	District				960 SF
P 26	20526/20527	*MM	Jun-97	A-67425	MM	224380	597	C0000044	960 SF
P 27	54738/54739	*MT	May-02	A-103044	District				960 SF
P 28	54736/54737	*MT	May-92	A-103044	District				960 SF
P 29	35254/35255	*CL	Nov-88		CL	CL2508	529		960 SF
P 30	35899/35900	*CL	Nov-88		CL	CL2508	529		960 SF
P 31	59205/59206	*CL	Apr-03		CL	CL2508	529		960 SF
P 32	11592/11593	*MT	1992	A-57776	District				960 SF
P 33	11584/11585	*MT	1992	A-57776	District				960 SF
P 34	11582/11583	*MT	1992	A-57776	District				960 SF
P 35	12908/12909	*MT	1992	A-57776	District				960 SF
	TOTAL								11,520 SF

***A-Aurora MM-Mobile Modular MT-Mod Tech CL-Class Leasing**

5. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Girls:	Toilets	*15*	8	7
	Sinks	*8*	4	4
Boys:	Toilets	*8*	3	5
	Urinals	*7*	9	-2
	Sinks	*8*	6	2
Women:	Toilets	*5*	3	2
	Sinks	*3*	2	1
Men:	Toilets	*1*	1	0
	Urinals	*1*	1	0
	Sinks	*1*	1	0
Unisex	Toilets	*5*		5
	Sinks	*3*		3
Drinking Fountains:	Number of heads	*14*		

Parking Capacity

	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces	84	6	4	2

Multi-Purpose Room Capacity

Assembly Hall
Eating 255
Assembly 436

Staff - Faculty Dining
Eating 20

Maximum adult users of core facilities:

Men *14*
Women *41*
Total 56

6. Space and Loading analysis

Classroom Areas Grade Level/Space	District Loading	State Loading	Perm. Quantity	Port. Quantity	District Capacity	State Capacity
Grade TK	24	25	1	0	**24**	**25**
Grade K	24	25	4	0	**96**	**100**
Grades 1-3	24	25	12	6	**432**	**450**
Grades 4-5	24	25	3	6	**216**	**225**
Grades 6-8	38	27	0	0	**0**	**0**
Grades 9-12	38	27	0	0	**0**	**0**
SDC	17	13	3	0	**51**	**39**
RSP	0	0	0	0	**0**	**0**
RSP, undersized	0		0	0	**0**	**0**
Permanent Construction Capacity			**23**		**531**	**539**
Portable Construction				**12**	**288**	**300**
TOTAL EXISTING CAPACITY					**819**	**839**

Support Spaces/ Specialized Classrooms	y	Room Area	Capacity
Library/Media Center	1	3,540 SF	
Computer Lab	3	0 SF	
Science Lab	0	0 SF	
Art	0	0 SF	
Band	1	0 SF	
Choral	0	0 SF	
Gymnasium	0	0 SF	
Locker/Shower	0	0 SF	

CDE Recommended Play Field Area
Based on Total Existing Capacity 9.6 Acres

CDE Recommended Play Field Area
Based on Permanent Construction Capacity 6.6 Acres

DONALD GRAHAM ELEMENTARY SCHOOL

Facility Needs

SITE IMPROVEMENTS

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Provide wayfinding signage to direct to Admin entry	1	EA	**$200.00**
Repair/Reconfigure/Replace Drop-off & Pick-up			
Repair/Reconfigure/Replace Hardscape			
Improve site lighting, especially at rear of campus	1	EA	**$400.00**
Repair upper basketball court asphalt	10,980	SF	**$109,800.00**
Repair/Reconfigure/Replace Landscape			
Misc. planting and irrigation improvements throughout campus	120,000	SF	**$1,200,000.00**
Repair/Reconfigure/Replace Playgrounds			
Replace wood-chips with rubberized play surfacing	10,000	SF	**$300,000.00**
Provide DG track at field	900	LF	**$22,500.00**
Repair/Reconfigure/Replace Site Drainage			
Repair/Reconfigure/Replace Fencing			
Provide accessible convenience gates at front gate including mortise lock	1	EA	**$250.00**
Repair/Reconfigure/Replace Parking			
Provide EV charging stations	3	EA	**$120,000.00**

BUILDING EXTERIOR

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Roofing			
Bldg. A - Lower Roof			
Recommend replacing the roof.	3,210	SF	**$128,400.00**
Recommend trimming back the tree limbs that overhang the roof surface.	70	LF	**$7,000.00**
Bldg. A - Upper Roof			
Recommend replacing the roof.	4,970	SF	**$198,800.00**
Bldg. A - Kitchen Roof			
Recommend replacing the roof.	450	SF	**$18,000.00**
Bldg. B			
Recommend replacing the roof.	3,230	SF	**$129,200.00**
Recommend trimming back the tree limbs that overhang the roof surface.	90	LF	**$9,000.00**
Bldg. C - Lower Roof			
Recommend replacing the roof.	16,120	SF	**$644,800.00**
Bldg. C - Upper Roof			
Recommend replacing the roof.	6,000	SF	**$210,000.00**
Bldg. D			
Bldg. E			
Bldg. F			
Recommend replacing the roof.	2,880	SF	**$115,200.00**
Covered Walkway			
Recommend trimming back the tree limbs that overhang the roof surface.	100	LF	**$10,000.00**
Recommend replacing the roof.	5,940	SF	**$237,600.00**
Restrooms			
Recommend replacing the roof.	560	SF	**$22,400.00**

Facility Needs

MODERNIZATION				
Building and Use		Mod Level		Cost
A Administration/ MPR	5,534	**M2**	SF	**$1,162,140.00**
Painting, new flooring, replace or paint ceiling tiles				
Minor repair/replacement of interior building finishes and fixtures				
Minor repair of exterior building finishes				
Minor structural repair				
Minor ADA compliance items (minor reconfiguration, partition layout)				
Minor HVAC layout adjustments (new registers and ducting)				
Minor Data Drops added (main data service existing, provide numerous additional drops)				
Minor Tech Upgrades (Add projectors, monitors)				
Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)				
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
MPR to Receive a Level M3		3,055	SF	**$763,750.00**
Provide additional glazing for better sight lines at campus entry		175	SF	**$35,000.00**
B Classroom	3,230	**M2**	SF	**$678,300.00**
Painting, new flooring, replace or paint ceiling tiles				
Minor repair/replacement of interior building finishes and fixtures				
Minor repair of exterior building finishes				
Minor structural repair				
Minor ADA compliance items (minor reconfiguration, partition layout)				
Minor HVAC layout adjustments (new registers and ducting)				
Minor Data Drops added (main data service existing, provide numerous additional drops)				
Minor Tech Upgrades (Add projectors, monitors)				
Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)				
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
C Classroom/ Library	14,522	**M2**	SF	**$3,049,620.00**
Painting, new flooring, replace or paint ceiling tiles				
Minor repair/replacement of interior building finishes and fixtures				
Minor repair of exterior building finishes				
Minor structural repair				
Minor ADA compliance items (minor reconfiguration, partition layout)				
Minor HVAC layout adjustments (new registers and ducting)				
Minor Data Drops added (main data service existing, provide numerous additional drops)				
Minor Tech Upgrades (Add projectors, monitors)				
Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)				
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
Media Center to Receive a Level M3		3,541	SF	**$885,250.00**

C - Hallway & Shared Space	4,056	**M2**	SF	**$851,760.00**
* Provide storage, small group seating, mini lab data and computer upgrades within 2 interior shared corridors		2,448	SF	**$367,200.00**
* Remove 2 stoves in interior shared corridors, replace with storage		8	LF	**$4,400.00**
D Classroom	3,400	**M2**	SF	**$714,000.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
E Classroom	4,202	**M2**	SF	**$882,420.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
F Classroom	2,900	**M2**	SF	**$609,000.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				

DONALD GRAHAM ELEMENTARY SCHOOL

Facility Needs

NEW CONSTRUCTION / ADDITIONS

Description	Quantity	Unit	Cost
Administration			
Enclose glass atrium and convert to conference room	500	SF	**$125,000.00**
Provide additonal restrooms	600	SF	**$270,000.00**
Classrooms			
Provide feasibility study to analyze portable removal	3,500	soft	
Provide enclosed collaboration space between main building and northern wing	1,500	SF	**$225,000.00**
Add two (2) TK classrooms	3,000	SF	**$900,000.00**
Add one (1) Kinder classroom	1,500	SF	**$450,000.00**
Repair and refurbish 34 & 35	1,920	SF	**$144,000.00**
Covered Walkways			
Gymnasium			
Locker/Shower			
Library/Media Center			
Lunch Shelter			
Replace existing wood shade structure with weather proof lunch shelter and mister	3,500	SF	**$437,500.00**
Multi-purpose Room			
Specialized Classroom			
Provide dedicated STEAM Lab	2,000	SF	**$1,000,000.00**
Provide dedicated Music Room	2,000	SF	**$800,000.00**

CAMPUS SECURITY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Security Fencing			
Security Technology			
Provide additional cameras and wiring throughout campus	1	EA	**$6,000.00**
Provide single point of entry layered security at admin lobby, which includes a barrier between the lobby and the admin office space and electrical controls for campus access that is controlled by admin staff	100	SF	**$25,000.00**
Add/Repair/Reconfigure/Replace Fire Alarm			

TECHNOLOGY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			**$145,392.18**
Add Aruba 6300M 48SR5 CL6 PoE 4SFP56 Switch JL659A	6	EA	
Add HPE Aruba X372 1050W Power Supply JL087A	6	EA	
Add Aruba 10G SFP+ LC SR 300m MMF Transceiver J9150D	12	EA	
Add Aruba 650 Series Instant Campus Access Point	42	EA	
Institute District Technology Standards			

Donald Graham Elementary School

June 8, 2023

Cost Model

SITE IMPROVEMENTS				TOTAL COST	REMARKS
Repair/Reconfigure/Replace Entrance				$ 200.00	
Repair/Reconfigure/Replace Hardscape				$ 110,200.00	
Repair/Reconfigure/Replace Landscape				$ 1,200,000.00	
Repair/Reconfigure/Replace Playgrounds				$ 322,500.00	
Repair/Reconfigure/Replace Fencing				$ 250.00	
Repair/Reconfigure/Replace Parking				$ 120,000.00	
BUILDING EXTERIOR				TOTAL COST	REMARKS
Repair/Reconfigure/Replace Roofing				$ 1,730,400.00	
MODERNIZATION	UNIT	QTY.	UNIT COST	TOTAL COST	REMARKS
A Administration/ MPR	SF	8,595	$ 210.00	$ 1,804,950.00	
B Classroom	SF	3,230	$ 210.00	$ 678,300.00	
C Classroom/ Library	SF	18,063	$ 210.00	$ 3,793,230.00	
C - Hallway & Shared Space	SF	4,056	$ 210.00	$ 851,760.00	
D Classroom	SF	3,400	$ 210.00	$ 714,000.00	
E Classroom	SF	4,202	$ 210.00	$ 882,420.00	
F Classroom	SF	2,900	$ 210.00	$ 609,000.00	
NEW CONSTRUCTION/ADDITIONS				TOTAL COST	REMARKS
Administration				$ 125,000.00	
Classrooms				$ 1,719,000.00	
Lunch Shelter				$ 437,500.00	
Specialized Classroom				$ 1,800,000.00	
CAMPUS SECURITY				TOTAL COST	REMARKS
Security Technology				$ 31,000.00	
TECHNOLOGY				TOTAL COST	REMARKS
Repair/Reconfigure/Replace IT Network				$145,392.18	
Institute District Technology Standards				$ -	

SUB-TOTAL		$ 17,075,102.18
CONTINGENCY	10%	$ 1,707,510.22
FEES	10%	$ 1,707,510.22
ESCALATION	10%	$ 1,707,510.22
INSPECTION AND TESTING	3%	$ 512,253.07
FURNITURE & EQUIPMENT	7%	$ 1,195,257.15
TOTAL		$ 23,905,143.05

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
ROOM UTILIZATION

DONALD GRAHAM ELEMENTARY SCHOOL

FACILITY DESCRIPTION 476 21-'22 Student Enrollment				Design Use			Current Use (2022)		35450 Frederick Street Wildomar, CA 92595 14.5 Acres
				Room Use	DISTRICT LOADING STANDARDS	STATE LOADING STANDARDS	Room Use	DISTRICT LOADING STANDARDS	
Building	Room Number	Grade Level	Type (Perm, Port, Trailer)	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Classroom: K-6 @ 25:1 7-12 @ 27:1 NS @ 13:1 Sev @ 9:1	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Comments
B	1	TK	Permanent	Classroom	24	25	Classroom	24	AM
B	2	K	Permanent	Classroom	24	25	Classroom	24	AM
C	3	Pre-K	Permanent	Classroom	24	25	Classroom	NA	Preschool
C	4	K	Permanent	Classroom	24	25	Classroom	24	AM
C	5	K	Permanent	Classroom	24	25	Classroom	24	AM
C	6	1	Permanent	Classroom	24	25	Classroom	24	
C	7	1	Permanent	Classroom	24	25	Classroom	24	
C	8	1	Permanent	Classroom	24	25	Classroom	24	
C	9	3	Permanent	Classroom	24	25	Classroom	24	
C	10	2	Permanent	Classroom	24	25	Classroom	24	
C	11	3	Permanent	Classroom	24	25	Classroom	24	
C	12	3	Permanent	Classroom	24	25	Classroom	24	
C	13	2	Permanent	Classroom	24	25	Classroom	24	
C	14	2	Permanent	Classroom	24	25	Classroom	24	
D	15	1-5	Permanent Modular	Classroom	24	25	Special Use	NA	RSP
D	16	-	Permanent Modular	Classroom	24	25	Vacant	0	
D	17	-	Permanent Modular	Classroom	24	25	Vacant	0	
E	18	1-5	Permanent Modular	Classroom	24	25	SDC	17	LEUSD Special Day Program
E	19	1-5	Permanent Modular	Classroom	24	25	Special Use	NA	Occupational Therepy
E	20	1-5	Permanent Modular	Classroom	24	25	SDC	17	LEUSD Special Day Program
F	21	4	Permanent Modular	Classroom	24	25	Classroom	24	
F	22	5	Permanent Modular	Classroom	24	25	Classroom	24	
F	23	4	Permanent Modular	Classroom	24	25	Classroom	24	
G	24	5	Portable	Classroom	24	25	Classroom	24	
H	25	-	Portable	Classroom	24	25	Vacant	0	
I	26	1-5	Portable	Classroom	24	25	Special Use	NA	DLP
J	27	1-5	Portable	Computer Lab	24	25	Special Use	NA	DLP
K	28	1-5	Portable	Classroom	24	25	SDC	17	LEUSD Special Day Program
L	29	4	Portable	Classroom	24	25	Classroom	24	
M	30	1-5	Portable	Classroom	24	25	Special Use	NA	DLP
N	31	5	Portable	Classroom	24	25	Classroom	24	
O	32	1-5	Portable	Classroom	24	25	SDC	NA	LEUSD Special Day Program
P	33	1-5	Portable	Classroom	24	25	Special Use	NA	Calm Down
Q	34	-	Portable	Science Lab	24	25	Vacant	0	Storage
R	35	1-5	Portable	Classroom	24	25	Special Use	NA	Music
TOTAL					840	875		507	Built: 1991

[3] **Enrollment Based On District Loading**

[1]	**Kinder**	72
	1-3	216
[2]	**4-5**	144
	6-8	0
	9-12	0

35 Classrooms

14 Permanent
9 Permanent Modulars
12 Portable
Capacity for Perm CRs Only = 552

[1] Includes kindergarden and SDC kindergarden classrooms
[2] Includes 4th, 5th, and all classrooms listed as 1st through 5th
[3] Loads all classrooms at maximum loading standard (SDC classrooms are loaded as regular)



LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

Donald Graham Elementary School

35450 Federick Street
Lake Elsinore, CA 92595

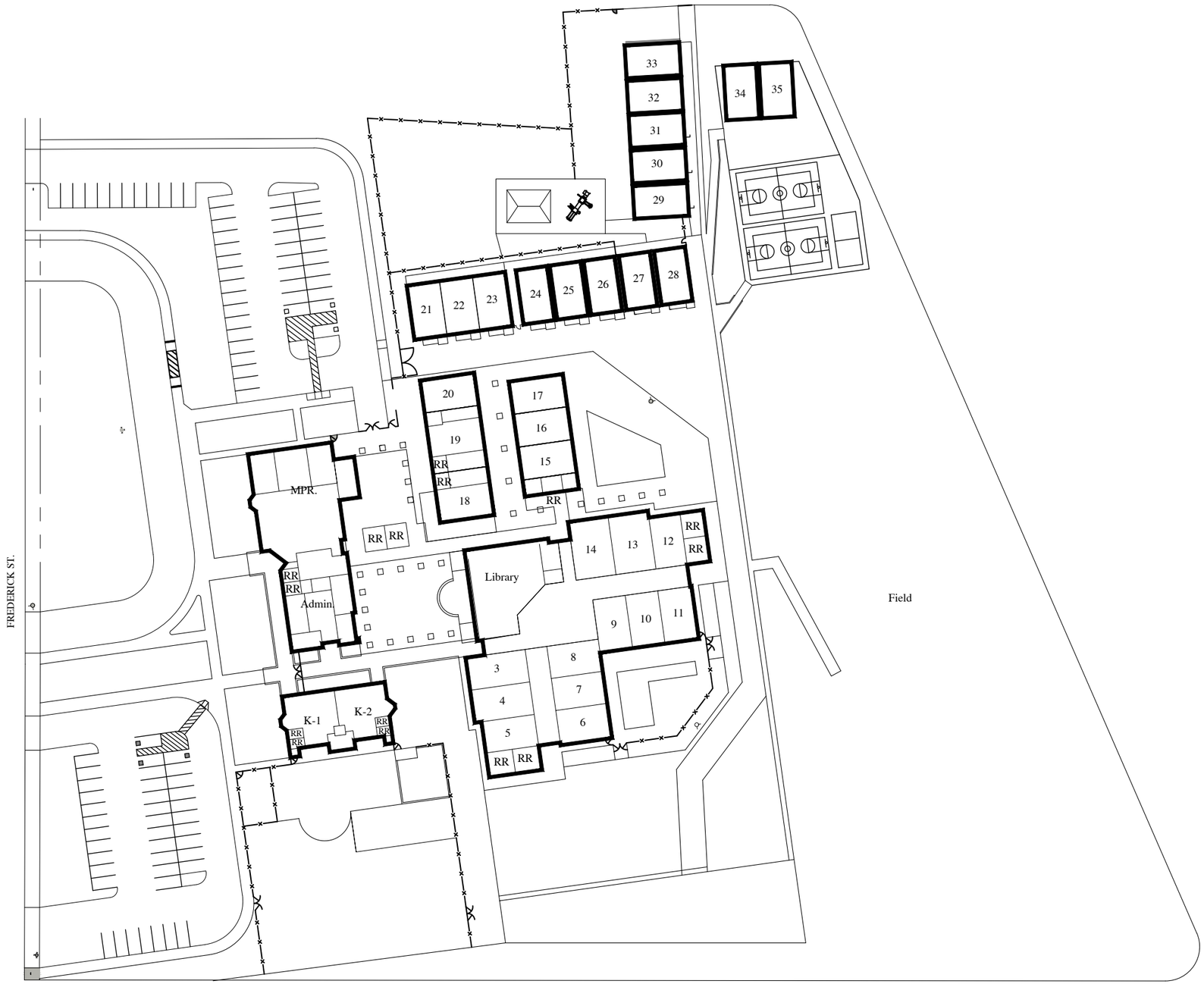
PERMANENT

PERMANENT MODULARS

PORTABLE

SCALE: 1"=80'

A4E
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LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

Donald Graham Elementary School

35450 Federick Street
Lake Elsinore, CA 92595

SCALE: 1"=80'

A4E
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5.1.4 Earl Warren Elementary School

EARL WARREN ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

June 8, 2023

1. General Information

Grades Served:	K-5		
Schedule Type:	Traditional		
Site:	14.1	Acres	
Site, including City property:	14.1	Acres	
Existing Play Field Area:	6.7	Acres	290,110 SF
Available Play Field Area:	6.8	Acres	
(Portable Buildings removed)			
Hardscape	110,688.0	SF	
Parking	47,547.0	SF	
Landscape	75,116.0	SF	
Permanent Building Area:	51,005	SF	
Portable Building Area:	7,680	SF	
Total Area:	58,685	SF	

2. Enrollment History

Academic school year	TK	K	1	2	3	4	5	SDC	TOTALS
2021-2022	33	126	108	131	139	141	131	26	835
2020-2021		116	117	106	132	127	131		729
2019-2020		138	107	130	132	141	143		791
2018-2019		131	129	130	135	145	138		808
2017-2018		152	125	131	141	133	169		851
2016-2017		149	135	148	138	167	168		905

3. Permanent Construction

Bldg./Use	Date Constructed	DSA Number	Date Modernized	Date Eligble	Number of Classrooms TK	K	1-3	4-5	SDC	Building Area
100 Administration/ MPR/ Kitchen	2007	102226	N/A	2032						5,115 SF
Staff Workroom										220 SF
Staff Lounge			N/A							320 SF
MPR Assembly			N/A							3,055 SF
200 Classroom	2007	102226	N/A	2032	2	1				4,661 SF
300 Classroom/Library	2007	102226	N/A	2032		1	11	5		21,476 SF
300 - Hallways			N/A							8,478 SF
400 Classroom	2007	102226	N/A	2032		2	2			3,840 SF
500 Classroom	2007	102226	N/A	2032		1		1	2	3,840 SF
										SF
TOTAL					2	5	13	6	2	51,005 SF

4. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA Number	Owner	Lease Number	Lease Payment	PO/ Contract	Building Area
P-601	5064-5065	MM	Dec-02	04-105739	MM	514177	588	C0000044	960 SF
P-602	5068-5069	MM	Dec-02	04-105739	MM	514177	588	C0000044	960 SF
P-603	32479-32480				CL	CL2572	4,750	Annual	960 SF
P-604	32481-32482				CL	CL2572	4,750	Annual	960 SF
P-605	50441-50442				CL	CL2572	4,750	Annual	960 SF
P-606	50443-50444				CL	CL2572	4,750	Annual	960 SF
P-607	57945-57946				CL	CL2606	4,335	Annual	960 SF
P-608	52944-52945				CL	CL2606	4,335	Annual	960 SF
	TOTAL								7,680 SF

5. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Girls:	Toilets	*17*	10	7
	Sinks	*9*	5	4
Boys:	Toilets	*9*	4	5
	Urinals	*8*	11	-3
	Sinks	*8*	8	0
Women:	Toilets	*2*	4	-2
	Sinks	*1*	2	-1
Men:	Toilets	*1*	2	-1
	Urinals	*1*	1	0
	Sinks	*1*	2	-1
Unisex	Toilets	*4*		4
	Sinks	*3*		3
Drinking Fountains:	Number of heads	*18*		

Parking Capacity

	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces	146	6	5	1

Multi-Purpose Room Capacity

Assembly Hall	
Eating	255
Assembly	436
Staff - Faculty Dining	
Eating	21

Maximum adult users of core facilities:

Men	*19*
Women	*57*
Total	76

6. Space and Loading analysis

Classroom Areas Grade Level/Space	District Loading	State Loading	Perm. Quantity	Port. Quantity	District Capacity	State Capacity
Grade TK	24	25	2	0	**48**	**50**
Grade K	24	25	5	0	**120**	**125**
Grades 1-3	24	25	13	5	**432**	**450**
Grades 4-5	24	25	6	3	**216**	**225**
Grades 6-8	36	27	0	0	**0**	**0**
Grades 9-12	36	27	0	0	**0**	**0**
SDC	17	13	2	2	**68**	**52**
RSP	0	0	0	0	**0**	**0**
RSP, undersized	0		0	0	**0**	**0**
Permanent Construction Capacity			**28**		**658**	**676**
Portable Construction				**10**	**226**	**226**
TOTAL EXISTING CAPACITY					**884**	**902**

Support Spaces/ Specialized Classrooms	ty	Room Area	Capacity
Library/Media Center	0	0 SF	
Computer Lab	0	0 SF	
Science Lab	0	0 SF	
Art	0	0 SF	
Band	0	0 SF	
Choral	0	0 SF	
Gymnasium	0	0 SF	
Locker/Shower	0	0 SF	

CDE Recommended Play Field Area Based on Total Existing Capacity	9.0 Acres
CDE Recommended Play Field Area Based on Permanent Construction Capacity	6.9 Acres

EARL WARREN ELEMENTARY SCHOOL

Facility Needs

SITE IMPROVEMENTS

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Repair/Reconfigure/Replace Drop-off & Pick-up			
Reconfigure traffic flow to maximize staging area for parent drop off and limit conflict with staff parking and bus drop off	17,000	SF	**$850,000.00**
Reconfigure student staging area	2,000	SF	**$100,000.00**
Repair/Reconfigure/Replace Hardscape			
Repair site asphalt	50,000	SF	**$500,000.00**
Repair/Reconfigure/Replace Landscape			
Misc. planting and irrigation improvements throughout campus	260,000	SF	**$2,600,000.00**
Repair/Reconfigure/Replace Playgrounds			
Provide additional play apparatus for older students on east end of playground "Big Toy"	1	EA	**$125,000.00**
Provide DG track at field	1,300	LF	**$32,500.00**
Repair/Reconfigure/Replace Site Drainage			
Repair/Reconfigure/Replace Fencing			
Provide accessible convenience gates at front gate including mortise lock	1	EA	**$250.00**
Repair/Reconfigure/Replace Parking			
Provide EV charging stations	5	EA	**$200,000.00**

BUILDING EXTERIOR

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Roofing			
100 Administration/MPR/Kitchen			
Repair roof at locations of water infiltration	475	SF	**$19,000.00**
200 Classroom			
300 Classroom/Library			
Repair roof at locations of water infiltration	950	SF	**$38,000.00**
400 Classroom			
500 Classroom			

Facility Needs

MODERNIZATION				
Building and Use		Mod Level		Cost
100 Administration/ MPR/ Kitchen	5,655	**M2**	SF	**$1,187,550.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
Provide additional counter space		30	LF	**$4,500.00**
MPR to receive Level M3		3,055	SF	**$763,750.00**
200 Classroom	4,661	**M2**	SF	**$978,810.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
300 Classroom/Library	18,102	**M2**	SF	**$3,801,420.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
Library to receive Level M3		3374	SF	**$843,500.00**
* Redesign library to provide latest technology * Provide projector and screen at library				

300 - Hallways	8,478	**M2**	SF	**$1,780,380.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system) * Reconfigure collaboration spaces with increased storage, small group workstations and mini labs, display opportunities				
400 Classroom	3,840	**M2**	SF	**$806,400.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
500 Classroom	3,840	**M2**	SF	**$806,400.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				

Facility Needs

NEW CONSTRUCTION / ADDITIONS

Description	Quantity	Unit	Cost
Administration			
Enclose atrium and convert to conference room	400	SF	**$100,000.00**
Provide additional staff restrooms	350	SF	**$8,750.00**
Provide additional storage	200	SF	**$25,000.00**
Classrooms			
Add 1 kindergarten classroom	1,500	SF	**$450,000.00**
Provide feasibility study to analyze portable removal	1	soft	
Provide collaboration space and mini labs for 400 and 500 buildings	500	SF	**$100,000.00**
Add two (2) TK classrooms	3,000	SF	**$900,000.00**
Covered Walkways			
Gymnasium			
Locker/Shower			
Library/Media Center			
Lunch Shelter			
Provide metal lunch shelter with misters	3,500	SF	**$437,500.00**
Multi-purpose Room			
Specialized Classroom			
Provide classroom for medically fragile students with restrooms, storage and equipment	2,000	SF	**$700,000.00**
Provide band/drama classroom	1,500	SF	**$600,000.00**
Provide dedicated STEAM Lab	2,000	SF	**$1,000,000.00**

CAMPUS SECURITY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Securtity Fencing			
Security Technology			
Provide additional cameras and wiring throughout campus	1	EA	**$6,000.00**
Provide single point of entry layered security at admin lobby, which includes a barrier between the lobby and the admin office space and electrical controls for campus access that is controlled by admin staff	100	SF	**$25,000.00**
Add/Repair/Reconfigure/Replace Fire Alarm			

TECHNOLOGY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			**$114,553.12**
Add Aruba 6300M 48SR5 CL6 PoE 4SFP56 Switch JL659A	4	EA	
Add HPE Aruba X372 1050W Power Supply JL087A	4	EA	
Add Aruba 10G SFP+ LC SR 300m MMF Transceiver J9150D	8	EA	
Add Aruba 650 Series Instant Campus Access Point	43	EA	
Institute District Technology Standards			

Earl Warren Elementary School

June 8, 2023

Cost Model

SITE IMPROVEMENTS				TOTAL COST	REMARKS
Repair/Reconfigure/Replace Drop-off & Pick-up				$ 950,000.00	
Repair/Reconfigure/Replace Hardscape				$ 500,000.00	
Repair/Reconfigure/Replace Landscape				$ 2,600,000.00	
Repair/Reconfigure/Replace Playgrounds				$ 157,500.00	
Repair/Reconfigure/Replace Fencing				$ 250.00	
Repair/Reconfigure/Replace Parking				$ 200,000.00	
BUILDING EXTERIOR				**TOTAL COST**	**REMARKS**
Repair/Reconfigure/Replace Roofing				$57,000.00	

MODERNIZATION	UNIT	QTY.	UNIT COST	TOTAL COST	REMARKS
100 Administration/ MPR/ Kitchen	SF	8,710	$ 210.00	$ 2,597,350.00	
200 Classroom	SF	4,661	$ 210.00	$ 978,810.00	
300 Classroom/Library	SF	21,476	$ 210.00	$ 4,509,960.00	
300 - Hallways	SF	8,478	$ 210.00	$ 1,780,380.00	
400 Classroom	SF	3,840	$ 210.00	$ 806,400.00	
500 Classroom	SF	3,840	$ 210.00	$ 806,400.00	
NEW CONSTRUCTION/ADDITIONS				**TOTAL COST**	**REMARKS**
Administration				$ 133,750.00	
Classrooms				$ 1,450,000.00	
Lunch Shelter				$ 437,500.00	
Specialized Classroom				$ 2,300,000.00	
CAMPUS SECURITY				**TOTAL COST**	**REMARKS**
Security Technology				$ 31,000.00	
TECHNOLOGY				**TOTAL COST**	**REMARKS**
Repair/Reconfigure/Replace IT Network				$ 114,553.12	
Institute District Technology Standards				$ -	

SUB-TOTAL		$ 20,410,853.12
CONTINGENCY	10%	$ 2,041,085.31
FEES	10%	$ 2,041,085.31
ESCALATION	10%	$ 2,041,085.31
INSPECTION AND TESTING	3%	$ 612,325.59
FURNITURE & EQUIPMENT	7%	$ 1,428,759.72
TOTAL		$ 28,575,194.37

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
ROOM UTILIZATION

EARL WARREN ELEMENTARY SCHOOL

FACILITY DESCRIPTION 835 '21-'22 Enrollment				Design Use			Current Use (2022)		41221 Rosetta Canyon Road Lake Elsinore, CA 92530 12.0 Acres
				Room Use	DISTRICT LOADING STANDARDS	STATE LOADING STANDARDS	Room Use	DISTRICT LOADING STANDARDS	
Building	Room Number	Grade Level	Type (Perm, Port, Trailer)	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Classroom: K-6 @ 25:1 7-12 @ 27:1 NS @ 13:1 Sev @ 9:1	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Comments
200	201	TK-K	Permanent	Classroom	24	25	Classroom	24	AM/PM
200	202	TK	Permanent	Classroom	24	25	Classroom	24	AM/PM
200	203	K	Permanent	Classroom	24	25	Classroom	24	AM/PM
300	301	TK-3	Permanent	Classroom	24	25	SDC	17	LEUSD Special Day Program
300	302	4-5	Permanent	Classroom	24	25	SDC	17	LEUSD Special Day Program
300	303	K	Permanent	Classroom	24	25	Classroom	24	AM/PM
300	304	1	Permanent	Classroom	24	25	Classroom	24	
300	305	2	Permanent	Classroom	24	25	Classroom	24	
300	306	2	Permanent	Classroom	24	25	Classroom	24	
300	307	1	Permanent	Classroom	24	25	Classroom	24	
300	308	3	Permanent	Classroom	24	25	Classroom	24	
300	309	5	Permanent	Classroom	24	25	Classroom	24	
300	310	3	Permanent	Classroom	24	25	Classroom	24	
300	311	3	Permanent	Classroom	24	25	Classroom	24	
300	312	3	Permanent	Classroom	24	25	Classroom	24	
300	313	4	Permanent	Classroom	24	25	Classroom	24	
300	314	4	Permanent	Classroom	24	25	Classroom	24	
300	315	5	Permanent	Classroom	24	25	Classroom	24	
300	316	4	Permanent	Classroom	24	25	Classroom	24	
300	317	2	Permanent	Classroom	24	25	Classroom	24	
300	318	4	Permanent	Classroom	24	25	Classroom	24	
400	401	K	Permanent Modular	Classroom	24	25	Classroom	24	
400	402	K	Permanent Modular	Classroom	24	25	Classroom	24	
400	403	2	Permanent Modular	Classroom	24	25	Classroom	24	
400	404	2	Permanent Modular	Classroom	24	25	Classroom	24	
500	501	Pre-K	Permanent Modular	Classroom	24	25	Special Use	NA	State Pre School
500	502	K-3	Permanent Modular	Classroom	24	25	Special Use	NA	Childcare
500	503	4-5	Permanent Modular	Classroom	24	25	Classroom	24	4th & 5th Combo
500	504	K	Permanent Modular	Classroom	24	25	Classroom	24	AM/PM
P-601	601	3	Portable	Classroom	24	25	Classroom	24	
P-602	602	1	Portable	Classroom	24	25	Classroom	24	
P-603	603	1	Portable	Classroom	24	25	Classroom	24	
P-604	604	1	Portable	Classroom	24	25	Classroom	24	
P-605	605	5	Portable	Classroom	24	25	Classroom	24	
P-606	606	3	Portable	Classroom	24	25	Classroom	24	
P-607	607	5	Portable	Classroom	24	25	Classroom	24	
P-608	608	1-5	Portable	Classroom	24	25	Special Use	NA	RSP
TOTAL					888	925		802	Built: 2007

[3] **Enrollment Based On District Lo**

[1] **Kinder** 168
1-3 432
[2] **4-5** 216
6-8 0
9-12 0

37 Classrooms
21 Permanent
8 Permanent Modulars
8 Portable
Capacity for Perm CRs Only = 696

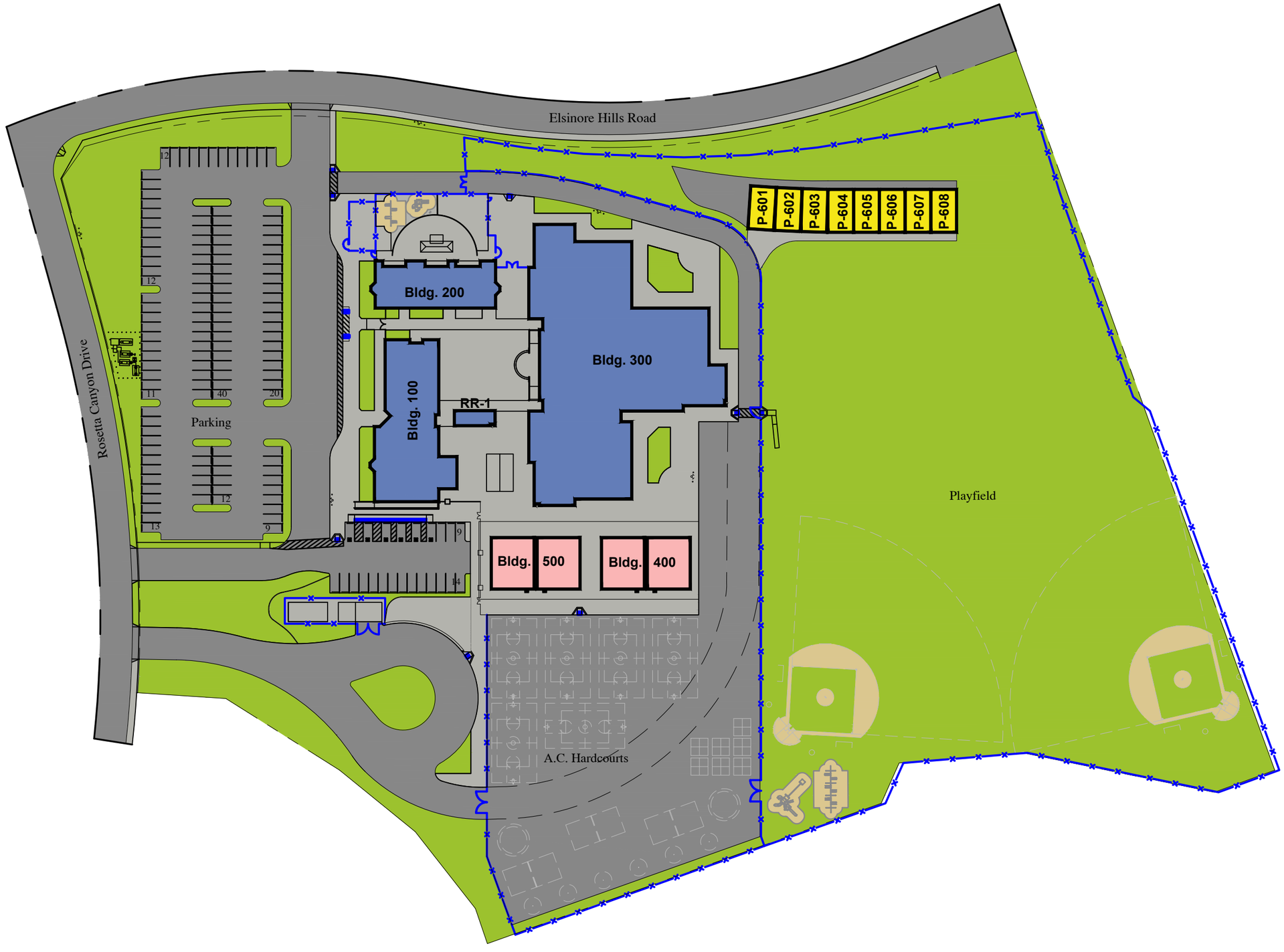
[1] Includes kindergarden and SDC kindergarden classrooms
[2] Includes 4th, 5th, and all classrooms listed as 1st through 5th
[3] Loads all classrooms at maximum loading standard (SDC classrooms are loaded as regular)

LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

Earl Warren Elementary School

41221 Rosetta Canyon Drive
Lake Elsinore, CA 92535



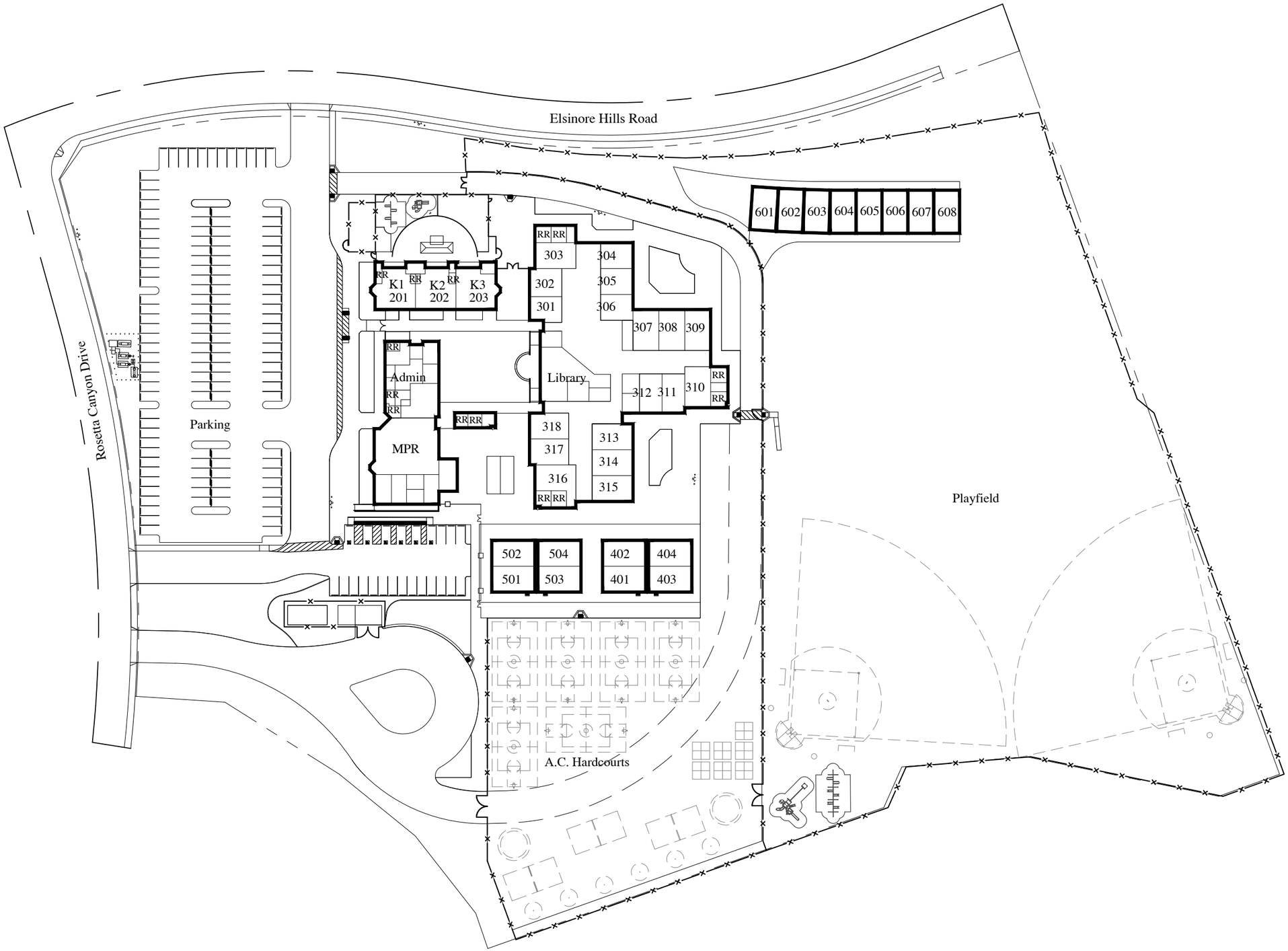
PERMANENT

PERMANENT MODULARS

PORTABLE

SCALE: 1"=130'

ARCHITECTURE FOR EDUCATION INCORPORATED



LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

Earl Warren Elementary School

41221 Rosetta Canyon Drive
Lake Elsinore, CA 92535

SCALE: 1"=130'

5.1.5 Elsinore Elementary School

ELSINORE ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

June 8, 2023

1. General Information

Grades Served:	K-5		
Schedule Type:	Traditional		
Site:	6.7	Acres	
Site, including City property:	6.7	Acres	
Existing Play Field Area:	3.0	Acres	129,809 SF
Available Play Field Area:	2.9	Acres	114,334
(Portable Buildings removed)			
Hardscape	98,547.0	SF	
Parking	20,281.0	SF	
Landscape	22,839.0	SF	
Permanent Building Area:	29,840	SF	
Portable Building Area:	11,990	SF	
Total Area:	41,830	SF	

2. Enrollment History

Academic school year	TK	K	1	2	3	4	5	SDC	TOTALS
2021-2022	16	68	86	77	79	89	81	9	505
2020-2021		101	92	93	109	88	86		569
2019-2020		112	92	113	91	93	92		593
2018-2019		108	111	88	91	90	83		571
2017-2018		124	91	95	88	80	107		585
2016-2017		107	95	85	79	103	106		575

3. Permanent Construction

Bldg./Use	Date Constructed	DSA Number	Date Modernized	Date Eligible	Number of Classrooms TK	K	1-3	4-5	SDC	Building Area
A Administration/ MPR	1964	23970/04-10	2003	2028						3,040 SF
MPR Assembly										2,560 SF
B Library/ Staff Room	1964	10023/04-10	2003	2028						3,240 SF
Staff Room										- SF
C Classroom	1964	10023/04-10	2003	2028			2		1	3,240 SF
D Classroom	1964	5907/10028/	2003	2028			3			3,240 SF
E Classroom	2005	04-102593	N/A	2030		2				2,400 SF
F Classroom	2005	04-102593	N/A	2030		2				2,400 SF
G Classroom	2005	04-102593	N/A	2030			8	2		9,720 SF
TOTAL					0	4	13	2	1	29,840 SF

4. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA Number	Owner	Lease Number	Lease Payment	PO/ Contract	Building Area
P-23	11598/11599	*MT	May-90	A-57776	District				960 SF
P-24	11598/11599	*MT	Mar-90	A-56013	District				960 SF
P-25	2BE1461/1462	*MT	Sep-96	A-55714	District				960 SF
P-26	2BE1467/1468	*MT	Sep-96	A-55714	District				960 SF
P-27	2BE2077/2078	*MT	Sep-96	A-55714	District				960 SF
P-28	2BE2079/2080	*MT	Sep-96	A-55714	District				960 SF
P-29	2BE1463/1464	*MT	Sep-96	A-55714	District				960 SF
P-30	2BE1465/1466	*MT	Sep-96	A-55714	District				960 SF
P-31	L111/C112/R113		1964	A-32577	District				960 SF
P-32	L111/C112/R113		1964	A-32577	District				960 SF
P-33	L108/C109/R110		1964	A-32577	District				960 SF
P-34	L108/C109/R110		1992	A-32577	District				960 SF
P-RR									470 SF
	TOTAL								11,990 SF

***MT- Mod Tech**

5. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Girls:	Toilets	*6*	7	-1
	Sinks	*4*	4	0
Boys:	Toilets	*4*	3	1
	Urinals	*4*	8	-4
	Sinks	*5*	6	-1
Women:	Toilets	*3*	3	0
	Sinks	*2*	2	0
Men:	Toilets	*3*	1	2
	Urinals	*0*	1	-1
	Sinks	*2*	1	1
Unisex	Toilets	*5*		5
	Sinks	*5*		5
Drinking Fountains:	Number of heads	*14*		

Parking Capacity

	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces	49	1	2	-1

Multi-Purpose Room Capacity

Assembly Hall

Eating	213
Assembly	366

Staff - Faculty Dining

Eating	-

Maximum adult users of core facilities:

Men	*14*
Women	*41*
Total	55

6. Space and Loading analysis

Classroom Areas Grade Level/Space	District Loading	State Loading	Perm. Quantity	Port. Quantity	District Capacity	State Capacity
Grade TK	24	25	0	0	**0**	**0**
Grade K	24	25	4	0	**96**	**100**
Grades 1-3	24	25	13	6	**456**	**475**
Grades 4-5	24	25	2	6	**192**	**200**
Grades 6-8	38	27	0	0	**0**	**0**
Grades 9-12	38	27	0	0	**0**	**0**
SDC	17	13	1	0	**17**	**13**
RSP	0	0	0	0	**0**	**0**
RSP, undersized	0		0	0	**0**	**0**
Permanent Construction Capacity			**20**		**473**	**488**
Portable Construction				**12**	**288**	**300**
TOTAL EXISTING CAPACITY					**761**	**788**

Support Spaces/ Specialized Classrooms	Quantity	Room Area	Capacity
Library/Media Center	1	1,620 SF	
Computer Lab	1	960 SF	
Science Lab	0	0 SF	
Art	0	0 SF	
Band	0	0 SF	
Choral	0	0 SF	
Gymnasium	0	0 SF	
Locker/Shower	0	0 SF	

CDE Recommended Play Field Area
Based on Total Existing Capacity 8.5 Acres

CDE Recommended Play Field Area
Based on Permanent Construction Capacity 3.7 Acres

Facility Needs

SITE IMPROVEMENTS			
Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Provide new marquee sign	1	EA	**350.00**
Reconfigure student staging area (In Progress)	3,000	SF	**$150,000.00**
Repair/Reconfigure/Replace Drop-off & Pick-up			
Add student drop off (In Progress)	8,000	SF	**$400,000.00**
Repair/Reconfigure/Replace Hardscape			
Replace retaining wall adjacent to classroom building	150	LF	**52,500**
Reconfigure student access to kitchen	2,000	SF	**50,000**
Repair site asphalt	17,400	SF	**$174,000.00**
Repair/Reconfigure/Replace Landscape			
Misc. planting and irrigation improvements throughout campus	95,000	SF	**$950,000.00**
Repair/Reconfigure/Replace Playgrounds			
Provide soccer goals in field	2	EA	**$7,000.00**
Replace play equipment	1	EA	**$75,000.00**
Replace wood chips with rubberized play surfacing	7,350	SF	**$220,500.00**
Repair/Reconfigure/Replace Site Drainage			
Repair/Reconfigure/Replace Fencing			
Provide panic hardware at front gate for egress	1	EA	**$5,000.00**
Repair/Reconfigure/Replace Parking			
Provide additional parking adjacent to office	1,500	SF	**$60,000.00**
Reconfigure accessible parking stalls to be ADA compliant (In Progress)	1,500	SF	**$75,000.00**
Provide EV charging stations	3	EA	**$120,000.00**

BUILDING EXTERIOR			
Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Roofing			
Bldg. A - Office			
Recommend replacing the roof.	3,040	SF	**$121,600.00**
Bldg. A - Cafeteria			
Recommend replacing the roof.	2,560	SF	**$102,400.00**
Bldg. B			
Recommend replacing the roof.	3,235	SF	**$80,875.00**
Recommend repairing the rusted gutter on the west side.	30	LF	**$750.00**
Bldg. C			
Recommend replacing the roof.	3,240	SF	**$81,000.00**
Bldg. D			
Recommend replacing the roof.	3,235	SF	**$80,875.00**
Recommend repairing the gutters.	30	LF	**$750.00**
Bldg. E			
Recommend replacing the roof.	2,400	SF	**$96,000.00**
Bldg. F			
Recommend replacing the roof.	2,400	SF	**$96,000.00**
Bldg. G			
Recommend replacing the roof.	4,860	SF	**$194,400.00**
Recommend replacing four (4) missing drain strainers.	4	EA	**$900.00**
Recommend replacing the missing TPA boot on the condensation line.	1	EA	**$150.00**

Facility Needs

Portables - P23- P25			
Recommend replacing the roof.	2,880	SF	**$115,200.00**
Portables - P26- P30			
Recommend replacing the roof.	4,800	SF	**$192,000.00**
Recommend sealing all the fastener backouts.	4,800	SF	**$48,000.00**
Portables - P33- P34			
Recommend replacing the roof.	3,840	SF	**$153,600.00**
Restrooms			
Recommend replacing the roof.	4,800	SF	**$192,000.00**
Recommend flashing the pipe flashings with Tremlite mastic and BURmesh.	12	LF	**$180.00**

MODERNIZATION

Building and Use		Mod Level		Cost
A Administration/ MPR	5,600	**M4**	SF	**$1,960,000.00**
Extensive repair/replacement of interior building finishes and fixtures				
Extensive repair of exterior building finishes				
Extensive interior renovation/reconfiguration/enlargement (cost for additional space not included)				
Extensive structural repair				
Extensive ADA compliance items (reconfiguration, new fixtures, removal of walls)				
Extensive HVAC Upgrade (new equipment and distribution)				
Extensive Data Upgrade (new main data service, provide data to new locations and connect all areas)				
Extensive Tech Upgrades (Provide Cable and interconnectivity, Smart boards, Projection and Monitors)				
Extensive Fire Alarm Upgrade (New anunciator panel, new equipment throughout)				
Extensive Teledata Equipment Upgrade (existing hub modified, new equipment added throughout)				
* Upgrade all restrooms				
* If not constructing new building: reduce size of kitchen and enlarge MPR; provide acoustical treatment, replace speakers				
* Provide wheelchair lift at stage				
B Library/ Staff Room	3,240	**M4**	SF	**$1,134,000.00**
Extensive repair/replacement of interior building finishes and fixtures				
Extensive repair of exterior building finishes				
Extensive interior renovation/reconfiguration/enlargement (cost for additional space not included)				
Extensive structural repair				
Extensive ADA compliance items (reconfiguration, new fixtures, removal of walls)				
Extensive HVAC Upgrade (new equipment and distribution)				
Extensive Data Upgrade (new main data service, provide data to new locations and connect all areas)				
Extensive Tech Upgrades (Provide Cable and interconnectivity, Smart boards, Projection and Monitors)				
Extensive Fire Alarm Upgrade (New anunciator panel, new equipment throughout)				
Extensive Teledata Equipment Upgrade (existing hub modified, new equipment added throughout)				
* Convert existing library to classroom				
* Convert existing staff lounge to classroom				
* Replace window walls				

Facility Needs

C Classroom	3,240	**M3**	SF	**$810,000.00**
Painting, new flooring, replace or paint ceiling tiles Moderate repair of exterior building finishes Moderate structural repair Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included) Moderate ADA compliance items (reconfiguration, new fixtures) Moderate HVAC Renovation (new branches, registers and ducting, some new equipment) Moderate Data Upgrade (main data service provided, provide data to new locations) Moderate Tech Upgrades (Add Cable and projection capabilities) Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added) Moderate Teledata Equipment added (existing hub modified, new equipment added throughout) * Replace window walls				
D Classroom	3,240	**M3**	SF	**$810,000.00**
Painting, new flooring, replace or paint ceiling tiles Moderate repair of exterior building finishes Moderate structural repair Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included) Moderate ADA compliance items (reconfiguration, new fixtures) Moderate HVAC Renovation (new branches, registers and ducting, some new equipment) Moderate Data Upgrade (main data service provided, provide data to new locations) Moderate Tech Upgrades (Add Cable and projection capabilities) Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added) Moderate Teledata Equipment added (existing hub modified, new equipment added throughout) * Replace window walls				
E Classroom	2,400	**M2**	SF	**$504,000.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system) * Provide solar tubes in kindergarten classrooms				

Facility Needs

F Classroom	2,400	**M2**	SF	**$504,000.00**
Painting, new flooring, replace or paint ceiling tiles				
Minor repair/replacement of interior building finishes and fixtures				
Minor repair of exterior building finishes				
Minor structural repair				
Minor ADA compliance items (minor reconfiguration, partition layout)				
Minor HVAC layout adjustments (new registers and ducting)				
Minor Data Drops added (main data service existing, provide numerous additional drops)				
Minor Tech Upgrades (Add projectors, monitors)				
Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)				
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
* Provide solar tubes in kindergarten classrooms				
G Classroom	9,720	**M2**	SF	**$2,041,200.00**
Painting, new flooring, replace or paint ceiling tiles				
Minor repair/replacement of interior building finishes and fixtures				
Minor repair of exterior building finishes				
Minor structural repair				
Minor ADA compliance items (minor reconfiguration, partition layout)				
Minor HVAC layout adjustments (new registers and ducting)				
Minor Data Drops added (main data service existing, provide numerous additional drops)				
Minor Tech Upgrades (Add projectors, monitors)				
Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)				
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
Portables P23- P30		**N/A**		
Provide sinks in rooms 23-30 (If not constructing new building)	64		LF	**$96,000.00**

NEW CONSTRUCTION / ADDITIONS

Description	Quantity	Unit	Cost
Administration			
New Administration Building (In Progress)	6,100	SF	**4,575,000**
Classrooms			
Provide feasibility study to analyze portable removal	1	soft	
Provide additional student restrooms to have dedicated upper and lower level	400	SF	**$200,000.00**
Add two (2) TK classrooms	3,000	SF	**$900,000.00**
Add one (1) Kinder classroom	1,500	SF	**$450,000.00**
Covered Walkways			
Provide covered walk to new buildings	1,500	SF	**$300,000.00**
Gymnasium			
Locker/Shower			
Library/Media Center			
Lunch Shelter			
Replace shade structure with weather proof shelter with misters	3,500	SF	**$437,500.00**

Facility Needs

Multi-purpose Room			
Provide new MP room with restrooms kitchen, and storage	5,000	SF	**$3,750,000.00**
Replace AV/IT equipment	1	EA	
Specialized Classroom			
Provide parent center/community room with after hours access at front of school (in new admin bldg)	1,000	SF	**$650,000.00**
Provide STEAM lab	2,000	SF	**$1,000,000.00**
Provide broadcast studio classroom with editing suite and internet based broadcast capabilities	1,500	SF	**$1,125,000.00**
Provide computer lab closer to administration for monitoring purposes (in library)	1,200	SF	**$300,000.00**
Provide band/music room (on stage of MP room w/ sound proof wall)	1,500	SF	**$600,000.00**

CAMPUS SECURITY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Security Fencing			
Replace 4'-0" fencing with 8'-0" security fencing	880	LF	**$132,000.00**
Security Technology			
Provide additional cameras and wiring throughout campus	1	EA	**$6,000.00**
Provide single point of entry layered security at admin lobby, which includes a barrier between the lobby and the admin office space and electrical controls for campus access that is controlled by admin staff	100	SF	**$25,000.00**
Add/Repair/Reconfigure/Replace Fire Alarm			

TECHNOLOGY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			**$129,385.15**
Add Aruba 6300M 48SR5 CL6 PoE 4SFP56 Switch JL659A	5	EA	
Add HPE Aruba X372 1050W Power Supply JL087A	5	EA	
Add Aruba 10G SFP+ LC SR 300m MMF Transceiver J9150D	10	EA	
Add Aruba 650 Series Instant Campus Access Point	42	EA	
Institute District Technology Standards			

ACCESSIBILTY UPGRADES

Description	Quantity	Unit	Cost
Add/Repair/Reconfigure/Replace Site Ramps			
Provide stair access from upper to lower fields	8,000	SF	**$2,400,000.00**
Provide ADA compliant access to lunch shelters	1500	SF	**$225,000.00**
Provide ADA compliant path of travel to all classrooms.	3,500	SF	**$525,000.00**
Add/Repair/Reconfigure/Replace Drinking Fountains			
Repair/Reconfigure/Replace Sidewalks			

ABATEMENT UPGRADES

Description	Quantity	Unit	Cost
Remove/Replace Hazardous Materials			
Abate/Stabilize Lead Paint	29,840	SF	**$89,520.00**

ELSINORE ELEMENTARY SCHOOL

Facility Needs

MECHANICAL			
Description	Quantity	Unit	Cost
HVAC			
Replace old EMS (IBEX) with District standard (Backtalk)	29,840	SF	**$89,520.00**
New bldg needs to be added to new EMS	18,701	SF	**56,103**
Administration:			
* Replace HVAC systems (5 ton units)	1	EA	**$50,000.00**
* Replace exhaust fans for restrooms (400 CFM)	1	EA	**$2,000.00**
Classroom Bldgs: (one story)			
* HVAC approx 1999, replace all equipment (5 tons ea)	1	EA	**$50,000.00**
* Outside air inlets too small, replace/correct	1	EA	**$1,500.00**
* Replace Restroom (2) exhaust fans (900 CFM each)	2	EA	**$6,000.00**
Two Story Classroom Bldg:			
Bldg is recent, equip <4 yrs old, no work indicated			
Kitchen:			
* Replace existing Galv hood with SS (4'x12')	1	EA	**$25,000.00**
* Replace 8000 CFM exhaust fan for hood	1	EA	**$25,000.00**
* Replace makeup air sys for hood (8,000 CFM, include evap cooling & htg)	1	EA	**$50,000.00**
* Replace HVAC unit and ducting in kitchen area (20 ton unit)	1	EA	**$300,000.00**
* Replace HVAC unit and ducting in kitchen area (10 ton unit)	1	EA	**$150,000.00**
* Replace HVAC unit and ducting in kitchen area (5 ton unit)	1	EA	**$100,000.00**
Portables:			
HVAC equip (5 ton) inaccessible, replace equip and correct	6	EA	**$600,000.00**
Exhaust Fans			
Ventilation			
Misc.			

PLUMBING			
Description	Quantity	Unit	Cost
Sewer Lines			
Fire Sprinklers			
* Reposition Hood extinguishing system (too high)	1	EA	**$1,500.00**
Main Service			
Plumbing Fixtures			
* All restrooms, replace faucets to low flow to meet Cal-Green Standards	16	EA	**$8,000.00**
* All restrooms, replace water closets to low flow to meet Cal-Green Standards	16	EA	**$48,000.00**
* Nurses sinks, replace Faucets to ADA and low Flow	1	EA	**$500.00**
Kitchen:			
* Replace all faucets for ADA and Calgreen Code	3	EA	**$1,500.00**
* Main office: Replace 10 gallon water heater and flue	1	EA	**$2,500.00**
Misc.			

ELSINORE ELEMENTARY SCHOOL

Facility Needs

ELECTRICAL

Description	Quantity	Unit	Cost
Main Electrical Service			
Main Campus - 800A 208V service. Clean, identify branch circuit breakers and provide labels for each breaker	1	EA	**$8,000.00**
Lower Campus - 2500A 208V service. Clean, identify branch circuit breakers and provide labels for each breaker	1	EA	**$2,500.00**
Sub-Panels/Transformers			
Fire Alarm System			
Replace Fire Alarm Annunciator in Office Area	1	EA	**$5,000.00**
Clock System			
Intercom System			
Misc.			
Provide required deadfront over exposed bussing of Main Service MSA located on Southeast side of site.	1	EA	**$10,000.00**

STRUCTURAL

Description	Quantity	Unit	Cost
Seismic upgrades			
Renovation was reportedly completed around 2006 but it is not known if this included any seismic upgrades			
Structural Integrity			
Wood frame structures are expected to perform well in a seismic event			
Oldest site plan states 1949 and shows existing buildings; this indicates that some of the structures were built prior to 1949 and likely are in need of retrofit (type of construction is not known)			
AB 300 lists four (4) buildings of reinforced masonry with flexible wood diaphragms that were built in 1963. These are considered "Category 2" structures and may require additional evaluation			
DSA requires all shearwalls to be designed as Special Reinforced Masonry Shear Walls such that retrofit or analysis may be required			
Site investigation suggests there is no shearwall in the longitudinal loading direction at the Library as well as 3 to 4 additional buildings, this situation should be further studied.			
School is in seismic zone 4 and falls within a liquifaction zone and landslide zone			
Misc.			
No construction drawings were available for the oldest and most structurally critical buildings; additional investigation is recommended			
HVAC improvements were completed in 1984			
There are several relocatable buildings that appear to be wood frame			

ELSINORE ELEMENTARY SCHOOL

Cost Model

SITE IMPROVEMENTS				TOTAL	REMARKS
Repair/Reconfigure/Replace Entrance				$ 350.00	
Repair/Reconfigure/Replace Drop-off & Pick-up				$ 400,000.00	
Repair/Reconfigure/Replace Hardscape				$ 102,500.00	
Repair/Reconfigure/Replace Landscape				$ 950,000.00	
Repair/Reconfigure/Replace Parking				$ 60,000.00	
BUILDING EXTERIOR				**TOTAL**	**REMARKS**
Repair/Reconfigure/Replace Roofing				$ 1,556,500.00	
MODERNIZATION	**UNIT**	**QTY.**	**UNIT COST**	**TOTAL**	**REMARKS**
A Administration/ MPR	SF	5,600	$ 350.00	$ 1,960,000.00	
B Library/ Staff Room	SF	3,240	$ 350.00	$ 1,134,000.00	
C Classroom	SF	3,240	$ 250.00	$ 810,000.00	
D Classroom	SF	3,240	$ 250.00	$ 810,000.00	
E Classroom	SF	2,400	$ 210.00	$ 504,000.00	
F Classroom	SF	2,400	$ 210.00	$ 504,000.00	
G Classroom	SF	9,720	$ 210.00	$ 2,041,200.00	
Portables P23- P30	SF	7,680	$ -	$ 96,000.00	
NEW CONSTRUCTION/ADDITIONS				**TOTAL**	**REMARKS**
Administration				$ 4,575,000.00	
Classrooms				$ 200,000.00	
Covered Walkways				$ 300,000.00	
Lunch Shelter				$ 437,500.00	
Multi-purpose Room				$ 3,750,000.00	
Specialized Classroom				$ 3,675,000.00	
CAMPUS SECURITY				**TOTAL**	**REMARKS**
Security Technology				$ 6,000.00	
TECHNOLOGY				**TOTAL**	**REMARKS**
Repair/Reconfigure/Replace IT Network				$129,385.15	
ACCESSIBILITY UPGRADES				**TOTAL**	**REMARKS**
Add/Repair/Reconfigure/Replace Site Ramps				$ 3,150,000.00	
ABATEMENT UPGRADES				**TOTAL**	**REMARKS**
Remove/Replace Hazardous Materials				$ 89,520.00	
				$ -	
MECHANICAL				**TOTAL**	**REMARKS**
HVAC				$ 1,505,123.00	

ELSINORE ELEMENTARY SCHOOL

Cost Model

PLUMBING				TOTAL	REMARKS
Fire Sprinklers				$ 1,500.00	
Plumbing Fixtures				$ 60,500.00	
ELECTRICAL				**TOTAL**	**REMARKS**
Main Electrical Service				$ 10,500.00	
Sub-Panels/Transformers				$ -	
Fire Alarm System				$ 5,000.00	
Clock System				$ -	
Misc.				$ 10,000.00	

SUB-TOTAL		$ 28,833,578.15
CONTINGENCY	10%	$ 2,883,357.82
FEES	10%	$ 2,883,357.82
ESCALATION	10%	$ 2,883,357.82
INSPECTION AND TESTING	3%	$ 865,007.34
FURNITURE AND EQUIPMENT	7%	$ 2,018,350.47
TOTAL		$ 40,367,009.41

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
ROOM UTILIZATION

ELSINORE ELEMENTARY SCHOOL

FACILITY DESCRIPTION 505 '21-'22 Enrollment				Design Use			Current Use (2022)		512 West Sumner Street Lake Elsinore, CA 92530 8.4 Acres
				Room Use	DISTRICT LOADING STANDARDS	STATE LOADING STANDARDS	Room Use	DISTRICT LOADING STANDARDS	
Building	Room Number	Grade Level	Type (Perm, Port, Trailer)	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Classroom: K-6 @ 25:1 7-12 @ 27:1 NS @ 13:1 Sev @ 9:1	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Comments
C	3	1-5	Permanent	Classroom	24	25	SDC	17	LEUSD Special Day Program
C	4	1	Permanent	Classroom	24	25	Classroom	24	
C	5	1	Permanent	Classroom	24	25	Classroom	24	
D	6	1	Permanent	Classroom	24	25	Classroom	24	
D	7	1	Permanent	Classroom	24	25	Classroom	24	
D	8	1	Permanent	Classroom	24	25	Classroom	24	
E	9	K	Permanent Modular	Classroom	24	25	Classroom	24	Full Day
E	10	K	Permanent Modular	Classroom	24	25	Classroom	24	Full Day
F	11	K	Permanent Modular	Classroom	24	25	Classroom	24	Full Day
F	12	K	Permanent Modular	Classroom	24	25	Classroom	24	Full Day
G	13	2	Permanent	Classroom	24	25	Classroom	24	
G	14	2	Permanent	Classroom	24	25	Classroom	24	
G	15	2	Permanent	Classroom	24	25	Classroom	24	
G	16	2	Permanent	Classroom	24	25	Classroom	24	
G	17	1	Permanent	Classroom	24	25	Classroom	24	
G	18	3	Permanent	Classroom	24	25	Classroom	24	
G	19	3	Permanent	Classroom	24	25	Classroom	24	
G	20	3	Permanent	Classroom	24	25	Classroom	24	
G	21	3	Permanent	Classroom	24	25	Classroom	24	
G	22	3	Permanent	Classroom	24	25	Classroom	24	
P-23	23	4	Portable	Classroom	24	25	Classroom	24	
P-24	24	4	Portable	Classroom	24	25	Classroom	24	
P-25	25	4	Portable	Classroom	24	25	Classroom	24	
P-26	26	4	Portable	Classroom	24	25	Classroom	24	
P-27	27	5	Portable	Classroom	24	25	Classroom	24	
P-28	28	5	Portable	Classroom	24	25	Classroom	24	
P-29	29	5	Portable	Classroom	24	25	Classroom	24	
P-30	30	5	Portable	Classroom	24	25	Classroom	24	
P-31	31	1-5	Portable	Classroom	24	25	Special Use	NA	RSP
P-32	32	1-5	Portable	Classroom	24	25	Special Use	NA	Read 180
P-33	33	1-5	Portable	Classroom	24	25	Special Use	NA	Literacy Resource, Title 1
P-34	34	1-5	Portable	Classroom	24	25	Special Use	NA	Speech and Phychologist
TOTAL					768	800		665	Built: 1964

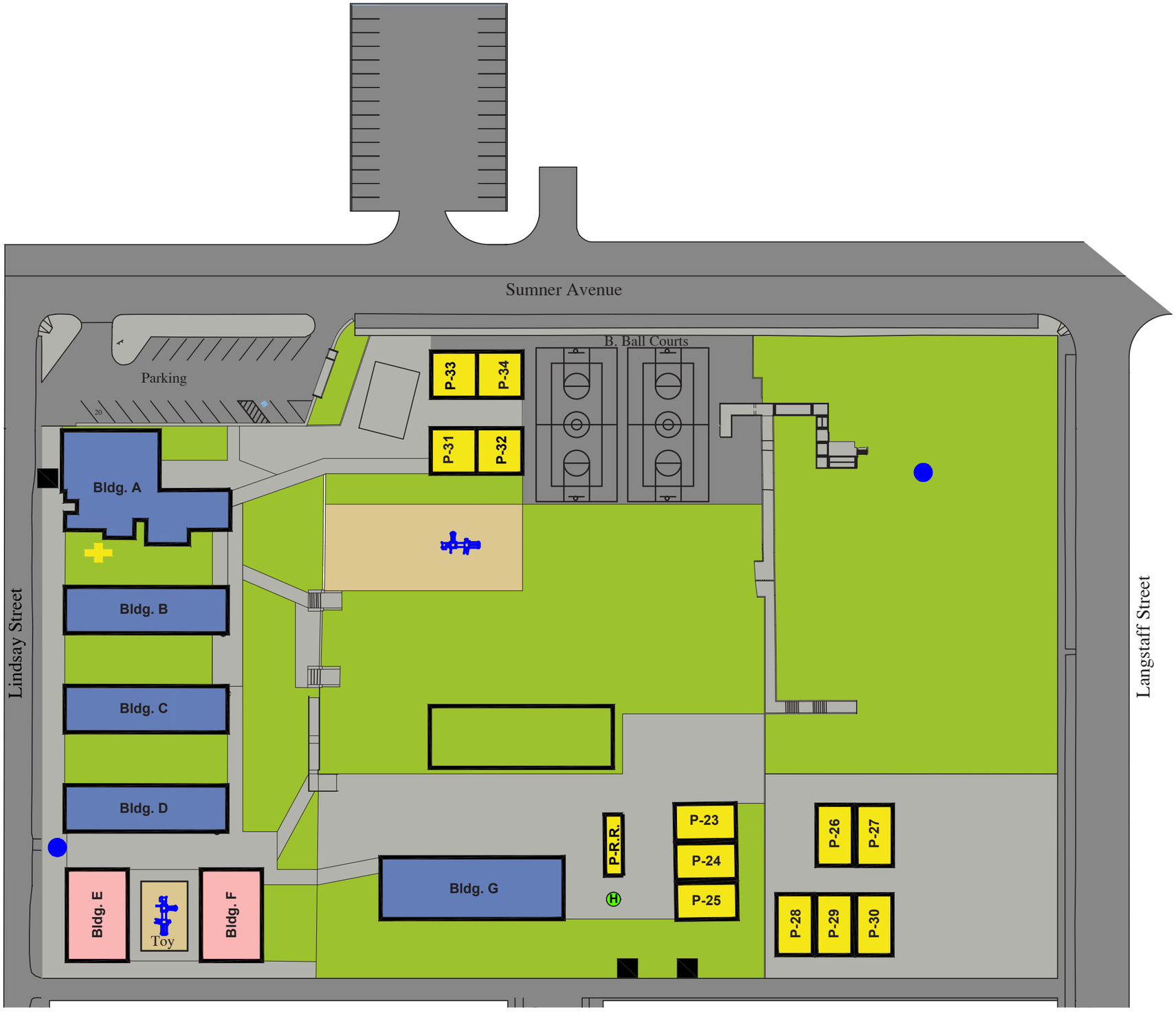
[3] **Enrollment Based On District Loading**

[1]	**Kinder**	96
	1-3	312
[2]	**4-5**	360
	6-8	0
	9-12	0

32 Classrooms

16 Permanent
4 Permanent Modulars
12 Portable
Capacity for Perm CRs Only = 480

[1] Includes kindergarden and SDC kindergarden classrooms
[2] Includes 4th, 5th, and all classrooms listed as 1st through 5th
[3] Loads all classrooms at maximum loading standard (SDC classrooms are loaded as regular)



LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

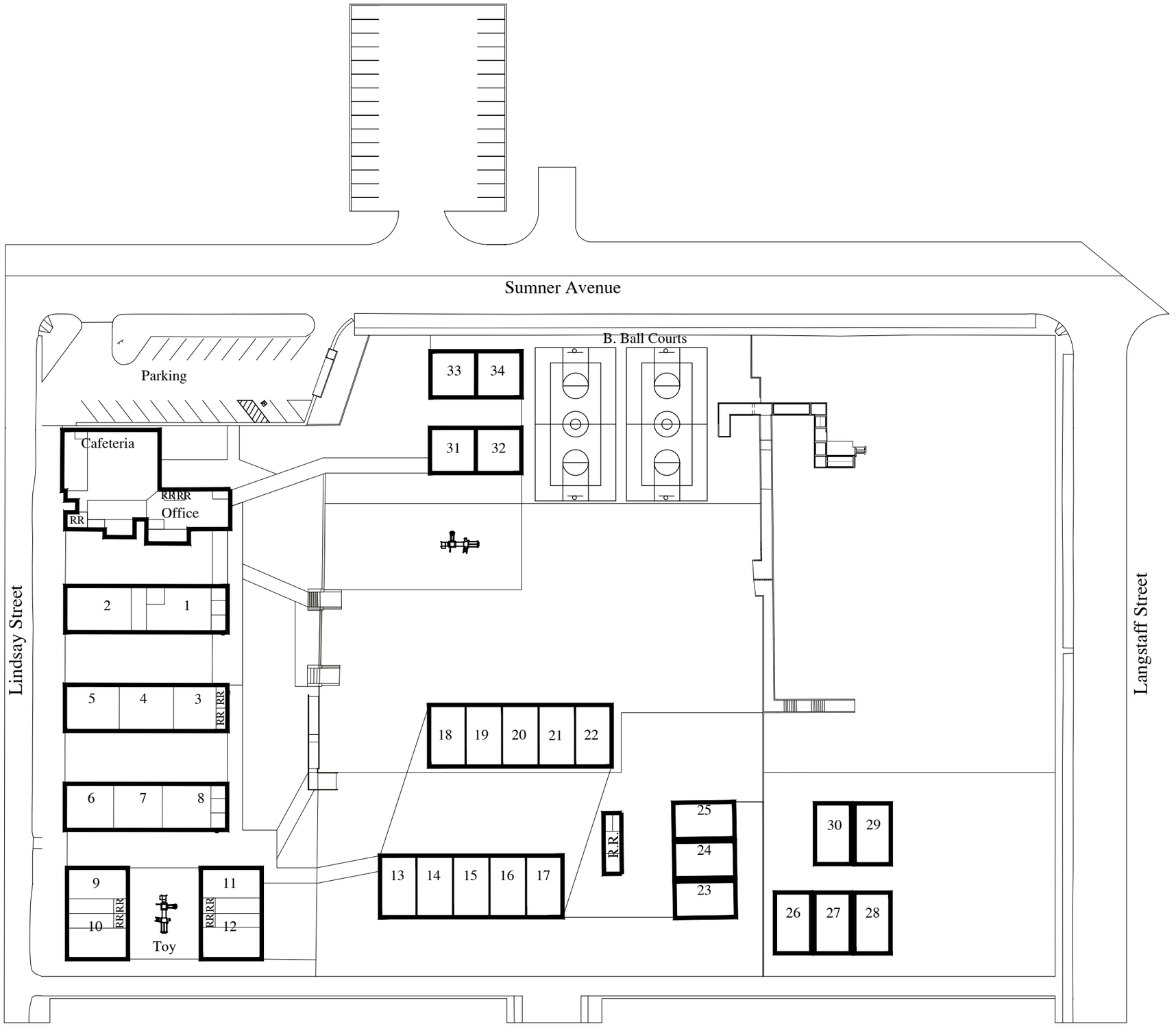
Elsinore Elementary School

512 W. Sumner Street
Lake Elsinore, CA 92530

- PERMANENT
- PERMANENT MODULARS
- PORTABLE
- ELECTRICAL SHUT-OFF
- GAS SHUT-OFF
- MAIN FIRE WATER
- WATER SHUT OFF
- LANDSCAPEING WATER SHUT OFF
- HVAV WATER SHUT-OFF
- PIV FIRE SPRINKLER SHUT-OFF
- FIRE RISER CLOSETS
- H HYDRANT
- CHEMICAL SHUT-OFF
- POTABLE WATER SHUT-OFF

SCALE: 1"=65'
REVISED 2-21-08

A4E
ARCHITECTURE FOR EDUCATION INCORPORATED



LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

Elsinore Elementary School

512 W. Sumner Street
Lake Elsinore, CA 92530

SCALE: 1"=65'
REVISED 2-21-08

5.1.6 Machado Elementary School

MACHADO ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

June 8, 2023

1. General Information

Grades Served:	K-5		
Schedule Type:	Traditional		
Site:	10.1	Acres	
Site, including City property:	10.1	Acres	
Existing Play Field Area:	6.1	Acres	263,974 SF
Available Play Field Area: (Portable Buildings removed)	6.5	Acres	
Hardscape	201,859.0	SF	
Parking	42,615.0	SF	
Landscape	18,517.0	SF	
Permanent Building Area:	46,904	SF	
Portable Building Area:	17,260	SF	
Total Area:	64,164	SF	

2. Enrollment History

Academic school year	TK	K	1	2	3	4	5	SDC	TOTALS
2021-2022	17	84	103	88	90	87	96	29	594
2020-2021		120	120	119	107	98	122		686
2019-2020		121	125	115	96	122	135		714
2018-2019		114	142	103	132	135	132		758
2017-2018		119	116	130	136	134	107		742
2016-2017		117	137	140	140	126	132		792

3. Permanent Construction

Bldg./Use	Date Constructed	DSA Number	Date Modernized	Date Eligible	Number of Classrooms TK	K	1-3	4-5	SDC	Building Area
A Administration	1964	A-24004/ A#102080	2001	1989/2014						8,620 SF
Staff Room										220 SF
B MPR/ Kitchen/ Administration	1964	A-24004/ A#102080	2001	1989/2014						3,700 SF
MPR Assembly	1964									2,400 SF
C1 Classroom	2001	A#102594	N/A	2026		2				2,800 SF
C2 Classroom	2001	A#102594	N/A	2026	1	1				2,800 SF
D Classroom	1964	A-24004/ A#102080	N/A	1989/2014	1		2	1		3,800 SF
E Classroom	1964	A-24004/ A#102080	N/A	1989/2014			4			3,844 SF
G Classroom	1964	A-24004/ A#102080	N/A	1989/2014			2	2		3,844 SF
H Classroom	1964	A-24004/ A#102080	N/A	1989/2014			1	3		3,844 SF
J Classroom	1964	A-24004/ A#102080	N/A	1989/2014			2	1	1	3,844 SF
K Classroom	2001	A#102594	N/A	2025			5	1		5,760 SF
RR-1 Restroom	1964	A-24004	N/A	1989/2014						474 SF
RR-2 Restroom	1964	A-24004/ A#102080	2001	1989/2014						474 SF
RR-3 Restroom	2001	A#102594	N/A	2025						480 SF
TOTAL					2	3	21	8	1	46,904 SF

4. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA Number	Owner	Lease Number	Lease Payment	PO/ Contract	Building Area
P 30	2081/2082	*A	May-97		District				960 SF
P 31	2085/2086	*A	May-97		District				960 SF
P 32	2087/2088	*A	May-97		District				960 SF
P 33	2083/2084	*A	May-97		District				960 SF
P 34	15649/15650		Oct-96	A-65601	District				960 SF
P 35	15651/15652		Oct-96	A-65601	District				960 SF
P 36	36236				District				960 SF
P 37		*MT	Jun-90		District				960 SF
P 38		*MT	May-90		District				960 SF
P 39	23646/23647	*CL	Apr-03		CL	CL2506	4,974		960 SF
P 40	59203/59204	*CL	Apr-03		CL	CL2506	4,974		960 SF
Head Start									2,880 SF
PreSchool				A-47044					1,920 SF
Library				A-45234					1,900 SF
TOTAL									17,260 SF

*A-Aurora MT-Mod Tech CL-Class Leasing

5. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Girls:	Toilets	*10*	12	-2
	Sinks	*9*	6	3
Boys:	Toilets	*5*	5	0
	Urinals	*10*	14	-4
	Sinks	*8*	10	-2
Women:	Toilets	*3*	4	-1
	Sinks	*3*	2	1
Men:	Toilets	*2*	2	0
	Urinals	*1*	1	0
	Sinks	*2*	2	0
Unisex	Toilets	*13*		13
	Sinks	*8*		8
Drinking Fountains:	Number of heads	*26*		

Parking Capacity

	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces	47	2	2	0

Multi-Purpose Room Capacity

Assembly Hall	
Eating	200
Assembly	343
Staff - Faculty Dining	
Eating	15

Maximum adult users of core facilities:

Men	*20*
Women	*58*
Total	78

6. Space and Loading analysis

Classroom Areas Grade Level/Space	District Loading	State Loading	Perm. Quantity	Port. Quantity	District Capacity	State Capacity
Grade K	24	25	2	0	**48**	**50**
Grade K	24	25	3	2	**120**	**125**
Grades 1-3	24	25	21	4	**600**	**625**
Grades 4-5	24	25	8	5	**312**	**325**
Grades 6-8	36	27	0	0	**0**	**0**
Grades 9-12	36	27	0	0	**0**	**0**
SDC	17	13	1	0	**17**	**13**
RSP	0	0	0	0	**0**	**0**
RSP, undersized	0		0	0	**0**	**0**
Permanent Construction Capacity			**35**		**833**	**863**
Portable Construction				**11**	**264**	**275**
TOTAL EXISTING CAPACITY					**1,097**	**1,138**

Support Spaces/ Specialized Classrooms	y	Room Area	Capacity
Library/Media Center	1	1,900 SF	
Computer Lab	4	960 SF	
Science Lab	0	0 SF	
Art	0	0 SF	
Band	1	600 SF	**33**
Choral	0	0 SF	
Gymnasium	0	0 SF	
Locker/Shower	0	0 SF	

CDE Recommended Play Field Area
Based on Total Existing Capacity 10.1 Acres

CDE Recommended Play Field Area
Based on Permanent Construction Capacity 8.7 Acres

Facility Needs

SITE IMPROVEMENTS			
Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Repair/Reconfigure/Replace Drop-off & Pick-up			
Repair/Reconfigure/Replace Hardscape			
Repair/Reconfigure/Replace Landscape			
Misc. planting and irrigation improvements throughout campus	120,000	SF	**$1,200,000.00**
Repair/Reconfigure/Replace Playgrounds			
Provide DG track at field	1,300	LF	**$32,500.00**
Provide kickball backstop	1	EA	**$ 15,000.00**
Provide larger play apparatus for upper grades	1	EA	**$ 125,000.00**
Replace wood chips with rubberized play surfacing	8,700	SF	**$261,000.00**
Repair/Reconfigure/Replace Site Drainage			
Reconfigure walkways to provide adequate drainage	12,000	SF	**$36,000.00**
Repair/Reconfigure/Replace Fencing			
Repair/Reconfigure/Replace Parking			
Expand parking for relocated spots into field area	10,000	SF	**$400,000.00**
Provide EV charging stations	3	EA	**$120,000.00**

BUILDING EXTERIOR			
Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Roofing			
Bldg C			
Recommend replacing the roof.	5,760	SF	**$230,400.00**
Bldg E			
Recommend replacing the roof.	3,844	SF	**$153,760.00**
Bldg G			
Bldg H			
Bldg J			
Recommend replacing the roof.	3,844	SF	**$153,760.00**
Portables P30-P35			
Recommend replacing the roof.	5,760	SF	**$230,400.00**
Portables P36			
Recommend replacing the roof.	960	SF	**$38,400.00**
Portables P37-40			
Recommend replacing the roof.	3,840	SF	**$153,600.00**
Recommend replacing eighty feet (80') of ridge cap.	80	LF	**$5,200.00**
Bldg B			
Recommend replacing the roof.	7,020	SF	**$280,800.00**
First Aid Bldg			
Recommend replacing the roof.	3,800	SF	**$152,000.00**
Recommend replacing missing drain strainer.	2	EA	**$450.00**
Head Start Bldg			
Recommend replacing the roof.	2,880	SF	**$115,200.00**
Bldg A			
Recommend replacing the roof.	3,050	SF	**$122,000.00**
Recommend unclogging the drain.	4	EA	**$300.00**
Recommend replacing the missing drain strainers.	4	EA	**$900.00**

Facility Needs

Library			
Recommend replacing the roof.	1,915	SF	**$76,600.00**
Recommend sealing eighty feet (80') of wind screen support.	80	LF	**$28,000.00**
Pre-School			
Recommend replacing the roof.	1,920	SF	**$76,800.00**
Restroom B Bldg			
Recommend replacing the roof.	474	SF	**$18,960.00**
Restroom Bldg			
Recommend replacing the roof.	474	SF	**$18,960.00**
Storage			
Recommend replacing the roof.	480	SF	**$19,200.00**

MODERNIZATION

Building and Use		Mod Level		Cost
A Administration	3,050	**M3**	SF	**$762,500.00**
Painting, new flooring, replace or paint ceiling tiles Moderate repair of exterior building finishes Moderate structural repair Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included) Moderate ADA compliance items (reconfiguration, new fixtures) Moderate HVAC Renovation (new branches, registers and ducting, some new equipment) Moderate Data Upgrade (main data service provided, provide data to new locations) Moderate Tech Upgrades (Add Cable and projection capabilities) Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added) Moderate Teledata Equipment added (existing hub modified, new equipment added throughout) * Convert AP offices to conference room * Provide fireproof secure storage * Repair leak and mitigate water damage * Improve security access through admin building				
B MPR/ Kitchen/ Administration	7,020	**M3**	SF	**$1,755,000.00**
Painting, new flooring, replace or paint ceiling tiles Moderate repair of exterior building finishes Moderate structural repair Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included) Moderate ADA compliance items (reconfiguration, new fixtures) Moderate HVAC Renovation (new branches, registers and ducting, some new equipment) Moderate Data Upgrade (main data service provided, provide data to new locations) Moderate Tech Upgrades (Add Cable and projection capabilities) Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added) Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)				

Facility Needs

C1 Classroom	2,880	**M3**	SF	**$720,000.00**
Painting, new flooring, replace or paint ceiling tiles Moderate repair of exterior building finishes Moderate structural repair Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included) Moderate ADA compliance items (reconfiguration, new fixtures) Moderate HVAC Renovation (new branches, registers and ducting, some new equipment) Moderate Data Upgrade (main data service provided, provide data to new locations) Moderate Tech Upgrades (Add Cable and projection capabilities) Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added) Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)				
Building study for uncertified conditions		1	soft	
C2 Classroom	2,880	**M3**	SF	**$720,000.00**
Modernization Level Four (M4)-Major Reconfiguration Extensive repair/replacement of interior building finishes and fixtures Extensive repair of exterior building finishes Extensive interior renovation/reconfiguration/enlargement (cost for additional space not included) Extensive structural repair Extensive ADA compliance items (reconfiguration, new fixtures, removal of walls) Extensive HVAC Upgrade (new equipment and distribution) Extensive Data Upgrade (new main data service, provide data to new locations and connect all areas) Extensive Tech Upgrades (Provide Cable and interconnectivity, Smart boards, Projection and Monitors) Extensive Fire Alarm Upgrade (New anunciator panel, new equipment throughout) Extensive Teledata Equipment Upgrade (existing hub modified, new equipment added throughout)				
Building study for uncertified conditions		1	soft	

Facility Needs

D Classroom	3,800	**M3**	SF	**$950,000.00**

Painting, new flooring, replace or paint ceiling tiles
Moderate repair of exterior building finishes
Moderate structural repair
Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
Moderate ADA compliance items (reconfiguration, new fixtures)
Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)

Moderate Data Upgrade (main data service provided, provide data to new locations)
Moderate Tech Upgrades (Add Cable and projection capabilities)
Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added)
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)
* Provide solar tubes and/or replace lighting

E Classroom	3,844	**M3**	SF	**$961,000.00**

Painting, new flooring, replace or paint ceiling tiles
Moderate repair of exterior building finishes
Moderate structural repair
Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
Moderate ADA compliance items (reconfiguration, new fixtures)
Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
Moderate Data Upgrade (main data service provided, provide data to new locations)
Moderate Tech Upgrades (Add Cable and projection capabilities)
Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added)
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)
* Provide solar tubes and/or replace lighting

G Classroom	3,844	**M3**	SF	**$961,000.00**

Painting, new flooring, replace or paint ceiling tiles
Moderate repair of exterior building finishes
Moderate structural repair
Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
Moderate ADA compliance items (reconfiguration, new fixtures)
Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)

Moderate Data Upgrade (main data service provided, provide data to new locations)
Moderate Tech Upgrades (Add Cable and projection capabilities)
Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added)
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)
* Provide solar tubes and/or replace lighting

Facility Needs

H Classroom	3,844	**M3**	SF	**$961,000.00**
Painting, new flooring, replace or paint ceiling tiles Moderate repair of exterior building finishes Moderate structural repair Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included) Moderate ADA compliance items (reconfiguration, new fixtures) Moderate HVAC Renovation (new branches, registers and ducting, some new equipment) Moderate Data Upgrade (main data service provided, provide data to new locations) Moderate Tech Upgrades (Add Cable and projection capabilities) Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added) Moderate Teledata Equipment added (existing hub modified, new equipment added throughout) * Provide solar tubes and/or replace lighting				
J Classroom	3,844	**M3**	SF	**$961,000.00**
Painting, new flooring, replace or paint ceiling tiles Moderate repair of exterior building finishes Moderate structural repair Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included) Moderate ADA compliance items (reconfiguration, new fixtures) Moderate HVAC Renovation (new branches, registers and ducting, some new equipment) Moderate Data Upgrade (main data service provided, provide data to new locations) Moderate Tech Upgrades (Add Cable and projection capabilities) Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added) Moderate Teledata Equipment added (existing hub modified, new equipment added throughout) * Provide solar tubes and/or replace lighting				
K Classroom	5,760	**M2**	SF	**$1,209,600.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				

Facility Needs

RR-1 Restroom	474	**M2**	SF	**$99,540.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system) * Provide solar tubes and/or replace lighting				
RR-2 Restroom	474	**M2**	SF	**$99,540.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system) * Provide solar tubes and/or replace lighting				
RR-3 Restroom	480	**M2**	SF	**$100,800.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system) * Provide solar tubes and/or replace lighting				

MACHADO ELEMENTARY SCHOOL

Facility Needs

NEW CONSTRUCTION / ADDITIONS

Description	Quantity	Unit	Cost
Administration			
Enlarge teacher workroom with fireproof secured storage	1,500	SF	**$300,000.00**
Enlarge reception area and provide large conference room	500	SF	**$175,000.00**
Expand health clinic for additional student rest areas, improve privacy	300	SF	**$90,000.00**
Provide staff lounge with kitchenette	1,000	SF	**$250,000.00**
Provide textbook storage	1,000	SF	**$125,000.00**
Provide additional staff restrooms	300	SF	**$135,000.00**
Classrooms			
Provide feasibility study to analyze portable removal	22,000	soft	
Add two (2) TK classrooms	3,000	SF	**$900,000.00**
Add one (1) Kinder classroom	1,500	SF	**$450,000.00**
Covered Walkways			
Gymnasium			
Locker/Shower			
Library/Media Center			
Provide new library with storage and office to replace portable	3,500	SF	**$2,275,000.00**
Lunch Shelter			
Multi-purpose Room			
Specialized Classroom			
Provide 1 preschool classroom to replace portables	1,200	SF	**$720,000.00**
Provide STEAM lab	2,000	SF	**$1,000,000.00**
Provide 1 band room (included in CR bldg)	1,200	SF	**$480,000.00**
Provide 1 art lab (included in CR bldg)	1,200	SF	**$480,000.00**
Provide 1 special needs classroom (included in CR bldg)	1,200	SF	**$360,000.00**

CAMPUS SECURITY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Securtity Fencing			
Increase site lighting at parking, portables, and covered walks	15	EA	**$18,750.00**
Provide accessible convenience gates at front gate including mortise lock	2	EA	**$500.00**
Security Technology			
Provide additional security surveillance system and wiring throughout campus	1	EA	**$6,000.00**
Provide single point of entry layered security at admin lobby, which includes a barrier between the lobby and the admin office space and electrical controls for campus access that is controlled by admin staff	150	SF	**$37,500.00**
Add/Repair/Reconfigure/Replace Fire Alarm			

TECHNOLOGY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			**$171,974.21**
Add Aruba 6300M 48SR5 CL6 PoE 4SFP56 Switch JL659A	7	EA	
Add HPE Aruba X372 1050W Power Supply JL087A	7	EA	
Add Aruba 10G SFP+ LC SR 300m MMF Transceiver J9150D	14	EA	
Add Aruba 650 Series Instant Campus Access Point	51	EA	
Institute District Technology Standards			

MACHADO ELEMENTARY SCHOOL

Facility Needs

ACCESSIBILTY UPGRADES			
Description	Quantity	Unit	Cost
Add/Repair/Reconfigure/Replace Site Ramps			
Add/Repair/Reconfigure/Replace Drinking Fountains			
Replace all drinking fountains, provide high/low accessible fixtures	3	EA	**$30,000.00**
Repair/Reconfigure/Replace Sidewalks			

ABATEMENT UPGRADES			
Description	Quantity	Unit	Cost
Remove/Replace Hazardous Materials			
Abate/Stabilize Lead Paint	46,904	SF	**$140,712.00**

MECHANICAL			
Description	Quantity	Unit	Cost
HVAC			
Replace old EMS (IBEX) with District standard (Backtalk)	46,904	SF	**$140,712.00**
Administration:			
* Replace HVAC systems (2 - 5 ton units)	1	EA	**$5,000.00**
* Replace and relocate HVAC system inaccessible	1	EA	**$20,000.00**
* Replace exhaust fans for restrooms (400 CFM)	1	EA	**$2,000.00**
* IT room, provide new split system HVAC (2 ton systems)	1	EA	**$20,000.00**
Classroom Bldgs			
* Replace all HVAC systems (5 tons)	1	EA	**$50,000.00**
* Replace air distribution (add 1 diffuser per classroom)	26,692	SF	**$400,380.00**
* Replace Restroom (4) exhaust fans (900 CFM each)	4	EA	**$12,000.00**
MPR:			
Replace (1) 20 ton HVAC unit	1	EA	**$300,000.00**
Replace (2) 7 1/2 ton HVAC units	2	EA	**$250,000.00**
Replace (2) exhaust fans (800 CFM)	2	EA	**$6,000.00**
Kitchen:			
Remove one large hood no longer in use (including mech equip)	1	EA	**$25,000.00**
Remove (2) 4'x4' hoods no longer in use (including mech equip)	2	EA	**$50,000.00**
Replace 8000 CFM exhaust fan for kitcheN hood	1	EA	**$25,000.00**
Replace makeup air sys for hood (8000 CFM, include evap cooling & htg)	1	EA	**$50,000.00**
Replace HVAC unit and ducting in kitchen area (7.5 ton)	1	EA	**$125,000.00**
Portables:			
Replace (2) 5 ton rooftop HVAC units	2	EA	**$100,000.00**
Replace with high efficiency units (5 tons)	8	EA	**$800,000.00**
Electrical Rooms			
Add HVAC (2 ton sys) to each electrical room	2	EA	**$40,000.00**
Exhaust Fans			
Ventilation			
Misc.			

MACHADO ELEMENTARY SCHOOL

Facility Needs

PLUMBING			
Description	Quantity	Unit	Cost
Sewer Lines			
Fire Sprinklers			
Main Service			
Plumbing Fixtures			
Kitchen:			
Misc.			
Replace 100 gallon water heater	1	EA	**$10,000.00**

ELECTRICAL			
Description	Quantity	Unit	Cost
Main Electrical Service			
Sub-Panels/Transformers			
Provide additional site backbone system and new sub-panels to each building for any future additions	46,904	SF	**$1,172,600.00**
Replace 300 kVA transformer in Electrical Room adjacent to Room 3	1	EA	**$35,000.00**
Re-orient existing Distribution Panel NDG in Electrical Room adjacent to Room 3 to meet clearance codes	1	EA	**$3,500.00**
Fire Alarm System			
* Replace Fire Alarm Control Panel with new Addressable Fire Alarm Panel and connect to Central Monitoring	1	EA	**$20,000.00**
* Replace Fire Alarm Annunciator in Office Area	1	EA	
* Remove manual pull stations and provide automatic/addressable initiation fire alarm devices in all buildings to meet current code	1	EA	**$450.00**
Clock System			
* Replace clock system with wireless atomic clock system	1	EA	**$1,200.00**
Intercom System			
Replace existing system with new intercom system capable of interface with existing phone system and data system on site	1	EA	**$75,000.00**
Misc.			
* Provide interior lighting motion sensors to meet current Title 24 codes	1	EA	**$3,500.00**
Replace/Add track lighting in Multi-purpose Room	1	EA	**$6,000.00**

Facility Needs

STRUCTURAL			
Description	Quantity	Unit	Cost

Seismic upgrades

No seismic upgrades completed to date

Structural Integrity

Reinforced masonry with rigid diaphragms are considered "Category 1" by the AB 300 and are expected to perform satisfactorily in a seismic event

Reinforced masonry with flexible wood diaphragms are considered "Category 2" by the AB 300 and may require additional evaluation

CMU wall to diaphragm connections appear to have a single anchor bolt through the ledger only, strapping is required at the joists to prevent cross grain bending in the ledger

DSA requires all shearwalls to be designed as Special Reinforced Masonry Shear Walls such that retrofit or analysis may be required

School is in seismic zone 4 and falls within a liquifaction zone and landslide zone

Misc.

Visual inspection of the campus indicated white mechanical/plumbing units that do not appear to be adequately anchored

Electrical improvements including structural anchorages were completed in two (2) of the relocatable buildings in 1980

Cost Model					
SITE IMPROVEMENTS					
Repair/Reconfigure/Replace Landscape				$ 1,200,000.00	
Repair/Reconfigure/Replace Playgrounds				$ 433,500.00	
Repair/Reconfigure/Replace Site Drainage				$ 36,000.00	
Repair/Reconfigure/Replace Parking				$ 400,000.00	
BUILDING EXTERIOR					
Repair/Reconfigure/Replace Roofing				$ 1,875,690.00	
MODERNIZATION	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
A Administration	SF	8,840	250	$ 2,210,000.00	
B MPR/ Kitchen/ Administration	SF	6,100	250	$ 1,525,000.00	
C1 Classroom	SF	2,800	250	$ 700,000.00	
C2 Classroom	SF	2,800	250	$ 700,000.00	
D Classroom	SF	3,800	250	$ 950,000.00	
E Classroom	SF	3,844	250	$ 961,000.00	
G Classroom	SF	3,844	250	$ 961,000.00	
H Classroom	SF	3,844	250	$ 961,000.00	
J Classroom	SF	3,844	250	$ 961,000.00	
K Classroom	SF	5,760	210	$ 1,209,600.00	
RR-1 Restroom	SF	474	210	$ 99,540.00	
RR-2 Restroom	SF	474	210	$ 99,540.00	
RR-3 Restroom	SF	480	210	$ 100,800.00	
NEW CONSTRUCTION/ADDITIONS					
Administration				$ 1,075,000.00	
Classrooms				$ 1,350,000.00	
Library/Media Center				$ 2,275,000.00	
Specialized Classroom				$ 3,040,000.00	
CAMPUS SECURITY					
Repair/Reconfigure/Replace Securtity Fencing				$ 19,250.00	
Security Technology				$ 43,500.00	
Add/Repair/Reconfigure/Replace Fire Alarm				$ -	
TECHNOLOGY					
Repair/Reconfigure/Replace IT Network				$171,974.21	
ACCESSIBILITY UPGRADES					
Add/Repair/Reconfigure/Replace Drinking Fountains				$ 30,000.00	
ABATEMENT UPGRADES					
Remove/Replace Hazardous Materials				$ 140,712.00	
MECHANICAL					
HVAC				$ 2,421,092.00	

MACHADO ELEMENTARY SCHOOL

Cost Model					
PLUMBING					
Misc.				$ 10,000.00	
ELECTRICAL					
Sub-Panels/Transformers				$ 1,211,100.00	
Fire Alarm System				$ 20,450.00	
Clock System				$ 1,200.00	
Intercom System				$ 75,000.00	
Misc.				$ 9,500.00	

SUB-TOTAL		$ 27,277,448.21
CONTINGENCY	10%	$ 2,727,744.82
FEES	10%	$ 2,727,744.82
ESCALATION	10%	$ 2,727,744.82
INSPECTION AND TESTING	3%	$ 818,323.45
FURNITURE AND EQUIPMENT	7%	$ 1,909,421.37
TOTAL		$ 38,188,427.49

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
ROOM UTILIZATION

MACHADO ELEMENTARY SCHOOL

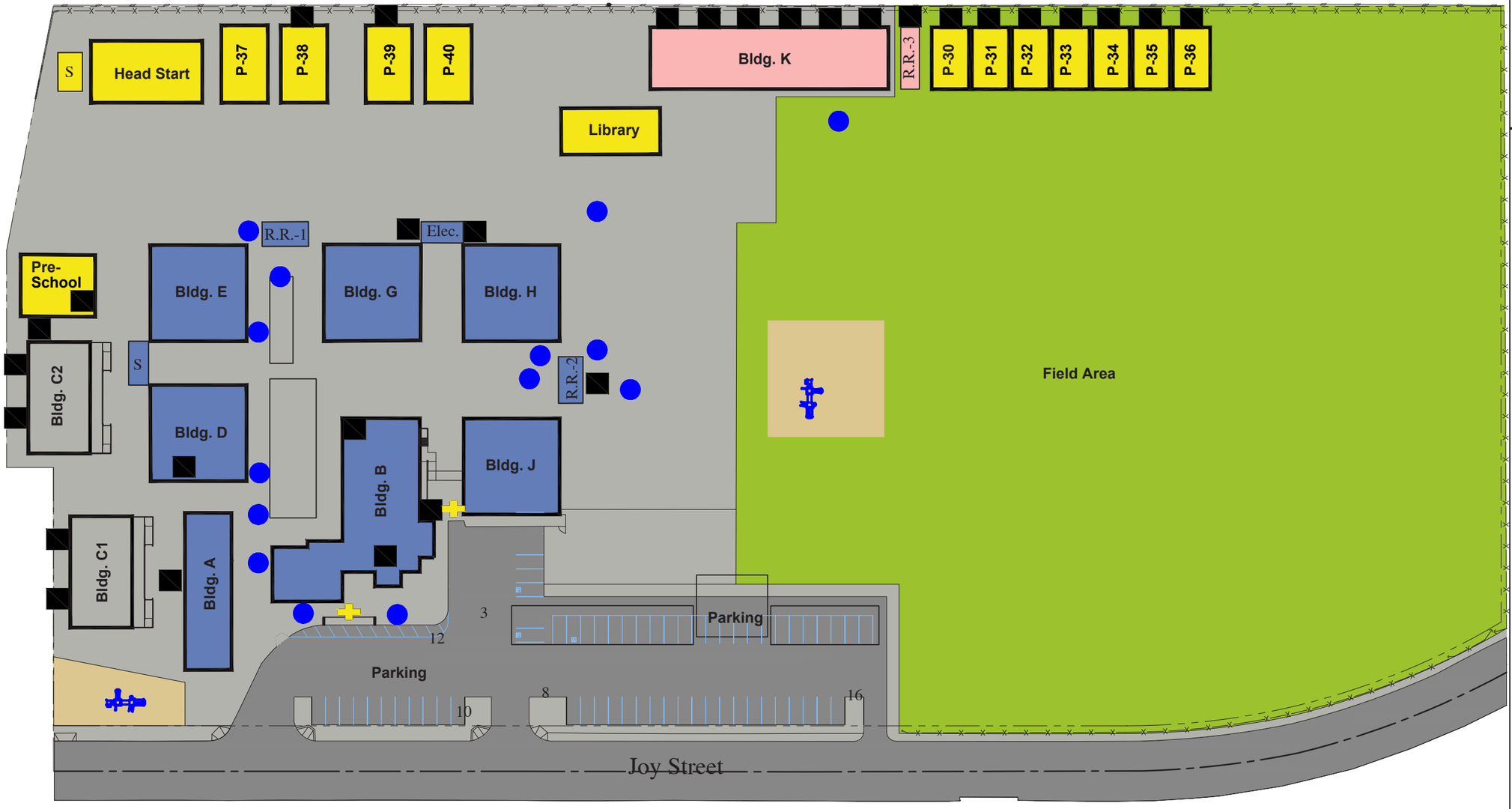
FACILITY DESCRIPTION 594 '21-'22 Enrollment				Design Use			Current Use (2022)		15150 Joy Street Lake Elsinore, CA 92883 10.5 Acres
				Room Use	DISTRICT LOADING STANDARDS	STATE LOADING STANDARDS	Room Use	DISTRICT LOADING STANDARDS	
Building	Room Number	Grade Level	Type (Perm, Port, Trailer)	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Classroom: K-6 @ 25:1 7-12 @ 27:1 NS @ 13:1 Sev @ 9:1	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Comments
C-1	K-1	K	Permanent Modular	Classroom	24	25	Classroom	24	AM/PM
C-1	K-2	K	Permanent Modular	Classroom	24	25	Classroom	24	AM/PM
C-2	K-3	K	Permanent Modular	Classroom	24	25	SDC	17	LEUSD Special Day Program
C-2	K-4	TK	Permanent Modular	Classroom	24	25	Classroom	24	All Day
D	K-5	TK-2	Permanent	Classroom	24	25	SDC	17	LEUSD Special Day Program
D	4	-	Permanent	Classroom	24	25	Special Use	NA	Think Together
D	5	1	Permanent	Classroom	24	25	Classroom	24	
E	6	2	Permanent	Classroom	24	25	Classroom	24	
E	7	1	Permanent	Classroom	24	25	Classroom	24	
E	8	1	Permanent	Classroom	24	25	Classroom	24	
E	9	-	Permanent	Classroom	24	25	Special Use	NA	Music
G	10	2	Permanent	Classroom	24	25	Classroom	24	
G	11	2	Permanent	Classroom	24	25	Classroom	24	
G	12	5	Permanent	Classroom	24	25	Classroom	24	
G	13	-	Permanent	Classroom	24	25	Special Use	NA	Occupational Therapy
H	14	5	Permanent	Classroom	24	25	Special Use	NA	DLP
H	15	5	Permanent	Classroom	24	25	Classroom	24	
H	16	-	Permanent	Classroom	24	25	Special Use	NA	Robotics Classroom
H	17	5	Permanent	Classroom	24	25	Classroom	24	
J	18	-	Permanent	Classroom	24	25	Special Use	NA	Machado Parent Resource Center
J	19	5	Permanent	Classroom	24	25	Classroom	24	
J	20	1-5	Permanent	Classroom	24	13	SDC	17	LEUSD Special Day Program
J	21	1	Permanent	Classroom	24	25	Classroom	24	
K	24	-	Permanent Modular	Classroom	24	25	Special Use	NA	RSP
K	25	3	Permanent Modular	Classroom	24	25	Classroom	24	
K	26	5	Permanent Modular	Classroom	24	25	Classroom	24	
K	27	3	Permanent Modular	Classroom	24	25	Classroom	24	
K	28	3	Permanent Modular	Classroom	24	25	Classroom	24	
K	29	3	Permanent Modular	Classroom	24	25	Classroom	24	
P-30	30	4	Portable	Classroom	24	25	Classroom	24	
P-31	31	4	Portable	Classroom	24	25	Classroom	24	
P-32	32	4	Portable	Classroom	24	25	Classroom	24	
P-33	33	4	Portable	Classroom	24	25	Classroom	24	
P-34	34	-	Portable	Classroom	24	25	Special Use	NA	Resource Specialist Classroom
P-35	35	-	Portable	Classroom	24	25	Special Use	NA	Think Together
P-36	36	-	Portable	Classroom	24	25	Special Use	NA	Think Together
P-37	37	K	Portable	Classroom	24	25	Classroom	24	
P-38	38	K	Portable	Classroom	24	25	Classroom	24	
P-39	39	5	Portable	Classroom	24	25	Special Use	NA	DLP
P-40	40	2	Portable	Classroom	24	25	Classroom	24	
TOTAL					960	988		675	Built: 1964

[3] **Enrollment Based On District Loading**

[1] **Kinder** 120
1-3 360
[2] **4-5** 480
6-8 0
9-12 0

40 Classrooms
19 Permanent
10 Permanent Modulars
11 Portable
Capacity for Perm CRs Only = 696

[1] Includes kindergarden and SDC kindergarden classrooms
[2] Includes 4th, 5th, and all classrooms listed as 1st through 5th
[3] Loads all classrooms at maximum loading standard (SDC classrooms are loaded as regular)



LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

Machado Elementary School

15150 Joy Street
Lake Elsinore, Ca 92530

- PERMANENT
- PERMANENT MODULARS
- PORTABLE
- ELECTRICAL SHUT-OFF
- GAS SHUT-OFF
- MAIN FIRE WATER
- WATER SHUT OFF
- LANDSCAPEING WATER SHUT OFF
- HVAV WATER SHUT-OFF
- PIV FIRE SPRINKLER SHUT-OFF
- FIRE RISER CLOSETS
- H HYDRANT
- CHEMICAL SHUT-OFF
- POTABLE WATER SHUT-OFF

SCALE: 1"=80'

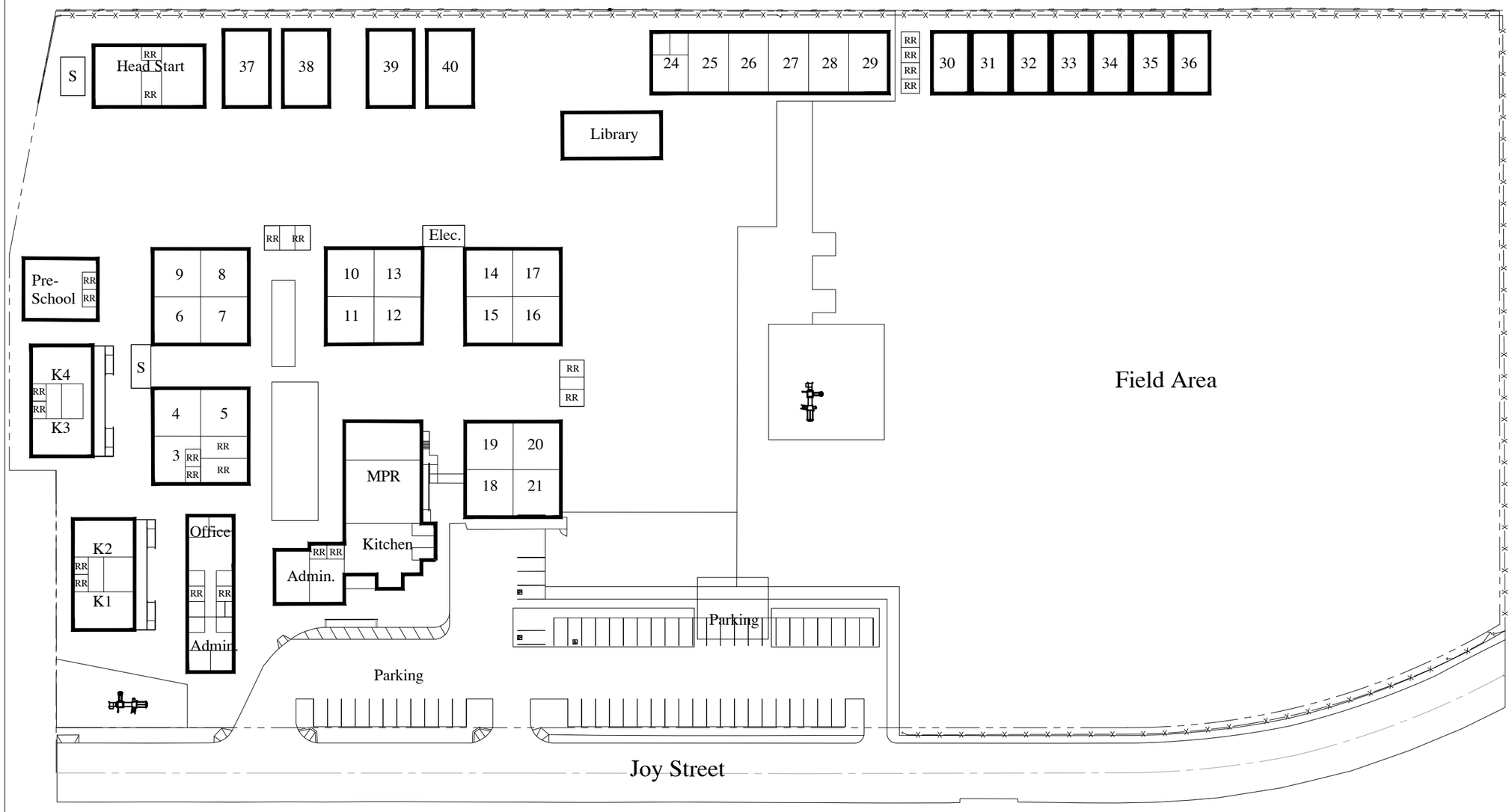
A4E
ARCHITECTURE FOR EDUCATION INCORPORATED

LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

Machado Elementary School

15150 Joy Street
Lake Elsinore, Ca 92530



SCALE: 1"=80'

ARCHITECTURE FOR EDUCATION INCORPORATED

5.1.7 Railroad Canyon Elementary School

RAILROAD CANYON ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

June 8, 2023

1. General Information

Grades Served:	K-5		
Schedule Type:	Traditional		
Site:	11.1	Acres	
Site, including City property:	11.1	Acres	
Existing Play Field Area:	7.2	Acres	314,068 SF
Available Play Field Area:	7.6	Acres	
(Portable Buildings removed)			
Hardscape	129,070.0	SF	
Parking	29,711.0	SF	
Landscape	93,643.0	SF	
Permanent Building Area:	40,093	SF	
Portable Building Area:	16,320	SF	
Total Area:	56,413	SF	

2. Enrollment History

Academic school year	TK	K	1	2	3	4	5	SDC	TOTALS
2021-2022	23	132	145	117	132	105	101	23	778
2020-2021		178	140	141	120	124	129		832
2019-2020		165	133	123	127	144	128		820
2018-2019		166	125	126	137	121	107		782
2017-2018		145	123	137	119	104	124		752
2016-2017		147	138	112	99	125	121		742

3. Permanent Construction

Bldg./Use	Date Constructed	DSA Number	Date Modernized	Date Eligible	Number of Classrooms TK	K	1-3	4-5	6-8	SDC	Building Area
A Administration	1988	47738/115229	N/A	2013/2042							3,381 SF
Staff Workroom											150 SF
Staff Lounge											250 SF
B MPR/ Library/ Kitchen	1988	47738/115229	N/A	2013/2042							12,483 SF
MPR Assembly											4,958 SF
C Classrooom	1988	47738/115229	N/A	2013/2042	1	1					2,990 SF
D Classrooom	1988	47738/115229	N/A	2013/2042			8				10,722 SF
E Classroom/Computer Lab	1988	47738/115229	N/A	2013/2042			8				10,517 SF
TOTAL					1	1	16	0	0	0	40,093 SF

4. Portable Area

101280?

Unit	Serial Number	Manuf.	Mfg. Date	DSA Number	Owner	Lease Number	Lease Payment	PO/ Contract	Building Area
P 19	11580/11581		Mar-92	A-57776	District				960 SF
P 20	11576/11577		Mar-92	A-57776	District				960 SF
P 21	11580/11581		Mar-92	A-57776	District				960 SF
P 22	98-2440-103-150A/B	*P	2000	A-100132	District				960 SF
P 23				A04-119156					960 SF
P 24				A04-119156					960 SF
P 25	11587/11588	*MT		A-49412	District				960 SF
P 26	2107/2108	*MS	Apr-97	A-49412	District				960 SF
P 27	2089/2090	*MS	Apr-97	A-49412	District				960 SF
P 28	28116			A-49412	District				960 SF
P 29	27123			A-49412	District				960 SF
P 30	27122			A-49412	District				960 SF
P 31		*MS		A-04-118496					960 SF
P 34	154A/154B			A-49412	District				960 SF
P 35	27127			A-49412	District				960 SF
P 36	27130			A-49412	District				960 SF
P 37	27131			A-49412	District				960 SF
	TOTAL								16,320 SF

***P-Pacesetter MT-Mod Tech MS-Modular Structure**

5. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Girls:	Toilets	*18*	7	11
	Sinks	*10*	4	6
Boys:	Toilets	*8*	3	5
	Urinals	*13*	8	5
	Sinks	*11*	6	5
Women:	Toilets	*4*	3	1
	Sinks	*2*	2	0
Men:	Toilets	*2*	1	1
	Urinals	*2*	1	1
	Sinks	*2*	1	1
Unisex	Toilets	*7*		7
	Sinks	*7*		7
Drinking Fountains:	Number of heads	*22*		

Parking Capacity

	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces	35	2	2	0

Multi-Purpose Room Capacity

Assembly Hall

Eating	413
Assembly	708

Staff - Faculty Dining

Eating	17

Maximum adult users of core facilities:

Men	*15*
Women	*43*
Total	58

6. Space and Loading analysis

Classroom Areas Grade Level/Space	District Loading	State Loading	Perm. Quantity	Port. Quantity	District Capacity	State Capacity
Grade TK	24	25	1	0	**24**	**25**
Grade K	24	25	1	2	**72**	**75**
Grades 1-3	24	25	16	3	**456**	**475**
Grades 4-5	24	25	0	8	**192**	**200**
Grades 6-8	38	27	0	0	**0**	**0**
Grades 9-12	38	27	0	0	**0**	**0**
SDC	17	13	0	2	**34**	**26**
RSP	0	0	0	0	**0**	**0**
RSP, undersized	0		0	0	**0**	**0**
Permanent Construction Capacity			**18**		**432**	**450**
Portable Construction				**15**	**346**	**351**
TOTAL EXISTING CAPACITY					**778**	**801**

Support Spaces/ Specialized Classrooms	Quantity	Room Area	Capacity
Library/Media Center	1	2,375 SF	
Computer Lab	0	0 SF	
Science Lab	0	0 SF	
Art	0	0 SF	
Band	0	0 SF	
Choral	0	0 SF	
Gymnasium	0	0 SF	
Locker/Shower	0	0 SF	

CDE Recommended Play Field Area
Based on Total Existing Capacity 8.2 Acres

CDE Recommended Play Field Area
Based on Permanent Construction Capacity 6.1 Acres

RAILROAD CANYON ELEMENTARY SCHOOL

Facility Needs

SITE IMPROVEMENTS

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Paint entry planters	600	SF	**$9,000.00**
Repair/Reconfigure/Replace Drop-off & Pick-up			
Reconfigure front drive to providing better access for bus drop off	15,000	SF	**$750,000.00**
Repair/Reconfigure/Replace Hardscape			
Repair/Reconfigure/Replace Landscape			
Misc. planting and irrigation improvements throughout campus	150,000	SF	**$1,500,000.00**
Repair/Reconfigure/Replace Playgrounds			
Reconfigure kinder play area to have more paving and reduced turf	3,600	SF	**$54,000.00**
Provide additional ball wall, adjacent to existing	1	EA	**$20,000.00**
Provide DG track at field	1,300	LF	**$32,500.00**
Provide shading at play structures	2	EA	**$204,000.00**
Repair/Reconfigure/Replace Site Drainage			
Repair/Reconfigure/Replace Fencing			
Repair/Reconfigure/Replace Parking			
Provide EV charging stations	2	EA	**$80,000.00**

BUILDING EXTERIOR

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Roofing			
Bldg. A - Admin Flat Roof			
Recommend replacing the roof.	1,000	SF	**$40,000.00**
Bldg. A - Admin Metal Roof			
Recommend sealing all the gutter joints.	250	LF	**$3,750.00**
Bldg. B Kitchen			
Recommend installing counterflashing on all the HVAC units.	300	LF	**$15,000.00**
Recommend replacing the ductwork.	40	LF	**$12,000.00**
Recommend replacing the roof.	540	SF	**$21,600.00**
Bldg. B MPR Flat Roof			
Recommend replacing the roof.	5,800	SF	**$232,000.00**
Bldg. B MPR Metal Roof			
Recommend replacing the roof.	6,140	SF	**$214,900.00**
Bldg. C Flat Roof			
Recommend replacing the roof.	700	SF	**$28,000.00**
Bldg. C Metal Roof			
Recommend replacing the roof.	2,290	SF	**$80,150.00**
Bldg. D Flat Roof			
Recommend replacing the roof.	4,700	SF	**$188,000.00**
Bldg. D Metal Roof			
Recommend replacing the roof.	5,280	SF	**$184,800.00**
Bldg. E Flat Roof			
Recommend replacing the roof.	4,700	SF	**$188,000.00**
Bldg. E Metal Roof			
Recommend replacing the roof.	5,280	SF	**$184,800.00**
Portables P25-P30			
Recommend replacing the roofs.	5,760	SF	**$230,400.00**
Portables P34-P37			

RAILROAD CANYON ELEMENTARY SCHOOL

Facility Needs

MODERNIZATION				
Building and Use		Mod Level		Cost
A Administration	3,781	**M3**	SF	**$945,250.00**
Painting, new flooring, replace or paint ceiling tiles Moderate repair of exterior building finishes Moderate structural repair Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included) Moderate ADA compliance items (reconfiguration, new fixtures) Moderate HVAC Renovation (new branches, registers and ducting, some new equipment) Moderate Data Upgrade (main data service provided, provide data to new locations) Moderate Tech Upgrades (Add Cable and projection capabilities) Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added) Moderate Teledata Equipment added (existing hub modified, new equipment added throughout) * Provide additional counter space				
B MPR/ Library/ Kitchen	12,483	**M3**	SF	**$3,120,750.00**
Painting, new flooring, replace or paint ceiling tiles Moderate repair of exterior building finishes Moderate structural repair Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included) Moderate ADA compliance items (reconfiguration, new fixtures) Moderate HVAC Renovation (new branches, registers and ducting, some new equipment) Moderate Data Upgrade (main data service provided, provide data to new locations) Moderate Tech Upgrades (Add Cable and projection capabilities) Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added) Moderate Teledata Equipment added (existing hub modified, new equipment added throughout) * Library: Provide rolling book cases * Library: Provide computer corner and additional shelving in relocated speech office * Reduce size of kitchen, realocate area to MP * MPR: Replace accordian storage door with full height partitions and double doors * MPR: Provide sound system				

Facility Needs

C Classrooom	2,990	**M2**	SF	**$627,900.00**

Painting, new flooring, replace or paint ceiling tiles
Minor repair/replacement of interior building finishes and fixtures
Minor repair of exterior building finishes
Minor structural repair

Minor ADA compliance items (minor reconfiguration, partition layout)
Minor HVAC layout adjustments (new registers and ducting)
Minor Data Drops added (main data service existing, provide numerous additional drops)
Minor Tech Upgrades (Add projectors, monitors)
Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

* Raise ceilings, replace lighting, provide solar tubes

D Classrooom	10,722	**M2**	SF	**$2,251,620.00**

Painting, new flooring, replace or paint ceiling tiles
Minor repair/replacement of interior building finishes and fixtures
Minor repair of exterior building finishes
Minor structural repair

Minor ADA compliance items (minor reconfiguration, partition layout)
Minor HVAC layout adjustments (new registers and ducting)
Minor Data Drops added (main data service existing, provide numerous additional drops)
Minor Tech Upgrades (Add projectors, monitors)
Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

* Provide sectional doors at classrooms facing the exterior
* Provide changing table for severe classroom

E Classroom/Computer Lab	10,517	**M2**	SF	**$2,208,570.00**

Painting, new flooring, replace or paint ceiling tiles
Minor repair/replacement of interior building finishes and fixtures
Minor repair of exterior building finishes
Minor structural repair

Minor ADA compliance items (minor reconfiguration, partition layout)
Minor HVAC layout adjustments (new registers and ducting)
Minor Data Drops added (main data service existing, provide numerous additional drops)
Minor Tech Upgrades (Add projectors, monitors)
Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

* Provide sectional doors at classrooms facing the exterior
* Provide changing table for severe classroom

RAILROAD CANYON ELEMENTARY SCHOOL

Facility Needs

NEW CONSTRUCTION / ADDITIONS			
Description	Quantity	Unit	Cost
Administration			
Provide new speech office to relocate from library	1,000	SF	**$75,000.00**
Enlarge central teachers workroom	300	SF	**$90,000.00**
Enlarge open admin office space	450	SF	**$135,000.00**
Provide additional staff restrooms	350	SF	**$157,500.00**
Enlarge staff work room and lounge	200	SF	**$60,000.00**
Classrooms			
Provide feasibility study to analyze portable removal	1	soft	
Covered Walkways			
Gymnasium			
Locker/Shower			
Library/Media Center			
Lunch Shelter			
Replace shade structure with metal roofed lunch shelter and misters	3,500	SF	**$1,575,000.00**
Multi-purpose Room			
Specialized Classroom			
Provide STEAM lab	2,000	SF	**$1,000,000.00**
Provide music/band classroom	1,500	SF	**$600,000.00**

CAMPUS SECURITY			
Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Securtity Fencing			
Reconfigure site security fencing	100	LF	**$20,000.00**
Securtity Technology			
Provide complete security system with cameras throughout campus	1	EA	**$6,000.00**
Provide single point of entry layered security at admin lobby, which includes a barrier between the lobby and the admin office space and electrical controls for campus access that is controlled by admin staff	150	SF	**$37,500.00**
Add/Repair/Reconfigure/Replace Fire Alarm			

TECHNOLOGY			
Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			**$226,602.33**
Add Aruba 6300M 48SR5 CL6 PoE 4SFP56 Switch JL659A	11	EA	
Add HPE Aruba X372 1050W Power Supply JL087A	11	EA	
Add Aruba 10G SFP+ LC SR 300m MMF Transceiver J9150D	22	EA	
Add Aruba 650 Series Instant Campus Access Point	43	EA	
Institute District Technology Standards			

RAILROAD CANYON ELEMENTARY SCHOOL

Facility Needs

ACCESSIBILTY UPGRADES			
Description	Quantity	Unit	Cost
Add/Repair/Reconfigure/Replace Site Ramps			
Provide stairs at transition between playground levels	7,518	SF	**$2,255,400.00**
Add/Repair/Reconfigure/Replace Drinking Fountains			
Replace drinking fountains with bottle filling stations	3	EA	**$30,000.00**
Repair/Reconfigure/Replace Sidewalks			

MECHANICAL			
Description	Quantity	Unit	Cost
HVAC			
Administration:			
Replace exhaust fans for restrooms (400 CFM)	4	EA	**$8,000.00**
IT room, provide new split system HVAC (2 ton systems)	1	EA	**$20,000.00**
Bldg D:			
* Replace air distribution (add 1 diffuser per classroom)	10,722	SF	**$160,830.00**
* Replace Restroom (2) exhaust fans (900 CFM each)	2	EA	**$6,000.00**
Bldg E:			
* Replace air distribution (add 1 diffuser per classroom)	10,517	SF	**$157,755.00**
* Replace Restroom (2) exhaust fans (900 CFM each)	2	EA	**$6,000.00**
Bldg B MPR:			
* Replace (2) 7 1/2 ton HVAC units	2	EA	**$250,000.00**
* Replace (4) exhaust fans (600 CFM)	4	EA	**$8,000.00**
* **Kitchen:**			
* Remove one large hood no longer in use (including mech equip)	1	EA	**$25,000.00**
* Remove (2) 4'x4' hoods no longer in use (including mech equip)	2	EA	**$50,000.00**
* Replace makeup air sys for hood (10000 CFM include evap cooling & htg)	1	EA	**$165,000.00**
* Replace makeup air duct system (lining eroding)	150	LF	**$26,250.00**
* Replace ducting in kitchen area	2988	SF	**$59,760.00**
* Remove walk-in coolers (including equip) not used	550	SF	**$8,250.00**
Portables:			
Exhaust Fans			
Ventilation			
Misc.			

Facility Needs

ELECTRICAL			
Description	Quantity	Unit	**Cost**
Main Electrical Service			
Sub-Panels/Transformers			
Provide additional site backbone system and new sub-panels to each building for any future additions	40,493	SF	**$1,012,325.00**
Replace 75kVA & 112.5 kVA transformer in Electric Room adjacent to Room 15	1	EA	**$30,500.00**
Replace and re-orient 75kVA & 112.5 kVA transformers in Electric Room adjacent to Room 10	1	EA	**$17,000.00**
* Replace both 400A classroom roof sub-panels and add main circuit breakers	1	EA	**$3,500.00**
* Relocate wall mounted transformer in Administration builidng - Workroom Stoarge to roof or exterior	1	EA	**$5,000.00**
Fire Alarm System			
Replace Fire Alarm Control Panel with new Addressable Fire Alarm Panel and connect to Central Monitoring	1	EA	**$20,000.00**
Replace Fire Alarm Annunciator in Office Area	1	EA	**$5,000.00**
* Remove manual pull stations and provide automatic/addressable initiation fire alarm devices in all buildings to meet current codes	1	EA	**$450.00**
Clock System			
Intercom System			
Misc.			
Provide additional energy efficient site lighting to meet illumination codes for facility	15	EA	**$18,000.00**
* Replace all magnetic ballast/T-12 type lamp light fixtures with LED	1	EA	**$650.00**
* Provide interior lighting motion sensors to meet current Title 24 codes	1	EA	**$3,500.00**

STRUCTURAL			
Description	Quantity	Unit	Cost
Seismic upgrades			
No seismic upgrades completed to date			
Structural Integrity			
Wood frame structures are expected to perform well in a seismic event School is in seismic zone 4 and falls within a liquifaction zone and landslide zone			
Misc.			
All buildings were designed after July 1, 1978 and conform to the 1979 UBC, such that they are expected to perform well in a seismic event			

RAILROAD CANYON ELEMENTARY SCHOOL

June 8, 2023

Cost Model

SITE IMPROVEMENTS				TOTAL	REMARKS
Repair/Reconfigure/Replace Entrance				$ 9,000.00	
Repair/Reconfigure/Replace Drop-off & Pick-up				$ 750,000.00	
Repair/Reconfigure/Replace Landscape				$ 1,500,000.00	
Repair/Reconfigure/Replace Playgrounds				$ 310,500.00	
Repair/Reconfigure/Replace Parking				$ 80,000.00	
BUILDING EXTERIOR					
Repair/Reconfigure/Replace Roofing				$1,623,400.00	
MODERNIZATION	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
A Administration	SF	3,781	250	$ 945,250.00	
B MPR/ Library/ Kitchen	SF	17,441	250	$ 4,360,250.00	
C Classrooom	SF	2,990	210	$ 627,900.00	
D Classrooom	SF	10,722	210	$ 2,251,620.00	
E Classroom/Computer Lab	SF	10,517	210	$ 2,208,570.00	
NEW CONSTRUCTION/ADDITIONS				TOTAL	REMARKS
Administration				$ 517,500.00	
Lunch Shelter				$ 1,575,000.00	
Specialized Classroom				$ 1,600,000.00	
CAMPUS SECURITY				TOTAL	REMARKS
Repair/Reconfigure/Replace Securtity Fencing				$ 20,000.00	
Securtity Technology				$ 43,500.00	
TECHNOLOGY				TOTAL	REMARKS
Repair/Reconfigure/Replace IT Network				$ 226,602.33	
ACCESSIBILITY UPGRADES				TOTAL	REMARKS
Add/Repair/Reconfigure/Replace Site Ramps				$ 2,255,400.00	
Add/Repair/Reconfigure/Replace Drinking Fountains				$ 30,000.00	
MECHANICAL				TOTAL	REMARKS
HVAC				$ 950,845.00	

RAILROAD CANYON ELEMENTARY SCHOOL

Cost Model

ELECTRICAL				TOTAL	REMARKS
Sub-Panels/Transformers				$ 1,068,325.00	
Fire Alarm System				$ 25,450.00	
Misc.				$ 22,150.00	

SUB-TOTAL		$ 23,001,262.33
CONTINGENCY	10%	$ 2,300,126.23
FEES	10%	$ 2,300,126.23
ESCALATION	10%	$ 2,300,126.23
INSPECTION AND TESTING	3%	$ 690,037.87
FURNITURE AND EQUIPMENT	7%	$ 1,610,088.36
TOTAL		$ 32,201,767.26

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
ROOM UTILIZATION

RAILROAD CANYON ELEMENTARY SCHOOL

FACILITY DESCRIPTION 778 '21-'22 Enrollment				Design Use			Current Use (2022)		1300 Mill Street Lake Elsinore, CA 92530 9.43 Acres
				Room Use	DISTRICT LOADING STANDARDS	STATE LOADING STANDARDS	Room Use	DISTRICT LOADING STANDARDS	
Building	Room Number	Grade Level	Type (Perm, Port, Trailer)	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Classroom: K-6 @ 25:1 7-12 @ 27:1 NS @ 13:1 Sev @ 9:1	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Comments
C	K-1	TK-K	Permanent	Classroom	24	25	Classroom	24	AM / PM
C	K-2	K	Permanent	Classroom	24	25	Classroom	24	AM / PM
E	3	2	Permanent	Classroom	24	25	Classroom	24	
E	4	2	Permanent	Classroom	24	25	Classroom	24	
E	5	1	Permanent	Classroom	24	25	Classroom	24	
E	6	1	Permanent	Classroom	24	25	Classroom	24	
E	7	1	Permanent	Classroom	24	25	Classroom	24	
E	8	2	Permanent	Classroom	24	25	Classroom	24	
E	9	2	Permanent	Classroom	24	25	Classroom	24	
E	10	2	Permanent	Classroom	24	25	Classroom	24	
D	11	3	Permanent	Classroom	24	25	Classroom	24	
D	12	1	Permanent	Classroom	24	25	Classroom	24	
D	13	3	Permanent	Classroom	24	25	Classroom	24	
D	14	3	Permanent	Classroom	24	25	Classroom	24	
D	15	3	Permanent	Classroom	24	25	Classroom	24	
D	16	3	Permanent	Classroom	24	25	Classroom	24	
D	17	1	Permanent	Classroom	24	25	Classroom	24	
D	18	1	Permanent	Classroom	24	25	Classroom	24	
P-19	19	5	Portable	Classroom	24	25	Classroom	24	
P-20	20	5	Portable	Classroom	24	25	Classroom	24	
P-21	21	4-5	Portable	Classroom	24	25	Classroom	24	4th & 5th Combo
P-22	22	Pre-K	Portable	Classroom	24	25	Special Use	NA	Preschool Program
P-25	25	1-5	Portable	Classroom	24	25	Special Use	NA	RSP
P-26	26	1-5	Portable	Classroom	24	25	SDC	17	LEUSD Special Day Program
P-27	27	2	Portable	Classroom	24	25	Classroom	24	
P-28	28	1-5	Portable	Classroom	24	25	SDC	17	LEUSD Special Day Program
P-29	29	1	Portable	Classroom	24	25	Classroom	24	
P-30	30	K	Portable	Classroom	24	25	Classroom	24	All Day
P-31	31	K	Portable	Classroom	24	25	Classroom	24	All Day
P-34	34	4	Portable	Classroom	24	25	Classroom	24	
P-35	35	4	Portable	Classroom	24	25	Classroom	24	
P-36	36	4	Portable	Classroom	24	25	Classroom	24	
P-37	37	4	Portable	Classroom	24	25	Classroom	24	
TOTAL					792	825		730	Built: 1988

[3] **Enrollment Based On District Loading**

[1] **Kinder** 144
1-3 288
[2] **4-5** 336
6-8 0
9-12 0

32 Classrooms
18 Permanent
0 Permanent Modulars
14 Portable
Capacity for Perm CRs Only = 432

[1] Includes kindergarden and SDC kindergarden classrooms
[2] Includes 4th, 5th, and all classrooms listed as 1st through 5th
[3] Loads all classrooms at maximum loading standard (SDC classrooms are loaded as regular)

LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

Railroad Canyon Elementary

1300 Mill Street
Lake Elsinore, Ca 92530



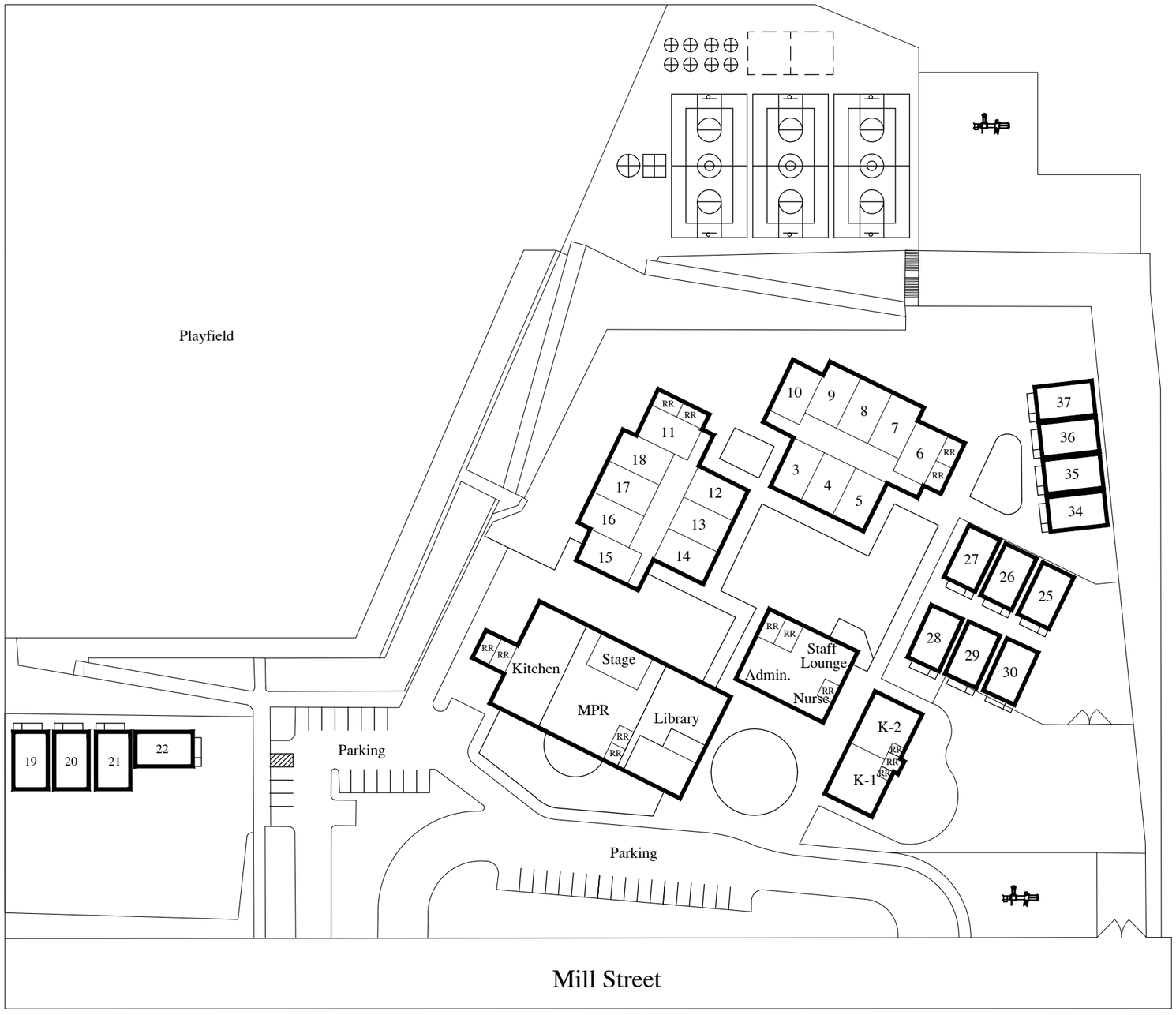
PERMANENT

PERMANENT MODULARS

PORTABLE

SCALE: 1"=80'

A4E
ARCHITECTURE FOR EDUCATION INCORPORATED



LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

Railroad Canyon Elementary

1300 Mill Street
Lake Elsinore, Ca 92530

SCALE: 1"=80'

A4E
ARCHITECTURE FOR EDUCATION INCORPORATED

5.1.8 Rice Canyon Elementary School

RICE CANYON ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

June 8, 2023

1. General Information

Grades Served:	K-5		
Schedule Type:	Traditional		
Site:	9.9	Acres	
Site, including City property:	9.9	Acres	
Existing Play Field Area:	3.9	Acres	169,013 SF
Available Play Field Area:	4.1	Acres	
(Portable Buildings removed)			
Hardscape	78,523.0	SF	
Parking	65,402.0	SF	
Landscape	92,927.0	SF	
Permanent Building Area:	50,319	SF	
Portable Building Area:	7,680	SF	
Total Area:	57,999	SF	

2. Enrollment History

Academic school year	TK	K	1	2	3	4	5	SDC	TOTALS
2021-2022	14	69	102	110	99	113	107		614
2020-2021		99	108	95	111	116	131		660
2019-2020		170	118	149	142	153	157		889
2018-2019		137	147	144	152	149	151		880
2017-2018		170	148	144	150	159	139		910
2016-2017		176	144	161	166	141	154		942

3. Permanent Construction

Bldg./Use	Date Constructed	DSA Number	Date Modernized	Date Eligible	Number of Classrooms K	1-3	4-5	6-8	SDC	Building Area
A Administration/ MPR/ Kitchen	2002	04-100239	N/A	2027						7,970 SF
Staff Workroom			N/A							180 SF
Staff Lounge			N/A							200 SF
MPR Assembly			N/A							4,365 SF
B Classroom	2002	04-100239 04-100239	N/A	2027	3					4,617 SF
C Library/ Classroom	2002	04-108217	N/A	2027		17			1	29,459 SF
C - Hallway										1,875 SF
D Classroom	2002	04-100239	N/A	2027			3			2,900 SF
E Classroom	2002	04-100239		2027			3			2,900 SF
F Classroom	2002	04-100239		2027			2			1,935 SF
RR-1 Restroom	2002	04-100239		2,027						538 SF
TOTAL					3	17	8		1	50,319 SF

4. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA Number	Owner	Lease Number	Lease Payment	PO/ Contract	Building Area
P 409	0536/1537	*MM		A-105738	District				960 SF
P 410	0582/0583	*MM		A-105738	District				960 SF
P 411	45705/45706	*MM		A-105738	District				960 SF
P 412	49960/49961	*MM		A-105738	District				960 SF
P 501	12643/12644	*A	1993	A-108217	District				960 SF
P 502	12645/12646	*A	1993	A-108217	District				960 SF
P 503	25664/25665	*CL	1997		CL	CL2489	4,974		960 SF
P 504	25666/25667	*CL	1997		CL	CL2489	4,974		960 SF
	TOTAL								7,680 SF

***MM-Mobile Modular A-Aurora CL-Class Leasing**

5. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Girls:	Toilets	*16*	10	6
	Sinks	*8*	5	3
Boys:	Toilets	*8*	4	4
	Urinals	*8*	12	-4
	Sinks	*8*	8	0
Women:	Toilets	*2*	4	-2
	Sinks	*1*	2	-1
Men:	Toilets	*1*	2	-1
	Urinals	*1*	1	0
	Sinks	*1*	2	-1
Unisex	Toilets	*8*		8
	Sinks	*5*		5
Drinking Fountains:	Number of heads	*18*		

Parking Capacity

	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces	59	5	3	2

Multi-Purpose Room Capacity

Assembly Hall
Eating 364
Assembly 624

Staff - Faculty Dining
Eating 13

Maximum adult users of core facilities:

Men	*18*
Women	*53*
Total	71

6. Space and Loading analysis

Classroom Areas Grade Level/Space	District Loading	State Loading	Perm. Quantity	Port. Quantity	District Capacity	State Capacity
Grade K	24	25	3	0	**72**	**75**
Grades 1-3	24	25	17	4	**504**	**525**
Grades 4-5	24	25	8	4	**288**	**300**
Grades 6-8	38	27	0	0	**0**	**0**
Grades 9-12	38	27	0	0	**0**	**0**
SDC	17	13	1	0	**17**	**13**
RSP	0	0	0	0	**0**	**0**
RSP, undersized	0		0	0	**0**	**0**
Permanent Construction Capacity			**29**		**689**	**713**
Portable Construction				**8**	**192**	**200**
TOTAL EXISTING CAPACITY					**881**	**913**

Support Spaces/ Specialized Classrooms	Quantity	Room Area	Capacity
Library/Media Center	1	6,170 SF	
Computer Lab	0	0 SF	
Science Lab	0	0 SF	
Art	0	0 SF	
Band	0	0 SF	
Choral	0	0 SF	
Gymnasium	0	0 SF	
Locker/Shower	0	0 SF	

CDE Recommended Play Field Area
Based on Total Existing Capacity 8.8 Acres

CDE Recommended Play Field Area
Based on Permanent Construction Capacity 6.1 Acres

RICE CANYON ELEMENTARY SCHOOL

Facility Needs

SITE IMPROVEMENTS

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Repair/Reconfigure/Replace Drop-off & Pick-up			
Repair/Reconfigure/Replace Hardscape			
Repair/Reconfigure/Replace Landscape			
Misc. planting and irrigation improvements throughout campus	100,000	SF	**$1,000,000.00**
Repair/Reconfigure/Replace Playgrounds			
Provide additional handball court	1	EA	**$20,000.00**
Provide additional kinder play equipment	1	EA	**$75,000.00**
Replace main play structure	1	EA	**$75,000.00**
Provide DG track at field	1,300	LF	**$32,500.00**
Repair/Reconfigure/Replace Site Drainage			
Repair field drainage	130,000	SF	**$390,000.00**
Provide mitigation for drainage from parking lot	35,000	SF	**$105,000.00**
Repair/Reconfigure/Replace Fencing			
Repair/Reconfigure/Replace Parking			
Provide EV charging stations	3	EA	**$120,000.00**

BUILDING EXTERIOR

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Roofing			

MODERNIZATION

Building and Use		Mod Level		Cost
A Administration/ MPR/ Kitchen	8,350	**M3**	SF	**$2,087,500.00**
Painting, new flooring, replace or paint ceiling tiles				
Moderate repair of exterior building finishes				
Moderate structural repair				
Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)				
Moderate ADA compliance items (reconfiguration, new fixtures)				
Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)				
Moderate Data Upgrade (main data service provided, provide data to new locations)				
Moderate Tech Upgrades (Add Cable and projection capabilities)				
Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added)				
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)				
* Replace light fixtures with LED light fixtures				
Provide private office for health clinic		100	SF	**$7,500.00**

Facility Needs

B Classroom	4,617	**M2**	SF	**$969,570.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system) * Replace light fixtures with LED light fixtures				
C Library/ Classroom	17,250	**M2**	SF	**$3,622,500.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system) * Replace light fixtures with LED light fixtures				
Library: Provide additional shelving but lower the height of existing shelves		30	LF	**$18,000.00**
Media Center to receive a Level M3 with flexible furniture		6,170	SF	**$1,542,500.00**
C - Hallway	6,040	**M2**	SF	**$1,268,400.00**
* Reconfigure collaboration spaces with increased storage, small group workstations and mini labs, display opportunities				

Facility Needs

D Classroom	2,900	**M2**	**$609,000.00**

Painting, new flooring, replace or paint ceiling tiles
Minor repair/replacement of interior building finishes and fixtures
Minor repair of exterior building finishes
Minor structural repair

Minor ADA compliance items (minor reconfiguration, partition layout)
Minor HVAC layout adjustments (new registers and ducting)
Minor Data Drops added (main data service existing, provide numerous additional drops)
Minor Tech Upgrades (Add projectors, monitors)
Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

* Replace light fixtures with LED light fixtures

E Classroom	2,900	**M2**	**$609,000.00**

Painting, new flooring, replace or paint ceiling tiles
Minor repair/replacement of interior building finishes and fixtures
Minor repair of exterior building finishes
Minor structural repair

Minor ADA compliance items (minor reconfiguration, partition layout)
Minor HVAC layout adjustments (new registers and ducting)
Minor Data Drops added (main data service existing, provide numerous additional drops)
Minor Tech Upgrades (Add projectors, monitors)
Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

* Replace light fixtures with LED light fixtures

F Classroom	1,935	**M2**	**$406,350.00**

Painting, new flooring, replace or paint ceiling tiles
Minor repair/replacement of interior building finishes and fixtures
Minor repair of exterior building finishes
Minor structural repair

Minor ADA compliance items (minor reconfiguration, partition layout)
Minor HVAC layout adjustments (new registers and ducting)
Minor Data Drops added (main data service existing, provide numerous additional drops)
Minor Tech Upgrades (Add projectors, monitors)
Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

* Replace light fixtures with LED light fixtures

Facility Needs

RR-1 Restroom	538	**M2**	**$112,980.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system)			

NEW CONSTRUCTION / ADDITIONS

Description	Quantity	Unit	Cost
Administration			
Enclose Bldg C Atrium and convert to conference room	400	SF	**$100,000.00**
Provide additional staff restrooms	350	SF	**$157,500.00**
Classrooms			
Provide collaboration space between Bldgs. D, E & F	700	SF	**$52,500.00**
Add two (2) TK classrooms	3,000	SF	**$900,000.00**
Add one (1) Kinder classroom	1,500	SF	**$450,000.00**
Provide feasibility study to analyze portable removal	1	soft	
Covered Walkways			
Gymnasium			
Locker/Shower			
Library/Media Center			
Lunch Shelter			
Replace shade structure with weather proof shelter with misters	3,500	SF	**$437,500.00**
Multi-purpose Room			
Specialized Classroom			
Provide STEAM Lab	2,000	SF	**$1,000,000.00**
Provide band/music/choral classroom with storage (include in new CR)	1,200	SF	**$480,000.00**
Provide art classroom and supplies for rotating 1-5 lessons (include in new CR)	1,200	SF	**$480,000.00**

Facility Needs

CAMPUS SECURITY			
Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Security Fencing			
Security Technology			
Replace security surveillance system	50,699	SF	**$152,097.00**
Provide single point of entry layered security at admin lobby, which includes a barrier between the lobby and the admin office space and electrical controls for campus access that is controlled by admin staff	100	SF	**$25,000.00**
Add/Repair/Reconfigure/Replace Fire Alarm			

TECHNOLOGY			
Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			**$97,371.09**
Add Aruba 6300M 48SR5 CL6 PoE 4SFP56 Switch JL659A	3	EA	
Add HPE Aruba X372 1050W Power Supply JL087A	3	EA	
Add Aruba 10G SFP+ LC SR 300m MMF Transceiver J9150D	6	EA	
Add Aruba 650 Series Instant Campus Access Point	42	EA	
Institute District Technology Standards			

RICE CANYON ELEMENTARY SCHOOL

June 8, 2023

Cost Model

SITE IMPROVEMENTS				TOTAL	REMARKS
Repair/Reconfigure/Replace Landscape				$ 1,000,000.00	
Repair/Reconfigure/Replace Playgrounds				$ 202,500.00	
Repair/Reconfigure/Replace Site Drainage				$ 495,000.00	
Repair/Reconfigure/Replace Parking				$ 120,000.00	
MODERNIZATION	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
A Administration/ MPR/ Kitchen	SF	12,715	250	$ 3,186,250.00	
B Classroom	SF	4,617	210	$ 969,570.00	
C Library/ Classroom	SF	29,459	210	$ 6,186,390.00	
C - Hallway	SF	1,875	210	$ 393,750.00	
D Classroom	SF	2,900	210	$ 609,000.00	
E Classroom	SF	2,900	210	$ 609,000.00	
F Classroom	SF	1,935	210	$ 406,350.00	
RR-1 Restroom	SF	538	210	$ 112,980.00	
NEW CONSTRUCTION/ADDITIONS				TOTAL	REMARKS
Administration				$ 257,500.00	
Classrooms				$ 1,402,500.00	
Lunch Shelter				$ 437,500.00	
Specialized Classroom				$ 1,960,000.00	
CAMPUS SECURITY				TOTAL	REMARKS
Security Technology				$ 177,097.00	
TECHNOLOGY				TOTAL	REMARKS
Repair/Reconfigure/Replace IT Network				$ 97,371.09	

SUB-TOTAL		$ 18,622,758.09
CONTINGENCY	10%	$ 1,862,275.81
FEES	10%	$ 1,862,275.81
ESCALATION	10%	$ 1,862,275.81
INSPECTION AND TESTING	3%	$ 558,682.74
FURNITURE AND EQUIPMENT	7%	$ 1,303,593.07
TOTAL		$ 26,071,861.33

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
ROOM UTILIZATION

RICE CANYON ELEMENTARY SCHOOL

FACILITY DESCRIPTION 614 '21-'22 Enrollment				Design Use			Current Use (2022)		29535 Westwind Drive Lake Elsinore, CA 92530 10.0 Acres
				Room Use	DISTRICT LOADING STANDARDS	STATE LOADING STANDARDS	Room Use	DISTRICT LOADING STANDARDS	
Building	Room Number	Grade Level	Type (Perm, Port, Trailer)	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Classroom: K-6 @ 25:1 7-12 @ 27:1 NS @ 13:1 Sev @ 9:1	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Comments
B	K-201	K	Permanent	Classroom	24	25	Classroom	24	AM/PM
B	K-202	K	Permanent	Classroom	24	25	Classroom	24	AM/PM
B	K-203	TK-K	Permanent	Classroom	24	25	Classroom	24	AM/PM
C	301	3	Permanent	Classroom	24	25	Classroom	24	
C	302	3	Permanent	Classroom	24	25	Classroom	24	
C	303	3	Permanent	Classroom	24	25	Classroom	24	
C	304	3	Permanent	Classroom	24	25	Classroom	24	
C	305	3	Permanent	Classroom	24	25	Classroom	24	
C	306	3	Permanent	Classroom	24	25	Classroom	24	
C	307	2	Permanent	Classroom	24	25	Classroom	24	
C	308	2	Permanent	Classroom	24	25	Classroom	24	
C	309	2	Permanent	Classroom	24	25	Classroom	24	
C	310	2	Permanent	Classroom	24	25	Classroom	24	
C	311	2	Permanent	Classroom	24	25	Classroom	24	
C	312	1-5	Permanent	Classroom	24	25	Special Use	NA	RSP
C	313	1	Permanent	Classroom	24	25	Classroom	24	
C	314	1	Permanent	Classroom	24	25	Classroom	24	
C	315	-	Permanent	Classroom	24	25	Special Use	NA	DLP
C	316	1	Permanent	Classroom	24	25	Classroom	24	
C	317	1	Permanent	Classroom	24	25	Classroom	24	
C	318	1	Permanent	Classroom	24	25	Classroom	24	
D	401	4	Permanent Modular	Classroom	24	25	Classroom	24	
D	402	4	Permanent Modular	Classroom	24	25	Classroom	24	
D	403	4	Permanent Modular	Classroom	24	25	Classroom	24	
E	404	5	Permanent Modular	Classroom	24	25	Classroom	24	
E	405	5	Permanent Modular	Classroom	24	25	Classroom	24	
E	406	5	Permanent Modular	Classroom	24	25	Classroom	24	
F	407	4	Permanent Modular	Classroom	24	25	Classroom	24	
F	408	4	Permanent Modular	Classroom	24	25	Classroom	24	
P-409	409	5	Portable	Classroom	24	25	Classroom	24	
P-410	410	-	Portable	Classroom	24	25	Special Use	NA	District Child Care
P-411	411	5	Portable	Classroom	24	25	Classroom	24	
P-412	412	-	Portable	Classroom	24	25	Special Use	NA	DLP
P-501	501	-	Portable	Classroom	24	25	Special Use	NA	DLP
P-502	502	-	Portable	Classroom	24	25	Special Use	NA	PTA
P-503	503	-	Portable	Classroom	24	25	Special Use	NA	Isolation Room
P-504	504	-	Portable	Classroom	24	25	Special Use	NA	DLP
TOTAL					888	925		696	Built: 2002

[3] **Enrollment Based On District Loading**

[1]	**Kinder**	72
	1-3	480
[2]	**4-5**	336
	6-8	0
	9-12	0

Classrooms

Permanent	
Permanent Modulars	
Portable	
Capacity for Perm CRs Only =	696

[1] Includes kindergarden and SDC kindergarden classrooms
[2] Includes 4th, 5th, and all classrooms listed as 1st through 5th
[3] Loads all classrooms at maximum loading standard (SDC classrooms are loaded as regular)



LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

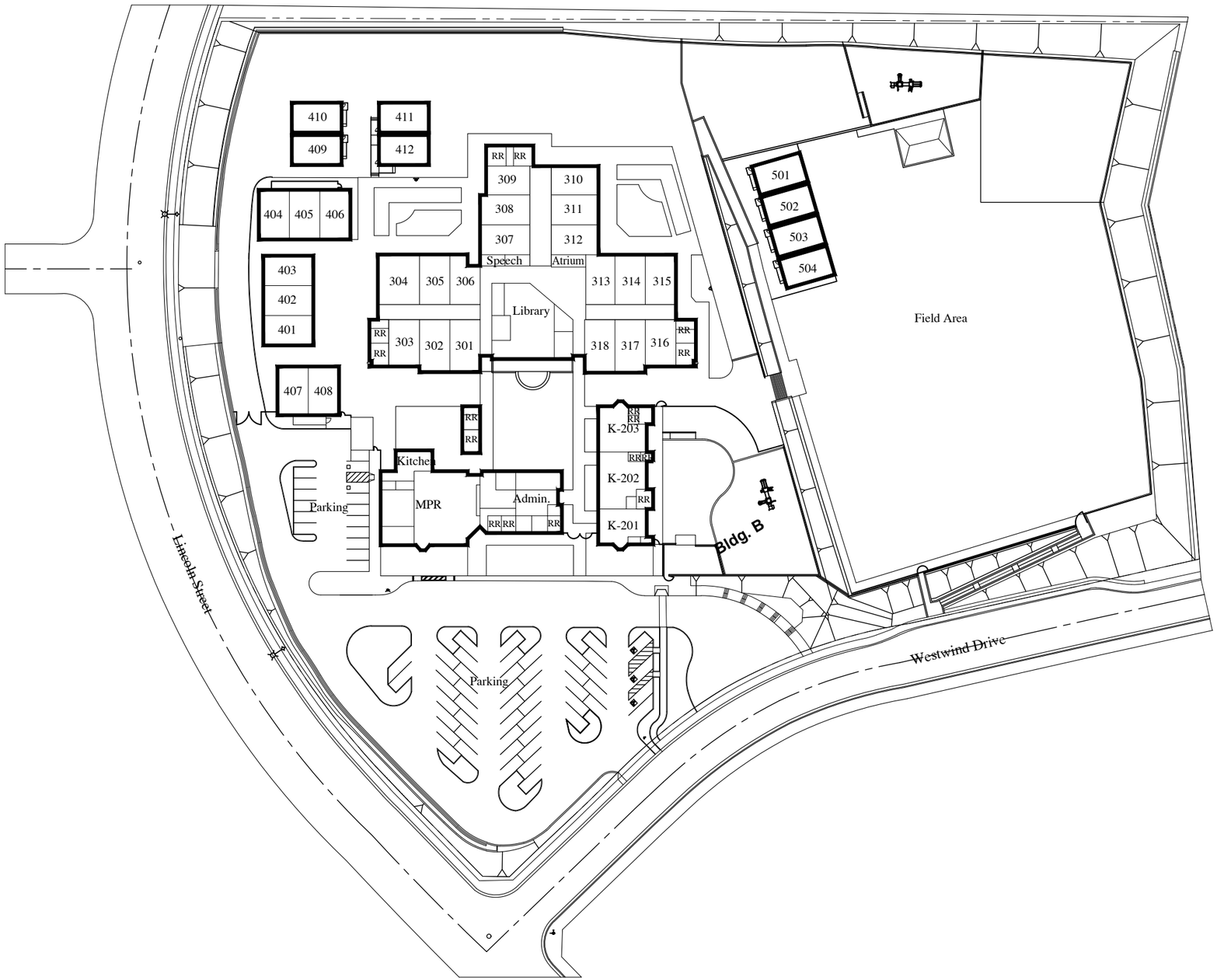
Rice Canyon Elementary School

29535 Westwind Drive
Lake Elsinore, Ca 92530

- PERMANENT
- PERMANENT MODULARS
- PORTABLE

SCALE: 1"=90'
REVISED 2-21-08

A4E
ARCHITECTURE FOR EDUCATION INCORPORATED



LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

Rice Canyon Elementary School

29535 Westwind Drive
Lake Elsinore, Ca 92530

SCALE: 1"=90'
REVISED 2-21-08

A4E
ARCHITECTURE FOR EDUCATION INCORPORATED

5.1.9 Ronald Reagan Elementary School

RONALD REAGAN ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

June 8, 2023

1. General Information

Grades Served:	K-5		
Schedule Type:	Traditional		
Site:	11.3	Acres	
Site, including City property:	11.3	Acres	
Existing Play Field Area:	5.5	Acres	237,402 SF
Available Play Field Area:	5.6	Acres	
(Portable Buildings removed)			
Hardscape	210,073.0	SF	
Parking	57,164.0	SF	
Landscape	123,219.0	SF	
Permanent Building Area:	51,397	SF	
Portable Building Area:	6,720	SF	
Total Area:	58,117	SF	

2. Enrollment History

Academic school year	TK	K	1	2	3	4	5	6	SDC	TOTALS
2021-2022	11	70	67	104	78	98	107		24	559
2020-2021		72	103	94	49	103	95	62		578
2019-2020		123	104	89	110	94	87	89		696
2018-2019		125	104	114	88	88	108	87		714
2017-2018		121	108	93	88	113	114	93		730
2016-2017		118	94	92	113	122	117	92		748

3. Permanent Construction

Bldg./Use	Date Constructed	DSA Number	Date Modernized	Date Eligible	Number of Classrooms TK	K	1-3	4-5	6-8	SDC	Building Area
A Administration/ MPR/ Kitchen	2004	04-103127	N/A	2029							8,360 SF
Staff Workroom											SF
Staff Lounge			N/A								450 SF
MPR Assembly			N/A								3,074 SF
B Classroom	2004	04-103127	N/A	2029	1	2					4,665 SF
C Library/ Classrooom	2004	04-103127	N/A	2029		1	16			1	29,911 SF
C - Hallway											3,255 SF
D Classroom	2002	04-103127	N/A	2029				4			3,972 SF
E Classroom	2002	04-103127	N/A	2029				4			3,972 SF
RR Restroom	2002	04-103127	N/A	2029							517 SF
TOTAL					1	3	16	8	0	1	51,397 SF

4. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA Number	Owner	Lease Number	Lease Payment	PO/ Contract	Building Area
P-30	19635/19636	*AM	May-97	A-67425	District				960 SF
P-31	19637/19638	*AM	May-97	A-67425	District				960 SF
P-32	19640/19642	*AM	May-97	A-67425	District				960 SF
P-33	19636/19641	*AM	May-97	A-67425	District				960 SF
P-34				A04-108231					960 SF
P-35				A04-108231					960 SF
P-36				A04-108231					960 SF
P-37				A04-108231					SF
	TOTAL								6,720 SF

***AM-Aurora Modular**

5. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Girls:	Toilets	*8*	10	-2
	Sinks	*4*	5	-1
Boys:	Toilets	*4*	4	0
	Urinals	*4*	12	-8
	Sinks	*4*	8	-4
Women:	Toilets	*10*	3	7
	Sinks	*5*	2	3
Men:	Toilets	*5*	1	4
	Urinals	*5*	1	4
	Sinks	*5*	1	4
Unisex	Toilets	*6*		6
	Sinks	*2*		2
Drinking Fountains:	Number of heads	*16*		

Parking Capacity

	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces	69	6	3	3

Multi-Purpose Room Capacity

Assembly Hall	
Eating	256
Assembly	439
Staff - Faculty Dining	
Eating	30

Maximum adult users of core facilities:

Men	*12*
Women	*34*
Total	46

6. Space and Loading analysis

Classroom Areas **Grade Level/Space**	**District Loading**	**State Loading**	**Perm. Quantity**	**Port. Quantity**	**District Capacity**	**State Capacity**
Grade TK	24	25	1	0	**24**	**25**
Grade K	24	25	3	0	**72**	**75**
Grades 1-3	24	25	14	4	**432**	**450**
Grades 4-5	24	25	9	4	**312**	**325**
Grades 6-8	38	27	0	0	**0**	**0**
Grades 9-12	38	27	0	0	**0**	**0**
SDC	17	13	1	0	**17**	**13**
RSP	0	0	1	0	**0**	**0**
RSP, undersized	0		0	0	**0**	**0**
Permanent Construction Capacity			**29**		**665**	**688**
Portable Construction				**8**	**192**	**200**
TOTAL EXISTING CAPACITY					**857**	**888**

Support Spaces/ Specialized Classrooms	**Quantity**	**Room Area**	**Capacity**
Library/Media Center	1	3,763 SF	
Computer Lab	0	0 SF	
Science Lab	0	0 SF	
Art	0	0 SF	
Band	0	0 SF	
Choral	0	0 SF	
Gymnasium	0	0 SF	
Locker/Shower	0	0 SF	

CDE Recommended Play Field Area Based on Total Existing Capacity	8.3 Acres
CDE Recommended Play Field Area Based on Permanent Construction Capacity	6.7 Acres

RONALD REAGAN ELEMENTARY SCHOOL

Facility Needs

SITE IMPROVEMENTS

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Repair/Reconfigure/Replace Drop-off & Pick-up			
Provide raised pedestrian sidewalk at Porras Rd exit, separating the two adjacent driveways	200	SF	**$5,000.00**
Repair main entrance to allow bus access, current slope causes bus to bottom out	2,000	SF	**$30,000.00**
Repair/Reconfigure/Replace Hardscape			
Provide misters at lunch shelter	3,500	SF	**$437,500.00**
Repair/Reconfigure/Replace Landscape			
Misc. planting and irrigation improvements throughout campus	53,165	SF	**$531,650.00**
Repair/Reconfigure/Replace Playgrounds			
Provide DG track at field	1,300	LF	**$32,500.00**
Repair/Reconfigure/Replace Site Drainage			
Repair/Reconfigure/Replace Fencing			
Repair/Reconfigure/Replace Parking			
Provide EV charging stations	3	EA	**$120,000.00**

BUILDING EXTERIOR

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Roofing			
Breezway Bldg			
Recommend replacing the roof.	2,750	SF	**$110,000.00**
Breezway Restroom Bldg			
Recommend replacing the roof.	1,235	SF	**$49,400.00**
Bldg A			
Recommend replacing the roof.	8,710	SF	**$348,400.00**
Bldg B			
Recommend replacing the roof.	4,665	SF	**$186,600.00**
Bldg C Library Roof			
Recommend replacing the roof.	3,700	SF	**$148,000.00**
Bldg C Main Roof			
Recommend flashing in the new conduit flashing.	100	LF	**$2,500.00**
Recommend replacing the roof.	27,210	SF	**$1,088,400.00**
Bldg D			
Recommend replacing the roof.	3,970	SF	**$158,800.00**
Bldg E			
Recommend replacing the roof.	3,970	SF	**$158,800.00**
Portables P30-P33			
Recommend replacing the roof.	3,840	SF	**$153,600.00**
Portable P34			
Recommend replacing the roof.	960	SF	**$38,400.00**
Portables P35-P37			
Recommend replacing the roof.	2,880	SF	**$115,200.00**

RONALD REAGAN ELEMENTARY SCHOOL

Facility Needs

MODERNIZATION					
Building and Use		Mod Level			Cost
A Administration/ MPR/ Kitchen	5,636	**M2**	SF		**$1,183,560.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system)					
Provide stove and garbage disposal in staff lounge		1	EA	$	**5,000.00**
MPR: Replace sound system		1	EA	$	**75,000.00**
MPR to receive an M3		3,074	SF	$	**768,500.00**
B Classroom	4,665	**M2**	SF		**$979,650.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system)					

Facility Needs

C Library/ Classrooom	22,893	**M2**	SF	**$4,807,530.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
Media Center to receive M3		3,763	SF	**$940,750.00**
Library: Provide additional shelving		30	LF	**$18,000.00**
C - Hallway	3,255	**M2**	SF	**$683,550.00**
*				
Reconfigure collaboration spaces with increased storage, small group workstations and mini labs, display opportunities				
D Classroom	3,972	**M2**	SF	**$834,120.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				

Facility Needs

E Classroom	3,972	**M2**	SF	**$834,120.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
RR Restroom	517	**M1**	SF	**$62,040.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				

NEW CONSTRUCTION / ADDITIONS

Description	Quantity	Unit	Cost
Administration			
Enclose atrium an convert to conference rooms	2,000	SF	**$500,000.00**
Classrooms			
Provide collaboration space between buildings D & E	500	SF	**$37,500.00**
Add two (2) TK classrooms	3,000	SF	**$1,800,000.00**
Add one (1) Kinder classroom	1,500	SF	**$450,000.00**
Provide feasibility study to analyze portable removal	1	soft	
Covered Walkways			
Gymnasium			
Locker/Shower			
Library/Media Center			
Lunch Shelter			
Multi-purpose Room			
Specialized Classroom			
Provide STEAM Lab	2,000	SF	**$1,000,000.00**
New music classroom to replace	1,200	SF	**$480,000.00**

RONALD REAGAN ELEMENTARY SCHOOL

Facility Needs

CAMPUS SECURITY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Securtity Fencing			
Security Technology			
Provide security cameras and wirings throughout campus	51,747	SF	**$ 155,241.00**
Provide single point of entry layered security at admin lobby, which includes a barrier between the lobby and the admin office space and electrical controls for campus access that is controlled by admin	100	SF	**$ 25,000.00**
Add/Repair/Reconfigure/Replace Fire Alarm			

TECHNOLOGY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			**$134,085.15**
Add Aruba 6300M 48SR5 CL6 PoE 4SFP56 Switch JL659A	5	EA	
Add HPE Aruba X372 1050W Power Supply JL087A	5	EA	
Add Aruba 10G SFP+ LC SR 300m MMF Transceiver J9150D	10	EA	
Add Aruba 650 Series Instant Campus Access Point	46	EA	
Institute District Technology Standards			

ACCESSIBILTY UPGRADES

Description	Quantity	Unit	Cost
Add/Repair/Reconfigure/Replace Site Ramps			
Add/Repair/Reconfigure/Replace Drinking Fountains			
Add drinking fountain at lower field area	1	EA	**$10,000.00**
Repair/Reconfigure/Replace Sidewalks			

RONALD REAGAN ELEMENTARY SCHOOL

June 8, 2023

Cost Model

SITE IMPROVEMENTS				TOTAL	REMARKS
Repair/Reconfigure/Replace Drop-off & Pick-up				$ 35,000.00	
Repair/Reconfigure/Replace Hardscape				$ 437,500.00	
Repair/Reconfigure/Replace Landscape				$ 531,650.00	
Repair/Reconfigure/Replace Playgrounds				$ 32,500.00	
Repair/Reconfigure/Replace Parking				$ 120,000.00	
BUILDING EXTERIOR					
Repair/Reconfigure/Replace Roofing				$ 2,558,100.00	
MODERNIZATION	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
A Administration/ MPR/ Kitchen	SF	11,884	210	$ 2,495,640.00	
B Classroom	SF	7,739	210	$ 1,625,190.00	
C Library/ Classrooom	SF	29,911	210	$ 6,281,310.00	
C - Hallway	SF	3,255	210	$ 683,550.00	
D Classroom	SF	3,972	210	$ 834,120.00	
E Classroom	SF	3,972	210	$ 834,120.00	
RR Restroom	SF	517	120	$ 62,040.00	
NEW CONSTRUCTION/ADDITIONS				TOTAL	REMARKS
Administration				$ 500,000.00	
Classrooms				$ 2,287,500.00	
Specialized Classroom				$ 1,480,000.00	
CAMPUS SECURITY				TOTAL	REMARKS
Security Technology				$ 180,241.00	
TECHNOLOGY				TOTAL	REMARKS
Repair/Reconfigure/Replace IT Network				$134,085.15	
ACCESSIBILITY UPGRADES				TOTAL	REMARKS
Add/Repair/Reconfigure/Replace Drinking Fountains				$ 10,000.00	

SUB-TOTAL		$ 21,122,546.15
CONTINGENCY	10%	$ 2,112,254.62
FEES	10%	$ 2,112,254.62
ESCALATION	10%	$ 2,112,254.62
INSPECTION AND TESTING	3%	$ 633,676.38
FURNITURE AND EQUIPMENT	7%	$ 1,478,578.23
TOTAL		$ 29,571,564.61

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
ROOM UTILIZATION

RONALD REAGAN ELEMENTARY SCHOOL

FACILITY DESCRIPTION 559 '21-'22 Enrollment				Design Use			Current Use (2022)		35445 Porras Road Wildomar, CA 9259530 Acres
				Room Use	DISTRICT LOADING STANDARDS	STATE LOADING STANDARDS	Room Use	DISTRICT LOADING STANDARDS	
Building	Room Number	Grade Level	Type (Perm, Port, Trailer)	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Classroom: K-6 @ 25:1 7-12 @ 27:1 NS @ 13:1 Sev @ 9:1	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Comments
B	1	TK	Permanent	Classroom	24	25	Classroom	24	AM/PM
B	2	K	Permanent	Classroom	24	25	Classroom	24	AM Only
B	3	K	Permanent	Classroom	24	25	Classroom	24	AM/PM
C	4	K	Permanent	Classroom	24	25	Classroom	24	AM/PM
C	5	1	Permanent	Classroom	24	25	Classroom	24	
C	6	K	Permanent	Classroom	24	25	Classroom	24	AM/PM
C	7	K-3	Permanent	Classroom	24	25	SDC	17	LEUSD Special Day Program
C	8	1	Permanent	Classroom	24	25	Classroom	24	
C	9	TK-5	Permanent	Classroom	24	25	SDC	17	LEUSD Special Day Program
C	10	2	Permanent	Classroom	24	25	Classroom	24	
C	11	2	Permanent	Classroom	24	25	Classroom	24	
C	12	2	Permanent	Classroom	24	25	Classroom	24	
C	13	2	Permanent	Classroom	24	25	Classroom	24	
C	14	1	Permanent	Classroom	24	25	Classroom	24	
C	15	-	Permanent	Classroom	24	25	Special Use	NA	Science Material Storage/Small Group/Meeting
C	16	3	Permanent	Classroom	24	25	Classroom	24	
C	17	K-5	Permanent	Classroom	24	25	Special Use	NA	RSP
C	18	3	Permanent	Classroom	24	25	Classroom	24	
C	19	-	Permanent	Classroom	24	25	Special Use	NA	Office and Testing (OT/APE/PT/ELPAC)
C	20	3	Permanent	Classroom	24	25	Classroom	24	
C	21	3	Permanent	Classroom	24	25	Classroom	24	
E	22	4	Permanent Modular	Classroom	24	25	Classroom	24	
E	23	4	Permanent Modular	Classroom	24	25	Classroom	24	
E	24	4	Permanent Modular	Classroom	24	25	Classroom	24	
E	25	4	Permanent Modular	Classroom	24	25	Classroom	24	
D	26	5	Permanent Modular	Classroom	24	25	Classroom	24	
D	27	5	Permanent Modular	Classroom	24	25	Classroom	24	
D	28	5	Permanent Modular	Classroom	24	25	Classroom	24	
D	29	5	Permanent Modular	Classroom	24	25	Classroom	24	
P-30	30	3-5	Portable	Classroom	24	25	Special Use	NA	Meeting/Small Group/Testing (OT/APE/PT/ELPAC)
P-31	31	-	Portable	Classroom	24	25	Special Use	NA	Meeting/Small Group/Testing (OT/APE/PT/ELPAC)
P-32	32	-	Portable	Classroom	24	25	Special Use	NA	Inclement Weather Use (Recess/PE)
P-33	33	-	Portable	Classroom	24	25	Special Use	NA	Inclement Weather Use (Recess/PE/Band)
P-34	34	-	Portable	Classroom	24	25	Special Use	NA	LEUSD Daycare Program
P-35	35	-	Portable	Classroom	24	25	Special Use	NA	Reading Intervention / Barton After School Program
P-36	36	1-5	Portable	Classroom	24	25	SDC	17	LEUSD Special Day Program
P-37	37	-	Portable	Classroom	24	25	Vacant	0	Storage
TOTAL					888	925		627	Built: 2005

[3] **Enrollment Based On District Loading**

[1]	**Kinder**	72
	1-3	408
[2]	**4-5**	408
	6-8	0
	9-12	0

37 Classrooms

21	Permanent
8	Permanent Modulars
8	Portable
	Capacity for Perm CRs Only = 696

[1] Includes kindergarden and SDC kindergarden classrooms
[2] Includes 4th, 5th, and all classrooms listed as 1st through 5th
[3] Loads all classrooms at maximum loading standard (SDC classrooms are loaded as regular)



LAKE ELSINORE UNIFIED SCHOOL DISTRICT

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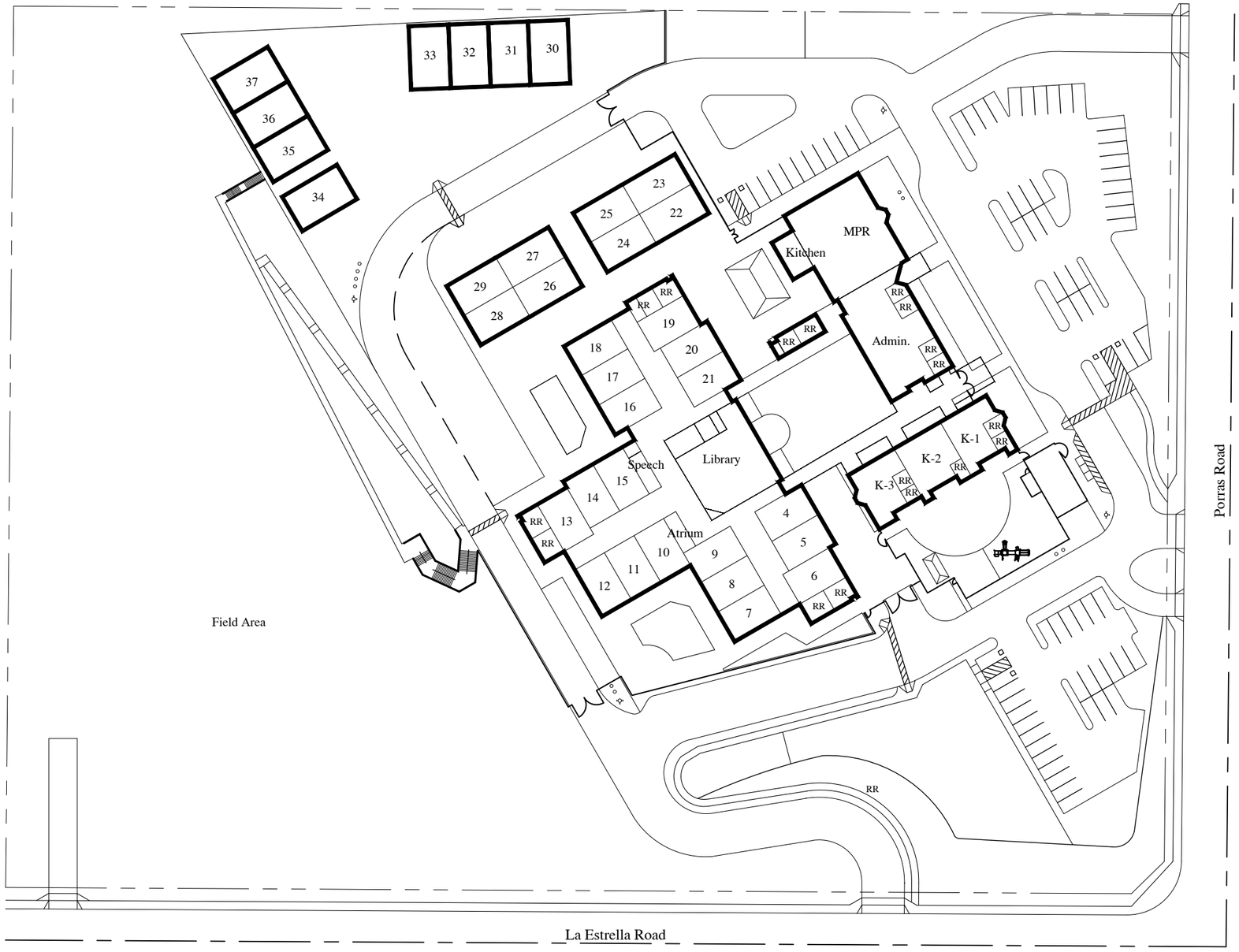
Ronald Reagan Elementary School

35445 Porras Rd.
Wildomar, Ca 92595

- PERMANENT
- PERMANENT MODULARS
- PORTABLE
- ELECTRICAL SHUT-OFF
- GAS SHUT-OFF
- MAIN FIRE WATER
- WATER SHUT OFF
- LANDSCAPEING WATER SHUT OFF
- HVAV WATER SHUT-OFF
- PIV FIRE SPRINKLER SHUT-OFF
- FIRE RISER CLOSETS
- HYDRANT
- CHEMICAL SHUT-OFF
- POTABLE WATER SHUT-OFF

SCALE: 1"=90'

A4E
ARCHITECTURE FOR EDUCATION INCORPORATED



SCALE: 1"=90'

LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

Ronald Reagan Elementary School

35445 Porras Rd.
Wildomar, Ca 92595

A4E
ARCHITECTURE FOR EDUCATION INCORPORATED

5.1.10 Tuscany Hills Elementary School

TUSCANY HILLS ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

June 8, 2023

1. General Information

Grades Served:	K-5		
Schedule Type:	Traditional		
Site:	11.7	Acres	
Site, including City property:	16.7	Acres	
Existing Play Field Area:	3.4	Acres	148,104 SF
Available Play Field Area:	3.5	Acres	
(Portable Buildings removed)			
Hardscape	325,066.0	SF	
Parking	106,220.0	SF	
Landscape	128,903.0	SF	
Permanent Building Area:	60,813	SF	
Portable Building Area:	960	SF	
Total Area:	61,773	SF	

2. Enrollment History

Academic school year	TK	K	1	2	3	4	5	SDC	TOTALS
2021-2022	17	82	110	102	108	111	106	20	656
2020-2021		113	106	105	98	107	118		647
2019-2020		125	106	104	115	121	106		677
2018-2019		124	99	125	123	107	125		703
2017-2018		114	124	114	99	128	120		699
2016-2017		140	126	103	133	119	124		745

3. Permanent Construction

Bldg./Use	Date Constructed	DSA Number	Date Modernized	Date Eligible	Number of Classrooms TK	K	1-3	4-5	SDC	Building Area
A Administration/ Library/										
MPR/ Classroom	1993	93748	N/A	2018		3	14			34,508 SF
Staff Workroom										475 SF
Staff Lounge										150 SF
MPR Assembly										3,394 SF
B Classroom	1993	93748	N/A	2018	1	1				3,600 SF
C Classroom	1993	93748	N/A	2018					4	3,600 SF
D Classroom	2012	04-110931	N/A	2037				10		15,711 SF
MPR Assembly										4,115 SF
TOTAL					1	4	14	10	4	60,813 SF

4. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA Number	Owner	Lease Number	Lease Payment	PO/ Contract	Building Area
P 28	39716/39717	Mod Tech	1999	04-100929	District				960 SF
TOTAL									960 SF

5. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Girls:	Toilets	*16*	11	5
	Sinks	*13*	6	7
Boys:	Toilets	*10*	4	6
	Urinals	*10*	13	-3
	Sinks	*13*	9	4
Women:	Toilets	*3*	3	0
	Sinks	*2*	2	0
Men:	Toilets	*2*	1	1
	Urinals	*1*	1	0
	Sinks	*2*	1	1
Unisex	Toilets	*3*		3
	Sinks	*3*		3
Drinking Fountains:	Number of heads	*15*		

Parking Capacity

	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces	58	4	3	1

Multi-Purpose Room Capacity

Assembly Hall	
Eating	283
Assembly	485
Staff - Faculty Dining	
Eating	10

Maximum adult users of core facilities:

Men	*15*
Women	*45*
Total	60

6. Space and Loading analysis

Classroom Areas Grade Level/Space	District Loading	State Loading	Perm. Quantity	Port. Quantity	District Capacity	State Capacity
Grade TK	24	25	1	0	**24**	**25**
Grade K	24	25	4	0	**96**	**100**
Grades 1-3	24	25	14	0	**336**	**350**
Grades 4-5	24	25	10	1	**264**	**275**
Grades 6-8	36	27	0	0	**0**	**0**
Grades 9-12	36	27	0	0	**0**	**0**
SDC	17	13	4	0	**68**	**52**
RSP	0	0	0	0	**0**	**0**
RSP, undersized	0		0	0	**0**	**0**
Permanent Construction Capacity			**33**		**764**	**777**
Portable Construction				**1**	**24**	**25**
TOTAL EXISTING CAPACITY					**788**	**802**

Support Spaces/ Specialized Classrooms	y	Room Area	Capacity
Library/Media Center	1	1,200 SF	
Computer Lab	1	1,050 SF	
Science Lab	0	0 SF	
Art	0	0 SF	
Band	0	0 SF	
Choral	0	0 SF	
Gymnasium	0	0 SF	
Locker/Shower	0	0 SF	

CDE Recommended Play Field Area
Based on Total Existing Capacity 8.3 Acres

CDE Recommended Play Field Area
Based on Permanent Construction Capacity 8.3 Acres

TUSCANY HILLS ELEMENTARY SCHOOL

June 8, 2023

Facility Needs

SITE IMPROVEMENTS			
Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Repair/Reconfigure/Replace Drop-off & Pick-up			
Repair/Reconfigure/Replace Hardscape			
Repair/Reconfigure/Replace Landscape			
Misc. planting and irrigation improvements throughout campus	75,000	SF	**$750,000.00**
Repair/Reconfigure/Replace Playgrounds			
Repair/Reconfigure/Replace Site Drainage			
Repair/Reconfigure/Replace Fencing			
Repair/Reconfigure/Replace Parking			
Provide EV charging stations	3	EA	**$120,000.00**

MODERNIZATION				
Building and Use		Mod Level		Cost
A Administration/ Library/ MPR/ Classroom	32,140	**M2**	SF	**$6,749,400.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair				
Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
Library: Add height to perimeter shelving		30	LF	**$22,500.00**
Replace carpet		34,390	SF	**$275,120.00**
Hallway: Provide solartube between staff lounge and classroom wing		2,135	SF	**$128,100.00**
Redesign to accommodate current staff: provide larger office for principal and connection to adjacent conference room. Replace carpet, redesign counter to improve visibility.		1,036	SF	**$155,400.00**
MPR: Replace lighting & sound sytem		30	EA	**$19,500.00**
MPR: Replace sound system		1	EA	**$75,000.00**
Administration Area	2,260	**M3**	SF	**$565,000.00**
Redesign to accommodate current staff: provide larger office * for principal and connection to adjacent conference room * Replace carpet * Redesign counter to improve visibility and safety montioring				

B Classroom	3,600	**M2**	SF	**$756,000.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
C Classroom	3,600	**M2**	SF	**$756,000.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
D Classroom	4,115	**M2**	SF	**$864,150.00**
MPR Assembly Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				

TUSCANY HILLS ELEMENTARY SCHOOL

June 8, 2023

Facility Needs

NEW CONSTRUCTION / ADDITIONS			
Description	Quantity	Unit	Cost
Administration			
Enclose patio to enlarge staff breakroom	500	SF	**$150,000.00**
Classrooms			
Add one (1) TK classrooms	1,500	SF	**$450,000.00**
Add one (1) Kinder classroom	1,500	SF	**$450,000.00**
Covered Walkways			
Gymnasium			
Locker/Shower			
Library/Media Center			
Lunch Shelter			
Multi-purpose Room			
Specialized Classroom			

CAMPUS SECURITY			
Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Securtity Fencing			
Security Technology			
Replace security surveillance system	60,963	SF	**$182,889.00**
Provide single point of entry layered security at admin lobby, which includes a barrier between the lobby and the admin office space and electrical controls for campus access that is controlled by admin staff	650	SF	**$162,500.00**
Add/Repair/Reconfigure/Replace Fire Alarm			

TECHNOLOGY			
Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			**$83,714.06**
Add Aruba 6300M 48SR5 CL6 PoE 4SFP56 Switch JL659A	2	EA	
Add HPE Aruba X372 1050W Power Supply JL087A	2	EA	
Add Aruba 10G SFP+ LC SR 300m MMF Transceiver J9150D	4	EA	
Add Aruba 650 Series Instant Campus Access Point	44	EA	
Institute District Technology Standards			

TUSCANY HILLS ELEMENTARY SCHOOL

June 8, 2023

Cost Model

MODERNIZATION	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
SITE IMPROVEMENTS					
Repair/Reconfigure/Replace Landscape				$ 750,000.00	
Repair/Reconfigure/Replace Parking				$ 120,000.00	
A Administration/ Library/ MPR/ Classroom	SF	38,527	210	$ 8,766,290.00	
B Classroom	SF	3,600	210	$ 756,000.00	
C Classroom	SF	3,600	210	$ 756,000.00	
D Classroom	SF	15,711	210	$ 3,299,310.00	
NEW CONSTRUCTION/ADDITIONS					
Administration				$ 150,000.00	
Classrooms				$ 900,000.00	
CAMPUS SECURITY					
Security Technology				$ 345,389.00	
TECHNOLOGY					
Repair/Reconfigure/Replace IT Network				$ 83,714.06	
SUB-TOTAL				$ 15,926,703.06	
CONTINGENCY			10%	$ 1,592,670.31	
FEES			10%	$ 1,592,670.31	
ESCALATION			10%	$ 1,592,670.31	
INSPECTION AND TESTING			3%	$ 477,801.09	
FURNITURE AND EQUIPMENT			7%	$ 1,114,869.21	
TOTAL				$ 22,297,384.28	

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
ROOM UTILIZATION

TUSCANY HILLS ELEMENTARY SCHOOL

FACILITY DESCRIPTION 656 '21-'22 Enrollment				Design Use			Current Use (2022)		23 Ponte Russo Lake Elsinore, CA 92532 12.17 Acres
				Room Use	DISTRICT LOADING STANDARDS	STATE LOADING STANDARDS	Room Use	DISTRICT LOADING STANDARDS	
Building	Room Number	Grade Level	Type (Perm, Port, Trailer)	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Classroom: K-6 @ 25:1 7-12 @ 27:1 NS @ 13:1 Sev @ 9:1	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Comments
A	1	K	Permanent	Classroom	24	25	Classroom	24	AM/PM
A	2	1	Permanent	Classroom	24	25	Classroom	24	
A	3	K	Permanent	Classroom	24	25	Classroom	24	AM/PM
A	4	K	Permanent	Classroom	24	25	Classroom	24	AM/PM
B	5	K	Permanent Modular	Classroom	24	25	Classroom	24	AM/PM
B	6	TK	Permanent Modular	Classroom	24	25	Classroom	24	AM/PM
B	7	1	Permanent Modular	Classroom	24	25	Classroom	24	
B	8	2	Permanent Modular	Classroom	24	25	Classroom	24	
A	9	1	Permanent	Classroom	24	25	Classroom	24	
A	10	2	Permanent	Classroom	24	25	Classroom	24	
A	11	2	Permanent	Classroom	24	25	Classroom	24	
A	12	2	Permanent	Classroom	24	25	Classroom	24	
A	13	3	Permanent	Classroom	24	25	Classroom	24	
A	14	1	Permanent	Classroom	24	25	Classroom	24	
A	15	2	Permanent	Classroom	24	25	Classroom	24	
A	16	2	Permanent	Classroom	24	25	Classroom	24	
A	17	1	Permanent	Classroom	24	25	Classroom	24	
A	18	3	Permanent	Classroom	24	25	Classroom	24	
C	19	1-5	Permanent Modular	Classroom	24	25	SDC	17	LEUSD Special Day Program
C	20	1-5	Permanent Modular	Classroom	24	25	SDC	17	LEUSD Special Day Program
C	21	1-5	Permanent Modular	Classroom	24	25	SDC	17	LEUSD Special Day Program
C	22	1-5	Permanent Modular	Classroom	24	25	SDC	17	LEUSD Special Day Program
A	23	3	Permanent	Classroom	24	25	Classroom	24	
A	24	3	Permanent	Classroom	24	25	Classroom	24	
A	25	3	Permanent	Classroom	24	25	Classroom	24	
P-28	28	-	Portable	Classroom	24	25	Special Use	NA	Child Care Program
D	101	4	Permanent	Classroom	24	25	Classroom	24	
D	102	4	Permanent	Classroom	24	25	Classroom	24	
D	103	4	Permanent	Classroom	24	25	Classroom	24	
D	104	5	Permanent	Classroom	24	25	Classroom	24	
D	105	5	Permanent	Classroom	24	25	Classroom	24	
D	106	5	Permanent	Classroom	24	25	Classroom	24	
D	107	4	Permanent	Classroom	24	25	Classroom	24	
D	108	5	Permanent	Classroom	24	25	Classroom	24	
D	109	1-5	Permanent	Classroom	24	25	SDC	17	LEUSD Special Day Program
D	110	4-5	Permanent	Classroom	24	25	Classroom	24	4th & 5th Combo
TOTAL					864	900		805	Built: 1993

[3] **Enrollment Based On District Loading**

[1] **Kinder**	72	**36 Classrooms**	
1-3	384	27 Permanent	
[2] **4-5**	408	8 Permanent Modulars	
6-8	0	1 Portable	
9-12	0	Capacity for Perm CRs Only =	840

[1] Includes kindergarden and SDC kindergarden classrooms
[2] Includes 4th, 5th, and all classrooms listed as 1st through 5th
[3] Loads all classrooms at maximum loading standard (SDC classrooms are loaded as regular)



LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

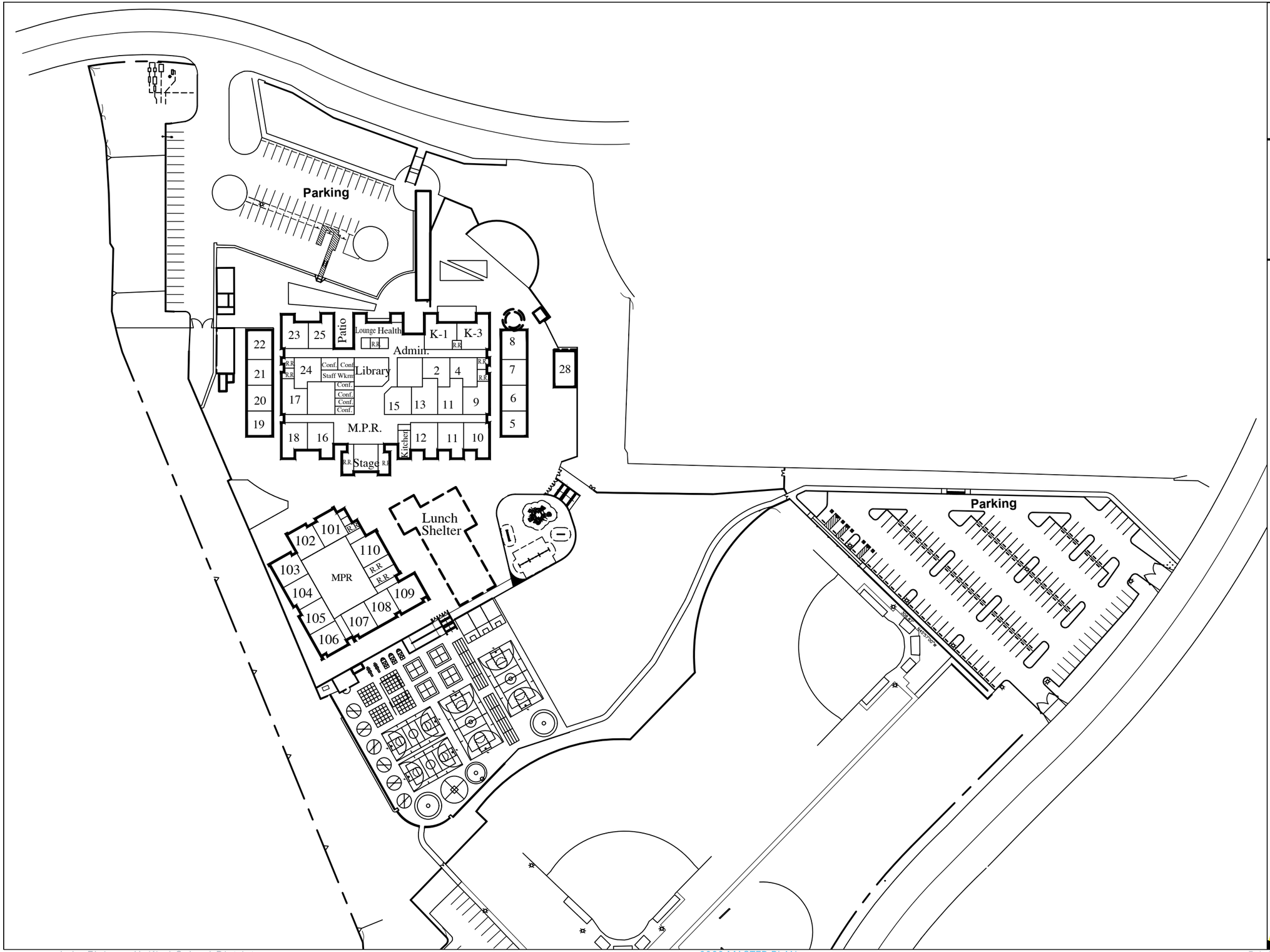
Tuscany Hills Elementary School

23 Ponte Russo
Lake Elsinore Ca, 92532

- PERMANENT
- PERMANENT MODULARS
- PORTABLE
- ELECTRICAL SHUT-OFF
- GAS SHUT-OFF
- MAIN FIRE WATER
- WATER SHUT OFF
- LANDSCAPEING WATER SHUT OFF
- HVAV WATER SHUT-OFF
- PIV FIRE SPRINKLER SHUT-OFF
- FIRE RISER CLOSETS
- (H) HYDRANT
- CHEMICAL SHUT-OFF
- POTABLE WATER SHUT-OFF

SCALE: 1"=100'
REVISED 4-12-12

A4E
ARCHITECTURE FOR EDUCATION INCORPORATED



LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

Tuscany Hills Elementary School

23 Ponte Russo
Lake Elsinore Ca, 92532

SCALE: 1"=100'
REVISED 4-12-12

A4E

5.1.11 Wildomar Elementary School

WILDOMAR ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

June 8, 2023

1. General Information

Grades Served:	K-5		
Schedule Type:	Traditional		
Site:	10.1	Acres	
Site, including City property:	10.1	Acres	
Existing Play Field Area:	4.9	Acres	213,444 SF
Available Play Field Area:	5.2	Acres	
(Portable Buildings removed)			
Hardscape	132,856.0	SF	
Parking	43,873.0	SF	
Landscape	31,524.0	SF	
Permanent Building Area:	64,138	SF	
Portable Building Area:	11,040	SF	
Total Area:	75,178	SF	

2. Enrollment History

Academic school year	TK	K	1	2	3	4	5	SDC	TOTALS
2021-2022	13	81	92	96	86	89	112	18	587
2020-2021		100	92	92	94	109	104		591
2019-2020		116	100	103	116	105	102		642
2018-2019		114	100	97	110	95	123		639
2017-2018		113	101	124	98	122	108		666
2016-2017		125	126	93	125	101	132		702

WILDOMAR ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

June 8, 2023

3. Permanent Construction

Bldg./Use	Date Constructed	DSA Number	Date Modernized	Date Eligible	Number of Classrooms TK	K	1-3	4-5	SDC	Building Area
A Administration/ MPR	1965	24850/ 43568/ 04-102079	1990/ 2005	2030						8,324 SF
Staff Workroom										160 SF
Staff Lounge										400 SF
MPR Assembly										2,796 SF
B Library	1952	7978/ 04-102079	2005	2030			2			7,303 SF
C Classroom	1965	17542/ 04-102079	1977/ 2005	2030			3			1,923 SF
D Classroom	1965	23971/ 04-102079	1999/ 2005	2030		1	4			5,444 SF
F Classroom	1965	24859/ 04-102079	1999/ 2005	2030			3	1		5,444 SF
G Classroom	1977	32578					1	3		3,062 SF
H Classroom	1965	24850/ 04-102079	1999/ 2005	2030			2	2		5,444 SF
J Classroom	2007	04-102595		2032			1	3		3,833 SF
K Classroom	2007	04-102595		2032			1	2		3,833 SF
L Classroom	2007	04-102595		2032			2			2,400 SF
M Classroom	2007	04-102595		2032		1			1	2,400 SF
N Classroom	2007	04-102595		2032	1	1				1,920 SF
O Classroom	1977	42097		2002			3	1		3,844 SF
P Classroom	1977	42097		2002			1	3		3,844 SF
RR-1 Restroom		42104/ 04-102079	2005	2030						804 SF
RR-2 Restroom		23971								480 SF
RR-3 Restroom	2007	04-102595		2032						480 SF
TOTAL					1	3	23	15	1	64,138 SF

4. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA Number	Owner	Lease Number	Lease Payment	PO/ Contract	Building Area
P-17	466/467	*MT	Apr-86	A-47433	District				960 SF
P-18	421/422	*MT	Mar-86	A-47433	District				960 SF
P-19	425/426	*MT	Mar-86	A-47433	District				960 SF
P-20	381/382	*MT	Feb-86	A-47433	District				960 SF
P-34				A-32731					960 SF
P-35				A-32731					960 SF
P-36	2BE2095/2096	*MS	May-97	A-65714	District				960 SF
P-37	2BE2093/2094	*A	Oct-96	A-65601	District				960 SF
P-52	2BE2093/2094	*MS	May-97	A-65714	District				1,200 SF
P-53	2BE2091/2092	*MS							1,200 SF
P-54	20022296/20022297	*SG`		A-52144	District				960 SF
TOTAL									11,040 SF

*MT-Mod Tech MS-Modular Structures A-Aurora SG-Scotsman Group

5. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Girls:	Toilets	*11*	15	-4
	Sinks	*9*	8	1
Boys:	Toilets	*5*	6	-1
	Urinals	*10*	18	-8
	Sinks	*7*	12	-5
Women:	Toilets	*3*	6	-3
	Sinks	*3*	3	0
Men:	Toilets	*2*	2	0
	Urinals	*2*	1	1
	Sinks	*2*	2	0
Unisex	Toilets	*7*		7
	Sinks	*7*		7
Drinking Fountains:	Number of heads	*18*		

Parking Capacity

	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces	58	4	3	1

Multi-Purpose Room Capacity

Assembly Hall	
Eating	233
Assembly	399
Staff - Faculty Dining	
Eating	27

Maximum adult users of core facilities:

Men	*27*
Women	*81*
Total	109

6. Space and Loading analysis

Classroom Areas Grade Level/Space	District Loading	State Loading	Perm. Quantity	Port. Quantity	District Capacity	State Capacity
Grade TK	24	25	1	0	**24**	**25**
Grade K	24	25	3	0	**72**	**75**
Grades 1-3	24	25	23	3	**624**	**650**
Grades 4-5	24	25	15	12	**648**	**675**
SDC	17	13	1	0	**17**	**13**
RSP	0	0	0	0	**0**	**0**
RSP, undersized	0		0	0	**0**	**0**
Permanent Construction Capacity			**43**		**1,025**	**1,063**
Portable Construction				**15**	**360**	**375**
TOTAL EXISTING CAPACITY					**1,385**	**1,438**

Support Spaces/ Specialized Classrooms	Quantity	Room Area	Capacity
Library/Media Center	0	0 SF	
Computer Lab	0	0 SF	
Science Lab	0	0 SF	
Art	0	0 SF	
Band	0	0 SF	
Choral	0	0 SF	
Gymnasium	0	0 SF	
Locker/Shower	0	0 SF	

CDE Recommended Play Field Area
Based on Total Existing Capacity 11.0 Acres

CDE Recommended Play Field Area
Based on Permanent Construction Capacity 8.7 Acres

WILDOMAR ELEMENTARY SCHOOL

Facility Needs

SITE IMPROVEMENTS

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Repair/Reconfigure/Replace Drop-off & Pick-up			
Reconfigure drop-off/pick-up for better traffic flow	16,000	SF	**$800,000.00**
Repair/Reconfigure/Replace Hardscape			
Repair/Reconfigure/Replace Landscape			
Misc. planting and irrigation improvements throughout campus	150,000	SF	**$1,500,000.00**
Repair/Reconfigure/Replace Playgrounds			
Add two ball walls	1	EA	**$20,000.00**
Replace play structure	1	EA	**$75,000.00**
Replace wood chips with rubberized play surfacing	11,000	SF	**$330,000.00**
Provide DG track at field	1,300	LF	**$32,500.00**
Repair/Reconfigure/Replace Site Drainage			
Provide underground drainage system in central courtyard, tie in bldg downspouts	9,000	SF	**$1,350,000.00**
Reconfigure site grading to mitigate flooding (identify where)	7,500	SF	**$37,500.00**
Repair/Reconfigure/Replace Fencing			
Provide accessible convenience gates at front gate including mortise lock	1	EA	**$250.00**
Replace fencing to be 8'-0" high	1,350	LF	**$202,500.00**
Repair/Reconfigure/Replace Parking			
Provide EV charging stations	3	EA	**$120,000.00**

BUILDING EXTERIOR

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Roofing			
Bldg D			
Recommend replacing the roof.	3,850	SF	**$154,000.00**
Bldg F			
Recommend replacing the roof.	3,850	SF	**$154,000.00**
Bldg H			
Portables P17 - P20			
Bldg 21-24			
Bldg O			
Recommend replacing the roof.	3,850	SF	**$154,000.00**
Bldg P			
Recommend replacing the roof.	3,850	SF	**$154,000.00**
Bldg 34-35			
Recommend replacing the roof.	1,920	SF	**$76,800.00**
Recommend replacing the rusted gutters.	2	EA	**$50.00**
Portables P36- P37			
Recommend replacing the roof.	1,920	SF	**$76,800.00**
Portables P52- P54			
Recommend replacing the roof.	2,880	SF	**$115,200.00**
Cafeteria			
Recommend replacing the roof.	786	SF	**$31,440.00**
Library			
Recommend trimming back the tree limbs that overhang the roof surface.	20	LF	**$2,000.00**
Recommend replacing the roof.	1,923	SF	**$76,920.00**
Lounge			
Recommend replacing the roof.	1,260	SF	**$50,400.00**

Facility Needs

Bldg A - MPR			
Recommend replacing the roof.	5,310	SF	**$212,400.00**
Bldg A - Office			
Recommend replacing the roof.	1,528	SF	**$61,120.00**
Pre-Kindergarten - Flat Roof			
Recommend replacing the roof.	580	SF	**$23,200.00**
Pre-Kindergarten - Tile Roof			
Recommend replacing the roof.	1,816	SF	**$72,640.00**
Restroom-1			
Recommend replacing the roof.	804	SF	**$32,160.00**
Restroom-2			
Recommend replacing the roof.	477	SF	**$19,080.00**
Storage			
Recommend replacing the roof.	723	SF	**$28,920.00**

MODERNIZATION

Building and Use		Mod Level		Cost
A Administration/ MPR	11,680	**M4**	SF	**$4,088,000.00**

Extensive repair/replacement of interior building finishes and fixtures
Extensive repair of exterior building finishes
Extensive interior renovation/reconfiguration/enlargement (cost for additional space not included)
Extensive structural repair
Extensive ADA compliance items (reconfiguration, new fixtures, removal of walls)
Extensive HVAC Upgrade (new equipment and distribution)
Extensive Data Upgrade (new main data service, provide data to new locations and connect all areas)
Extensive Tech Upgrades (Provide Cable and interconnectivity, Smart boards, Projection and Monitors)
Extensive Fire Alarm Upgrade (New anunciator panel, new equipment throughout)
Extensive Teledata Equipment Upgrade (existing hub modified, new equipment added throughout)

* Admin: Provide stove with oven at break room
* Admin: new solar tubes
* Admin: Enlarge entry reception
* Admin: Staff Restrooms non ADA compliant, enlarge and reconfigure to improve function and use
* MPR: Replace sound system, utilize newly purchased speakers
* MPR: Replace chairs
* MPR: Improve chair and table storage
* MPR: Provide storage in stage area
* MPR: Relocate trash enclosure with better drainage and lighting
* Replace light fixtures with LED fixtures

Facility Needs

B Library	7,303	**M4**	SF	**$2,556,050.00**

Extensive repair/replacement of interior building finishes and fixtures
Extensive repair of exterior building finishes
Extensive interior renovation/reconfiguration/enlargement (cost for additional space not included)
Extensive structural repair
Extensive ADA compliance items (reconfiguration, new fixtures, removal of walls)
Extensive HVAC Upgrade (new equipment and distribution)
Extensive Data Upgrade (new main data service, provide data to new locations and connect all areas)
Extensive Tech Upgrades (Provide Cable and interconnectivity, Smart boards, Projection and Monitors)
Extensive Fire Alarm Upgrade (New anunciator panel, new equipment throughout)
Extensive Teledata Equipment Upgrade (existing hub modified, new equipment added throughout)

* Provide office and storage for library staff
* Provide additional shelving (PTA currently fundraising)
* Replace light fixtures with LED fixtures

C Classroom	1,923	**M3**	SF	**$480,750.00**

Painting, new flooring, replace or paint ceiling tiles
Moderate repair of exterior building finishes
Moderate structural repair
Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
Moderate ADA compliance items (reconfiguration, new fixtures)

Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)

Moderate Data Upgrade (main data service provided, provide data to new locations)
Moderate Tech Upgrades (Add Cable and projection capabilities)
Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added)
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

* Replace classroom lighting with motion sensors
* Provide blinds at all classrooms
* Replace light fixtures with LED fixtures

Facility Needs

D Classroom	5,444	**M3**	SF	**$1,361,000.00**

Painting, new flooring, replace or paint ceiling tiles
Moderate repair of exterior building finishes
Moderate structural repair
Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
Moderate ADA compliance items (reconfiguration, new fixtures)

Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)

Moderate Data Upgrade (main data service provided, provide data to new locations)
Moderate Tech Upgrades (Add Cable and projection capabilities)
Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added)
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

F Classroom	5,444	**M3**	SF	**$1,361,000.00**

Painting, new flooring, replace or paint ceiling tiles
Moderate repair of exterior building finishes
Moderate structural repair
Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
Moderate ADA compliance items (reconfiguration, new fixtures)

Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)

Moderate Data Upgrade (main data service provided, provide data to new locations)
Moderate Tech Upgrades (Add Cable and projection capabilities)
Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added)
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

* Replace classroom lighting with motion sensors
* Provide blinds at all classrooms
* Replace light fixtures with LED fixtures

Facility Needs

G Classroom	3,062	**M3**	SF	**$765,500.00**
Painting, new flooring, replace or paint ceiling tiles Moderate repair of exterior building finishes Moderate structural repair Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included) Moderate ADA compliance items (reconfiguration, new fixtures) Moderate HVAC Renovation (new branches, registers and ducting, some new equipment) Moderate Data Upgrade (main data service provided, provide data to new locations) Moderate Tech Upgrades (Add Cable and projection capabilities) Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added) Moderate Teledata Equipment added (existing hub modified, new equipment added throughout) * Replace light fixtures with LED fixtures				
H Classroom	5,444	**M3**	SF	**$1,361,000.00**
Painting, new flooring, replace or paint ceiling tiles Moderate repair of exterior building finishes Moderate structural repair Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included) Moderate ADA compliance items (reconfiguration, new fixtures) Moderate HVAC Renovation (new branches, registers and ducting, some new equipment) Moderate Data Upgrade (main data service provided, provide data to new locations) Moderate Tech Upgrades (Add Cable and projection capabilities) Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added) Moderate Teledata Equipment added (existing hub modified, new equipment added throughout) * Replace light fixtures with LED fixtures				

Facility Needs

J Classroom	3,833	**M3**	SF	**$958,250.00**

Painting, new flooring, replace or paint ceiling tiles
Moderate repair of exterior building finishes
Moderate structural repair
Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
Moderate ADA compliance items (reconfiguration, new fixtures)

Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
Moderate Data Upgrade (main data service provided, provide data to new locations)
Moderate Tech Upgrades (Add Cable and projection capabilities)
Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added)
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

* Replace classroom lighting with motion sensors
* Provide blinds at all classrooms
* Replace light fixtures with LED fixtures

K Classroom	3,833	**M3**	SF	**$958,250.00**

Painting, new flooring, replace or paint ceiling tiles
Moderate repair of exterior building finishes
Moderate structural repair
Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
Moderate ADA compliance items (reconfiguration, new fixtures)

Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
Moderate Data Upgrade (main data service provided, provide data to new locations)
Moderate Tech Upgrades (Add Cable and projection capabilities)
Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added)
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

* Replace light fixtures with LED fixtures

Facility Needs

L Classroom	2,400	**M3**	SF	**$600,000.00**

Painting, new flooring, replace or paint ceiling tiles
Moderate repair of exterior building finishes
Moderate structural repair
Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
Moderate ADA compliance items (reconfiguration, new fixtures)

Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
Moderate Data Upgrade (main data service provided, provide data to new locations)
Moderate Tech Upgrades (Add Cable and projection capabilities)
Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added)
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

* Replace light fixtures with LED fixtures

M Classroom	2,400	**M3**	SF	**$600,000.00**

Painting, new flooring, replace or paint ceiling tiles
Moderate repair of exterior building finishes
Moderate structural repair
Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
Moderate ADA compliance items (reconfiguration, new fixtures)

Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
Moderate Data Upgrade (main data service provided, provide data to new locations)
Moderate Tech Upgrades (Add Cable and projection capabilities)
Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added)
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

* Replace classroom lighting with motion sensors
* Provide blinds at all classrooms
* Replace light fixtures with LED fixtures

Facility Needs

N Classroom	1,920	**M3**	SF	**$480,000.00**

Painting, new flooring, replace or paint ceiling tiles
Moderate repair of exterior building finishes
Moderate structural repair
Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
Moderate ADA compliance items (reconfiguration, new fixtures)

Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
Moderate Data Upgrade (main data service provided, provide data to new locations)
Moderate Tech Upgrades (Add Cable and projection capabilities)
Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added)
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

* Replace classroom lighting with motion sensors
* Provide blinds at all classrooms
* Replace light fixtures with LED fixtures

O Classroom	3,844	**M3**	SF	**$961,000.00**

Painting, new flooring, replace or paint ceiling tiles
Moderate repair of exterior building finishes
Moderate structural repair
Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
Moderate ADA compliance items (reconfiguration, new fixtures)

Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
Moderate Data Upgrade (main data service provided, provide data to new locations)
Moderate Tech Upgrades (Add Cable and projection capabilities)
Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added)
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

* Replace light fixtures with LED fixtures

Facility Needs

P Classroom	3,844	**M3**	SF	**$961,000.00**
Painting, new flooring, replace or paint ceiling tiles Moderate repair of exterior building finishes Moderate structural repair Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included) Moderate ADA compliance items (reconfiguration, new fixtures) Moderate HVAC Renovation (new branches, registers and ducting, some new equipment) Moderate Data Upgrade (main data service provided, provide data to new locations) Moderate Tech Upgrades (Add Cable and projection capabilities) Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added) Moderate Teledata Equipment added (existing hub modified, new equipment added throughout) * Replace light fixtures with LED fixtures				
RR-1 Restroom	804	**M2**	SF	**$168,840.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
RR-2 Restroom	480	**M2**	SF	**$100,800.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				

Facility Needs

RR-3 Restroom	480	**M2**	SF	**$100,800.00**
Painting, new flooring, replace or paint ceiling tiles				
Minor repair/replacement of interior building finishes and fixtures				
Minor repair of exterior building finishes				
Minor structural repair				
Minor ADA compliance items (minor reconfiguration, partition layout)				
Minor HVAC layout adjustments (new registers and ducting)				
Minor Data Drops added (main data service existing, provide numerous additional drops)				
Minor Tech Upgrades (Add projectors, monitors)				
Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)				
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				

NEW CONSTRUCTION / ADDITIONS

Description	Quantity	Unit	Cost
Administration			
Enlarge administration to replace relocatable annex (copy room, office, conference room) and include new health clinic	2,000	SF	**$700,000.00**
Provide additional staff restrooms	350	SF	**$157,500.00**
Classrooms			
Provide additional student restrooms for TK, preschool/kinder students	480	SF	**$240,000.00**
Add one (1) TK classrooms	1,500	SF	**$450,000.00**
Add one (1) Kinder classroom	1,500	SF	**$450,000.00**
Provide feasibility study to analyze portable removal	1	soft	
Covered Walkways			
Gymnasium			
Locker/Shower			
Library/Media Center			
Lunch Shelter			
New covered dining with mister system	3,500	SF	**$437,500.00**
Multi-purpose Room			
Specialized Classroom			
Provide dedicated science lab for rotating k-5 instruction (in admin/mpr mod)	1,200	SF	**$600,000.00**
New music classroom (included in cr addition)	1,200	SF	**$480,000.00**

CAMPUS SECURITY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Securtity Fencing			
Security Technology			
Provide security surveillance system and wiring throughout campus	64,138	SF	**$192,414.00**
Provide single point of entry layered security at admin lobby, which includes a barrier between the lobby and the admin office space and electrical controls for campus access that is controlled by admin staff	240	SF	**$60,000.00**
Add/Repair/Reconfigure/Replace Fire Alarm			

WILDOMAR ELEMENTARY SCHOOL

Facility Needs

TECHNOLOGY			
Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			**$157,142.18**
Add Aruba 6300M 48SR5 CL6 PoE 4SFP56 Switch JL659A	6	EA	
Add HPE Aruba X372 1050W Power Supply JL087A	6	EA	
Add Aruba 10G SFP+ LC SR 300m MMF Transceiver J9150D	12	EA	
Add Aruba 650 Series Instant Campus Access Point	52	EA	
Institute District Technology Standards			

ACCESSIBILTY UPGRADES			
Description	Quantity	Unit	Cost
Add/Repair/Reconfigure/Replace Site Ramps			
Add/Repair/Reconfigure/Replace Drinking Fountains			
Repair/Reconfigure/Replace Sidewalks			

ABATEMENT UPGRADES			
Description	Quantity	Unit	Cost
Remove/Replace Hazardous Materials			

MECHANICAL			
Description	Quantity	Unit	Cost
HVAC			
Main Office:			
* Replace HVAC systems (5 ton units)	1	EA	**$50,000.00**
* Replace exhaust fans for restrooms (400 CFM)	2	EA	**$4,000.00**
* Replace 500 CFM restroom exhaust systems	2	EA	**$11,600.00**
Portables			
Replace HVAC for all portable classrooms >10yrs.(5 tons)	41	EA	**$615,000.00**
"Quads" three classroom buildings			
Kindergarten Classroom			
* Replace HVAC system classrooms (5 tons each)	1	EA	**$50,000.00**
Library:			
* Replace HVAC systems (2- 7 1/2 ton systems)	2	EA	**$250,000.00**
* Replace exhaust fans (2)	2	EA	**$6,000.00**
* Two classrooms - Replace HVAC systems (2- 5 ton systems)	2	EA	**$10,000.00**
Special Education Classroom			
* Replace HVAC ducting to meet code (5 ton system)	1	EA	**$20,000.00**
Exhaust Fans			
Ventilation			
Misc.			
* Relocate kiln to an approved location, add exhaust,	1	EA	**$25,000.00**

Facility Needs

PLUMBING			
Description	Quantity	Unit	Cost
Sewer Lines			
No issues noted			
Fire Sprinklers			
Main Service			
Plumbing Fixtures			
* All restrooms, replace faucets to low flow to meet Cal-Green Standards	27	EA	**$13,500.00**
* All restrooms, replace water closets to low flow to meet Cal-Green Standards	28	EA	**$84,000.00**
* Nurses sinks, replace Faucets to ADA and low Flow	1	EA	**$500.00**
* Replace all kitchen faucets for ADA and Calgreen Code	2	EA	**$1,000.00**
* Main office: Replace 10 gallon water heater and flue (flue not to code)	1	EA	**$2,500.00**
Misc.			

ELECTRICAL			
Description	Quantity	Unit	Cost
Main Electrical Service			
Sub-Panels/Transformers			
Provide additional site backbone system and new sub-panels to each building for any future additions	64,138	SF	**$1,603,450.00**
Provide main circuit breaker for existing sub-panels in Multi-purpose Building Electrical Room	1	EA	**$1,200.00**
Replace transformers in Exterior Electrical Yard	1	EA	**$4,000.00**
Provide fused disconnect on seconary side of exterior transformer adjacent to Main Service Electrical Yard to meet code	1	EA	**$22.00**
Fire Alarm System			
Replace Fire Alarm Control Panel with new Addressable Fire Alarm Panel and connect to Central Monitoring	1	EA	**$20,000.00**
Replace Fire Alarm Annunciator in Office Area	1	EA	**$5,000.00**
* Remove manual pull stations and provide automatic/addressable initiation fire alarm devices in all buildings to meet current codes	108	EA	**$48,600.00**
* Remove two existing fire alarm panels in Multi-purpose Building Electrical Room	2	EA	**$3,000.00**
Clock System			
* Replace existing clock system and provide new wireless atomic clock system.	1	EA	**$1,200.00**
Intercom System			
Replace existing system with new intercom system capable of interface with existing phone system and data system on site	1	EA	**$75,000.00**
Misc.			
* Provide additional energy efficient site lighting to meet illumination codes for facility	44	EA	**$52,800.00**
* Remove existing Bell System and Bell Board from Administration Building Office Area	1	EA	**$2,500.00**
* Replace romex with conduit and conductors Building 52,53 & 54	1	EA	**$500.00**
* Provide additional power outlets in Multi-purpose Building Workroom	1	EA	**$850.00**

Facility Needs

STRUCTURAL			
Description	Quantity	Unit	Cost
Seismic upgrades			
No seismic upgrades completed to date			
Structural Integrity			
Wood frame structures are expected to perform well in a seismic event			
Reinforced masonry with rigid diaphragms are considered "Category 1" by the AB 300 and are expected to perform satisfactorily in a seismic event			
Reinforced masonry with flexible wood diaphragms are considered "Category 2" by the AB 300 and may require additional evaluation			
School is in seismic zone 4 and falls within a liquifaction zone and landslide zone			
DSA requires all masonry shear walls to be designed as Special Reinforced Masonry Shear Walls such that retrofit or analysis may be required			
Diaphragm-to-wall anchorage detail was not available for review; it may be necessary to obtain the construction drawings for these buildings or perform a more invasive site inspection			
HVAC units require anchorage at roof of Kindergarten building			
School is in seismic zone 4 and falls within a liquifaction zone and landslide zone			
Misc.			
No construction drawings were available for the most structurally critical buildings; additional investigation is recommended			

WILDOMAR ELEMENTARY SCHOOL

June 8, 2023

Cost Model

SITE IMPROVEMENTS				TOTAL	REMARKS
Repair/Reconfigure/Replace Drop-off & Pick-up				$ 800,000.00	
Repair/Reconfigure/Replace Landscape				$ 1,500,000.00	
Repair/Reconfigure/Replace Playgrounds				$ 457,500.00	
Repair/Reconfigure/Replace Site Drainage				$ 1,387,500.00	
Repair/Reconfigure/Replace Fencing				$ 202,750.00	
Repair/Reconfigure/Replace Parking				$ 120,000.00	
BUILDING EXTERIOR					
Repair/Reconfigure/Replace Roofing				$ 1,495,130.00	
MODERNIZATION	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
A Administration/ MPR	SF	11,680	350	$ 4,088,000.00	
B Library	SF	7,303	350	$ 2,556,050.00	
C Classroom	SF	1,923	250	$ 480,750.00	
D Classroom	SF	5,444	250	$ 1,361,000.00	
F Classroom	SF	5,444	250	$ 1,361,000.00	
G Classroom	SF	3,062	250	$ 765,500.00	
H Classroom	SF	5,444	250	$ 1,361,000.00	
J Classroom	SF	3,833	250	$ 958,250.00	
K Classroom	SF	3,833	250	$ 958,250.00	
L Classroom	SF	2,400	250	$ 600,000.00	
M Classroom	SF	2,400	250	$ 600,000.00	
N Classroom	SF	1,920	160	$ 307,200.00	
O Classroom	SF	3,844	250	$ 961,000.00	
P Classroom	SF	3,844	250	$ 961,000.00	
RR-1 Restroom	SF	804	210	$ 168,840.00	
RR-2 Restroom	SF	480	210	$ 100,800.00	
RR-3 Restroom	SF	480	210	$ 100,800.00	
NEW CONSTRUCTION/ADDITIONS				TOTAL	REMARKS
Administration				$ 857,500.00	
Classrooms				$ 1,140,000.00	
Lunch Shelter				$ 437,500.00	
Specialized Classroom				$ 1,080,000.00	

WILDOMAR ELEMENTARY SCHOOL

June 8, 2023

Cost Model

CAMPUS SECURITY				TOTAL	REMARKS
Security Technology				$ 252,414.00	
TECHNOLOGY				TOTAL	REMARKS
Repair/Reconfigure/Replace IT Network				$ 157,142.18	
MECHANICAL				TOTAL	REMARKS
HVAC				$ 1,016,600.00	
Misc.				$ 25,000.00	
PLUMBING				TOTAL	REMARKS
Plumbing Fixtures				$ 101,500.00	
ELECTRICAL				TOTAL	REMARKS
Sub-Panels/Transformers				$ 1,608,672.00	
Fire Alarm System				$ 76,600.00	
Clock System				$ 1,200.00	
Intercom System				$ 75,000.00	
Misc.				$ 56,650.00	

SUB-TOTAL		$ 30,538,098.18
CONTINGENCY	10%	$ 3,053,809.82
FEES	10%	$ 3,053,809.82
ESCALATION	10%	$ 3,053,809.82
INSPECTION AND TESTING	3%	$ 916,142.95
FURNITURE AND EQUIPMENT	7%	$ 2,137,666.87
ADA EXCALATION	0%	$ -
TOTAL		$ 42,753,337.45

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
ROOM UTILIZATION

WILDOMAR ELEMENTARY SCHOOL

FACILITY DESCRIPTION 587 '21-'22 Enrollment				Design Use			Current Use (2022)		21575 Palomar Road Wildomar, CA 92595 10.05 Acres
				Room Use	DISTRICT LOADING STANDARDS	STATE LOADING STANDARDS	Room Use	DISTRICT LOADING STANDARDS	
Building	Room Number	Grade Level	Type (Perm, Port, Trailer)	Description	Classroom: K-3 @ 22:1 4-5 @ 33:1 6-12 @ 36:1 SDC@ 17:1	Classroom: K-6 @ 25:1 7-12 @ 27:1 NS @ 13:1 Sev @ 9:1	Description	Classroom: K-3 @ 22:1 4-5 @ 33:1 6-12 @ 36:1 SDC@ 17:1	Comments
B	1	-	Permanent	Classroom	24	25	Special Use	NA	PTA
B	2	-	Permanent	Classroom	24	25	Special Use	NA	Workroom
D	5	K	Permanent	Classroom	24	25	Classroom	24	
D	6	1-5	Permanent	Classroom	24	25	SDC	17	LEUSD Special Day Program
D	7	2	Permanent	Classroom	24	25	Classroom	24	
D	8	-	Permanent	Classroom	24	25	Special Use	NA	ABA
F	9	4	Permanent	Classroom	24	25	Classroom	24	
F	10	1	Permanent	Classroom	24	25	Classroom	24	
F	11	2	Permanent	Classroom	24	25	Classroom	24	
F	12	1-5	Permanent	Classroom	24	25	Special Use	NA	RSP
H	13	1-5	Permanent	Classroom	24	25	Special Use	NA	Speech
H	14	2	Permanent	Classroom	24	25	Classroom	24	
H	15	1	Permanent	Classroom	24	25	Classroom	24	
H	16	1-5	Permanent	Classroom	24	25	Health Office	NA	
17	17	-	Portable	Classroom	24	25	Special Use	NA	Conference
18	18	-	Portable	Classroom	24	25	Special Use	NA	Think Together
19	19	-	Portable	Classroom	24	25	Special Use	NA	Think Together
20	20	-	Portable	Classroom	24	25	Special Use	NA	Think Together
G	21	-	Permanent Modular	Classroom	24	25	Special Use	NA	Speech
G	22	-	Permanent Modular	Classroom	24	25	Special Use	NA	Speech
G	23	-	Permanent Modular	Classroom	24	25	Special Use	0	Think Together
G	24	1-5	Permanent Modular	Classroom	24	25	Classroom	0	Music
O	26	3	Permanent Modular	Classroom	24	25	Classroom	24	
O	27	3	Permanent Modular	Classroom	24	25	Classroom	24	
O	28	-	Permanent Modular	Classroom	24	25	Vacant	0	
O	29	-	Permanent Modular	Classroom	24	25	Special Use	NA	ELP
P	30	-	Permanent Modular	Classroom	24	25	Vacant	0	Storage
P	31	-	Permanent Modular	Classroom	24	25	Vacant	0	Storage
P	32	-	Permanent Modular	Classroom	24	25	Vacant	0	Storage
P	33	1-5	Permanent Modular	Classroom	24	25	Special Use	NA	Music
34	34	-	Portable	Classroom	24	25	Vacant	0	Condemed
35	35	-	Portable	Classroom	24	25	Vacant	0	Condemed
36	36	4	Portable	Classroom	24	25	Classroom	24	
37	37	4	Portable	Classroom	24	25	Classroom	24	
J	38	3	Permanent Modular	Classroom	24	25	Classroom	24	
J	39	5	Permanent Modular	Classroom	24	25	Classroom	24	
SUBTOTAL					864	900		329	Built: 1965

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
ROOM UTILIZATION

WILDOMAR ELEMENTARY SCHOOL

FACILITY DESCRIPTION				Design Use			Current Use (2022)		21575 Palomar Road Wildomar, CA 92595 10.05 Acres
				Room Use	DISTRICT LOADING STANDARDS	STATE LOADING STANDARDS	Room Use	DISTRICT LOADING STANDARDS	
Building	Room Number	Grade Level	Type (Perm, Port, Trailer)	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Classroom: K-6 @ 25:1 7-12 @ 27:1 NS @ 13:1 Sev @ 9:1	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Comments
J	40	5	Permanent Modular	Classroom	24	25	Classroom	24	
J	41	3	Permanent Modular	Classroom	24	25	Classroom	24	
K	42	4	Permanent Modular	Classroom	24	25	Classroom	24	
K	43	5	Permanent Modular	Classroom	24	25	Classroom	24	
K	44	5	Permanent Modular	Classroom	24	25	Classroom	24	
K	45	1	Permanent Modular	Classroom	24	25	Classroom	24	
L	46	2	Permanent Modular	Classroom	24	25	Classroom	24	
L	47	1	Permanent Modular	Classroom	24	25	Classroom	24	
M	48	K	Permanent Modular	Classroom	24	25	Classroom	24	AM/PM
M	49	1-5	Permanent Modular	Classroom	24	25	SDC	17	LEUSD Special Day Program
N	50	TK-K	Permanent Modular	Classroom	24	25	Classroom	24	AM/PM
N	51	K	Permanent Modular	Classroom	24	25	Classroom	24	AM/PM
P-52	52	Pre-K	Portable	Classroom	24	25	Classroom	NA	State Pre-School
P-53	53	Pre-K	Portable	Classroom	24	25	Classroom	NA	State Pre-School
P-54	54	1-5	Portable	Classroom	24	25	SDC	17	LEUSD Special Day Program
TOTAL					1224	1275		627	Built: 1965

[3] **Enrollment Based On District Loading**

[1]	**Kinder**	120
	1-3	408
[2]	**4-5**	696
	6-8	0
	9-12	0

51 Classrooms
14 Permanent
26 Permanent Modulars
11 Portable
Capacity for Perm CRs Only = 936

[1] Includes kindergarden and SDC kindergarden classrooms
[2] Includes 4th, 5th, and all classrooms listed as 1st through 5th
[3] Loads all classrooms at maximum loading standard (SDC classrooms are loaded as regular)



LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

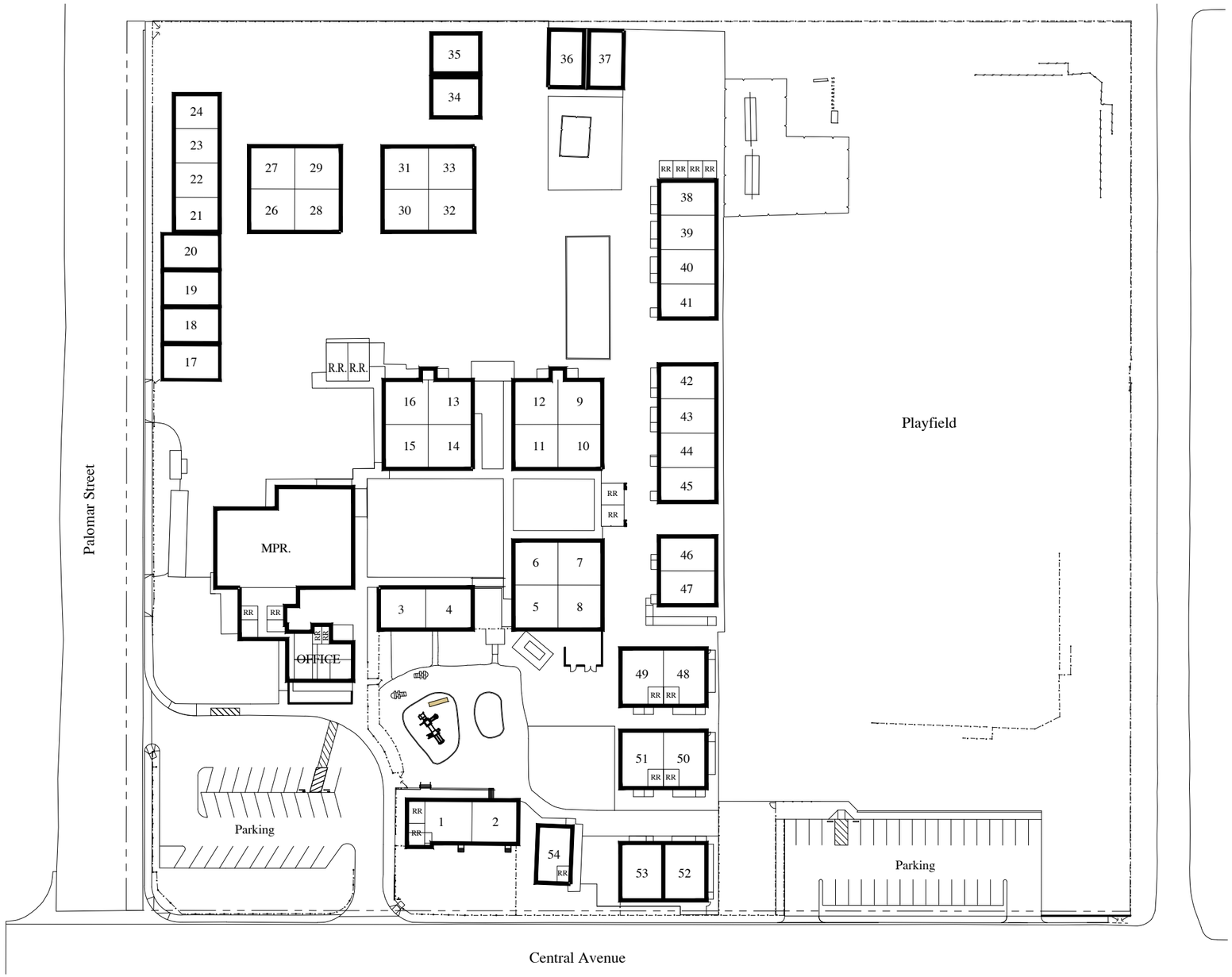
Wildomar Elementary School

21575 Palomar Road
Wildomar, Ca 92595

- PERMANENT
- PERMANENT MODULARS
- PORTABLE
- ELECTRICAL SHUT-OFF
- GAS SHUT-OFF
- MAIN FIRE WATER
- WATER SHUT OFF
- LANDSCAPEING WATER SHUT OFF
- HVAV WATER SHUT-OFF
- PIV FIRE SPRINKLER SHUT-OFF
- FIRE RISER CLOSETS
- H HYDRANT
- CHEMICAL SHUT-OFF
- POTABLE WATER SHUT-OFF

SCALE: 1"=90'

A4E
ARCHITECTURE FOR EDUCATION INCORPORATED



SCALE: 1"=90'

LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

Wildomar Elementary School

21575 Palomar Road
Wildomar, Ca 92595

A4E ARCHITECTURE FOR EDUCATION INCORPORATED

5.1.12 William Collier Elementary School

WILLIAM COLLIER ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

June 8, 2023

1. General Information

Grades Served:	K-5			
Schedule Type:	Traditional			
Site:	10.0	Acres		
Site, including City property	12.6	Acres		
Existing Play Field & Court Area:	3.4	Acres	145,926	SF
Available Play Field& Court Area:	3.5	Acres		
(Portable Buildings removed)				
Hardscape	130,854.0	SF	Concrete:	Asphalt
Parking	41,614.0	SF		
Landscape	16,052.0	SF		
Permanent Building Area:	41,982	SF		
Portable Building Area:	8,640	SF		
Total Area:	50,622	SF		

2. Enrollment History

Academic school year	TK	K	1	2	3	4	5	SDC	TOTALS
2021-2022	28	120	94	115	113	113	122	29	734
2020-2021		105	99	93	98	108	99		602
2019-2020		106	94	101	108	100	101		610
2018-2019		111	98	110	100	93	125		637
2017-2018		105	113	101	85	112	104		620
2016-2017		127	100	86	108	98	108		627

3. Permanent Construction

Bldg./Use	Date Constructed	DSA Number	Date Modernized	Date Eligible	Number of Classrooms TK	K	1-3	4-5	SDC	Building Area
A Administration/ MPR/ Kitchen	1998	59096	N/A	2023						8,923 SF
Staff Workroom										0 SF
Staff Lounge										460 SF
MPR Assembly										3,490 SF
B Classroom	1998	59096	N/A	2023		2				3,169 SF
C Classroom	1998	59096	N/A	2023			5	7		21,294 SF
C - Hallway										5,371 SF
D1 & D2 Classroom	1998	59096	N/A	2023	1		4			6,676 SF
P-601 Classroom	2002	04-103757	N/A	2027					1	960 SF
P-602 Classroom	2002	04-103757	N/A	2027			1			960 SF
TOTAL					1	2	12	7	1	41,982 SF

4. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA Number	Owner	Lease Number	Lease Payment	PO/ Contract	Building Area
P-500									960 SF
P-506									960 SF
P-507									960 SF
P-600									960 SF
P-603									960 SF
P-604									960 SF
P-605									960 SF
P-606									960 SF
									960 SF
TOTAL									8,640 SF

5. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Girls:	Toilets	*20*	8	12
	Sinks	*12*	4	8
Boys:	Toilets	*12*	3	9
	Urinals	*9*	10	-1
	Sinks	*12*	7	5
Women:	Toilets	*2*	3	-1
	Sinks	*1*	2	-1
Men:	Toilets	*1*	1	0
	Urinals	*1*	1	0
	Sinks	*1*	1	0
Unisex	Toilets	*2*		2
	Sinks	*2*		2
Drinking Fountains:	Number of heads	*16*		

Parking Capacity

	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces	67	5	3	2

Multi-Purpose Room Capacity

Assembly Hall

Eating	291
Assembly	499

Staff - Faculty Dining

Eating	31

Maximum adult users of core facilities:

Men	*11*
Women	*33*
Total	45

6. Space and Loading analysis

Classroom Areas Grade Level/Space	District Loading	State Loading	Perm. Quantity	Port. Quantity	District Capacity	State Capacity
Grade TK	24	25	1	0	**24**	**25**
Grade K	24	25	2	0	**48**	**50**
Grades 1-3	24	25	12	5	**408**	**425**
Grades 4-5	24	25	7	3	**240**	**250**
SDC	17	13	1	0	**17**	**13**
RSP	0	0	0	0	**0**	**0**
RSP, undersized	0	0	0	0	**0**	**0**
Permanent Construction Capacity			**27**		**545**	**563**
Portable Construction				**8**	**192**	**200**
TOTAL EXISTING CAPACITY					**737**	**763**

Support Spaces/ Specialized Classrooms	Quantity	Room Area	Capacity
Library/Media Center	0	0 SF	
Computer Lab	0	0 SF	
Science Lab	0	0 SF	
Art	0	0 SF	
Band	0	0 SF	
Choral	0	0 SF	
Gymnasium	0	0 SF	
Locker/Shower	0	0 SF	

CDE Recommended Play Field Area
Based on Total Existing Capacity 8.2 Acres

CDE Recommended Play Field Area
Based on Permanent Construction Capacity 6.6 Acres

WILLIAM COLLIER ELEMENTARY SCHOOL

Facility Needs

SITE IMPROVEMENTS			
Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Repaint and update front signage	24	SF	**$360.00**
Provide wayfinding signage directing to the admin office entry	1	EA	**$200.00**
Repair/Reconfigure/Replace Drop-off & Pick-up			
Provide additional wayfinding for parent drop off at Bldg A	1	EA	**$200.00**
Repair/Reconfigure/Replace Hardscape			
Repair cracked/uneven concrete paving	1,200	SF	**$30,000.00**
Repair/Reconfigure/Replace Landscape			
Misc. planting and irrigation improvements throughout campus	60,000	SF	**$600,000.00**
Repair/Reconfigure/Replace Playgrounds			
Regrade fields, repair irrigation and improve drainage	140,000	SF	**$1,400,000.00**
Repair kinder turf irrigation	20,000	SF	**$200,000.00**
Provide outdoor toy storage	500	SF	**$7,500.00**
Replace "big toy"	1	EA	**$125,000.00**
Provide swings	1	EA	**$5,000.00**
Provide DG track at field area	1,300	LF	**$32,500.00**
Replace wood chips with rubberized play surfacing	9,175	SF	**$275,250.00**
Repair/Reconfigure/Replace Site Drainage			
Repair/Reconfigure/Replace Fencing			
Provide accessible convenience gates at front gate including mortise lock	1	EA	**$250.00**
Repair/Reconfigure/Replace Parking			
Provide EV charging stations	3	EA	**$120,000.00**

WILLIAM COLLIER ELEMENTARY SCHOOL

Facility Needs

MODERNIZATION					
Building and Use		Mod Level			Cost
A Administration/ MPR/ Kitchen	12,933	**M3**	SF		**$3,233,250.00**
Painting, new flooring, replace or paint ceiling tiles					
Moderate repair of exterior building finishes					
Moderate structural repair					
Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)					
Moderate ADA compliance items (reconfiguration, new fixtures)					
Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)					
Moderate Data Upgrade (main data service provided, provide data to new locations)					
Moderate Tech Upgrades (Add Cable and projection capabilities)					
Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added)					
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)					
* Admin: Increase power capacity to serve all equipment in staff breakroom					
* MPR: Replace lighting					
* MPR: Replace sound system					
* Restrooms: Replace all finishes, providing floor to ceiling tile at student restrooms					
* Restrooms: Provie additional student and staff urinals					
B Classroom	3,169	**M2**	SF		**$665,490.00**
Painting, new flooring, replace or paint ceiling tiles					
Minor repair/replacement of interior building finishes and fixtures					
Minor repair of exterior building finishes					
Minor structural repair					
Minor ADA compliance items (minor reconfiguration, partition layout)					
Minor HVAC layout adjustments (new registers and ducting)					
Minor Data Drops added (main data service existing, provide numerous additional drops)					
Minor Tech Upgrades (Add projectors, monitors)					
Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)					
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)					
Replace pre-kindergarten restroom fixtures with appropriate size		6	EA	$	**21,000.00**
Repair leaks and water damage at kindergarten classroom, abate all mold and mildew		3169	SF	$	**158,450.00**
Repair water damage at kinder toy storage building		100	SF		**$5,000.00**

Facility Needs

C Classroom	12,715	**M2**	SF		**$2,670,150.00**
Painting, new flooring, replace or paint ceiling tiles					
Minor repair/replacement of interior building finishes and fixtures					
Minor repair of exterior building finishes					
Minor structural repair					
Minor ADA compliance items (minor reconfiguration, partition layout)					
Minor HVAC layout adjustments (new registers and ducting)					
Minor Data Drops added (main data service existing, provide numerous additional drops)					
Minor Tech Upgrades (Add projectors, monitors)					
Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)					
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)					
Library: Provide AV system		1	EA	$	**25,000.00**
Library: Provide room darkening		3,208	SF	$	**80,200.00**
Restrooms: Replace all finishes, providing floor to ceiling tile at student restrooms		950	SF	$	**71,250.00**
Restrooms: Provide additional student and staff urinals		4	EA	$	**60,000.00**
C - Hallway	5,371	**M3**	SF		**$1,342,750.00**
* Provide skylights within corridors					
D1 & D2 Classroom	6,676	**M2**	SF		**$1,401,960.00**
Painting, new flooring, replace or paint ceiling tiles					
Minor repair/replacement of interior building finishes and fixtures					
Minor repair of exterior building finishes					
Minor structural repair					
Minor ADA compliance items (minor reconfiguration, partition layout)					
Minor HVAC layout adjustments (new registers and ducting)					
Minor Data Drops added (main data service existing, provide numerous additional drops)					
Minor Tech Upgrades (Add projectors, monitors)					
Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)					
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)					
* Provide storage, small group seating, mini lab data and computer upgrades within 2 interior shared corridors					
* Provide sinks in all 500 classrooms					
* Restrooms: Replace all finishes, providing floor to ceiling tile at student restrooms					
* Restrooms: Provie additional student and staff urinals					

Facility Needs

P-601 Classroom	960	**M2**	**$201,600.00**

Painting, new flooring, replace or paint ceiling tiles
Minor repair/replacement of interior building finishes and fixtures
Minor repair of exterior building finishes
Minor structural repair

Minor ADA compliance items (minor reconfiguration, partition layout)
Minor HVAC layout adjustments (new registers and ducting)
Minor Data Drops added (main data service existing, provide numerous additional drops)
Minor Tech Upgrades (Add projectors, monitors)
Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

P-602 Classroom	960	**M2**	**$201,600.00**

Painting, new flooring, replace or paint ceiling tiles
Minor repair/replacement of interior building finishes and fixtures
Minor repair of exterior building finishes
Minor structural repair

Minor ADA compliance items (minor reconfiguration, partition layout)
Minor HVAC layout adjustments (new registers and ducting)
Minor Data Drops added (main data service existing, provide numerous additional drops)
Minor Tech Upgrades (Add projectors, monitors)
Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

Facility Needs

NEW CONSTRUCTION / ADDITIONS			
Description	Quantity	Unit	Cost
Administration			
Provide additional staff restrooms	350	SF	**$157,500.00**
Classrooms			
Add two (2) TK classrooms	3,000	SF	**$900,000.00**
Provide feasibility study to analyze portable removal	1	soft	
Covered Walkways			
Gymnasium			
Locker/Shower			
Library/Media Center			
Lunch Shelter			
Replace existing wood shade structure with weather proof lunch shelter with misters	3,500	SF	**$437,500.00**
Multi-purpose Room			
Specialized Classroom			
Provide music/choral room and storage	1,200	SF	**$480,000.00**

CAMPUS SECURITY			
Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Securtity Fencing			
Security Technology			
Provide new alarm system campus wide	42,502	SF	**$127,506.00**
Provide security surveillance system and wiring throughout campus	42,502	SF	**$127,506.00**
Provide single point of entry layered security at admin lobby, which includes a barrier between the lobby and the admin office space and electrical controls for campus access that is controlled by admin staff	200	SF	**$50,000.00**
Add/Repair/Reconfigure/Replace Fire Alarm			

TECHNOLOGY			
Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			**$127,035.15**
Add Aruba 6300M 48SR5 CL6 PoE 4SFP56 Switch JL659A	5	EA	
Add HPE Aruba X372 1050W Power Supply JL087A	5	EA	
Add Aruba 10G SFP+ LC SR 300m MMF Transceiver J9150D	10	EA	
Add Aruba 650 Series Instant Campus Access Point	40	EA	
Institute District Technology Standards			

ELECTRICAL			
Description	Quantity	Unit	Cost
Main Electrical Service			
Sub-Panels/Transformers			
Provide additional site backbone system and new sub-panels to each building for any future additions	4	EA	**$100.00**
Replace 75 kVA transformer in Building 200	1	EA	**$13,500.00**
Provide main circuit breaker for existing sub-panel in Building 400 to meet code	1	EA	**$1,200.00**
Provide overcurrent device on primary side of transformer in Multi-purpose Building Electrical Room to meet code	1	EA	**$5,000.00**
Reorient in Electrical Room adjacent to Room 312 to meet clearance codes			
Fire Alarm System			
Replace Fire Alarm Control Panel with new Addressable Fire Alarm Par	1	LS	**$20,000.00**
Remove manual pull stations and provide automatic/addressable initiation fire alarm devices in all buildings to meet current codes	5	EA	**$2,250.00**
Provide annunciation fire alarm devices in all buildings to meet current codes	1	EA	**$400.00**
Remove two existing fire alarm panels in Multi-purpose Building Electrical Room	2	EA	**$3,000.00**
Clock System			
Remove existing clock system and install new wireless atomic clock	1	EA	**$1,200.00**
Intercom System			
Replace existing system with new intercom system capable of interface with existing phone system and data system on site	1	EA	**$75,000.00**
Misc.			
Replace all existng exit signs with battery back-up typ exit signs.	6	EA	**$3,000.00**
Add emergency battery packs to existing light fixtures to meet egress illumination codes	75	EA	**$37,500.00**
Provide additional power outlets in Administration Building Office Area	45	EA	**$38,250.00**
Provide interior lighting motion sensors to meet current Title 24 codes	35	EA	**$122,500.00**

WILLIAM COLLIER ELEMENTARY SCHOOL

June 8, 2023

Cost Model

SITE IMPROVEMENTS				TOTAL	REMARKS
Repair/Reconfigure/Replace Entrance				$ 560.00	
Repair/Reconfigure/Replace Drop-off & Pick-up				$ 200.00	
Repair/Reconfigure/Replace Hardscape				$ 30,000.00	
Repair/Reconfigure/Replace Landscape				$ 600,000.00	
Repair/Reconfigure/Replace Playgrounds				$ 2,045,250.00	
Repair/Reconfigure/Replace Fencing				$ 250.00	
Repair/Reconfigure/Replace Parking				$ 120,000.00	
MODERNIZATION	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
A Administration/ MPR/ Kitchen	SF	12,873	250	$ 3,218,250.00	
B Classroom	SF	3,169	210	$ 849,940.00	
C Classroom	SF	21,294	210	$ 4,708,190.00	
C - Hallway	SF	5,371	250	$ 1,342,750.00	
D1 & D2 Classroom	SF	6,676	210	$ 1,401,960.00	
P-601 Classroom	SF	960	210	$ 201,600.00	
P-602 Classroom	SF	960	210	$ 201,600.00	
NEW CONSTRUCTION/ADDITIONS				TOTAL	REMARKS
Administration				$ 157,500.00	
Classrooms				$ 900,000.00	
Lunch Shelter				$ 437,500.00	
Specialized Classroom				$ 480,000.00	
CAMPUS SECURITY				TOTAL	REMARKS
Security Technology				$ 305,012.00	
TECHNOLOGY				TOTAL	REMARKS
Repair/Reconfigure/Replace IT Network				$ 127,035.15	

WILLIAM COLLIER ELEMENTARY SCHOOL

Cost Model

ELECTRICAL				TOTAL	REMARKS
Sub-Panels/Transformers				$ 19,800.00	
Fire Alarm System				$ 25,650.00	
Clock System				$ 1,200.00	
Intercom System				$ 75,000.00	
Misc.				$ 201,250.00	

SUB-TOTAL		$	17,450,497.15
CONTINGENCY	10%	$	1,745,049.72
FEES	10%	$	1,745,049.72
ESCALATION	10%	$	1,745,049.72
INSPECTION AND TESTING	3%	$	523,514.91
FURNITURE AND EQUIPMENT	7%	$	1,221,534.80
TOTAL		$	24,430,696.01

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
ROOM UTILIZATION

WILLIAM COLLIER ELEMENTARY SCHOOL

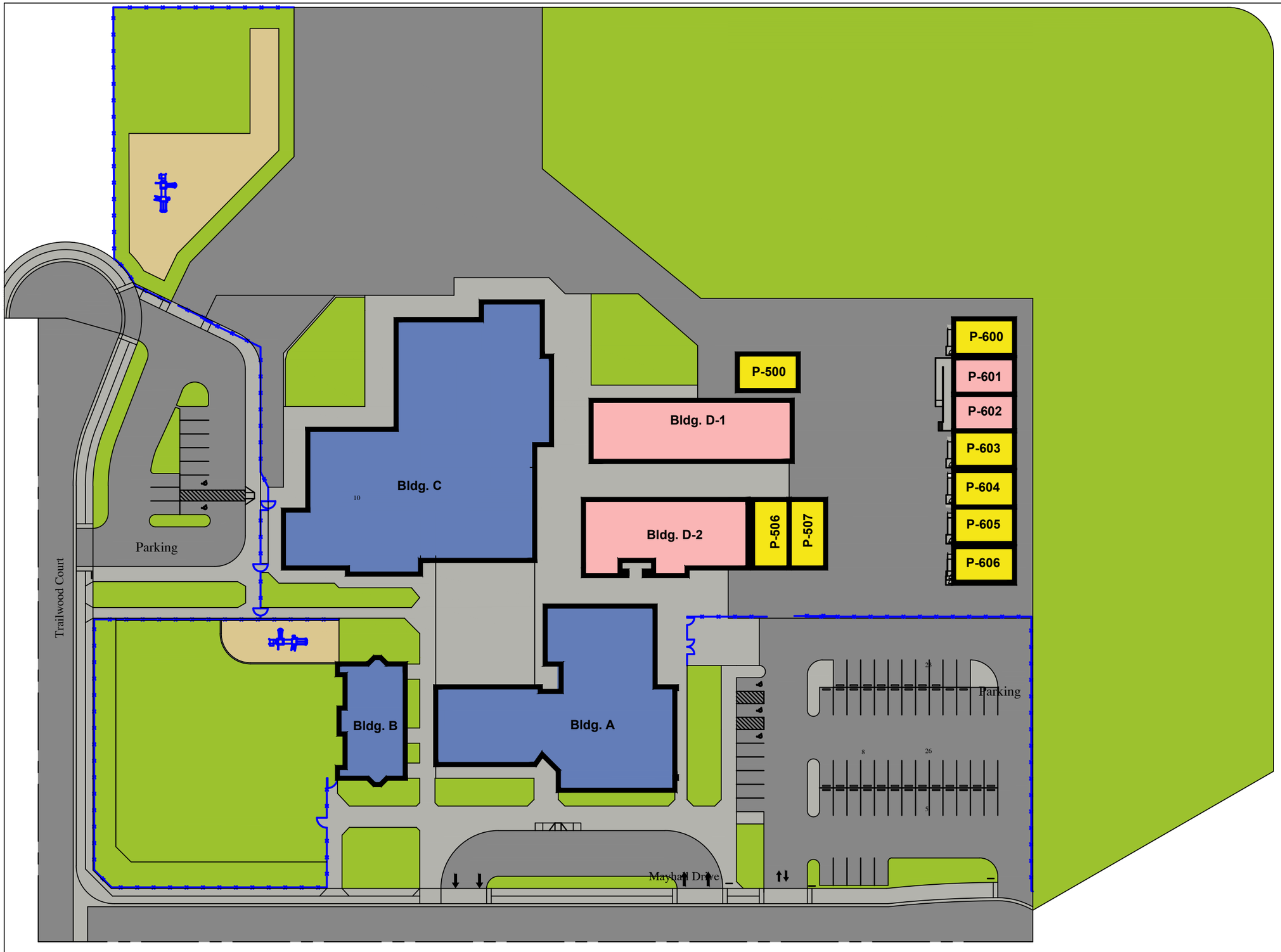
2021-2022 FACILITY DESCRIPTION 734 21'-22' Enrollment 3/28/2022				Design Use			Current Use (2022)		20150 Mayhall Drive Wildomar, CA 92595 10.0 Acres
				Room Use	DISTRICT LOADING STANDARDS	STATE LOADING STANDARDS	Room Use	DISTRICT LOADING STANDARDS	
Building	Room Number	Grade Level	Type (Perm, Port, Trailer)	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Classroom: K-6 @ 25:1 7-12 @ 27:1 NS @ 13:1 Sev @ 9:1	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Comments
B	201	K	Permanent	Classroom	24	25	Classroom	24	AM/PM
B	202	K	Permanent	Classroom	24	25	Classroom	24	AM/PM
C	301	5	Permanent	Classroom	24	25	Classroom	24	
C	302	5	Permanent	Classroom	24	25	Classroom	24	
C	303	5	Permanent	Classroom	24	25	Classroom	24	
C	304	4	Permanent	Classroom	24	25	Classroom	24	
C	305	4	Permanent	Classroom	24	25	Classroom	24	
C	306	4	Permanent	Classroom	24	25	Classroom	24	
C	307	3	Permanent	Classroom	24	25	Classroom	24	
C	308	3	Permanent	Classroom	24	25	Classroom	24	
C	309	3	Permanent	Classroom	24	25	Classroom	24	
C	310	2	Permanent	Classroom	24	25	Classroom	24	
C	311	4	Permanent	Classroom	24	25	Classroom	24	
C	312	2	Permanent	Classroom	24	25	Classroom	24	
D	401	-	Perm Modular	Classroom	24	25	Special Use	NA	Head Start Preschool
D	402	Pre-K	Perm Modular	Classroom	24	25	SDC	17	LEUSD Special Day Program
D	403	1-5	Perm Modular	Classroom	24	25	SDC	17	LEUSD Special Day Program
P500	500	2	Perm Modular	Classroom	24	25	Classroom	24	
D	501	TK-K	Perm Modular	Classroom	24	25	Classroom	24	
D	502	2	Perm Modular	Classroom	24	25	Classroom	24	
D	503	1	Perm Modular	Classroom	24	25	Classroom	24	
D	504	1	Perm Modular	Classroom	24	25	Classroom	24	
D	505	1	Perm Modular	Classroom	24	25	Classroom	24	
P506	506	1	Perm Modular	Classroom	24	25	Classroom	24	
P507	507	2-3	Perm Modular	Classroom	24	25	Classroom	24	2nd & 3rd Combo
P600	600	-	Portable	Classroom	17	13	Vacant	0	
P601	601	2-5	Perm Modular	Classroom	17	13	RCOE: SDC	17	County Program
P602	602	-	Perm Modular	Classroom	24	25	Special Use	NA	RSP
P603	603	5	Portable	Classroom	24	25	Classroom	24	
P604	604	4	Portable	Classroom	24	25	Classroom	24	
P605	605	-	Portable	Classroom	24	25	Special Use	NA	Think Togeher
P606	606	-	Portable	Classroom	24	25	Special Use	NA	Occupational Therepy
TOTAL					754	776		627	Built: 1998

[3] **Enrollment Based On District Loading**

[1]	**Kinder**	48
	1-3	312
[2]	**4-5**	408
	6-8	0
	9-12	0

32 Classrooms
14 Permanent
13 Permanent Modulars
5 Portable
Capacity for Perm CRs Only = 641

[1] Includes kindergarden and SDC kindergarden classrooms
[2] Includes 4th, 5th, and all classrooms listed as 1st through 5th
[3] Loads all classrooms at maximum loading standard (SDC classrooms are loaded as regular)



LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

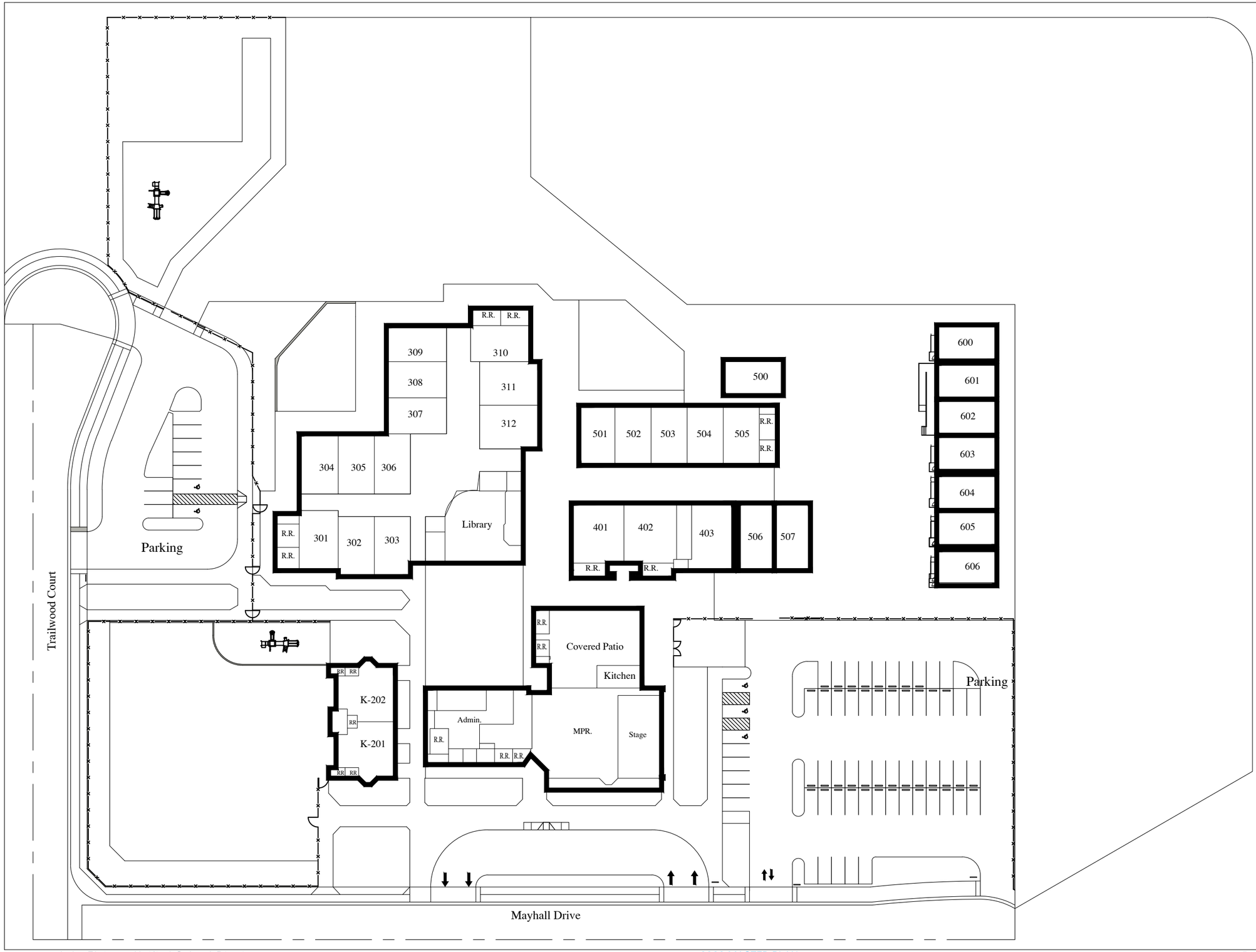
William Collier Elementary School

20150 Mayhall Drive
Wildomar, CA 92595

PERMANENT
PERMANENT MODULARS
PORTABLE

SCALE: 1"=65'

A4E
ARCHITECTURE FOR EDUCATION INCORPORATED



SCALE: 1"=65'

LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

William Collier Elementary School

20150 Mayhall Drive
Wildomar, CA 92595

ARCHITECTURE FOR EDUCATION INCORPORATED

5.1.13 Withrow Elementary School

WITHROW ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

June 8, 2023

1. General Information

Grades Served:	K-5		
Schedule Type:	Traditional		
Site:	11.6	Acres	
Site, including City property:	11.6	Acres	
Existing Play Field Area:	6.0	Acres	259,182 SF
Available Play Field Area:	6.3	Acres	
(Portable Buildings removed)			
Hardscape	93,088.0	SF	
Parking	29,957.0	SF	
Landscape	110,805.0	SF	
Permanent Building Area:	37,775	SF	
Portable Building Area:	16,320	SF	
Total Area:	54,095	SF	

2. Enrollment History

Academic school year	TK	K	1	2	3	4	5	SDC	TOTALS
2021-2022	21	91	104	90	105	111	105	33	660
2020-2021		104	83	110	97	104	113		611
2019-2020		117	113	102	98	120	105		655
2018-2019		132	91	108	128	110	118		687
2017-2018		126	114	129	119	123	134		745
2016-2017		137	128	117	124	138	143		787

3. Permanent Construction

Bldg./Use	Date Constructed	DSA Number	Date Modernized	Date Eligible	Number of Classrooms TK	K	1-3	4-5	SDC	Building Area Modernized
A Administration	1980	48209	N/A	2005						2,389 SF
Staff Workroom										160 SF
Staff Lounge			N/A							300 SF
B MPR/ Kitchen	1980	48209	N/A	2005						10,880 SF
MPR Assembly	1980	48209	N/A	2005						4,480 SF
C Classroom	1980	48209	N/A	2005	1	1				3,472 SF
D Classroom	1980	48209	N/A	2005			5	3		10,517 SF
D-Hallway										1,700 SF
E Classroom	1980	48209	N/A	2005		2	5		1	10,517 SF
E-Hallway										1,700 SF
TOTAL					1	3	10	3	1	37,775 SF

4. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA Number	Owner	Lease Number	Lease Payment	PO/ Contract	Building Area
P 19	1314/1315	*MT		A-52965	District				960 SF
P 20	1308/1309	*MT		A-52965	District				960 SF
P 21	1312/1313	*MT		A-52965	District				960 SF
P 22	1212/1213	*MT		A-52965	District				960 SF
P 23	1316/1317	*MT		A-52965	District				960 SF
P 24	1310/1311	*MT		A-52965	District				960 SF
P 25	1224/1225	*MT		A-52965	District				960 SF
P 26	1208/1209	*MT		A-52965	District				960 SF
P 27	15641/15642	*A		A-65714	District				960 SF
P 28	12222/12223	*MT		A-52965	District				960 SF
P 29	1220/1221	*MT		A-52965	District				960 SF
P 30	1218/1219	*MT		A-52965	District				960 SF
P 31	1216/1217	*MT		A-52965	District				960 SF
P 32	1246/1247	*MT		A-52965	District				960 SF
P 33		*MT		A-5776	District				960 SF
P 34		*MT			District				960 SF
P 35	6650/6651	*MT		A-54763	District				960 SF
	TOTAL								16,320 SF

***MT-Mod Tech A-Aurora**

5. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Girls:	Toilets	*14*	7	7
	Sinks	*8*	4	4
Boys:	Toilets	*6*	3	3
	Urinals	*11*	8	3
	Sinks	*9*	6	3
Women:	Toilets	*3*	2	1
	Sinks	*2*	1	1
Men:	Toilets	*2*	1	1
	Urinals	*2*	1	1
	Sinks	*2*	1	1
Unisex	Toilets	*4*		4
	Sinks	*4*		4
Drinking Fountains:	Number of heads	*19*		

Parking Capacity

	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces	35	3	2	1

Multi-Purpose Room Capacity

Assembly Hall	
Eating	373
Assembly	640
Staff - Faculty Dining	
Eating	20

Maximum adult users of core facilities:

Men	*9*
Women	27
Total	36

6. Space and Loading analysis

Classroom Areas **Grade Level/Space**	**District Loading**	**State Loading**	**Perm. Quantity**	**Port. Quantity**	**District Capacity**	**State Capacity**
Grade TK	24	25	1	0	**24**	**25**
Grade K	24	25	3	1	**96**	**100**
Grades 1-3	24	25	10	7	**408**	**425**
Grades 4-5	24	25	3	8	**264**	**275**
SDC	17	13	1	1	**34**	**26**
RSP	0	0	0	0	**0**	**0**
RSP, undersized	0		0	0	**0**	**0**
Permanent Construction Capacity			**18**		**425**	**438**
Portable Construction				**17**	**401**	**413**
TOTAL EXISTING CAPACITY					**826**	**851**

Support Spaces/ Specialized Classrooms	**Quantity**	**Room Area**	**Capacity**
Library/Media Center	1	2,240 SF	
Computer Lab	0	0 SF	
Science Lab	0	0 SF	
Art	0	0 SF	
Band	0	0 SF	
Choral	0	0 SF	
Gymnasium	0	0 SF	
Locker/Shower	0	0 SF	

CDE Recommended Play Field Area Based on Total Existing Capacity	8.3 Acres
CDE Recommended Play Field Area Based on Permanent Construction Capacity	5.5 Acres

Facility Needs

SITE IMPROVEMENTS

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Repair/Reconfigure/Replace Drop-off & Pick-up			
Provide crosswalk with stop sign at parking across Audelo St.	200	SF	**$2,000,000.00**
Repair/Reconfigure/Replace Hardscape			
Repair/Reconfigure/Replace Landscape			
Misc. planting and irrigation improvements throughout campus	88,883	SF	**$888,830.00**
Repair/Reconfigure/Replace Playgrounds			
Provide shading for primary and upper playgrounds	2000	SF	**$204,000,000.00**
Provide DG track at field	1300	LF	**$32,500.00**
Repair/Reconfigure/Replace Site Drainage			
Repair/Reconfigure/Replace Fencing			
Repair/Reconfigure/Replace Parking			
Provide EV charging stations	2	EA	**$80,000.00**

BUILDING EXTERIOR

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Roofing			
Breezeway Roofs			
Recommend replacing two (2) drain strainers.	2	EA	**$450.00**
Recommend replacing the roof.	1,500	SF	**$60,000.00**
Bldg A - Flat Roof			
Recommend replacing the roof.	680	SF	**$27,200.00**
Recommend installing the missing counterflashing at the HVAC units.	60	LF	**$3,000.00**
Bldg A - Standing Seam Metal			
Recommend sealing the open gutter joints.	4	EA	**$60.00**
Bldg B - Flat Roof			
Recommend replacing the roof.	2,720	SF	**$108,800.00**
Bldg B - Standing Seam Metal			
Bldg C - Flat Roof			
Recommend replacing the roof.	820	SF	**$32,800.00**
Bldg C - Standing Seam Metal			
Recommend repairing the open gutter joints.	4	EA	**$60.00**
Bldg D - Flat Roof			
Recommend replacing the roof.	6,550	SF	**$262,000.00**
Bldg D - Standing Seam Metal			
Minor Repairs	3,376	SF	**$84,400.00**
Bldg E - Flat Roof			
Recommend replacing the roof.	6,550	SF	**$262,000.00**
Bldg E - Standing Seam Metal			
Recommend trimming back the tree limbs that overhang the roof surface.	20	LF	**$2,000.00**

Portables - P19-P26 and P35				
Recommend repairing the fasteners.		7,680	SF	**$38,400.00**
Portables - P27-P32				
Minor Repairs		4,800	SF	**$120,000.00**
Portables - P33-P34				
Recommend trimming back the tree limbs that overhang the roof surface.		40	LF	**$4,000.00**

MODERNIZATION

Building and Use		Mod Level		Cost
A Administration	2,849	**M3**	SF	**$712,250.00**
Painting, new flooring, replace or paint ceiling tiles				
Moderate repair of exterior building finishes				
Moderate structural repair				
Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)				
Moderate ADA compliance items (reconfiguration, new fixtures)				
Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)				
Moderate Data Upgrade (main data service provided, provide data to new locations)				
Moderate Tech Upgrades (Add Cable and projection capabilities)				
Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added)				
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)				
* Replace flooring				
* Replace countertop in break room				
B MPR/ Kitchen	10,880	**M3**	SF	**$2,720,000.00**
Painting, new flooring, replace or paint ceiling tiles				
Moderate repair of exterior building finishes				
Moderate structural repair				
Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)				
Moderate ADA compliance items (reconfiguration, new fixtures)				
Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)				
Moderate Data Upgrade (main data service provided, provide data to new locations)				
Moderate Tech Upgrades (Add Cable and projection capabilities)				
Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added)				
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)				
Replace accordian door at storage with permanent partition		300	SF	**$180,000.00**
Provide double doors at storage room		1	EA	**$7,500.00**

C Classroom	3,472	**M2**	SF	**$729,120.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
Raise ceilings, replace lighting, provide solar tubes		3,472	SF	**$208,320.00**
D Classroom	10,517	**M2**	SF	**$2,208,570.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
D-Hallway	1,700	**M3**	SF	**$425,000.00**
Painting, new flooring, replace or paint ceiling tiles Moderate repair of exterior building finishes Moderate structural repair Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included) Moderate ADA compliance items (reconfiguration, new fixtures) Moderate HVAC Renovation (new branches, registers and ducting, some new equipment) Moderate Data Upgrade (main data service provided, provide data to new locations) Moderate Tech Upgrades (Add Cable and projection capabilities) Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added) Moderate Teledata Equipment added (existing hub modified, new equipment added throughout) * Provide storage, small group seating, mini lab data and computer upgrades				

E Classroom	8,817	**M2**	SF	**$1,851,570.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
E-Hallway	1,700	**M3**	SF	**$425,000.00**
Painting, new flooring, replace or paint ceiling tiles Moderate repair of exterior building finishes Moderate structural repair Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included) Moderate ADA compliance items (reconfiguration, new fixtures) Moderate HVAC Renovation (new branches, registers and ducting, some new equipment) Moderate Data Upgrade (main data service provided, provide data to new locations) Moderate Tech Upgrades (Add Cable and projection capabilities) Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added) Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)				

NEW CONSTRUCTION / ADDITIONS			
Description	Quantity	Unit	Cost
Administration			
Provide additional staff restrooms	350	SF	**$157,500.00**
Classrooms			
Provide additional kindergarten classrooms	2,400	SF	**$720,000.00**
Add one (1) TK classrooms	1,500	SF	**$450,000.00**
Provide feasibility study to analyze portable removal	1	soft	
Covered Walkways			
Gymnasium			
Locker/Shower			
Library/Media Center			
Lunch Shelter			
Replace and expand the lunch shelter	3,500	SF	**$525,000.00**
Multi-purpose Room			
Specialized Classroom			
Provide music room	2,000	SF	**$800,000.00**

CAMPUS SECURITY			
Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Securtity Fencing			
Reconfigure for better access and raise height for improved security	18	LF	**$3,600.00**
Security Technology			
Provide security surveillance system throughout campus	38,235	SF	**$114,705.00**
Provide single point of entry layered security at admin lobby, which includes a barrier between the lobby and the admin office space and electrical controls for campus access that is controlled by admin staff	250	SF	**$62,500.00**
Add/Repair/Reconfigure/Replace Fire Alarm			

TECHNOLOGY			
Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			**$81,364.06**
Add Aruba 6300M 48SR5 CL6 PoE 4SFP56 Switch JL659A	2	EA	
Add HPE Aruba X372 1050W Power Supply JL087A	2	EA	
Add Aruba 10G SFP+ LC SR 300m MMF Transceiver J9150D	4	EA	
Add Aruba 650 Series Instant Campus Access Point	42	EA	
Institute District Technology Standards			

MECHANICAL			
Description	Quantity	Unit	Cost
HVAC			
Replace old EMS (IBEX) with District standard (Backtalk)	37,775	SF	**$113,325.00**
Administration:			
Bldg A:			
Bldg B:			
MPR:			
Kitchen:			
Remove one large hood no longer in use (including mech equip)	1	EA	**$25,000.00**
Remove (2) 4'x4' hoods no longer in use (including mech equip)	2	EA	**$50,000.00**
Replace 8000 CFM exhaust fan for hood to remain	1	EA	**$25,000.00**
Replace makeup air sys for hood (8000 CFM, include evap cooling & htg)	1	EA	**$50,000.00**
Replace makeup air duct system (lining eroding)	2,000	SF	**$350,000.00**
Replace ducting in kitchen area	1,825	SF	**$36,500.00**
Portables:			
Electrical Rooms			
Exhaust Fans			
Ventilation			
Misc.			

PLUMBING			
Description	Quantity	Unit	Cost
Sewer Lines			
Fire Sprinklers			
Main Service			
Domestic water booster pump system needs to be replaced (triplex)	1	EA	**$50,000.00**
Plumbing Fixtures			
All restrooms, replace faucets to low flow to meet Cal-Green Standards	24	EA	**$12,000.00**
All restrooms, replace water closets to low flow to meet Cal-Green Standards	29	EA	**$87,000.00**
Nurses sinks, replace Faucets to ADA and low Flow	1	EA	**$500.00**
Kitchen:			
Replace all faucets for ADA and Calgreen Code	2	EA	**$1,000.00**
Main office: Replace 10 gallon water heater and flue (flue not to code)	1	EA	**$2,500.00**
Misc.			

ELECTRICAL			
Description	Quantity	Unit	Cost
Main Electrical Service			
Sub-Panels/Transformers			
Provide additional site backbone system and new sub-panels to each building for any future additions	5	EA	**$125.00**
Replace 75kVA & 112.5 kVA transformer in Electric Room	1	EA	**$30,500.00**
Replace 75kVA & 112.5 kVA transformer in Administration Building	1	EA	**$30,500.00**
Replace both 400A classroom roof sub-panels and add main circuit breaker	1	EA	**$3,500.00**
Relocate wall mounted transformer in Workroom Stoarge room to roof or exterior location to meet clearance codes	1	EA	**$5,000.00**
Fire Alarm System			
Replace Fire Alarm Control Panel with new Addressable Fire Alarm Panel and connect to Central Monitoring	1	EA	**$20,000.00**
Replace Fire Alarm Annunciator in Office Area	1	EA	**$5,000.00**
Remove manual pull stations and provide automatic/addressable initiation fire alarm devices in all buildings to meet current codes	4	EA	**$1,800.00**
Provide annunciation fire alarm devices in all buildings to meet current codes	5	EA	**$2,000.00**
Clock System			
Intercom System			
Misc.			
Provide additional energy efficient site lighting to meet illumination codes for facility	10	EA	**$12,000.00**
Provide interior lighting motion sensors to meet current Title 24 codes	25	EA	**$87,500.00**
Replace Library Lighting	20	EA	**$13,000.00**

STRUCTURAL			
Description	Quantity	Unit	Cost

Seismic upgrades

No seismic upgrades completed to date

Structural Integrity

Wood frame structures are expected to perform well in a seismic event

Horizontal straps should be installed over beam hinge connections to transfer lateral loads

School is in seismic zone 4 and falls within a liquifaction zone and landslide zone

Misc.

All buildings were designed after July 1, 1978 and conform to the 1979 UBC, such that they are expected to perform well in a seismic event

WITHROW ELEMENTARY SCHOOL

June 8, 2023

Cost Model

SITE IMPROVEMENTS				TOTAL	REMARKS
Repair/Reconfigure/Replace Drop-off & Pick-up				$ 2,000,000.00	
Repair/Reconfigure/Replace Landscape				$ 888,830.00	
BUILDING EXTERIOR					
Repair/Reconfigure/Replace Roofing				$ 1,005,170.00	
MODERNIZATION	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
A Administration	SF	2,849	250	$ 712,250.00	
B MPR/ Kitchen	SF	15,360	250	$ 3,840,000.00	
C Classroom	SF	3,472	210	$ 729,120.00	
D Classroom	SF	10,517	210	$ 2,208,570.00	
D-Hallway	SF	1,700	250	$ 425,000.00	
E Classroom	SF	10,517	210	$ 2,208,570.00	
E-Hallway	SF	1,700	210	$ 357,000.00	
NEW CONSTRUCTION/ADDITIONS				TOTAL	REMARKS
Classrooms				$ 720,000.00	
Specialized Classroom				$ 800,000.00	
CAMPUS SECURITY				TOTAL	REMARKS
Repair/Reconfigure/Replace Securtity Fencing				$ 3,600.00	
Security Technology				$ 114,705.00	
TECHNOLOGY				TOTAL	REMARKS
Repair/Reconfigure/Replace IT Network				$ 81,364.06	
MECHANICAL				TOTAL	REMARKS
HVAC				$ 649,825.00	
PLUMBING				TOTAL	REMARKS
Main Service				$ 50,000.00	
Plumbing Fixtures				$ 103,000.00	

WITHROW ELEMENTARY SCHOOL

Cost Model

ELECTRICAL				TOTAL	REMARKS
Sub-Panels/Transformers				$ 69,625.00	
Fire Alarm System				$ 28,800.00	
Misc.				$ 99,500.00	

SUB-TOTAL		$	17,094,929.06
CONTINGENCY	10%	$	1,709,492.91
FEES	10%	$	1,709,492.91
ESCALATION	10%	$	1,709,492.91
INSPECTION AND TESTING	3%	$	512,847.87
FURNITURE & EQUIPMENT	7%	$	1,196,645.03
TOTAL		$	23,932,900.68

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
ROOM UTILIZATION

WITHROW ELEMENTARY SCHOOL

FACILITY DESCRIPTION 660 21'-22' Enrollment				Design Use			Current Use (2022)		30100 Audelo Street Lake Elsinore, CA 92530 11.79Acres
				Room Use	DISTRICT LOADING STANDARDS	STATE LOADING STANDARDS	Room Use	DISTRICT LOADING STANDARDS	
Building	Room Number	Grade Level	Type (Perm, Port, Trailer)	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Classroom: K-6 @ 25:1 7-12 @ 27:1 NS @ 13:1 Sev @ 9:1	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Comments
C	1	TK-K	Permanent	Classroom	24	25	Classroom	24	AM / PM
C	2	K	Permanent	Classroom	24	25	Classroom	24	AM / PM
E	3	K	Permanent	Classroom	24	25	Classroom	24	AM Only
E	4	1-5	Permanent	Classroom	24	25	SDC	17	LEUSD Special Day Program
E	5	1	Permanent	Classroom	24	25	Classroom	24	
E	6	1	Permanent	Classroom	24	25	Classroom	24	
E	7	1	Permanent	Classroom	24	25	Classroom	24	
E	8	-	Permanent	Classroom	24	25	Special Use	NA	State Preschool
E	9	1	Permanent	Classroom	24	25	Classroom	24	
E	10	K	Permanent	Classroom	24	25	Classroom	24	AM / PM
D	11	3	Permanent	Classroom	24	25	Classroom	24	
D	12	3	Permanent	Classroom	24	25	Classroom	24	
D	13	4	Permanent	Classroom	24	25	Classroom	24	
D	14	3	Permanent	Classroom	24	25	Classroom	24	
D	15	4	Permanent	Classroom	24	25	Classroom	24	
D	16	-	Permanent	Classroom	24	25	Special Use	NA	RSP
D	17	3	Permanent	Classroom	24	25	Classroom	24	
D	18	3	Permanent	Classroom	24	25	Classroom	24	
P-19	19	2	Portable	Classroom	24	25	Classroom	24	
P-20	20	2	Portable	Classroom	24	25	Classroom	24	
P-21	21	2	Portable	Classroom	24	25	Classroom	24	
P-22	22	-	Portable	Classroom	24	25	Special Use	NA	Quarantine Room
P-23	23	K	Portable	Classroom	24	25	Classroom	24	AM / PM
P-24	24	4	Portable	Classroom	24	25	Classroom	24	
P-25	25	4	Portable	Classroom	24	25	Classroom	24	
P-26	26	-	Portable	Classroom	24	25	Special Use	NA	Intervention
P-27	27	-	Portable	Classroom	24	25	Special Use	24	Day Care Room (Think Together)
P-28	28	5	Portable	Classroom	24	25	Classroom	24	
P-29	29	5	Portable	Classroom	24	25	Classroom	24	
P-30	30	4-5	Portable	Classroom	24	25	SDC	17	LEUSD Special Day Program
P-31	31	5	Portable	Classroom	24	25	Classroom	24	
P-32	32	5	Portable	Classroom	24	25	Classroom	24	
P-33	33	-	Portable	Computer Lab	24	25	Special Use	NA	SEL Groups/Day Care (Think Together)
P-34	34	-	Portable	Classroom	24	25	Special Use	NA	Day Care
P-35	35	2	Portable	Classroom	24	25	Classroom	24	
TOTAL					840	875		682	Built: 1990

[3] **Enrollment Based On District Loading**

[1]	**Kinder**	72
	1-3	312
[2]	**4-5**	408
	6-8	0
	9-12	0

35 Classrooms

18 Permanent
0 Permanent Modulars
17 Portable
Capacity for Perm CRs Only = 432

[1] Includes kindergarden and SDC kindergarden classrooms
[2] Includes 4th, 5th, and all classrooms listed as 1st through 5th
[3] Loads all classrooms at maximum loading standard (SDC classrooms are loaded as regular)



LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

Withrow Elementary School

30100 Audelo Street.
Lake Elsinore, Ca 92530

- PERMANENT
- PERMANENT MODULARS
- PORTABLE

SCALE: 1"=80'

A4E
ARCHITECTURE FOR EDUCATION INCORPORATED



LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

Withrow Elementary School

30100 Audelo Street.
Lake Elsinore, Ca 92530

SCALE: 1"=80'

5.2 TK-8 School Sites
5.2.1 Lakeland Village TK-8

LAKELAND VILLAGE TK-8 SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

June 8, 2023

1. General Information

Grades Served:	K-8	
Schedule Type:	Traditional	
Site:	26.7 Acres	
Site, including City property:	26.7 Acres	
Existing Play Field Area:	14.6 Acres	635,976 SF
Available Play Field Area:	14.8 Acres	
(Portable Buildings removed)		
Hardscape	432,251.0 SF	
Parking	124,410.0 SF	
Landscape	180,646.0 SF	
Permanent Building Area:	92,492 SF	
Portable Building Area:	6,720 SF	
Total Area:	99,212 SF	

2. Enrollment History

Academic school year	TK	K	1	2	3	4	5	6	7	8	SDC	TOTALS
2021-2022	13	94	95	93	70	71	101	91	104	85	**56**	873
2020-2021		100	90	79	72	100	90	120	98	115		864
2019-2020		111	74	77	97	95	112	98	121	124		909
2018-2019		97	81	93	98	108	94	116	127	114		928
2017-2018		95	100	101	99	105	93	134	116	112		955
201602917.00		112	89	95	87	95	102	117	108	117		922

3. Permanent Construction

Bldg./Use	Date Constructed	DSA Number	Date Modernized	Date Eligible	Number of Classrooms TK	K	1-3	4-5	6-8	SDC	Building Area
A Gym/ Music/ Lockers	2006	04-103126	N/A	2031							17,902 SF
B Administration/ MPR Support/ Library/ Kitchen	2006	04-103126/ 04-110927	N/A	2031					2		23,247 SF
Staff Workroom											0 SF
Staff Lounge			N/A								640 SF
MPR Assembly			N/A								3,317 SF
C1 Classroom	2006	04-103126	N/A	2031					12		5,015 SF
C2 Classroom	2006	04-103126	N/A	2031							8,792 SF
D Classroom	2006	04-103126	N/A	2031			3	4			8,737 SF
E Classroom	2006	04-103126/ 04-110927	N/A	2031						3	6,379 SF
F1 Classroom	2006	04-103126	N/A	2031	1	4	4			3	4,996 SF
F2 Classrooom	2006	04-103126/ 04-110927/ 04-112119	N/A	2031							9,744 SF
300 Classrooom	2010	04-108880	N/A	2035			4				3,840 SF
600 Classrooom	2010	04-108880	N/A	2035				4			3,840 SF
TOTAL					1	4	11	8	14	6	92,492 SF

4. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA Number	Owner	Lease Number	Lease Payment	PO/ Contract	Building Area
P 651	36665-36666	*MT	1998	#04-100690/111065					960 SF
P 652	52946-52947	*MT	2000	#04-102365/111065					960 SF
P 653	47142-47143	*MT	2000	#04-102365/111065					960 SF
P 654	58841-58842	*MT	2002	#04-104169/111065					960 SF
P 655	58843-58844	*MT	2002	#04-104169/111065					960 SF
P 656	46760-46761	*MT	2000	#04-102015/111065					960 SF
P 657	23660-23661			#66318/04-111065					960 SF
TOTAL									6,720 SF

***MT-Mod Tech**

5. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Girls:	Toilets	*22*	18	4
	Sinks	*12*	9	3
Boys:	Toilets	*11*	7	4
	Urinals	*12*	21	-9
	Sinks	*11*	14	-3
Women:	Toilets	*12*	5	7
	Sinks	*8*	3	5
Men:	Toilets	*7*	2	5
	Urinals	*6*	1	5
	Sinks	*9*	2	7
Unisex	Toilets	*17*		17
	Sinks	*15*		15
Drinking Fountains:	Number of heads	*21*		

Parking Capacity

	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces	83	6	4	2

Multi-Purpose Room Capacity

Assembly Hall	
Eating	276
Assembly	474
Staff - Faculty Dining	
Eating	43

Maximum adult users of core facilities:

Men	*24*
Women	*72*
Total	97

6. Space and Loading analysis

Classroom Areas Grade Level/Space	District Loading	State Loading	Perm. Quantity	Port. Quantity	District Capacity	State Capacity
Grade TK	24	25	1	0	**24**	**25**
Grade K	24	25	4	0	**96**	**100**
Grades 1-3	24	25	11	3	**336**	**350**
Grades 4-5	24	25	8	4	**288**	**300**
Grades 6-8	38	27	14	0	**532**	**378**
SDC	17	13	6	0	**102**	**78**
RSP	0	0	0	0	**0**	**0**
RSP, undersized	0		0	0	**0**	**0**
Permanent Construction Capacity			**44**		**1,210**	**1,056**
Portable Construction				**7**	**168**	**175**
TOTAL EXISTING CAPACITY					**1,378**	**1,231**

Support Spaces/ Specialized Classrooms	Quantity	Room Area	Capacity
Library/Media Center	1	3,000 SF	
Computer Lab	1	1,250 SF	
Science Lab	2	2,200 SF	
Art	1	1,000 SF	
Band	1	1,800 SF	
Choral	1	1,800 SF	
Gymnasium	1	7,350 SF	
Locker/Shower	2	4,850 SF	

CDE Recommended Play Field Area Based on Total Existing Capacity	15.6 Acres
CDE Recommended Play Field Area Based on Permanent Construction Capacity	12.4 Acres

Facility Needs

SITE IMPROVEMENTS			
Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Repair/Reconfigure/Replace Drop-off & Pick-up			
Repair/Reconfigure/Replace Hardscape			
Provide raised planters to introduce greenery to the central campus	4,000	SF	**$300,000.00**
Repair/Reconfigure/Replace Landscape			
Misc. planting and irrigation improvements throughout campus	200,000	SF	**$2,000,000.00**
Repair/Reconfigure/Replace Playgrounds			
Two (2) ball walls added to the vlleyball court area	2	EA	**$40,000.00**
Provide new big toy (replacing one bball court)	1	EA	**$125,000.00**
Repair/Reconfigure/Replace Site Drainage			
Repair/Reconfigure/Replace Fencing			
Provide accessible convenience gates at front gate including mortise lock	32	SF	**$8,000.00**
Repair/Reconfigure/Replace Parking			
Provide EV charging stations	4	EA	**$160,000.00**

MODERNIZATION				
Building and Use		Mod Level		Cost
A Gym/ Music/ Lockers	17,902	**M1**	SF	**$2,148,240.00**
Painting, new flooring				
Minimal repair/replacement of interior building finishes and fixtures				
Minimal structural repair				
Minimal ADA compliance items (i.e. signage, restriping, hardware)				
Minimal HVAC layout adjustments (relocating registers)				
Minimal Data Drops added (main data service exisitng, additional drop				
Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)				
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
Reduce size of showers, maintain 1 ada compliant, convert to gym storage		200	SF	**$30,000.00**
B Administration/ MPR Support/ Library/ Kitchen	20,887	**M1**	SF	**$2,506,440.00**
Painting, new flooring				
Minimal repair/replacement of interior building finishes and fixtures				
Minimal structural repair				
Minimal ADA compliance items (i.e. signage, restriping, hardware)				
Minimal HVAC layout adjustments (relocating registers)				
Minimal Data Drops added (main data service exisitng, additional drop within existing capacity)				
Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)				
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
Provide sectional door at back of stage		1	EA	**$40,000.00**
Library to receive M3		3,000	SF	**$750,000.00**
MPR to receive M3		3,317	SF	**$829,250.00**

Facility Needs

C1 Classroom	5,015	**M1**	SF	**$601,800.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
C2 Classroom	8,792	**M1**	SF	**$1,055,040.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
D Classroom	8,737	**M1**	SF	**$1,048,440.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
E Classroom	6,379	**M1**	SF	**$765,480.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				

Facility Needs

F1 Classroom	4,996	**M1**	SF	**$599,520.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
F2 Classrooom	9,744	**M1**	SF	**$1,169,280.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
300 Classrooom	3,840	**M1**	SF	**$460,800.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
600 Classrooom	3,840	**M1**	SF	**$460,800.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				

LAKELAND VILLAGE TK-8 SCHOOL

June 8, 2023

Facility Needs

NEW CONSTRUCTION / ADDITIONS			
Description	Quantity	Unit	Cost
Administration			
Provide restroom at playfields area	250	SF	**$112,500.00**
Classrooms			
Provide feasibility study to analyze portable removal	1	soft	
Covered Walkways			
Provide covered walks at all buildings, in original approved drawings	25,000	SF	**$5,000,000.00**
Gymnasium			
Locker/Shower			
Library/Media Center			
Lunch Shelter			
Replace (fabric) shade structure with metal lunch shelter with misters	3,500	SF	**$437,500.00**
Multi-purpose Room			
Specialized Classroom			
Provide restroom for special needs classroom	75	SF	**$37,500.00**

CAMPUS SECURITY			
Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Security Fencing			
Security Technology			
Repair security system (false alarms)	1	EA	**$750.00**
Provide security surveillance system throughout campus	93,132	SF	**$279,396.00**
Provide single point of entry layered security at admin lobby, which includes a barrier between the lobby and the admin office space and electrical controls for campus access that is controlled by admin staff	250	SF	**$62,500.00**
Add/Repair/Reconfigure/Replace Fire Alarm			

TECHNOLOGY			
Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			**$235,713.27**
Add Aruba 6300M 48SR5 CL6 PoE 4SFP56 Switch JL659A	9	EA	
Add HPE Aruba X372 1050W Power Supply JL087A	9	EA	
Add Aruba 10G SFP+ LC SR 300m MMF Transceiver J9150D	18	EA	
Add Aruba 650 Series Instant Campus Access Point	78	EA	
Institute District Technology Standards			

LAKELAND VILLAGE TK-8 SCHOOL

June 8, 2023

Cost Model

SITE IMPROVEMENTS					TOTAL	REMARKS
Repair/Reconfigure/Replace Hardscape				$	300,000.00	
Repair/Reconfigure/Replace Landscape				$	2,000,000.00	
Repair/Reconfigure/Replace Playgrounds				$	165,000.00	
Repair/Reconfigure/Replace Fencing				$	8,000.00	
Repair/Reconfigure/Replace Parking				$	160,000.00	
MODERNIZATION	UNIT	QTY.	UNIT COST		TOTAL	REMARKS
A Gym/ Music/ Lockers	SF	17,902	120	$	2,178,240.00	
B Administration/ MPR Support/ Library/ Kitchen	SF	27,204	120	$	3,304,480.00	
C1 Classroom	SF	5,015	120	$	601,800.00	
C2 Classroom	SF	8,792	120	$	1,055,040.00	
D Classroom	SF	8,737	120	$	1,048,440.00	
E Classroom	SF	6,379	120	$	765,480.00	
F1 Classroom	SF	4,996	120	$	599,520.00	
F2 Classrooom	SF	9,744	120	$	1,169,280.00	
300 Classrooom	SF	3,840	120	$	460,800.00	
600 Classrooom	SF	3,840	120	$	460,800.00	
NEW CONSTRUCTION/ADDITIONS					TOTAL	REMARKS
Administration				$	112,500.00	
Covered Walkways				$	5,000,000.00	
Lunch Shelter				$	437,500.00	
Specialized Classroom				$	37,500.00	
CAMPUS SECURITY					TOTAL	REMARKS
Security Technology				$	342,646.00	
TECHNOLOGY					TOTAL	REMARKS
Repair/Reconfigure/Replace IT Network				$	235,713.27	

SUB-TOTAL		$	20,442,739.27
CONTINGENCY	10%	$	2,044,273.93
FEES	10%	$	2,044,273.93
ESCALATION	10%	$	2,044,273.93
INSPECTION AND TESTING	3%	$	613,282.18
FURNITURE AND EQUIPMENT	7%	$	1,430,991.75
TOTAL		$	28,619,834.98

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
ROOM UTILIZATION

LAKELAND VILLAGE SCHOOL

FACILITY DESCRIPTION 873 '21-'22 Enrollment				Design Use			Current Use (2022)		18730 Grand Avenue Lake Elsinore, CA 92530 17.0 Acres
				Room Use	DISTRICT LOADING STANDARDS	STATE LOADING STANDARDS	Room Use	DISTRICT LOADING STANDARDS	
Building	Room Number	Grade Level	Type (Perm, Port, Trailer)	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Classroom: K-6 @ 25:1 7-12 @ 27:1 NS @ 13:1 Sev @ 9:1	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Comments
B	101	1-8	Permanent	Computer lab	38	27	Computer Lab	38	Computer Lab
B	138	-	Permanent	Classroom	38	27	Vacant	0	Storage
B	139	-	Permanent	Classroom	38	27	Special Use	NA	ABA / SPED
F	201	1	Permanent	Classroom	24	25	Classroom	24	
F	202	1	Permanent	Classroom	24	25	Classroom	24	
F	204	1	Permanent	Classroom	38	25	Classroom	24	
F	205	1	Permanent	Classroom	24	25	Classroom	24	
F	251	TK-K	Permanent	Classroom	24	25	Classroom	24	AM/PM
F	252	K	Permanent	Classroom	24	25	Classroom	24	AM/PM
F	254	K	Permanent	Classroom	24	25	Classroom	24	AM/PM
F	255	-	Permanent	Classroom	24	25	Special Use	NA	Headstart
F	256	Pre-K	Permanent	Classroom	24	25	SDC	17	LEUSD Special Day Program
F	257	-	Permanent	Classroom	24	25	Special Use	NA	Headstart
F	259	K	Permanent	Classroom	24	25	Classroom	24	AM/PM
F	260	K	Permanent	Classroom	24	25	Classroom	24	AM/PM
300	301	2	Permanent Modular	Classroom	24	25	Classroom	24	
300	302	2	Permanent Modular	Classroom	24	25	Classroom	24	
300	303	2	Permanent Modular	Classroom	24	25	Classroom	24	
300	304	2	Permanent Modular	Classroom	24	25	Classroom	24	
E	401	1-8	Permanent	Classroom	24	25	SDC	17	LEUSD Special Day Program
E	410	1-8	Permanent	Classroom	24	25	SDC	17	LEUSD Special Day Program
E	411	1-8	Permanent	Classroom	24	25	SDC	17	LEUSD Special Day Program
D	501	3	Permanent	Classroom	24	25	Classroom	24	
D	502	3	Permanent	Classroom	24	25	Classroom	24	
D	504	3	Permanent	Classroom	24	25	Classroom	24	
D	505	5	Permanent	Classroom	24	25	Classroom	24	
D	506	6-8	Permanent	Classroom	38	27	Classroom	38	MS Art Class
D	507	6-8	Permanent	Classroom	38	27	Classroom	38	AVID
D	508	6-8	Permanent	Classroom	38	27	Classroom	38	Core/Plus
600	601	5	Permanent Modular	Classroom	24	25	Classroom	24	
600	602	5	Permanent Modular	Classroom	24	25	Classroom	24	
600	603	5	Permanent Modular	Classroom	24	25	Classroom	24	
600	604	4	Permanent Modular	Classroom	24	25	Classroom	24	
P-651	651	-	Portable	Classroom	24	25	Special Use	NA	RSP
P-652	652	-	Portable	Classroom	24	25	Special Use	NA	RSP
P-653	653	-	Portable	Classroom	24	25	Special Use	NA	RSP
P-654	654	-	Portable	Classroom	24	25	Special Use	NA	OT Therapy
P-655	655	4	Portable	Classroom	24	25	Classroom	24	
P-656	656	4	Portable	Classroom	24	25	Classroom	24	
P-657	657	-	Portable	Classroom	24	25	Special Use	NA	Think Together
SUBTOTAL					**1058**	**1012**		**772**	**Built: 2006**

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
ROOM UTILIZATION

LAKELAND VILLAGESCHOOL

FACILITY DESCRIPTION				Design Use			Current Use (2022)		18730 Grand Avenue Lake Elsinore, CA 92530 17.0 Acres
				Room Use	DISTRICT LOADING STANDARDS	STATE LOADING STANDARDS	Room Use	DISTRICT LOADING STANDARDS	
Building	Room Number	Grade Level	Type (Perm, Port, Trailer)	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Classroom: K-6 @ 25:1 7-12 @ 27:1 NS @ 13:1 Sev @ 9:1	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Comments
C	701	6-8	Permanent	Classroom	38	25	Classroom	38	Language Arts, Social Studies
C	702	6-8	Permanent	Classroom	38	25	Classroom	38	Study Skills, Math,Science
C	704	6-8	Permanent	Classroom	38	25	Classroom	38	Language Arts, Science, Math, Social Studies
C	705	6-8	Permanent	Classroom	38	25	Classroom	38	Math, Science
C	751	6-8	Permanent	Classroom	38	27	Classroom	38	Language Arts, Drama, ELD
C	752	6-8	Permanent	Classroom	38	27	Classroom	38	Language Arts
C	754	6-8	Permanent	Classroom	38	27	Classroom	38	Math, Peer Leader
C	755	6-8	Permanent	Classroom	38	27	Classroom	38	Science
C	756	6-8	Permanent	Classroom	38	27	Classroom	38	Math
C	757	6-8	Permanent	Classroom	38	27	Classroom	38	Science
C	759	6-8	Permanent	Classroom	38	27	Classroom	38	Social Studies
C	760	6-8	Permanent	Classroom	38	27	Classroom	38	Social Studies
A	808	6-8	Permanent	Band	38	27	Band	38	Band
A	809	6-8	Permanent	Dance	38	27	Dance	38	Dance
TOTAL					1590	1382		1304	Built: 2006
K-5					1058	1012		772	
6-8					532	370		532	

[3] **Enrollment Based On District Loading**

[1] **Kinder** 120
1-3 408
[2] **4-5** 168
6-8 950
9-12 0

54 Classrooms
39 Permanent
8 Permanent Modulars
7 Portable
Capacity for Perm CRs Only = 1422

[1] Includes kindergarten and SDC kindergarten classrooms
[2] Includes 4th, 5th, and all classrooms listed as 1st through 5th
[3] Loads all classrooms at maximum loading standard (SDC classrooms are loaded as regular)



LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

Lakeland Village K-8 School

18720 Grand Avenue
Lake Elsinore, CA 92530

- PERMANENT
- PERMANENT MODULARS
- PORTABLE
- ELECTRICAL SHUT-OFF
- GAS SHUT-OFF
- MAIN FIRE WATER
- WATER SHUT OFF
- LANDSCAPEING WATER SHUT OFF
- HVAV WATER SHUT-OFF
- PIV FIRE SPRINKLER SHUT-OFF
- FIRE RISER CLOSETS
- H HYDRANT
- CHEMICAL SHUT-OFF
- POTABLE WATER SHUT-OFF

SCALE: 1"=90'

A4E
ARCHITECTURE FOR EDUCATION INCORPORATED



SCALE: 1"=90'

LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

Lakeland Village K-8 School

18720 Grand Avenue
Lake Elsinore, CA 92530

5.2.2 Luiseno TK-8

LUISENO TK-8 SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

June 8, 2023

1. General Information

Grades Served:	K-8		
Schedule Type:	Traditional		
Site:	9.0	Acres	
Site, including City propert	9.0	Acres	
Existing Play Field Area:	3.1	Acres	136,125 SF
Available Play Field Area:	3.2	Acres	
(Portable Buildings removed)			
Hardscape	247,925.0	SF	
Parking	58,874.0	SF	
Landscape	76,192.0	SF	
Permanent Building Area:	72,344	SF	
Portable Building Area:	6,240	SF	
Total Area:	78,584	SF	

2. Enrollment History

Academic school year	TK	K	1	2	3	4	5	6	7	8	SDC	TOTALS
2021-2022	13	85	73	67	97	81	114	79	98	86	**26**	819
2020-2021		92	84	98	80	107	87	102	96	114		860
2019-2020		97	104	80	112	96	98	100	115	99		901
2018-2019		120	75	121	96	97	111	111	101	103		935
2017-2018		93	121	104	102	113	111	109	103	105		961
2016-2017		124	98	100	111	108	113	104	98	121		977

3. Permanent Construction

					Number of Classrooms as Designed						
Bldg./Use	**Date Constructed**	**DSA Number**	**Date Modernized**	**Date Eligible**	**TK**	**K**	**1-3**	**4-5**	**6-8**	**SDC**	**Building Area**
A Administration/ MPR/ Library/Classroom	1991	53149/ 04-110946	N/A	2016	1	2	11	6	6		38,935 SF
Staff Workroom											160 SF
Staff Lounge											280 SF
MPR Assembly											3,311 SF
A - Hallway											2,442 SF
C Science/Art/Computer	2012	04-110946		2,037			2	1	1		6,456 SF
D Classrooom	2012	04-110946		2,037				2	6		6,307 SF
E Gymnasium/Kitchen	2012	04-110946		2,037					1		14,453 SF
TOTAL					1	2	13	9	14	0	72,344 SF

4. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA Number	Owner	Lease Number	Lease Payment	PO/ Contract	Building Area
P-36&37		Aurora	2000	67425/04-111964	District				1,920 SF
P-38&39		MSI	2004	103266/04-111964	District				1,920 SF
P-40&41		MSI	2004	103266/04-111964	District				1,920 SF
RR		JTS	2012	04-109795/04-111964	District				480 SF
	TOTAL								6,240 SF

5. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Girls:	Toilets	*26*	14	12
	Sinks	*18*	7	11
Boys:	Toilets	*13*	5	8
	Urinals	*16*	16	0
	Sinks	*18*	11	7
Women:	Toilets	*2*	4	-2
	Sinks	*1*	2	-1
Men:	Toilets	*2*	2	0
	Urinals	*1*	1	0
	Sinks	*2*	2	0
Unisex	Toilets	*6*		6
	Sinks	*6*		6
Drinking Fountains:	Number of heads	*22*		

Parking Capacity

	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces	76	0	4	-4

Multi-Purpose Room Capacity

Assembly Hall	
Eating	276
Assembly	473
Staff - Faculty Dining	
Eating	19

Maximum adult users of core facilities:

Men	*19*
Women	*55*
Total	74

6. Space and Loading analysis

Classroom Areas as Designed Grade Level/Space	District Loading	State Loading	Perm. Quantity	Port. Quantity	District Capacity	State Capacity
Grade TK	24	25	1	0	**24**	**25**
Grade K	24	25	2	0	**48**	**50**
Grades 1-3	24	25	13	0	**312**	**325**
Grades 4-5	24	25	9	4	**312**	**325**
Grades 6-8	38	27	8	2	**380**	**270**
SDC	17	13	2	0	**34**	**26**
RSP	0	0	0	0	**0**	**0**
RSP, undersized	0		0	0	**0**	**0**
Permanent Construction Capacity			**35**		**938**	**867**
Portable Construction				**6**	**172**	**154**
TOTAL EXISTING CAPACITY					**1,110**	**1,021**

Support Spaces/ Specialized Classrooms	ty	Room Area	Capacity
Library/Media Center	1	2,572 SF	
Computer Lab	1	1,477 SF	
Science Lab	2	1192/ea. SF	
Art	1	1,295 SF	
Band	1	793 SF	
Choral	0	0 SF	
Gymnasium	1	6,286 SF	
Locker/Shower	2	386/ea. SF	

CDE Recommended Play Field Area Based on Total Existing Capacity	15.8 Acres
CDE Recommended Play Field Area Based on Permanent Construction Capacity	13.6 Acres

Facility Needs

SITE IMPROVEMENTS

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Provide wayfinding signage directing to admin entry	1	EA	**$200.00**
Repair/Reconfigure/Replace Drop-off & Pick-up			
Repair/Reconfigure/Replace Hardscape			
Provide weather protecting cover at pergola at Bldg A entry	525	SF	**$13,125.00**
Repair/Reconfigure/Replace Landscape			
Misc. planting and irrigation improvements throughout campus	15,130	SF	**$151,300.00**
Repair/Reconfigure/Replace Playgrounds			
Provide DG Track at Field	1,300	LF	**$32,500.00**
Provide additional play equipment - age appropriate	1	EA	**$125,000.00**
Repair/Reconfigure/Replace Site Drainage			
Repair/Reconfigure/Replace Fencing			
Repair/Reconfigure/Replace Parking			
Provide EV charging stations	4	EA	**$160,000.00**

BUILDING EXTERIOR

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Roofing			
Bldg A - Main Bldg			
Recommend replacing the roof.	28,660	SF	**$1,146,400.00**
Bldg A - Tile Roofs			
Recommend replacing the roofs.	14,000	SF	**$350,000.00**
Recommend repairing the broken skylights.	12	EA	**$24,000.00**
Portables P24-P39			
Recommend replacing the roofs.	6,320	SF	**$252,800.00**

MODERNIZATION

Building and Use		Mod Level		Cost
A Administration/ MPR/ Library/Classroom	42,686	**M2**	SF	**$8,964,060.00**
Painting, new flooring, replace or paint ceiling tiles				
Minor repair/replacement of interior building finishes and fixtures				
Minor repair of exterior building finishes				
Minor structural repair				
Minor ADA compliance items (minor reconfiguration, partition layout)				
Minor HVAC layout adjustments (new registers and ducting)				
Minor Data Drops added (main data service existing, provide numerous additional drops)				
Minor Tech Upgrades (Add projectors, monitors)				
Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)				
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
* Library: Add height to perimeter shelving				
Provide exterior shading at windows		144	LF	**$51,840.00**

Facility Needs

A - Hallway	2,442	**M2**	SF	**$512,820.00**
* Reconfigure collaboration spaces with increased storage, small group workstations and mini labs, display opportunities				
* Replace skylights with Kalwall systems and repair roof flashing				
C Science/Art/Computer	5,456	**M1**	SF	**$654,720.00**
Painting, new flooring				
Minimal repair/replacement of interior building finishes and fixtures				
Minimal structural repair				
Minimal ADA compliance items (i.e. signage, restriping, hardware)				
Minimal HVAC layout adjustments (relocating registers)				
Minimal Data Drops added (main data service exisitng, additional drop within existing capacity)				
Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)				
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
Provide exterior shading at windows		64	LF	**$23,040.00**
D Classrooom	6,307	**M1**	SF	**$756,840.00**
Painting, new flooring				
Minimal repair/replacement of interior building finishes and fixtures				
Minimal structural repair				
Minimal ADA compliance items (i.e. signage, restriping, hardware)				
Minimal HVAC layout adjustments (relocating registers)				
Minimal Data Drops added (main data service exisitng, additional drop within existing capacity)				
Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)				
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
Provide exterior shading at windows		128	LF	**$46,080.00**
E Gymnasium/Kitchen	4,453	**M1**	SF	**$534,360.00**
Painting, new flooring				
Minimal repair/replacement of interior building finishes and fixtures				
Minimal structural repair				
Minimal ADA compliance items (i.e. signage, restriping, hardware)				
Minimal HVAC layout adjustments (relocating registers)				
Minimal Data Drops added (main data service exisitng, additional drop within existing capacity)				
Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)				
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
Upgrade AV/IT equipment		1	EA	**$10,000.00**
Provide additional acoustic dampening materials		6,500	SF	**$195,000.00**

Facility Needs

NEW CONSTRUCTION / ADDITIONS

Description	Quantity	Unit	Cost
Administration			
Classrooms			
Provide feasibility study to analyze modular removal/replacement	1	soft	
Covered Walkways			
Gymnasium			
Enlarge locker/changing rooms	800	SF	**$320,000.00**
Locker/Shower			
Library/Media Center			
Lunch Shelter			
Multi-purpose Room			
Specialized Classroom			

CAMPUS SECURITY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Security Fencing			
Provide entrance control at parking lot	3	EA	**$45,000.00**
Security Technology			
Provide security surveillance system and wiring throughout campus	72,344	SF	**$217,032.00**
Provide single point of entry layered security at admin lobby, which includes a barrier between the lobby and the admin office space and electrical controls for campus access that is controlled by admin staff	250	SF	**$62,500.00**
Add/Repair/Reconfigure/Replace Fire Alarm			

TECHNOLOGY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			**$103,246.09**
Add Aruba 6300M 48SR5 CL6 PoE 4SFP56 Switch JL659A	3	EA	
Add HPE Aruba X372 1050W Power Supply JL087A	3	EA	
Add Aruba 10G SFP+ LC SR 300m MMF Transceiver J9150D	6	EA	
Add Aruba 650 Series Instant Campus Access Point	47	EA	
Institute District Technology Standards			

LUISENO TK-8 SCHOOL

June 8, 2023

Cost Model

SITE IMPROVEMENTS				TOTAL	REMARKS
Repair/Reconfigure/Replace Entrance				$ 200.00	
Repair/Reconfigure/Replace Hardscape				$ 13,125.00	
Repair/Reconfigure/Replace Landscape				$ 151,300.00	
Repair/Reconfigure/Replace Playgrounds				$ 157,500.00	
Repair/Reconfigure/Replace Parking				$ 160,000.00	
BUILDING EXTERIOR				TOTAL	REMARKS
Repair/Reconfigure/Replace Roofing				$1,773,200.00	
MODERNIZATION	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
A Administration/ MPR/ Library/Classroom	SF	42,686	$210	$ 8,964,060.00	
A - Hallway	SF	2,442	$210	$ 512,820.00	
C Science/Art/Computer	SF	6,456	$120	$ 774,720.00	
D Classrooom	SF	6,307	$120	$ 756,840.00	
E Gymnasium/Kitchen	SF	14,453	$120	$ 1,734,360.00	
NEW CONSTRUCTION/ADDITIONS				TOTAL	REMARKS
Gymnasium				$ 320,000.00	
CAMPUS SECURITY				TOTAL	REMARKS
Repair/Reconfigure/Replace Security Fencing				$ 45,000.00	
Security Technology				$ 279,532.00	
TECHNOLOGY				TOTAL	REMARKS
Repair/Reconfigure/Replace IT Network				$ 103,246.09	

SUB-TOTAL		$ 15,745,903.09
CONTINGENCY	10%	$ 1,574,590.31
FEES	10%	$ 1,574,590.31
ESCALATION	10%	$ 1,574,590.31
INSPECTION AND TESTING	3%	$ 472,377.09
FURNITURE AND EQUIPMENT	7%	$ 1,102,213.22
TOTAL		$ 22,044,264.33

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
ROOM UTILIZATION

LUISENO SCHOOL

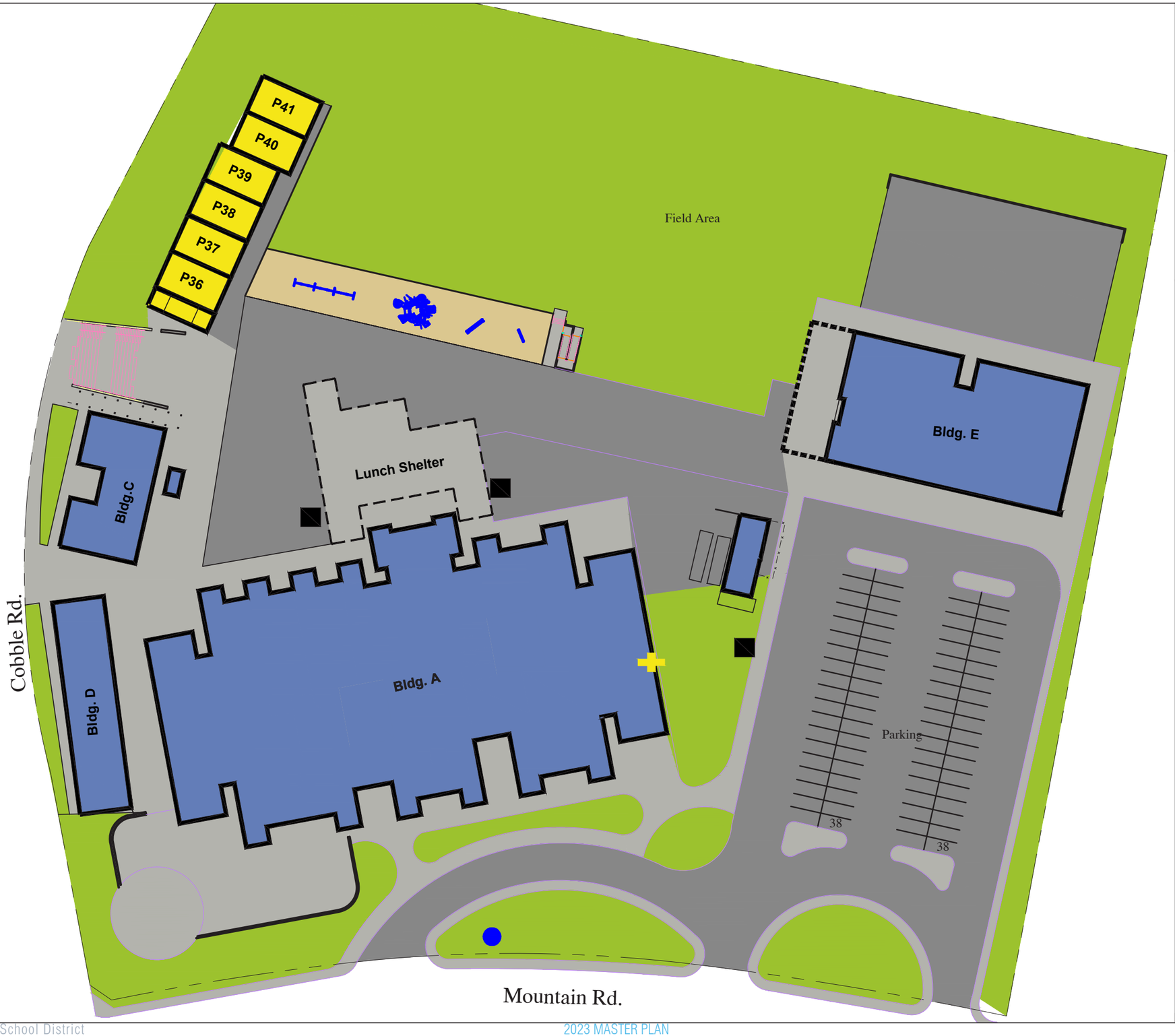
FACILITY DESCRIPTION 819 '21-'22 Enrollment				Design Use			Current Use (2022)		13500 Mountain Road Corona, CA 92883 9.5 Acres
				Room Use	DISTRICT LOADING STANDARDS	STATE LOADING STANDARDS	Room Use	DISTRICT LOADING STANDARDS	
Building	Room Number	Grade Level	Type (Perm, Port, Trailer)	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Classroom: K-6 @ 25:1 7-12 @ 27:1 NS @ 13:1 Sev @ 9:1	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Comments
A	K-A	K	Permanent	Classroom	24	25	Classroom	24	AM/PM
A	K-B	TK-K	Permanent	Classroom	24	25	Classroom	24	AM/PM
A	K-1	K	Permanent	Classroom	24	25	Classroom	24	AM/PM
A	K-2	2	Permanent	Classroom	24	25	Classroom	24	
A	3	-	Permanent	Classroom	24	25	Special Use	NA	DLP/SPED
A	4	-	Permanent	Classroom	24	25	Special Use	NA	Meeting/Barton Room
A	5	1	Permanent	Classroom	24	25	Classroom	24	
A	6	2	Permanent	Classroom	24	25	Classroom	24	
A	7	1	Permanent	Classroom	24	25	Classroom	24	
A	8	3	Permanent	Classroom	24	25	Classroom	24	
A	9	1	Permanent	Classroom	24	25	Classroom	24	
A	10	3	Permanent	Classroom	24	25	Classroom	24	
A	11	2	Permanent	Classroom	24	25	Classroom	24	
A	12	3	Permanent	Classroom	24	25	Classroom	24	
A	13	2	Permanent	Classroom	24	25	Classroom	24	
A	14	3	Permanent	Classroom	24	25	Classroom	24	
A	15	3-4	Permanent	Classroom	24	25	Special Use	NA	Meeting
A	16	3-4	Permanent	Classroom	24	25	Classroom	24	
A	17	-	Permanent	Classroom	24	25	SDC	17	LEUSD Special Day Program
A	18	3-4	Permanent	Classroom	24	25	Special Use	NA	RSP
A	19	1-8	Permanent	Classroom	24	25	Special Use	17	Ocupational Therapy
A	20	3-4	Permanent	Classroom	24	25	Special Use	NA	Childcare
A	21	4	Permanent	Classroom	24	25	SDC	17	LEUSD Special Day Program
A	22	4	Permanent	Classroom	24	25	Classroom	24	
A	23	4	Permanent	Classroom	24	25	Classroom	24	
A	Stage	1-7	Permanent	Stage	0	0	Stage	0	Stage
D	24	6-8	Permanent	Classroom	38	25	Classroom	38	
D	25	6-8	Permanent	Classroom	38	25	Classroom	38	
D	26	6-8	Permanent	Classroom	38	25	Classroom	38	
D	27	6-8	Permanent	Classroom	38	27	Classroom	38	
D	28	6-8	Permanent	Classroom	38	27	Classroom	38	
D	29	6-8	Permanent	Classroom	38	27	Classroom	38	
D	30	6-8	Permanent	Classroom	38	27	Classroom	38	
D	31	6-8	Permanent	Classroom	38	27	Classroom	38	
C	32	6-8	Permanent	Computer Lab	38	27	Computer Lab	38	Computer Lab
C	33	6-8	Permanent	Art Lab	38	27	Art Classroom	38	Art Room
C	34	6-8	Permanent	Science Lab	38	27	Science Lab	38	
C	35	6-8	Permanent	Science Lab	38	27	Science Lab	38	
E	Stage	1-8	Permanent	Stage	0	0	Stage	38	Music Room
P36	36	5	Portable	Classroom	24	25	Classroom	24	
P37	37	5	Portable	Classroom	24	25	Classroom	24	
P38	38	5	Portable	Classroom	24	25	Classroom	24	
P39	39	5	Portable	Classroom	24	25	Classroom	24	
P40	40	5	Portable	Classroom	38	27	Classroom	38	
P41	41	5	Portable	Classroom	38	27	Special Use	NA	Barton Room
TOTAL					**1228**	**1097**		**1087**	**Built: 1991**
K-5					**646**	**610**		**555**	
6-8					**582**	**487**		**532**	

[3] **Enrollment Based On District Loading**

[1] **Kinder**	48	Permanent
1-3	336	Permanent Modulars
[2] **4-5**	168	Portable
6-8	760	Capacity for Perm CRs Only = 1056
9-12	0	

Classrooms

[1] Includes kindergarden and SDC kindergarden classrooms
[2] Includes 4th, 5th, and all classrooms listed as 1st through 5th
[3] Loads all classrooms at maximum loading standard (SDC classrooms are loaded as regular)



LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

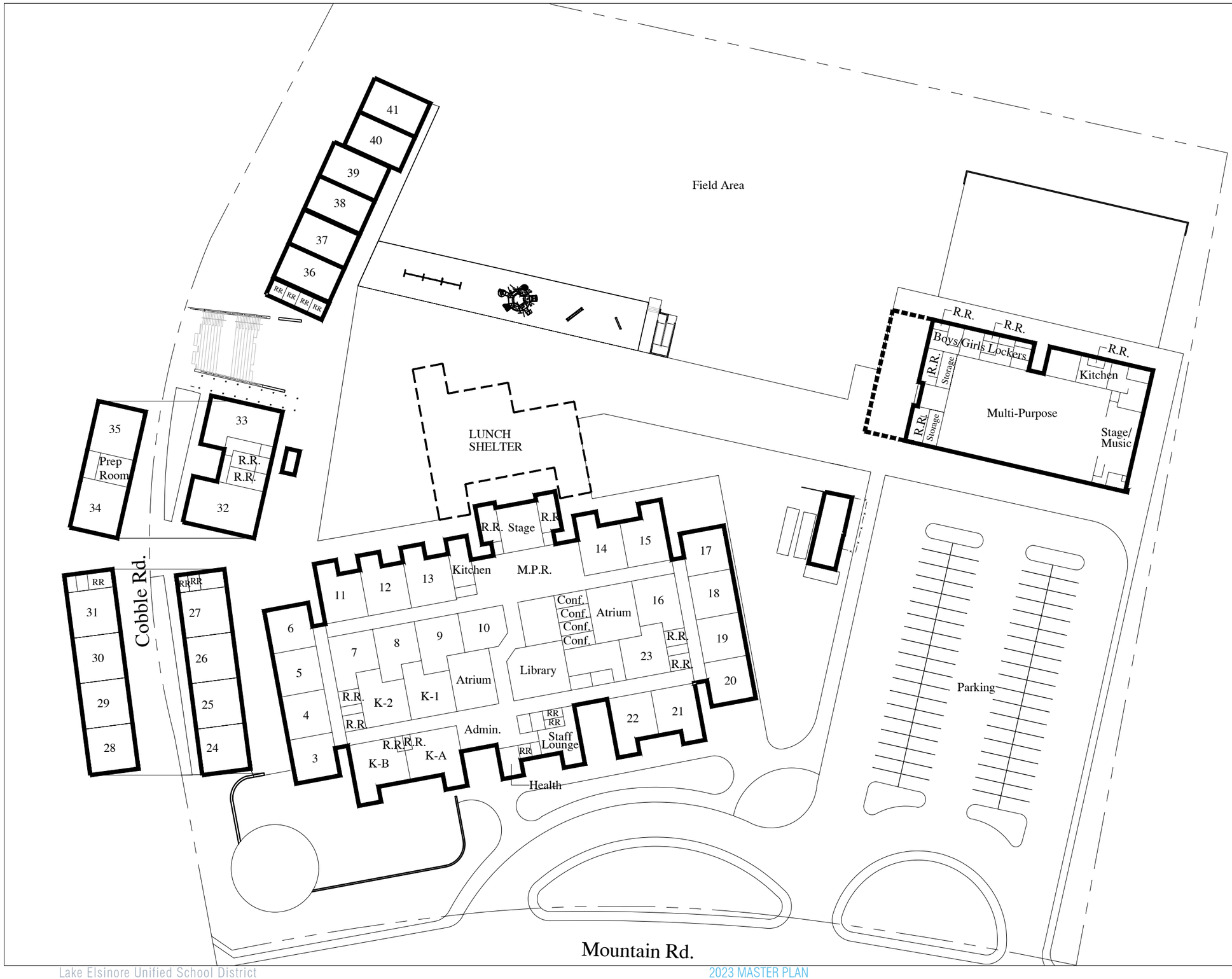
Luiseno K-8 School

13500 Mountain Road
Corona, Ca 92883

- PERMANENT
- PERMANENT MODULARS
- PORTABLE
- ELECTRICAL SHUT-OFF
- GAS SHUT-OFF
- MAIN FIRE WATER
- WATER SHUT OFF
- LANDSCAPEING WATER SHUT OFF
- HVAV WATER SHUT-OFF
- PIV FIRE SPRINKLER SHUT-OFF
- FIRE RISER CLOSETS
- H HYDRANT
- CHEMICAL SHUT-OFF
- POTABLE WATER SHUT-OFF

SCALE: 1"=60'

A4E
ARCHITECTURE FOR EDUCATION INCORPORATED



LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

Luiseno K-8 School

13500 Mountain Road
Corona, Ca 92883

SCALE: 1"=60'

ARCHITECTURE FOR EDUCATION INCORPORATED

5.3 Middle School Sites
5.3.1 Canyon Lake Middle School

CANYON LAKE MIDDLE SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

June 8, 2023

1. General Information

Grades Served:	6-8		
Schedule Type:	Traditional		
Site:	28.2	Acres	
Site, including City property	28.2	Acres	
Existing Play Field Area:	10.8	Acres	470,448 SF
Available Play Field Area:	10.7	Acres	
(Portable Buildings removed)			
Hardscape	233,130.0	SF	
Parking	143,074.0	SF	
Landscape	222,241.0	SF	
Permanent Building Area:	89,850	SF	
Portable Building Area:	7,680	SF	
Total Area:	97,530	SF	

2. Enrollment History

Academic school year	6	7	8	SDC	TOTALS
2021-2022	288	294	302	**39**	923
2020-2021	281	320	343		944
2019-2020	322	356	371		1,049
2018-2019	342	364	354		1,060
2017-2018	346	339	395		1,080
2016-2017	319	372	356		1,047

3. Permanent Construction

Bldg./Use	Date Constructed	DSA Number	Date Modernize	Date Eligible	Number of Classrooms 6-8	SDC	Building Area
A - Gym	2000		N/A	2025	2		18,728 SF
B - Administration/ MPR Support/ Kitchen	2000		N/A	2025	3		20,531 SF
Staff Workroom							560 SF
Staff Lounge							380 SF
MPR Assembly	2000		N/A	2025			5,974 SF
C1 Classrooom	2000		N/A	2025	4		5,241 SF
C2 Classrooom	2000		N/A	2025	8		9,168 SF
D Classrooom	2000		N/A	2025	5	2	9,186 SF
E Classrooom	2000		N/A	2025	2	1	5,655 SF
F1 Classrooom	2000		N/A	2025	4		5,241 SF
F2 Classrooom	2000		N/A	2025	8		9,186 SF
TOTAL					36	3	89,850 SF

4. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA Number	Owner	Lease Number	Lease Payment	PO/ Contract	Building Area
G-101	6652/6653	*MT	May-90	A-54763	District				960 SF
G-102	2BE2101/2102	*MS	Apr-97	A-65714	District				960 SF
G-103	2BE2103/2104	*MS	Apr-97	A-65714	District				960 SF
G-104	6648/6649	*MT	May-90	A59463	District				960 SF
H-101	19345/19346	*A	Nov-97	A-67425	District				960 SF
H-102	2BE1469/1470	*MS	Sep-96	A-654714	District				960 SF
H-103	12900/12901	*MT		A-56013	District				960 SF
H-104	12902/12903	*MT		A-56013	District				960 SF
	TOTAL								7,680 SF

***MT-Mod Tech A-Aurora MS-Modular Structures**

5. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Girls:	Toilets	*23*	20	3
	Sinks	*13*	10	3
Boys:	Toilets	*10*	7	3
	Urinals	*13*	23	-10
	Sinks	*12*	15	-3
Women:	Toilets	*6*	4	2
	Sinks	*5*	2	3
Men:	Toilets	*4*	2	2
	Urinals	*2*	1	1
	Sinks	*5*	2	3
Unisex	Toilets	*6*		6
	Sinks	*6*		6
Drinking Fountains:	Number of heads	*18*		

Parking Capacity

	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces	147	6	5	1

Multi-Purpose Room Capacity

Assembly Hall	
Eating	498
Assembly	853
Staff - Faculty Dining	
Eating	25

Maximum adult users of core facilities:

Men	*19*
Women	*57*
Total	77

6. Space and Loading analysis

Classroom Areas Grade Level/Space	District Loading	State Loading	Perm. Quantity	Port. Quantity	District Capacity	State Capacity
Grades 6-8	36	27	37	7	**1,584**	**1,188**
SDC	17	13	2	1	**51**	**39**
RSP	0	0	0	0	**0**	**0**
RSP, undersized	0		0	0	**0**	**0**
Permanent Construction Capacity			**39**		**1,366**	**1,025**
Portable Construction				**8**	**269**	**202**
TOTAL EXISTING CAPACITY					**1,635**	**1,227**

Support Spaces/ Specialized Classrooms	Quantity	Room Area	Capacity
Library/Media Center	1	3,880 SF	
Computer Lab	1	1,263 SF	
Science Lab	3	3,150 SF	
Art	1	1,100 SF	
Band	1	1,918 SF	
Dance	1	1,893 SF	
Choral	1	1,295 SF	
Drama	1	1,295 SF	
Gymnasium	1	7,984 SF	
Locker/Shower	2	2,025 SF	

CDE Recommended Play Field Area Based on Total Existing Capacity	13.6 Acres
CDE Recommended Play Field Area Based on Permanent Construction Capacity	10.7 Acres

CANYON LAKE MIDDLE SCHOOL

Facility Needs

SITE IMPROVEMENTS

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Repair/Reconfigure/Replace Drop-off & Pick-up			
Repair/Reconfigure/Replace Hardscape			
Repair/Reconfigure/Replace Landscape			
Misc. planting and irrigation improvements throughout campus	500,000	SF	**$5,000,000.00**
Repair/Reconfigure/Replace Playgrounds			
Repair/Reconfigure/Replace Site Drainage			
Repair/Reconfigure/Replace Fencing			
Repair/Reconfigure/Replace Parking			
Provide EV charging stations	5	EA	**$200,000.00**

BUILDING EXTERIOR

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Roofing			
Bldg. B - Lower Roof			
Recommend replacing the roof.	5,000	SF	**$200,000.00**
Recommend installing ninety feet (90') of walkpads.	90	LF	**$4,050.00**
Bldg. B - Upper Roof			
Recommend installing forty feet (40') of missing counterflashing.	40	LF	**$2,000.00**
Bldg. B - MPR Roof			
Recommend installing thirty feet (30') of walkpads.	30	LF	**$1,350.00**
Recommend replacing the roof.	5,700	SF	**$199,500.00**
Bldg. B - Office Roof			
Recommend installing one hundred feet (100') of walkpads.	100	LF	**$4,500.00**
Recommend replacing the roof.	2,850	SF	**$114,000.00**
Bldg. B - Stage Roof			
Recommend installing two hundred fifty feet (250') of counterflashing at the hatches.	250	LF	**$12,500.00**
Recommend replacing the roof.	1,500	SF	**$60,000.00**
Bldg. C1			
Recommend installing one hundred feet (100') of walkpads. Repair penetration.	100	LF	**$4,500.00**
Bldg. C1			
Recommend installing forty feet (40') of walkpads.	40	LF	**$1,800.00**
Bldg. E			
Recommend installing counterflashing on the roof hatch. Recommend repairing the pipe penetrations.	12	LF	**$600.00**
Bldg. H			
Recommend replacing ninety feet (90') of ridge. Recommend repairing the fastener backouts.	90	LF	**$5,850.00**

MODERNIZATION					
Building and Use		Mod Level			
A - Gym	18,728	**M1**	SF	**$2,247,360.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)					
Provide risers in existing band room		1,900	SF	**$142,500.00**
Replace sound system		1	EA	**$75,000.00**
Replace window covering		200	LF	**$30,000.00**
B - Administration/ MPR Support/ Kitchen	17,591	**M1**		**$2,110,920.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)					
Provide additional stage storage		30	LF	**$4,500.00**
Provide additional tables		15	FFE	
Replace window covering		250	LF	**$37,500.00**
MPR: Replace sound system		1	EA	**$75,000.00**
Library to receive M3		3,880	SF	**$970,000.00**
MPR to receive M3		5,974	SF	**$1,493,500.00**
C1 Classrooom	5,241	**M1**		**$628,920.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)					
Replace window covering		75	LF	**$11,250.00**

C2 Classrooom	9,168	**M1**		**$1,100,160.00**
Painting, new flooring				
Minimal repair/replacement of interior building finishes and fixtures				
Minimal structural repair				
Minimal ADA compliance items (i.e. signage, restriping, hardware)				
Minimal HVAC layout adjustments (relocating registers)				
Minimal Data Drops added (main data service exisitng, additional drop within existing capacity)				
Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)				
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
Replace window covering		125	LF	**$18,750.00**
D Classrooom	9,186	**M1**		**$1,102,320.00**
Painting, new flooring				
Minimal repair/replacement of interior building finishes and fixtures				
Minimal structural repair				
Minimal ADA compliance items (i.e. signage, restriping, hardware)				
Minimal HVAC layout adjustments (relocating registers)				
Minimal Data Drops added (main data service exisitng, additional drop within existing capacity)				
Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)				
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
Provide motion detector light switching at all classrooms and mini labs		9	RM	**$31,500.00**
Provide backpack hooks where missing		175	EA	**$4,375.00**
Replace blinds		125	LF	**$18,750.00**
E Classrooom	5,655	**M1**	SF	**$678,600.00**
Painting, new flooring				
Minimal repair/replacement of interior building finishes and fixtures				
Minimal structural repair				
Minimal ADA compliance items (i.e. signage, restriping, hardware)				
Minimal HVAC layout adjustments (relocating registers)				
Minimal Data Drops added (main data service exisitng, additional drop within existing capacity)				
Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)				
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
Replace window covering		125	LF	**$18,750.00**

Facility Needs

F1 Classrooom	5,241	**M1**	SF	**$628,920.00**
Painting, new flooring				
Minimal repair/replacement of interior building finishes and fixtures				
Minimal structural repair				
Minimal ADA compliance items (i.e. signage, restriping, hardware)				
Minimal HVAC layout adjustments (relocating registers)				
Minimal Data Drops added (main data service exisitng, additional drop within existing capacity)				
Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)				
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
Replace window covering		75	LF	**$11,250.00**
F2 Classrooom	9,186	**M1**	SF	**$1,102,320.00**
Painting, new flooring				
Minimal repair/replacement of interior building finishes and fixtures				
Minimal structural repair				
Minimal ADA compliance items (i.e. signage, restriping, hardware)				
Minimal HVAC layout adjustments (relocating registers)				
Minimal Data Drops added (main data service exisitng, additional drop within existing capacity)				
Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)				
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
Provide motion detector light switching at all classrooms and mini labs		11	RM	**$22,000.00**
Provide backpack hooks where missing		240	EA	**$6,000.00**
Replace blinds		125	LF	**$18,750.00**

NEW CONSTRUCTION / ADDITIONS

Description	Quantity	Unit	Cost
Administration			
Classrooms			
Provide feasibility study to analyze portable removal	1	soft	
Covered Walkways			
Gymnasium			
Locker/Shower			
Library/Media Center			
Lunch Shelter			
Replace shade structures with weather proof lunch shelters with misters	3,500	SF	**$437,500.00**
Multi-purpose Room			
Specialized Classroom			

CANYON LAKE MIDDLE SCHOOL

Facility Needs

CAMPUS SECURITY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Securtity Fencing			
Security Technology			
Replace campus security system	89,850	SF	**$269,550.00**
Provide single point of entry layered security at admin lobby, which includes a barrier between the lobby and the admin office space and electrical controls for campus access that is controlled by admin staff	350	SF	**$87,500.00**
Add/Repair/Reconfigure/Replace Fire Alarm			

TECHNOLOGY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			**$97,814.06**
Add Aruba 6300M 48SR5 CL6 PoE 4SFP56 Switch JL659A	2	EA	
Add HPE Aruba X372 1050W Power Supply JL087A	2	EA	
Add Aruba 10G SFP+ LC SR 300m MMF Transceiver J9150D	4	EA	
Add Aruba 650 Series Instant Campus Access Point	56	EA	
Institute District Technology Standards			

CANYON LAKE MIDDLE SCHOOL

June 8, 2023

Cost Model

SITE IMPROVEMENTS					TOTAL	REMARKS
Repair/Reconfigure/Replace Landscape				$	5,000,000.00	
Repair/Reconfigure/Replace Parking				$	200,000.00	
BUILDING EXTERIOR					**TOTAL**	**REMARKS**
Repair/Reconfigure/Replace Roofing				$	610,650.00	
MODERNIZATION	**UNIT**	**QTY.**	**UNIT COST**		**TOTAL**	**REMARKS**
A - Gym	SF	18,728	120	$	4,742,220.00	
B - Administration/ MPR Support/ Kitchen	SF	27,445	120	$	5,446,320.00	
C1 Classrooom	SF	5,241	120	$	1,269,090.00	
C2 Classrooom	SF	9,168	120	$	2,219,070.00	
D Classrooom	SF	9,186	120	$	2,259,265.00	
E Classrooom	SF	5,655	120	$	1,375,950.00	
F1 Classrooom	SF	5,241	120	$	1,269,090.00	
F2 Classrooom	SF	9,186	120	$	2,251,390.00	
NEW CONSTRUCTION/ADDITIONS					**TOTAL**	**REMARKS**
Lunch Shelter				$	437,500.00	
CAMPUS SECURITY					**TOTAL**	**REMARKS**
Security Technology				$	357,050.00	
TECHNOLOGY					**TOTAL**	**REMARKS**
Repair/Reconfigure/Replace IT Network				$	97,814.06	

SUB-TOTAL		$	27,535,409.06
CONTINGENCY	10%	$	2,753,540.91
FEES	10%	$	2,753,540.91
ESCALATION	10%	$	2,753,540.91
INSPECTION AND TESTING	3%	$	826,062.27
FURNITURE & EQUIPMENT	7%	$	1,927,478.63
TOTAL		$	38,549,572.68

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
ROOM UTILIZATION

CANYON LAKE MIDDLE SCHOOL

FACILITY DESCRIPTION 923 '21-'22 Enrollment				Design Use			Current Use (2022)		33005 Canyon Hills Road Lake Elsinore, CA 92532 28.29 Acres
				Room Use	DISTRICT LOADING STANDARDS	STATE LOADING STANDARDS	Room Use	DISTRICT LOADING STANDARDS	
Building	Room Number	Grade Level	Type (Perm, Port, Trailer)	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Classroom: K-6 @ 25:1 7-12 @ 27:1 NS @ 13:1 Sev @ 9:1	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Comments
A	A101	6-8	Permanent	Band	38	27	Classroom	38	Band
A	A102	6-8	Permanent	Dance	38	27	Classroom	38	Dance
B1	B101	6-8	Permanent	Classroom	38	27	Vacant	0	
B1	B102	6-8	Permanent	Classroom	38	27	Classroom	38	Choir, Music Appreciation, PREP
B2	B103	6-8	Permanent	Computer Lab	38	27	Computer Lab	38	Computer Lab, PREP
C	C101	6-8	Permanent	Classroom	38	27	Classroom	38	English Language Development
C	C102	6-8	Permanent	Classroom	38	27	Classroom	38	Language Arts, PREP
C	C103	6-8	Permanent	Classroom	38	27	Classroom	38	Language Arts, Social Studies, AVID, PREP
C	C104	6-8	Permanent	Classroom	38	27	Classroom	38	Math, Science, PREP
C	C105	6-8	Permanent	Classroom	38	27	Classroom	38	Math, Science, AVID, PREP
C	C106	6-8	Permanent	Classroom	38	27	Classroom	38	Language Arts, Social Studies, AVID
C	C107	6-8	Permanent	Classroom	38	27	Vacant	0	Vacant
C	C108	6-8	Permanent	Classroom	38	27	Classroom	38	Math, Science, PREP
C	C109	6-8	Permanent	Classroom	38	27	Classroom	38	Language Arts, Social Studies, Science, PREP
C	C110	6-8	Permanent	Classroom	38	27	Classroom	38	Science, Math, PREP
C	C111	6-8	Permanent	Classroom	38	27	Classroom	38	Language Arts, Social Studies, PREP
C	C112	6-8	Permanent	Classroom	38	27	Classroom	38	Social Studies, Language Arts, PREP
D	D101	6-8	Permanent	Classroom	38	27	Classroom	38	Math, PREP
D	D102	6-8	Permanent	Classroom	38	27	Classroom	38	Social Studies, PREP
D	D103	6-8	Permanent	Classroom	38	27	Classroom	38	Language Arts, PREP
D	D104	6-8	Permanent	Classroom	38	27	Classroom	0	Science
D	D105	6-8	Permanent	Special Day Class	17	13	SDC	17	LEUSD Special Day Program
D	D106	6-8	Permanent	Special Day Class	17	13	SDC	17	LEUSD Special Day Program
D	D107	6-8	Permanent	Classroom	38	27	Vacant	0	
E	E101	6-8	Permanent	Classroom	38	27	Classroom	38	Art
E	E102	6-8	Permanent	Special Day Class	17	13	SDC	17	LEUSD Special Day Program
E	E103	6-8	Permanent	Classroom	38	27	Classroom	38	Crs, Science, PREP
F	F101	6-8	Permanent	Classroom	38	27	Classroom	38	Language Arts, Social Studies, PREP
F	F102	6-8	Permanent	Classroom	38	27	Classroom	38	Algebra
F	F103	6-8	Permanent	Classroom	38	27	Classroom	38	Language Arts, Social Studies, PREP
F	F104	6-8	Permanent	Science Lab	38	27	Science Lab	38	Science, PREP
F	F105	6-8	Permanent	Classroom	38	27	Classroom	38	Language Arts, Social Studies,
F	F106	6-8	Permanent	Classroom	38	27	Classroom	38	Language Arts, Social Studies, PREP
F	F107	6-8	Permanent	Classroom	38	27	Classroom	38	Science,
F	F108	6-8	Permanent	Classroom	38	27	Classroom	38	Crs, Science, PREP
F	F109	6-8	Permanent	Classroom	38	27	Classroom	38	Algebra, PREP
F	F110	6-8	Permanent	Classroom	38	27	Classroom	38	Science, PREP
F	F111	6-8	Permanent	Classroom	38	27	Classroom	38	Language Arts, Social Studies
F	F112	6-8	Permanent	Classroom	38	27	Classroom	38	Language Arts, Social Studies, PREP
G	G101	6-8	Portable	Classroom	38	27	Classroom	38	Weight Training
G	G102	6-8	Portable	Classroom	38	27	Vacant	0	Storage
G	G103	6-8	Portable	Special Day Classroom	17	13	SDC	17	LEUSD Special Day Program
G	G104	6-8	Portable	Classroom	38	27	Special Use	NA	RSP
H	H101	6-8	Portable	Classroom	38	27	Classroom	38	Spanish, PREP
H	H102	6-8	Portable	Classroom	38	27	Vacant	0	
H	H103	6-8	Portable	Classroom	38	27	Special Use	NA	ASB, PREP
H	H104	6-8	Portable	Classroom	38	27	Classroom	38	Math, Crs, PREP
TOTAL					1702	1213		1398	Built: 2000

[3] **Enrollment Based On District Loading**

[1] **Kinder** 0
1-3 0
[2] **4-5** 0
6-8 1786
9-12 0

47 Classrooms
39 Permanent
8 Portable
Capacity for Perm CRs Only = 1419

[1] Includes kindergarden and SDC kindergarden classrooms
[2] Includes 4th, 5th, and all classrooms listed as 1st through 5th
[3] Loads all classrooms at maximum loading standard (SDC classrooms are loaded as regular)



LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

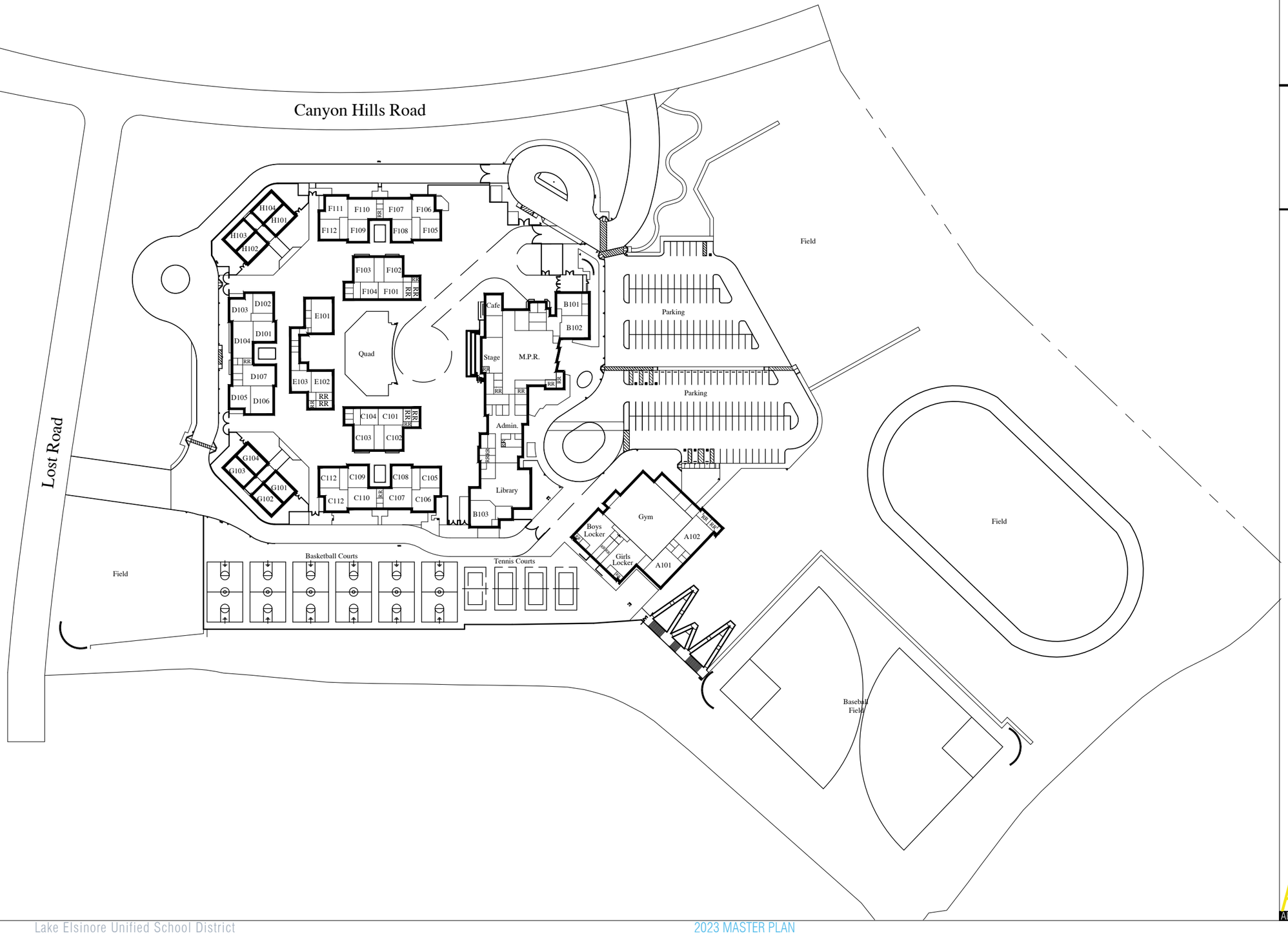
Canyon Lake Middle School

33005 Canyon Hill Road
Lake Elsinore, CA 92535

- PERMANENT
- PERMANENT MODULARS
- PORTABLE

SCALE: 1"=130'

A4E
ARCHITECTURE FOR EDUCATION INCORPORATED



SCALE: 1"=130'

LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

Canyon Lake Middle School

33005 Canyon Hill Road
Lake Elsinore, CA 92535

A4E
ARCHITECTURE FOR EDUCATION INCORPORATED

5.3.2 David A Brown Middle School

DAVID A. BROWN MIDDLE SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

June 8, 2023

1. General Information

Grades Served:	6-8		
Schedule Type:	Traditional		
Site:	21.8	Acres	
Site, including City property:	21.8	Acres	
Existing Play Field Area:	13.9	Acres	606,791 SF
Available Play Field Area:	13.9	Acres	
(Portable Buildings removed)			
Hardscape	229,487	SF	
Parking	152,990	SF	
Landscape	392,479	SF	
Permanent Building Area:	111,223	SF	
Portable Building Area:	0	SF	
Total Area:	111,223	SF	

2. Enrollment History

Academic school year	6	7	8	SDC	TOTALS
2021-2022	295	289	346		930
2020-2021	199	370	380		949
2019-2020	249	374	384		1,007
2018-2019	233	378	352		963
2017-2018	249	369	408		1,026
2016-2017	261	411	368		1,040

3. Permanent Construction

Unit	Date Constructed	DSA #	Date Modernized	Date Eligible	Number of Classrooms K	1-3	4-5	6-8	SDC	Building Area
A Administration	1995		N/A	2020						5,670 SF
Staff Workroom										600 SF
Staff Lounge			N/A							532 SF
B1 MPR/Classroom	1995		N/A	2020				2		21,649 SF
MPR Assembly	1995		N/A							5,555 SF
B2 GYM/LOCKERS			N/A							7,592 SF
C Library	1995		N/A	2020				3		10,907 SF
C - Hallway			N/A							1,783 SF
D Classroom	1995		N/A	2020				10		16,730 SF
D - Hallway			N/A							1,775 SF
F Classroom	1995		N/A	2020				13		16,362 SF
F - Hallway			N/A							2,532 SF
G Classroom	1995		N/A	2020				2		1,832 SF
H Classroom	1995		N/A	2020				1	1	1,832 SF
I Classroom	1995		N/A	2020				1	1	1,832 SF
J Classroom	1995		N/A	2020				7	3	9,160 SF
K Classroom/ Computer Lab	1995		N/A	2020				2		2,440 SF
L Classroom	1995		N/A	2020				2		2,440 SF
TOTAL					0	0	0	43	5	111,223 SF

4. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA Number	Owner	Lease Number	Lease Payment	PO/ Contract	Building Area
N/A	-	-	-	-	-	-	-	-	0 SF
TOTAL									0 SF

5. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Girls:	Toilets	*23*	24	-1
	Sinks	*13*	12	1
Boys:	Toilets	*8*	9	-1
	Urinals	*18*	28	-10
	Sinks	*13*	19	-6
Women:	Toilets	*7*	5	2
	Sinks	*5*	3	2
Men:	Toilets	*4*	2	2
	Urinals	*2*	1	1
	Sinks	*5*	2	3
Unisex	Toilets	*9*		9
	Sinks	*9*		9
Drinking Fountains:	Number of heads	*24*		

Parking Capacity

	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces	154	2	6	-4

Multi-Purpose Room Capacity

Assembly Hall	
Eating	463
Assembly	794
Staff - Faculty Dining	
Eating	35

Maximum adult users of core facilities:

Men	*21*
Women	*61*
Total	82

6. Space and Loading analysis

Classroom Areas Grade Level/Space	District Loading	State Loading	Perm. Quantity	Port. Quantity	District Capacity	State Capacity
Grades 7-8	36	27	43	0	**1,548**	**1,161**
Grades 6	36	27	0	0	**0**	**0**
SDC	17	13	5	0	**85**	**65**
RSP	0		0	0	**0**	**0**
RSP, undersized						
Permanent Construction Capacity			**48**		**1,633**	**1,226**
Portable Construction				**0**	**0**	**0**
TOTAL EXISTING CAPACITY					**1,633**	**1,226**

Support Spaces/ Specialized Classrooms	Quantity	Room Area	Capacity
Library/Media Center	1	7,592 SF	
Computer Lab	2	1,225 SF	
Science Lab	2	1,192 SF	
Art	1	1,191 SF	
Band	1	852 SF	
Choral	0	0 SF	
Practice Gym	1	2,896 SF	
Field House	1	7,379 SF	
Locker/Shower	2	1,708 SF	

CDE Recommended Play Field Area
Based on Total Existing Capacity — Acres

CDE Recommended Play Field Area
Based on Permanent Construction Capacity — Acres

Facility Needs

SITE IMPROVEMENTS

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Repair/Reconfigure/Replace Drop-off & Pick-up			
Repair/Reconfigure/Replace Hardscape			
Repair/Reconfigure/Replace Landscape			
Misc. planting and irrigation improvements throughout campus	100,000	SF	**$1,000,000.00**
Repair/Reconfigure/Replace Playgrounds			
Repair/Reconfigure/Replace Site Drainage			
Repair/Reconfigure/Replace Fencing			
Repair/Reconfigure/Replace Parking			
Provide EV charging stations	6	EA	**$ 240,000.00**

MODERNIZATION

Building and Use		Mod Level		Cost
A Administration	6,806	**M1**	SF	**$816,720.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
B1 MPR/Classroom	21,649	**M3**	SF	**$5,412,250.00**
Painting, new flooring, replace or paint ceiling tiles Moderate repair of exterior building finishes Moderate structural repair Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included) Moderate ADA compliance items (reconfiguration, new fixtures) Moderate HVAC Renovation (new branches, registers and ducting, some new equipment) Moderate Data Upgrade (main data service provided, provide data to new locations) Moderate Tech Upgrades (Add Cable and projection capabilities) Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added) Moderate Teledata Equipment added (existing hub modified, new equipment added throughout) * MPR: Replace system, lighting, stage & general LED * Replace stage curtains				

Facility Needs

B2 GYM/LOCKERS	7,592	**M2**	SF	**$1,594,320.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system) * Replace glazing with transluscent panels				
C Library	10,907	**M3**	SF	**$2,726,750.00**
Painting, new flooring, replace or paint ceiling tiles Moderate repair of exterior building finishes Moderate structural repair Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included) Moderate ADA compliance items (reconfiguration, new fixtures) Moderate HVAC Renovation (new branches, registers and ducting, some new equipment) Moderate Data Upgrade (main data service provided, provide data to new locations) Moderate Tech Upgrades (Add Cable and projection capabilities) Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added) Moderate Teledata Equipment added (existing hub modified, new equipment added throughout) * Redesign layout to include more flexible use of the space with flexible furniture & storage				
C - Hallway	1,783	**M3**	SF	**$445,750.00**
* Paint all corridors * Provide lockable/protected display cases within corridors * Provide solartubes, replace lighting				

Facility Needs

D Classroom	16,730	**M3**	SF	**$4,182,500.00**
Painting, new flooring, replace or paint ceiling tiles Moderate repair of exterior building finishes Moderate structural repair Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included) Moderate ADA compliance items (reconfiguration, new fixtures) Moderate HVAC Renovation (new branches, registers and ducting, some new equipment) Moderate Data Upgrade (main data service provided, provide data to new locations) Moderate Tech Upgrades (Add Cable and projection capabilities) Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added) Moderate Teledata Equipment added (existing hub modified, new equipment added throughout) * Provide translucent glazing at classrooms to reduce glare and solar tubes * Upgrade science labs				
D - Hallway	1,775	**M3**	SF	**$443,750.00**
* Provide lockable/protected display cases within corridors * Provide solartubes, replace lighting * Replace/repair windows and window frames				
F Classroom	16,362	**M3**	SF	**$4,090,500.00**
Painting, new flooring, replace or paint ceiling tiles Moderate repair of exterior building finishes Moderate structural repair Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included) Moderate ADA compliance items (reconfiguration, new fixtures) Moderate HVAC Renovation (new branches, registers and ducting, some new equipment) Moderate Data Upgrade (main data service provided, provide data to new locations) Moderate Tech Upgrades (Add Cable and projection capabilities) Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added) Moderate Teledata Equipment added (existing hub modified, new equipment added throughout) * Provide translucent glazing at classrooms to reduce glare and solar tubes				
F - Hallway	2,532	**M3**	SF	**$633,000.00**
* Provide lockable/protected display cases within corridors * Provide solartubes, replace lighting * Replace/repair windows and window frames				

Facility Needs

G Classroom	1,832	**M3**	SF	**$458,000.00**

Painting, new flooring, replace or paint ceiling tiles
Moderate repair of exterior building finishes
Moderate structural repair
Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
Moderate ADA compliance items (reconfiguration, new fixtures)
Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
Moderate Data Upgrade (main data service provided, provide data to new locations)
Moderate Tech Upgrades (Add Cable and projection capabilities)
Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added)
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

* Provide translucent glazing at classrooms to reduce glare and solar tubes
* Replace windows and window frames
* Replace floor, sheathing, and finishes

H Classroom	1,832	**M3**	SF	**$458,000.00**

Painting, new flooring, replace or paint ceiling tiles
Moderate repair of exterior building finishes
Moderate structural repair
Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
Moderate ADA compliance items (reconfiguration, new fixtures)
Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
Moderate Data Upgrade (main data service provided, provide data to new locations)
Moderate Tech Upgrades (Add Cable and projection capabilities)
Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added)
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

* Provide translucent glazing at classrooms to reduce glare and solar tubes
* Replace windows and window frames
* Replace floor, sheathing, and finishes

Facility Needs

I Classroom	1,832	**M3**	SF	**$458,000.00**

Painting, new flooring, replace or paint ceiling tiles
Moderate repair of exterior building finishes
Moderate structural repair
Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
Moderate ADA compliance items (reconfiguration, new fixtures)
Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
Moderate Data Upgrade (main data service provided, provide data to new locations)
Moderate Tech Upgrades (Add Cable and projection capabilities)
Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added)
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

* Provide translucent glazing at classrooms to reduce glare and solar tubes
* Replace windows and window frames
* Replace floor, sheathing, and finishes

J Classroom	9,160	**M3**	SF	**$2,290,000.00**

Painting, new flooring, replace or paint ceiling tiles
Moderate repair of exterior building finishes
Moderate structural repair
Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
Moderate ADA compliance items (reconfiguration, new fixtures)
Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
Moderate Data Upgrade (main data service provided, provide data to new locations)
Moderate Tech Upgrades (Add Cable and projection capabilities)
Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added)
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

* Provide translucent glazing at classrooms to reduce glare and solar tubes
* Replace windows and window frames
* Replace floor, sheathing, and finishes

Facility Needs

K Classroom/ Computer Lab	2,440	**M3**	SF	**$610,000.00**

Painting, new flooring, replace or paint ceiling tiles
Moderate repair of exterior building finishes
Moderate structural repair
Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
Moderate ADA compliance items (reconfiguration, new fixtures)
Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
Moderate Data Upgrade (main data service provided, provide data to new locations)
Moderate Tech Upgrades (Add Cable and projection capabilities)
Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added)
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

* Provide translucent glazing at classrooms to reduce glare and solar tubes
* Replace windows and window frames
* Replace floor, sheathing, and finishes

L Classroom	2,440	**M3**	SF	**$610,000.00**

Painting, new flooring, replace or paint ceiling tiles
Moderate repair of exterior building finishes
Moderate structural repair
Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
Moderate ADA compliance items (reconfiguration, new fixtures)
Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
Moderate Data Upgrade (main data service provided, provide data to new locations)
Moderate Tech Upgrades (Add Cable and projection capabilities)
Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added)
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

* Provide translucent glazing at classrooms to reduce glare and solar tubes
* Replace windows and window frames
* Replace floor, sheathing, and finishes

DAVID A. BROWN MIDDLE SCHOOL

Facility Needs

CAMPUS SECURITY				
Description	Quantity	Unit		Cost
Repair/Reconfigure/Replace Security Fencing				
Security Technology				
Provide perimeter surveillance system	10	EA	**$**	**60,000.00**
Provide single point of entry layered security at admin lobby, which includes a barrier between the lobby and the admin office space and electrical controls for campus access that is controlled by admin staff	200	SF	**$**	**50,000.00**
Add/Repair/Reconfigure/Replace Fire Alarm				

TECHNOLOGY			
Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			**$98,989.06**
Add Aruba 6300M 48SR5 CL6 PoE 4SFP56 Switch JL659A	2	EA	
Add HPE Aruba X372 1050W Power Supply JL087A	2	EA	
Add Aruba 10G SFP+ LC SR 300m MMF Transceiver J9150D	4	EA	
Add Aruba 650 Series Instant Campus Access Point	57	EA	
Institute District Technology Standards			

DAVID A. BROWN MIDDLE SCHOOL

Facility Needs

MECHANICAL

Description	Quantity	Unit	Cost
HVAC			
Replace old EMS (IBEX) with District standard (Backtalk)	111,223	SF	**$333,669.12**
Modular Bldgs G,H,I,J,K, & L:			
* Replace HVAC for all modular classrooms (5 tons)	20	EA	**$1,000,000.00**
* Replace air distribution in modular classrooms (4 per unit)	1,850	SF	**$37,000.00**
Bldg A: Main Office			
Replace HVAC systems (5 tons each)	2	EA	**$100,000.00**
Replace exhaust fans for restrooms (400 CFM)	2	EA	**$4,000.00**
IT room, provide new split system HVAC (2 ton system)	1	EA	**$20,000.00**
Bldg D:			
* Electrical room requires 7 1/2 ton HVAC unit due to transformers	1	EA	**$125,000.00**
* Increase HVAC to 2 computer lab classrooms (7.5 tons each)	2	EA	**$250,000.00**
* Replace HVAC systems in all classrooms (5 tons each)	12	EA	**$600,000.00**
Bldg F:			
* Electrical room requires 7 1/2 ton HVAC unit due to transformers	1	EA	**$125,000.00**
* Replace HVAC systems in all classrooms (5 tons each)	16	EA	**$800,000.00**
MPR:			
* Replace HVAC systems (7.5 ton each)	5	EA	**$625,000.00**
* Replace exhaust fans (800 CFM)	2	EA	**$6,000.00**
Kitchen:			
* Remove one hood no longer in use	1	EA	**$25,000.00**
* Replace hood exhaust fan (10,000 CFM)	1	EA	**$165,000.00**
* Replace makeup air sys for hood (10,000CFM, include evap cooling & htg)	1	EA	**$165,000.00**
* Replace makeup air duct system (lining eroding)	1	EA	**$175.00**
* Replace HVAC unit and ducting in kitchen area (7.5 ton system)	1	EA	**$125,000.00**
Library:			
Replace HVAC systems (7.5 tons each)	2	Each	**$250,000.00**
Gym:			
Replace makeup air units (4000 CFM)	2	Each	**$80,000.00**
Replace HVAC unit to coaches offices (7.5 ton)	1	Each	**$125,000.00**
Exhaust Fans			
Ventilation			
Misc.			

DAVID A. BROWN MIDDLE SCHOOL

Facility Needs

PLUMBING			
Description	Quantity	Unit	Cost
Sewer Lines			
Replace site sewer system due to multiple flow issues	200	LF	**$30,000.00**
Fire Sprinklers			
Main Service			
Plumbing Fixtures			
* All restrooms, replace faucets to low flow to meet Cal-Green Standards	44	EA	**$22,000.00**
* All restrooms, replace water closets to low flow to meet Cal-Green Standards	51	EA	
* Nurse's sink: replace Faucets for ADA and Calgreen Code	1	EA	**$500.00**
* Kitchen sinks: replace Faucets for ADA and Calgreen Code	2	EA	**$1,000.00**
* Main office: Replace 10 gallon water heater and flue (flue not to code)	1	EA	**$2,500.00**
Misc.			
* Repair condensate pipe for refrigeration systems (leaking into light fixtures)	1	EA	**$2,500.00**

ELECTRICAL			
Description	Quantity	Unit	Cost
Main Electrical Service			
Sub-Panels/Transformers			
Provide additional site backbone system and new sub-panels to each building for any future additions	111,227	SF	**$2,780,675.00**
Replace 75 kVA & 300 kVA transformer in Exterior Main Electrical Yard	1	EA	**$17,000.00**
Replace both 75 kVA transformers in Storage Room 513	2	EA	**$27,000.00**
Replace 75 kVA & 225 kVA transformer in Electrical Room 619	1	EA	**$17,000.00**
Fire Alarm System			
Connect existing Fire Alarm Control Panel to Central Monitoring	1	EA	**$20,000.00**
Replace Fire Alarm Annunciator in Office Area	1	EA	**$5,000.00**
* Remove manual pull stations and provide automatic/ addressable initiation fire alarm devices in all buildings to meet code			
Clock System			
Replace existing clock system with wireless atomic clock system	1	EA	**$1,000.00**
Intercom System			
Replace existing system with new intercom system capable of interface with existing phone system and data system on site	1	EA	**$75,000.00**
Misc.			
Replace all existng exit signs with battery back-up typ exit signs.	20	EA	**$10,000.00**
Add emergency battery packs to existing light fixtures to meet egress illumination codes	142	EA	**$71,000.00**
* Replace/Add lighting to Gymnasium to meet illumination codes			
* Provide interior lighting motion sensors to meet current Title 24 codes			

DAVID A. BROWN MIDDLE SCHOOL

Facility Needs

STRUCTURAL			
Description	Quantity	Unit	Cost

Structural Integrity

All buildings were designed after July 1, 1978 and conform to the 1988 UBC, such that they are expected to perform well in a seismic event

Wood frame structures are expected to perform well in a seismic event

Reinforced masonry with flexible wood diaphragms are considered "Category 2" by the AB 300 and may require additional evaluation

DSA requires all shearwalls to be designed as Special Reinforced Masonry Shear Walls such that retrofit or analysis may be required

Misc.

School is in seismic zone 4 and falls within a liquifaction zone and landslide zone

Cracking at base of parapets may require additional evaluation

Cracking at base of cmu lintel at entry may require additional evaluation

No seismic upgrades completed to date

DAVID A. BROWN MIDDLE SCHOOL

June 8, 2023

Cost Model

SITE IMPROVEMENTS				TOTAL	REMARKS
Repair/Reconfigure/Replace Landscape				$ 1,000,000.00	
Repair/Reconfigure/Replace Parking				$ 240,000.00	
MODERNIZATION	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
A Administration	SF	6,802	120	$ 816,240.00	
B1 MPR/Classroom	SF	27,204	250	$ 6,801,010.00	
B2 GYM/LOCKERS	SF	7,592	210	$ 1,594,320.00	
C Library	SF	10,907	250	$2,726,750.00	
C - Hallway	SF	1,783	250	$ 445,750.00	
D Classroom	SF	16,730	250	$ 4,182,500.00	
D - Hallway	SF	1,775	250	$ 443,750.00	
F Classroom	SF	16,362	250	$ 4,090,500.00	
F - Hallway	SF	2,532	250	$ 633,000.00	
G Classroom	SF	1,832	250	$ 458,000.00	
H Classroom	SF	1,832	250	$ 458,000.00	
I Classroom	SF	1,832	250	$ 458,000.00	
J Classroom	SF	9,160	250	$ 2,290,000.00	
K Classroom/ Computer Lab	SF	2,440	250	$ 610,000.00	
L Classroom	SF	2,440	250	$ 610,000.00	
CAMPUS SECURITY				TOTAL	REMARKS
Security Technology				$ 110,000.00	
TECHNOLOGY				TOTAL	REMARKS
Repair/Reconfigure/Replace IT Network				$ 98,989.06	
MECHANICAL				TOTAL	REMARKS
HVAC				$ 4,960,844.12	
PLUMBING				TOTAL	REMARKS
Sewer Lines				$ 30,000.00	
Plumbing Fixtures				$ 26,000.00	
Misc.				$ 2,500.00	

DAVID A. BROWN MIDDLE SCHOOL

Cost Model

ELECTRICAL				TOTAL	REMARKS
Sub-Panels/Transformers				$ 2,841,675.00	
Fire Alarm System				$ 25,000.00	
Clock System				$ 1,000.00	
Intercom System				$ 75,000.00	
Misc.				$ 81,000.00	

SUB-TOTAL		$	36,109,828.18
CONTINGENCY	10%	$	3,610,982.82
FEES	10%	$	361,098.28
ESCALATION	10%	$	36,109.83
INSPECTION AND TESTING	3%	$	1,083.29
FURNITURE AND EQUIPMENT	7%	$	75.83
TOTAL		**$**	**40,119,178.23**

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
ROOM UTILIZATION

DAVID A. BROWN MIDDLE SCHOOL

FACILITY DESCRIPTION 999 21'-22' Enrollment				Design Use			#REF!		21861 Grand Avenue Wildomar, CA 92595 21.5Acres
				Room Use	DISTRICT LOADING STANDARDS	STATE LOADING STANDARDS	Room Use	DISTRICT LOADING STANDARDS	
Building	Room Number	Grade Level	Type (Perm, Port, Trailer)	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Classroom: K-6 @ 25:1 7-12 @ 27:1 NS @ 13:1 Sev @ 9:1	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Comments
B	201	6-8	Permanent	Classroom	38	27	Classroom	38	Broadcast Video
B	210	6-8	Permanent	Classroom	38	27	Classroom	38	Music
D	401	6-8	Permanent	Classroom	38	27	Special Use	NA	Think Together
D	402	6-8	Permanent	Classroom	38	27	Classroom	38	
D	403	6-8	Permanent	Classroom	38	27	Classroom	38	
D	404	6-8	Permanent	Home Economics	38	27	Classroom	38	
D	405	6-8	Permanent	Home Economics	38	27	Home Economics	38	Home Economics
D	408	6-8	Permanent	Classroom	38	27	Classroom	38	Science, PREP
D	409	6-8	Permanent	Classroom	38	25	Classroom	38	Study Skills, PREP
D	410	6-8	Permanent	Classroom	38	27	Classroom	38	Science
D	411	6-8	Permanent	Classroom	38	27	Classroom	38	Art, PREP
D	412	6-8	Permanent	Classroom	38	27	Special Use	NA	ASB
C	508	6-8	Permanent	Computer Lab	38	27	Computer Lab	38	Computer lab
C	511	6-8	Permanent	Classroom	38	27	SDC	17	LEUSD Special Day Program
C	512	6-8	Permanent	Classroom	38	27	SDC	17	LEUSD Special Day Program
F	601	6-8	Permanent	Classroom	38	27	Classroom	38	Language Arts, PREP
F	606	6-8	Permanent	Classroom	38	27	Classroom	38	Passport, PREP
F	607	6-8	Permanent	Classroom	38	27	Classroom	38	Music
F	612	6-8	Permanent	Classroom	38	27	Classroom	38	Math, PREP
F	613	6-8	Permanent	Classroom	38	27	Vacant	0	
F	618	6-8	Permanent	Classroom	38	27	Classroom	38	Social Studies, Math, PREP
F	620	6-8	Permanent	Classroom	38	27	Classroom	38	Science, Language Arts, PREP
F	621	6-8	Permanent	Classroom	38	27	Classroom	38	AVID, PREP
F	622	6-8	Permanent	Classroom	38	27	Classroom	38	Science, Math, PREP
F	623	6-8	Permanent	Classroom	38	27	Classroom	38	Language Arts, Science, Social Studies, PREP
F	624	6-8	Permanent	Classroom	38	27	Classroom	38	Language Arts, Social Studies, PREP
F	627	6-8	Permanent	Classroom	38	27	Classroom	38	Social Studies, Language Arts, AVID
F	628	6-8	Permanent	Classroom	38	27	Classroom	38	Science, Language Arts, PREP
G	R-1	6-8	Permanent Modular	Classroom	38	27	Classroom	38	Math
G	R-2	6-8	Permanent Modular	Classroom	38	27	Classroom	38	Math, Science, Study Skills
H	R-3	6-8	Permanent Modular	Classroom	38	27	Classroom	38	Co-Teach, PREP, PE
H	R-4	6-8	Permanent Modular	Classroom	17	13	SDC	17	LEUSD Special Day Program
I	R-5	6-8	Permanent Modular	Classroom	38	27	Classroom	38	Math, Video Production, PREP
I	R-6	6-8	Permanent Modular	Classroom	17	13	SDC	17	LEUSD Special Day Program
J	R-7	6-8	Permanent Modular	Classroom	38	27	Classroom	38	Math, Science, PREP
J	R-8	6-8	Permanent Modular	Classroom	38	27	Classroom	38	Social Studies, PREP
J	R-9	6-8	Permanent Modular	Classroom	38	27	Classroom	38	Social Studies, Language Arts, PREP
J	R-10	6-8	Permanent Modular	Classroom	38	27	Classroom	38	Social Studies, Math, PREP
J	R-11	6-8	Permanent Modular	Classroom	38	27	Special Use	NA	Think Together
J	R-12	6-8	Permanent Modular	Classroom	38	27	Classroom	38	Science, Math, Study Skills, PREP
J	R-13	6-8	Permanent Modular	Classroom	17	13	SDC	17	LEUSD Special Day Program
J	R-14	6-8	Permanent Modular	Classroom	17	13	SDC	17	LEUSD Special Day Program
J	R-15	6-8	Permanent Modular	Classroom	38	27	Kitchen	NA	Kitchen/Breakroom
J	R-16	6-8	Permanent Modular	Classroom	17	13	SDC	17	LEUSD Special Day Program
K	R-17	6-8	Permanent Modular	Classroom	38	27	Classroom	38	Social Studies, PREP
K	R-18	6-8	Permanent Modular	Computer Lab	38	27	Computer Lab	38	Computer Lab
L	R-19	6-8	Permanent Modular	Classroom	38	27	Classroom	38	Language Arts, Science, PREP
L	R-20	6-8	Permanent Modular	Classroom	38	27	Classroom	38	Language Arts, Social Studies, PREP
TOTAL					1719	1224		1487	Built: 1995

[3] **Enrollment Based On District Loading**

[1]	**Kinder**	0
	1-3	0
[2]	**4-5**	0
	6-8	1786
	9-12	0

48 Classrooms
39 Permanent
8 Portable
Capacity for Perm CRs Only = 1719

Still Unconfirmed

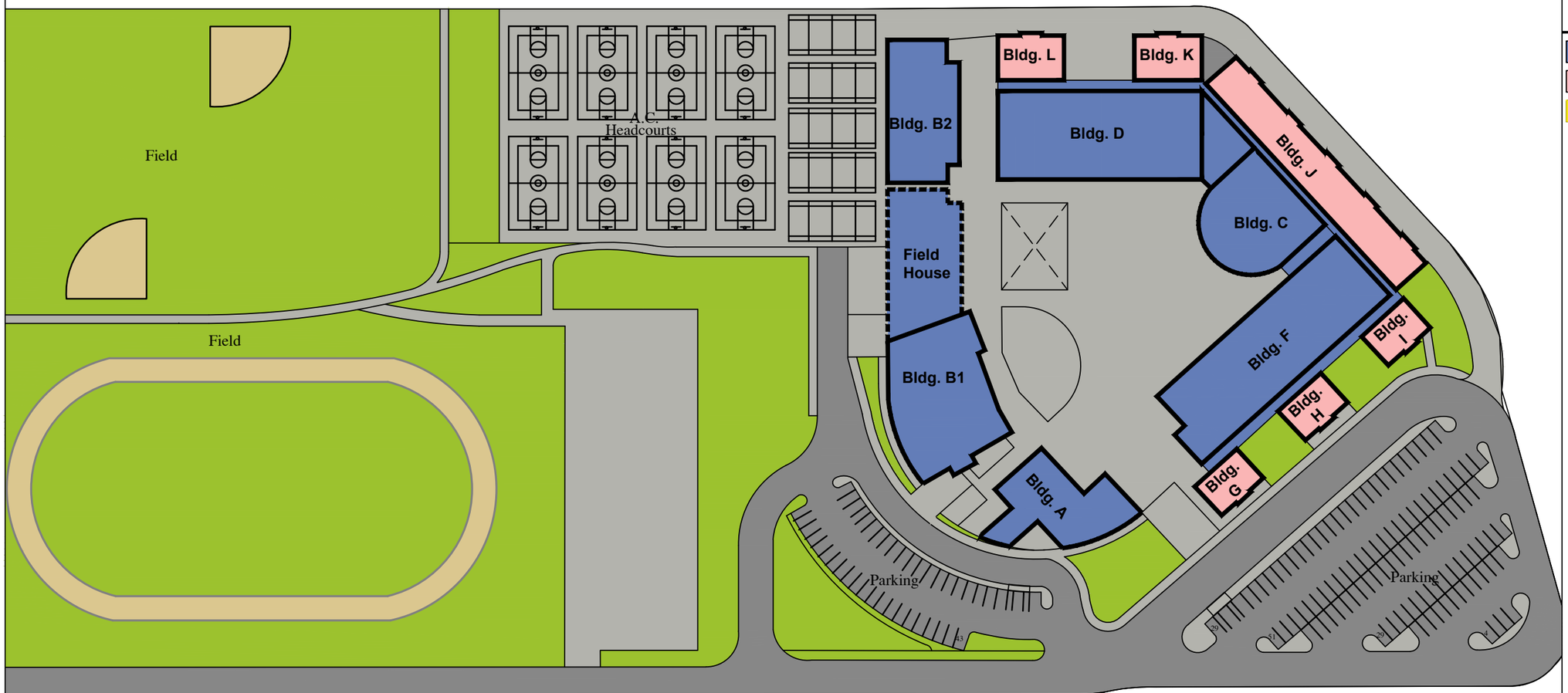
[1] Includes kindergarden and SDC kindergarden classrooms
[2] Includes 4th, 5th, and all classrooms listed as 1st through 5th
[3] Loads all classrooms at maximum loading standard (SDC classrooms are loaded as regular)

LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

David A. Brown Middle School

21861 Grand Avenue
Wildomar, CA 92595



- PERMANENT
- PERMANENT MODULARS
- PORTABLE

SCALE: 1"=100'

A4E
ARCHITECTURE FOR EDUCATION INCORPORATED

LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

David A. Brown Middle School

21861 Grand Avenue
Wildomar, CA 92595



SCALE: 1"=100'

5.3.3 Elsinore Middle School

ELSINORE MIDDLE SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

June 8, 2023

1. General Information

Grades Served:	6-8		
Schedule Type:	Traditional		
Site:	14.5	Acres	
Site, including City property	14.5	Acres	
Existing Play Field Area:	4.9	Acres	213,444 SF
Available Play Field Area: (Portable Buildings removed)	5.0	Acres	
Hardscape	254,762.0	SF	
Parking	77,768.6	SF	
Landscape	167,716.0	SF	
Permanent Building Area:	93,101	SF	
Portable Building Area:	4,800	SF	
Total Area:	97,901	SF	

2. Enrollment History

Academic school year	6	7	8	SDC	TOTALS
2021-2022	295	299	280	**31**	905
2020-2021	323	296	341		960
2019-2020	305	346	358		1,009
2018-2019	347	359	285		991
2017-2018	356	283	273		912
2016-2017	284	266	262		812

3. Permanent Construction

Bldg./Use	Date Constructed	DSA Number	Date Modernized	Date Eligible	Number of Classrooms K	1-3	4-5	6-8	SDC	Building Area
A Administration/ Library	1998	66014/ 4-104159	2002	2027				3		21,785 SF
Staff Workroom										150 SF
Staff Lounge										900 SF
B MPR/ Music	1998	66014		2023				1		12,114 SF
MPR Assembly										3,674 SF
C Classroom	1954	11519/ 66014		2023				4		4,170 SF
D Classroom	1954	11519/ 66014		2023				4		4,170 SF
E Classroom	1954	11519/ 66014		2023				3		3,387 SF
F Classroom/ Computer Lab	1927			2023				10	2	26,784 SF
Gymnasium	1998	66014		2023						3,226 SF
Locker Rooms	1998	66014/ 4-104159	2002	2027						1,791 SF
Kitchen	1998	4-102090		1978						4,750 SF
J Classroom	1998	66014/ 4-104159	2002	2027				1		1,920 SF
K1-K3 Classroom	1998	66014	N/A	2003				3		2,880 SF
RR-1	1998	66014								700 SF
RR-2										700 SF
TOTAL					0	0	0	29	2	93,101 SF

4. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA Number	Owner	Lease Number	Lease Payment	PO/ Contract	Building Area
L-501	13179/13180	*A	3-Nov	A-104159	District				960 SF
L-502	13177/13178	*A	3-Nov	A-104159	District				960 SF
L-503	6685/6686	*MT	Aug-90	A-104159	District				960 SF
L-504	6683/6684	*MT	Aug-90	A-104159	District				960 SF
L-505	6681/6682	*MT	Aug-90	A-104159	District				960 SF
	TOTAL								4,800 SF

***A-Aurora MT-Mod Tech**

5. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Girls:	Toilets	*21*	15	6
	Sinks	*14*	8	6
Boys:	Toilets	*9*	6	3
	Urinals	*12*	17	-5
	Sinks	*12*	12	0
Women:	Toilets	*9*	4	5
	Sinks	*6*	2	4
Men:	Toilets	*5*	2	3
	Urinals	*6*	1	5
	Sinks	*6*	2	4
Unisex	Toilets	*3*		3
	Sinks	*3*		3
Drinking Fountains:	Number of heads	*20*		

Parking Capacity

	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces	80	3	4	-1

Multi-Purpose Room Capacity

Assembly Hall
Eating 306
Assembly 525

Staff - Faculty Dining
Eating 60

Maximum adult users of core facilities:

Men *17*
Women *51*
Total 69

6. Space and Loading analysis

Classroom Areas Grade Level/Space	District Loading	State Loading	Perm. Quantity	Port. Quantity	District Capacity	State Capacity
Grade K	44	25	0	0	**0**	**0**
Grades 1-3	22	25	0	0	**0**	**0**
Grades 4-5	33	25	0	0	**0**	**0**
Grades 6-8	36	27	27	5	**1,152**	**864**
Grades 9-12	36	27	0	0	**0**	**0**
SDC	17	13	2	0	**34**	**26**
RSP	0	0	0	0	**0**	**0**
RSP, undersized	0	0	0	0	**0**	**0**
Permanent Construction Capacity			**29**		**1,006**	**755**
Portable Construction				**5**	**180**	**135**
TOTAL EXISTING CAPACITY					**1,186**	**890**

Support Spaces/ Specialized Classrooms	Quantity	Room Area	Capacity
Library/Media Center	1	8,686 SF	
Computer Lab	0	0 SF	
Science Lab	0	0 SF	
Art	1	900 SF	
Band	1	3,674 SF	
Choral	1	3,674 SF	
Gymnasium	1	3,225 SF	
Locker/Shower	2	1,800 SF	

CDE Recommended Play Field Area
Based on Total Existing Capacity 11.3 Acres

CDE Recommended Play Field Area
Based on Permanent Construction Capacity 10.7 Acres

ELSINORE MIDDLE SCHOOL

Facility Needs

SITE IMPROVEMENTS

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Provide wayfinding signage to administration office	1	EA	**$200.00**
Repair/Reconfigure/Replace Drop-off & Pick-up			
Reconfigure Heald Ave drop off and provide cross walk at Campus Way	18,000	SF	**$900,000.00**
Repair/Reconfigure/Replace Hardscape			
Replace campus asphalt	66,800	SF	**$1,002,000.00**
Repair/Reconfigure/Replace Landscape			
Misc. planting and irrigation improvements throughout campus	90,000	SF	**$900,000.00**
Repair/Reconfigure/Replace Playgrounds			
Repair/Reconfigure/Replace Site Drainage			
Repair/Reconfigure/Replace Fencing			
Repair/Reconfigure/Replace Parking			
Provide EV charging stations	4	EA	**$160,000.00**

MODERNIZATION

Building and Use		Mod Level		Cost
A Administration/ Library	22,835	**M2**	SF	**$4,795,350.00**
Painting, new flooring, replace or paint ceiling tiles				
Minor repair/replacement of interior building finishes and fixtures				
Minor repair of exterior building finishes				
Minor structural repair				
Minor ADA compliance items (minor reconfiguration, partition layout)				
Minor HVAC layout adjustments (new registers and ducting)				
Minor Data Drops added (main data service existing, provide numerous additional drops)				
Minor Tech Upgrades (Add projectors, monitors)				
Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)				
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
Provide intercom, camera and buzzer at elevator door for remote access		1	EA	**$ 12,500.00**

B MPR/ Music	15,788	**M3**	SF		**$3,947,000.00**
Painting, new flooring, replace or paint ceiling tiles Moderate repair of exterior building finishes Moderate structural repair Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included) Moderate ADA compliance items (reconfiguration, new fixtures) Moderate HVAC Renovation (new branches, registers and ducting, some new equipment) Moderate Data Upgrade (main data service provided, provide data to new locations) Moderate Tech Upgrades (Add Cable and projection capabilities) Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added) Moderate Teledata Equipment added (existing hub modified, new equipment added throughout) * Replace MPR linoleum * Provide blinds					
Replace MPR sound system, locating speakers in front of stage area to limit		1	EA	$	**75,000.00**
Remove and replace all restroom fixtures		9	EA	$	**54,000.00**
C Classroom	4,170	**M2**	SF		**$875,700.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system) * Upgrade all equipment and cabinetry in science labs					

Facility Needs

D Classroom	4,170	**M2**	SF	**$875,700.00**

Painting, new flooring, replace or paint ceiling tiles
Minor repair/replacement of interior building finishes and fixtures
Minor repair of exterior building finishes
Minor structural repair

Minor ADA compliance items (minor reconfiguration, partition layout)
Minor HVAC layout adjustments (new registers and ducting)
Minor Data Drops added (main data service existing, provide numerous additional drops)
Minor Tech Upgrades (Add projectors, monitors)
Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

* Upgrade all equipment and cabinetry in science labs

E Classroom	3,387	**M2**	SF	**$711,270.00**

Painting, new flooring, replace or paint ceiling tiles
Minor repair/replacement of interior building finishes and fixtures
Minor repair of exterior building finishes
Minor structural repair

Minor ADA compliance items (minor reconfiguration, partition layout)
Minor HVAC layout adjustments (new registers and ducting)
Minor Data Drops added (main data service existing, provide numerous additional drops)
Minor Tech Upgrades (Add projectors, monitors)
Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

* Remove and replace all restroom fixtures
* Upgrade all equipment and cabinetry in science labs

Facility Needs

F Classroom/ Computer Lab	26,784	**M4**	SF	**$9,374,400.00**

Extensive repair/replacement of interior building finishes and fixtures
Extensive repair of exterior building finishes
Extensive interior renovation/reconfiguration/enlargement (cost for additional space not included)
Extensive ADA compliance items (reconfiguration, new fixtures, removal of walls)
Extensive HVAC Upgrade (new equipment and distribution)
Extensive Data Upgrade (new main data service, provide data to new locations and connect all areas)
Extensive Tech Upgrades (Provide Cable and interconnectivity, Smart boards, Projection and Monitors)
Extensive Fire Alarm Upgrade (New anunciator panel, new equipment throughout)
Extensive Teledata Equipment Upgrade (existing hub modified, new equipment added throughout)

* Extensive stucco repair
* Resurface Bldg F stairs and provide security mirror
* Remove and replace all restroom fixtures
* Replace glazing at older facility windows previous boarded up
* Contain moisture and convert room 205 to storage with venting to exterior
* Upgrade all equipment and cabinetry in science labs
* Refinish plaster on Bldg F

Gymnasium	3,226	**M4**	SF	**$1,129,100.00**

Extensive repair/replacement of interior building finishes and fixtures
Extensive repair of exterior building finishes
Extensive interior renovation/reconfiguration/enlargement (cost for additional space not included)
Extensive structural repair
Extensive ADA compliance items (reconfiguration, new fixtures, removal of walls)
Extensive HVAC Upgrade (new equipment and distribution)
Extensive Data Upgrade (new main data service, provide data to new locations and connect all areas)
Extensive Tech Upgrades (Provide Cable and interconnectivity, Smart boards, Projection and Monitors)
Extensive Fire Alarm Upgrade (New anunciator panel, new equipment throughout)
Extensive Teledata Equipment Upgrade (existing hub modified, new equipment added throughout)

Facility Needs

Locker Rooms	1,920	**M4**	SF	**$672,000.00**
Extensive repair/replacement of interior building finishes and fixtures Extensive repair of exterior building finishes Extensive interior renovation/reconfiguration/enlargement (cost for additional space not included) Extensive structural repair Extensive ADA compliance items (reconfiguration, new fixtures, removal of walls) Extensive HVAC Upgrade (new equipment and distribution) Extensive Data Upgrade (new main data service, provide data to new locations and connect all areas) Extensive Tech Upgrades (Provide Cable and interconnectivity, Smart boards, Projection and Monitors) Extensive Fire Alarm Upgrade (New anunciator panel, new equipment throughout) Extensive Teledata Equipment Upgrade (existing hub modified, new equipment added throughout)				
Kitchen	4,750	**M2**	SF	**$997,500.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				

Facility Needs

J Classroom	1,920	**M4**	SF	**$672,000.00**

Extensive repair/replacement of interior building finishes and fixtures
Extensive repair of exterior building finishes
Extensive interior renovation/reconfiguration/enlargement (cost for additional space not included)
Extensive structural repair
Extensive ADA compliance items (reconfiguration, new fixtures, removal of walls)
Extensive HVAC Upgrade (new equipment and distribution)
Extensive Data Upgrade (new main data service, provide data to new locations and connect all areas)
Extensive Tech Upgrades (Provide Cable and interconnectivity, Smart boards, Projection and Monitors)
Extensive Fire Alarm Upgrade (New anunciator panel, new equipment throughout)
Extensive Teledata Equipment Upgrade (existing hub modified, new equipment added throughout)

* Extensive stucco repair
* Upgrade or relocate kiln for code compliant ventilation
* Provide broadcast studio classroom with editing suite and internet based broadcast capabilities

K1-K3 Classroom	2,880	**M2**	SF	**$604,800.00**

Painting, new flooring, replace or paint ceiling tiles
Minor repair/replacement of interior building finishes and fixtures
Minor repair of exterior building finishes
Minor structural repair

Minor ADA compliance items (minor reconfiguration, partition layout)
Minor HVAC layout adjustments (new registers and ducting)
Minor Data Drops added (main data service existing, provide numerous additional drops)
Minor Tech Upgrades (Add projectors, monitors)
Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

* Convert 313 & 314 to standard classrooms, remove all science equipment and reconfigure cabinetry, repair leaks and mitigate mold/mildew

Facility Needs

RR-1	700	**M2**	SF	**$147,000.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
RR-2	700	**M2**	SF	**$147,000.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				

NEW CONSTRUCTION / ADDITIONS

Description	Quantity	Unit	Cost
Administration			
Provide conference room	1,000	SF	**$350,000.00**
Classrooms			
Upgrade existing restrooms for 500 portables	500	SF	**$37,500.00**
Collaboration space adjacent to existing classroom buildings	8,000	SF	**$600,000.00**
Provide feasibility study to analyze portable removal	1	soft	
Covered Walkways			
Gymnasium			
Locker/Shower			
Library/Media Center			
Lunch Shelter			
Replace original lunch shelter with new metal lunch shelter with misters	5,000	SF	**$625,000.00**
Multi-purpose Room			
Specialized Classroom			

Facility Needs

CAMPUS SECURITY				
Description	Quantity	Unit	Cost	
Repair/Reconfigure/Replace Security Fencing				
Relocate security fencing at Bldg 200 to eliminate student exits through emergency stairs	50	LF	$	10,000.00
Security Technology				
Provide perimeter with security surveillance system throughout campus	15	EA	$	90,000.00
Provide single point of entry layered security at admin lobby, which includes a barrier between the lobby and the admin office space and electrical controls for campus access that is controlled by admin staff	350	SF	$	87,500.00
Add/Repair/Reconfigure/Replace Fire Alarm				

TECHNOLOGY				
Description	Quantity	Unit	Cost	
Repair/Reconfigure/Replace IT Network				**$161,842.18**
Add Aruba 6300M 48SR5 CL6 PoE 4SFP56 Switch JL659A	6	EA		
Add HPE Aruba X372 1050W Power Supply JL087A	6	EA		
Add Aruba 10G SFP+ LC SR 300m MMF Transceiver J9150D	12	EA		
Add Aruba 650 Series Instant Campus Access Point	56	EA		
Institute District Technology Standards				

ACCESSIBILTY UPGRADES				
Description	Quantity	Unit	Cost	
Add/Repair/Reconfigure/Replace Site Ramps				
Add/Repair/Reconfigure/Replace Drinking Fountains				
Covert all drinking fountains to bottle filling stations	2	each	$	20,000.00
Repair/Reconfigure/Replace Sidewalks				

MECHANICAL				
Description	Quantity	Unit	Cost	
HVAC				
Replace old EMS (IBEX) with District standard (Backtalk)	93,101	SF	$	279,303.00
Provide HVAC unit for computer room (5ton)	1	EA	$	50,000.00
One-story Classroom Bldgs:				
* Replace HVAC equipment (5 tons)	14	EA	$	700,000.00
* Replace all duct for systems	14	EA	$	280,000.00
* Replace relief fans for classroms (800 CFM)	16	EA	$	48,000.00
* Make all HVAC Seismic safe	14	EA	$	7,700.00
* Replace restroom exhaust fans (900 CFM)	4	EA	$	12,000.00
Two-story Classroom Bldg				
* Replace HVAC systems (5 tons) (including corridor systems)	5	EA	$	250,000.00
* Replace restroom exhaust fans (900 CFM)	6	EA	$	12,000.00
Portables				
Gym:				
Kitchen:				
Exhaust Fans				
Ventilation				
Misc.				

Facility Needs

PLUMBING				
Description	Quantity	Unit	Cost	
Sewer Lines				
Fire Sprinklers				
Main Service				
Plumbing Fixtures				
All restrooms, replace faucets to low flow to meet Cal-Green				
* Standards	40	EA	$	20,000.00
All restrooms, replace water closets to low flow to meet Cal-				
* Green Standards	47	EA	$	141,000.00
Replace Kitchen faucets to low flow to meet Cal-Green				
* Standards	2	EA	$	1,000.00
Nurses sinks, replace Faucets to ADA and low Flow	1	EA	$	500.00
Misc.				
* Replace gas connections for HVAC units	1	EA	$	1,200.00
* Replace condensate piping on roof.	1	EA	$	1,200.00

ELECTRICAL				
Description	Quantity	Unit	Cost	
Main Electrical Service				
Sub-Panels/Transformers				
Provide additional site backbone system and new sub-panels to each building for any future additions	84,661	SF		$2,116,525.00
Replace 150 kVA transformer in Administration building	1	EA		$20,000.00
Fire Alarm System				
Replace Fire Alarm Control Panel with new Addressable Fire Alarm Panel and connect to Central Monitoring	1	EA	$	20,000.00
Replace Fire Alarm Annunciator in Office Area	1	EA	$	5,000.00
* Remove manual pull stations and provide automatic/addressable fire alarm devices in all buildings to meet current codes				
Clock System				
Intercom System				
Misc.				
* Remove video retrieval system and racks from Library	1	EA	$	2,500.00
* Replace faulty sump pump in Building F elevator pit	1	EA	$	3,500.00
* Relocate exposed conductors into conduit in Building F	200	LF	$	10,000.00
* Replace all existing exit signs with battery back-up typ exit signs.	40	EA	$	20,000.00
* Add emergency battery packs to existing light fixtures to meet egress illumination codes	120	EA	$	60,000.00
* Replace inoperative exterior wheelchair lift at Building F	1	EA	$	50,000.00
* Provide addition power outlets in Building F - Kiln Room	1	EA	$	850.00
* Provide interior lighting motion sensors to meet current Title 24 codes	51	RM	$	178,500.00

Facility Needs

STRUCTURAL			
Description	Quantity	Unit	Cost

Structural Integrity

Gymnasium building of reinforced concrete with flexible wood diaphragms are considered "Category 2" by the AB 300 and may require additional evaluation

Building B was designed per the 1995 UBC as concrete shearwalls with a flexible diaphragm and is considered "Category 2" by AB 300

Building D was designed per the 1995 UBC as concrete shearwalls with a flexible diaphragm and is considered "Category 2" by AB 300; there is only one shearwall in each direction such that there is a torsional irregularity which may require additional analysis

Building F was designed per the 1995 UBC as concrete shearwalls with a flexible diaphragm and is considered "Category 2" by AB 300

Building G was designed per the 1995 UBC as reinforced masonry bearing walls with a flexible diaphragm and is considered "Category 2" by AB 300

Building H (Science) is a reinforced masonry building with flexible diaphragm and was existing prior to the 1995 renovations in which an elevator was installed, additional investigation is sugggested to determine the original construction date of the building and its predicted performance in a seismic event

Site investigation indicated a three-story building that is built on a slope. The building has some cracking as well as some visible separation between the building and the concrete parapet; this could be an indication of settlement at the lower part of the hill

There are several one story brick buildings observed on site that are likely unreinforced masonry and will be in need of retrofit, construction drawings are not available to confirm

Misc.

The buildings that were designed after July 1, 1978 are expected to perform well in a seismic event

School is in seismic zone 4 and falls within a liquifaction zone and landslide zone

Renovation was completed for the gymnasium and attached classroom buildings in 1973, this included new diaphragm and wall anchorages,

Cost Model

SITE IMPROVEMENTS				TOTAL	REMARKS
Repair/Reconfigure/Replace Entrance				$ 200.00	
Repair/Reconfigure/Replace Drop-off & Pick-up				$ 900,000.00	
Repair/Reconfigure/Replace Hardscape				$ 1,002,000.00	
Repair/Reconfigure/Replace Landscape				$ 900,000.00	
Repair/Reconfigure/Replace Parking				$ 160,000.00	
MODERNIZATION	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
A Administration/ Library	SF	22,835	210	$ 4,807,850.00	
B MPR/ Music	SF	15,788	250	$ 4,076,000.00	
C Classroom	SF	4,170	210	$ 1,751,400.00	
D Classroom	SF	4,170	210	$ 1,751,400.00	
E Classroom	SF	3,387	210	$ 1,422,540.00	
F Classroom/ Computer Lab	SF	26,784	350	$ 9,374,400.00	
Gymnasium	SF	3,226	350	$ 1,129,100.00	
Locker Rooms	SF	1,791	350	$ 626,850.00	
Kitchen	SF	4,750	210	$ 1,995,000.00	
J Classroom	SF	1,920	350	$ 672,000.00	
K1-K3 Classroom	SF	2,880	210	$ 604,800.00	
RR-1	SF	700	210	$ 147,000.00	
RR-2	SF	700	210	$ 147,000.00	
NEW CONSTRUCTION/ADDITIONS				TOTAL	REMARKS
Administration				$ 350,000.00	
Classrooms				$ 637,500.00	
Lunch Shelter				$ 625,000.00	
CAMPUS SECURITY				TOTAL	REMARKS
Repair/Reconfigure/Replace Security Fencing				$ 10,000.00	
Security Technology				$ 177,500.00	
TECHNOLOGY				TOTAL	REMARKS
Repair/Reconfigure/Replace IT Network				$ 161,842.18	
ACCESSIBILITY UPGRADES				TOTAL	REMARKS
Add/Repair/Reconfigure/Replace Drinking Fountains				$ 20,000.00	
MECHANICAL				TOTAL	REMARKS
HVAC				$ 1,639,003.00	
PLUMBING				TOTAL	REMARKS
Plumbing Fixtures				$ 162,500.00	
Misc.				$ 2,400.00	

Cost Model

ELECTRICAL				TOTAL	REMARKS
Sub-Panels/Transformers				$ 2,136,525.00	
Fire Alarm System				$ 25,000.00	
Misc.				$ 325,350.00	

SUB-TOTAL		$ 37,740,160.18
CONTINGENCY	10%	$ 3,774,016.02
FEES	10%	$ 3,774,016.02
ESCALATION	10%	$ 3,774,016.02
INSPECTION AND TESTING	3%	$ 1,132,204.81
FURNITURE AND EQUIPMENT	7%	$ 2,641,811.21
TOTAL		$ 52,836,224.25

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
ROOM UTILIZATION

ELSINORE MIDDLE SCHOOL

FACILITY DESCRIPTION 905 '21-'22 Enrollment				Design Use			Current Use (2022)		1203 West Graham Street Lake Elsinore, CA 92532 18.9 Acres
				Room Use	DISTRICT LOADING STANDARDS	STATE LOADING STANDARDS	Room Use	DISTRICT LOADING STANDARDS	
Building	Room Number	Grade Level	Type (Perm, Port, Trailer)	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Classroom: K-6 @ 25:1 7-12 @ 27:1 NS @ 13:1 Sev @ 9:1	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Comments
A	101	6-8	Permanent	Classroom	38	27	Classroom	38	Art
A	102	6-8	Permanent	Special Day Classroom	17	13	SDC	17	LEUSD Special Day Program
A	103	6-8	Permanent	Special Day Classroom	17	13	SDC	17	LEUSD Special Day Program
F	201	6	Permanent	Classroom	38	27	Classroom	38	Math, Science
F	202	7	Permanent	Classroom	38	27	Classroom	38	Math
F	203	6	Permanent	Classroom	38	27	Classroom	38	Science, GEMS
F	204	6	Permanent	Classroom	38	27	Classroom	38	Math / Avid
F	205	-	Permanent	Classroom	38	27	Vacant	0	Unusable due to severe flood damage
F	206	7	Permanent	Classroom	38	27	Classroom	38	Language Arts
F	207	6	Permanent	Classroom	38	27	Classroom	38	Social Studies
F	208	6	Permanent	Classroom	38	27	Classroom	38	Social Studies
F	209	6-8	Permanent	Classroom	38	27	Classroom	38	Math
F	210	6-8	Permanent	Special Day Classroom	17	13	SDC	17	LEUSD Special Day Program
F	211	7	Permanent	Computer Lab	38	27	Computer Lab	38	Computers
F	212	6-8	Permanent	Classroom	38	27	Classroom	38	Social Sciences
E	301	6-8	Permanent	Classroom	38	27	Classroom	38	Language Arts
E	302	6	Permanent	Classroom	38	27	Classroom	38	Language Arts
E	303	6	Permanent	Classroom	38	27	Classroom	38	Language Arts, GEM, Social Studies
D	304	8	Permanent	Classroom	38	27	Classroom	38	Language Arts
D	305	7	Permanent	Classroom	38	27	Classroom	38	Math
D	306	7	Permanent	Classroom	38	27	Classroom	38	Language Arts, Social Studies
D	307	7	Permanent	Classroom	38	27	Classroom	38	Language Arts, Social Studies, AVID
C	308	7	Permanent	Science Classroom	38	27	Science Classroom	38	Science, GEMS
C	309	6-8	Permanent	Science Classroom	38	27	Science Classroom	38	Science
C	310	8	Permanent	Science Classroom	38	27	Science Classroom	38	Science, GEMS
C	311	6-8	Permanent	Classroom	38	27	Classroom	38	T.T PBIS
K-1	312	6-8	Permanent Modular	Classroom	38	27	Classroom	38	Math
K-2	313	7	Permanent Modular	Science Classroom	38	27	Science Classroom	38	Science
K-3	314	6-8	Permanent Modular	Science Classroom	38	27	Science Classroom	38	Science
B	400	6-8	Permanent	Classroom	38	27	Music	38	Music
J	401	6-8	Permanent Modular	Classroom	38	27	Classroom	38	Tech
L-501	501	8	Portable	Classroom	38	27	Classroom	38	Math, GEMS
L-502	502	8	Portable	Classroom	38	27	Classroom	38	F.L. Spanish
L-503	503	8	Portable	Classroom	38	27	Classroom	38	Language Arts, ELD
L-504	504	8	Portable	Classroom	38	27	Classroom	38	Language Arts, ELD
L-505	505	8	Portable	Classroom	38	27	Classroom	38	Social Studies
TOTAL					1305	930		1267	Built: 1966

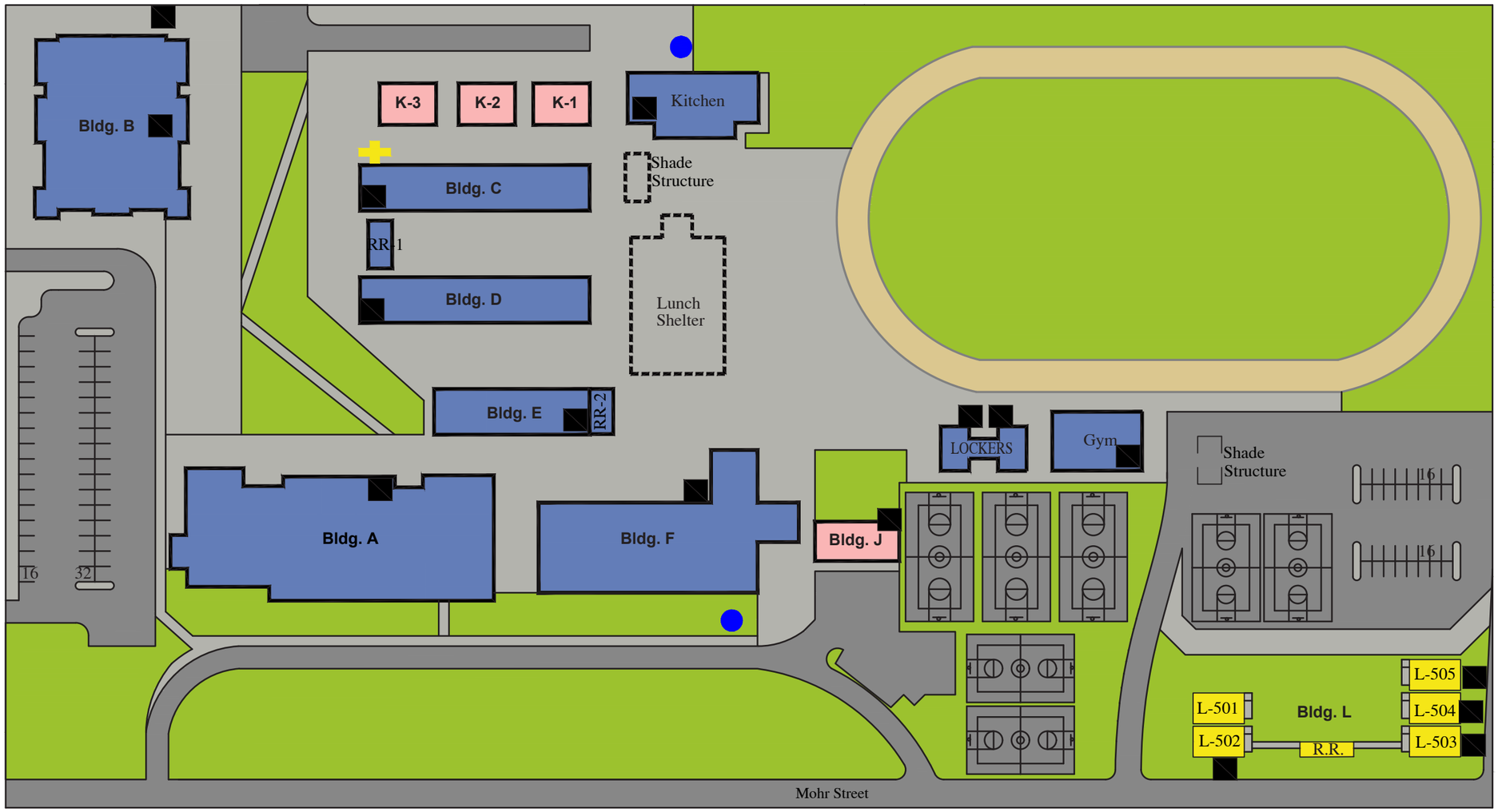
[3] **Enrollment Based On District Loading**

[1]	**Kinder**	0
	1-3	0
[2]	**4-5**	0
	6-8	1368
	9-12	0

36 Classrooms

27	Permanent
4	Permanent Modular
5	Portable
	Capacity for Perm CRs Only = 1115

[1] Includes kindergarden and SDC kindergarden classrooms
[2] Includes 4th, 5th, and all classrooms listed as 1st through 5th
[3] Loads all classrooms at maximum loading standard (SDC classrooms are loaded as regular)



LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

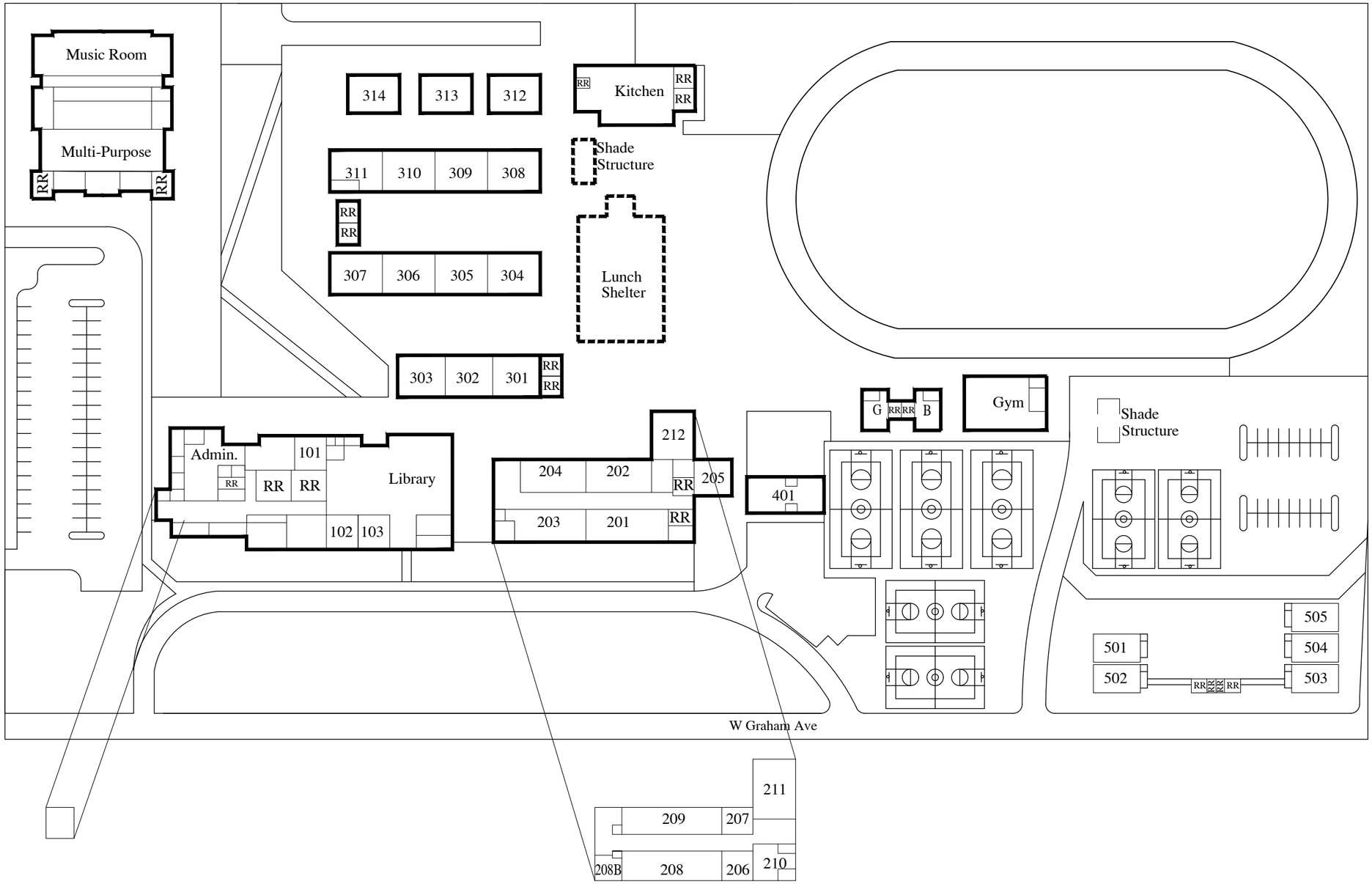
Elsinore Middle School

1203 W. Graham
Lake Elsinore, CA 92532

- PERMANENT
- PERMANENT MODULARS
- PORTABLE
- ELECTRICAL SHUT-OFF
- GAS SHUT-OFF
- MAIN FIRE WATER
- WATER SHUT OFF
- LANDSCAPEING WATER SHUT OFF
- HVAV WATER SHUT-OFF
- PIV FIRE SPRINKLER SHUT-OFF
- FIRE RISER CLOSETS
- H HYDRANT
- CHEMICAL SHUT-OFF
- POTABLE WATER SHUT-OFF

SCALE: 1"=70'

A4E
ARCHITECTURE FOR EDUCATION INCORPORATED



LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

Elsinore Middle School

1203 W. Graham
Lake Elsinore, CA 92532

SCALE: 1"=70'

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ARCHITECTURE FOR EDUCATION INCORPORATED

5.3.4 Terra Cotta Middle School

Terra Cotta Middle School

FACILITIES SURVEY - CAMPUS REPORT

June 8, 2023

1. General Information

Grades Served:	6-8		
Schedule Type:	Traditional		
Site:	28.3	Acres	
Site, including City property	30.7	Acres	
Existing Play Field Area:	15.2	Acres	662,548 SF
Available Play Field Area:	16.1	Acres	
(Portable Buildings removed)			
Hardscape	377,630.0	SF	
Parking	136,037.0	SF	
Landscape	181,141.0	SF	
Permanent Building Area:	69,793	SF	
Portable Building Area:	39,480	SF	
Total Area:	109,273	SF	

2. Enrollment History

Academic school year	6	7	8	SDC	TOTALS
2021-2022	330	328	346	**55**	1,059
2020-2021	341	373	360		1,074
2019-2020	374	363	392		1,129
2018-2019	346	386	427		1,159
2017-2018	375	415	416		1,206
2016-2017	415	434	420		1,269

3. Permanent Construction

Bldg./Use	Date Constructed	DSA Number	Date Modernized	Date Eligible	Number of Classrooms K	1-3	4-5	6-8	SDC	Building Area
100 - Administration/ Computer Lab/ Classrooms	1985	A-46120	N/A	2010/14				7		11,660 SF
Staff Workroom										200 SF
Staff Lounge										450 SF
100-Hallway										893 SF
200 - Library/ Classroom	1985	A-46120	N/A	2010				13	1	19,817 SF
200-Hallway										4,083 SF
300 - Small Gym & Lockers	1985	A-46120	N/A	2010				0		5,400 SF
400 - Classrooom	1985	A-46120	N/A	2010/14				8		5,680 SF
500 - MPR/ Kitchen	1985	A-46120		2010						7,749 SF
Gymnasium	2009	A04-109349		2034						13,097 SF
RR-1 Restroom	1985	A-46120								764 SF
TOTAL								28	1	69,793 SF

4. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA Number	Owner	Lease Number	Lease Payment	PO/ Contract	Building Area
P 107	12906/12907	*MT	Jun-92	A-56013	District				960 SF
P 108	12904/12905	*MT	Jun-92	A-56013	District				960 SF
P 109									3,000 SF
P 110	9260/9261	*MT	Oct-91	A-56013	District				960 SF
P 111	44933/44934	*MM		A-102798	District				960 SF
P 112	44721/44723	*MM		A-102798	District				960 SF
P 216	1258/1259	*MT	Oct-89	A51282	District				960 SF
P 217	1358/1353	*MT	Dec-89	A51282	District				960 SF
P 218	1248/1249	*MT	Oct-89	A51282	District				960 SF
P 220	1264/1265	*MT	Nov-89	A51282	District				960 SF
P 221	1262/1263	*MT	Nov-89	A51282	District				960 SF
P 222	1260/1261	*MT	Oct-89	A51282	District				960 SF
P 304	98-R320-529A/B	*AMS		A04-116747	District				960 SF
P 305	98-R320-572A/B	*AMS		A04-116747	District				960 SF
P 503	36-1655/C3616210	*TC	1983		District				960 SF
P 504	36-1655/C36091240	*TC	1983		District				960 SF
P 505		*S	Jul-88	A-60651	District				960 SF
P 506		*S	Jul-88	A-60651	District				960 SF
P 507		*S	Jul-88	A-60651	District				960 SF
P 508		*S	Jul-88	A-60651	District				960 SF
P 509	2BE2073/2074	*MS	Apr-97	A-65714	District				960 SF
P 510	2BE2075/2076	*MS	Apr-97	A-65714	District				960 SF
P 516		*S	Jul-88		District				960 SF
P 517		*S			District				960 SF
P 518	220A/220B	*S		A49412	District				960 SF
P 519	167A/167B	*S		A49412	District				960 SF
P 520		*S		A49412	District				960 SF
P 521	2BE2105/2106	*MS		A-65714	District				960 SF
P 522	41324	*MT		A-100726	District				480 SF
P 651	1513/1514	*A		A04-116747	District				960 SF
P 652	2AJ8073/2AJ8074	*MS		A04-116747	District				960 SF
P 653	2AG11771/2AG11772	*MS		A04-116747	District				960 SF
P 654	2AG11745/2AG11746	*MS		A04-116747	District				960 SF
P 655	1569/1570	*A		A04-116747	District				960 SF
P 656	2025/2026	*A		A04-116747	District				960 SF
P 657	2013/2014	*A		A04-116747	District				960 SF
P 658	1471/1472	*A		A04-116747	District				960 SF
P 659	1591/1592	*A		A04-116747	District				960 SF
P 660	1561/1562	*A		A04-116747	District				960 SF
P 661	19199	*A		A04-116747	District				480 SF
	TOTAL								39,480 SF

***MT-Mod Tech MM-Mobile Modular TC-Tellus Corp S-Spectrum MS-Modular Structures AMS-American Modular Systems A-Aurora**

5. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Girls:	Toilets	*23*	15	8
	Sinks	*14*	8	6
Boys:	Toilets	*12*	5	7
	Urinals	*14*	17	-3
	Sinks	*14*	11	3
Women:	Toilets	*11*	5	6
	Sinks	*3*	3	0
Men:	Toilets	*3*	2	1
	Urinals	*3*	1	2
	Sinks	*2*	2	0
Unisex	Toilets	*12*		12
	Sinks	*12*		12
Drinking Fountains:	Number of heads	*28*		

Parking Capacity

	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces	178	8	6	2

Multi-Purpose Room Capacity

Assembly Hall	
Eating	340
Assembly	583
Staff - Faculty Dining	
Eating	30

Maximum adult users of core facilities:

Men	*21*
Women	*62*
Total	83

6. Space and Loading analysis

Classroom Areas Grade Level/Space	District Loading	State Loading	Perm. Quantity	Port. Quantity	District Capacity	State Capacity
Grade K	44	25	0	0	**0**	**0**
Grades 1-3	22	25	0	0	**0**	**0**
Grades 4-5	33	25	0	0	**0**	**0**
Grades 6-8	36	27	27	24	**1,836**	**1,377**
Grades 9-12	36	27	0	0	**0**	**0**
SDC	17	13	1	2	**51**	**39**
RSP	0	0	0	0	**0**	**0**
RSP, undersized	0		0	0	**0**	**0**
Permanent Construction Capacity			**28**		**989**	**742**
Portable Construction				**26**	**898**	**674**
TOTAL EXISTING CAPACITY					**1,887**	**1,416**

Support Spaces/ Specialized Classrooms	Quantity	Room Area	Capacity
Library/Media Center	0	0 SF	
Computer Lab	0	0 SF	
Science Lab	0	0 SF	
Art	0	0 SF	
Band	0	0 SF	
Choral	0	0 SF	
Gymnasium	0	0 SF	
Locker/Shower	0	0 SF	

CDE Recommended Play Field Area
Based on Total Existing Capacity 20.5 Acres

CDE Recommended Play Field Area
Based on Permanent Construction Capacity 10.7 Acres

TERRA COTTA MIDDLE SCHOOL

Facility Needs

SITE IMPROVEMENTS

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Provide light fixtures at North (lower campus) entrance	12	EA	**$ 120,000.00**
Repair/Reconfigure/Replace Drop-off & Pick-up			
Reconfigure Drop-off & Pick up, traffic improvement plan approved A#04-111489	24,000	SF	**$1,200,000.00**
Repair/Reconfigure/Replace Hardscape			
Replace campus asphalt	120,000	SF	**$1,800,000.00**
Repair/Reconfigure/Replace Landscape			
Misc. planting and irrigation improvements throughout campus	200,000	SF	**$2,000,000.00**
Repair/Reconfigure/Replace Playgrounds			
Repair/Reconfigure/Replace Site Drainage			
Repair/Reconfigure/Replace Fencing			
Repair/Reconfigure/Replace Parking			
Provide EV charging stations	6	EA	**$240,000.00**

BUILDING EXTERIOR

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Roofing			
Bldg 100 Admin			
Bldg 100 Admin/Media Ctr			
Bldg 500 Kitchen			
Recommend replacing the roof.	1,790	SF	**$44,750.00**
Locker Rooms			
Recommend replacing the roof.	5,320	SF	**$133,000.00**
Bldg 500 Media Ctr Flat Roof			
Recommend replacing the roof.	1,680	SF	**$67,200.00**
Bldg 500 Media Ctr Sloped Roof			
Recommend replacing the roof.	4,280	SF	**$107,000.00**
Portables P109, P503-P504			
Recommend replacing the roof.	3,840	SF	**$96,000.00**
Portables Metal Roofs			
Recommend replacing the roof.	10,560	SF	**$369,600.00**
Bldg 100 Rms 102-104			
Recommend replacing the roof.	3,100	SF	**$124,000.00**
Bldg 400 Rms 401-404			
Bldg 400 Rms 405-408			
Recommend replacing one hundred fifty feet (150') of expansion joint.	150	LF	**$45,000.00**

TERRA COTTA MIDDLE SCHOOL

Facility Needs

MODERNIZATION				
Building and Use		Mod Level		Cost
100 - Administration/ Computer Lab/ Classrooms	12,310	**M1**	SF	**$1,477,200.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
100-Hallway	893	**NA**	SF	
200 - Library/ Classroom	19,817	**M3**	SF	**$4,954,250.00**
Painting, new flooring, replace or paint ceiling tiles Moderate repair of exterior building finishes Moderate structural repair Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included) Moderate ADA compliance items (reconfiguration, new fixtures) Moderate HVAC Renovation (new branches, registers and ducting, some new equipment) Moderate Data Upgrade (main data service provided, provide data to new locations) Moderate Tech Upgrades (Add Cable and projection capabilities) Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added) Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)				

Facility Needs

200-Hallway	4,083	**M3**	SF	**$1,020,750.00**

Extensive interior renovation/reconfiguration/enlargement (cost for additional space not included)
Extensive structural repair
Extensive ADA compliance items (reconfiguration, new fixtures, removal of walls)
Extensive HVAC Upgrade (new equipment and distribution)
Extensive Data Upgrade (new main data service, provide data to new locations and connect all areas)
Extensive Tech Upgrades (Provide Cable and interconnectivity, Smart boards, Projection and Monitors)

Extensive Fire Alarm Upgrade (New anunciator panel, new equipment throughout)
Extensive Teledata Equipment Upgrade (existing hub modified, new equipment added throughout)

* Refinish all walls
* Replace wall finish with durable wainscot
* Replace all hallway light fixtures
* Repaint all trim

300 - Small Gym & Lockers	5,400	**M4**	SF	**$1,890,000.00**

Extensive repair/replacement of interior building finishes and fixtures
Extensive repair of exterior building finishes
Extensive interior renovation/reconfiguration/enlargement (cost for additional space not included)
Extensive structural repair

Extensive ADA compliance items (reconfiguration, new fixtures, removal of walls)
Extensive HVAC Upgrade (new equipment and distribution)
Extensive Data Upgrade (new main data service, provide data to new locations and connect all areas)
Extensive Tech Upgrades (Provide Cable and interconnectivity, Smart boards, Projection and Monitors)

Extensive Fire Alarm Upgrade (New anunciator panel, new equipment throughout)
Extensive Teledata Equipment Upgrade (existing hub modified, new equipment added throughout)

* Refinish small gym and locker rooms for dance and fitness center
* Replace all glazing with transluscent panels
* convert exterior lockers/or reconfigure for 6th grade
* Reconfigure locker rooms to be instructional spaces

Facility Needs

400 - Classrooom	5,680	**M1**	SF	**$681,600.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system) Furniture upgrades				
500 - MPR/ Kitchen	7,749	**M3**	SF	**$1,937,250.00**
Painting, new flooring, replace or paint ceiling tiles Moderate repair of exterior building finishes Moderate structural repair Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included) Moderate ADA compliance items (reconfiguration, new fixtures) Moderate HVAC Renovation (new branches, registers and ducting, some new equipment) Moderate Data Upgrade (main data service provided, provide data to new locations) Moderate Tech Upgrades (Add Cable and projection capabilities) Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added) Moderate Teledata Equipment added (existing hub modified, new equipment added throughout) * Replace sound system * Provide accessible lift at stage				
Gymnasium	13,097	**M1**	SF	**$1,571,640.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
Replace sound system		1	EA	**$75,000.00**
Provide HVAC system for locker room spaces		2	EA	**$90.00**
Replacement of window shade system		150	LF	**$54,000.00**
RR-1 Restroom		**NA**		

TERRA COTTA MIDDLE SCHOOL

Facility Needs

NEW CONSTRUCTION / ADDITIONS

Description	Quantity	Unit	Cost
Administration			
Enlarge AP waiting area, health clinic and provide conference room	1,250	SF	**$437,500.00**
Classrooms			
Provide feasibility study to analyze portable removal	1	soft	
Covered Walkways			
Gymnasium			
Locker/Shower			
Library/Media Center			
Lunch Shelter			
Provide metal roof lunch shelter with misters at central quad	10,000	SF	**$1,250,000.00**
Multi-purpose Room			
Specialized Classroom			

CAMPUS SECURITY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Securtity Fencing			
Security Technology			
Provide perimeter surveillance system	25	EA	**$ 150,000.00**
Add/Repair/Reconfigure/Replace Fire Alarm			

TECHNOLOGY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			**$180,642.18**
Add Aruba 6300M 48SR5 CL6 PoE 4SFP56 Switch JL659A	6	EA	
Add HPE Aruba X372 1050W Power Supply JL087A	6	EA	
Add Aruba 10G SFP+ LC SR 300m MMF Transceiver J9150D	12	EA	
Add Aruba 650 Series Instant Campus Access Point	72	EA	
Institute District Technology Standards			

Facility Needs

MECHANICAL			
Description	Quantity	Unit	Cost
HVAC			
Replace old EMS (IBEX) with District standard (Backtalk)	69,793	SF	**$ 209,379.00**
Admin Bldg			
Main Classroom Bldg:			
Small Classroom Bldgs			
Portables			
Gym:			
Small Gym			
MPR			
Locker Rooms:			
Kitchen:			
Main Elec. Room			
Exhaust Fans			
Ventilation			
Misc.			

Facility Needs

PLUMBING			
Description	Quantity	Unit	Cost
Sewer Lines			
Fire Sprinklers			
* Relocate Hood extinguishing system to lower position	1	EA	**$ 1,500.00**
Main Service			
Plumbing Fixtures			
* All restrooms, replace faucets to low flow to meet Cal-Green Standards	44	EA	**$ 22,000.00**
* All restrooms, replace water closets to low flow to meet Cal-Green Standards	61	EA	**$ 183,000.00**
* Nurses sinks, replace Faucets to ADA and low Flow	1	EA	**$ 500.00**
* Replace all kitchen faucets for ADA and Calgreen Code	2	EA	**$ 1,000.00**
Replace/add emergency eyewash and showers in chemistry rooms (8)	8	EA	**$ 80,000.00**
Misc.			
Clean all storm drain piping to make free of debris	180	LF	**$ 5,400.00**
Replace condensate piping & supports on roof for all HVAC equip	54	EA	**$ 64,800.00**
Replace 100 Gallon water heater system in Bldg 400	1	EA	**$ 10,000.00**

ELECTRICAL			
Description	Quantity	Unit	Cost
Main Electrical Service			
Sub-Panels/Transformers			
Provide additional site backbone system and new sub-panels to each building for any future additions	69,793	SF	**$1,744,825.00**
Replace 150 kVA transformer in Main Electric Room	1	EA	**$ 20,000.00**
Replace 15 kVA & 150 kVA transformer in Administration Building Electrical Room	1	EA	**$ 26,000.00**
Replace 150 kVA transformer in 200 Building Electrical Room	1	EA	**$ 20,000.00**
Fire Alarm System			
Connect existing Fire Alarm Control Panel to Central Monitoring	1	EA	**$ 20,000.00**
Remove manual pull stations and provide automatic/addressable initiation fire alarm devices in all buildings to meet code	135	EA	**$ 60,750.00**
Provide additional annunciation fire alarm devices in all buildings to meet code	8	EA	**$ 3,200.00**
Clock System			
Intercom System			
Misc.			
Replace/Add Stage track lighting in Multi-purpose room.	1	EA	**$ 6,000.00**
Provide additional lighting in Multi-purpose Room to increase illumination	12	EA	**$ 14,400.00**

STRUCTURAL			
Description	Quantity	Unit	Cost
Structural Integrity			
Wood frame structures are expected to perform well in a seismic event All buildings were designed after July 1, 1978 and conform to the 1979 UBC, such that they are expected to perform well in a seismic event.			
Misc.			
No seismic upgrades completed to date School is in seismic zone 4 and falls within a liquifaction zone and landslide zone			

TERRA COTTA MIDDLE SCHOOL

June 8, 2023

Cost Model

SITE IMPROVEMENTS				TOTAL	REMARKS
Repair/Reconfigure/Replace Entrance				$ 120,000.00	
Repair/Reconfigure/Replace Drop-off & Pick-up				$ 1,200,000.00	
Repair/Reconfigure/Replace Hardscape				$ 1,800,000.00	
Repair/Reconfigure/Replace Landscape				$ 2,000,000.00	
Repair/Reconfigure/Replace Parking				$ 240,000.00	
BUILDING EXTERIOR				TOTAL	REMARKS
Repair/Reconfigure/Replace Roofing				$ 986,550.00	
MODERNIZATION	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
100 - Administration/ Computer Lab/ Classrooms	SF	12,310	120	$ 1,477,200.00	
200 - Library/ Classroom	SF	19,817	250	$ 4,954,250.00	
200-Hallway	SF	4,083	250	$ 1,020,750.00	
300 - Small Gym & Lockers	SF	5,400	350	$ 1,890,000.00	
400 - Classrooom	SF	5,680	120	$ 681,600.00	
500 - MPR/ Kitchen	SF	7,749	250	$ 1,937,250.00	
Gymnasium	SF	13,097	120	$ 1,571,640.00	
NEW CONSTRUCTION/ADDITIONS				TOTAL	REMARKS
Administration				$ 437,500.00	
Classrooms				$ 1,250,000.00	
Lunch Shelter				$ 1,250,000.00	
CAMPUS SECURITY				TOTAL	REMARKS
Security Technology				$ 150,000.00	
TECHNOLOGY				TOTAL	REMARKS
Repair/Reconfigure/Replace IT Network				$ 180,642.18	
MECHANICAL				TOTAL	REMARKS
HVAC				$ 209,379.00	
PLUMBING				TOTAL	REMARKS
Fire Sprinklers				$ 1,500.00	
Plumbing Fixtures				$ 286,500.00	
Misc.				$ 80,200.00	
ELECTRICAL				TOTAL	REMARKS
Sub-Panels/Transformers				$ 1,810,825.00	
Fire Alarm System				$ 83,950.00	
Misc.				$ 20,400.00	

SUB-TOTAL		$ 25,640,136.18
CONTINGENCY	10%	$ 2,564,013.62
FEES	10%	$ 2,564,013.62
ESCALATION	10%	$ 2,564,013.62
INSPECTION AND TESTING	3%	$ 769,204.09
FURNITURE AND EQUIPMENT	7%	$ 1,794,809.53
TOTAL		$ 35,896,190.65

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
ROOM UTILIZATION

TERRA COTTA MIDDLE SCHOOL

FACILITY DESCRIPTION 1074 '20-'21 Enrollment				Design Use			Current Use (2022)		29291 Lake Street Lake Elsinore, CA 92530 26.3 Acres
				Room Use	DISTRICT LOADING STANDARDS	STATE LOADING STANDARDS	Room Use	DISTRICT LOADING STANDARDS	
Building	Room Number	Grade Level	Type (Perm, Port, Trailer)	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Classroom: K-6 @ 25:1 7-12 @ 27:1 NS @ 13:1 Sev @ 9:1	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Comments
100	101	6-8	Permanent	Computer Lab	0	27	Computer Lab	0	Computer Lab
100	102	6-8	Permanent	Classroom	38	27	Classroom	38	History
100	103	6-8	Permanent	Classroom	38	27	Classroom	38	Social Studies
100	104	6-8	Permanent	Classroom	38	27	Classroom	38	Language Arts/AVID
100	105	6-8	Permanent	Classroom	38	27	Classroom	38	Math
100	106	6-8	Permanent	Classroom	38	27	Classroom	38	Language Arts, Drama
100	107	6-8	Portable	Classroom	38	27	Classroom	38	Spanish
100	108	6-8	Portable	Classroom	38	27	Classroom	38	Study Skills
100	109	6-8	Permanent Modular	Band Room	38	27	Band Room	38	Music
100	110	6-8	Portable	Classroom	38	27	Special Use	NA	Bilingual Office
100	111	6-8	Portable	Computer Lab	0	27	Special Use	NA	Speech
100	112	6-8	Portable	Classroom	38	27	Classroom	38	Language Arts, AVID
200	201	6-8	Permanent	Classroom	38	27	Classroom	38	Language Arts, Social Studies
200	202	6-8	Permanent	Classroom	38	27	Classroom	38	Language Arts
200	203	6-8	Permanent	Classroom	38	27	Classroom	38	Math
200	204	6-8	Permanent	Classroom	38	27	Classroom	38	Math
200	205	6-8	Permanent	Classroom	38	27	Classroom	38	Social Studies
200	206	6-8	Permanent	Classroom	38	27	Classroom	38	Language Arts
200	207	6-8	Permanent	Classroom	38	27	Classroom	38	Social Studies
200	208	6-8	Permanent	Classroom	38	27	Classroom	38	Language Arts
200	209	6-8	Permanent	Classroom	38	27	Classroom	38	Math
200	210	6-8	Permanent	Classroom	38	27	SDC	17	LEUSD Special Day Program
200	211	6-8	Permanent	Classroom	38	27	Special Use	NA	Sensory and occupational therapy
200	212	6-8	Permanent	Classroom	38	27	SDC	17	MOD / Severe SPED
200	213	6-8	Permanent	Art Classroom	38	27	Art Classroom	38	Art
200	214	6-8	Permanent	Special Day Class	17	13	Special Use	NA	IEP
P-216	216	6-8	Portable	Special Day Class	17	13	Special Use	NA	Isolation Room
P-217	217	6-8	Portable	Classroom	38	27	Classroom	38	Social Studies
P-218	218	6-8	Portable	Classroom	38	27	Classroom	38	Alt Ed
P-220	220	6-8	Portable	Classroom	38	27	SDC	17	LEUSD Special Day Program
P-221	221	6-8	Portable	Special Day Class	17	13	Special Use	NA	Sensory OT
P-222	222	6-8	Portable	Classroom	38	27	Special Use	NA	Sensory OT
300	300	6-8	Permanent	Dance	38	27	Dance	38	Dance
300	303	6-8	Permanent	-	0	0	Office	0	
400	401	6-8	Permanent Modular	Science Lab	38	27	Science Lab	38	Science
400	402	6-8	Permanent Modular	Science Lab	38	27	Science Lab	38	Science
400	403	6-8	Permanent Modular	Science Lab	38	27	Science Lab	38	Science
400	404	6-8	Permanent Modular	Science Lab	38	27	Science Lab	38	Science
400	405	6-8	Permanent Modular	Science Lab	38	27	Special Use	NA	ASB
400	406	6-8	Permanent Modular	Science Lab	38	27	Science Lab	38	Drama
SUBTOTAL					1343	1011		1077	Built: 1965

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
ROOM UTILIZATION

TERRA COTTA MIDDLE SCHOOL

FACILITY DESCRIPTION 1059 '21-'22 Enrollment				Design Use Room Use	DISTRICT LOADING STANDARDS	STATE LOADING STANDARDS	#REF! Room Use	DISTRICT LOADING STANDARDS	29291 Lake Street Lake Elsinore, CA 92530 26.3 Acres
Building	**Room Number**	**Grade Level**	**Type (Perm, Port, Trailer)**	**Description**	**Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1**	**Classroom: K-6 @ 25:1 7-12 @ 27:1 NS @ 13:1 Sev @ 9:1**	**Description**	**Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1**	**Comments**
400	407	6-8	Permanent Modular	Classroom	38	27	SDC	38	LEUSD Special Day Program
400	408	6-8	Permanent Modular	Classroom	38	27	Classroom	38	Math
P-304	304	6-8	Portable	Classroom	38	27	Special Use	NA	PBI / Think Together
P-305	305	6-8	Portable	Classroom	38	27	Special Use	NA	Think Together
P-503	503	6-8	Portable	Classroom	38	27	Classroom	38	Math, Science
P-504	504	6-8	Portable	Classroom	38	27	Classroom	38	Science, Math
P-505	505	6-8	Portable	Classroom	38	27	Classroom	38	Math, Science
P-506	506	6-8	Portable	Classroom	38	27	Special Use	NA	Think Together
P-507	507	6-8	Portable	Classroom	38	27	Classroom	38	Math, Science
P-508	508	6-8	Portable	Classroom	38	27	Staff Lounge	0	Staff Lounge
P-509	509	6-8	Portabe	Locker	0	0	Locker	0	
P510	510	6-8	Portable	Locker	0	0	Locker	0	
P-516	516	6-8	Portable	Classroom	38	27	Special Use	NA	Think Together
P-517	517	6-8	Portable	Classroom	38	27	Classroom	38	Language Arts, Social Studies
P-518	518	6-8	Portable	Classroom	38	27	Classroom	38	Language Arts, Social Studies
P-519	519	6-8	Portable	Classroom	38	27	Classroom	38	Language Arts, Social Studies
P-651	651	6-8	Portable	Classroom	38	27	Vacant	0	
P-652	652	6-8	Portable	Classroom	38	27	Vacant	0	
P-653	653	6-8	Portable	Classroom	38	27	Vacant	0	
P-654	654	6-8	Portable	Classroom	38	27	Vacant	0	
P-655	655	6-8	Portable	Classroom	38	27	Wrestling	0	
P-656	656	6-8	Portable	Classroom	38	27	Classroom	38	Science, Math, AVID
P-657	657	6-8	Portable	Classroom	38	27	Vacant	0	
P-658	658	6-8	Portable	Classroom	38	27	Vacant	0	
P-659	659	6-8	Portable	Classroom	38	27	Vacant	0	
P-660'	660	6-8	Portable	Classroom	38	27	Classroom	38	Language Arts, Social Studies
TOTAL					**2255**	**1659**		**1495**	**Built: 1965**

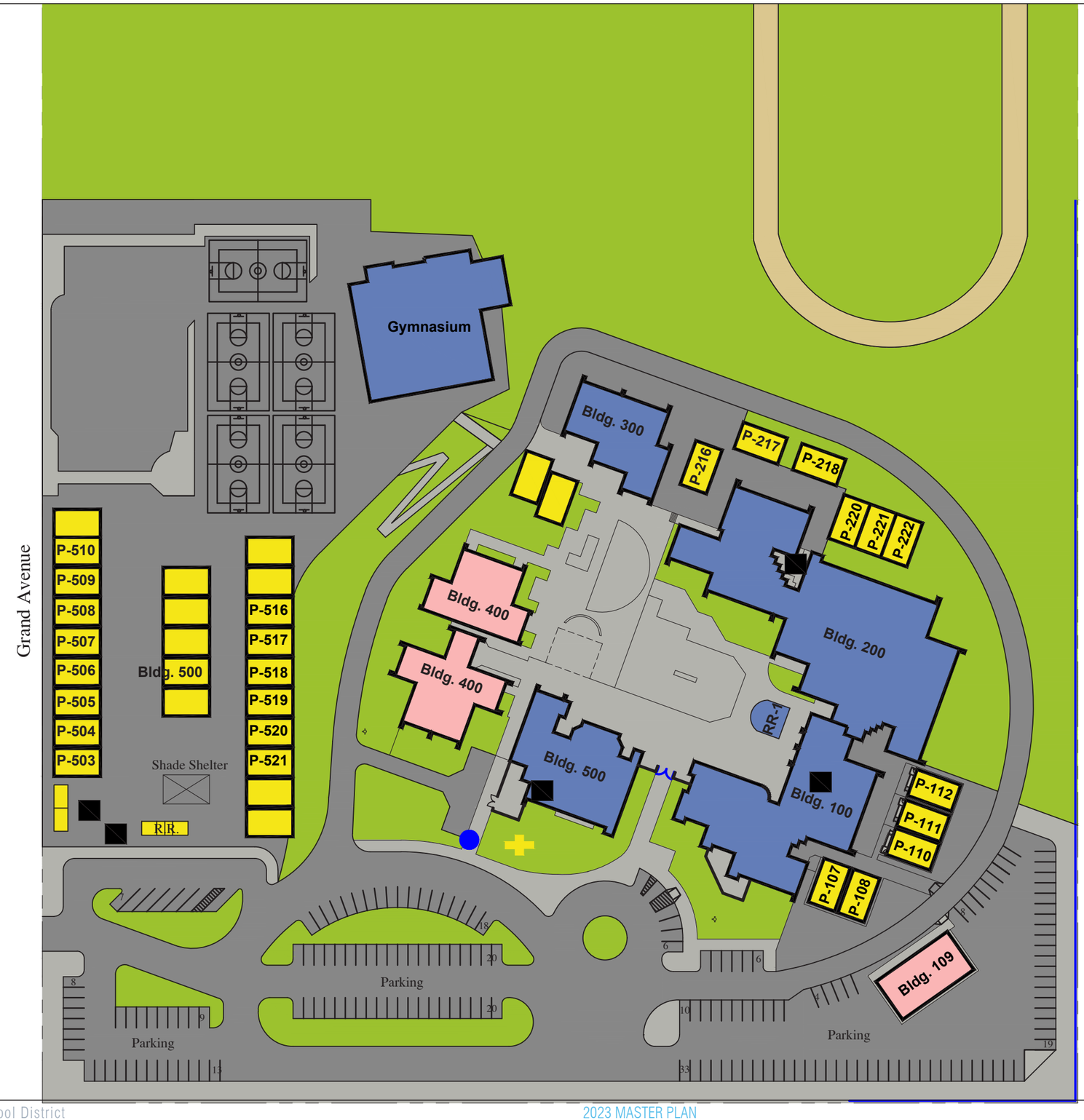
[3] **Enrollment Based On District Loading**

[1]	**Kinder**	0
	1-3	0
[2]	**4-5**	0
	6-8	1976
	9-12	0

52 Classrooms

20	Permanent
9	Permanent Modular
23	Portable
	Capacity for Perm CRs Only = 1005

[1] Includes kindergarden and SDC kindergarden classrooms
[2] Includes 4th, 5th, and all classrooms listed as 1st through 5th
[3] Loads all classrooms at maximum loading standard (SDC classrooms are loaded as regular)



LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

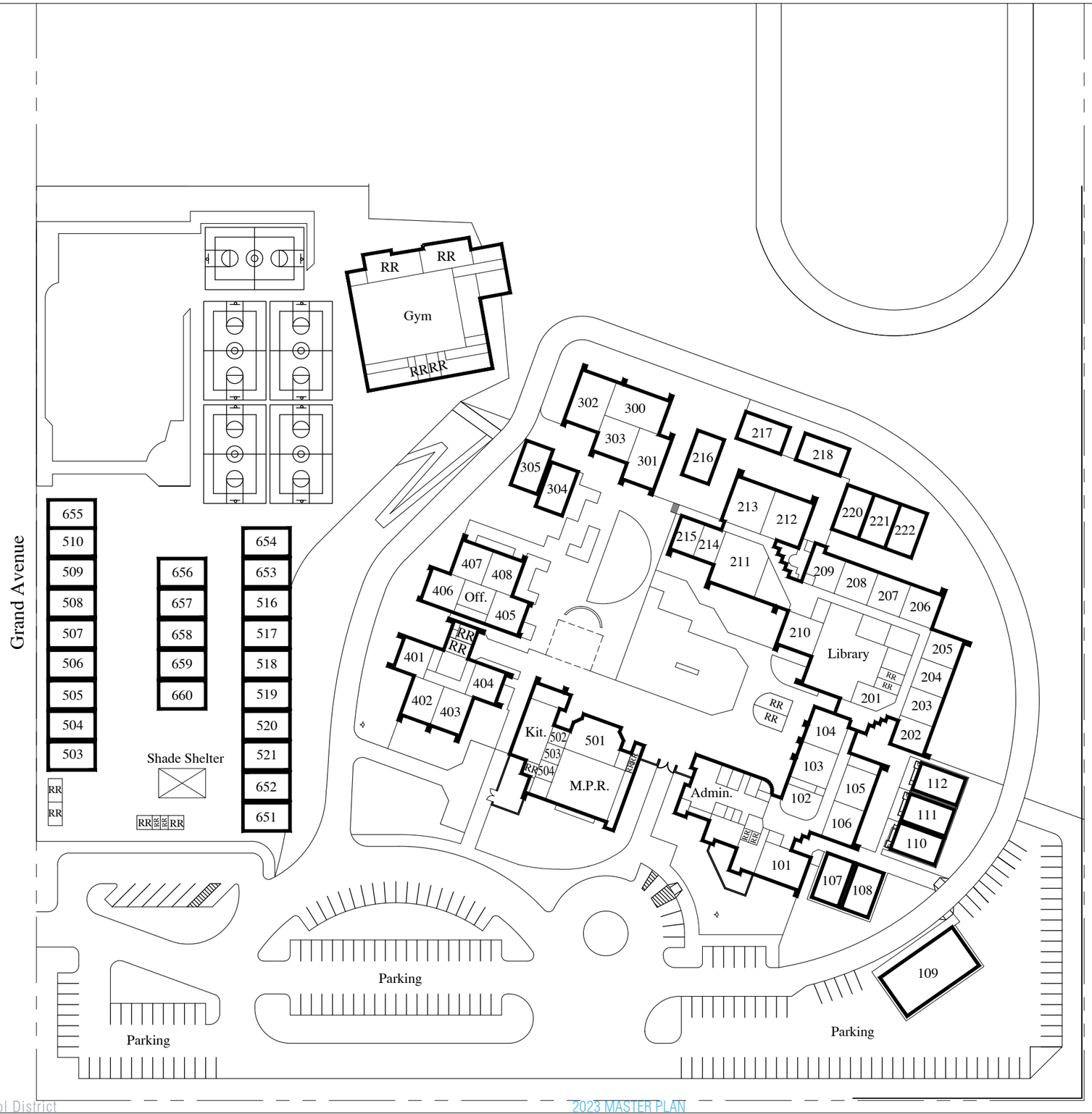
Terra Cotta Middle School

29291 Lake Street
Lake Elsinore, Ca 92530

- PERMANENT
- PERMANENT MODULARS
- PORTABLE
- ELECTRICAL SHUT-OFF
- GAS SHUT-OFF
- MAIN FIRE WATER
- WATER SHUT OFF
- LANDSCAPEING WATER SHUT OFF
- HVAV WATER SHUT-OFF
- PIV FIRE SPRINKLER SHUT-OFF
- FIRE RISER CLOSETS
- HYDRANT
- CHEMICAL SHUT-OFF
- POTABLE WATER SHUT-OFF

SCALE: 1"=90'

A4E
ARCHITECTURE FOR EDUCATION INCORPORATED



LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
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Terra Cotta Middle School

29291 Lake Street
Lake Elsinore, Ca 92530

SCALE: 1"=90'

A4E
ARCHITECTURE FOR EDUCATION INCORPORATED

5.4 High School Sites
5.4.1 Elsinore High School

ELSINORE HIGH SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

June 8, 2023

1. General Information

Grades Served:	9-12		
Schedule Type:	Traditional		
Site:	49.7	Acres	
Site, including City property:	49.7	Acres	
Existing Play Field Area:	20.2	Acres	878,605 SF
Available Play Field Area:	20.2	Acres	
(Portable Buildings removed)			
Hardscape	607,174.0	SF	
Parking	350,537.0	SF	
Landscape	181,023.0	SF	
Permanent Building Area:	233,761	SF	
Portable Building Area:	0	SF	
Total Area:	233,761	SF	

2. Enrollment History

Academic school year	9	10	11	12	SDC	TOTALS
2021-2022	522	567	344	393	**127**	1,953
2020-2021	656	567	533	442		2,198
2019-2020	584	585	479	435		2,083
2018-2019	634	564	491	437		2,126
2017-2018	606	562	472	450		2,090
2016-2017	573	504	483	485		2,045

3. Permanent Construction

Bldg./Use	Date Constructed	DSA Number	Date Modernized	Date Eligible	Number of Classrooms K	1-3	4-5	6-8	9-12	SDC	Building Area
Administration											8,012 SF
Staff Workroom											250 SF
Staff Lounge											400 SF
100 - Classroom	1966		2003	1991					10	3	16,426 SF
150 - Classroom											12,208 SF
200 - Classroom									12		17,150 SF
300 - Classroom	1981		2003	2006					13	3	23,534 SF
400 - Classroom	1878		2003	2003					7		8,966 SF
500 - Classroom	1973		2003	1998					10	3	11,458 SF
510 - Classroom	1973		2003	1998							7,456 SF
550 - Classroom									6		5,760 SF
600 - Classroom	1978		2003	2003					4		6,102 SF
700 - Classroom	1966		1991	2028					10	1	12,235 SF
800 - Classroom	1984		2003	2009					17	1	31,284 SF
Library/ Media Center			N/A								9,118 SF
Theater											9,854 SF
Kitchen											1,401 SF
Gymnasium/ Lockers	1981		2003	2006							46,576 SF
Practice Gymnasium	2022		N/A								5,571 SF
TOTAL					0	0	0	0	89	11	233,761 SF

4. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA Number	Owner	Lease Number	Lease Payment	PO/ Contract	Building Area
N/A		- -	-	-	-	-	-	-	0 SF
TOTAL									0 SF

5. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Girls:	Toilets	*50*	48	2
	Sinks	*35*	24	11
Boys:	Toilets	*27*	17	10
	Urinals	*42*	56	-14
	Sinks	*37*	37	0
Women:	Toilets	*24*	9	15
	Sinks	*19*	5	14
Men:	Toilets	*18*	3	15
	Urinals	*15*	1	14
	Sinks	*17*	2	15
Unisex	Toilets	*6*		6
	Sinks	*6*		6
Drinking Fountains:	Number of heads	*40*		

Parking Capacity

	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces	823	8	16	-8

Multi-Purpose Room Capacity

Assembly Hall
Eating 0
Assembly 0

Staff - Faculty Dining
Eating 27

Maximum adult users of core facilities:

Men *44*
Women *130*
Total 174

6. Space and Loading analysis

Classroom Areas Grade Level/Space	District Loading	State Loading	Perm. Quantity	Port. Quantity	District Capacity	State Capacity
Grade K	44	25	0	0	**0**	**0**
Grades 1-3	22	25	0	0	**0**	**0**
Grades 4-5	33	25	0	0	**0**	**0**
Grades 6-8	36	27	0	0	**0**	**0**
Grades 9-12	36	27	87	2	**3,204**	**2,403**
SDC	17	13	13	0	**221**	**169**
RSP	0	0	0	0	**0**	**0**
RSP, undersized	0		0	0	**0**	**0**
Permanent Construction Capacity			**100**		**3,353**	**2,518**
Portable Construction				**2**	**72**	**54**
TOTAL EXISTING CAPACITY					**3,425**	**2,572**

Support Spaces/ Specialized Classrooms	Quantity	Room Area	Capacity
Library/Media Center	1	5,573 SF	
Computer Lab	0	0 SF	
Science Lab	0	0 SF	
Art	1	1,603 SF	
Band	1	1,797 SF	
Choral	1	1,797 SF	
Wrestling/Dance	1	6,559 SF	
Weight Room	1	4,320 SF	
Gymnasium	1	22,767 SF	
Locker/Shower	2	5,919 SF	

CDE Recommended Play Field Area
Based on Total Existing Capacity — Acres

CDE Recommended Play Field Area
Based on Permanent Construction Capacity — Acres

Facility Needs

SITE IMPROVEMENTS

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Provide wayfinding signage directing to admin entry	1	EA	**$200.00**
Repair/Reconfigure/Replace Drop-off & Pick-up			
Repair/Reconfigure/Replace Hardscape			
Repair/Reconfigure/Replace Landscape			
Repair/Reconfigure/Replace Playgrounds			
Repair/Reconfigure/Replace Site Drainage			
Repair/Reconfigure/Replace Fencing			
Provide 8'-0" high security fencing and gate between parking lot and practice gym	150	LF	**$22,500.00**
Repair/Reconfigure/Replace Parking			
Provide bike rack at bundy canyon entrance gate	1	EA	**$250.00**
Provide EV charging stations	16	EA	**$640,000.00**

MODERNIZATION

Building and Use		Mod Level		Cost
Administration	8,662	**M1**	SF	**$1,039,440.00**
Painting, new flooring				
Minimal repair/replacement of interior building finishes and fixtures				
Minimal structural repair				
Minimal ADA compliance items (i.e. signage, restriping, hardware)				
Minimal HVAC layout adjustments (relocating registers)				
Minimal Data Drops added (main data service exisitng, additional drop				
Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)				
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
100 - Classroom	16,426	**M3**	SF	**$4,106,500.00**
Painting, new flooring, replace or paint ceiling tiles				
Moderate repair of exterior building finishes				
Moderate structural repair				
Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)				
Moderate ADA compliance items (reconfiguration, new fixtures)				
Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)				
Moderate Data Upgrade (main data service provided, provide data to new locations)				
Moderate Tech Upgrades (Add Cable and projection capabilities)				
Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added)				
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)				
* Solar tubes in classrooms				

Facility Needs

150 - Classroom	12,208	**M3**	SF	**$3,052,000.00**
Painting, new flooring, replace or paint ceiling tiles Moderate repair of exterior building finishes Moderate structural repair Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included) Moderate ADA compliance items (reconfiguration, new fixtures) Moderate HVAC Renovation (new branches, registers and ducting, some new equipment) Moderate Data Upgrade (main data service provided, provide data to new locations) Moderate Tech Upgrades (Add Cable and projection capabilities) Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added) Moderate Teledata Equipment added (existing hub modified, new equipment added throughout) * Solar tubes in classrooms				
200 - Classroom	17,150	**M2**	SF	**$3,601,500.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system) * Provide facility for graphic design program * Solar tubes in classrooms				
300 - Classroom	23,534	**M2**	SF	**$4,942,140.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
Hallway: Provide protected display areas within corridors		15	LF	**$18,000.00**
Solar tubes in classrooms		16	EA	**$80,000.00**

Facility Needs

400 - Classroom	8,966	**M2**	SF	**$1,882,860.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
Solar tubes in classrooms		14	EA	**$70,000.00**
500 - Classroom	11,458	**N/A**	SF	
Hallway: Provide protected display areas within corridors		15	LF	**$18,000.00**
Provide additional staff restrooms		100	SF	**$45,000.00**
Solar tubes in classrooms		14	EA	**$70,000.00**
510 - Classroom	7,456	**M1**	SF	**$894,720.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
Solar tubes in classrooms		18	EA	**$90,000.00**
550 - Classroom	5,760	**M1**	SF	**$691,200.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
Solar tubes in classrooms		12	EA	**$60,000.00**

Facility Needs

600 - Classroom	6,102	**M1**	SF	**$732,240.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
Solar tubes in classrooms		8	EA	**$40,000.00**
700 - Classroom	12,235	**M1**	SF	**$1,468,200.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
Solar tubes in classrooms		22	EA	**$110,000.00**
800 - Classroom	31,284	**M1**	SF	**$3,754,080.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system) * Solar tubes in classrooms				

Facility Needs

Library/ Media Center	9,118	**M2**	SF	**$1,914,780.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
Theater	9,854	**M1**	SF	**$1,182,480.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
Kitchen	1,401	**M1**	SF	**$168,120.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				

Facility Needs

Gymnasium/ Lockers	46,576	**M2**	SF	**$9,780,960.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system) * Repair insulation at roof * Refinish wrestling room * Provide exhaust fan in wrestling room to control humidity * Practice gym				
Practice Gymnasium	5,571	**N/A**	SF	

NEW CONSTRUCTION / ADDITIONS

Description	Quantity	Unit	Cost
Administration			
Provide additional staff restrooms	800	SF	**$360,000.00**
Classrooms			
Covered Walkways			
Gymnasium			
Locker/Shower			
Library/Media Center			
Lunch Shelter			
Multi-purpose Room			
Provide multipurpose room/indoor dining space	6,000	SF	**$900,000.00**
Specialized Classroom			
Replace stadium seating for visitors & home	13,500	SF	**$8,100,000.00**
Provide new facility with 2 classrooms, changing rooms, storage and workroom for Ag Program	4,000	SF	**$2,400,000.00**

CAMPUS SECURITY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Security Fencing			
Security Technology			
Provide single point of entry layered security at admin lobby, which includes a barrier between the lobby and the admin office space and electrical controls for campus access that is controlled by admin staff	800	SF	**$200,000.00**
Add/Repair/Reconfigure/Replace Fire Alarm			

Facility Needs

TECHNOLOGY				
Description	Quantity	Unit	Cost	
Repair/Reconfigure/Replace IT Network				**$505,347.63**
Add Aruba 6300M 48SR5 CL6 PoE 4SFP56 Switch JL659A	21	EA		
Add HPE Aruba X372 1050W Power Supply JL087A	21	EA		
Add Aruba 10G SFP+ LC SR 300m MMF Transceiver J9150D	42	EA		
Add Aruba 650 Series Instant Campus Access Point	120	EA		
Institute District Technology Standards				

ACCESSIBILTY UPGRADES				
Description	Quantity	Unit	Cost	
Add/Repair/Reconfigure/Replace Site Ramps				
Add/Repair/Reconfigure/Replace Drinking Fountains				
Repair/Reconfigure/Replace Sidewalks				
Certify uncertified DSA projects	1	soft		

ABATEMENT UPGRADES				
Description	Quantity	Unit	Cost	
Remove/Replace Hazardous Materials				
Abate/Stabilize Lead Paint	228,190	SF	**$**	**684,570.00**

MECHANICAL			
Description	Quantity	Unit	Cost
HVAC			
Replace old EMS (IBEX) with District standard (Backtalk)	233,761	SF	**$701,283.00**
Office/Counseler Building:			
Replace existing VVT system in counselor area	8,662	EA	**$389,790.00**
Replace VVT bypass control, ducting	8,662	EA	**$216,550.00**
700 Bldg:			
Add openings to AH room to allow for proper access	8	EA	**$28,000.00**
Replace Cooling tower (100 tons)	100	TONS	**$200,000.00**
400 Bldg: (Silkscreen)			
Replace 4000 CFM makeup air units (with heating) & exhaust systems	2	EA	**$80,000.00**
150 Bldg:			
* Add 1000CFM ventilation for workroom used for painting	1	EA	**$35,000.00**
* Replace all 5 ton rooftop package units including most of the ducts	12	EA	**$600,000.00**
Theater:			
Portables (Off-site)			
Replace BARD HVAC units with high eff models (5 tons)	6	EA	**$300,000.00**
Pool Area			
Replace existing split system (4 ton)	1	EA	**$16,000.00**
Gym:			
Kitchen:			
Exhaust Fans			
Ventilation			
Misc.			

Facility Needs

PLUMBING			
Description	Quantity	Unit	Cost
Sewer Lines			
Fire Sprinklers			
Main Service			
Plumbing Fixtures			
Nurses sinks, replace Faucets to ADA and low Flow	1	EA	**$500.00**
Misc.			

ELECTRICAL			
Description	Quantity	Unit	Cost
Main Electrical Service			
Sub-Panels/Transformers			
Replace all sub-panels in original electrical room	400	AMPS	**$16,000.00**
Replace 225 kVA transformer in original electric room	1	EA	**$25,000.00**
Replace sub-panels in Administration building and provide main circuit breaker in new panels to meet code	1	EA	**$1,200.00**
Fire Alarm System			
Clock System			
Intercom System			
Misc.			
Replace existing site light fixtures and poles	10	EA	**$100,000.00**
Provide siesmic strapping to pendant light fixtures in 400 Building to meet code	84	EA	**$6,300.00**

STRUCTURAL			
Description	Quantity	Unit	Cost

Seismic upgrades

Three (3) of the buildings are noted by the AB 300 as having been seismically upgraded since their original date of construction; it is not clear from the construction drawings which buildings have received upgrades

Structural Integrity

Wood frame structures are expected to perform well in a seismic event
Reinforced masonry with flexible wood diaphragms are considered "Category 2" by the AB 300 and may require additional evaluation
DSA requires all masonry shear walls to be designed as Special Reinforced Masonry Shear Walls such that retrofit or analysis may be required
The Lunch Shelters are reinforced concrete cantilever columns and according to AB 300 are one of the "most vulnerable" Category 2 type structures
Cantilever column systems should typically connected or restrained at the base to prevent spreading
Cantilever column systems should also be detailed according to the requirements for Special Reinforced Concrete Moment Frames

Misc.

School is in seismic zone 4 and falls within a liquifaction zone and landslide zone
Anchored brick veneer may require additional evaluation; DSA typically recommends load testing for anchored veneer prior to installation

ELSINORE HIGH SCHOOL

Cost Model

SITE IMPROVEMENTS				TOTAL	REMARKS
Repair/Reconfigure/Replace Entrance				$ 200.00	
Repair/Reconfigure/Replace Fencing				$ 22,500.00	
Repair/Reconfigure/Replace Parking				$ 640,250.00	
MODERNIZATION	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Administration	SF	8,662	120	$ 1,039,440.00	
100 - Classroom	SF	16,426	250	$ 4,106,500.00	
150 - Classroom	SF	12,208	250	$ 3,052,000.00	
200 - Classroom	SF	17,150	210	$ 3,601,500.00	
300 - Classroom	SF	23,534	210	$ 5,040,140.00	
400 - Classroom	SF	8,966	210	$ 1,952,860.00	
500 - Classroom	SF	11,458	0	$ 133,000.00	
510 - Classroom	SF	7,456	120	$ 984,720.00	
550 - Classroom	SF	5,760	120	$ 751,200.00	
600 - Classroom	SF	6,102	120	$ 772,240.00	
700 - Classroom	SF	12,235	120	$ 1,578,200.00	
800 - Classroom	SF	31,284	120	$ 3,754,080.00	
Library/ Media Center	SF	9,118	210	$ 1,914,780.00	
Theater	SF	9,854	120	$ 1,182,480.00	
Kitchen	SF	1,401	120	$ 168,120.00	
Gymnasium/ Lockers	SF	46,576	210	$ 9,780,960.00	
NEW CONSTRUCTION/ADDITIONS				TOTAL	REMARKS
Administration				$ 360,000.00	
Multi-purpose Room				$ 900,000.00	
Specialized Classroom				$ 10,500,000.00	
CAMPUS SECURITY				TOTAL	REMARKS
Security Technology				$ 200,000.00	
TECHNOLOGY				TOTAL	REMARKS
Repair/Reconfigure/Replace IT Network				$505,347.63	
ABATEMENT UPGRADES				TOTAL	REMARKS
Remove/Replace Hazardous Materials				$ 684,570.00	
MECHANICAL				TOTAL	REMARKS
HVAC				$ 2,566,623.00	
PLUMBING				TOTAL	REMARKS
Plumbing Fixtures				$ 500.00	

Cost Model

ELECTRICAL				TOTAL	REMARKS
Sub-Panels/Transformers				$ 42,200.00	
Misc.				$ 106,300.00	

SUB-TOTAL		$	56,340,710.63
CONTINGENCY	10%	$	5,634,071.06
FEES	10%	$	5,634,071.06
ESCALATION	10%	$	5,634,071.06
INSPECTION AND TESTING	3%	$	1,690,221.32
FURNITURE & EQUIPMENT	7%	$	3,943,849.74
TOTAL		$	78,876,994.88

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
ROOM UTILIZATION

ELSINORE HIGH SCHOOL

FACILITY DESCRIPTION 1953 21'-22' Enrollment				Design Use			#REF!		21800 Canyon Drive Wildomar, CA 92595 53 Acres
				Room Use	DISTRICT LOADING STANDARDS	STATE LOADING STANDARDS	Room Use	DISTRICT LOADING STANDARDS	
Building	Room Number	Grade Level	Type (Perm, Port, Trailer)	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Classroom: K-6 @ 25:1 7-12 @ 27:1 NS @ 13:1 Sev @ 9:1	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Comments
100	102	9-12	Permanent	Office	38	27	Office	NA	Counseling
100	103	9-12	Permanent	Classroom	38	27	SDC	17	LEUSD Special Day Program
100	104	9-12	Permanent	Classroom	38	27	Vacant	0	
100	105	9-12	Permanent	Classroom	38	27	SDC	17	LEUSD Special Day Program
100	106	9-12	Permanent	Special Day Classroom	17	13	SDC	17	LEUSD Special Day Program
100	107	9-12	Permanent	Classroom	38	27	Classroom	38	Arts
100	108	9-12	Permanent	Art Classroom	38	27	Art Classroom	38	Arts, Ceramics
100	109	9-12	Permanent	Choir Classroom	38	27	Chior Classroom	38	Choir
100	110	9-12	Permanent	Band Classroom	38	27	Band Classroom	38	Band, Chorus
100	151	9-12	Permanent	Classroom	38	27	Special Use	NA	ASB
100	152	9-12	Permanent	Special Day Classroom	17	13	SDC	17	LEUSD Special Day Program
100	153	9-12	Permanent	Special Day Classroom	17	13	SDC	17	LEUSD Special Day Program
100	154	9-12	Permanent	Classroom	38	27	Classroom	38	ASB/Leadership
200	211	9-12	Permanent	Classroom	38	27	Classroom	38	Sports Med
200	212	9-12	Permanent	Classroom	38	27	Classroom	38	Career Center
200	213	9-12	Permanent	Computer Lab	38	27	Computer Lab	38	CTE: Digital Media
200	214	9-12	Permanent	Computer Lab	38	27	Computer Lab	38	CTE: Graphic Design
200	215	9-12	Permanent	Computer Lab	38	27	Computer Lab	38	CTE: Graphic Design
200	216	9-12	Permanent	Classroom	38	27	Classroom	38	Video Production
200	221	9-12	Permanent	Classroom	38	27	Classroom	NA	Spanish
200	222	9-12	Permanent	Classroom	38	27	Classroom	38	AVID
200	223	9-12	Permanent	Computer Lab	38	27	Computer Lab	38	Computer lab for Bldgs 200 & 300
200	224	9-12	Permanent	Computer Lab	38	27	Computer Lab	38	AVID
200	225	9-12	Permanent	Classroom	38	27	Classroom	38	ELD
200	226	9-12	Permanent	Classroom	38	27	Classroom	38	AVID
300	311	9-12	Permanent	Classroom	38	27	Classroom	38	Spanish
300	312	9-12	Permanent	Classroom	38	27	Classroom	38	Spanish
300	313	9-12	Permanent	Classroom	38	27	Classroom	38	World History
300	314	9-12	Permanent	Classroom	38	27	Classroom	38	Health
300	315	9-12	Permanent	Classroom	38	27	Classroom	38	Social Science
300	316	9-12	Permanent	Classroom	38	27	Classroom	38	Math
300	317	9-12	Permanent	Classroom	38	27	Classroom	38	English Language
300	318	9-12	Permanent	Classroom	38	27	Classroom	38	Social Science
300	321	9-12	Permanent	Classroom	38	27	Classroom	38	World History
300	322	9-12	Permanent	Classroom	38	27	Classroom	38	World History
300	323	9-12	Permanent	Classroom	38	27	Classroom	38	Spanish
300	324	9-12	Permanent	Classroom	38	27	Classroom	38	U.S. History, AP World History
300	325	9-12	Permanent	Classroom	38	27	Classroom	38	Government
300	326	9-12	Permanent	Classroom	38	27	Classroom	38	U.S. History/Economics
SUBTOTAL					1419	1011		1225	

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
ROOM UTILIZATION

ELSINORE HIGH SCHOOL

2010-2011 FACILITY DESCRIPTION 9/25/2010				Design Use			#REF!		21800 Canyon Drive Wildomar, CA 92595 53 Acres
				Room Use	DISTRICT LOADING STANDARDS	STATE LOADING STANDARDS	Room Use	DISTRICT LOADING STANDARDS	
Building	Room Number	Grade Level	Type (Perm, Port, Trailer)	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Classroom: K-6 @ 25:1 7-12 @ 27:1 NS @ 13:1 Sev @ 9:1	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Comments
300	327	9-12	Permanent	Classroom	38	27	Classroom	38	Economics/AP U.S. History
300	328	9-12	Permanent	Classroom	38	27	Classroom	38	Government
400	401	9-12	Permanent	Classroom	38	27	Vacant	0	
400	402	9-12	Permanent	Classroom	38	27	Classroom	38	Sports Med
400	403	9-12	Permanent	Classroom	38	27	Vacant	NA	Sports Med
400	404	9-12	Permanent	Classroom	38	27	Classroom	38	College Career Center
400	405	9-12	Permanent	Auto Shop	38	27	Auto Shop	38	CTE/Auto
400	406	9-12	Permanent	Classroom	38	27	Classroom	38	CTE/Auto
400	407	9-12	Permanent	Classroom	38	27	Classroom	38	Agriculture
500	501	9-12	Permanent	Special Day Classroom	17	13	SDC	17	LEUSD Special Day Program
500	502	9-12	Permanent	Classroom	38	27	Special Use	NA	RSP
500	503	9-12	Permanent	Special Day Classroom	38	27	SDC	17	LEUSD Special Day Program
500	504	9-12	Permanent	Special Day Classroom	17	13	SDC	17	LEUSD Special Day Program
500	505	9-12	Permanent	Classroom	38	27	Classroom	38	Spanish
500	506	9-12	Permanent	Classroom	38	27	Classroom	38	U.S. History, Economics
500	507	9-12	Permanent	Classroom	38	27	Classroom	38	English
500	508	9-12	Permanent	Classroom	38	27	Classroom	38	English
500	509	9-12	Permanent	Classroom	38	27	Classroom	38	U.S. Government, World History
500	510	9-12	Permanent	Classroom	38	27	Classroom	38	Health
500	511	9-12	Permanent	Classroom	38	27	Classroom	38	Journalism
500	512	9-12	Permanent	Classroom	38	27	Classroom	38	English
500	513	9-12	Permanent	Classroom	38	27	Classroom	38	English
550	551	9-12	Permanent Modular	Classroom	38	27	Classroom	38	English
550	552	9-12	Permanent Modular	Classroom	38	27	Classroom	38	Math
550	553	9-12	Permanent Modular	Classroom	38	27	Classroom	38	English
550	554	9-12	Permanent Modular	Classroom	38	27	Special Use	NA	ROTC
550	555	9-12	Permanent Modular	Classroom	38	27	Special Use	NA	AF JROTC
550	556	9-12	Permanent Modular	Classroom	38	27	Special Use	NA	ROTC
600	601	9-12	Permanent	Classroom	38	27	Classroom	38	English
600	602	9-12	Permanent	Classroom	38	27	Classroom	38	English/AP Language
600	603	9-12	Permanent	Classroom	38	27	Classroom	38	English/Literature
600	604	9-12	Permanent	Classroom	38	27	Classroom	38	English/AVID
700	701	9-12	Permanent	Classroom	38	27	Special Use	NA	RSP
700	702	9-12	Permanent	Classroom	38	27	Classroom	38	Math
700	703	9-12	Permanent	Classroom	38	27	Classroom	38	Home Hospital
700	704	9-12	Permanent	Classroom	38	27	Classroom	38	Math
700	705	9-12	Permanent	Classroom	38	27	Classroom	38	Tech Room
700	706	9-12	Permanent	Classroom	38	27	Classroom	38	Algebra/Geometry
SUBTOTAL					2821	2009		2340	

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
ROOM UTILIZATION

ELSINORE HIGH SCHOOL

2010-2011 FACILITY DESCRIPTION 9/25/2010				Design Use			#REF!		21800 Canyon Drive Wildomar, CA 92595 53 Acres
				Room Use	DISTRICT LOADING STANDARDS	STATE LOADING STANDARDS	Room Use	DISTRICT LOADING STANDARDS	
Building	Room Number	Grade Level	Type (Perm, Port, Trailer)	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Classroom: K-6 @ 25:1 7-12 @ 27:1 NS @ 13:1 Sev @ 9:1	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Comments
700	707	9-12	Permanent	Classroom	38	27	Classroom	38	Geometry
700	708	9-12	Permanent	Classroom	38	27	Classroom	38	Geometry
700	709	9-12	Permanent	Classroom	38	27	Classroom	38	Math
700	710	9-12	Permanent	Classroom	38	27	Classroom	38	Math
700	711	9-12	Permanent	Classroom	38	27	Classroom	38	English
800	811	9-12	Permanent	Classroom	38	27	Classroom	38	Math
800	812	9-12	Permanent	Classroom	38	27	Classroom	38	Math
800	813	9-12	Permanent	Classroom	38	27	Classroom	38	Science/Biology
800	814	9-12	Permanent	Classroom	38	27	Classroom	38	Science
800	815	9-12	Permanent	Classroom	38	27	Classroom	38	Biology
800	816	9-12	Permanent	Classroom	38	27	Classroom	38	Science
800	817	9-12	Permanent	Classroom	38	27	Classroom	38	Physics
800	818	9-12	Permanent	Classroom	38	27	Classroom	38	Chemistry/Biology
800	819	9-12	Permanent	Classroom	38	27	Classroom	38	Earth Science
800	821	9-12	Permanent	Classroom	38	27	Classroom	38	Math
800	822	9-12	Permanent	Classroom	38	27	Classroom	38	Foreign Language
800	823	9-12	Permanent	Classroom	38	27	Classroom	38	Math
800	824	9-12	Permanent	Classroom	38	27	Classroom	38	Science
800	825	9-12	Permanent	Classroom	38	27	Classroom	38	Anatomy
800	826	9-12	Permanent	Classroom	38	27	Classroom	38	Biology
800	827	9-12	Permanent	Classroom	38	27	Classroom	38	Science
800	828	9-12	Permanent	Classroom	38	27	Classroom	38	Bilogy
800	829	9-12	Permanent	Classroom	38	27	Classroom	38	Biology
900	951	9-12	Permanent Modular	Classroom	38	27	Classroom	38	Agricultural Science
900	952	9-12	Permanent Modular	Classroom	38	27	Classroom	38	Agricultural Science
P-407	P407	9-12	Portable	Classroom	38	27	Classroom	38	Agriculture
P-408	P408	9-12	Portable	Classroom	38	27	Vacant	0	
P-412	P412	9-12	Portable	Classroom	38	27	Vacant	0	
P-413	P413	9-12	Portable	Classroom	38	27	Vacant	0	
TOTAL					3923	2792		3328	

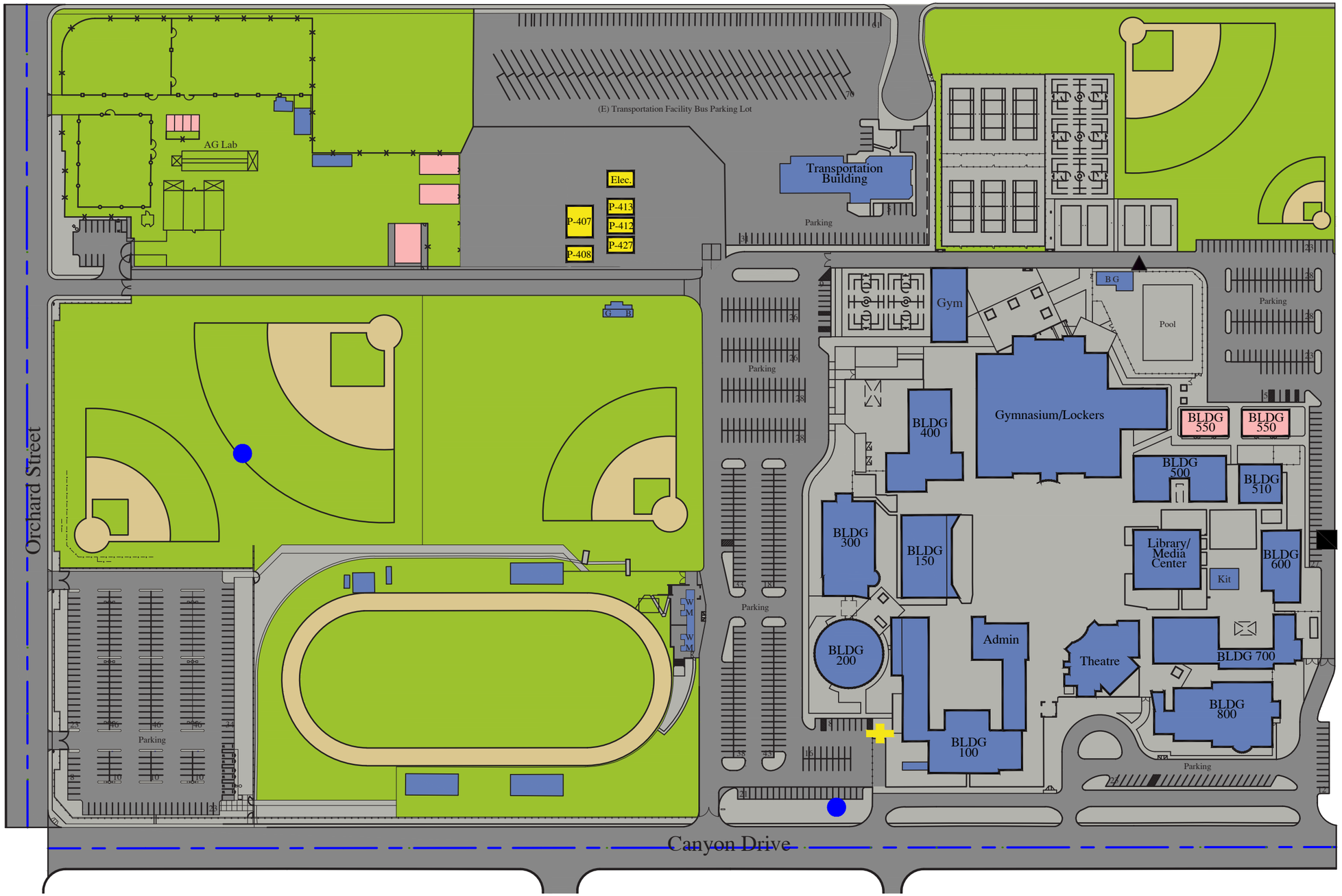
[3] **Enrollment Based On District Loading**

[1] **Kinder** 0
1-3 0
[2] **4-5** 0
6-8 0
9-12 4028

106 Classrooms
94 Permanent
8 Permanent Modular
4 Portable
Capacity for Perm CRs Only = 3771

Still Unconfirmed

[1] Includes kindergarden and SDC kindergarden classrooms
[2] Includes 4th, 5th, and all classrooms listed as 1st through 5th
[3] Loads all classrooms at maximum loading standard (SDC classrooms are loaded as regular)



LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

Elsinore High School

21800 Canyon Drive
Wildomar, CA 92595

- PERMANENT
- PERMANENT MODULARS
- PORTABLE
- ELECTRICAL SHUT-OFF
- GAS SHUT-OFF
- MAIN FIRE WATER
- WATER SHUT OFF
- LANDSCAPEING WATER SHUT OFF
- HVAV WATER SHUT-OFF
- PIV FIRE SPRINKLER SHUT-OFF
- FIRE RISER CLOSETS
- HYDRANT
- CHEMICAL SHUT-OFF
- POTABLE WATER SHUT-OFF

SCALE: 1"=150'
REVISED 2-21-08

A4E
ARCHITECTURE FOR EDUCATION INCORPORATED

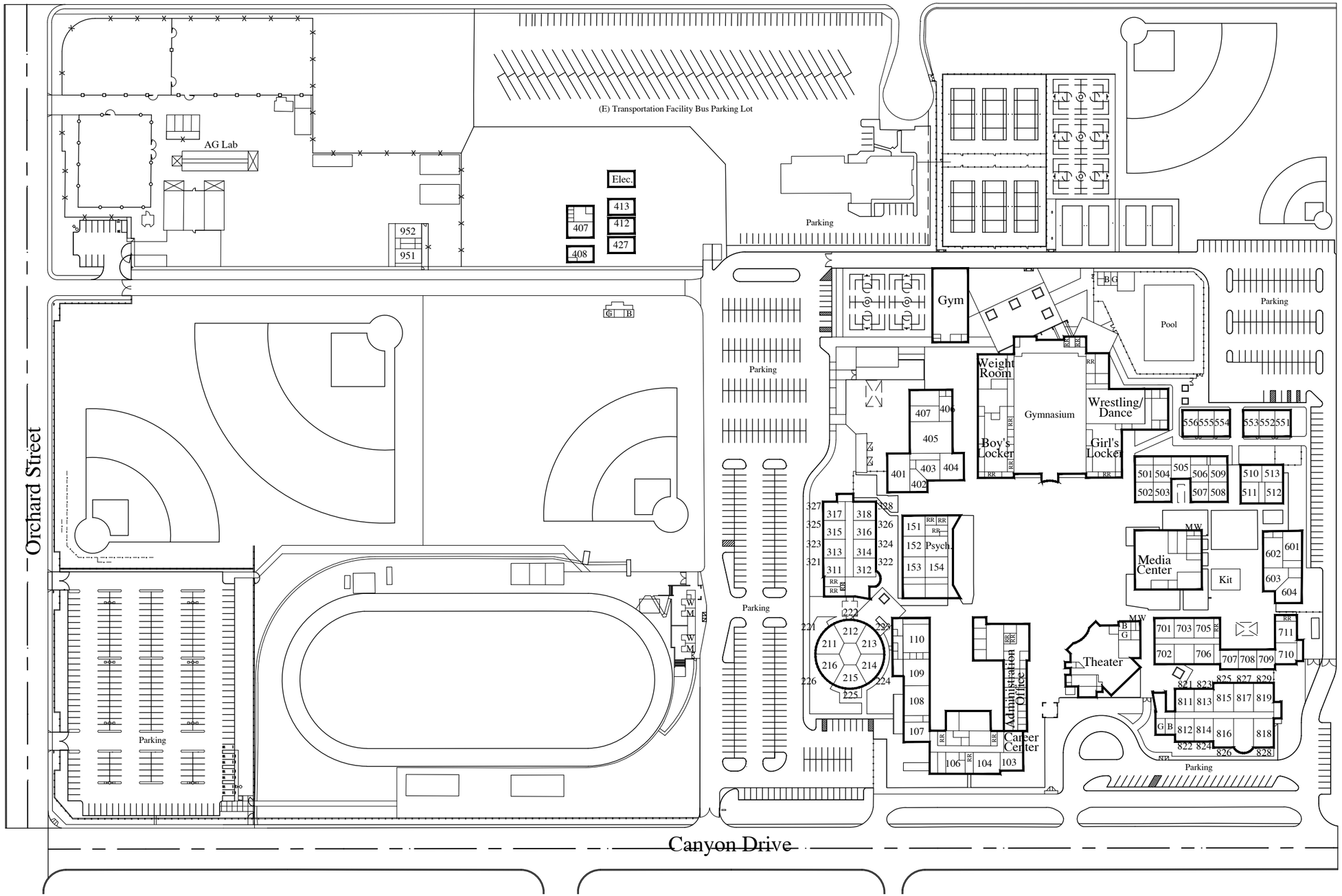
LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

Elsinore High School

21800 Canyon Drive
Wildomar, CA 92595

SCALE: 1"=150'
REVISED 2-21-08



A4E ARCHITECTURE FOR EDUCATION INCORPORATED

5.4.2 Lakeside High School

LAKESIDE HIGH SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

June 8, 2023

1. General Information

Grades Served:	9-12		
Schedule Type:	Traditional		
Site:	68.1	Acres	
Site, including City property:	68.1	Acres	
Existing Play Field Area:	40.2	Acres	1,748,934 SF
Available Play Field Area:	40.2	Acres	
(Portable Buildings removed)			
Hardscape	710,926.0	SF	
Parking	470,240.0	SF	
Landscape	348,965.0	SF	
Permanent Building Area:	323,673	SF	
Portable Building Area:	0	SF	
Total Area:	323,673	SF	

2. Enrollment History

Academic school year	8	9	10	11	12	SDC	TOTALS
2021-2022	0	438	421	351	345	115	1,670
2020-2021	0	476	458	453	424		1,811
2019-2020	0	484	477	457	388		1,806
2018-2019	0	500	532	421	387		1,840
2017-2018	0	517	449	423	390		1,779
2016-2017	0	456	448	427	440		1,771

3. Permanent Construction

Bldg./Use	Date Constructed	DSA Number	Date Modernized	Date Eligible	Number of Classrooms K	1-3	4-5	6-8	9-12	SDC	Building Area
100 - Administration	2006		N/A	2031					0		11,179 SF
Staff Room											240 SF
200 - Library/ Media Center	2006		N/A	2031					0		11,400 SF
300 - Classroom	2006		N/A	2031					40	2	80,000 SF
400 - Performing Arts	2006		N/A	2031					8		44,220 SF
500 - Gymnasium	2006		N/A	2031					2		63,335 SF
600 - Classroom	2006		N/A	2031					39	1	80,000 SF
700 - MPR/ Kitchen	2006		N/A	2031					2		23,787 SF
MPR Assembly	2006		N/A	2031							0 SF
800 - Maintenance	2006		N/A	2031					0		9,512 SF
TOTAL					0	0	0	0	91	3	323,673 SF

4. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA Number	Owner	Lease Number	Lease Payment	PO/ Contract	Building Area
N/A	-	-	-	-	-	-	-	-	0 SF
TOTAL									0 SF

5. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Girls:	Toilets	*55*	48	7
	Sinks	*38*	24	14
Boys:	Toilets	*25*	17	8
	Urinals	*31*	56	-25
	Sinks	*39*	37	2
Women:	Toilets	*47*	6	41
	Sinks	*30*	3	27
Men:	Toilets	*20*	2	18
	Urinals	*29*	1	28
	Sinks	*29*	2	27
Unisex	Toilets	*8*		8
	Sinks	*8*		8
Drinking Fountains:	Number of heads	*30*		

Parking Capacity

	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces	910	0	18	-18

Multi-Purpose Room Capacity

Assembly Hall
Eating 0
Assembly 0

Staff - Faculty Dining
Eating 16

Maximum adult users of core facilities:

Men *29*
Women *85*
Total 114

6. Space and Loading analysis

Classroom Areas Grade Level/Space	District Loading	State Loading	Perm. Quantity	Port. Quantity	District Capacity	State Capacity
Grade K	44	25	0	0	**0**	**0**
Grades 1-3	22	25	0	0	**0**	**0**
Grades 4-5	33	25	0	0	**0**	**0**
Grades 6-8	36	27	0	0	**0**	**0**
Grades 9-12	36	27	91	1	**3,312**	**2,484**
SDC	17	13	3	0	**51**	**39**
RSP	0	0	0	0	**0**	**0**
RSP, undersized	0		0	0	**0**	**0**
Permanent Construction Capacity			**94**		**3,327**	**2,496**
Portable Construction				**1**	**36**	**27**
TOTAL EXISTING CAPACITY					**3,363**	**2,523**

Support Spaces/ Specialized Classrooms	Quantity	Room Area	Capacity
Library/Media Center	1	0 SF	
Computer Lab	0	0 SF	
Science Lab	0	0 SF	
Art	0	0 SF	
Band	0	0 SF	
Choral	0	0 SF	
Gymnasium	1	0 SF	
Locker/Shower	2	0 SF	

CDE Recommended Play Field Area
Based on Total Existing Capacity 29.2 Acres

CDE Recommended Play Field Area
Based on Permanent Construction Capacity 29.2 Acres

Facility Needs

SITE IMPROVEMENTS			
Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Repair/Reconfigure/Replace Drop-off & Pick-up			
Repair/Reconfigure/Replace Hardscape			
Repair/Reconfigure/Replace Landscape			
Misc. irrigation and landscape upgrades	125,000	SF	**$1,250,000.00**
Repair/Reconfigure/Replace Playgrounds			
Repair/Reconfigure/Replace Site Drainage			
Repair/Reconfigure/Replace Fencing			
Repair/Reconfigure/Replace Parking			
Provide EV charging stations	18	EA	**$720,000.00**

BUILDING EXTERIOR			
Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Roofing			
Admin Bldg 100 (Flat Roof)			
Recommend replacing the roof.	10,169	SF	**$406,760.00**
Admin Bldg 100 (Sloped Roof)			
Recommend replacing the roof.	1,250	SF	**$31,250.00**
Library Bldg 200 (Flat Roof)			
Recommend replacing the roof.	8,970	SF	**$358,800.00**
Library Bldg 200 (Sloped Roof)			
Recommend replacing the roof.	3,050	SF	**$76,250.00**
Classroom Bldg 300 (Flat Roof)			
Minor Repairs	33,500	SF	**$837,500.00**
Classroom Bldg 300 (Sloped Roof)			
Minor Repairs	9,665	SF	**$386,600.00**
Performing Arts Bldg 400 (Flat Roof)			
Recommend replacing the roof.	42,150	SF	**$1,686,000.00**
Performing Arts Bldg 400 (Sloped Roof)			
Recommend sealing the coping joints.	60	LF	**$900.00**
Recommend replacing the roof.	3,000	SF	**$75,000.00**
Recommend water testing the roof.	3,000	SF	
Gymnasium Bldg 500 (Flat Roof)			
Recommend replacing the roof.	60,535	SF	**$2,421,400.00**
Gymnasium Bldg 500 (Sloped Roof)			
Recommend replacing the roof.	4,500	SF	**$112,500.00**
Classroom Bldg 600 (Flat Roof)			
Minor Repairs	33,500	SF	**$837,500.00**
Classroom Bldg 600 (Flat Roof)			
Minor Repairs	9,665	SF	**$241,625.00**
Cafeteria Bldg 700 (Flat Roof)			
Recommend replacing the roof.	23,787	SF	**$951,480.00**
Recommend installing forty feet (40') of counterflashing at the ventilator curbs.	40	LF	**$2,000.00**
Recommend repairing fifteen feet (15') of open wall flashing.	15	LF	**$4,500.00**

Facility Needs

Cafeteria Bldg 700 (Sloped Roof)			
Recommend replacing the roof.	1,500	SF	**$37,500.00**
Maintenance Bldg 800 (Flat Roof)			
Recommend replacing the roof.	2,880	SF	**$115,200.00**

MODERNIZATION

Building and Use		Mod Level		Cost
100 - Administration	11,419	**M1**	SF	**$1,370,280.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
200 - Library/ Media Center	11,400	**M3**	SF	**$2,850,000.00**
Painting, new flooring, replace or paint ceiling tiles Moderate repair of exterior building finishes Moderate structural repair Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included) Moderate ADA compliance items (reconfiguration, new fixtures) Moderate HVAC Renovation (new branches, registers and ducting, some new equipment) Moderate Data Upgrade (main data service provided, provide data to new locations) Moderate Tech Upgrades (Add Cable and projection capabilities) Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added) Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)				
300 - Classroom	80,000	**M1**	SF	**$9,600,000.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				

400 - Performing Arts	44,220	**M1**	SF	**$5,306,400.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
Replace theater seating		1,800	SF	**$900,000.00**
500 - Gymnasium	63,335	**M1**	SF	**$7,600,200.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
Replace sound system		1	EA	**$75,000.00**
Evaluation of remaining lifespan of athletic floor		1	SOFT	
600 - Classroom	80,000	**M1**	SF	**$9,600,000.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				

Facility Needs

700 - MPR/ Kitchen	23,787	**M1**	SF	**$2,854,440.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
800 - Maintenance		**N/A**		
Evaluation of existing equipment lifespan, and replacement of singular stations with redundant stations		1	SOFT	
Upgrade office space - M2		160	SF	**$33,600.00**
Upgrade restroom space - M2		240	SF	**$50,400.00**

NEW CONSTRUCTION / ADDITIONS

Description	Quantity	Unit	Cost
Administration			
Classrooms			
Covered Walkways			
Gymnasium			
Locker/Shower			
Library/Media Center			
Lunch Shelter			
Provide shade structure at pool and tennis facilities	2	EA	**$204,000.00**
Provide additional shade structures within quad areas	6,000	SF	**$630,000.00**
Multi-purpose Room			
Specialized Classroom			
Restrooms			

CAMPUS SECURITY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Security Fencing			
Security Technology			
Replace security surveillance system	323,673	SF	**$971,019.00**
Provide single point of entry layered security at admin lobby, electrical controls for campus access that is controlled by admin staff	550	SF	**$137,500.00**
Add/Repair/Reconfigure/Replace Fire Alarm			

TECHNOLOGY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			**$320,602.33**
Add Aruba 6300M 48SR5 CL6 PoE 4SFP56 Switch JL659A	11	EA	
Add HPE Aruba X372 1050W Power Supply JL087A	11	EA	
Add Aruba 10G SFP+ LC SR 300m MMF Transceiver J9150D	22	EA	
Add Aruba 650 Series Instant Campus Access Point	123	EA	
Institute District Technology Standards			

LAKESIDE HIGH SCHOOL

June 8, 2023

Cost Model

SITE IMPROVEMENTS				TOTAL	REMARKS
Repair/Reconfigure/Replace Landscape				$ 1,250,000.00	
Repair/Reconfigure/Replace Parking				$ 720,000.00	
BUILDING EXTERIOR				**TOTAL**	**REMARKS**
Repair/Reconfigure/Replace Roofing				$8,582,765.00	
MODERNIZATION	**UNIT**	**QTY.**	**UNIT COST**	**TOTAL**	**REMARKS**
100 - Administration	SF	11,419	120	$ 1,370,280.00	
200 - Library/ Media Center	SF	11,400	250	$ 2,850,000.00	
300 - Classroom	SF	80,000	120	$ 9,600,000.00	
400 - Performing Arts	SF	44,220	120	$ 6,206,400.00	
500 - Gymnasium	SF	63,335	120	$ 7,600,200.00	
600 - Classroom	SF	80,000	120	$ 9,600,000.00	
700 - MPR/ Kitchen	SF	23,787	120	$ 2,854,440.00	
800 - Maintenance	SF	9,512	0	$ 84,000.00	
NEW CONSTRUCTION/ADDITIONS				**TOTAL**	**REMARKS**
Lunch Shelter				$ 834,000.00	
CAMPUS SECURITY				**TOTAL**	**REMARKS**
Security Technology				$ 1,108,519.00	
TECHNOLOGY				**TOTAL**	**REMARKS**
Repair/Reconfigure/Replace IT Network				$ 320,602.33	

SUB-TOTAL		$ 52,981,206.33
CONTINGENCY	10%	$ 5,298,120.63
FEES	10%	$ 5,298,120.63
ESCALATION	10%	$ 5,298,120.63
INSPECTION AND TESTING	3%	$ 1,589,436.19
FURNITURE AND EQUIPMENT	7%	$ 3,708,684.44
TOTAL		$ 74,173,688.86

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
ROOM UTILIZATION

LAKESIDE HIGH SCHOOL

2010-2011 FACILITY DESCRIPTION 9/25/2010				Design Use			#REF!		32593 Riverside Drive Lake Elsinore, CA 92530 72 Acres
				Room Use	DISTRICT LOADING STANDARDS	STATE LOADING STANDARDS	Room Use	DISTRICT LOADING STANDARDS	
Building	Room Number	Grade Level	Type (Perm, Port, Trailer)	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Classroom: K-6 @ 25:1 7-12 @ 27:1 NS @ 13:1 Sev @ 9:1	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Comments
300	301	9-12	Permanent	Classroom	38	27	Special Use	NA	Positive Behavior Intervention Classroom
300	302	9-12	Permanent	Classroom	38	27	Classroom	38	SAI English
300	303	9-12	Permanent	Classroom	38	27	Classroom	38	Math
300	304	9-12	Permanent	Classroom	38	27	Classroom	38	Math
300	305	9-12	Permanent	Classroom	38	27	Classroom	38	Math
300	306	9-12	Permanent	Classroom	38	27	Special Use	NA	ASB / Renaissance Workroom
300	307	9-12	Permanent	Classroom	38	27	Classroom	38	Math
300	308	9-12	Permanent	Classroom	38	27	Classroom	38	Health
300	309	9-12	Permanent	Classroom	38	27	Classroom	38	Math
300	310	9-12	Permanent	Computer Lab	38	27	Computer Lab	38	Computer Lab
300	311	9-12	Permanent	Classroom	38	27	Classroom	38	Math
300	312	9-12	Permanent	Classroom	38	27	Classroom	38	Math
300	313	9-12	Permanent	Classroom	38	27	Classroom	38	Math
300	314	9-12	Permanent	Classroom	38	27	Classroom	38	Lecture Hall (Campus wide used meeting room)
300	315	9-12	Permanent	Classroom	38	27	Classroom	0	DL
300	316	9-12	Permanent	Classroom	38	27	Classroom	38	Math
300	317	9-12	Permanent	Classroom	38	27	Classroom	38	Computer Applications / Health
300	318	9-12	Permanent	Computer Lab	38	27	Computer Lab	38	Computer Lab
300	319	9-12	Permanent	Classroom	38	27	Classroom	38	Math
300	320	9-12	Permanent	Classroom	38	27	Classroom	38	Math/AVID
300	321	9-12	Permanent	Classroom	38	27	Special Use	NA	Speech Therapy Room
300	322	9-12	Permanent	Classroom	38	27	Classroom	38	Math
300	323	9-12	Permanent	Classroom	38	27	Classroom	38	Math
300	324	9-12	Permanent	Classroom	38	27	Classroom	38	Careers
300	325	9-12	Permanent	Classroom	38	27	Classroom	38	Math
300	351	9-12	Permanent	Science Lab	38	27	Science Lab	38	Science, Biology
300	352	9-12	Permanent	Classroom	38	27	Faculty	NA	Staff Room
300	353	9-12	Permanent	Science Lab	38	27	Science Lab	38	Science
300	354	9-12	Permanent	Classroom	38	27	Classroom	38	Science
300	355	9-12	Permanent	Science Lab	38	27	Science Lab	38	Science
300	356	9-12	Permanent	Science Lab	38	27	Science Lab	38	Science
300	357	9-12	Permanent	Computer Lab	38	27	Computer Lab	38	Computer Lab
SUBTOTAL					1216	864		1026	

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
ROOM UTILIZATION

LAKESIDE HIGH SCHOOL

2010-2011 FACILITY DESCRIPTION 9/25/2010				Design Use			#REF!		32593 Riverside Drive Lake Elsinore, CA 92530 72 Acres
				Room Use	DISTRICT LOADING STANDARDS	STATE LOADING STANDARDS	Room Use	DISTRICT LOADING STANDARDS	
Building	Room Number	Grade Level	Type (Perm, Port, Trailer)	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Classroom: K-6 @ 25:1 7-12 @ 27:1 NS @ 13:1 Sev @ 9:1	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Comments
300	358	9-12	Permanent	Science Lab	38	27	Science Lab	38	Science
300	359	9-12	Permanent	Science Lab	38	27	Science Lab	38	Science
300	360	9-12	Permanent	Science Lab	38	27	Science Lab	38	Science
300	361	9-12	Permanent	Storage	38	27	Storage	NA	Storage
300	362	9-12	Permanent	Science Lab	38	27	Science Lab	38	Science
300	363	9-12	Permanent	Computer Lab	38	27	Computer Lab	38	Computer Lab
300	364	9-12	Permanent	Science Lab	38	27	Science Lab	38	Science
300	365	9-12	Permanent	Science Lab	38	27	Science Lab	38	Science
300	366	9-12	Permanent	Science Lab	38	27	Science Lab	38	Science (Conceptual Physics)
300	367	9-12	Permanent	Classroom	38	27	Classroom	38	Biology/English/Math
400	401	9-12	Permanent	Computer Lab	38	27	Computer Lab	38	Computer Lab
400	402	9-12	Permanent	Classroom	38	27	Classroom	38	Audio/Video
400	403	9-12	Permanent	Classroom	38	27	Classroom	38	CTE: TV News, Computer Applications
400	406	9-12	Permanent	Classroom	38	27	Classroom	38	English/Drama
400	407	9-12	Permanent	Classroom	38	27	Classroom	38	Band, Music
400	408	9-12	Permanent	Classroom	38	27	Classroom	38	Drama
400	409	9-12	Permanent	Classroom	38	27	Classroom	38	Drama
400	410	9-12	Permanent	Classroom	38	27	Classroom	38	Drama
500	518	9-12	Permanent	Classroom	38	27	Classroom	38	Health / PE
500	519	9-12	Permanent	Classroom	38	27	Classroom	38	Life Skills
600	601	9-12	Permanent	Classroom	38	27	Classroom	38	English
600	602	9-12	Permanent	Classroom	38	27	Classroom	38	History/Psychology
600	604	9-12	Permanent	Classroom	38	27	Classroom	38	History
600	605	9-12	Permanent	Classroom	38	27	Classroom	38	English
600	606	9-12	Permanent	Classroom	38	27	Classroom	38	History/Psychology
600	607	9-12	Permanent	Classroom	38	27	Classroom	38	History/Avid
600	608	9-12	Permanent	Classroom	38	27	Classroom	38	ASB/ Econ/ Govt
SUBTOTAL					2242	1593		2014	

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
ROOM UTILIZATION

LAKESIDE HIGH SCHOOL

2010-2011 FACILITY DESCRIPTION 1670 21'-22' Enrollment 9/25/2010				Design Use			#REF!		32593 Riverside Drive Lake Elsinore, CA 92530 72 Acres
				Room Use	DISTRICT LOADING STANDARDS	STATE LOADING STANDARDS	Room Use	DISTRICT LOADING STANDARDS	
Building	Room Number	Grade Level	Type (Perm, Port, Trailer)	Description	Classroom: K-3 @ 22:1 4-5 @ 33:1 6-12 @ 36:1 SDC@ 17:1	Classroom: K-6 @ 25:1 7-12 @ 27:1 NS @ 13:1 Sev @ 9:1	Description	Classroom: K-3 @ 22:1 4-5 @ 33:1 6-12 @ 36:1 SDC@ 17:1	Comments
600	609	9-12	Permanent	Classroom	38	27	Classroom	38	History
600	610	9-12	Permanent	Classroom	38	27	Special Use	NA	ASB Workroom
600	611	9-12	Permanent	Classroom	38	27	Classroom	38	Art, Photography
600	612	9-12	Permanent	Classroom	38	27	Classroom	38	History
600	613	9-12	Permanent	Classroom	38	27	Classroom	38	English
600	614	9-12	Permanent	Classroom	38	27	Classroom	38	History
600	615	9-12	Permanent	Special Day Class	17	13	SDC	17	LEUSD Special Day Program
600	616	9-12	Permanent	Classroom	38	27	Special Use	NA	RSP
600	617	9-12	Permanent	Classroom	38	27	Classroom	38	English
600	618	9-12	Permanent	Classroom	38	27	Classroom	38	ELD
600	619	9-12	Permanent	Classroom	38	27	Classroom	38	English/Math/RSP
600	620	9-12	Permanent	Classroom	38	27	Classroom	38	Mandarin
600	621	9-12	Permanent	Classroom	38	27	Classroom	38	English
600	651	9-12	Permanent	Classroom	38	27	Classroom	38	English/Avid
600	652	9-12	Permanent	Classroom	38	27	Classroom	38	English
600	653	9-12	Permanent	Classroom	38	27	Classroom	38	AVID
600	654	9-12	Permanent	Classroom	38	27	Classroom	38	History / Psychology
600	655	9-12	Permanent	Classroom	38	27	Classroom	38	Government/Economics
600	656	9-12	Permanent	Classroom	38	27	Classroom	38	Photography
600	657	9-12	Permanent	Classroom	38	27	Vacant	0	
600	658	9-12	Permanent	Classroom	38	27	Classroom	38	Spanish
600	659	9-12	Permanent	Classroom	38	27	Classroom	38	Spanish
600	660	9-12	Permanent	Classroom	38	27	Classroom	38	English
600	661	9-12	Permanent	Classroom	38	27	Classroom	38	Spanish
600	662	9-12	Permanent	Classroom	38	27	Classroom	38	English
600	663	9-12	Permanent	Classroom	38	27	Classroom	38	Spanish
600	664	9-12	Permanent	Classroom	38	27	Classroom	38	Government/History
600	665	9-12	Permanent	Classroom	38	27	Classroom	38	English
600	667	9-12	Permanent	Classroom	38	27	Classroom	38	English
600	668	9-12	Permanent	Classroom	38	27	Classroom	38	Government/Economics
600	669	9-12	Permanent	Classroom	38	27	Classroom	38	Spanish
600	670	9-12	Permanent	Classroom	38	27	Classroom	38	French
600	671	9-12	Permanent	Classroom	38	27	Classroom	38	AVID
700	701	9-12	Permanent	Classroom	38	27	Classroom	38	Food, Nutrition
700	702	9-12	Permanent	Classroom	38	27	Classroom	38	Food, Nutrition
TOTAL					3551	2524		3209	

[3] **Enrollment Based On District Loading**

[1]	**Kinder**	0
	1-3	0
[2]	**4-5**	0
	6-8	0
	9-12	3572

94 Classrooms

94 Permanent
0 Permanent Modular
0 Portable
Capacity for Perm CRs Only = 3551

Still Unconfirmed

[1] Includes kindergarden and SDC kindergarden classrooms
[2] Includes 4th, 5th, and all classrooms listed as 1st through 5th
[3] Loads all classrooms at maximum loading standard (SDC classrooms are loaded as regular)



LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

Lakeside High School

32593 Riverside Drive
Lake Elsinore, CA 92530

- PERMANENT
- PERMANENT MODULARS
- PORTABLE
- ELECTRICAL SHUT-OFF
- GAS SHUT-OFF
- MAIN FIRE WATER
- WATER SHUT OFF
- LANDSCAPEING WATER SHUT OFF
- HVAV WATER SHUT-OFF
- PIV FIRE SPRINKLER SHUT-OFF
- FIRE RISER CLOSETS
- (H) HYDRANT
- CHEMICAL SHUT-OFF
- POTABLE WATER SHUT-OFF

SCALE: 1"=100'

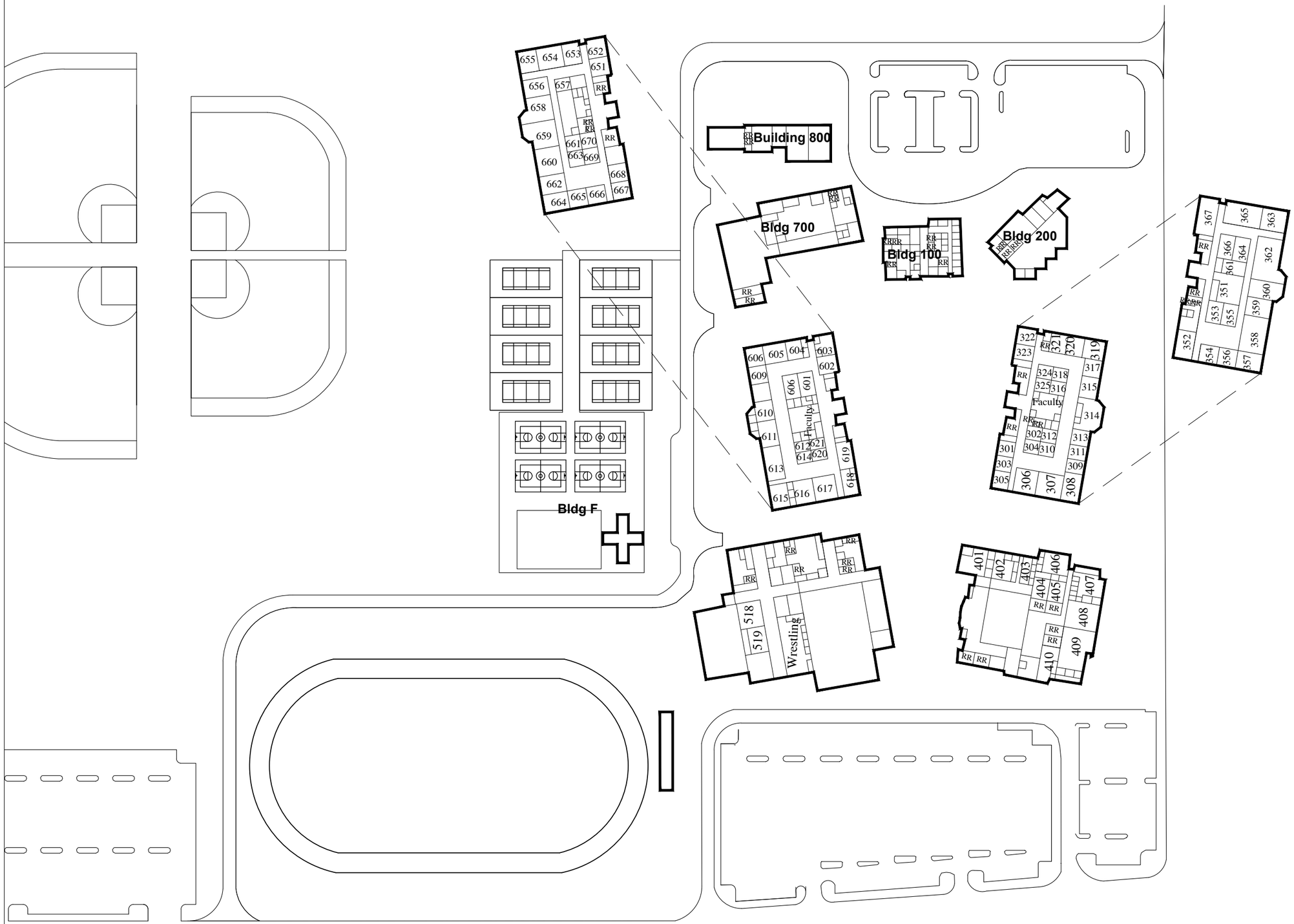
A4E
ARCHITECTURE FOR EDUCATION INCORPORATED

LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

Lakeside High School

32593 Riverside Drive
Lake Elsinore, CA 92530



SCALE: 1"=100'

A4E
ARCHITECTURE FOR EDUCATION INCORPORATED

5.4.3 Temescal Canyon High School

Temescal Canyon High School

FACILITIES SURVEY - CAMPUS REPORT

June 8, 2023

1. General Information

Grades Served:	9-12		
Schedule Type:	Traditional		
Site:	43.4	Acres	
Site, including City property:	43.4	Acres	
Existing Play Field Area:	22.1	Acres	963,547 SF
Available Play Field Area:	22.2	Acres	
(Portable Buildings removed)			
Hardscape	740,281.0	SF	
Parking	299,036.0	SF	
Landscape	343,081.0	SF	
Permanent Building Area:	221,310	SF	
Portable Building Area:	3,840	SF	
Total Area:	225,150	SF	

2. Enrollment History

Academic school year	7	8	9	10	11	12	SDC	TOTALS
2021-2022	0	0	564	542	389	441	87	2,023
2020-2021	0	0	629	575	540	474		2,218
2019-2020	0	0	588	597	514	465		2,164
2018-2019	0	0	599	572	490	496		2,157
2017-2018	0	0	592	578	541	528		2,239
2016-2017	0	0	590	605	545	429		2,169

3. Permanent Construction

Bldg./Use	Date Constructed	DSA Number	Date Modernized	Date Eligible	Number of Classrooms K	1-3	4-5	9-12	SDC	Building Area
A Administration	1991/94	A-48404	N/A	2016/19						4,962 SF
Staff Workroom										200 SF
Staff Lounge										150 SF
B MPR/ Kitchen	1991	A-48404	N/A	2016						12,687 SF
MPR Assembly										3,523 SF
C Locker Rooms	1991/94	A-48404	N/A	2016/19				2		14,016 SF
D Classroom	1991	A-61111	N/A	2016				2		2,288 SF
E Classroom	1994	A-48404	N/A	2016				2		2,160 SF
F Classrooom/ Library	1991	A-48404	N/A	2016				17	1	24,579 SF
G Classrooom	1991	A-48404	N/A	2016				4		5,117 SF
I Wrestling/ Dance	1994	A-61111	N/A	2019						2,600 SF
Weight Room										1,000 SF
J Classrooom		A-61111						12	1	15,551 SF
K Classrooom	1994	A-48404	N/A	2019				16	3	28,022 SF
Science Labs										3,000 SF
Special Education										1,500 SF
L Classroom	1994	A-61111	N/A	2019				21	1	31,601 SF
M Classrooom		A-61111						5		14,435 SF
N Performing Arts/ Music	1994	A-61111	N/A	2019				5		27,559 SF
O Gym		A-61111						2		21,280 SF
P Locker Rooms		4-111966	N/A	2016/19						5,080 SF
TOTAL					0	0	0	88	6	221,310 SF

4. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA Number	Owner	Lease Number	Lease Payment	PO/ Contract	Building Area
P 403	7-1032PS1811, 12, 13, 14 7-1032PS1806, 07, 08, 09,	*PS	Jul-77		District				960 SF
P 404	10	*PS	Jul-77		District				960 SF
P 405	4743/4744	*MM	Feb-00	A-105739	MM	510065	588	C0000044	960 SF
P 406	8221/8222	*MM	Feb-00	A-105739	MM	518096	588	C0000044	960 SF
	TOTAL								3,840 SF

***PS-Profile Structures MM-Mobile Modular**

5. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Girls:	Toilets	*19*	45	-26
	Sinks	*14*	23	-9
Boys:	Toilets	*10*	16	-6
	Urinals	*10*	53	-43
	Sinks	*13*	35	-22
Women:	Toilets	*36*	11	25
	Sinks	*20*	6	14
Men:	Toilets	*20*	4	16
	Urinals	*20*	1	19
	Sinks	*20*	3	17
Unisex	Toilets	*7*		7
	Sinks	*7*		7
Drinking Fountains:	Number of heads	*46*		

Parking Capacity

	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces	566	19	11	8

Multi-Purpose Room Capacity

Assembly Hall	
Eating	1,057
Assembly	1,812
Staff - Faculty Dining	
Eating	10

Maximum adult users of core facilities:

Men	*54*
Women	*162*
Total	216

6. Space and Loading analysis

Classroom Areas **Grade Level/Space**	**District Loading**	**State Loading**	**Perm. Quantity**	**Port. Quantity**	**District Capacity**	**State Capacity**
Grade K	44	25	0	0	**0**	**0**
Grades 1-3	22	25	0	0	**0**	**0**
Grades 4-5	33	25	0	0	**0**	**0**
Grades 6-8	36	27	0	0	**0**	**0**
Grades 9-12	36	27	84	0	**3,024**	**2,268**
SDC	17	13	6	0	**102**	**78**
RSP	0	0	0	0	**0**	**0**
RSP, undersized	0	0	0	0	**0**	**0**
Permanent Construction Capacity			**90**		**3,126**	**2,346**
Portable Construction				**0**	**0**	**0**
TOTAL EXISTING CAPACITY					**3,126**	**2,346**

Support Spaces/ Specialized Classrooms	**Quantity**	**Room Area**	**Capacity**
Library/Media Center	0	0 SF	
Computer Lab	0	0 SF	
Science Lab	0	0 SF	
Art	0	0 SF	
Band	0	0 SF	
Choral	0	0 SF	
Gymnasium	0	0 SF	
Locker/Shower	0	0 SF	

CDE Recommended Play Field Area Based on Total Existing Capacity	29.8 Acres
CDE Recommended Play Field Area Based on Permanent Construction Capacity	29.8 Acres

Facility Needs

SITE IMPROVEMENTS			
Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Repair/Reconfigure/Replace Drop-off & Pick-up			
Repair/Reconfigure/Replace Hardscape			
Repair/Reconfigure/Replace Landscape			
Misc. planting and irrigation improvements throughout campus	400,000	SF	**$4,000,000.00**
Repair/Reconfigure/Replace Playgrounds			
Stadium Area: New Team Rooms	2,400	SF	**$1,404,000.00**
Stadium Area: ADA Path to Visitor Area	4,000	SF	**$60,000.00**
Stadium Area: Provide data run to press-box	500	LF	**$45,000.00**
Repair/Reconfigure/Replace Site Drainage			
Repair/Reconfigure/Replace Fencing			
Repair/Reconfigure/Replace Parking			
Provide EV charging stations	11	EA	**$440,000.00**

BUILDING EXTERIOR			
Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Roofing			
Admin Bldg - Roof A			
Admin Bldg - Roof B			
Recommend replacing the roof.	4,500	SF	**$180,000.00**
Bldg D			
Recommend replacing the roof.	2,288	SF	**$91,520.00**
Bldg E			
Recommend replacing the roof.	2,160	SF	**$86,400.00**
Bldg L			
Bldg G			
Recommend replacing the roof.	5,117	SF	**$204,680.00**
Bldg F Roof A			
Bldg F Roof B			
Bldg J Roof A			
Recommend replacing the roof.	15,551	SF	**$622,040.00**
Bldg K Roof A			
Bldg K Roof B			
Bldg M			
Recommend replacing the roof.	14,435	SF	**$577,400.00**
Recommend trimming back the tree limbs that overhang the roof surface.	300	LF	**$30,000.00**
Bldg N			
Recommend replacing the roof.	3,400	SF	**$136,000.00**
Recommend trimming back the tree limbs that overhang the roof surface.	120	LF	**$12,000.00**
GYM - Roof A			
Recommend replacing the roof.	18,670	SF	**$746,800.00**
GYM - Roof B			
Recommend replacing the roof.	2,522	SF	**$100,880.00**

Locker Room Roof A			
Locker Room Roof B			
Locker Room Roof C			
Locker Room Roof D			
Old Gymnasium Bldg Roof A			
Recommend replacing the roof.	9,600	SF	**$384,000.00**
Old Gymnasium Bldg Roof B			
Recommend replacing the roof.	3,500	SF	**$140,000.00**
Theater Bldg N			
Recommend replacing the roof.	27,559	SF	**$1,102,360.00**

MODERNIZATION

Building and Use		Mod Level		Cost
A Administration	9,762	**M1**	SF	**$1,171,440.00**
Painting, new flooring				
Minimal repair/replacement of interior building finishes and fixtures				
Minimal structural repair				
Minimal ADA compliance items (i.e. signage, restriping, hardware)				
Minimal HVAC layout adjustments (relocating registers)				
Minimal Data Drops added (main data service exisitng, additional drop within existing capacity)				
Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)				
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
Evaluate whether Bldg has been retrofitted for LED		1	SOFT	
Replace light fixtures with LED fixtures		200	EA	**$130,000.00**
B MPR/ Kitchen	12,687	**M1**	SF	**$1,522,440.00**
Painting, new flooring				
Minimal repair/replacement of interior building finishes and fixtures				
Minimal structural repair				
Minimal ADA compliance items (i.e. signage, restriping, hardware)				
Minimal HVAC layout adjustments (relocating registers)				
Minimal Data Drops added (main data service exisitng, additional drop within existing capacity)				
Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)				
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
Replace light fixtures with LED fixtures		340	EA	**$221,000.00**

D Classroom	2,288	**M2**	SF	**$480,480.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
Evaluation of existing condition & possible replacement		1	SOFT	
E Classroom	2,160	**M2**	SF	**$453,600.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
Evaluation of existing condition & possible replacement		1	SOFT	
F Classrooom/ Library	29,500	**M3**	SF	**$7,375,000.00**
Painting, new flooring, replace or paint ceiling tiles Moderate repair of exterior building finishes Moderate structural repair Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included) Moderate ADA compliance items (reconfiguration, new fixtures) Moderate HVAC Renovation (new branches, registers and ducting, some new equipment) Moderate Data Upgrade (main data service provided, provide data to new locations) Moderate Tech Upgrades (Add Cable and projection capabilities) Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added) Moderate Teledata Equipment added (existing hub modified, new equipment added throughout) * Replace lighting with LED * Provide wainscot				

G Classrooom	5,117	**M2**	SF	**$1,074,570.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system) * Replace lighting with LED				
J Classrooom	15,551	**M2**	SF	**$3,265,710.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system) * Replace lighting with LED * Provide wainscot				
K Classrooom	28,022	**M2**	SF	**$5,884,620.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system) * Replace lighting with LED * Provide wainscot				
Special Education		**M3**		
* Add toilet and changing area to special ed classroom	240		SF	**$120,000.00**

L Classroom	31,601	**M2**	SF	**$6,636,210.00**
Painting, new flooring, replace or paint ceiling tiles				
Minor repair/replacement of interior building finishes and fixtures				
Minor repair of exterior building finishes				
Minor structural repair				
Minor ADA compliance items (minor reconfiguration, partition layout)				
Minor HVAC layout adjustments (new registers and ducting)				
Minor Data Drops added (main data service existing, provide numerous additional drops)				
Minor Tech Upgrades (Add projectors, monitors)				
Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)				
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
* Replace lighting with LED				
* Provide wainscot				
M Classrooom	14,435	**M2**	SF	**$3,031,350.00**
Painting, new flooring, replace or paint ceiling tiles				
Minor repair/replacement of interior building finishes and fixtures				
Minor repair of exterior building finishes				
Minor structural repair				
Minor ADA compliance items (minor reconfiguration, partition layout)				
Minor HVAC layout adjustments (new registers and ducting)				
Minor Data Drops added (main data service existing, provide numerous additional drops)				
Minor Tech Upgrades (Add projectors, monitors)				
Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)				
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
Evaluation for current program use for each classroom		1	SOFT	
N Performing Arts/ Music	27,559	**M1**	SF	**$3,307,080.00**
Painting, new flooring				
Minimal repair/replacement of interior building finishes and fixtures				
Minimal structural repair				
Minimal ADA compliance items (i.e. signage, restriping, hardware)				
Minimal HVAC layout adjustments (relocating registers)				
Minimal Data Drops added (main data service exisitng, additional drop within existing capacity)				
Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)				
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
Music: Provide instrument storage		30	SF	**$ 7,500.00**

Facility Needs				
O Gym	21,280	**M1**	SF	**$2,553,600.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
Replace the sound system		1	EA	**$75,000.00**
I Wrestling/ Dance	3,600	**M2**	SF	**$756,000.00**
Painting, new flooring, replace or paint ceiling tiles Minor repair/replacement of interior building finishes and fixtures Minor repair of exterior building finishes Minor structural repair Minor ADA compliance items (minor reconfiguration, partition layout) Minor HVAC layout adjustments (new registers and ducting) Minor Data Drops added (main data service existing, provide numerous additional drops) Minor Tech Upgrades (Add projectors, monitors) Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
Weight Room		**N/A**		

NEW CONSTRUCTION / ADDITIONS			
Description	Quantity	Unit	Cost
Administration			
Expand health clinic for additional student rest area and increased privacy	1,000	SF	**$300,000.00**
Provide enclosed psych, speech, and 2 admin offices	500	SF	**$200,000.00**
Provide additional conference rooms	600	SF	**$210,000.00**
Provide additional staff restrooms	350	SF	**$157,500.00**
Classrooms			
Provide additional student restrooms	480	SF	**$240,000.00**
Provide feasibility study to analyze portable removal	1	SOFT	
Covered Walkways			
Gymnasium			
Locker/Shower			
Library/Media Center			
Lunch Shelter			
Multi-purpose Room			
Specialized Classroom			

Facility Needs

CAMPUS SECURITY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Security Fencing			
Replace vehicular gate North of 800 bldg	1	EA	**$12,000.00**
Security Technology			
Provide single point of entry layered security at admin lobby, which includes a barrier between the lobby and the admin office space and electrical controls for campus access that is controlled by admin staff	80	SF	**$20,000.00**
Add/Repair/Reconfigure/Replace Fire Alarm			

TECHNOLOGY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			**$409,151.54**
Add Aruba 6300M 48SR5 CL6 PoE 4SFP56 Switch JL659A	18	EA	
Add HPE Aruba X372 1050W Power Supply JL087A	18	EA	
Add Aruba 10G SFP+ LC SR 300m MMF Transceiver J9150D	36	EA	
Add Aruba 650 Series Instant Campus Access Point	103	EA	
Institute District Technology Standards			

MECHANICAL

Description	Quantity	Unit	Cost
HVAC			
Replace old EMS (IBEX) with District standard (Backtalk)	221,316	SF	**$663,948.90**
Administration:			
Replace existing VVT system in counselor area	1,595	SF	**$71,775.00**
Replace VVT bypass control, ducting	1,595	SF	**$39,875.00**
Replace10 ton units	2	EA	**$300,000.00**
Re-duct HVAC units to reduce noise and vibration, add seismic strapping	5,312	SF	**$79,680.00**
Performing Arts Bldg:			
Replace Lobby HVAC, too loud (10 ton)	1	EA	**$150,000.00**
Add HVAC (5 tons) to elec/dimmer room	1	EA	**$50,000.00**
Replace underground chilled water pipes (6")	400	LF	**$120,000.00**
Replace Cooling tower	100	TONS	**$200,000.00**
Classroom Bldgs:			
Replace rooftop package units for each classroom (5 tons)	72	EA	**$3,600,000.00**
Small Gym:			
Replace HV system (4000 CFM)	1	EA	**$40,000.00**
Phys, Ed Locker rooms			
* Replace HVAC equipment (15 tons)	1	EA	**$225,000.00**
* Add proper comb air for 400 MBH water heater	1	EA	**$5,000.00**
Large Gym:			
Dance/weight room bldg			
* Replace 15 ton HVAC equipment	1	EA	**$225,000.00**
Exhaust Fans			
Ventilation			
Misc.			

Facility Needs

PLUMBING			
Description	Quantity	Unit	Cost
Sewer Lines			
Fire Sprinklers			
suggest adding fire sprinklers to performing arts bldg, including stage	27,559	SF	**$275,593.00**
Main Service			
Replace domestic water on large gym (and insulate)	800	LF	**$36,000.00**
Plumbing Fixtures			
* All restrooms, replace faucets to low flow to meet Cal-Green Standards	74	EA	**$37,000.00**
* All restrooms, replace water closets to low flow to meet Cal-Green Standards	92	EA	**$46,000.00**
Nurses sinks, replace Faucets to ADA and low Flow	1	EA	**$500.00**
* Replace all kitchen faucets for ADA and Calgreen Code	4	EA	**$2,000.00**
Misc.			
* Replace 400 gallon, 400 MBH water htr for showers, provide proper access	1	EA	**$35,000.00**
HVAC gas connections, replace with flex connections	90	EA	**$108,000.00**

ELECTRICAL			
Description	Quantity	Unit	Cost
Main Electrical Service			
Sub-Panels/Transformers			
Provide additional site backbone system and new sub-panels to each building for any future additions	216,230	SF	**$5,405,750.00**
Rearrange panel mounting in Buildings D&E Electrical Room and rebuild room to meet clearance codes	1	EA	**$5,000.00**
Provide additional sub-panels and power outlets for Building F - Library	2	EA	**$1,700.00**
Replace 75 kVA transformer in Building F Electric Room	1	EA	**$13,500.00**
Replace 225 kVA transformer in Building J' Electric Room	1	EA	**$28,000.00**
Replace transformer in Building K Electric Room	1	EA	**$35,000.00**
Provide additional sub-panels and power outlets for Building K - Student Store and Kilns	3,000	SF	**$45,000.00**
Rearrange transformer mounting in Multi-purpose Electrical Room to meet clearance codes	1	EA	**$5,000.00**
Fire Alarm System			
Replace Fire Alarm Control Panel with new Addressable Fire Alarm Panel and connect to Central Monitoring	1	EA	**$20,000.00**
Remove manual pull stations and provide automatic/addressable initiation fire alarm devices in all buildings to meet code (rooms not identified for mod level >2 or replacement)	47	EA	**$21,150.00**
Replace XP Transponder Panels in each building with new ADA Booster Panels	1	EA	**$2,500.00**
Clock System			
Remove existing clock system and install new wireless atomic clock system (rooms not identified for mod level >2 or replacement)	47	EA	**$3,525,000.00**
Intercom System			
Replace existing system with new intercom system capable of interface with existing phone system and data system on site	1	EA	**$75,000.00**

Facility Needs

Misc.

Replace all existing exit signs with battery back-up typ exit signs (rooms not identified for mod level >2 or replacement).	47	EA	**$23,500.00**
Add emergency battery packs to existing light fixtures to meet egress illumination codes	92	EA	**$46,000.00**
Provide additional power outlets in Administration Building Office Area	20	EA	**$300.00**
Provide additional power outlets in Administration Building Main Communication Room	20	EA	**$300.00**
Replace lighting in Multipurpose Room with energy efficient lighting	12	EA	**$4,320.00**
Provide emergency egress lighting in Multi-purpose Room	12	EA	**$6,000.00**
Replace existing site light fixtures and poles	15	EA	**$18,000.00**
Provide additional energy efficient site lighting to meet illumination codes for facility	15	EA	**$18,000.00**
* Replace corridor lighting in Building Fwith energy efficient lighting			
Relocate existing IDF rack in Building K Electrical Room to meet clearance code for existing Elevator Machine Room door	1	EA	**$2,500.00**
Replace stairwell lighting in Building K with energy effcient lighting	5	EA	**$6,000.00**
Provide interior lighting motion sensors to meet current Title 24 codes (rooms not identified for mod level >2 or replacement).	47	RM	**$164,500.00**

STRUCTURAL

Description	Quantity	Unit	Cost

Seismic upgrades

No seismic upgrades completed to date

Structural Integrity

- Wood frame structures are expected to perform well in a seismic event
- Horizontal straps should be installed over beam hinge connections to transfer lateral loads
- Building #2 appears to be steel braced frame type construction with flexible diaphragms, this is considered "Category 1" and is expected to perform well in a seismic event
- Restroom building of reinforced masonry with flexible wood diaphragms are considered "Category 2" by the AB 300 and may require additional evaluation
- DSA requires all shearwalls to be designed as Special Reinforced Masonry Shear Walls such that retrofit or analysis may be required

  There are four (4) concrete encased, wide flange columns at the entrance to the Library. These columns (16" diameter) may be too rigid such that that they will attract some of the lateral load imposed on the system, the system should be further evaluated to under lateral loadingdetermine their performance
- School is in seismic zone 4 and falls within a liquifaction zone and landslide zone

Misc.

All buildings were designed after July 1, 1978 and conform to the 1979 UBC, such that they are expected to perform well in a seismic event

Anchored brick veneer may require additional evaluation; DSA typically recommends load testing for anchored veneer prior to installation

Wood frame relocatables were added in 1991 per the 1988 UBC

CMU restroom added in 1997 per 1994 UBC

The are major leaking issues in several buildings that may require additional investigation

Many light fixtures are falling down and will require structural anchorage

Temescal Canyon High School

June 8, 2023

Cost Model

SITE IMPROVEMENTS				TOTAL	REMARKS
Repair/Reconfigure/Replace Landscape				$ 4,000,000.00	
Repair/Reconfigure/Replace Playgrounds				$ 1,509,000.00	
Repair/Reconfigure/Replace Parking				$ 440,000.00	
BUILDING EXTERIOR					
Repair/Reconfigure/Replace Roofing				$ 4,414,080.00	
MODERNIZATION	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
A Administration	SF	5,312	120	$ 637,440.00	
B MPR/ Kitchen	SF	16,210	120	$ 1,945,200.00	
D Classroom	SF	2,288	210	$ 480,480.00	
E Classroom	SF	2,160	210	$ 453,600.00	
F Classrooom/ Library	SF	24,579	250	$ 6,144,750.00	
G Classrooom	SF	5,117	210	$ 1,074,570.00	
J Classrooom	SF	15,551	210	$ 3,265,710.00	
K Classrooom	SF	28,022	210	$ 5,884,620.00	
Special Education	SF	1,500	250	$ 375,000.00	
L Classroom	SF	31,601	210	$ 6,636,294.00	
M Classrooom	SF	14,435	210	$ 3,031,266.00	
N Performing Arts/ Music	SF	27,559	120	$ 3,307,116.00	
O Gym	SF	0	120	$ -	
I Wrestling/ Dance	SF	2,600	210	$ 546,000.00	
NEW CONSTRUCTION/ADDITIONS				TOTAL	REMARKS
Administration				$ 867,500.00	
Classrooms				$ 240,000.00	
CAMPUS SECURITY				TOTAL	REMARKS
Repair/Reconfigure/Replace Security Fencing				$12,000.00	
Security Technology				$20,000.00	
TECHNOLOGY				TOTAL	REMARKS
Repair/Reconfigure/Replace IT Network				$409,151.54	
MECHANICAL				TOTAL	REMARKS
HVAC				$ 5,770,278.90	
PLUMBING				TOTAL	REMARKS
Fire Sprinklers				$ 275,593.00	
Main Service				$ 36,000.00	
Plumbing Fixtures				$ 85,500.00	
Misc.				$ 143,000.00	

Temescal Canyon High School

Cost Model

ELECTRICAL				TOTAL	REMARKS
Sub-Panels/Transformers				$ 5,538,950.00	
Fire Alarm System				$ 43,650.00	
Clock System				$ 3,525,000.00	
Intercom System				$ 75,000.00	
Misc.				$ 289,420.00	

SUB-TOTAL		$ 61,476,169.44
CONTINGENCY	10%	$ 6,147,616.94
FEES	10%	$ 6,147,616.94
ESCALATION	10%	$ 6,147,616.94
INSPECTION AND TESTING	3%	$ 1,844,285.08
FURNITURE AND EQUIPMENT	7%	$ 4,303,331.86
TOTAL		$ 86,066,637.22

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
ROOM UTILIZATION

TEMESCAL CANYON HIGH SCHOOL

FACILITY DESCRIPTION 2021 21'-22' Enrollment				Design Use			#REF!		28755 El Toro Road Lake Elsinore, CA 92532 47 Acres
				Room Use	DISTRICT LOADING STANDARDS	STATE LOADING STANDARDS	Room Use	DISTRICT LOADING STANDARDS	
Building	Room Number	Grade Level	Type (Perm, Port, Trailer)	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Classroom: K-6 @ 25:1 7-12 @ 27:1 NS @ 13:1 Sev @ 9:1	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Comments
N	158	9-12	Permanent	Classroom	38	27	Classroom	38	Drama, Music
N	167	9-12	Permanent	Classroom	38	27	Classroom	NA	Testing
N	168	9-12	Permanent	Classroom	38	27	Classroom	38	Band
E	401	9-12	Permanent	Classroom	38	27	Classroom	38	English, ELD, AVID
E	402	9-12	Permanent	Classroom	38	27	Classroom	38	Math
D	451	9-12	Permanent	Classroom	38	27	Classroom	38	Math
D	452	9-12	Permanent	Computer Lab	38	27	Computer Lab	38	Computer Lab
G	501	9-12	Permanent Modular	Classroom	38	27	Classroom	38	Science
G	502	9-12	Permanent Modular	Classroom	38	27	Classroom	38	Science
G	503	9-12	Permanent Modular	Classroom	38	27	Classroom	38	Science
G	504	9-12	Permanent Modular	Classroom	38	27	Classroom	38	Science
L	551	9-12	Permanent	Classroom	38	27	Special Use	NA	RSP
L	552	9-12	Permanent	Classroom	38	27	Classroom	38	Science
L	553	9-12	Permanent	Classroom	38	27	Classroom	38	English
L	554	9-12	Permanent	Classroom	38	27	Classroom	38	Science
L	555	9-12	Permanent	Classroom	38	27	Classroom	38	English
L	556	9-12	Permanent	Classroom	38	27	Classroom	38	Science
L	557	9-12	Permanent	Classroom	38	27	Classroom	38	Social Science
L	558	9-12	Permanent	Classroom	38	27	Classroom	38	Science
L	559	9-12	Permanent	Classroom	38	27	Classroom	38	Social Science
L	561	9-12	Permanent	Classroom	38	27	Classroom	38	English
L	562	9-12	Permanent	Classroom	38	27	Classroom	38	Science
L	563	9-12	Permanent	Classroom	38	27	Classroom	38	English
L	565	9-12	Permanent	Classroom	38	27	Classroom	38	English
SUBTOTAL					912	648		836	Built: 1991-1994

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
ROOM UTILIZATION

TEMESCAL CANYON HIGH SCHOOL

FACILITY DESCRIPTION				Design Use			#REF!		28755 El Toro Road Lake Elsinore, CA 92532 47 Acres
				Room Use	DISTRICT LOADING STANDARDS	STATE LOADING STANDARDS	Room Use	DISTRICT LOADING STANDARDS	
Building	Room Number	Grade Level	Type (Perm, Port, Trailer)	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Classroom: K-6 @ 25:1 7-12 @ 27:1 NS @ 13:1 Sev @ 9:1	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Comments
L	566	9-12	Permanent	Classroom	38	27	Classroom	38	science
L	567	9-12	Permanent	Classroom	38	27	Classroom	38	Social Science
L	568	9-12	Permanent	Classroom	38	27	Classroom	38	Science
L	569	9-12	Permanent	Classroom	38	27	Classroom	38	English
L	570	9-12	Permanent	Classroom	38	27	Classroom	38	Science Lab
L	571	9-12	Permanent	Classroom	38	27	Classroom	38	English
L	573	9-12	Permanent	Classroom	38	27	Classroom	38	English
L	575	9-12	Permanent	Classroom	38	27	Classroom	38	English
L	577	9-12	Permanent	Special Day Class	17	13	SDC	17	LEUSD Special Day Program
F	601	9-12	Permanent	Classroom	38	27	Special Use	NA	Testing Room
F	602	9-12	Permanent	Classroom	38	27	Special Use	NA	Speech Therapist
F	608	9-12	Permanent	Classroom	38	27	Classroom	38	English
F	609	9-12	Permanent	Classroom	38	27	Classroom	38	English
F	610	9-12	Permanent	Classroom	38	27	Classroom	38	English
F	611	9-12	Permanent	Classroom	38	27	Classroom	38	English
F	612	9-12	Permanent	Classroom	38	27	Classroom	38	Social Science
F	613	9-12	Permanent	Classroom	38	27	Classroom	38	Social Science
F	614	9-12	Permanent	Classroom	38	27	Classroom	38	English
F	615	9-12	Permanent	Computer Lab	38	27	Computer Lab	38	Computer Lab
F	616	9-12	Permanent	Classroom	38	27	Classroom	38	English
F	617	9-12	Permanent	Classroom	38	27	Classroom	38	Health
F	618	9-12	Permanent	Classroom	38	27	Classroom	38	English
F	619	9-12	Permanent	Classroom	38	27	Classroom	38	English
F	620	9-12	Permanent	Special Day Class	17	13	SDC	17	LEUSD Special Day Program
F	621	9-12	Permanent	Classroom	38	27	Classroom	38	Computer Lab
F	622	9-12	Permanent	Classroom	38	27	Staff room	NA	Used as Staff Room
F	623	9-12	Permanent	Classroom	38	27	Staff room	NA	Used as Staff Room
J	702	9-12	Permanent	Classroom	38	27	Classroom	38	Math
J	703	9-12	Permanent	Classroom	38	27	Classroom	38	RSP Math
J	704	9-12	Permanent	Classroom	38	27	Classroom	38	Math
J	705	9-12	Permanent	Classroom	38	27	Classroom	38	Math
J	706	9-12	Permanent	Special Day Class	17	13	SDC	17	LEUSD Special Day Program
J	707	9-12	Permanent	Classroom	38	27	Classroom	38	RSP Science
J	708	9-12	Permanent	Classroom	38	27	Classroom	38	Math
J	709	9-12	Permanent	Classroom	38	27	Classroom	38	Math
SUBTOTAL					2179	1551		1951	

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
ROOM UTILIZATION

TEMESCAL CANYON HIGH SCHOOL

FACILITY DESCRIPTION				Design Use			#REF!		28755 El Toro Road Lake Elsinore, CA 92532 47 Acres
				Room Use	DISTRICT LOADING STANDARDS	STATE LOADING STANDARDS	Room Use	DISTRICT LOADING STANDARDS	
Building	Room Number	Grade Level	Type (Perm, Port, Trailer)	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Classroom: K-6 @ 25:1 7-12 @ 27:1 NS @ 13:1 Sev @ 9:1	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Comments
J	710	9-12	Permanent	Classroom	38	27	Classroom	38	Math
J	711	9-12	Permanent	Classroom	38	27	Classroom	38	Math
J	713	9-12	Permanent	Classroom	38	27	Classroom	38	Math
J	714	9-12	Permanent	Classroom	38	27	Classroom	38	MAth
J	715	9-12	Permanent	Classroom	38	27	Classroom	38	Math
K	801	9-12	Permanent	Classroom	38	27	Classroom	38	Health
K	802	9-12	Permanent	Classroom	38	27	Classroom	NA	Speech
K	803	9-12	Permanent	Classroom	38	27	Classroom	38	Social Science
K	804	9-12	Permanent	Classroom	38	27	Classroom	38	World Languages
K	808	9-12	Permanent	Classroom	38	27	Special Use	NA	ASL
K	809	9-12	Permanent	Classroom	38	27	Special Use	NA	ASB
K	810	9-12	Permanent	Classroom	38	27	Classroom	38	World Languages
K	811	9-12	Permanent	Classroom	38	27	Classroom	38	Ceramics
K	812	9-12	Permanent	Classroom	38	27	Classroom	38	World Languages
K	813	9-12	Permanent	Special Day Classroom	17	13	SDC	17	LEUSD Special Day Program
K	814	9-12	Permanent	Classroom	38	27	Special Use	NA	RSP
K	815	9-12	Permanent	Classroom	38	27	Classroom	38	Kitchen Classroom
K	816	9-12	Permanent	Classroom	38	27	Classroom	38	Social Science
K	817	9-12	Permanent	Special Day Classroom	17	13	SDC	17	LEUSD Special Day Program
K	818	9-12	Permanent	Special Day Classroom	17	13	SDC	17	LEUSD Special Day Program
K	819	9-12	Permanent	Classroom	38	27	Classroom	38	Social Science
K	820	9-12	Permanent	Classroom	38	27	Classroom	38	World Languages
K	821	9-12	Permanent	Classroom	38	27	Classroom	38	Social Science
K	823	9-12	Permanent	Classroom	38	27	Classroom	38	AVID
M	903	9-12	Permanent	Classroom	38	27	Classroom	38	Sports Medicine
M	904	9-12	Permanent	Classroom	38	27	Classroom	38	Manufacturing
M	905	9-12	Permanent	Classroom	38	27	Classroom	38	Fashion
M	906	9-12	Permanent	Classroom	38	27	Classroom	38	Math/Manufacturing
M	907	9-12	Permanent	Classroom	38	27	Classroom	38	Ceramics
N	951	9-12	Permanent Modular	Classroom	38	27	Special Use	NA	RCOE
N	952	9-12	Permanent Modular	Classroom	38	27	Special Use	NA	RCOE
P-403	403	9-12	Portable	Classroom	38	27	Special Use	NA	Sports Meeting Room
P-404	404	9-12	Portable	Classroom	38	27	Special Use	NA	Sports Meeting Room
P-405	405	9-12	Permanent Modular	Classroom	38	27	Special Use	NA	Sports Meeting Room
P-406	406	9-12	Permanent Modular	Classroom	38	27	Classroom	38	Music
TOTAL					3446	2454		2876	Built: 1991-1994

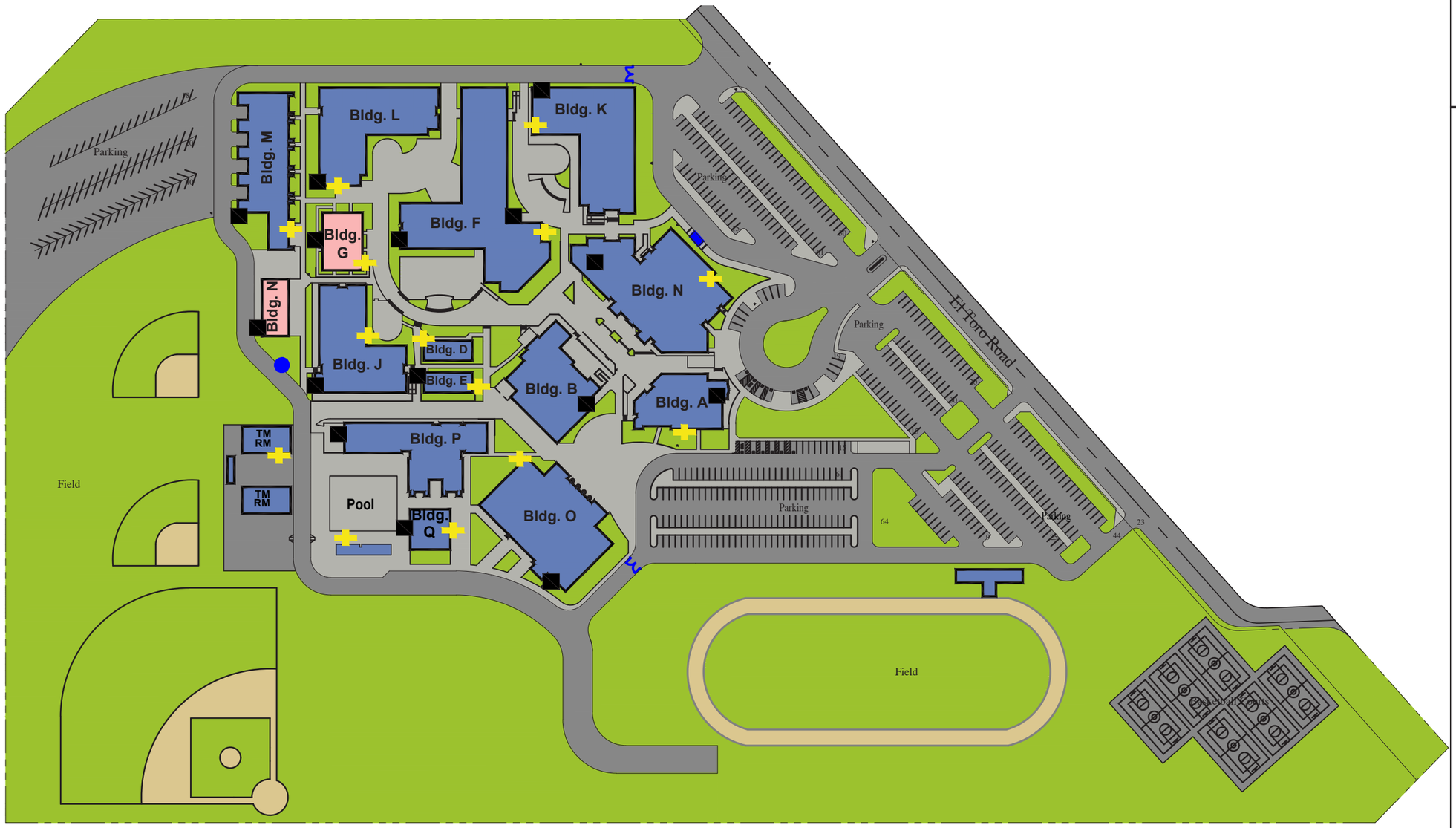
[3] **Enrollment Based On District Loading**

[1]	**Kinder**	0
	1-3	0
[2]	**4-5**	0
	6-8	0
	9-12	3572

94 Classrooms

84 Permanent
8 Permanent Modular
2 Portable
Capacity for Perm CRs Only = 3370

[1] Includes kindergarden and SDC kindergarden classrooms
[2] Includes 4th, 5th, and all classrooms listed as 1st through 5th
[3] Loads all classrooms at maximum loading standard (SDC classrooms are loaded as regular)



LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

Temescal Canyon High School

28755 El Toro Road
Lake Elsinore, Ca 92532

- PERMANENT
- PERMANENT MODULARS
- PORTABLE
- ELECTRICAL SHUT-OFF
- GAS SHUT-OFF
- MAIN FIRE WATER
- WATER SHUT OFF
- LANDSCAPEING WATER SHUT OFF
- HVAV WATER SHUT-OFF
- PIV FIRE SPRINKLER SHUT-OFF
- FIRE RISER CLOSETS
- H HYDRANT
- CHEMICAL SHUT-OFF
- POTABLE WATER SHUT-OFF

SCALE: 1"=160'

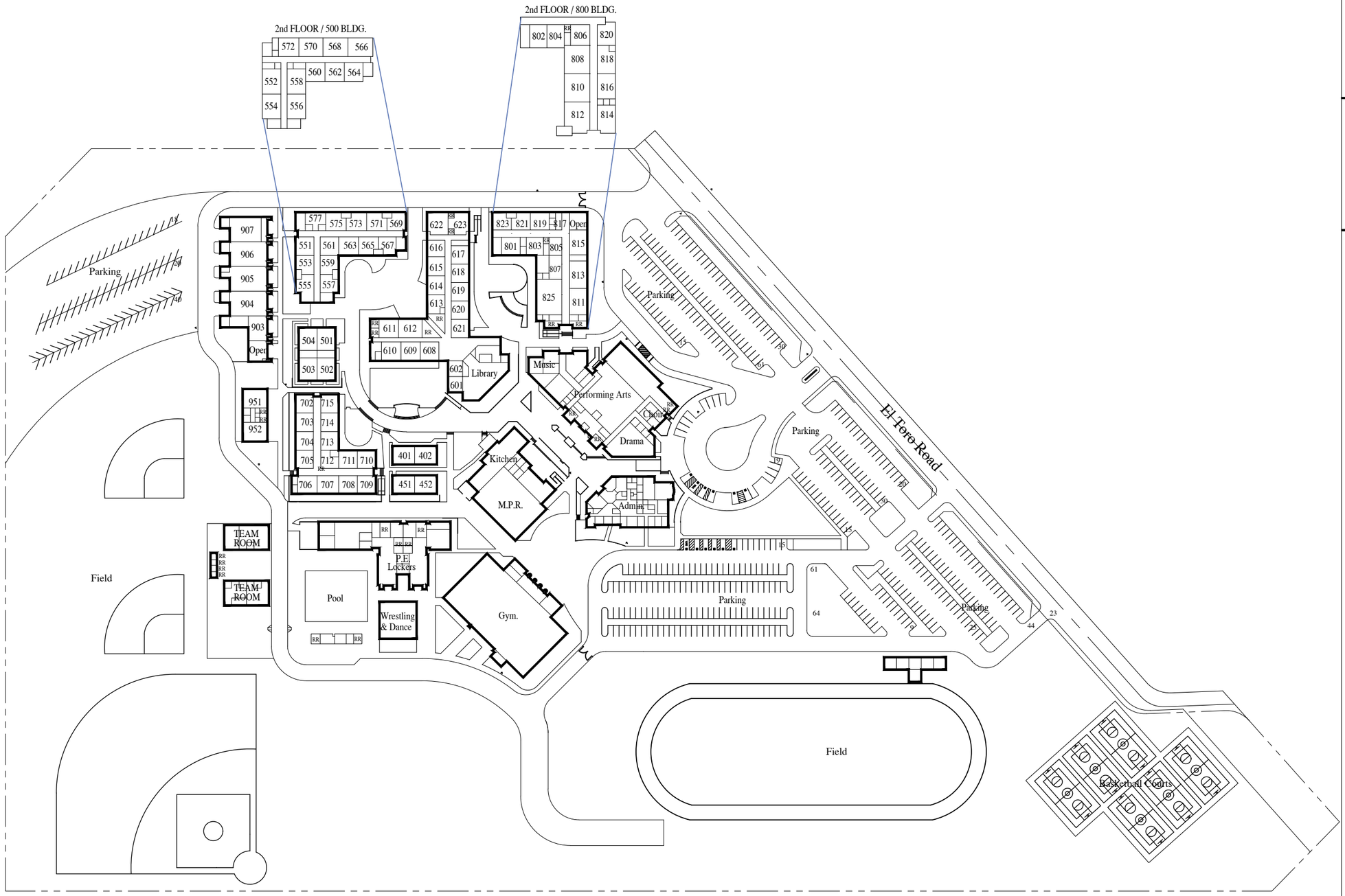
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LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
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Temescal Canyon High School

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Lake Elsinore, Ca 92532



SCALE: 1"=160'

ARCHITECTURE FOR EDUCATION INCORPORATED

5.5 Other School Sites
5.5.1 Ortega High School

ORTEGA HIGH SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

June 8, 2023

1. General Information

Grades Served:	9-12		
Schedule Type:	Traditional		
Site:	9.3	Acres	
Site, including City property:	9.3	Acres	
Existing Play Field Area:	3.3	Acres	144,184 SF
Available Play Field Area:	3.3	Acres	
(Portable Buildings removed)			
Hardscape	59,527.0	SF	
Parking	112,254.0	SF	
Landscape	23,896.0	SF	
Permanent Building Area:	61,632	SF	
Portable Building Area:	0	SF	
Total Area:	61,632	SF	

2. Enrollment History

Academic school year	9	10	11	12	SDC	TOTALS
2021-2022	0	0	299	60	50	409
2020-2021	0	0	74	262		336
2019-2020	0	0	101	252		353
2018-2019	0	0	89	233		322
2017-2018	0	0	82	172		254
2016-2017	0	2	76	250		328

3. Permanent Construction

Bldg./Use	Date Constructed	DSA #	Date Modernized	Date Eligible	Number of Classrooms K	1-3	4-5	6-8	9-12	SDC	Building Area
A Administration	2001		N/A	2026							3,830 SF
B Gym											3,193 SF
MPR Assembly	2001		N/A	2026							7,908 SF
Kitchen											555 SF
C Children & Family Services											4,562 SF
D Classroom/ Computer Lab	2001		N/A	2026					4	2	7,366 SF
E Classroom	2001		N/A	2026					5		9,844 SF
E - Library											8,190 SF
F Classroom	2001		N/A	2026					6		7,092 SF
Staff Room											1,412 SF
G Classrooom	2001		N/A	2026					6		7,680 SF
DCC	2004		N/A	2029							
TOTAL					0	0	0	0	21	2	61,632 SF

4. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA Number	Owner	Lease Number	Lease Payment	PO/ Contract	Building Area
N/A	-	-	-	-	-	-	-	-	0 SF
TOTAL									0 SF

5. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Girls:	Toilets	*14*	12	2
	Sinks	*8*	6	2
Boys:	Toilets	*7*	4	3
	Urinals	*7*	14	-7
	Sinks	*8*	9	-1
Women:	Toilets	*12*	3	9
	Sinks	*9*	2	7
Men:	Toilets	*8*	1	7
	Urinals	*4*	1	3
	Sinks	*7*	1	6
Unisex	Toilets	*2*		2
	Sinks	*2*		2
Drinking Fountains:	Number of heads	*0*		

Parking Capacity

	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces	135	5	5	0

Multi-Purpose Room Capacity

Assembly Hall
Eating 659
Assembly 1,130

Staff - Faculty Dining
Eating 94

Maximum adult users of core facilities:

Men *12*
Women *35*
Total 47

6. Space and Loading analysis

Classroom Areas Grade Level/Space	District Loading	State Loading	Perm. Quantity	Port. Quantity	District Capacity	State Capacity
Grade K	44	25	0	0	**0**	**0**
Grades 1-3	22	25	0	0	**0**	**0**
Grades 4-5	33	25	0	0	**0**	**0**
Grades 6-8	36	27	0	0	**0**	**0**
Grades 9-12	36	27	21	0	**756**	**567**
SDC	17	13	2	0	**34**	**26**
RSP	0	0	0	0	**0**	**0**
RSP, undersized	0		0	0	**0**	**0**
Permanent Construction Capacity			**23**		**790**	**593**
Portable Construction				**0**	**0**	**0**
TOTAL EXISTING CAPACITY					**790**	**593**

Support Spaces/ Specialized Classrooms	ty	Room Area	Capacity
Library/Media Center	1	1,654 SF	
Computer Lab	0	0 SF	
Science Lab	0	0 SF	
Art	0	0 SF	
Band	0	0 SF	
Choral	0	0 SF	
Gymnasium	1	7,908 SF	
Locker/Shower	0	0 SF	

CDE Recommended Play Field Area
Based on Total Existing Capacity 7.6 Acres

CDE Recommended Play Field Area
Based on Permanent Construction Capacity 7.6 Acres

Facility Needs

SITE IMPROVEMENTS

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Provide marquee sign	1	EA	**125,000.00**
Repair/Reconfigure/Replace Drop-off & Pick-up			
Repair/Reconfigure/Replace Hardscape			
Provide additional shading in campus courtyard	3,500	SF	**$437,500.00**
Repair/Reconfigure/Replace Landscape			
Misc. planting and irrigation improvements throughout campus	100,000	SF	**$1,000,000.00**
Repair/Reconfigure/Replace Playgrounds			
Repair/Reconfigure/Replace Site Drainage			
Repair site drainage at front parking area	89,000	SF	**$267,000.00**
Repair/Reconfigure/Replace Fencing			
Repair/Reconfigure/Replace Parking			
Provide EV charging stations	5	EA	**$200,000.00**

MODERNIZATION

Building and Use		Mod Level		Cost
A Administration	3,830	**M1**	SF	**$459,600.00**
Painting, new flooring				
Minimal repair/replacement of interior building finishes and fixtures				
Minimal structural repair				
Minimal ADA compliance items (i.e. signage, restriping, hardware)				
Minimal HVAC layout adjustments (relocating registers)				
Minimal Data Drops added (main data service exisitng, additional drop within existing capacity)				
Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)				
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
* Refinish all hallway walls				
B Gym	11,656	**M2**	SF	**$2,447,760.00**
Painting, new flooring, replace or paint ceiling tiles				
Minor repair/replacement of interior building finishes and fixtures				
Minor repair of exterior building finishes				
Minor structural repair				
Minor ADA compliance items (minor reconfiguration, partition layout)				
Minor HVAC layout adjustments (new registers and ducting)				
Minor Data Drops added (main data service existing, provide numerous additional drops)				
Minor Tech Upgrades (Add projectors, monitors)				
Minor Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)				
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
* Mitigate water damage and seal slab against water infiltration				
* Refinish all hallway walls				
Replace sound system		1	EA	**$75,000.00**

Facility Needs

Kitchen		**N/A**		
C Children & Family Services	4,562	**M1**	SF	**$547,440.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
D Classroom/ Computer Lab	7,366	**M1**	SF	**$883,920.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system) * Replace auxillery whiteboards * Refinish all hallway walls				
E Classroom	9,844	**M1**	SF	**$1,181,280.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system) * Replace auxillery whiteboards * Refinish all hallway walls				
E - Library		**N/A**		

Facility Needs

F Classroom	8,504	**M1**	SF	**$1,020,480.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system) * Replace auxillery whiteboards * Refinish all hallway walls				
G Classrooom	7,680	**M1**	SF	**$921,600.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				

NEW CONSTRUCTION / ADDITIONS

Description	Quantity	Unit	Cost
Administration			
Enlarge health clinic for additional student rest area and privacy	1,000	SF	**$300,000.00**
Classrooms			
Covered Walkways			
Gymnasium			
Locker/Shower			
Library/Media Center			
Lunch Shelter			
Multi-purpose Room			
Specialized Classroom			

Facility Needs

CAMPUS SECURITY			
Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Securtity Fencing			
Securtity Technology			
Provide security surveillance system throughout campus	15	EA	**$90,000.00**
Provide single point of entry layered security at admin lobby, which includes a barrier between the lobby and the admin office space and electrical controls for campus access that is controlled by admin staff	350	SF	**$87,500.00**
Add/Repair/Reconfigure/Replace Fire Alarm			

TECHNOLOGY			
Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			**$107,503.12**
Add Aruba 6300M 48SR5 CL6 PoE 4SFP56 Switch JL659A	4	EA	
Add HPE Aruba X372 1050W Power Supply JL087A	4	EA	
Add Aruba 10G SFP+ LC SR 300m MMF Transceiver J9150D	8	EA	
Add Aruba 650 Series Instant Campus Access Point	37	EA	
Institute District Technology Standards			

ACCESSIBILTY UPGRADES			
Description	Quantity	Unit	Cost
Add/Repair/Reconfigure/Replace Site Ramps			
Add/Repair/Reconfigure/Replace Drinking Fountains			
Repair/Reconfigure/Replace Sidewalks			
Repair concrete at walk between 700 and Administration	5,000	SF	**$125,000.00**

Cost Model

SITE IMPROVEMENTS				TOTAL COST	REMARKS
Repair/Reconfigure/Replace Entrance				$ 125,000.00	
Repair/Reconfigure/Replace Hardscape				$ 437,500.00	
Repair/Reconfigure/Replace Landscape				$ 1,000,000.00	
Repair/Reconfigure/Replace Site Drainage				$ 267,000.00	
Repair/Reconfigure/Replace Parking				$ 200,000.00	
MODERNIZATION	UNIT	QTY.	UNIT COST	TOTAL COST	REMARKS
A Administration	SF	3,830	120	$ 459,552.00	
B Gym	SF	11,101	210	$ 2,331,210.00	
C Children & Family Services	SF	4,562	120	$ 547,440.00	
D Classroom/ Computer Lab	SF	7,366	120	$ 883,941.60	
E Classroom	SF	9,844	120	$ 1,181,324.40	
F Classroom	SF	8,504	120	$ 1,020,480.00	
G Classrooom	SF	7,680	120	$ 921,600.00	
NEW CONSTRUCTION/ADDITIONS				TOTAL COST	REMARKS
Administration				$ 300,000.00	
CAMPUS SECURITY				TOTAL COST	REMARKS
Securtity Technology				$ 177,500.00	
TECHNOLOGY				TOTAL COST	REMARKS
Repair/Reconfigure/Replace IT Network				$ 107,503.12	
ACCESSIBILITY UPGRADES				TOTAL COST	REMARKS
Repair/Reconfigure/Replace Sidewalks				$ 125,000.00	

SUB-TOTAL		$ 10,085,051.12
CONTINGENCY	10%	$ 1,008,505.11
FEES	10%	$ 1,008,505.11
ESCALATION	10%	$ 1,008,505.11
INSPECTION AND TESTING	3%	$ 302,551.53
FURNITURE AND EQUIPMENT	7%	$ 705,953.58
TOTAL		$ 14,119,071.57

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
ROOM UTILIZATION

ORTEGA COMMUNITY DAY HIGH SCHOOL

2010-2011 FACILITY DESCRIPTION 409 21'-22' Enrollment 9/25/2010				Design Use			#REF!		520 Chaney Street Lake Elsinore, CA 92530 10.14 Acres
				Room Use	DISTRICT LOADING STANDARDS	STATE LOADING STANDARDS	Room Use	DISTRICT LOADING STANDARDS	
Building	Room Number	Grade Level	Type (Perm, Port, Trailer)	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Classroom: K-6 @ 25:1 7-12 @ 27:1 NS @ 13:1 Sev @ 9:1	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Comments
D	400	9-12	Permanent	Classroom	38	27	Children & Family	NA	District Run Family Care
D	401	9-12	Permanent	Computer Lab	38	27	Computer Lab	38	Science
D	402	9-12	Permanent	Classroom	38	27	Classroom	38	Science
D	403	9-12	Permanent	Classroom	38	27	Classroom	38	Social Science
D	404	9-12	Permanent	Classroom	38	27	Classroom	38	Social Science
D	405	9-12	Permanent	Classroom	38	27	Classroom	38	Social Science
E	501	9-12	Permanent	Computer Lab	38	27	Computer Lab	38	Leadership Business
E	502	9-12	Permanent	Classroom	38	27	Classroom	38	Business Financial Literacy
E	503	9-12	Permanent	Classroom	38	27	Classroom	38	Art
E	504	9-12	Permanent	Classroom	38	27	Classroom	38	Science
E	505	9-12	Permanent	Classroom	38	27	Classroom	38	Government, Economics
F	601	9-12	Permanent	Classroom	38	27	Classroom	38	English
F	602	9-12	Permanent	Classroom	38	27	Classroom	38	English
F	603	9-12	Permanent	Classroom	38	27	Classroom	38	English
F	604	9-12	Permanent	Classroom	38	27	Classroom	38	Math
F	605	9-12	Permanent	Classroom	38	27	Classroom	38	Math
F	606	9-12	Permanent	Classroom	38	27	Classroom	38	English
	800	9-12	Permanent Modular	Classroom	38	27	Classroom	38	Independent Study
	801	9-12	Permanent Modular	Classroom	38	27	Classroom	38	Recovery
	802	9-12	Permanent Modular	Computer Lab	38	27	Computer Lab	38	Computer Lab
	803	9-12	Permanent Modular	Classroom	38	27	Classroom	38	ATP
	804	9-12	Permanent Modular	Classroom	38	27	Classroom	38	ATP
	805	9-12	Permanent Modular	Classroom	38	27	Classroom	38	ATP
E	LIR?	9-12	Permanent Modular	Classroom	38	27	Classroom	38	Math
I	300	9-12	Permanent Modular	Classroom	38	27	Classroom	38	ELD
TOTAL					950	675		912	

[3] **Enrollment Based On District Loading**

[1]	**Kinder**	0
	1-3	0
[2]	**4-5**	0
	6-8	0
	9-12	874

23 Classrooms

17	Permanent
6	Permanent Modular
0	Portable
	Capacity for Perm CRs Only = 874



LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

Ortega High School

520 Chaney Street
Lake Elsinore, Ca 92530

- PERMANENT
- PERMANENT MODULARS
- PORTABLE
- ELECTRICAL SHUT-OFF
- GAS SHUT-OFF
- MAIN FIRE WATER
- WATER SHUT OFF
- LANDSCAPEING WATER SHUT OFF
- HVAV WATER SHUT-OFF
- PIV FIRE SPRINKLER SHUT-OFF
- FIRE RISER CLOSETS
- H HYDRANT
- CHEMICAL SHUT-OFF
- POTABLE WATER SHUT-OFF

SCALE: 1"=80'

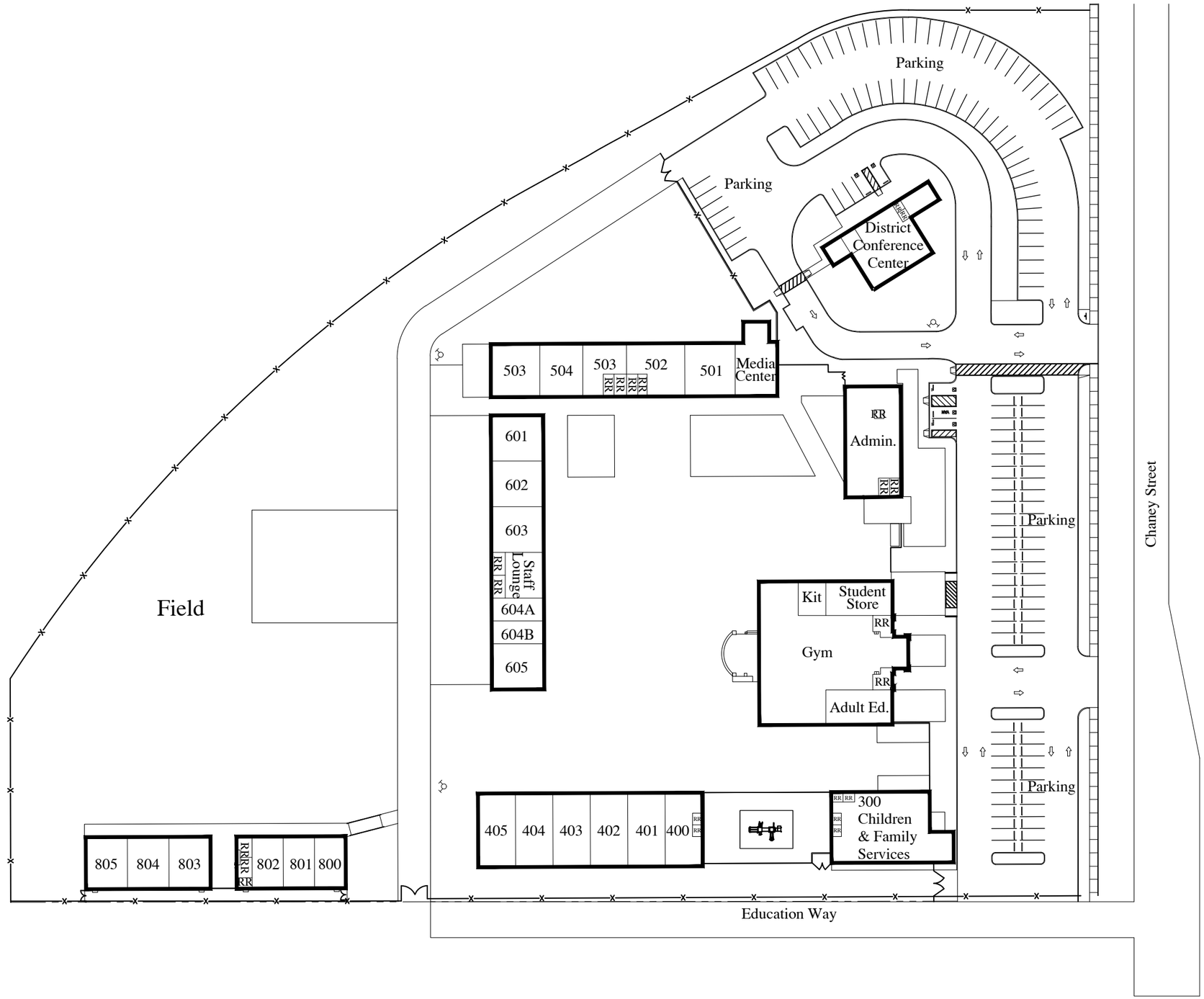
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LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
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Ortega High School

520 Chaney Street
Lake Elsinore, Ca 92530



SCALE: 1"=80'

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5.5.2 Keith McCarthy Academy

KEITH MCCARTHY ACADEMY

FACILITIES SURVEY - CAMPUS REPORT

June 8, 2023

1. General Information

Grades Served:	6-12		
Schedule Type:	Traditional		
Site:	2.5	Acres	
Site, including City property	2.5	Acres	
Existing Play Field Area:	0.0	Acres	0 SF
Available Play Field Area:	0.0	Acres	
(Portable Buildings removed)			
Hardscape	30,250	SF	
Parking	37,570	SF	
Landscape	16,750	SF	
Permanent Building Area:	17,885	SF	
Portable Building Area:	0	SF	
Total Area:	17,885	SF	

2. Enrollment History

Academic school year	6	7	8	9	10	11	12	SDC	TOTALS
2021-2022	76	47	60	88	87	132	118	50	658
2020-2021	14	8	22	0	18	64	65		191
2019-2020	5	12	20	13	71	107	60		288
2018-2019	8	13	18	16	51	82	48		236
2017-2018	4	7	15	13	37	56	47		179
2016-2017	10	19	20	12	36	77	87		261

3. Permanent Construction

Bldg./Use	Date Constructed	DSA #	Date Modernized	Date Eligible	Number of Classrooms K	1-3	4-5	6-8	9-12	SDC	Building Area
100 Administration	2011	04-102025	N/A	2036							2,723 SF
200 Classroom	2011	04-102025	N/A	2036					4		3,764 SF
300 Classroom	2011	04-102025	N/A	2036				2	2		3,764 SF
400 Classroom	2011	04-102025	N/A	2036				4	3		2,962 SF
500 Classroom	2011	04-102025	N/A	2036				3			3,744 SF
Storage	2016	04-108248	N/A	2041							928 SF
TOTAL					0	0	0	9	9	0	17,885 SF

4. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA Number	Owner	Lease Number	Lease Payment	PO/ Contract	Building Area
N/A	-	-	-	-	-	-	-	-	0 SF
TOTAL									0 SF

5. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Girls:	Toilets	*9*	10	-1
	Sinks	*9*	5	4
Boys:	Toilets	*4*	4	0
	Urinals	*6*	11	-5
	Sinks	*9*	8	1
Women:	Toilets	*0*	3	-3
	Sinks	*0*	2	-2
Men:	Toilets	*0*	1	-1
	Urinals	*0*	1	-1
	Sinks	*0*	1	-1
Unisex	Toilets	*5*		5
	Sinks	*5*		5
Drinking Fountains:	Number of heads	*6*		

Parking Capacity

	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces	65	3	3	0

Multi-Purpose Room Capacity

Assembly Hall	
Eating	0
Assembly	0
Staff - Faculty Dining	
Eating	0

Maximum adult users of core facilities:

Men	*12*
Women	*35*
Total	47

6. Space and Loading analysis

Classroom Areas Grade Level/Space	District Loading	State Loading	Perm. Quantity	Port. Quantity	District Capacity	State Capacity
Grade K	44	25	0	0	**0**	**0**
Grades 1-3	22	25	0	0	**0**	**0**
Grades 4-5	33	25	0	0	**0**	**0**
Grades 6-8	36	27	9	0	**324**	**243**
Grades 9-12	36	27	9	0	**324**	**243**
SDC	17	13	0	0	**0**	**0**
RSP	0	0	0	0	**0**	**0**
RSP, undersized	0		0	0	**0**	**0**
Permanent Construction Capacity			**18**		**648**	**486**
Portable Construction				**0**	**0**	**0**
TOTAL EXISTING CAPACITY					**648**	**486**

Support Spaces/ Specialized Classrooms	ty	Room Area	Capacity
Library/Media Center	0	0 SF	
Computer Lab	0	0 SF	
Science Lab	0	0 SF	
Art	0	0 SF	
Band	0	0 SF	
Choral	0	0 SF	
Gymnasium	0	0 SF	
Locker/Shower	0	0 SF	

CDE Recommended Play Field Area
Based on Total Existing Capacity 2.7 Acres

CDE Recommended Play Field Area
Based on Permanent Construction Capacity 2.7 Acres

KEITH MCCARTHY ACADEMY

Facility Needs

SITE IMPROVEMENTS

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Repair/Reconfigure/Replace Drop-off & Pick-up			
Repair/Reconfigure/Replace Hardscape			
Repair/Reconfigure/Replace Landscape			
Misc. planting and irrigation improvements throughout campus	16,750	SF	**$167,500.00**
Repair/Reconfigure/Replace Playgrounds			
Repair/Reconfigure/Replace Site Drainage			
Repair site drainage North of Classroom 201 & 202	2,500	SF	**$7,500.00**
Repair/Reconfigure/Replace Fencing			
Repair/Reconfigure/Replace Parking			
Provide EV charging stations	3	EA	**$120,000.00**

MODERNIZATION

Building and Use		Mod Level		Cost
100 Administration	2,723	**M1**	SF	**$326,760.00**
Painting, new flooring				
Minimal repair/replacement of interior building finishes and fixtures				
Minimal structural repair				
Minimal ADA compliance items (i.e. signage, restriping, hardware)				
Minimal HVAC layout adjustments (relocating registers)				
Minimal Data Drops added (main data service exisitng, additional drop within existing capacity)				
Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)				
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
200 Classroom	3,764	**M1**	SF	**$451,680.00**
Painting, new flooring				
Minimal repair/replacement of interior building finishes and fixtures				
Minimal structural repair				
Minimal ADA compliance items (i.e. signage, restriping, hardware)				
Minimal HVAC layout adjustments (relocating registers)				
Minimal Data Drops added (main data service exisitng, additional drop within existing capacity)				
Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)				
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				

Facility Needs

300 Classroom	3,764	**M1**	SF	**$451,680.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
400 Classroom	2,962	**M1**	SF	**$355,440.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
500 Classroom	3,744	**M1**	SF	**$449,280.00**
Painting, new flooring Minimal repair/replacement of interior building finishes and fixtures Minimal structural repair Minimal ADA compliance items (i.e. signage, restriping, hardware) Minimal HVAC layout adjustments (relocating registers) Minimal Data Drops added (main data service exisitng, additional drop within existing capacity) Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system) Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
Storage	-	**NA**	SF	**$0.00**

CAMPUS SECURITY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Securtity Fencing			
Securtity Technology			
Provide security surveillance system throughout campus	17,885	EA	**$53,655.00**
Provide single point of entry layered security at admin lobby, which includes a barrier between the lobby and the admin office space and electrical controls for campus access that is controlled by admin staff	350	SF	**$87,500.00**
Add/Repair/Reconfigure/Replace Fire Alarm			

TECHNOLOGY

Facility Needs

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			**$97,660.15**
Add Aruba 6300M 48SR5 CL6 PoE 4SFP56 Switch JL659A	5	EA	
Add HPE Aruba X372 1050W Power Supply JL087A	5	EA	
Add Aruba 10G SFP+ LC SR 300m MMF Transceiver J9150D	10	EA	
Add Aruba 650 Series Instant Campus Access Point	15	EA	
Institute District Technology Standards			

**Enter School Name

Cost Model

SITE IMPROVEMENTS				TOTAL COST	REMARKS
Repair/Reconfigure/Replace Landscape				$ 167,500.00	
Repair/Reconfigure/Replace Site Drainage				$ 7,500.00	
Repair/Reconfigure/Replace Parking				$ 120,000.00	
MODERNIZATION	UNIT	QTY.	UNIT COST	TOTAL COST	REMARKS
100 Administration	SF	2,723	120	$ 326,760.00	
200 Classroom	SF	3,764	120	$ 451,680.00	
300 Classroom	SF	3,764	120	$ 451,680.00	
400 Classroom	SF	2,962	120	$ 355,440.00	
500 Classroom	SF	3,744	120	$ 449,280.00	
CAMPUS SECURITY				TOTAL COST	REMARKS
Securtity Technology				$ 141,155.00	
TECHNOLOGY				TOTAL COST	REMARKS
Repair/Reconfigure/Replace IT Network				$ 97,660.15	

SUB-TOTAL		$	2,568,655.15
CONTINGENCY	10%	$	256,865.52
FEES	10%	$	256,865.52
ESCALATION	10%	$	256,865.52
INSPECTION AND TESTING	3%	$	77,059.65
FURNITURE AND EQUIPMENT	7%	$	179,805.86
ADA ESCALATION	0%	$	-
TOTAL		$	3,596,117.21

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
ROOM UTILIZATION

KEITH MCCARTHY ACADEMY

2021-2022 FACILITY DESCRIPTION 608 21'-22' Enrollment 10/7/2022				Design Use			Current Use (2022)		1405 Education Way Lake Elsinore, CA 92530 (?) Acres
				Room Use	DISTRICT LOADING STANDARDS	STATE LOADING STANDARDS	Room Use	DISTRICT LOADING STANDARDS	
Building	Room Number	Grade Level	Type (Perm, Port, Trailer)	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Classroom: K-6 @ 25:1 7-12 @ 27:1 NS @ 13:1 Sev @ 9:1	Description	Classroom: K-5 @ 24:1 6-12 @ 38:1 SDC@ 17:1	Comments
200	201	7-12	Permanent	Classroom	38	27	Classroom	38	English
200	202	7-12	Permanent	Classroom	38	27	Classroom	38	English
200	205	7-12	Permanent	Classroom	38	27	Classroom	38	Social Studies
200	206	7-12	Permanent	Classroom	38	27	Resource Specialist	NA	RSP
300	301	7-12	Permanent	Classroom	38	27	Classroom	38	Social Studies *Shared with 302 to make one big room
300	302	7-12	Permanent	Classroom	38	27	Classroom	See 301	Social Studies *Shared with 301 to make one big room
300	303	7-12	Permanent	Classroom	38	27	Computer Lab	38	Math *Shared with 304 to make one big room
300	304	7-12	Permanent	Classroom	38	27	Computer Lab	See 303	Math *Shared with 303 to make one big room
400	401	7-12	Permanent	Classroom	38	27	Classroom	38	Independent Study
400	407	7-12	Permanent	Workroom	38	27	Virtual Learning	38	Virtual Learning Center
400	408	7-12	Permanent	Workroom	38	27	Virtual Learning	38	Virtual Learning Center
400	409	7-12	Permanent	Workroom	38	27	Virtual Learning	38	Virtual Learning Center
400	410	7-12	Permanent	Workroom	38	27	Virtual Learning	38	Virtual Learning Center
400	411	7-12	Permanent	Workroom	38	27	Virtual Learning	38	Virtual Learning Center
400	412	7-12	Permanent	Workroom	38	27	Virtual Learning	38	Virtual Learning Center
500	502	7-12	Permanent	Classroom	38	27	Empty	NA	Vacant
500	503	7-12	Permanent	Classroom	38	27	Empty	NA	Vacant
500	504	7-12	Permanent	Classroom	38	27	Classroom	NA	Science
TOTAL					684	486		456	Built: (?)

[3] **Enrollment Based On District Loading**

[1] **Kinder**	0	**18 Classrooms**	
1-3	0	18 Permanent	
[2] **4-5**	0	0 Permanent Modular	
6-8	342	0 Portable	
9-12	342	Capacity for Perm CRs Only =	684

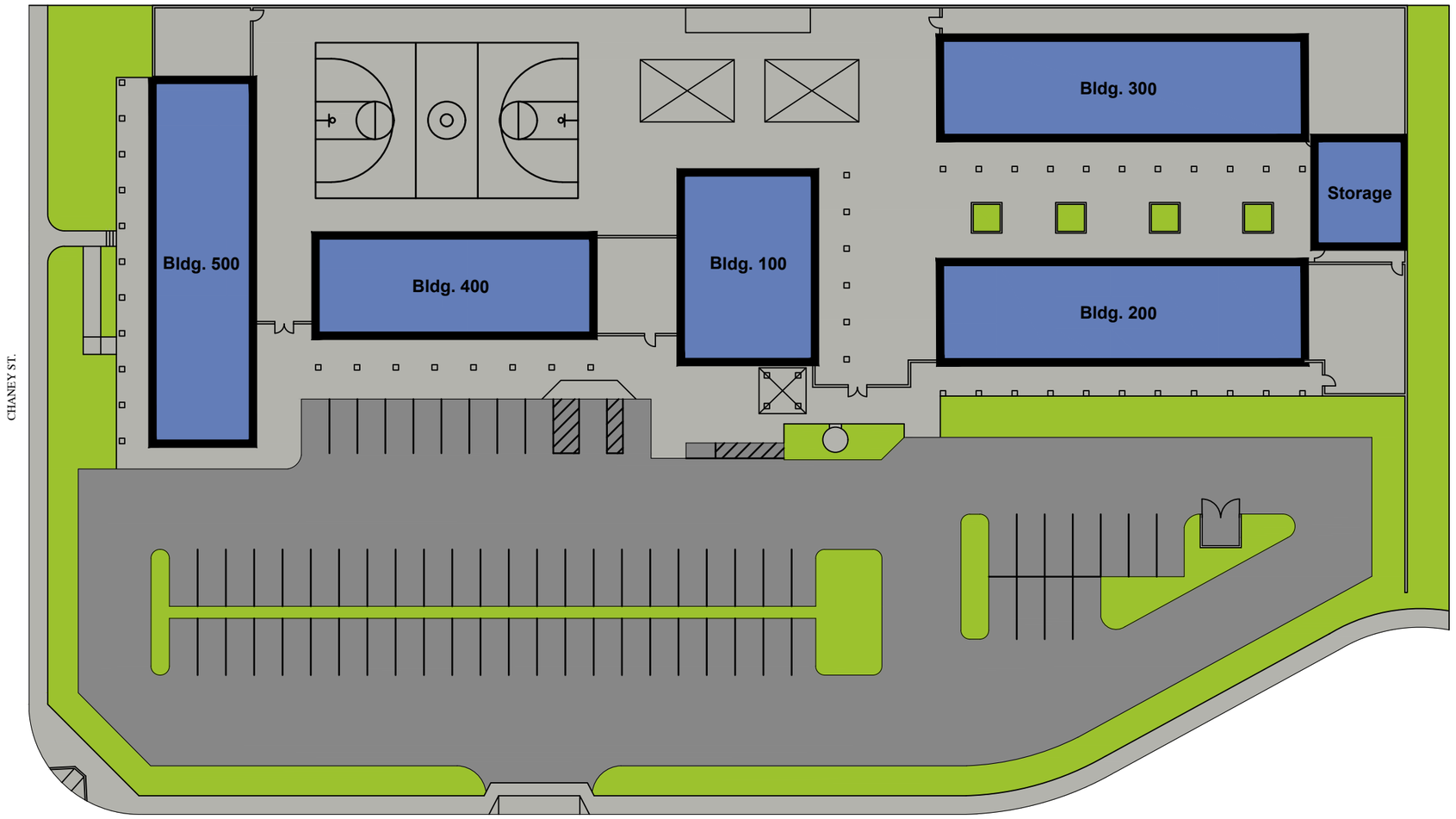
[1] Includes kindergarden and SDC kindergarden classrooms
[2] Includes 4th, 5th, and all classrooms listed as 1st through 5th
[3] Loads all classrooms at maximum loading standard (SDC classrooms are loaded as regular)

LAKE ELSINORE UNIFIED SCHOOL DISTRICT

545 Chaney Street
Lake Elsinore, CA 92530
PH. 951-253-7000

Keith McCarthy Academy

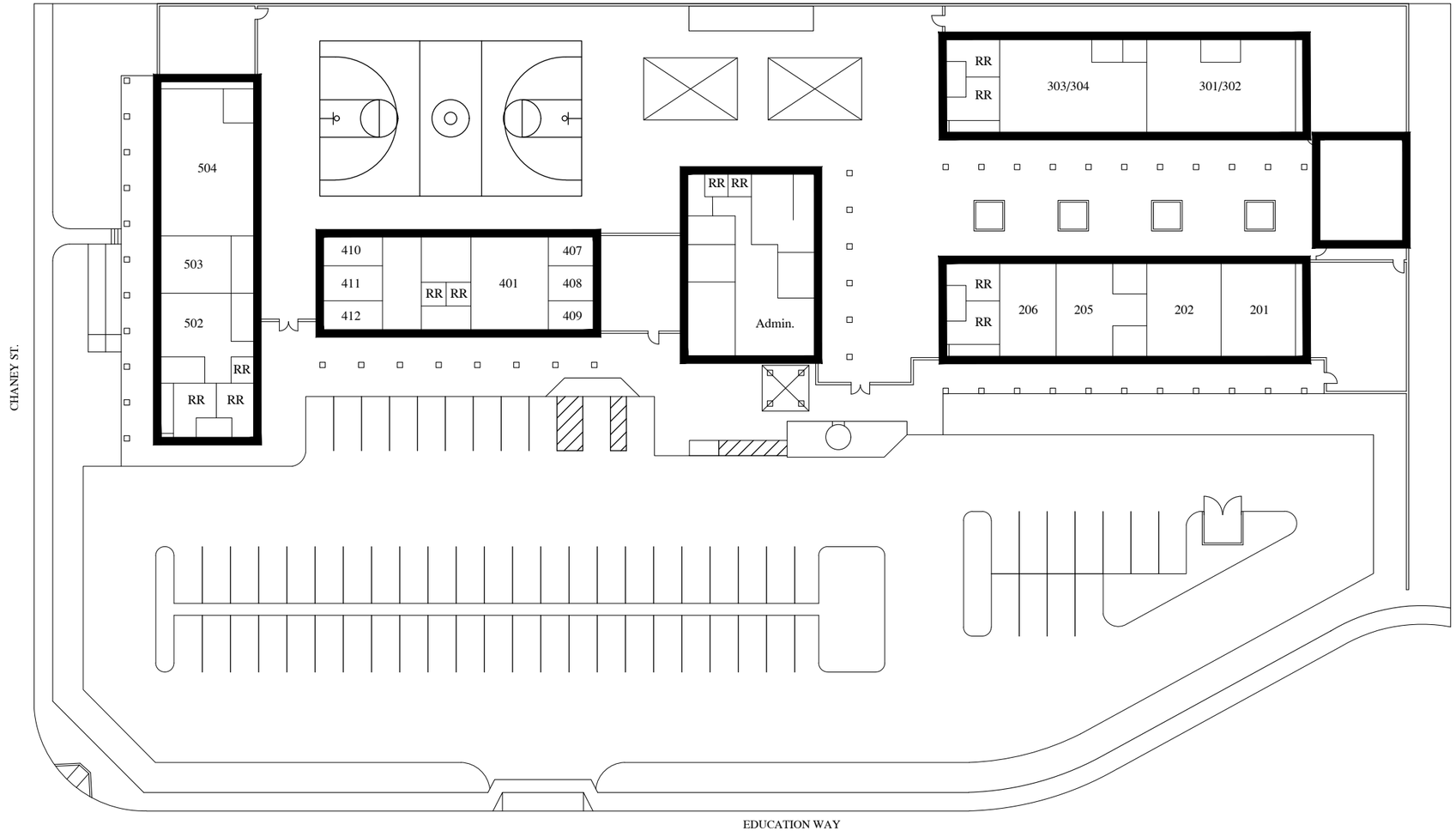
1405 Education Way
Lake Elsinore, CA 92530



- PERMANENT
- PERMANENT MODULARS
- PORTABLE

SCALE: 1"=40'

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LAKE ELSINORE UNIFIED SCHOOL DISTRICT

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1405 Education Way
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SCALE: 1"=40'

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