

5

SITE MASTER PLANS

LPA

SECTION 5

A Community that Builds its Future Together!

COLTON JOINT UNIFIED SCHOOL DISTRICT

SITE MASTER PLANS

Within Section 5, the first 4-6 pages of each of the Colton Joint Unified School District's schools and District Support Site Master Plans include a representation of the current state of each site at the time of the school site survey. The following pages are photos representing some of the current conditions and needs of the sites. Following the photos is a summary of the prioritized project cost estimate, and the last few pages consist of diagrams showing the existing conditions at each school site and the proposed changes. Each section is comprised of:

- **School Image**
  Image depicting the front of the school or District support site. This image captures the first impression of the school site for the community.

- **School Information**
  Includes information about the school facility such as address, year constructed/ modernized, square footage, site size and modular classroom counts. Also included is a list of recent construction / modernization projects and upcoming projects.

- **Campus Description**
  Provides a description of the campus location, existing architecture and organization as well as access, adjacencies and special conditions and/or programs.

- **Assessment of Program Needs**
  Includes facility needs that will support the school's educational program goals.

- **Condition Assessment**
  Includes a description of building and grounds issues identified by District Facilities staff and the Principal of the site.

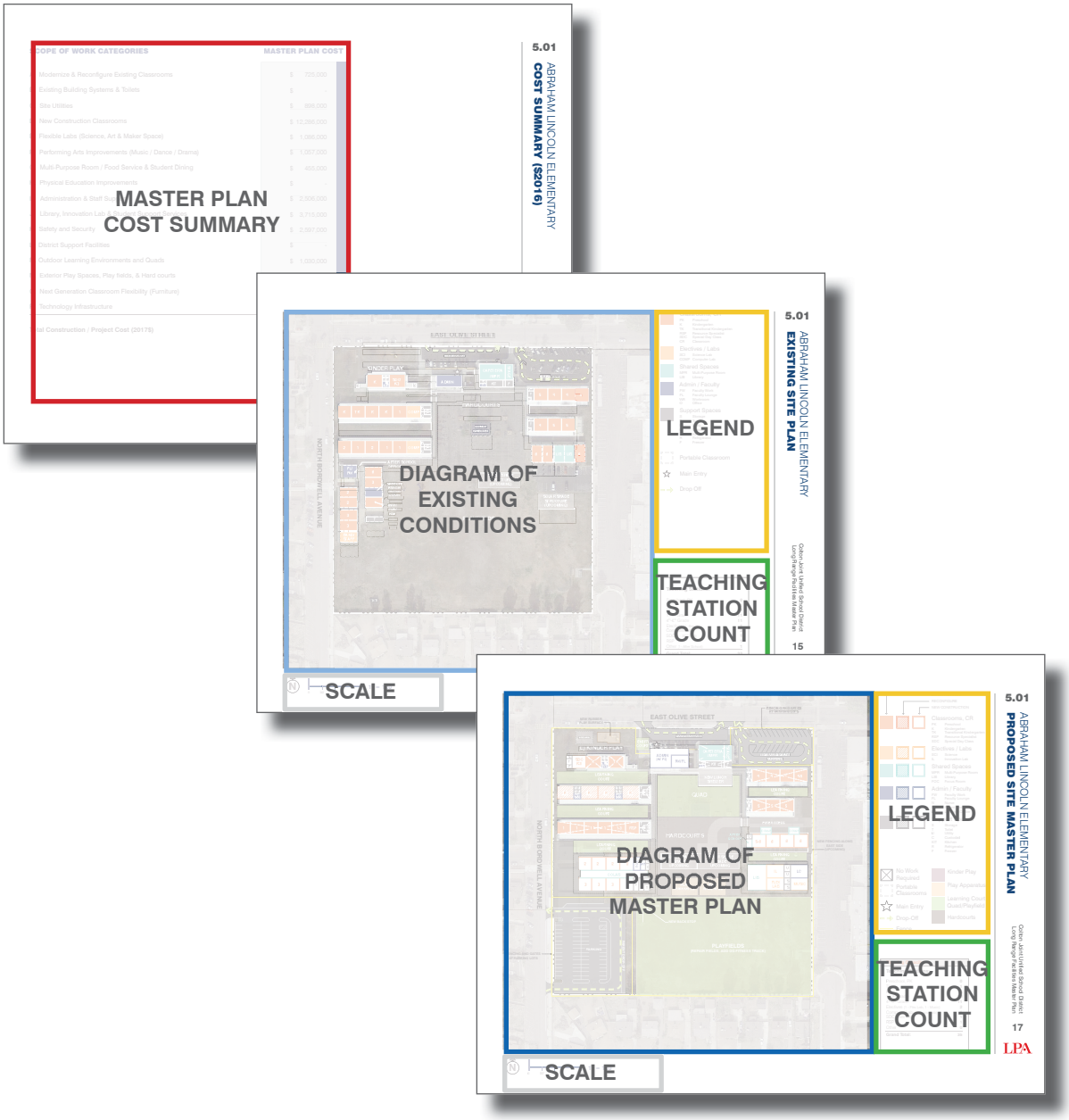
- **Interior and Exterior Photographs**
  Includes representative photographs of the facility and site during LPA's site observation in late January/ early February of 2017.



- **Master Plan Cost Summary**
  Includes a description of the overall costs of proposed facilities improvements.

- **Existing Site Diagram**
  Indicates existing building placement, hardscape and landscaped areas. In addition, the existing site diagram locates relevant program spaces, adjacencies and current uses.

- **Proposed Site Master Plan Diagram**
  Includes proposed building placement and hardscape and landscape reconfiguration, if needed. The proposed site diagram notes proposed new construction, reconfiguration of existing spaces and the modernization of all existing spaces, where eligible, to the standards outlined in the Facilities Master Plan.



ASSESSMENT SUMMARY

The Facilities Needs Assessments identify programmatic needs, functional needs, as well as an overall condition assessment based on information provided by District Maintenance and Operations staff, site reported issues and visual observations by the planning team.

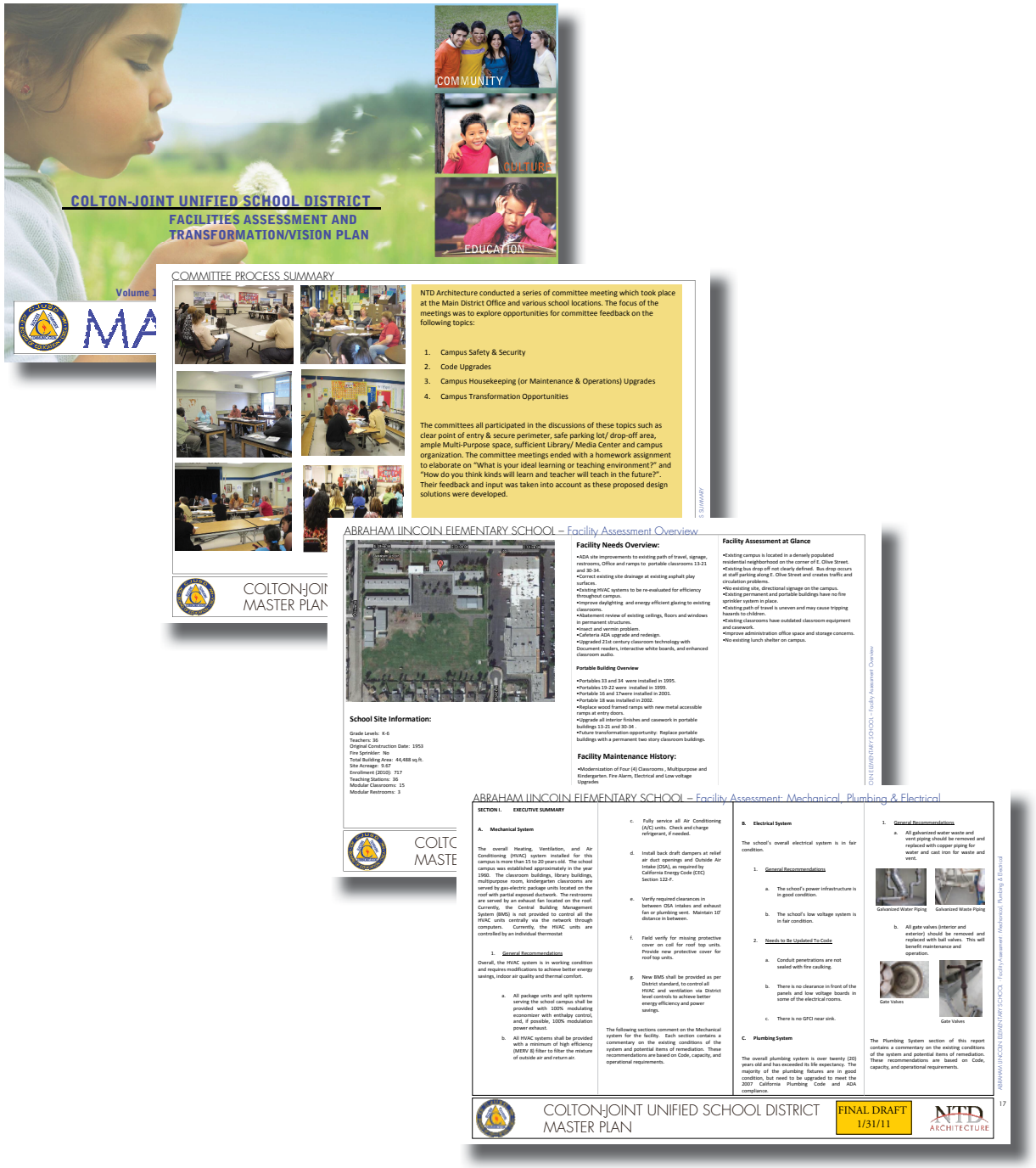
Each category that was evaluated is ranked using a facilities condition category as follows:

CATEGORY [0] NO WORK
CATEGORY [1] MINOR MODERNIZATION
CATEGORY [2] STANDARD MODERNIZATION
CATEGORY [3] MAJOR MODERNIZATION / RECONFIGURATION / COMPLETE REPLACEMENT

The following pages provide a summary overview of the assessments.

In addition, the 2011 Master Plan included more detailed conditions assessments that focused on 1.) Campus Safety & Security, 2.) Code Upgrades, 3.) Campus Housekeeping (Maintenance & Operations) Upgrades, 4.) Campus Transformation Opportunities.

As an update to the previous Master Plan, this master plan focuses on the educational program vision and how to best align facilities to that vision. The information within this document is to be used in conjunction with information in the 2011 Master Plan.



LPA

CATEGORY 0

Grand Terrace High School
Joe Baca Middle School

CATEGORY 1

Cooley Ranch Elementary School
Sycamore Hills Elementary School
Michael D'Arcy Elementary School
San Salvador Preschool
Ruth O. Harris Middle School

CATEGORY 2

Abraham Lincoln Elementary School
Alice Birney Elementary School
Crestmore Elementary School
Jurupa Vista Elementary School
Paul J. Rogers Elementary School
Reche Canyon Elementary School
Ruth Grimes Elementary School
Terrace View Elementary School
Ulysses S. Grant Elementary School
Bloomington High School
Colton High School

CATEGORY 3

Gerald Smith Elementary School
Grand Terrace Elementary School
Mary B. Lewis Elementary School
Walter Zimmerman Elementary School
Woodrow Wilson Elementary School
William McKinley Elementary School
Colton Middle School
Terrace Hills Middle School
Slover Mountain High School
Washington High School
Pupil Personnel Services
Hermosa Center
Student Services
Nutrition Services
Transportation
District Office / Print Shop
Maintenance & Operations/ Warehouse

ASSESSMENT SUMMARY

Following the conditions assessments category ranking system, each site, in a general evaluation has been ranked as follows.

CATEGORY 0

Sites that are newly built within the last 5 years and are in general, in good condition and need little to no work.

Grand Terrace High School

Built in 2012, it is one of the newest schools in the District. Despite some maintenance issues,the campus is in good condition.

Joe Baca Middle School

Built in 2012, it is one of the newest schools in the District. The site expressed some front entry safety and security improvements. But the site is in good condition.

CATEGORY 1

These schools were built or reconstructed in the 1990's and early 2000's and have received some modernization work within the last 5 years. San Salvador Preschool was mostly reconstructed with a modular campus in 2014. These sites are mostly in good condition but have some minor work. Light modernization or targeted scope recommended.

Cooley Ranch Elementary School

Built in the 1990's, this site is newer compared to many of the other sites in the District, and is in good condition. Site could use some improvements.

Sycamore Hills Elementary School

This campus is newer, built in 2002 and constructed with modular construction. The site expressed, it's main need is an appropriate sized multipurpose room for their student population.

Michael D'Arcy Elementary School

Built in the 1990's, this site is newer compared to many of the other sites in the District, and is in good condition. Similar to many sites, the Administration office is undersized and there are some portable classrooms and offices.

San Salvador Preschool

Classrooms at this site were reconstructed with modular construction in 2014. Classrooms are in good condition. The Administration building and MPR are original. Administrative functions are separated into 3 buildings, one of them being the multipurpose building which is not ideal.

Ruth O. Harris Middle School

Newer school that is starting to show some age, wear and tear around classroom spaces. Could use a light modernization.

CATEGORY 2

A majority of the sites in this category were built in the 1950's and have received some degree of modernization. Permanent buildings are in adequate functioning condition. However, all of these sites have a lot of portables that are in moderate to poor condition. Standard modernization with replacement of portables recommended.

Abraham Lincoln Elementary School

The school was built in 1950's and had a comprehensive modernization in 2013. The permanent classrooms are in good condition. The school has outgrown it's original campus. The Administration office is undersized and therefore some offices and the Library are in portables. About 30% of the classrooms are in portables.

Alice Birney Elementary School

The school was built in 1950's and had a medium modernization on the permanent buildings in 2002. The Administration office is undersized and more than 50% of the classrooms are in portables.

Crestmore Elementary School

The school was built in 1950's and had a comprehensive modernization in 2013 that include a new Administration building. This is a Title 1 school. Permanent buildings are in good condition. The MPR is undersized for the population. The library as well as more than half the classrooms are in modulars /

portables.

Jurupa Vista Elementary School
Built in 1990 this site had a small modernization in 2015. The buildings are modular construction. The Administration office and Library are undersized. More than 50% of the classrooms are in portables.

Paul J. Rogers Elementary School
Built in 1967, this site had a medium sized modernization in 2007. The Library and Administration office is undersized. Some office functions are in portables. About 50% of the classrooms are in portables.

Reche Canyon Elementary School
Built in 1998, this site had a small modernization in 2015. The buildings are modular construction and is configured similar to Jurupa Vista ES. The Administration office and Library are undersized. About 50% of the classrooms are in portables.

Ruth Grimes Elementary School
Built in the late 1950's the school had a medium modernization in 2002. The Administration office and Library are undersized. Approximately 30% of the classrooms are in portables.

Terrace View Elementary School
Built in the late 1960's the school received a medium modernization in 2014 that included fire alarm and HVAC replacement. The Administration office, Library and MPR are undersized. More than 50% of the classrooms are in portables.

Ulysses S. Grant Elementary School
Built in the 1950's the school was modernized in 2013. Permanent buildings are in good condition. The Library and MPR are undersized. Approximately 30% of the classrooms are in portables.

Bloomington High School
Built in 1962 the school had a comprehensive modernization in 2007 that included a new 2-story math/science building. The new stadium project was recently completed. Approximately 30% of classrooms are in portables. The site lacks parking and drop-off and could use a better organized flow of the campus. Permanent buildings could be modernized. The gym is undersized for it's population and students are bussed to another site to use the pool.

Colton High School
Built in 1934 the school had a comprehensive modernization in 2008 that included a new 2-story math/ science building. Permanent structures are in need of modernization. The new stadium project was recently completed. Approximately 35% of classrooms are in portables. The site lacks parking and drop-off and is divided by Rancho Avenue. The site could use better organization and consolidation of core classrooms to reduce student travel time between classes. The Boy's locker room across the street creates inefficiencies for students getting to class. Portables mainly located on the East side of campus create a far walk for students.

CATEGORY 3
Sites in this category were built in the 1950's and have significant needs. Most of the sites have a lot of portables on the site that are in poor condition. Sites have permanent facilities are undersized and do not meet programmatic needs. The District support sites, which were built in the 1950's and have had no modernizations, fall into this category. The M&O warehouse was built in 2001 but is undersized and has significant programmatic needs. Comprehensive modernization and/or replacement recommended.

Gerald Smith Elementary School
Modernization of this site only touched a small part of the school. The MPR located in the middle of campus creates conflicts with pedestrian and vehicular access. The Administration office is undersized causing some office functions to be in portables. The Library is also undersized. More than 50% of classrooms are in portables that are in poor condition.

Grand Terrace Elementary School
The site was built in 1950's and had a medium sized modernization in 2002. Located next to a freeway, it is not an ideal location for a school. More than 50% of the school is housed in portables.

Mary B. Lewis Elementary School
Although this site has received modernization within the past 10 years, the school still needs some modernization. Administration, Library and MPR are undersized. Approximately 50% of the school is in portables.

Walter Zimmerman Elementary School
Built in 1950's the site had a medium modernization in 2014 that included fire alarm and HVAC. The site could use a comprehensive modernization. Approximately 50% of the classrooms are in portables. Administration offices and Library are undersized.

Woodrow Wilson Elementary School
Built in 1935, the main building is an original, historical building, one of the oldest in the District. The main building needs a comprehensive modernization. Administration and MPR are undersized; Library is in a portable. Approximately 30% of the school is in portables. Portables classrooms are in poor condition.

William McKinley Elementary School
Built in the 1950's the site received a medium sized modernization in 2002. The site is located adjacent to a City park, which has it's challenges. Due to limited playfields and smaller site size, the site would like better access and use of the park. The Administration, MPR and Library are undersized for the school population. Approximately 30% of the school is in portables.

Colton Middle School
Built in 1953, the school was last modernized in 1986. The site is due for a comprehensive modernization and qualifies for State modernization funding. The MPR will be modernized summer 2017. More than 50% of the site is in portables. This middle school lacks a gym/ pavilion and the MPR, Administration office and Library are undersized for its population.

Terrace Hills Middle School
Approximately 75% of the school is in portables. Permanent buildings are aged and need to be modernized. Main Administration access is difficult due to it being on the 2nd floor.

Slover Mountain High School
Former middle school campus in generally has not had much work done. The site is in need of modernization and better facilities to appropriately support High School students. The MPR is currently used as the District's Board Room.

Washington High School
Built in 1953, the main building is original, historical building, one of the oldest in the District. The site will receive some modernization including restroom upgrades, door replacement and fire alarm in 2017. This site needs a comprehensive modernization; portables should be replaced.

Pupil Personnel Services
Built in 1937 this site used to be a school and has been re-purposed to house Pupil Personnel Services. Some of the oldest structures are being used for storage and were recently condemned by the fire department. Buildings are aged and in disrepair. Site reported poor ventilation and indoor air quality. The site reported that site security is also an issue.

Hermosa Center
The Hermosa Center is where several District support service functions are housed including Student Services, Risk Management, Facilities, Energy Management, and Nutrition Services. Built in the 1960's the site is mainly comprised of portables and has not received any modernizations. The one permanent building at this site houses Student Services. The facilities do not meet the needs of the department. The site reported that Student Services needs to interface with new parents, but the facilities create a poor impression and lack curb appeal. Parking and site are organized poorly making wayfinding difficult.

Nutrition Services
The Nutrition Services offices are located at the Hermosa Center and the warehouse is at the adjacent Maintenance and Operations site. Nutrition Services director has expressed the need for a central kitchen and larger warehouse in order to meet the food service needs of the District. Currently there are many operational inefficiencies with deliveries due to the lack of storage space.

Maintenance and Operations/ Warehouse
Built in 2001 the facilities are in working condition. However the facilities are lacking sufficient space to support the functions of a proper maintenance & operations facility. The warehouse space is currently shared with Nutrition Services and both do not have enough space. There is minimal space for M&O shops. Parking for staff and District vehicles is not adequate.

Transportation
Built in 1957 the site has received little modernization work. It is currently located adjacent to Colton High School. The site is at maximum capacity and there is no room for expansion. The offices are undersized, lacks storage space, and the site needs additional bus parking space to be able to add electric busses to their fleet. Buildings are aged and past their useful life.

District Office/ Print Shop
Built in 1953 the District Office is in working condition. The site has had minimal upgrades. The main issue is that not all departments fit at this site creating a decentralized model that creates many inefficiencies in terms of communication and cross-department coordination. Approximately 25% of the site is in portables. The Print Shop also located at this site, is undersized, which creates inefficiencies in operations.

ASSESSMENT SUMMARY

Common Existing Condition Issues:
At all Elementary schools and a few of Middle Schools, the Cafeteria and MPR space are shared, and dining functions override and preclude MPR functions. Ideally, there would be space(s) that could alleviate some of the functions that currently include food serving and dining, special events, group activities, assemblies, performing arts, and after school programs.

Modular / Portable classrooms and buildings often suffer from leaks and poor and deteriorated conditions. Many have odor problems.

Teachers mentioned thermal comfort issues inside the classrooms, because the thermostats are controlled by the District and cannot be overridden, resulting in classrooms that are too cold in the winter and too warm in the summer and hot months. All schools except Grand Terrace HS and the new Science/Math Building at Bloomington HS have single pane glazing, which contributes to heat gain inside the classrooms.

Many Main Administration functions are not consolidated, with psychology, nurse, speech, counseling, and/or faculty lounge / work room often housed in satellite, makeshift offices. Individual administrators lack privacy, because the offices of functions like psychology, nurse, counseling, and the like are often shared or separated only by partial height partitions rather than separate room. Many schools lack a proper conference room in which to conduct medium sized faculty meetings, as well as a parent center to bring in visitors for parent activities.

Front door security was a concern. Many receptionists remarked that they felt exposed and insecure in the event an unwelcome intruder entered the office. Also, many schools lack a single control point that can inhibit visitors from entering further until allowed to do so by the receptionist or office manager (e.g. via a buzzer).

Most campuses reported they do not have enough outdoor shelter to protect from the sun, rain, and wind.

Most fields suffer from uneven surfaces and trip hazards from gopher holes. Almost all schools suffer from some form of pest nuisance, such as gophers, skunks, red ants, birds, cats, stray dogs, and/or multiple of the above.

Play equipment is aged and generally needs replacement.

Most schools have storm water drainage/ ponding and flooding issues at asphalt and play field areas.

Most of the schools were built as neighborhood schools where students originally walked to school. Currently most students are dropped off by car and parking and drop-off areas are high stress and present potentially unsafe conditions that cross pedestrian and vehicular circulation. Traffic frequently backs up down one or more streets. Some schools that have organized distributed arrival and pick up zones are slightly better. But most schools have noted traffic congestion and lack of parking as an issue.

The District has been proactive in keeping up to date with technology upgrades. Fiber replacement has been completed at Colton HS, Bloomington HS, Colton MS, Ruth O. Harris MS, Terrace Hills MS and Crestmore ES. Joe Baca MS and Grand Terrace HS are newer sites that have up to date technology and infrastructure. The District Technology Plan goals are as follows:

AV Option 1:
- 80 inch wall mounted or cart mounted, LCD flat panel interactive touch screen monitor.
- Sound bar or wall mounted speakers.
- Multi-device input option for monitor, allowing for switching between input devices easier.
- Voice amplification option included in sound bar.

AV Option 2:
- Ultra short throw, network connected, interactive projector, similar to Epson model now piloting.
- 106-inch diagonal whiteboard for projection surface.
- Extron Wall Vault amplification and input system.
- Ceiling mounted speakers.
- Voice amplification option.

Common Programmatic Needs:
Desire for infrastructure to support 21st century learning applications that take advantage of flexible teaching environments, interactive learning, and technology integration:
- Flexible furniture (seating and tables).
- Flexible classroom and learning spaces that allow for small and large group instruction (movable partitions, flexible learning pod areas, shared work rooms).
- Wireless technology, such as additional Chromebooks/iPads (schools are generally working toward this already).
- Improved classroom speaker systems. Many schools have classroom PA available to teachers, but they choose to use a portable system, because the fixed system is of poor quality.

Significant upgrades to or preferably replacement of portable classrooms to provide power, technology, mounted projectors, fixed storage / teaching walls needed for 21st Century Learning.

Provide maker space to accommodate science, engineering, and/or robotics functions. For some schools, art was included as a targeted specialized curriculum.

Transform the Library into a technology and multimedia center with adequate size and inviting furniture conducive to collaboration. Include sufficient power and technology infrastructure to make use of portable devices.

Provide outdoor learning area with shade and infrastructure for instruction, including durable outdoor classroom furniture, writeable surfaces, power, technology, lighting, and sound amplification.

For many schools, their computer labs will soon become obsolete with the proliferation of Chromebooks, so these can be transformed into other spaces, such as maker spaces, flex labs, or combined into neighboring Library space (where applicable) to create multimedia centers.

ASSESSMENT SUMMARY

The following chart provided by the District shows a summary of when each site was built, the year of the last modernization as well as whether it was a small modernization (targeted scope of work), medium modernization (scope of work mainly covering finishes), or large comprehensive modernization.

S = Small Modernization
M = Medium Modernization
L = Comprehensive Modernization

POTENTIAL MODERNIZATION FUNDING (through 2020)										
School	Acres	Year Built	Age	Year Modernized		Next Eligible Date	Remaining Pupils	Total Potential Pupils***	Estimated Mod Funds*	
Elementary										
Abraham Lincoln	9.67	1953	64	2012	L	**2037**	0	150	$634,200	
Alice Birney	9.12	1953	64	2000	M	**2025**	28	278	$1,175,384	
Cooley Ranch	8	1992	25	2013	S	**2038**	0	100	$422,800	
Crestmore	10	1950	67	2013	L	**2038**	0	150	$634,200	
Gerald A. Smith	9.8	1968	49	2007	M	**2032**	50	550	$2,325,400	
Grand Terrace	8.5	1950	67	2000	M	**2025**	88	263	$1,111,964	
Jurupa Vista	10	1990	27	2014	S	**2039**	239	514	$2,173,192	
Mary B. Lewis	9.8	1953	64	2013	L	**2038**	0	225	$951,300	
Michael D'Arcy	9.98	1996	21	2014 (portables)	S	**2034**	0	504	$2,130,912	
Paul Rogers	9.1	1967	50	2010	M	**2035**	19	169	$714,532	
Reche Canyon	10.55	1998	19	2012	S	**2037**	373	423	$1,788,444	
Ruth Grimes	9.8	1957	60	2000	M	**2025**	150	350	$1,479,800	
Sycamore Hills	12	2002	15	N/A		**2020**	0	200	$845,600	
Terrace View	9.7	1968	49	2014	M	**2039**	0	50	$211,400	
Ulysses Grant	9.1	1954	63	2013	L	**2038**	0	175	$1,268,400	
Walter Zimmerman	10	1953	64	2014	M	**2039**	0	225	$951,300	
William McKinley	9.5	1953	64	2000	M	**2025**	26	176	$744,128	
Woodrow Wilson	8.4	1935	82	2000	M	**2025**	222	372	$1,572,816	
Middle										
Colton Middle	20.1	1953	64	1993	M	**2018**	0	945	$5,353,560	**
Joe Baca Middle	N/A	2007	10	N/A		**2032**	N/A	N/A	$0	
Ruth O. Harris	22.1	1989	28	2014	S	**2039**			$0	
Terrace Hills	9.12	1960	57	2000	M	**2025**	144	684	$3,058,848	
High										
Bloomington	42.05	1962	55	2005	L	**2030**	139	355	$2,078,525	
Colton High	42	1934	83	2005	L	**2030**	150	1095	$4,950,789	
Grand Terrace High	65	2006	11	N/A		**2031**	0	0	$0	
Washington Alt.	6.5	1953	64	2016	M	**2038**	411	411	$2,406,405	
Slover Mountain High	19.5	1952	65	1986	S	2011	0	216	$3,413,187	**

Potential Funding	**$42,397,086**
Acknowledged List	**$24,010,781**
OVERALL POTENTIAL $$:	**$66,407,867**

* Base Grant Only; Does not include any supplemental grants

** Additional Per Pupil Amount due to 50+ Year Old Buildings

*** Includes any remaining eligibility

ASSESSMENT SUMMARY

The following chart provided by the District shows a summary of the condition of main power distribution at each site.

5/17/17

SB= SWITCH BOARD

Electrical

AB - Old Main SB

CR - OK

Crest - Ok

D'Arcy - Ok

GTE - Old Main SB

Grant - Old Main SB

Grimes - Old Main SB

JV - Ok

Lewis - Old Main SB

Lincoln - Old Main SB

McK - Old Main SB

RC - OK

Rogers - Trans & DP on Both Wings ← TRANS. AND DISTRIBUTION PANEL ARE OLD @ ALL PERMANENT WINGS

Smith - Main SB

Syc. Hills - OK

T.V - OK

Wilson - Main SB ← ENTIRE CAMPUS IS OLD

Zimm - OK

CMS - OK

JBMS - OK

ROHMS - OK

THMS - Main SB ← ACCESS ROAD/OLD/OVER CAPACITY

BHS - Trans. & DP Café (?) & Behind Rm. 121

MAIN SUC OK. ↑ NEED UPGRADE

CHS - Ok

GTHS - OK

Slover - Old Main SB

PPS - Old Main SB

D.O. - Main SB (at capacity) - IN MAIN ROOM.

Trans - OK

H.C - DP (North Side)

↑

HERMOSA.

ASSESSMENT SUMMARY

The following chart provided by the District shows a summary of when each site received modernization to fire alarm and PA and M&O's assessment of the current system.

List Updated on: 20-Jan-17

	Fire Alarm	System	PA	System	M/O Request
ELEMENTARY					
Alice Birney	?	Simplex 4005	?	Simplex 5100 Series	Need Replacement
Cooley Ranch	2014	FCI	2014	Bogan	
Crestmore	2013	GE Edwards	2013	Dukane	
Michael D'Arcy	2014	FCI	2014	Bogan	
Grand Terrace	?	Simplex 4005	?	Simplex 5100 Series	Need Replacement
Grant	2013	GE Edwards	2013	Dukane	
Ruth Grimes	?	Simplex 4005	?	Simplex 5100 Series	PA 85% operational; FA replace ASAP
Jurupa Vista	2012	GE Edwards	2012		
Mary B. Lewis	2013	GE Edwards	2013	Dukane	
Abraham Lincoln	2013	GE Edwards	2013	Dukane	
William McKinley	?	Simplex 4005	?	Simplex 5100 Series	PA Max capacity
Reche Canyon	2012	GE Edwards	2012		
Paul Rogers	2007	Simplex 4010 (85%) and Simplex 4005 (20%)	2007	Simplex 5100	
San Salvador	2014	FCI	2014	Bogan	
Gerald Smith	2007	Simplex 4100U	2007	Simplex 5100	PA problems
Sycamore Hills	?	Edwards EST-2	?	Dukane	X
Terrace View	2014	Notifier	2014	Bogan	
Woodrow Wilson	2012	GE Edwards	2012	Airphone TC(70%)/Simplex 5100 (30%)	
Walter Zimmerman	2014	Notifier	2014	Bogan	
MIDDLE SCHOOL					
Colton Middle	2009	Simplex	2016	Bogan (New)	Needs new wiring
Joe Baca MS	2012	GE Edwards	2012	Rauland	
Ruth O. Harris	2014	FCI	2014	Bogan	
Terrace Hills Middle	?	Simplex 4100U	?	Bogna Multicom 2000	room G5 has stand alone
HIgH SCHOOL					
Bloomington HS	2006-07	Simplex	2006-07	Rauland	
Colton HS	2006-07	Simplex	2006-07	Telecor	Need new PA
Grand Terrace	2012	GE Edwards	2012		
Slover Mt	2012	GE Edwards	2012		
Washington	2017-18	TBD	2017	TBD	

ASSESSMENT SUMMARY

Leased and owned portables. The following chart shows the number of leased versus owned portables at each site.

2017 Leased and Owned Portables

Site	Leased Portables	Owned Portables	County Portables	Total
Birney	7	20	0	27
Cooley Ranch	4	6	0	10
Crestmore	2	16	0	18
D'Arcy	2	10	0	12
Grand Terrace ES	6	13	0	19
Grant	3	13	0	16
Grimes	4	10	0	14
Jurupa Vista	3	13	0	16
Lewis	7	18	1	26
Lincoln	4	11	0	15
*McKinley	4	9	0	13
Reche Canyon	3	8	0	11
Rogers	11	9	0	20
San Salvador	1	7	0	8
Smith	6	23	5	34
Sycamore Hills	0	8	0	8
Terrace View	7	14	0	21
Wilson	4	11	0	15
Zimmerman	0	20	0	20
CMS	7	18	0	25
ROHMS	0	0	0	0
THMS	4	28	0	32
JBMS	0	0	0	0
BHS	33	37	0	70
CHS	2	36	1	39
GTHS	0	12	0	12
Slover	4	12	1	17
Washington	6	2	0	8
Total	134	384	8	526

*McKinley includes 3 owned portables from 2017 project

Portables Over 10 Years Old. The following charts lists the age of portables that are greater than 10 years old at each site.

CJUSD FACILITIES PLANNING CONSTRUCTION
PORTABLES OVER 10 YEARS OLD

Site	Year Installed	Room No.	Owned or Leased		
BHS	1993	314	Owned	24	48
BHS	1993	315	Owned	24	
BHS	1999	125	Owned	18	
BHS	1999	126	Owned	18	
BHS	1999	127	Owned	18	
BHS	1999	128	Owned	18	
BHS	2001	602	Owned	16	
BHS	2001	604	Owned	16	
BHS	2001	606	Owned	16	
BHS	2001	608	Owned	16	
BHS	2001	320	Owned	16	
BHS	2001	321	Owned	16	
BHS	2004	582	Owned	13	
BHS	2004	583	Owned	13	
BHS	2004	584	Owned	13	
BHS	2004	585	Owned	13	
BHS	2004	586	Owned	13	
BHS	2004	587	Owned	13	
BHS	2004	588	Owned	13	
BHS	2004	589	Owned	13	
BHS	2004	590	Owned	13	
BHS	1988	305	Owned	29	
BHS	1988	306	Owned	29	
BHS	1988	307	Owned	29	
BHS	1988	308	Owned	29	
BHS	1988	309	Owned	29	
BHS	1988	310	Owned	29	
BHS	1990	302	Owned	27	
BHS	1990	303	Owned	27	
BHS	1990	304	Owned	27	
BHS	2001	230	Leased	16	
BHS	2001	232	Leased	16	
BHS	2001	595	Leased	16	
BHS	2001	596	Leased	16	
BHS	2001	597	Leased	16	
BHS	2001	598	Leased	16	
BHS	2001	599	Leased	16	
BHS	2001	600	Leased	16	
BHS	2003	700	Leased	14	
BHS	2003	701	Leased	14	
BHS	2003	702	Leased	14	
BHS	2003	703	Leased	14	
BHS	2003	704	Leased	14	
BHS	2003	705	Leased	14	
BHS	2000	601	Leased	17	

ASSESSMENT SUMMARY

Portables Over 10 Years Old.

CJUSD FACILITIES PLANNING CONSTRUCTION
PORTABLES OVER 10 YEARS OLD

Site	Year Installed	Room No.	Owned or Leased		
BHS	2000	603	Leased	17	
BHS	2000	605	Leased	17	
BHS	2000	607	Leased	17	
Birney	1986	13	Owned	31	21
Birney	1986	14	Owned	31	
Birney	1986	15	Owned	31	
Birney	1986	16	Owned	31	
Birney	1986	17	Owned	31	
Birney	1986	18	Owned	31	
Birney	1996	21	Owned	21	
Birney	1996	23	Owned	21	
Birney	1998	25	Owned	19	
Birney	1998	27	Owned	19	
Birney	1998	29	Owned	19	
Birney	1998	31	Owned	19	
Birney	1998	33	Owned	19	
Birney	1998	22	Owned	19	
Birney	1998	24	Owned	19	
Birney	2001	26	Owned	16	
Birney	2001	28	Owned	16	
Birney	2001	30	Owned	16	
Birney	2001	32	Owned	16	
Birney	2000	20	Leased	17	
Birney	2000	19	Leased	17	
~~CHS~~	~~1986~~	~~600~~	~~Removed 5/2017~~		42
~~CHS~~	~~1986~~	~~601~~	~~Removed 5/2017~~		
~~CHS~~	~~1986~~	~~602~~	~~Removed 5/2017~~		
~~CHS~~	~~1986~~	~~603~~	~~Removed 5/2017~~		
CHS	1987	605	Owned	30	
CHS	1987	606	Owned	30	
CHS	1976	Career	Owned	41	
CHS	1998	550	Owned	19	
CHS	1998	551	Owned	19	
CHS	1998	552	Owned	19	
CHS	1998	553	Owned	19	
CHS	1998	554	Owned	19	
CHS	1998	555	Owned	19	
CHS	2001	556	Owned	16	
CHS	2001	557	Owned	16	
CHS	2001	558	Owned	16	
CHS	2001	559	Owned	16	
CHS	2001	450	Owned	16	
CHS	2001	451	Owned	16	

CJUSD FACILITIES PLANNING CONSTRUCTION
PORTABLES OVER 10 YEARS OLD

Site	Year Installed	Room No.	Owned or Leased		
CHS	2003	Lab	Owned	14	
CHS	2003	Lab	Owned	14	
CHS	2004	610	Owned	13	
CHS	2004	611	Owned	13	
CHS	2004	612	Owned	13	
CHS	2004	613	Owned	13	
CHS	2004	614	Owned	13	
CHS	2004	615	Owned	13	
CHS	2004	616	Owned	13	
CHS	2004	617	Owned	13	
CHS	2004	618	Owned	13	
CHS	2004	619	Owned	13	
CHS	2004	620	Owned	13	
CHS	2004	621	Owned	13	
CHS	1990	544	Owned	27	
CHS	1990	545	Owned	27	
CHS	1987	540	Owned	30	
CHS	1987	541	Owned	30	
CHS	1987	607	Owned	30	
CHS	1987	608	Owned	30	
CHS	1987	609	Owned	30	
CHS	1987	542	Owned	30	
CHS	1987	543	Owned	30	
CHS	1990	57	Owned	27	
CHS	1990	58	Owned	27	
CHS	2003	452	Leased	14	
CHS	2003	453	Leased	14	
CMS	2001	29	Owned	16	18
CMS	2001	30	Owned	16	
CMS	2001	31	Owned	16	
CMS	2001	32	Owned	16	
CMS	2001	33	Owned	16	
CMS	2001	34	Owned	16	
CMS	2001	35	Owned	16	
CMS	2001	36	Owned	16	
CMS	2002	28	Leased	15	
CMS	2002	37	Leased	15	
CMS	2002	38	Leased	15	
CMS	2002	39	Leased	15	
CMS	2002	40	Leased	15	
CMS	2005	42	Leased	12	
CMS	2005	41	Leased	12	
CMS	1985	27	Owned	32	
CMS	1990	23	Owned	27	

ASSESSMENT SUMMARY

Portables Over 10 Years Old.

CJUSD FACILITIES PLANNING CONSTRUCTION
PORTABLES OVER 10 YEARS OLD

Site	Year Installed	Room No.	Owned or Leased		
CMS	1992	24	1990	25	
Cooley Ranch	1996	24	Owned	21	10
Cooley Ranch	1996	25	Owned	21	
Cooley Ranch	1998	26	Owned	19	
Cooley Ranch	1998	27	Owned	19	
Cooley Ranch	2001	28	Owned	16	
Cooley Ranch	2001	29	Owned	16	
Cooley Ranch	2003	30	Leased	14	
Cooley Ranch	2003	31	Leased	14	
Cooley Ranch	2003	32	Leased	14	
Cooley Ranch	2003	33	Leased	14	
Crestmore	1996	19	Owned	21	15
Crestmore	1996	20	Owned	21	
Crestmore	1996	21	Owned	21	
Crestmore	1996	22	Owned	21	
Crestmore	1996	23	Owned	21	
Crestmore	1996	24	Owned	21	
Crestmore	1996	25	Owned	21	
Crestmore	1998	26	Owned	19	
Crestmore	1998	27	Owned	19	
Crestmore	1998	28	Owned	19	
Crestmore	1998	29	Owned	19	
Crestmore	1998	30	Owned	19	
Crestmore	1999	K3	Owned	18	
Crestmore	2003	34	Leased	14	
Crestmore	2003	35	Leased	14	
D'Arcy	1998	17	Owned	19	12
D'Arcy	1998	18	Owned	19	
D'Arcy	1998	19	Owned	19	
D'Arcy	1998	20	Owned	19	
D'Arcy	2001	21	Owned	16	
D'Arcy	2001	22	Owned	16	
D'Arcy	2001	23	Owned	16	
D'Arcy	2001	24	Owned	16	
D'Arcy	2001	25	Owned	16	
D'Arcy	2001	26	Owned	16	
D'Arcy	2003	27	Leased	14	
D'Arcy	2003	28	Leased	14	
Grand Terrace	1979	28	Owned	38	19
Grand Terrace	1979	29	Owned	38	
Grand Terrace	1986	21	Owned	31	

CJUSD FACILITIES PLANNING CONSTRUCTION
PORTABLES OVER 10 YEARS OLD

Site	Year Installed	Room No.	Owned or Leased		
Grand Terrace	1986	22	Owned	31	
Grand Terrace	1986	23	Owned	31	
Grand Terrace	1998	24	Owned	19	
Grand Terrace	1998	25	Owned	19	
Grand Terrace	1998	26	Owned	19	
Grand Terrace	1998	27	Owned	19	
Grand Terrace	2000	30	Leased	17	
Grand Terrace	2000	31	Leased	17	
Grand Terrace	2000	32	Leased	17	
Grand Terrace	2000	33	Leased	17	
Grand Terrace	2001	12	Owned	16	
Grand Terrace	2001	13	Owned	16	
Grand Terrace	2001	19	Owned	16	
Grand Terrace	2001	20	Owned	16	
Grand Terrace	2003	35	Leased	14	
Grand Terrace	2003	34	Leased	14	
Grant	1989	19	Owned	28	15
Grant	1989	20	Owned	28	
Grant	1989	21	Owned	28	
Grant	1998	22	Owned	19	
Grant	1998	23	Owned	19	
Grant	1998	24	Owned	19	
Grant	1998	25	Owned	19	
Grant	1998	26	Owned	19	
Grant	1998	27	Owned	19	
Grant	2001	28	Owned	16	
Grant	2001	29	Owned	16	
Grant	2001	30	Owned	16	
Grant	2001	31	Owned	16	
Grant	2003	32	Leased	14	
Grant	2003	33	Leased	14	
Grimes	1987	25	Owned	30	14
Grimes	1998	1	Owned	19	
Grimes	1998	2	Owned	19	
Grimes	1998	3	Owned	19	
Grimes	1999	27	Owned	18	
Grimes	2000	B	Leased	17	
Grimes	2000	C	Leased	17	
Grimes	2001	28	Owned	16	
Grimes	2001	29	Owned	16	
Grimes	2003	30	Leased	14	
Grimes	2003	31	Leased	14	
Grimes	1988	26	Owned	29	

ASSESSMENT SUMMARY

Portables Over 10 Years Old.

CJUSD FACILITIES PLANNING CONSTRUCTION
PORTABLES OVER 10 YEARS OLD

Site	Year Installed	Room No.	Owned or Leased		
Grimes	1994	4	Owned	23	
Grimes	1994	5	Owned	23	
Jurupa Vista	1998	19	Owned	19	16
Jurupa Vista	1998	20	Owned	19	
Jurupa Vista	1998	23	Owned	19	
Jurupa Vista	1998	24	Owned	19	
Jurupa Vista	2004	33	Owned	13	
Jurupa Vista	2004	34	Owned	13	
Jurupa Vista	2001	25	Owned	16	
Jurupa Vista	2001	26	Owned	16	
Jurupa Vista	2001	27	Owned	16	
Jurupa Vista	2001	28	Owned	16	
Jurupa Vista	2001	29	Owned	16	
Jurupa Vista	2001	30	Owned	16	
Jurupa Vista	2001	31	Owned	16	
Jurupa Vista	2003	32	Leased	14	
Jurupa Vista	2004	21	Leased	13	
Jurupa Vista	2004	22	Leased	13	
Lewis	1987	2	Owned	30	18
Lewis	1987	3	Owned	30	
Lewis	1987	8	Owned	30	
Lewis	1987	9	Owned	30	
Lewis	1989	1	Owned	28	
Lewis	1989	21	Owned	28	
Lewis	1998	27	Owned	19	
Lewis	1998	28	Owned	19	
Lewis	1998	29	Owned	19	
Lewis	1998	30	Owned	19	
Lewis	1998	31	Owned	19	
Lewis	1998	32	Owned	19	
Lewis	2001	33	Owned	16	
Lewis	2001	34	Owned	16	
Lewis	2004	12	Owned	13	
Lewis	2004	13	Owned	13	
Lewis	1996	25	Owned	21	
Lewis	1996	26	Owned	21	
Lincoln	1987	13	Owned	30	12
Lincoln	1998	19	Owned	19	
Lincoln	1998	20	Owned	19	
Lincoln	1998	21	Owned	19	
Lincoln	1998	22	Owned	19	

CJUSD FACILITIES PLANNING CONSTRUCTION
PORTABLES OVER 10 YEARS OLD

Site	Year Installed	Room No.	Owned or Leased		
Lincoln	2001	16	Owned	16	
Lincoln	2001	17	Owned	16	
Lincoln	2001	18	Leased	16	
Lincoln	2004	27	Owned	13	
Lincoln	2004	28	Owned	13	
Lincoln	1996	14	Owned	21	
Lincoln	1996	15	Owned	21	
McKinley	1998	23	Owned	19	11
McKinley	1998	24	Owned	19	
McKinley	1999	25	Owned	18	
McKinley	1999	26	Owned	18	
McKinley	2000	27	Leased	17	
McKinley	2000	28	Leased	17	
McKinley	2000	29	Leased	17	
McKinley	2000	30	Leased	17	
McKinley	1996	20	Owned	21	
McKinley	1996	21	Owned	21	
McKinley	1996	22	Owned	21	
Reche Canyon	2001	13	Leased	16	11
Reche Canyon	2001	16	Leased	16	
Reche Canyon	2003	11	Leased	14	
Reche Canyon	2003	12	Leased	14	
Reche Canyon	2003	17	Leased	14	
Reche Canyon	2003	18	Leased	14	
Reche Canyon	2003	19	Leased	14	
Reche Canyon	2003	20	Leased	14	
Reche Canyon	2004	21	Owned	13	
Reche Canyon	1996	14	Owned	21	
Reche Canyon	1996	15	Owned	21	
Rogers	1986	39	Owned	31	20
Rogers	1998	24	Owned	19	
Rogers	1998	25	Owned	19	
Rogers	2001	32	Leased	16	
Rogers	2001	34	Leased	16	
Rogers	2001	36	Leased	16	
Rogers	2004	6	Owned	13	
Rogers	2004	7	Owned	13	
Rogers	2005	26	Leased	12	
Rogers	2005	27	Leased	12	
Rogers	2005	28	Leased	12	
Rogers	2005	29	Leased	12	
Rogers	2005	30	Leased	12	

ASSESSMENT SUMMARY

Portables Over 10 Years Old.

CJUSD FACILITIES PLANNING CONSTRUCTION
PORTABLES OVER 10 YEARS OLD

Site	Year Installed	Room No.	Owned or Leased		
Rogers	2005	31	Leased	12	
Rogers	2005	33	Leased	12	
Rogers	2005	35	Leased	12	
Rogers	1996	20	Owned	21	
Rogers	1996	21	Owned	21	
Rogers	1996	22	Owned	21	
Rogers	1996	23	Owned	21	
San Salvador	2001	Admin	Owned	16	1
Slover	2003	28	Leased	14	14
Slover	2003	29	Leased	14	
Slover	2003	30	Leased	14	
Slover	2003	31	Leased	14	
Slover	2005	34	Owned	12	
Slover	2005	31	Owned	12	
Slover	2005	33	Owned	12	
Slover	2005	32	Owned	12	
Slover	2005	30	Owned	12	
Slover	1990	19	Owned	27	
Slover	1990	22	Owned	27	
Slover	1990	23	Owned	27	
Slover	1990	24	Owned	27	
Slover	1990	25	Owned	27	
Smith	1998	K3	Owned	19	29
Smith	1998	K4	Owned	19	
Smith	2004	36	Owned	13	
Smith	2004	37	Owned	13	
Smith	2004	38	Owned	13	
Smith	2004	Staff	Owned	13	
Smith	2004	C Lab	Owned	13	
Smith	2004	Lit	Owned	13	
Smith	2004	Lib	Owned	13	
Smith	2004	17	Owned	13	
Smith	2004	18	Owned	13	
Smith	2004	19	Owned	13	
Smith	2004	20	Owned	13	
Smith	2004	21	Owned	13	
Smith	2004	24	Owned	13	
Smith	2004	25	Owned	13	
Smith	2004	30	Owned	13	
Smith	2004	28	Owned	13	
Smith	2001	34	Owned	16	
Smith	2003	22	Owned	14	

CJUSD FACILITIES PLANNING CONSTRUCTION
PORTABLES OVER 10 YEARS OLD

Site	Year Installed	Room No.	Owned or Leased		
Smith	2004	A	County	13	
Smith	2004	B	County	13	
Smith	2004	C	County	13	
Smith	2004	D	County	13	
Smith	2004	E	County	13	
Smith	2004	32	Leased	13	
Smith	2004	26	Leased	13	
Smith	2004	29	Leased	13	
Smith	2004	23	Leased	13	
Sycamore Hills	2004	H7	Owned	13	8
Sycamore Hills	2004	H8	Owned	13	
Sycamore Hills	2004	H5	Owned	13	
Sycamore Hills	2004	H6	Owned	13	
Sycamore Hills	2004	G6	Owned	13	
Sycamore Hills	2004	G5	Owned	13	
Sycamore Hills	2004	G8	Owned	13	
Sycamore Hills	2004	G7	Owned	13	
				2017	
Terrace View	1998	24	Owned	19	16
Terrace View	1998	25	Owned	19	
Terrace View	2003	16	Leased	14	
Terrace View	2003	21	Leased	14	
Terrace View	2003	11A	Leased	14	
Terrace View	2003	11B	Leased	14	
Terrace View	1985	12	Owned	32	
Terrace View	1985	13	Owned	32	
Terrace View	1985	14	Owned	32	
Terrace View	1986	15	Owned	31	
Terrace View	1986	17	Owned	31	
Terrace View	1986	18	Owned	31	
Terrace View	1986	19	Owned	31	
Terrace View	1986	20	Owned	31	
Terrace View	1986	22	Owned	31	
Terrace View	1986	23	Owned	31	
THMS	1972	E5	Owned	45	25
THMS	1972	E6	Owned	45	
THMS	1987	E8	Owned	30	
THMS	1987	E9	Owned	30	
THMS	1990	G2	Owned	27	
THMS	1990	G3	Owned	27	
THMS	1990	G4	Owned	27	
THMS	1998	H2	Owned	19	
THMS	1998	H3	Owned	19	

ASSESSMENT SUMMARY

Portables Over 10 Years Old.

CJUSD FACILITIES PLANNING CONSTRUCTION
PORTABLES OVER 10 YEARS OLD

Site	Year Installed	Room No.	Owned or Leased		
THMS	1999	A4	Leased	18	
THMS	1999	A5	Leased	18	
THMS	1999	A6	Leased	18	
THMS	1999	A7	Leased	18	
THMS	1999	E1	Owned	18	
THMS	1999	E2	Owned	18	
THMS	1999	E3	Owned	18	
THMS	1999	E4	Owned	18	
THMS	2001	H4	Owned	16	
THMS	2001	H5	Owned	16	
THMS	2001	H6	Owned	16	
THMS	2001	H7	Owned	16	
THMS	2001	H8	Owned	16	
THMS	2001	H9	Owned	16	
THMS	1992	A8	Owned	25	
THMS	1992	E7	Owned	25	
Washington	1986	8	Owned	31	7
Washington	1986	9	Owned	31	
Washington	1987	10	Owned	30	
Washington	1987	11	Owned	30	
Washington	2004	5	Owned	13	
Washington	2004	6	Owned	13	
Washington	Unknown	ELL	Owned		
Wilson	1998	25	Owned	19	13
Wilson	1998	26	Owned	19	
Wilson	1986	21	Owned	31	
Wilson	1986	22	Owned	31	
Wilson	1986	23	Owned	31	
Wilson	1986	24	Owned	31	
Wilson	2004	8	Owned	13	
Wilson	2004	9	Owned	13	
Wilson	2004	12	Owned	13	
Wilson	2004	13	Owned	13	
Wilson	1972	Staff	Owned	45	
Wilson	1972	L1	Owned	45	
Wilson	1972	L2	Owned	45	
Wilson					
Zimmerman	1987	24	Owned	30	14
Zimmerman	1987	25	Owned	30	
Zimmerman	1987	28	Owned	30	
Zimmerman	1987	29	Owned	30	
Zimmerman	1998	26	Owned	19	

CJUSD FACILITIES PLANNING CONSTRUCTION
PORTABLES OVER 10 YEARS OLD

Site	Year Installed	Room No.	Owned or Leased		
Zimmerman	1998	27	Owned	19	
Zimmerman	1999	6	Owned	18	
Zimmerman	2004	30	Owned	13	
Zimmerman	2005	31	Owned	12	refurb
Zimmerman	2005	32	Owned	12	refurb
Zimmerman	2005	33	Owned	12	refurb
Zimmerman	2005	34	Owned	12	refurb
Zimmerman	2005	35	Owned	12	refurb
Zimmerman	2005	36	Owned	12	refurb
District Office					13
Hermosa Center					14
				Total	456

ASSESSMENT SUMMARY

Facilities Condition Rating Summary.

		Overall	Hardcourts	Playfields	Landscape	Irrigation	Play Equipment	Fencing & Gates	Parking & Drop-off	Roofing	Doors & Frames	Windows	Exterior Finish	Interior Finishes	ADA Compliance	Sewer	Domestic Water	Fire Water
ELEMENTARY SCHOOLS																		
01	Abraham Lincoln ES	2	3	3	3	2	2	3	1	3	1	3	1	1/ 3@mod	1	3	3	0
02	Alice Birney ES	2	3	2	2	2	2	2	3	1/ 3@mod	2/ 3@mod	3	2/ 3@mod	2	3	3	3	2
03	Cooley Ranch ES	1	3	2	2	2	2	2	2	0/ 2@mod	1	2	1	2	2	1	1	1
04	Crestmore ES	2	3	2	2	1	1	2	3	1/ 3@mod	1	3	1	2	1	2	3	n/a
05	Gerald A. Smith ES	3	2	3	3	3	3	3	3	1/ 3@mod	2	3	1	2	1	3	1	1
06	Grand Terrace ES	3	3	2	2	2	2	2	3	3	3	3	2/3@mod	2	3	3	3	3
07	Jurupa Vista ES	2	1	3	3	3	3	2	1	3	2	3	2	3	2	0	2	0
08	Mary B. Lewis ES	3	3	2	2	2	1	3	3	3	2	3	2/3@mod	1/3@mod	3	3	3	0
09	Michael D'Arcy ES	1	3	1	3	2	2	2	2	3	1	2	3	2	1	0	0	1
10	Paul J. Rogers ES	2	3	3	3	3	2	2	3	2	1	3	3	1/2@mod	1/3@mod	3	3	0
11	Reche Canyon ES	2	3	2	2	2	2	2	2	3	3	3	3	2	3	1	1	1
12	Ruth Grimes ES	2	3	3	3	3	3	3	2	3	1/2@mod	2	2	2	3	3	3	0
13	San Salvador Preschool	1	3	2	2	2	2	2	3	0	0	0	1	0/2	0/2	1	1	1
14	Sycamore Hills ES	1	3	2	2	2	2	2	2	1	1	2	2	2	1	1	1	1
15	Terrace View ES	2	3	3	3	2		2	2	0	3	3	2	2	2	3	3	1
16	Ulysses S. Grant ES	2	3	3	3	2	3	2	3	2	2	3	1/3@mod	0/2@mod	1/2@mod	3	3	0
17	Walter Zimmerman ES	3	3	3	3	3	3	2	3	1/3@mod	3	3	2/3@mod	3	3	3	3	0
18	William McKinley ES	3	3	3	3	3	3	2	3	3	3	3	2	2	3	3	3	0
19	Woodrow Wilson ES	3	3	3	3	3	2	1	3	3	3	3	3	2/3	3	3	1	0
MIDDLE SCHOOLS																		
20	Colton MS	3	3	0	2	2	2	3	3	1	1	3	1-2	2	3	3	3	2
21	Joe Baca MS	0	1	0	1	0	0	0	1	1	1	1	0	0	0	0	0	0
22	Ruth O. Harris MS	1	2	2	2	3	2	2	2	3	1	2	1	2	1	0	0	1
23	Terrace Hills MS	3	2	3	3	2	2	1	3	2/3@mod	3	3	2	2	3	3	3	0
HIGH SCHOOLS																		
24	Bloomington HS	2	3	0	3	3	2	1	1/ 3	2	2	2	1 / 2	1	1/ 3	2	3	0
25	Colton HS	2	3	0	3	2	3	3	3	3	3	3	1	3	3	3	3	2
26	Grand Terrace HS	0	1	0	1	0	0	0	1	1	1	1	0	1	1	0	0	0
27	Slover Mountain HS	3	3	3	2	3	2	3	3	3	3	3	2	3	3	3	3	0
28	Washington HS	3	2	2	2	3	1	2	2	3	2	3	2	1-2	3	3	3	3
DISTRICT ADMIN. & SUPPORT																		
29	Pupil Personnel Services	3																
30	M&O / Warehouse	3																
31	Transportation	3																
32	District Office	3																
33	Hermosa Center	3																

mod = modular buildings

Rating Legend:

CATEGORY [0] NO WORK.
CATEGORY [1] MINOR MODERNIZATION.
CATEGORY [2] STANDARD MODERNIZATION.
CATEGORY [3] MAJOR MODERNIZATION / RECONFIGURATION / COMPLETE REPLACEMENT.

ASSESSMENT SUMMARY

Facilities Condition Rating Summary.

		Storm Drain	Gas	HVAC	Restrooms	Main Power Service	Electrical Panels	Fire Alarm	PA/ Emergency Communication	Clock/Bell	Phones	Data Network/ IT Infrastructure	Technology	Security	Exterior Lighting	Interior Lighting
ELEMENTARY SCHOOLS																
01	Abraham Lincoln ES	3	3	1 /3@mod	1/ 2@mod	3	1	0	0	0	0	1	3	2	1	1
02	Alice Birney ES	3	3	3	3	3	1	3	3	3	0	1	3	2	1	1
03	Cooley Ranch ES	3	1	3	2	0	1	0	0	0	0	1	3	2	1	1
04	Crestmore ES	3	n/a	2	2	0	1	0	0	0	0	0	0	2	2	1
05	Gerald A. Smith ES	3	3	1 / 3	2	3	1	3	3	3	0	1	3	2	2	1
06	Grand Terrace ES	3	3	2	3	3	1	3	3	3	0	1	3	2	2	1
07	Jurupa Vista ES	3	0	3	2	0	1	3	3	3	0	1	3	2	2	1
08	Mary B. Lewis ES	2	3	1/3@mod	2	3	1	0	0	0	0	1	0	2	2	1
09	Michael D'Arcy ES	3	0	3	1	0	1	0	0	0	0	1	3	2	2	1
10	Paul J. Rogers ES	3	3	3	2	2	2	3	3	3	0	1	3	2	2	1
11	Reche Canyon ES	2	1	3	2	0	1	0	0	0	0	1	3	2	2	1
12	Ruth Grimes ES	3	3	3	2	3	1	3	3	3	0	1	3	2	2	1
13	San Salvador Preschool	2	1	2	0-1	0	1	0	0	0	0	1	0	2	2	0
14	Sycamore Hills ES	2	1	3	1	0	1	3	3	3	0	1	3	2	2	1
15	Terrace View ES	3	3	1/3@mod	3	0	1	0	0	0	0	1	3	2	2	1
16	Ulysses S. Grant ES	3	3	1/3@mod	0/2@mod	3	1	0	0	0	0	1	2	2	2	1
17	Walter Zimmerman ES	3	3	1/3@mod	3	0	1	0	0	0	0	1	3	2	2	1
18	William McKinley ES	3	3	3	3	3	1	3	3	3	3	1	3	2	2	1
19	Woodrow Wilson ES	3	3	3	3	3	1	3	3	3	0	1	3	2	2	1
MIDDLE SCHOOLS																
20	Colton MS	3	3	3	3	0	1	3	0	3	0	0	3	3	2	1
21	Joe Baca MS	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0
22	Ruth O. Harris MS	2	0	3	1	0	1	0	0	0	0	0	3	3	2	1
23	Terrace Hills MS	3	3	3	3	3	1	0	0	0	0	0	3	3	2	1
HIGH SCHOOLS																
24	Bloomington HS	3	3	0 / 3	0 / 2	0	2	3	3	3	0	0	3	3	2	1
25	Colton HS	3	3	1 / 3	3	0	1	3	3	3	0	0	3	3	2	1
26	Grand Terrace HS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
27	Slover Mountain HS	3	3	3	3	3	1	0	0	0	0	1	3	3	3	2
28	Washington HS	2	3	2	0	3	2	0	0	0	0	1	3	3	3	3
DISTRICT ADMIN. & SUPPORT																
29	Pupil Personnel Services															
30	M&O / Warehouse															
31	Transportation															
32	District Office															
33	Hermosa Center															

Rating Legend:

CATEGORY [0] NO WORK.
CATEGORY [1] MINOR MODERNIZATION.
CATEGORY [2] STANDARD MODERNIZATION.
CATEGORY [3] MAJOR MODERNIZATION / RECONFIGURATION / COMPLETE REPLACEMENT.



444 E. Olive Street, Colton, CA 92324
https://www.colton.k12.ca.us/lincoln

EXISTING SITE INFORMATION

Year Built: 1953
Year Modernized: 2012
Student Population (2016): 700
Grade Levels: K - 6
Number of Classrooms: 33
Number of Modulars: 15 (incl. 3 portables)
Site Acreage: 9.67 acres
Building Area: 33,604 sf

OVERVIEW

Abraham Lincoln Elementary School is organized by 4 classroom wing buildings, a Kindergarten building, Administration building, and MPR/Cafeteria building surrounding a central hard court playing area. In addition, two sets of modular buildings are located south of the classroom wings. Toilets are distributed across the classroom wing buildings and one modular building. Play fields are located on the south half of the campus. The school is supported by a proud community of generational residents whose families have attended Lincoln Elementary previously.

PRINCIPAL PRIORITIES

1. Provide secure, durable, and adequate fencing along entire perimeter sufficient to prevent trespassers from entering the campus.
2. Provide a new Library and media center with school Administration consolidated into one location.
3. Create outdoor flexible learning and gathering spaces with power, data, and lighting to facilitate group learning under proposed solar panel shade areas to be constructed this year.

RECENT PROJECTS

1. Comprehensive modernization of classrooms in permanent buildings, Administration, Cafeteria/ MPR, and kitchen and fire alarm and intercom upgrade (completed 2012).

CURRENT/UPCOMING PROJECTS

1. Solar shade shelter project (expected late 2017/ early 2018 completion).

COMMENTS FROM SITE

Program Needs

- Modular classrooms lack modern teaching walls featuring integrated casework, marker boards, and mounted projectors to match permanent classrooms.
- The school functions at a 2:1 level with Chromebook tablets for use in computer instruction and is working toward achieving a 1:1 ratio but envisions the Computer Labs remaining in their current type of use for the anticipated future regardless of the proliferation of wireless devices.
- The school desires a flexible learning space and facilities equipped to allow instruction of its science oriented curriculum, including Next Generation Science Standards and Google Engineering.
- School lacks permanent Library space with proper space and layout to allow multi-media instruction and learning. Current Library is housed between two portable buildings, with the Library and book stacks on one side and technology center on the other side.
- The school desires flexible furniture and new shelving in Library to improve learning functions and book display efficiency.
- Food service handles a large number students over (7) lunch periods, plus breakfast, and shares serving space in the MPR. Service procession is inefficient and prone to congestion.
- The kitchen lacks an office and food equipment storage. The staff currently utilizes a makeshift office located in dry storage, which must exit through the kitchen and presents a safety concern.
- Multi-Purpose Room use for assemblies and

performances is limited to outside of food serving hours due to dual use as Cafeteria dining and food distribution space.
- The band lacks its own practice and performance space and must use the Multi-Purpose Room to do so, further congesting space uses.
- The school lacks a covered outdoor gathering and education space that can function as an exterior learning lab.
- Administration space has been modernized but remains insufficiently sized to house all office functions in a collocated space. Faculty lounge, work room, assistant office manager, speech, psychologist, counselor, nurse, and after school program office spaces are all currently housed in modular buildings away from the main office.

Functionality of Spaces
- Permanent classrooms have been recently modernized and have sufficient technology and teaching tools for students.
- The school has (2) Computer Labs. Both have been recently upgraded for power and technology and are frequently used by students.
- The kitchen has been recently modernized and is spacious and accommodating.
- The current lone existing lunch shelter is not sufficient to shade students from weather.
- Numerous paving areas around school suffer from water ponding and flooding after heavier rains.

CONDITION ASSESSMENT

Rating Legend:

CATEGORY [0] NO WORK.
CATEGORY [1] MINOR MODERNIZATION.
CATEGORY [2] STANDARD MODERNIZATION.
CATEGORY [3] MAJOR MODERNIZATION / RECONFIGURATION / COMPLETE REPLACEMENT.

ASSESSMENT OF SITE

Parking
Category [1]
- Parking is distributed across three lots--two off Olive Street for staff and parents and a third behind the portable classrooms. The school also has a city agreement for parking along a section of North Bordwell Avenue adjacent to the fields. The school has noted that parking is generally sufficient for staff and visitor capacity needed.
- Parking lot AC paving is in good condition with some modernizations occurring in 2012.
- Modernized ADA drop off zone and accessible parking
- The bus drop-off zone runs through the visitor parking lot in front of the school and serves (2) full sized buses for SDC students.
- Traffic backs up along East Olive Street behind the bus and parent drop-off zones in front of the school but is relatively manageable.

Paving
Category [1]
Concrete (natural gray)
- General condition of paving is good, with new paving installed for complaint path of travel along the permanent classroom building wings.
- ADA modernization included path of travel upgrades including new ramps, railings, truncated domes.
- Verify potential cross slope issues (>2%) at storm drain inlets outside relocatables.

AC paving
Category [3]
- Asphalt paving exceeds 2% in areas across the hard courts.
- Ponding water occurs across hard courts and adjacent to ramps of portable modular classroom buildings.
- Verify potential cross slope issues (>2%).
- Various areas have cracking allowing water intrusion.

Site Amenities
Shade Shelter - Recreation courtyard
Category [0]
- Existing metal type shade structures in courtyard is in good condition.

Shade Shelter - Solar Panels
- Solar shade shelters are planned for later in 2017, to be located on the play field area along the hard courts.

Lunch tables and benches
Category [1]
- Existing lunch tables and benches are in good condition.

Play Equipment
Category [2]
- Play equipment in general is approximately 15 years old and in fair condition. The rock climbing wall is new and in very good condition.
- School personnel reports swing set requires frequent repair due to old age.
- Wood chips are in good condition but not desirable. Replace with poured in place play surfacing or artificial turf.
- Basketball goals and posts are in generally fair condition with some posts bent and leaning.
- Soccer goals in fair condition.

Landscape
Category [3]
- The play field has uneven surfaces due to gopher holes and presents injury hazards to users.
- Fire ants are present on the play fields adjacent to the hardcourt area.
- Play fields are shared with an adult soccer league and little league baseball use during the weekends.
- Trees are in fair condition. Additional trees are desired for shade.

Irrigation
Category [2]
- Irrigation system is in working condition. No issues reported by school personnel.
- Irrigation system should be upgraded to new suit landscape recommendations.

Fencing/Gates
Category [3]
- Fencing all around the campus and fields is chain link fencing. It is insufficient to stop outsiders from scaling the fence and entering the campus, which is a major security concern. New fencing is desired, preferably wrought iron or an actual

site wall.
- Some self locking gates present.

ASSESSMENT OF BUILDINGS

Exterior

Overall Rating: Category [2]

Paint

Category [1]

- Exterior of permanent buildings is mainly plaster with brick at pedestrian height at classroom buildings and Cafeteria/MPR building.
- Plaster is in good condition. Brick is aged and in fair condition, with efflorescence at multiple locations and dirt and water stains on facades exposed to the street.
- Hanging sun screen louvers at permanent classroom buildings are original and damaged.
- Building paint is in good condition. Few areas of faded paint. Accent blue was recently repainted, while white paint is more aged.
- Wood siding at the screen wall of the modular toilet building has peeled paint and deteriorating wood.

Door & Frames

Category [1]

- Doors are primarily hollow metal frame and panel.
- Hollow metal door frames were not replaced in the most recent modernization and show visible signs of wear and tear
- Hollow metal doors at permanent buildings were replaced in the most recent modernization and appear to be in good condition.

Windows

Category [3]

- Windows are single pane and aged.
- Windows are in poor condition. Steel frames at permanent buildings and aluminum frames at modular buildings are original.

Roof

Category [3]

- Reference roofing cost estimate report by Garland.
- The roof is a modified bitumen built-up system over the building roof structure.
- Roof is old and worn at portable classroom buildings, with multiple leaks reported.
- Roofs are also aged at permanent buildings, with leaks reported in the Administration building. Roof patching was applied at permanent buildings receiving new HVAC as part of the most recent modernization.

ADA Compliance

Category [1]

- Permanent buildings have had ADA upgrades in the last modernization and appear visually compliant.
- Portable Classroom buildings will require accessibility upgrades to handrails.
- Door thresholds appear to be accessible and door hardware generally appear to be accessible.
- Accessible wheelchair lift provided at MPR stage.
- A more detailed assessment and survey will need to be performed as projects come online.

Interior

Category [1] at permanent buildings
Category [3] at modular buildings

- Tile ceiling and carpet flooring are in good condition at permanent classroom spaces. VCT flooring at Cafeteria/MPR shows signs of traffic but is in fair condition.
- Tile ceilings at modular classrooms show water damage from leaks, and carpet flooring is delaminated and bunched in some classrooms, causing trip hazards.

ASSESSMENT OF SYSTEMS

Site Utilities

Domestic Water:

Category [3]

- The majority of domestic water mains and laterals are original to the building construction dates and should be regarded as having reached their service life.

Fire Water:

Category [0]

- No site fire water system observed.

Gas:

Category [3]

- The majority of gas mains and laterals are original to the building construction dates and should be regarded as having reached their service life.

Sewer:

Category [3]

- The majority of the sewer mains and laterals are original to the building construction dates and should be regarded as having reached their service life.
- Issues on site with smells emanating from sewer. Staff reports issue has been mitigated with a longer sewer vent.
- Staff personnel reports that sewer is very old in the public street and creates service issues for them.

Storm Drain/ Drainage:

Category [3]

- Site lacks a reliable underground storm drain system to convey storm water flows.
- Direct roof drain connections to storm drain to avoid surface drainage in between courtyards.
- Drain inlets observed with standing/ponding water above grate.
- Insufficient grading on play courts results in standing/ponding water.

Mechanical

Overall Rating: Category [1] at permanent buildings
Category [3] at modular buildings

- New HVAC was provided at permanent classroom buildings as part of the recent modernization. Modular and portable buildings were omitted from this upgrade.
- Approximately half of the HVAC equipment has exceeded its useful life and needs to be replaced.
- Current HVAC equipment is a mix of gas electric rooftop package units and heat pump wall mounted package units.
- Almost all units do not have an economizer and may not provide adequate ventilation to the occupied zones.
- Building Automation System is in place.

Plumbing

Overall Rating: Category [1] at permanent buildings
Category [2] at modular buildings

- Permanent building restrooms are in very good condition and have been recently modernized.
- Modular building restroom is a recurring source of vandalism and break-in's. For security, the school desires this replaced with permanent restrooms.

Electrical

- **Overall Site Power Distribution:**
- **Electrical Service:**
- Category [3]
- Power service is provided by SCE by an underground high voltage service feeder from offsite structures. The pad mounted transformer is in a fenced service yard with the campus main switchboard 'MSB' or in close proximity to the main board. Maintenance reported main switchboard is old and needs to be upgraded.
- **Site Power Distribution:**
- Category [3]
- Each building is served by an underground feeder from the MSB and routed to panels within the buildings. A few portables have power and low voltage circuits routed overhead supported on masts attached to the buildings. No reported problems with power distribution faults, breaker tripping or lack of capacity. Maintenance reported main switchboard is old and needs to be upgraded.

- **Building Power Systems:**
- **Electrical Panels:**
- Category [1]
- Power panels for each building are in dedicated electric rooms or on walls. Power service and distribution is at 208Y/120V. Electric rooms are neat and organized but generally crowded with very little wall space to add more equipment if necessary. No reports of lack of capacity or circuit breakers tripping were provided. All equipment appeared to be in fair condition replaced in the last modernization. Power panel in the teachers' lounge is located behind a built-in counter interfering with the code required clearance.
- **Power Distribution:**
- **Category [0]**
- Power feeders and branch circuits are routed interior to buildings in EMT conduit and IMC/RGS conduit exterior to the buildings. Some branch circuits are routed in Metal Clad 'MC' cable which is a prefabricated flexible conduit with integral wiring. This is an inexpensive method of installing branch circuits but does not allow for future modifications to the circuits conduit or wire. New branch circuits (conduit/wire) will need to be run if additional capacity or outlets are needed. Additionally, the MC cables are grouped and routed in bundles creating an unorganized installation resembling "spaghetti" in the ceiling spaces. This installation is inconsistent with original construction and was likely added during retrofit construction.
- **Receptacles:**
- Category [1]
- Receptacle placement and quantity appear to be adequate. No complaints reported for lack of outlets.
- **Equipment Disconnects:**
- Category [1]
- Equipment are provided with disconnect switches either mounted on the equipment or within line of sight.

- **Fire Alarm System:**
- Category [3]
- The fire alarm system was upgraded in 2012 with to GE-Edwards. District maintenance has difficulty maintaining the system and want to replace it.

- **Intercom / Clock / Bell:**
- **Category [3]**
- A Dukane system is in place providing 100% operation for intercom, public address and bells. All equipment appeared to be in fair condition replaced in the last modernization. Considering the age of the equipment, maintenance is requesting full replacement.
- Many teachers use portable speaker systems in lieu of the integrated classroom system due to better performance from the portable systems.
- **Phone System:**
- Category [0]
- The phone system has been recently replaced by a CISCO VOIP system. The system is fully functional and operating trouble free. No complaints regarding the system has been reported to the survey team.

- **Technology:**
- Category [3]
- Short throw projectors typical in permanent Classrooms. Portables lack short throw projectors or ceiling mounted projectors.
- See District Technology Plan.

- **Technology Infrastructure:**
- Category [1]
- The data network system is undergoing upgrades and is in good shape. Allot $50,000 for fiber replacement.

- **Security:**
- Category [2]
- Desire for security system and cameras. Provide unified and fully network integrated IP camera system. System should use software system similar to Milestone or Ocularis for management and image recall. Bosch, Sony, Samsung or equivalent cameras. New intercom systems fully integrated with site camera and Cisco phone solution. Electronic locks fully integrated with site camera, intercom and phone system.

- **Digital Signage:**
- Category [2]
- Use digital signage on appropriate sized LCD monitors for mesaging in lobby, library and MPR.
- Integrate LCD marquees controlled by similar system for public facing messaging, outside Administration building.

- **General Roof Conditions:**
- **Equipment Disconnect Switches:**
- Category [0]
- All roof top equipment had accessible disconnects within site of or mounted onto the equipment served and receptacles within 25 feet of each

equipment.

- **Roof Top Receptacles:**
- Category [0]
- Roof top receptacles are provided for equipment service, within 25' of all equipment.

- **Overall Site Lighting:**
- **Parking:**
- Category [1]
- Open parking fields are provided with light poles and appear to have inadequate placement for coverage. Pole types include cobra-head fixtures and are old. There are no complaints or statements made of inadequate parking lighting.
- **School Area Lighting:**
- Category [2]
- One main plaza connects all buildings and site amenities together and functions as the only avenue for pedestrian traffic, service vehicles, students, guests and large school functions. Lighting is provided by poles and building mounted sconce fixtures. Based upon observation only, lighting appears to be inadequate with many dark areas. Campus facilities personnel have provided comment that the lighting is poor and too dim and certainly not adequate for after-hours school functions.
- Recommendation: Provide photometric study to confirm dark and dim areas to inform a lighting improvement upgrade

- **General Lighting Conditions:**
- **Building Mounted:**
- Category [1]
- Fluorescent wall sconces are mounted in pedestrian areas such as on walls facing the plaza and at entry doors into the classrooms. Wall packs and flood lights are used at entries into portable classrooms and in back-of-house spaces. Industrial fluorescent strip lights are used in utility spaces, some with prismatic lenses and others with wire guards. Fixtures are in fair condition and serviceable. Light levels appear to be inadequate.
- **Interior Lighting:**
- Category [1]
- Majority of light fixtures throughout the administration and classroom buildings are comprised of 2x4 fluorescent troffers with prismatic lens. Lamps are fluorescent T8; three lamps at the 2x4 troffer with some at 4 lamps where higher light levels are needed. At hard lid areas such as in the kitchen, restrooms and MPR, surface mounted wrap-around or 'box' fluorescent fixtures are in place. At finished areas, such as lobbies, boardroom, large gathering spaces etc. fluorescent down nights are in use. Fixtures are serviceable and can remain in service.
- **Lighting Controls:**
- Category [0]
- All spaces are provided with local lighting controls mounted near the entry doors. For most spaces lighting control is accomplished with toggle switches. The use of occupancy sensor control is found in most spaces. Where present it appears the occupancy sensors are passive-infrared and are functional. Day lighting and manual dimming controls are not in use at this campus.
- **Emergency and Exit Lighting:**
- Category [1]
- Two separate methods of providing emergency power to egress path lighting is found on this campus. Indoor fluorescent fixtures in the classrooms, administration and other assembly rooms contain battery-ballasts in select fluorescent fixtures. When power is lost, the battery ballast provides power only to the fixture it is in, usually just one lamp is lit. Some exit signs contain emergency power inverters with batteries that power the exit sign and "bug-eye" lamps to illuminate the areas surrounding the exit door. The outdoor fixtures are not connected to any emergency power source. Outdoor egress path and area of refuge emergency lighting must be provided. Outdoor lighting control is accomplished with time clocks and contactors.


Parent drop-off area, adjacent to


Tube steel fencing and steel railings along walkway.


Lunch shade structure


Hard courts and play fields.


Typical play equipment.



Typical exterior brick condition.


Typical exterior of permanent classroom building.


Typical exterior of modular classroom building.


Typical exterior of portable classroom building.


Typical window condition.


Modernized food service kitchen area.


Typical permanent classroom, with teaching wall.


Library interior.


Multi-Purpose Room, as seen from the stage.


Computer Lab.


Kindergarten classroom.


Faculty lounge and work room area.


Typical modernized restroom.


Old and damaged sun screen louvers.


Exterior green space between permanent classroom building wings.


Door threshold visually appears to comply with barrier-free requirements.


Water damage at ceiling tile at Administration building.


Typical Administration interior.



Typical accessible parking at guest parking lot.


Planting area between classroom wings.


Ponding water near portable classroom building ramp.


Typical playground equipment.

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Modernize & Reconfigure Existing Classrooms	$ 725,000
B. Existing Building Systems & Toilets	$ -
C. Site Utilities	$ 898,000
D. New Construction Classrooms	$ 12,286,000
E. Flexible Labs (Science, Art & Maker Space)	$ 1,086,000
F. Performing Arts Improvements (Music / Dance / Drama)	$ 1,057,000
G. Multi-Purpose Room / Food Service & Student Dining	$ 455,000
H. Physical Education Improvements	$ -
I. Administration & Staff Support	$ 2,506,000
J. Library, Innovation Lab & Student Support Services	$ 3,715,000
K. Safety and Security	$ 2,597,000
L. District Support Facilities	$ -
M. Outdoor Learning Environments and Quads	$ 1,030,000
N. Exterior Play Spaces, Play fields, & Hard courts	$ 1,370,000
O. Next Generation Classroom Flexibility (Furniture)	$ 452,000
P. Technology Infrastructure	$ 224,000
Total Construction / Project Cost (2017$)	**$ 28,401,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2017$)



Classrooms, CR

PK	Preschool
K	Kindergarten
TK	Transitional Kindergarten
RSP	Resource Specialist
SDC	Special Day Class
CR	Classroom

Electives / Labs

SCI	Science Lab
COMP	Computer Lab

Shared Spaces

MPR	Multi-Purpose Room
LIB	Library

Admin / Faculty

FW	Faculty Work
FL	Faculty Lounge
WR	Workroom
O	Office

Support Spaces

S	Storage
T	Toilet
U	Utility
C	Custodial
KIT	Kitchen
R	Refrigerator
F	Freezer

Portable Classroom

Main Entry

Drop Off

Teaching Stations:

Preschool, PK	0
TK	1
K	4
1st-3rd Grade	11
4th-6th Grade	11
Electives (1 -Band)	1
Computer Lab	2
SDC (1 - SDC/K-3)	1
RSP	1
Other (1- After School)	1
Grand Total:	**33**

N

0 30' 60' 120'

1" = 120'



MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

Classrooms, CR
- PK Preschool
- K Kindergarten
- TK Transitional Kindergarten
- RSP Resource Specialist
- SDC Special Day Class

Electives / Labs
- SCI Science
- IL Innovation Lab

Shared Spaces
- MPR Multi-Purpose Room
- LIB Library
- FOC Focus Room

Admin / Faculty
- FW Faculty Work
- FL Faculty Lounge
- N Nurse
- PC Parent Center
- LC Learning Center

Support Spaces
- S Storage
- T Toilet
- U Utility
- C Custodial
- KIT Kitchen
- R Refrigerator
- F Freezer

- No Work Required
- Portable Classrooms
- Main Entry
- Drop-Off
- Fence
- Kinder Play
- Play Apparatus
- Learning Court Quad/Playfield
- Hardcourts

Planning Capacity:	706
Teaching Stations:	
Preschool, PK	0
TK	1
K	5
1st-3rd Grade	13
4th-6th Grade	11
Electives (1 - Flex Lab, 1 - Music)	2
Computer Lab (1 - Innov. Lab)	1
SDC (1-MS K-3)	1
RSP	1
Other	0
Grand Total:	35

N

0 30' 60' 120'

1" = 120'



1050 E. Olive Street, Colton, CA 92324
https://www.colton.k12.ca.us/birney

EXISTING SITE INFORMATION

Year Built: 1953
Year Modernized: 2000
Student Population (2016): 760
Grade Levels: K - 6
Number of Classrooms: 36
Number of Modulars: 22 (incl. 6 portables)
Site Acreage: 9.12 Ac
Building Area: 33,552 SF

OVERVIEW

Alice Birney Elementary School is organized by a main building line along the front of the school containing the Cafeteria/MPR, Library, one of the school's Computer Labs, Main Administration, and faculty lounge, with three permanent classroom building wings branching off behind the main building. A cluster of modular buildings with concrete foundations is located behind the Cafeteria/MPR, while two rows of modular buildings extend behind the permanent classroom building wings along the east side of the campus. Several portable modular buildings containing classroom and administrative support functions lie adjacent to the modular building clusters, bookending both sides of the hard courts and play fields. ThinkTogether after school program is held in one of the modular classrooms flanking the northeast side of campus.

PRINCIPAL PRIORITIES

1. Replace all modular buildings with permanent construction and upgrade classrooms to include permanent storage and modern teaching amenities.
2. Provide additional parking and extend drop-off zone along North Fairview Avenue.
3. Construct dedicated Multi-Purpose Room Building separate from Cafeteria to allow for assembly and performance space.
4. Provide additional trees and shade structures.

RECENT PROJECTS

1. Medium sized modernization of classroom, Administration, Library, and cafeteria/MPR buildings (completed 2000).

CURRENT/UPCOMING PROJECTS

1. Solar shade shelter project (expected late 2017/ early 2018 completion).
2. Fire alarm and intercom upgrade (completion date unknown).

COMMENTS FROM SITE

Program Needs

- Modular classrooms lack modern teaching walls featuring integrated casework and permanent storage, marker boards, and short throw projectors to match permanent classrooms.
- Modular classroom buildings are odorous and in poor condition.
- The school has adopted an emphasis on technology and multimedia as part of its 21st century learning curriculum. Classrooms lack flexible furniture to facilitate small and large group learning.
- The school lacks a maker space for robotics learning and a multimedia center for video and production instruction.
- The school lacks exterior learning spaces with power, data, shade, lighting, and instructional amenities that would permit teaching outdoors.
- The school has (2) Computer Labs, one of which could be converted to a maker space in the future to facilitate technology and multimedia emphasis. Ideally, this would be the Computer Lab adjacent to the Library.
- The school currently functions at only a 3:1 level with Chromebook tablets and suffers from a lack of permanent space for tablet storage.
- The current Library is organized and used in a very traditional manner and lacks multimedia

integration, flexible seating, and modern arrangement needed to promote organic learning, flexible group instruction, and technology use.

- Food service handles a large number students over (7) periods, plus breakfast and after school programs, and shares lunch serving space in the MPR. Service procession is inefficient and prone to congestion.
- The single door at the east entrance into the Cafeteria space is insufficiently wide on rainy days were students must enter and exit through this access point, because the other doors are not shaded.
- Cafeteria/MPR building storage is limited, resulting in storage used at the stage.
- Multi-Purpose Room use for assemblies and performances is limited to outside of food serving hours due to dual use as Cafeteria dining and food distribution space.
- Additional space is required to consolidate all office functions in a collocated Main Administration space. The assistant office manager and conference room/parent center are all currently housed away from the main office. The school lacks a formal health office.
- The receptionist area is too open to entering visitors, posing some security concerns related to outsider exposure at the campus control point.

Functionality of Spaces

- Permanent classrooms have been modernized and have sufficient technology and teaching tools for students.
- The kitchen is very small and insufficient to meet the production demands of the staff.
- Technology and power appear to be sufficient for the current needs of the administrative staff.
- There are supervision concerns for kindergarteners who use the restroom, because the portable toilet building serving them is oriented away from direct view, around the corner, and the general Kindergarten area has had concerns with intrusion by unwanted guests.

CONDITION ASSESSMENT

Rating Legend:

CATEGORY [0] NO WORK.
CATEGORY [1] MINOR WORK/REPAIR
CATEGORY [2] STANDARD MODERNIZATION.
CATEGORY [3] MAJOR MODERNIZATION / RECONFIGURATION / COMPLETE REPLACEMENT.

ASSESSMENT OF SITE

Parking

Category [3]

- Truncated domes missing.
- Signage missing at parking stall. (ADA-Van)
- ADA drop-off impedes upon Fire Lane width. (Bus & Parent)
- Drop-off and pick-up heavily impedes traffic on North Fairview Avenue and East Olive Street and creates pedestrian hazards due to double parking and multiple street crossing conditions.
- Bus pick-up occurs on East Olive Street within a section of the street designated for one-way traffic flow in the northeast direction, and also at North Fairview avenue within old bus drop-off area currently used primarily as a parent drop-off.
- Staff parking is distributed across two lots located at the northeast and southwest edges of the campus but remains insufficient for total faculty and visitor parking quantities.
- Significant AC cracking in staff parking lots allowing water intrusion and weed growth.
- Western parking lot requires reslurry and patching of AC cracking.

Paving

Category [3]

Concrete (natural gray) [2]

- Cross slope issues. (>2%)
- Cracking in panels.
- Panels lifting at joints. (>1/4" vertical difference)
- Verify cross slopes at drain inlets.
- Flooding occurs at walkway between Main Administration and Faculty Lounge buildings during periods.
- Chips/broken concrete.
- Joints broken/sealant eroded away.

AC paving

Category [3]

- Cross slope issues. (>2% at portable ramps & near lunch area)
- Cross slope issues throughout rec court joining recourts and pedestrian walkways.
- Cross slope issue in asphalt storm water conveyance swales.
- Cracked AC observed throughout at hard courts and parking areas.
- Eroded AC paving allowing for water intrusion.
- There is uplift in AC pavement observed at tree near center of hardcourt area.

Ramps

Category [1]

- Ramps observed at permanent structures in good condition.

Stairs

Category [2]

- Nosings do not have warning grooves.
- Cross slope issues. (>2%)
- Cracking in concrete
- Wearing of handrail paint.

Site Amenities

Drinking fountains

Category [1]

- Missing cane detection rails.

Playground

Category [2]

Play Equipment

- Playground area adjacent to hard courts is older but in good condition. Playground area adjacent to kindergarten area is in poor condition with tunnel boarded closed and requires replacement.
- Wood chips are present but not desirable. Replace with poured in place play surfacing or artificial turf.
- Only one ball wall is provided on site.

Basketball Goals/Posts

- Basketball hoops are missing netting.

Tetherball Posts

- Tetherball posts are in fair condition with some bent.

Soccer Goal
- Soccer goals are in fair condition.

Baseball Backstop
- Baseball backstop posts are in good condition.

Landscape
Category [2]
- Majority of landscape is turf, which increases the need for maintenance workers and irrigation water.
- Turf areas are compacted and does not provide an area for water to infiltrate.
- The play field is unevenly and inconsistently sloped and presents injury hazards to users.
- Majority of landscape areas are grass and should be replaced and regraded.
- Landscape areas to be upgraded to drought tolerant plants.
- Significant amounts of trees have been removed in the recent past due to fungal infections. The school desires replacement of trees to restore areas of shade on campus.
- The play fields have uneven surfaces from gopher holes and red ant infestations during the summer.

Irrigation
Category [2]
- Irrigation system is in working condition. No issues reported by school personnel.
- Irrigation system creates soggy field conditions.
- Irrigation system should be upgraded to new suit landscape recommendations.

Fencing/Gates
Category [2]
- Site wrought iron fencing is in good condition.
- Fencing and gates behind kindergarten classroom area is not sufficient to deter intruders.
- Gates lack self locking mechanisms.

ASSESSMENT OF BUILDINGS

Exterior
Overall Rating: Category [3]

Paint
Category [2] at permanent buildings
Category [3] at modular buildings
- Exterior of permanent buildings is mainly plaster at permanent buildings and wood siding on modular buildings.
- Plaster is in fair to aged condition, with some plaster damaged observed and cracks throughout.
- Wood siding is in poor to very poor condition, with wood rot and termite damage observed.
- Building paint is in aged condition. Blue paint has been redone recently, but white areas are older. Graffiti and vandalism is a recurring problem at the school.
- Railings at modular buildings have peeled paint.

Door & Frames
Category [2] at permanent buildings
Category [3] at modular buildings
- Doors at Birney are primarily hollow metal framed with mix of hollow metal and wood panel.
- Doors show significant signs of wear and tear and should be replaced. Some door stops are visibly damaged. Functionability has been compromised at isolated door conditions.

Windows
Category [3]
- Windows are single pane throughout the campus and aged. Glazing type leads to frequent overheating of classroom spaces during the warm months.
- Window frames are generally wood at permanent buildings and aluminum at modular buildings. They are in deteriorated condition.

Roof
Category [1] at permanent buildings
Category [3] at modular buildings
- Reference roofing cost estimate report by Garland.
- The roof is a modified bitumen built-up system over the building roof structure.
- Roof is old and worn at relocatable classroom buildings.
- Roofing is all new and problem-free at Cafeteria Building. Patches have been required on isolated bases at roofing at permanent classroom buildings.

ADA Compliance
Category [3]
- Permanent classrooms have had ADA upgrades in the last modernization, and New Administration Office appears visually compliant.
- Door hardware at the Administration and Cafeteria areas is old and not compliant.
- Door thresholds at permanent classrooms are a ramped type that are no longer considered compliant with current accessibility standards.
- Most restrooms appear to lack compliance with accessibility standards.
- Existing casework at modular classrooms not affected by modernization are not compliant with accessibility standards.
- A more detailed assessment and survey will need to be performed as projects come online.

Interior
Overall Rating: Category [2]
- VCT is in poor and aged condition inside the Cafeteria/MPR building.
- Permanent classrooms have new teaching walls and casework in good condition. Casework in remaining classrooms are old and in aged condition.
- Carpet and ceiling tiles at classrooms are older but in average condition.

ASSESSMENT OF SYSTEMS

Site Utilities
Domestic Water:
Category [3]
- The majority of domestic water mains and laterals are original to the building construction dates and should be regarded as having reached their service life.
- Domestic water is fed from the aged Colton city water system. The school has indicated that water is sometimes brown.

Fire Water:
Category [2]
- Fire water mains are of unknown age. Underground lines can be assumed to have a 50-year life.

Gas:
Category [3]
- The majority of gas mains and laterals are original to the building construction dates and should be regarded as having reached their service life.

Sewer:
Category [3]
- The majority of sanitary sewer mains and laterals are original to the building construction dates and should be regarded as having reached their service life.

Storm Drain/ Drainage:
Category [3]
- Site lacks a reliable underground storm drain system to convey storm water flows.
- Site floods outside faculty lounge.
- Direct roof drain connections to storm drain to avoid surface drainage in between courtyards.
- Catch basins are plugged with debris/silt.
- Ponding occurs at low spots in paving.

Mechanical
Overall Rating: Category [3]
- Most of the HVAC equipment has exceeded its useful life and needs to be replaced.
- Current HVAC equipment is a mix of gas electric rooftop package units and heat pump wall mounted package units.
- Almost all units do not have an economizer and may not provide adequate ventilation to the occupied zones.
- Digital thermostat controls: consistent district wide control and energy management strategy Should be investigated.
- Staff complains that the thermostats are set too high, resulting in classrooms being too warm, especially during the summer.
- The air conditioning system at the 4th grade modular classrooms does not function well.

Plumbing
Overall Rating: Category [3]
- Restrooms in modular building near 4th grade wing have been remodeled with epoxy floor and tile ceiling and are in good condition.
- Remaining restrooms are original and in very poor condition and require comprehensive replacement and accessibility upgrades.

Electrical
- **Overall Site Power Distribution:**
- **Electrical Service:**
- Category [3]
- Power service is provided by SCE by an underground high voltage service feeder from offsite structures. The pad mounted transformer is in a fenced service yard with the campus main switchboard 'MSB' or in close proximity to the main board. Maintenance reported main switchboard is old and needs to be upgraded.
- **Site Power Distribution:**
- Category [3]
- Each building is served by an underground feeder from the MSB and routed to panels within the buildings. A few portables have power and low voltage circuits routed overhead supported on masts attached to the buildings. No reported problems with power distribution faults, breaker tripping or lack of capacity. Maintenance reported main switchboard is old and needs to be upgraded.

- **Building Power Systems:**
- **Electrical Panels:**
- Category [1]
- Power panels for each building are in dedicated electric rooms or on walls. Power service and distribution is at 208Y/120V. Electric rooms are neat and organized but generally crowded with very little wall space to add more equipment if necessary. No reports of lack of capacity or circuit breakers tripping were provided. All equipment appeared to be in fair condition replaced in the last modernization. Power panel in the teachers' lounge is located behind a built-in counter interfering with the code required clearance.
- **Power Distribution:**
- Category [0]
- Power feeders and branch circuits are routed interior to buildings in EMT conduit and IMC/RGS conduit exterior to the buildings. Some branch circuits are routed in Metal Clad 'MC' cable which is a prefabricated flexible conduit with integral wiring. This is an inexpensive method of installing branch circuits but does not allow for future modifications to the circuits conduit or wire. New branch circuits (conduit/wire) will need to be run if additional capacity or outlets are needed. Additionally, the MC cables are grouped and routed in bundles creating an unorganized installation resembling "spaghetti" in the ceiling spaces. This installation is inconsistent with original construction and was likely added during retrofit construction.
- Additional power capacity and convenience outlets are required at classrooms. Learning spaces currently rely on a multitude of extension cords, which creates trip hazards and complicated cord management.
- **Receptacles:**
- Category [1]
- Receptacle placement and quantity appear to be adequate. No complaints reported for lack of outlets.
- **Equipment Disconnects:**
- Category [1]
- Equipment are provided with disconnect switches either mounted on the equipment or within line of sight.

- **Fire Alarm System:**
- **Category [3]**
- The fire alarm system is a combination of automatic and manual activation. The main fire alarm panel is in the administration building and each building contains a remote interface panel and power supply. Automatic smoke detectors are in assembly occupancies such as the MPR, gathering spaces and administration building. Pull stations are found within or outside on the exterior walls of the classroom buildings near exits. Pull stations are found inside assembly buildings and spaces near the exits. The system is fully functional and tested and inspected yearly. No complaints regarding the system has been reported to the survey team. The system is antiquated and does not meet current DSA requirements for voice evacuation and should be upgraded at the next modernization or sooner.

- **Intercom / Clock / Bell:**
- Category [3]
- A Simplex 5100 series system is in place providing 100% operation for intercom, public address and bells. All equipment appeared to be in fair condition replaced in the last modernization. The system is fully functional and tested and inspected yearly. No complaints regarding the system has been reported to the survey team. Systems should be replaced and upgraded with the next modernization.

- **Phone System:**
- Category [0]
- The phone system has been recently replaced by a VOIP system. The system is fully functional and tested and inspected yearly. No complaints regarding the system has been reported to the survey team.

- **Technology:**
- Category [3]
- Classrooms have ceiling mounted projectors.
- Reference District Technology plan.

- **Technology Infrastructure:**
- Category [1]
- The data network system is undergoing upgrades and is in good shape. Allot $50,000 for fiber replacement.

- **Security:**
- Category [2]
- Desire for security system and cameras.

- **General Roof Conditions:**
- **Equipment Disconnect Switches:**
- Category [0]
- All roof top equipment had accessible disconnects within site of or mounted onto the equipment served and receptacles within 25 feet of each equipment.

- **Roof Top Receptacles:**
- Category [0]
- Roof top receptacles are provided for equipment service, within 25' of all equipment.

- **Overall Site Lighting:**
- **Parking:**
- Category [1]
- Open parking fields are provided with light poles and appear to have inadequate placement for coverage. Pole types include cobra-head fixtures and are old. There are no complaints or statements made of inadequate parking lighting.
- **School Area Lighting:**
- Category [2]
- One main plaza connects all buildings and site amenities together and functions as the only avenue for pedestrian traffic, service vehicles, students, guests and large school functions. Lighting is provided by poles and building mounted sconce fixtures. Based upon observation only, lighting appears to be inadequate with many dark areas. Campus facilities personnel have provided comment that the lighting is poor and too dim and certainly not adequate for after-hours school functions.
- Recommendation: Provide photometric study to confirm dark and dim areas to inform a lighting improvement upgrade

- **General Lighting Conditions:**
- **Building Mounted:**
- Category [1]
- Fluorescent wall sconces are mounted in pedestrian areas such as on walls facing the plaza and at entry doors into the classrooms. Wall packs and flood lights are used at entries into portable classrooms and in back-of-house spaces. Industrial fluorescent strip lights are used in utility spaces, some with prismatic lenses and others with wire guards. Fixtures are in fair condition and serviceable. Light levels appear to be inadequate.
- **Interior Lighting:**
- Category [1]
- Majority of light fixtures throughout the administration and classroom buildings are comprised of 2x4 fluorescent troffers with prismatic lens. Lamps are fluorescent T8; three lamps at the 2x4 troffer with some at 4 lamps where higher light levels are needed. At hard lid areas such as in the kitchen, restrooms and MPR, surface mounted wrap-around or 'box' fluorescent fixtures are in place. At finished areas, such as lobbies, boardroom, large gathering spaces etc. fluorescent down nights are in use. Fixtures are serviceable and can remain in service.
- **Lighting Controls:**
- **Category [0]**
- All spaces are provided with local lighting controls mounted near the entry doors. For most spaces lighting control is accomplished with toggle switches. The use of occupancy sensor control is found in most spaces. Where present it appears the occupancy sensors are passive-infrared and are functional. Day lighting and manual dimming controls are not in use at this campus.
- **Emergency and Exit Lighting:**
- **Category [1]**
- Two separate methods of providing emergency power to egress path lighting is found on this campus. Indoor fluorescent fixtures in the classrooms, administration and other assembly rooms contain battery-ballasts in select fluorescent fixtures. When power is lost, the battery ballast provides power only to the fixture it is in, usually just one lamp is lit. Some exit signs contain emergency power inverters with batteries that power the exit sign and "bug-eye" lamps to illuminate the areas surrounding the exit door. The outdoor fixtures are not connected to any emergency power source. Outdoor egress path and area of refuge emergency lighting must be provided. Outdoor lighting control is accomplished with time clocks and contactors.


Drop-off area located at the side of the school.


Perimeter fencing and gate.


Existing staff parking with cracking on pavement.


Hard courts play area.


Play field area.

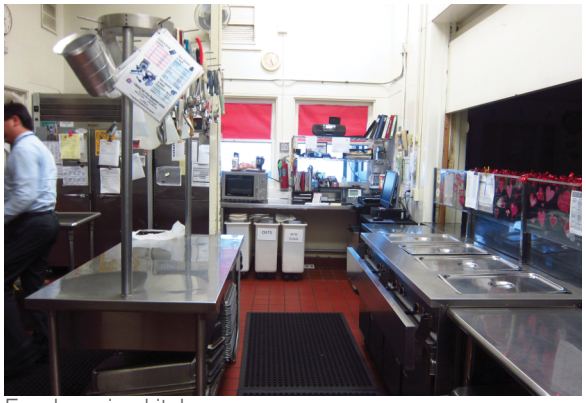

Cracking in concrete paving.


Typical exterior of permanent classroom building.


Typical modular classroom building.


Typical exterior window condition.


Portable restroom building serving kindergarteners and facing away from kindergarten exterior area.

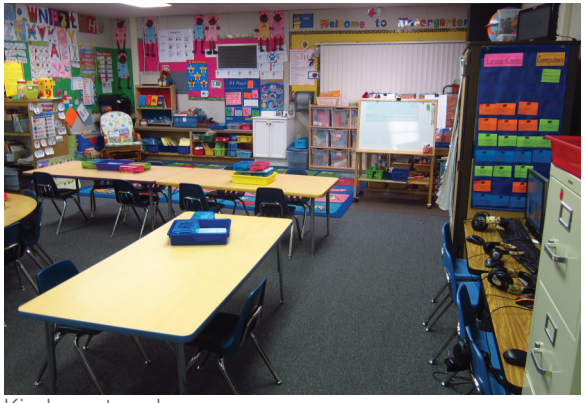

Food service kitchen area.


Typical classroom.


Library circulation desk, reading area, and book stacks.


Multi-Purpose Room.


Computer Lab.



Kindergarten classroom.


Main Administration area.


Restrooms in portable toilet building.



Older restrooms in aged condition and no compliant to accessibility standards.



Typical plaster and paint condition.



Termite damage at wood siding of modular classroom building.



VCT deterioration and door threshold no longer compliant with current accessibility standards.



MPR stage used as storage area.



Kindergarten playground equipment in poor condition.



Typical accessible parking.



Grass between wings.

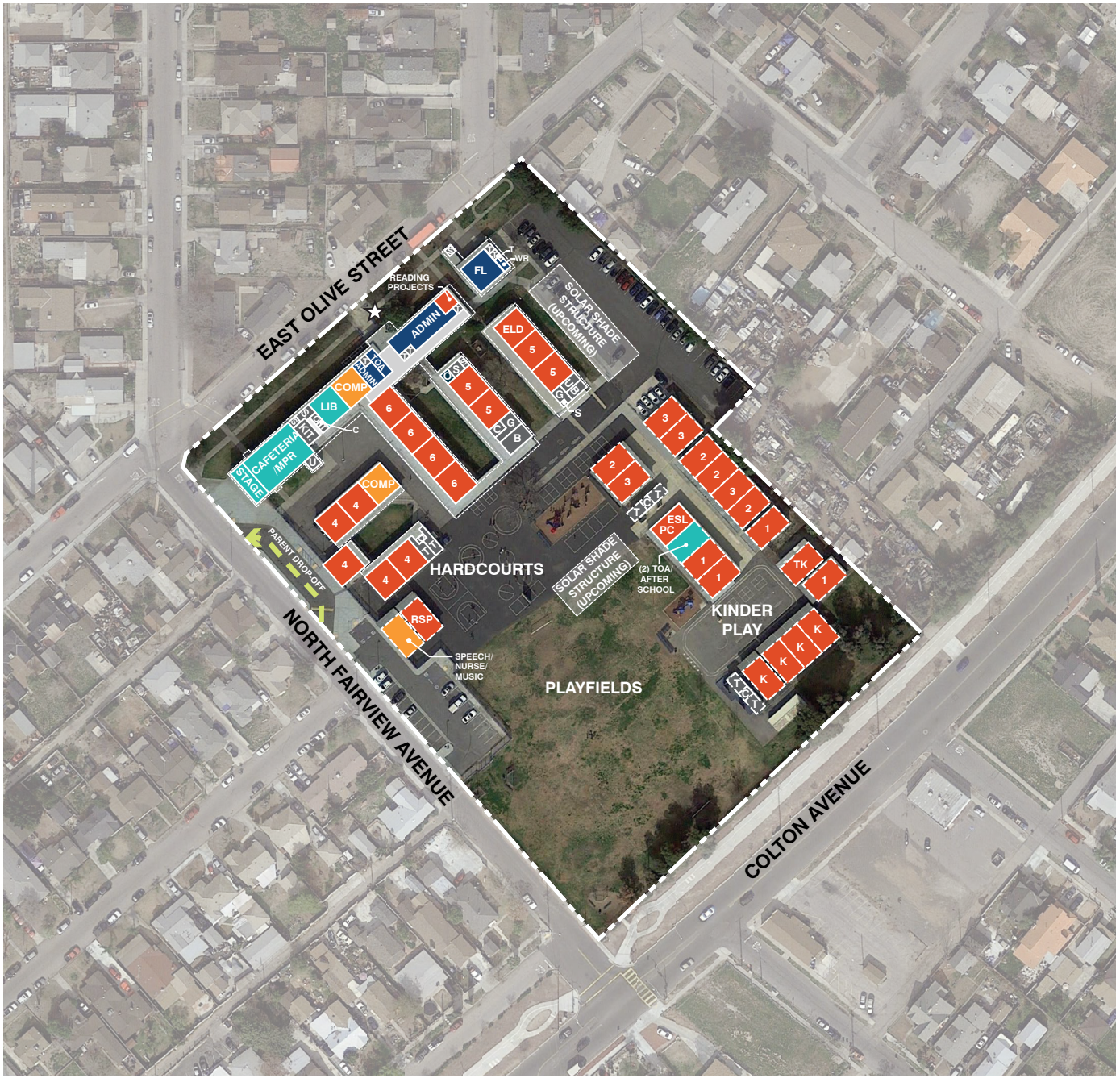


Significant cracking in AC pavement.

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Modernize & Reconfigure Existing Classrooms	$ 1,747,000
B. Existing Building Systems & Toilets	$ 1,731,000
C. Site Utilities	$ 1,031,000
D. New Construction Classrooms	$ 18,603,000
E. Flexible Labs (Science, Art & Maker Space)	$ 1,086,000
F. Performing Arts Improvements (Music / Dance / Drama)	$ 1,072,000
G. Multi-Purpose Room / Food Service & Student Dining	$ 6,196,000
H. Physical Education Improvements	$ -
I. Administration & Staff Support	$ 2,744,000
J. Library, Innovation Lab & Student Support Services	$ 2,829,000
K. Safety and Security	$ 2,380,000
L. District Support Facilities	$ -
M. Outdoor Learning Environments and Quads	$ 869,000
N. Exterior Play Spaces, Play fields, & Hard courts	$ 1,325,000
O. Next Generation Classroom Flexibility (Furniture)	$ 333,000
P. Technology Infrastructure	$ 210,000
Total Construction / Project Cost (2017$)	**$ 42,156,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2017$)



Classrooms, CR
- PK Preschool
- K Kindergarten
- TK Transitional Kindergarten
- RSP Resource Specialist
- SDC Special Day Class
- CR Classroom

Electives / Labs
- SCI Science Lab
- COMP Computer Lab

Shared Spaces
- MPR Multi-Purpose Room
- LIB Library

Admin / Faculty
- FW Faculty Work
- FL Faculty Lounge
- WR Workroom
- O Office

Support Spaces
- S Storage
- T Toilet
- U Utility
- C Custodial
- KIT Kitchen
- R Refrigerator
- F Freezer

Portable Classroom

Main Entry

Drop Off

Teaching Stations:

Preschool, PK	0
TK	1
K	4
1st-3rd Grade	12
4th-6th Grade	13
Electives (1- Music)	1
Computer Lab	2
SDC	0
RSP	1
Other (1- ELD, 1- ESL, 1- After School)	2
Grand Total:	**36**

N

0 40' 80' 160'

1" = 160'



MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

Classrooms, CR

PK	Preschool
K	Kindergarten
TK	Transitional Kindergarten
RSP	Resource Specialist
SDC	Special Day Class

Electives / Labs

SCI	Science
IL	Innovation Lab

Shared Spaces

MPR	Multi-Purpose Room
LIB	Library
FOC	Focus Room

Admin / Faculty

FW	Faculty Work
FL	Faculty Lounge
N	Nurse
PC	Parent Center
LC	Learning Center

Support Spaces

S	Storage
T	Toilet
U	Utility
C	Custodial
KIT	Kitchen
R	Refrigerator
F	Freezer

- No Work Required
- Portable Classrooms
- Main Entry
- Drop-Off
- Fence
- Kinder Play
- Play Apparatus
- Learning Court Quad/Playfield
- Hardcourts

Planning Capacity:	733
Teaching Stations:	
Preschool, PK	0
TK	1
K	5
1st-3rd Grade	13
4th-6th Grade	11
Electives (1 - Flex Lab, 1 - Music)	2
Computer Lab (1 - Innov. Lab)	1
SDC	0
RSP	1
Other (1 - ESL, 1 - ELD)	2
Grand Total:	36

N

0 40' 80' 160'

1" = 160'



1000 S. Cooley Dr., Colton, CA 92324
https://www.colton.k12.ca.us/cooley

EXISTING SITE INFORMATION

Year Built: 1993
Year Modernized: 2013
Student Population (2016): 628
Grade Levels: Pre-K - 6
Number of Classrooms: 31
Number of Modulars: 10 (incl. 4 portables)
Site Acreage: 8.00 Ac
Building Area: 41,614.5 SF

OVERVIEW

Cooley Ranch Elementary School is organized by classroom pods of 4 classrooms surrounding a shared work room core. A total of 5 pods surround the west, north, and east sides of an open, central amphitheater court. Administration, Library, and Cafeteria/MPR buildings occupy the south side of the central court, with the kindergarten building located to the south of the Cafeteria/MPR and beside the main visitor and staff parking lot. A line of modular classroom buildings runs behind the east set of classroom pods, next to the fire lane and play fields.

PRINCIPAL PRIORITIES

1. Improve general safety and security conditions, including Main Administration visibility to the exterior and general outdoor lighting for improved nighttime visibility.
2. Upgrade electrical power and WiFi across the school.
3. Upgrade and resurface playground area and paving to enable safer playing conditions.

RECENT PROJECTS

1. Select roofing upgrades (completed 2013).
2. Office remodel and fire alarm and intercom upgrade (completed 2013).

CURRENT/UPCOMING PROJECTS

1. Solar shade shelter project (completion date unknown).

COMMENTS FROM SITE

Program Needs

- Current classrooms utilize traditional layouts and furniture and are not conducive to 21st century learning. The school desires flexible furniture and increased technology infrastructure--including power, wireless, and mounted projector upgrades--to facilitate more interactive and engaging education.
- Modular classrooms lack sinks.
- The school desires maker space for science and art activities and instruction.
- The school has (2) Computer Labs currently. Students operate at a 2:1 ratio with Chromebooks, with the goal to achieve a 1:1 ratio by next year. At that point, one of the Computer Labs may be converted to a different function.
- The Library is currently used in a traditional manner, but the school would like to transform this into a media and technology center outfitted with infrastructure for interactive and electronic learning.
- Additional Library square footage would also be beneficial of offset space lost to special activities.
- Food service handles a large number students over (4) lunch periods, plus breakfast, and shares lunch serving space in the MPR. Service prone to congestion.
- Multi-Purpose Room is limited to non-serving hours due to dual use as Cafeteria dining and food distribution space. It is also used occasionally for assemblies and evening performance functions but can only accommodate half the school.
- The band lacks its own practice and performance space and must use the Multi-Purpose Room to do so, further congesting space uses.
- The Main Administration lacks a dedicated conference room for group meetings and a parent

center for parent-related interactions.

Functionality of Spaces
- Portable classroom buildings have issues with skunk infestation.
- The Multi-Purpose space needs upgrades to the technology and audio/visual systems.
- Nurse, speech, RSP, and psychology bays lack privacy.
- The Main Administration receptionist does not have visibility to the outside, which is a security concern for screening guests before they enter. In addition, there is no control point upon entry that may inhibit guests from wandering further into the office area and the school.
- Additional overhangs and shaded areas around buildings and on site are needed to alleviate harsh weather conditions.

CONDITION ASSESSMENT

Rating Legend:

CATEGORY [0] NO WORK.
CATEGORY [1] MINOR MODERNIZATION.
CATEGORY [2] STANDARD MODERNIZATION.
CATEGORY [3] MAJOR MODERNIZATION / RECONFIGURATION / COMPLETE REPLACEMENT.

ASSESSMENT OF SITE

Parking

Category [2]
- School has noted that additional lighting is needed in South Parking Lot.

Concrete Paving

Category [2]
- Concrete paving in general is in fair condition with a lot of patchwork and grinding of lifted concrete.
- Cracking in panels
- Verify potential cross slope issues (>2%) at storm drain inlets
- Joints broken/sealant eroded away.
- Portions of the sidewalk are lifting greater than 1/4".
- Recommend to replace 30% concrete paving.

AC paving

Category [3]
- Verify potential cross slope issues (>2%).
- Various areas have cracking allowing water intrusion.
- AC Paving has low spots.
- Recommend to replace 60% parking lot ac paving.
- Recommend to replace 60% hard courts ac paving.

Ramps

Category [2]
- Handrails lack required 12" extension at landing.
- Landings are too small at top/bottom or ramp. Landing must be 5'x5' min.

Stairs

Category [2]
- Nosings do not have warning grooves.
- Stairs are missing hand rails.
- Handrail extensions do not be code. 12" flat extension on top rail and tread & 12" flat extension at bottom rail.

Site Amenities

Lunch Shelter

Category [1]
- Existing shelter is in good condition, however school has noted they would like more shade in walkways.
- School has noted they would like an outdoor learning space, in addition to an outdoor amphitheater in the quad area (in-grade).
- School would also like additional outdoor lighting for security in the parking lot and among buildings.

Playground

Category [2]
- Play equipment in general is in fair condition with some equipment needing repair or replacement.
- Wood chips are low and need to be refilled, in addition there is no wheelchair access to play equipment.
- Ball wall is in fair condition.
- Basketball posts are in fair condition with some faded paint. Backboards and goals are in bad condition.
- Backstops posts & chain link are in fair condition.
- Soccer goals in bad condition. Replacement reccomended
- Tetherball post are in fair condition.

Landscape

Category [2]
- Majority of the landscape is turf, which increases the need for maintenance workers and irrigation water.
- Gophers causing mounds in turf area.
- Turf between buildings is bare and dying.
- The play field is unevenly and inconsistently sloped and presents injury hazards to users.
- School noted they would like to utilize mound at central quad area.

Irrigation

Category [2]
- Irrigation system is in working condition, but M&O would like a new system for optimum performance.
- Irrigation system operability is acceptable.

Fencing/Gates

Category [2]
- Paint has flaking/chipping off.
- No bottom rails at chain link fence, which allows access to adjacent tube steel fence.
- Accessible hardware is missing, in addition to panic hardware.
- School has noted they would like electronic control of main pedestrian gate.

ASSESSMENT OF BUILDINGS

Exterior

Overall Rating: Category [1]

Paint

Category [1]
- Exterior of permanent buildings is plaster. Plaster is in good condition. Multiple instances of patched plaster cracking observed. Cracks have been painted over.
- Building gutters are dented.
- Painting is slightly faded, and red accent paint appears to be older than white field paint.
- All buildings are generally in good condition and

appear to have been well maintained.

Door & Frames
Category [1]
- Doors are general hollow metal frame and panel and are in good condition.

Windows
Category [2]
- Windows are aluminum frame, single pane, and in good condition. Glazing type contributes to warm interiors at the Computer Labs.
- Windows are in good condition.

Roof
Category [0] at permanent buildings
Category [2] at modular buildings
- Reference roofing cost estimate report by Garland.
- The roof is a modified bitumen built-up system over the building roof structure.
- All permanent buildings except the Cafeteria/MPR building received a roofing replacement last year.
- Modular buildings have older roofs with reported leaks in some locations.

ADA Compliance
Category [2]
- Restrooms appear to be compliant with accessibility standards at the time they were constructed, but accessories no longer appear compliant with current standards.
- Half of the handrails at the modular buildings appear to be non-compliant with current standards.
- Door thresholds and hardware appear to be accessible.
- Casework appears to meet accessibility standards.
- A more detailed assessment and survey will need to be performed as projects come online.

Interior
Overall Rating: Category [2]
- Tile ceilings are original to the school and appear to be in fair condition. Some tiles show signs of curling due to age.
- Carpet in classrooms is older but appears to be well maintained.
- Classrooms lack modern teaching walls found in modernized classrooms at other schools.
- Tile flooring in restrooms shows signs of abuse and patchwork around floor drains.
- Classrooms lack locking cabinets.

ASSESSMENT OF SYSTEMS

Site Utilities
- **Domestic Water:**
- Category [1]
- The majority of domestic water mains and laterals are original to building construction dates. Underground lines should be assumed to have a 50-year life.

- **Fire Water:**
- Category [1]
- Fire water mains are original to building construction dates. Underground lines can should be assumed to have a 50-year life.

- **Gas:**
- Category [1]
- Gas mains are original to building construction dates. Underground lines can should be assumed to have a 50-year life.

- **Sewer:**
- Category [1]
- Sewer mains are original to building construction dates. Underground lines can should be assumed to have a 50-year life.

Storm Drain/ Drainage:
Category [4]
- Catch basins are plugged with debris/silt.
- Drainage to field/planter areas creates erosion issues/standing water.
- Roof drains expel water onto paving, decreasing the longevity of pavement.

Mechanical
Overall Rating: Category [3]
- Most of the HVAC equipment has exceeded its useful life and needs to be replaced.
- Current HVAC equipment is a mix of gas electric rooftop package units and heat pump wall mounted package units.
- Almost all units do not have an economizer and may not provide adequate ventilation to the occupied zones.
- Digital thermostat controls: consistent district wide control and energy management strategy Should be investigated.
- The air conditioning is not controlled by the school, and occupants indicate that air temperature can be too warm or too cold depending on the time of the year, due to the temperature swings of the area. This is not conducive to comfortable instruction and learning conditions, nor does it function well for classrooms with computer and electronic equipment that needs to stay cool.
- Ventilation is not adequate in classrooms. Interior environment sometimes feels stuffy. Portable classrooms suffer from skunk odors.

Plumbing
Overall Rating: Category [2]
- Modular classrooms lack plumbing connections.
- Restrooms are sufficient for school student population and appear show typical wear and tear. Trash receptacles are lacking. Staff restrooms are somewhat lacking for amount and distribution of faculty.
- The Cafeteria/MPR space lacks a drinking fountain and relies on a portable drinking fountain system.

Electrical
- **Overall Site Power Distribution:**
- **Electrical Service:**
- Category [0]
- Power service is provided by SCE by an underground high voltage service feeder from offsite structures. The pad mounted transformer is in a fenced service yard with the campus main switchboard 'MSB' or in close proximity to the main board. All equipment appeared to be in fair condition replaced in the last modernization.
- **Site Power Distribution:**
- Category [0]
- Each building is served by an underground feeder from the MSB and routed to panels within

the buildings. A few portables have power and low voltage circuits routed overhead supported on masts attached to the buildings. No reported problems with power distribution faults, breaker tripping or lack of capacity. All equipment appeared to be in fair condition replaced in the last modernization.

- **Building Power Systems:**
- **Electrical Panels:**
- Category [1]
- Power panels for each building are in dedicated electric rooms or on walls. Power service and distribution is at 208Y/120V. Electric rooms are neat and organized but generally crowded with very little wall space to add more equipment if necessary. No reports of lack of capacity or circuit breakers tripping were provided. All equipment appeared to be in fair condition replaced in the last modernization. Power panel in the teachers' lounge is located behind a built-in counter interfering with the code required clearance.
- **Power Distribution:**
- Category [0]
- Power feeders and branch circuits are routed interior to buildings in EMT conduit and IMC/RGS conduit exterior to the buildings. Some branch circuits are routed in Metal Clad 'MC' cable which is a prefabricated flexible conduit with integral wiring. This is an inexpensive method of installing branch circuits but does not allow for future modifications to the circuits conduit or wire. New branch circuits (conduit/wire) will need to be run if additional capacity or outlets are needed. Additionally, the MC cables are grouped and routed in bundles creating an unorganized installation resembling "spaghetti" in the ceiling spaces. This installation is inconsistent with original construction and was likely added during retrofit construction.
- The Main Administration lacks sufficient POWE infrastructure. Fire alarm and security controls overload the circuits.
- **Receptacles:**
- Category [1]
- Receptacle placement and quantity appear to be adequate. No complaints reported for lack of outlets.
- **Equipment Disconnects:**
- Category [1]
- Equipment are provided with disconnect switches either mounted on the equipment or within line of sight.
-
- **Fire Alarm System:**
- Category [0]
- The fire alarm system was modernized in 2014 and is in good shape.

- **Intercom / Clock / Bell:**
- Category [0]
- The intercom and bell system was modernized in 2014 and is in good shape.

- **Phone System:**
- Category [0]
- The phone system has been recently replaced by a CISCO VOIP system. The system is fully functional and tested and inspected yearly. No complaints regarding the system has been reported to the survey team.

- **Technology:**
- Category [3]
- Technology infrastructure requires upgrades to accommodate desire to conduct interactive and flexible 21st century learning activities.
- Permanent classrooms have ceiling mounted projectors; portables do not.
- Reference District Technology Plan.

- **Technology Infrastructure:**
- Category [1]
- The data network system is undergoing upgrades and is in good shape. Allot $50,000 for fiber replacement.

- **Security:**
- Category [2]
- Desire for security system and cameras. Provide unified and fully network integrated IP camera system. System should use software system similar to Milestone or Ocularis for management and image recall. Bosch, Sony, Samsung or equivalent cameras. New intercom systems fully integrated with site camera and Cisco phone solution. Electronic locks fully integrated with site camera, intercom and phone system.

- **Digital Signage:**
- Category [2]
- Use digital signage on appropriate sized LCD monitors for messaging in lobby, library and MPR.
- Integrate LCD marquees controlled by similar system for public facing messaging, outside Administration building.

- **General Roof Conditions:**
- **Equipment Disconnect Switches:**
- Category [0]
- All roof top equipment had accessible disconnects within site of or mounted onto the equipment served and receptacles within 25 feet of each equipment.
- **Roof Top Receptacles:**
- Category [0]
- Roof top receptacles are provided for equipment service, within 25' of all equipment.

- **Overall Site Lighting:**
- **Parking:**
- Category [1]
- Open parking fields are provided with light poles and appear to have inadequate placement for coverage. Pole types include cobra-head fixtures and are old. There are no complaints or statements made of inadequate parking lighting.
- **School Area Lighting:**
- Category [2]
- One main plaza connects all buildings and site amenities together and functions as the only avenue for pedestrian traffic, service vehicles, students, guests and large school functions. Lighting is provided by poles and building mounted sconce fixtures. Based upon observation only, lighting appears to be inadequate with many dark areas. Campus personnel have commentED that the lighting is poor and too dim and not adequate for after-hours school functions.
- Site and exterior lighting is dim throughout the school and is not conducive to safety and security

during evening events.
- Dim exterior areas are conducive to theft and vandalism.
- Recommendation: Provide photometric study to confirm dark and dim areas to inform a lighting improvement upgrade

- **General Lighting Conditions:**
- **Building Mounted:**
- Category [1]
- Fluorescent wall sconces are mounted in pedestrian areas such as on walls facing the plaza and at entry doors into the classrooms. Wall packs and flood lights are used at entries into portable classrooms and in back-of-house spaces. Industrial fluorescent strip lights are used in utility spaces, some with prismatic lenses and others with wire guards. Fixtures are in fair condition and serviceable. Light levels appear to be inadequate.

- **Interior Lighting:**
- Category [1]
- Majority of light fixtures throughout the administration and classroom buildings are comprised of 2x4 fluorescent troffers with 3" parabolic lens. Lamps are Fluorescent T8, three lamps at the 2x4 with some at 4 lamps where higher light levels are needed. At finished areas such as lobbies, boardroom, large gathering spaces etc. fluorescent down nights are in use. Fixtures are serviceable and can remain in service.
- **Lighting Controls:**
- Category [0]
- All spaces are provided with local lighting controls mounted near the entry doors. For most spaces lighting control is accomplished with toggle switches. Ceiling mounted occupancy sensors are used in most spaces. Where present it appears the occupancy sensors are passive-infrared and are functional. Day lighting and manual dimming controls are not in use at this campus.
- **Emergency and Exit Lighting:**
- Category [1]
- Two separate methods of providing emergency power to egress path lighting is found on this campus. Indoor fluorescent fixtures in the classrooms, administration and other assembly rooms contain battery-ballasts in select fluorescent fixtures. When power is lost, the battery ballast provides power only to the fixture it is in, usually just one lamp is lit. Some exit signs contain emergency power inverters with batteries that power the exit sign and "bug-eye" lamps to illuminate the areas surrounding the exit door. The outdoor fixtures are not connected to any emergency power source. Outdoor egress path and area of refuge emergency lighting must be provided. Outdoor lighting control is accomplished with time clocks and contactors.


Front drop-off area.


Typical site fencing and gates.


Lunch shade structure.


Hard courts in very poor condition.


Typical field condition.


Central amphitheater court at the heart of the school.



Typical exterior of permanent classroom building.


Typical state of modular classroom building.


Typical exterior window condition.



Main Administration reception area.


Food service kitchen area.


Typical classroom interior.


Library interior.


Multi-Purpose Room, with lunch service equipment set up and excess storage used in the back wall.


Computer Lab.


Kindergarten classroom.


Intimate faculty lounge area.


Typical restroom condition, with patchwork at tile flooring.


Damaged gutter at building.


Signs of prior plaster cracking and repair.



Doors are generally in good condition.


Overhangs around campus are not sufficient during times of rain or heat.


Minor wear of exposed steel.


Portable drinking fountain used for Cafeteria/MPR and area immediately outside.


Typical accessible parking.

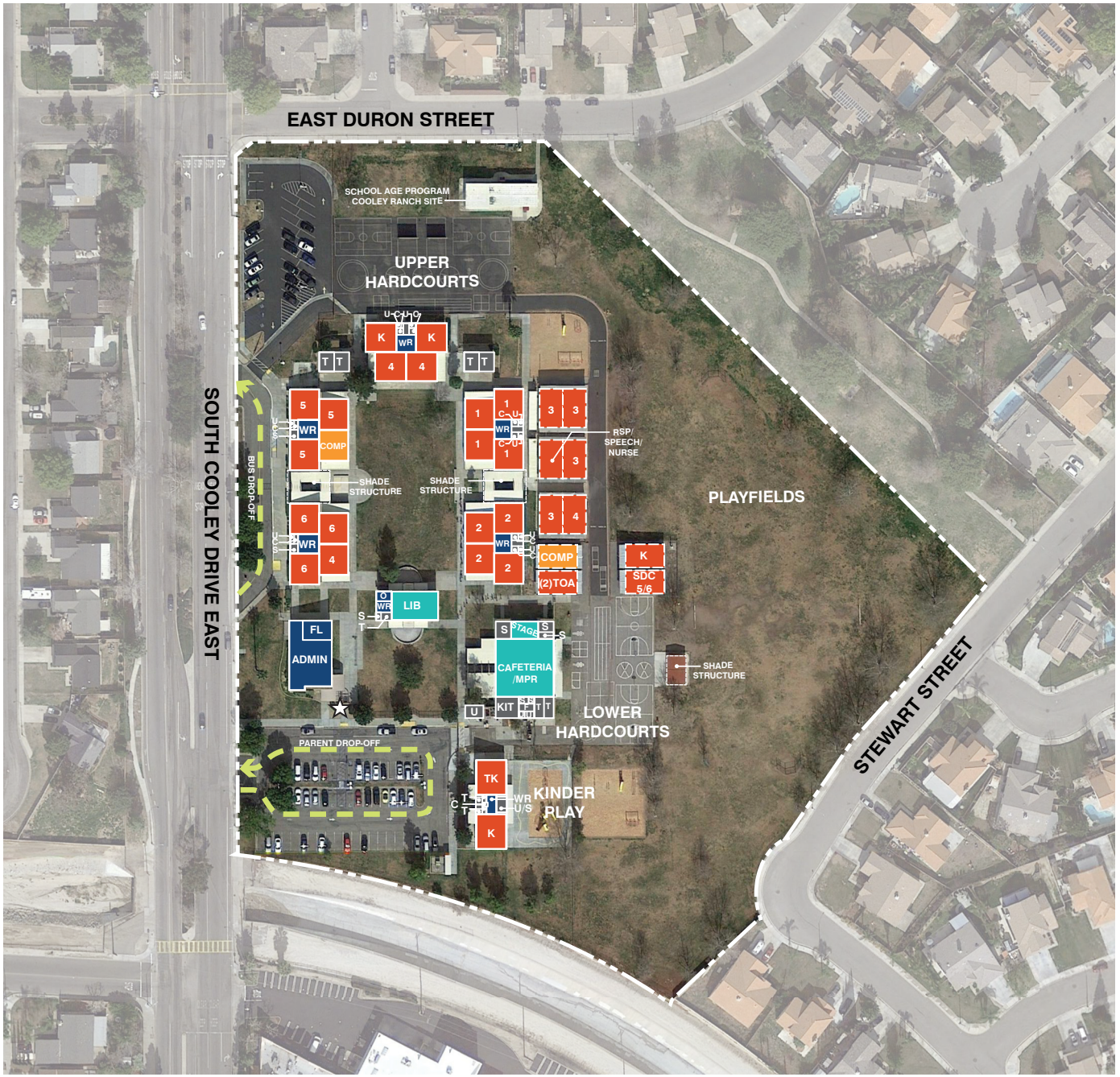

Additional poor asphalt in the parking lot.


Update photo and caption.
Typical tube steel fencing.

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Modernize & Reconfigure Existing Classrooms	$ 2,123,000
B. Existing Building Systems & Toilets	$ 2,732,000
C. Site Utilities	$ 176,000
D. New Construction Classrooms	$ 4,819,000
E. Flexible Labs (Science, Art & Maker Space)	$ 1,086,000
F. Performing Arts Improvements (Music / Dance / Drama)	$ 1,057,000
G. Multi-Purpose Room / Food Service & Student Dining	$ 1,757,000
H. Physical Education Improvements	$ -
I. Administration & Staff Support	$ 1,618,000
J. Library, Innovation Lab & Student Support Services	$ 3,647,000
K. Safety and Security	$ 2,051,000
L. District Support Facilities	$ -
M. Outdoor Learning Environments and Quads	$ 732,000
N. Exterior Play Spaces, Play fields, & Hard courts	$ 1,937,000
O. Next Generation Classroom Flexibility (Furniture)	$ 475,000
P. Technology Infrastructure	$ 278,000
Total Construction / Project Cost (2017$)	**$ 24,488,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2017$)



Classrooms, CR

PK	Preschool
K	Kindergarten
TK	Transitional Kindergarten
RSP	Resource Specialist
SDC	Special Day Class
CR	Classroom

Electives / Labs

SCI	Science Lab
COMP	Computer Lab

Shared Spaces

MPR	Multi-Purpose Room
LIB	Library

Admin / Faculty

FW	Faculty Work
FL	Faculty Lounge
WR	Workroom
O	Office

Support Spaces

S	Storage
T	Toilet
U	Utility
C	Custodial
KIT	Kitchen
R	Refrigerator
F	Freezer

Portable Classroom

Main Entry

Drop Off

Teaching Stations:

Preschool, PK	0
TK	1
K	4
1st-3rd Grade	13
4th-6th Grade	9
Electives	0
Computer Lab	2
SDC	1
RSP	1
Other	0
Grand Total:	**31**

N

0 40' 80' 160'

1" = 160'



MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

Classrooms, CR
- PK Preschool
- K Kindergarten
- TK Transitional Kindergarten
- RSP Resource Specialist
- SDC Special Day Class

Electives / Labs
- SCI Science
- IL Innovation Lab

Shared Spaces
- MPR Multi-Purpose Room
- LIB Library
- FOC Focus Room

Admin / Faculty
- FW Faculty Work
- FL Faculty Lounge
- N Nurse
- PC Parent Center
- LC Learning Center

Support Spaces
- S Storage
- T Toilet
- U Utility
- C Custodial
- KIT Kitchen
- R Refrigerator
- F Freezer

- No Work Required
- Portable Classrooms
- Main Entry
- Drop-Off
- Fence
- Kinder Play
- Play Apparatus
- Learning Court Quad/Playfield
- Hardcourts

Planning Capacity:	606
Teaching Stations:	
Preschool, PK	0
TK	1
K	4
1st-3rd Grade	11
4th-6th Grade	9
Electives (1 - Flex Lab, 1 - Music)	2
Computer Lab (1 - Innov. Lab)	1
SDC (1 - MM)	1
RSP	1
Other	0
Grand Total:	30

N

0 40' 80' 160'

1" = 160'



18870 Jurupa Drive, Bloomington, CA 92316
https://www.colton.k12.ca.us/crestmore

EXISTING SITE INFORMATION

Year Built: 1959
Year Modernized: 2006, 2013
Student Population (2016): 820
Grade Levels: Pre-K - 6
Number of Classrooms: 40
Number of Modulars: 20
Site Acreage: 10.00 Ac
Building Area: 34,376 SF

OVERVIEW

Crestmore Elementary School is organized by classroom wings of 3 classrooms in alternating rows along the east side of the campus. Several portable classroom wings are spread out in a general grid beyond the permanent buildings. A Cafeteria/MPR building anchors the front of the school, near front parking lot, drop-off, and old Administration building. A new Administration building is located beside the MPR, geographically isolated from the rest of the school.

PRINCIPAL PRIORITIES

1. Outdoor learning courtyard for hands-on instruction.
2. Field improvements for leveling, safety, and usability.
3. New MPR/Gymnasium space in separate building.
4. Outdoor amphitheater.

RECENT PROJECTS

1. Comprehensive campus modernization and new Administration building addition and fire alarm and intercom upgrade (completed 2013).
2. Electrical systems modernization (completed 2006).

CURRENT/UPCOMING PROJECTS

1. Campus ADA improvements (completion date unknown).
2. Solar shade shelter project (completion date unknown).

COMMENTS FROM SITE

Program Needs

- Portable classrooms and permanent Computer Lab lack modern teaching walls featuring integrated casework, marker boards, and short throw projectors to match permanent classrooms.
- The school has (1) Computer Lab, which lacks teaching wall system. The Computer Lab is sufficient for computer technology, as the school functions at a 1:1 level with Chromebook tablets for use in computer instruction.
- The school desires a maker space to enhance the current direction of educational curriculum toward a 21st century learning environment.
- School lacks permanent Library space with proper space and layout to allow reading, collaboration, book display, and book storage. Current Library is housed between two portable buildings and accommodates the restrictive conditions provided.
- Food service handles a large number students over (7) periods and shares lunch serving space in the MPR. Service procession is inefficient and prone to congestion.
- Exterior shade shelter is helpful but still insufficiently sized to accommodate students during meal periods.
- Multi-Purpose Room is limited to 8:00-10:15am and 1:00-2:00pm hours due to dual use as Cafeteria dining and food distribution space.
- The band lacks its own practice and performance space and must use the Multi-Purpose Room to do so, further congesting space uses.
- Portable toilet building needs shaded structure to reduce heat gain in restrooms and drinking fountain during warm weather months that render them unusable.

Functionality of Spaces

- Permanent classrooms have been recently modernized and have sufficient technology and teaching tools for students. The staff greatly enjoys the tools and implementation of the modernized classrooms.
- Food service is very condensed within Multi-Purpose Room.
- Outdoor lunch shelters are useful but still insufficient to serve the quantity of students and tables and benches required.
- Select paving areas around school suffer from water ponding and flooding after heavier rains.

CONDITION ASSESSMENT

Rating Legend:

CATEGORY [0] NO WORK.
CATEGORY [1] MINOR MODERNIZATION.
CATEGORY [2] STANDARD MODERNIZATION.
CATEGORY [3] MAJOR MODERNIZATION / RECONFIGURATION / COMPLETE REPLACEMENT.

ASSESSMENT OF SITE

Parking

Category [3]

- School has noted that drop-off parking is insufficient for staff and visitor capacity needed.
- ADA parking needs truncated domes.
- No ADA drop off zone.
- ADA signage missing at parking stall. (ADA-Van)

Concrete Paving

Category [2]

- Concrete paving in general is in fair condition with a lot of patchwork and grinding of lifted concrete.
- Portions of the sidewalk are lifting greater than 1/4”
- Cracking in panels
- Verify potential cross slope issues (>2%).
- Recommend to replace 50% of concrete paving.

AC paving

Category [3]

- Verify potential cross slope issues (>2%) at portable ramps and near lunch area.
- Various areas have cracking allowing water intrusion.
- Areas of eroded AC paving are allowing for water intrusion.
- Recommend to replace 60% of parking lot ac paving.
- Recommend to replace 80% of hard courts ac paving.

Ramps

Category [1]

- Handrails lack required 12” extension at landing.
- Verify potential cross slope issues (>2%) at landing.

Stairs

Category [1]

- Nosings do not have warning grooves.
- Verify potential cross slope issues (>2%).
- Landing appears to be non ADA compliant.

Site Amenities

Drinking Fountain

Category [1]

- Existing Drinking Fountain is missing cane detection rails.
- School has noted that they would like a usable space south of Pre-K Play Area.

Play Equipment

Category [1]

- Composite structures are in fair working condition (worn paint/sun faded).
- Play Surface Wood Chips are low and should be replaced with poured in place rubber surfacing.
- Basketball goals, backboards and posts are in fair condition .
- Baseball backstop posts are in good condition and the chainlink is in fair condition.
- Soccer goals in fair condition.
- Tetherball post are in fair condition but are not used.
- Volleyball posts and nets are in fair condition.

Landscape

Category [2]

- Majority of the landscape is turf, which increases the need for maintenance workers and irrigation water.
- Turf areas are compacted and does not provide an area for water to infiltrate.
- Turf areas have gopher mounds present. Landscape area to be upgraded to drought tolerant plants.
- Trees should be pruned and reviewed by an Arborist.

Irrigation

Category [1]

- Irrigation system is in working condition, but M&O would like a new system for optimum performance.
- Reclaimed water use is desired.

Fencing/Gates

Category [2]

- Fencing paint has flaking/chipping.
- Accessible hardware is missing.
- There is no ADA gate for Pre-K Area.

ASSESSMENT OF BUILDINGS

Exterior

Overall Rating: Category [2]

Paint

Category [1]

- Exterior of permanent buildings is mainly plaster. Plaster is in good condition. Isolated signs of damp plaster marks at permanent classroom buildings.
- Building paint is in good condition. Few areas of faded paint. Permanent classrooms were repainted a few years ago.
- Portable classroom buildings have worn exterior siding along front facades; siding on ends of building was replaced last year.

Door & Frames

Category [1]

- Exterior doors and hollow metal frames at permanent classroom buildings were replaced at most recent modernization.
- Doors and frames are in good condition, with adequate hardware.
- Doors and frames appear to have benefitted from good maintenance.

Windows
Category [3]
- Windows are single pane and aged. Glazing type leads to frequent overheating of classroom spaces during the warm months.
- No windows in the school are operable.
- Isolated instances of leaks at windows around campus.

Roof
Category [1] at permanent buildings
Category [3] at modular buildings
- Reference roofing cost estimate report by Garland.
- The roof is a modified bitumen built-up system over the building roof structure.
- Roof is old and worn at relocatable classroom buildings.
- Roofing is all new and problem-free at Cafeteria Building. Patches have been required on isolated bases at roofing at permanent classroom buildings.

ADA Compliance
Category [1]
- Permanent classrooms have had ADA upgrades in the last modernization, and New Administration Office appears visually compliant. Exact compliance of items such as plumbing accessories was not evaluated at this level of assessment.
- Portable Classroom buildings will require accessibility upgrades should any substantial architectural work be invested into such spaces.
- Door thresholds appear to be non-accessible due to ramping from paving up to door, which was previously allowed by DSA but is no longer suitable.
- A more detailed assessment and survey will need to be performed as projects come online.

Interior
Overall Rating: Category [2]
- All carpet in the school has been replaced in the last 13 years, in a staggered and rolling process.
- Flooring condition is good at permanent classroom but shows wear and tear and age at modular Buildings.

ASSESSMENT OF SYSTEMS

Site Utilities
- **Domestic Water:**
- Category [3]
- The majority of domestic water mains and laterals are original to the building construction dates and should be regarded as having reached their service life.

- **Fire Water:**
- Category [0]
- No site underground fire water lines/hydrants observed.

- **Gas:**
- Category [0]
- No gas system observed on site.

- **Sewer:**
- Category [2]
- The site is not served by sewer connections. The campus relies on a septic tank system that must be regularly maintained.
- There is a sewer drain pump near Classroom 38 that routinely clogs and emits foul odors.
- Replace septic system with sewer system.

- **Storm Drain/ Drainage:**
- Category [3]
- All drainage sheet flows to a culvert in the south west corner of the site. Pipe is deforming and losing structural integrity.
- Roof drains on Portables discharge to splashblocks without positive drainage away from structure.
- Site grading results in ponding outside Administration building and student entry.
- On site catch basins observed with standing water.
- Gutter conveying storm water from Portable buildings discharges to rec court without an overland exit path.
- Off site storm water from Larch Avenue enters site at north east driveway depositing sediment.
- No water quality remediation is prevalent prior to surface water entering storm drain system.
- Catch basins are plugged with debris/silt.
- Culverts are full of debris blocking flow of surface water.
- Ponding occurs at low sports in paving, allowing water intrusion in cracked concrete.

Mechanical
Overall Rating: Category [2]
- Half of the HVAC equipment has exceeded its useful life and needs to be replaced.
- HVAC equipment at the new Administration building and a dozen permanent classrooms has recently been installed and is in good condition.
- Current HVAC equipment is a mix of gas electric rooftop package units and heat pump wall mounted package units and Split systems.
- Almost all units do not have an economizer and may not provide adequate ventilation to the occupied zones.
- Building Automation System is in place.

Plumbing
Overall Rating: Category [2]
- There are insufficient restroom fixtures to serve the student population.
- Restroom in permanent classroom buildings were part of 2013 modernization and are in good condition.
- Portable toilet building is in poor condition. It also suffers from open sightlines to the street and severe sun exposure, creating excessively hot spaces and unusable drinking fountain water temperature.

Electrical
- **Overall Site Power Distribution:**
- **Electrical Service:**
- Category [0]
- Power service is provided by SCE by an underground high voltage service feeder from offsite structures. The pad mounted transformer is in a fenced service yard with the campus main switchboard 'MSB' or in close proximity to the main board. All equipment appeared to be in fair condition replaced in the last modernization.

- **Site Power Distribution:**
- Category [0]
- Each building is served by an underground feeder from the MSB and routed to panels within the buildings. A few portables have power and low voltage circuits routed overhead supported on masts attached to the buildings. No reported problems with power distribution faults, breaker tripping or lack of capacity. All equipment appeared to be in fair condition replaced in the last modernization.

- **Building Power Systems:**
- **Electrical Panels:**
- Category [1]
- Power panels for each building are in dedicated electric rooms or on walls. Power service and distribution is at 208Y/120V. Electric rooms are neat and organized but generally crowded with very little wall space to add more equipment if necessary. No reports of lack of capacity or circuit breakers tripping were provided. All equipment appeared to be in fair condition replaced in the last modernization. Power panel in the teachers' lounge is located behind a built-in counter interfering with the code required clearance.
- **Power Distribution:**
- Category [0]
- Power feeders and branch circuits are routed interior to buildings in EMT conduit and IMC/RGS conduit exterior to the buildings. This installation is inconsistent with original construction and was likely added during retrofit construction.
- An electrical room was added to each permanent classroom wing building during 2013 modernization.
- **Receptacles:**
- Category [1]
- Receptacle placement and quantity appear to be adequate. No complaints reported for lack of outlets.
- **Equipment Disconnects:**
- Category [1]
- Equipment are provided with disconnect switches either mounted on the equipment or within line of sight.

- **Fire Alarm System:**
- Category [0]
- The fire alarm system is a combination of automatic and manual activation. The main fire alarm panel is in the administration building and each building and is by GE Edwards. The system is in good shape and should be upgraded to current code with each building modernization.

- **Intercom / Clock / Bell:**
- Category [0]
- A Dukane system is in place providing 100% operation for intercom, public address and bells. All equipment appeared to be in fair condition replaced in the last modernization. The system is fully functional and tested and inspected yearly. No complaints regarding the system has been reported to the survey team. Systems replaced and up graded in 2013.

- **Phone System:**
- Category [0]
- The phone system has been recently replaced by a CISCO VOIP system. The system is fully functional and tested and inspected yearly. No complaints regarding the system has been reported to the survey team.

- **Technology:**
- Category [0]
- Classrooms have a mix of ceiling mounted projectors and short throw projectors.
- Reference District Technology Plan.

- **Technology Infrastructure:**
- Category [0]
- The data network system is undergoing upgrades and is in good shape. Fiber replacement has been completed.

- **Security:**
- Category [2]
- Desire for security system and cameras.

- **General Roof Conditions:**
- **Equipment Disconnect Switches:**
- Category [0]
- All roof top equipment had accessible disconnects within site of or mounted onto the equipment served and receptacles within 25 feet of each equipment.
- **Roof Top Receptacles:**
- Category [0]
- Roof top receptacles are provided for equipment service, within 25' of all equipment.

- **Overall Site Lighting:**
- **Parking:**
- Category [1]
- Open parking fields are provided with light poles and appear to have inadequate placement for coverage. Pole types include cobra-head fixtures and are old. There are no complaints or statements made of inadequate parking lighting.
- **School Area Lighting:**
- Category [2]
- One main plaza connects all buildings and site amenities together and functions as the only avenue for pedestrian traffic, service vehicles, students, guests and large school functions. Lighting is provided by poles and building mounted canopy fixtures. Based upon observation only, lighting appears to be inadequate with many dark areas. Campus facilities personnel have provided comment that the lighting is poor and too dim and certainly not adequate for after-hours school functions.
- Recommendation: Provide photometric study to confirm dark and dim areas to inform a lighting improvement upgrade

- **General Lighting Conditions:**
- **Building Mounted:**
- Category [1]
- Fluorescent wall sconces are mounted in pedestrian areas such as on walls facing the plaza and at entry doors into the classrooms. Wall packs and flood lights are used at entries into portable classrooms and in back-of-house spaces. Industrial fluorescent strip lights are used in utility spaces, some with prismatic lenses and others with wire guards. Fixtures are in fair condition and serviceable. Light levels appear to be inadequate.

- **Interior Lighting:**
- Category [1]
- Majority of light fixtures throughout the administration and classroom buildings are comprised of 2x4 fluorescent troffers with 3" parabolic lens Lamps are fluorescent T8; three lamps at the 2x4 troffer with some at 4 lamps where higher light levels are needed. At hard lid areas such as in the kitchen, restrooms and MPR, surface mounted wrap-around or 'box' fluorescent fixtures are in place. At finished areas, such as lobbies, boardroom, large gathering spaces etc. fluorescent down lights, up lights or pendent fixtures are in use. Fixtures are serviceable and can remain in service.
- **Lighting Controls:**
- Category [0]
- All spaces are provided with local lighting controls mounted near the entry doors. For most spaces lighting control is accomplished with toggle switches. Ceiling mounted occupancy sensors are used in most spaces. Where present it appears the occupancy sensors are passive-infrared and are functional. Day lighting and manual dimming controls are not in use at this campus.
- **Emergency and Exit Lighting:**
- Category [1]
- Two separate methods of providing emergency power to egress path lighting is found on this campus. Indoor fluorescent fixtures in the classrooms, administration and other assembly rooms contain battery-ballasts in select fluorescent fixtures. When power is lost, the battery ballast provides power only to the fixture it is in, usually just one lamp is lit. Some exit signs contain emergency power inverters with batteries that power the exit sign and "bug-eye" lamps to illuminate the areas surrounding the exit door. The outdoor fixtures are not connected to any emergency power source. Outdoor egress path and area of refuge emergency lighting must be provided. Outdoor lighting control is accomplished with time clocks and contactors.


Front drop-off.


Fencing and parking.


Lunch shade structure.


Hard courts and play fields.


Field area with irregular slope.


Exterior of new Administration building.


Typical exterior of permanent classroom building.


Typical state of Portable classroom building.



Typical exterior window condition.


Outdoor court and site of desired future outdoor learning pod between classrooms 4 & 10.


Food service kitchen area.


Typical classroom.


School Library.


Multi-Purpose Room, with lunch service equipment set up.


Computer Lab.


Kindergarten classroom.


Faculty lounge.


Typical restroom.


Isolated instances of water stains on plaster.


Deterioration on Portable classroom building walls.


Door hardware and threshold visually appear to comply with barrier-free requirements.


Ponding water across hard courts.


Ponding water between classroom buildings.


Typical playground equipment.


Typical accessible parking.


Wear and unevenness at asphalt paving.


Typical tube steel fencing.

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Modernize & Reconfigure Existing Classrooms	$ 402,000
B. Existing Building Systems & Toilets	$ 286,000
C. Site Utilities	$ 1,013,000
D. New Construction Classrooms	$ 20,066,000
E. Flexible Labs (Science, Art & Maker Space)	$ 1,086,000
F. Performing Arts Improvements (Music / Dance / Drama)	$ 1,057,000
G. Multi-Purpose Room / Food Service & Student Dining	$ 3,710,000
H. Physical Education Improvements	$ -
I. Administration & Staff Support	$ -
J. Library, Innovation Lab & Student Support Services	$ 3,884,000
K. Safety and Security	$ 1,606,000
L. District Support Facilities	$ -
M. Outdoor Learning Environments and Quads	$ 1,023,000
N. Exterior Play Spaces, Play fields, & Hard courts	$ 1,626,000
O. Next Generation Classroom Flexibility (Furniture)	$ 357,000
P. Technology Infrastructure	$ -
Total Construction / Project Cost (2017$)	**$ 36,116,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2017$)



Classrooms, CR

PK	Preschool
K	Kindergarten
TK	Transitional Kindergarten
RSP	Resource Specialist
SDC	Special Day Class
CR	Classroom

Electives / Labs

SCI	Science Lab
COMP	Computer Lab

Shared Spaces

MPR	Multi-Purpose Room
LIB	Library

Admin / Faculty

FW	Faculty Work
FL	Faculty Lounge
WR	Workroom
O	Office

Support Spaces

S	Storage
T	Toilet
U	Utility
C	Custodial
KIT	Kitchen
R	Refrigerator
F	Freezer

Portable Classroom

Main Entry

Drop Off

Teaching Stations:

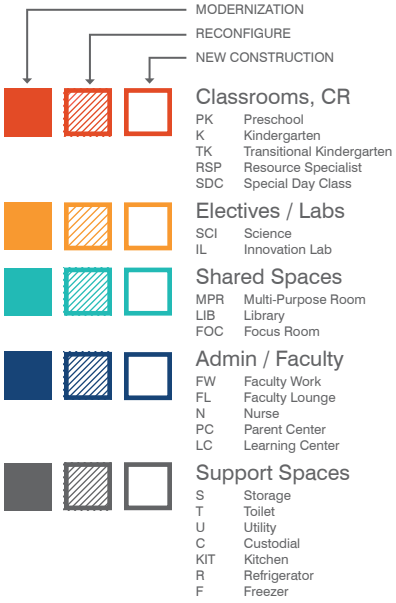
Preschool, PK	2
TK	1
K	4
1st-3rd Grade	15
4th-6th Grade	14
Electives	0
Computer Lab	1
SDC	0
RSP	1
Other (1 - INTV, 1 - ASES)	2
Grand Total:	**40**

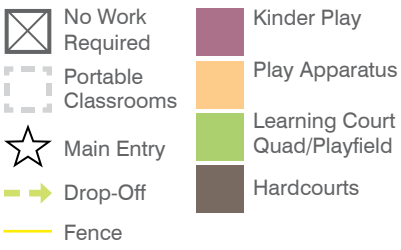
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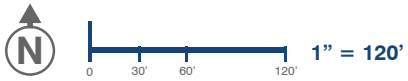
1" = 120'







Planning Capacity:	800
Teaching Stations:	
Preschool, PK	2
TK	1
K	5
1st-3rd Grade	15
4th-6th Grade	12
Electives (1 - Flex Lab, 1 - Music)	2
Computer Lab (1 - Innov. Lab)	1
SDC	0
RSP	1
Other (1 - INTV, 1- ASES)	2
Grand Total:	41





9551 Linden Avenue, Bloomington, CA 92316
https://www.colton.k12.ca.us/smith

EXISTING SITE INFORMATION

Year Built: 1953
Year Modernized: 2007
Student Population (2016): 738
Grade Levels: Pre-K - 6
Number of Classrooms: 37
Number of Modulars: 18 (incl. 10 portables)
Site Acreage: 9.80 Ac
Building Area: 26,621.2 SF

OVERVIEW

Smith Elementary School is organized by a series of permanent buildings around a central courtyard, including a small Administration building on the west, pinwheel-shaped classroom building with adjacent Kindergarten building on the north, Cafeteria/MPR building on the east, and Library and office use on the south. Several county-owned special education bungalow classrooms form an "L" along the south side of the campus, adjacent to the parking and drop-off areas. A cluster of modular and portable buildings (including the after school program office) spreads out toward the east side of the campus, south of the hard courts behind the Cafeteria/MPR. Play fields make up the northeast sector of the site. The school also owns land in an annex parcel south of the modular and portable classroom area.

PRINCIPAL PRIORITIES

1. Provide new flexible furniture conducive to collaborative learning and integrating of new technologies for education.
2. Enlarge the Administration building and improve the school drop-off and pick-up area.
3. Provide outdoor learning spaces with integrated technology and electrical infrastructure and improve site landscaping and playgrounds.
4. Provide an art classroom with modern amenities to enhance school S.T.E.A.M. objectives.

RECENT PROJECTS

1. Medium sized modernization of Administration and pinwheel permanent classroom buildings (completed 2007).
2. Fire alarm and intercom upgrade (completed 2007).

CURRENT/UPCOMING PROJECTS

1. Solar shade shelter project (expected late 2017/ early 2018 completion).

COMMENTS FROM SITE

Program Needs

- The school focuses on a very high tech oriented curriculum with intended integration of S.T.E.A.M. curriculum. The entire school would benefit from a reorganization of layout to improve adjacencies and communal access to shared education spaces.
- In lieu projectors and screens, the school is moving toward large format multi-touch monitors for interactive instruction.
- Classrooms lack integrated speaker systems.
- Furniture in learning spaces is old and deteriorating. It is not conductive to flexible and interactive learning. New flexible furniture is needed to maintain 21st century learning.
- The school lacks outdoor learning spaces with integrated power and technology infrastructure.
- The band classroom is currently housed in a regular portable building. It should be placed in a dedicated space designed for music, with proper furniture, acoustical treatment, and permanent storage for supplies and instruments.
- The school is at a 1:1 level with Chromebook tablets for use in computer instruction and does not have or require a Computer Lab.
- The school has several specialty lab spaces in modular or portable buildings that should ideally be integrated into more permanent construction. A science lab functions as an unscheduled space

that can be reserved by classes for scientific investigation. A maker space has been created at one of the county-owned bungalow buildings currently unused by the county special education program. This room doubles as the "Smith Star Lounge," a game room used for activities and rewarding high performing students.

- The school Library is currently undersized and consists mainly of book stacks and a small reading area. It lacks a gathering space for group instruction. The school would like to enhance the Library into a multimedia technology center that can also be accessed by and serve the community. The multimedia component should include a studio and green screen to support the school's media production class.
- Multi-Purpose Room is limited to non-food serving hours due to dual use as Cafeteria dining and food distribution space.
- The school currently lacks a Gymnasium but desires one, which could also double as a proper multi-purpose use space.

Functionality of Spaces

- Permanent classrooms in the pinwheel building have been recently modernized and have teaching walls and mounted overhead projectors.
- Classrooms adjacent to playground areas have poor acoustical performance and transmit distracting sound during recess periods.
- Kindergarten classrooms and modular classrooms lack upgraded learning equipment.
- The existing Administration space is severely undersized, resulting in faculty spaces dispersed across multiple buildings. Many faculty workstations lack privacy.
- Administration area requires flexible furniture and permanent storage for improved staff performance.
- There is no conference room available for faculty to use.
- The CUM Room and Copier Room are undersized.
- Food service handles a large number students over (7) lunch periods, plus breakfast, and shares lunch serving space in the MPR. Service procession is inefficient and prone to congestion both inside and outside. An electronic service system is used but is inefficient.
- The kitchen space is insufficiently sized for the mostly warming and occasional cooking functions required. More storage space is needed, along with a new freezer.
- Exterior shade shelter is used to accommodate student dining in addition to the MPR space.

CONDITION ASSESSMENT

Rating Legend:

CATEGORY [0] NO WORK.
CATEGORY [1] MINOR MODERNIZATION.
CATEGORY [2] STANDARD MODERNIZATION.
CATEGORY [3] MAJOR MODERNIZATION / RECONFIGURATION / COMPLETE REPLACEMENT.

ASSESSMENT OF SITE

Parking

Category [3]

- Bus and parent unloading shares the same zone as staff and visitor parking, creating significant traffic congestion in both directions along South Linden Avenue and also Hawthorne Avenue. Cars are often blocked in during peak periods.
- The unloading zone at the front of the school is not sufficiently wide to safely accommodate the load of students waiting for pick-up after school. This creates a pedestrian hazard and conflict between buses and students.
- Driveway delivery path through south staff parking lot to the Cafeteria/MPR building crosses pedestrian traffic during operating hours and presents a significant safety concern to students.
- Water flow from work at a site up the street on South Linden Avenue directs water into the front parking lot, causing significant flooding issues.
- Staff parking lots are in poor condition with cracking allowing water intrusion.
- Existing grading allows ponding/standing storm water.
- AC in summer heat/direct sun is reported to melt.

Paving

Category [3]

Concrete (natural gray)

- Flooding occurs at concrete walkway outside of the Main Administration building and in the outdoor courts of the pinwheel permanent classroom building.
- Concrete paving in general is in fair condition with a lot of patchwork and grinding of lifted concrete.
- Cracking in panels.
- Ponding in miscellaneous areas.
- Verify potential cross slope issues (>2%) at storm drain inlets
- Slopes exceed 2% at concrete warping sections built to accommodate drainage.
- Walkways with adequate dimensions to accommodate traffic flow is desired. 10' min concrete sidewalks requested at bus drop-offs.
- Site has non-compliant ramping slopes.

AC paving

Category [2]

- Hard courts are relatively flat. Grind and overlay, re-seal and re-stripe.
- Verify potential cross slope issues (>2%).
- Widespread ponding water occurs at asphalt paving from the Library to the portable building cluster at the east side of the campus. Significant flooding also occurs between modular and portable building rows.

Site Amenities

Shade Shelter - Play area

Category [2]

- Shade shelters are approximately 15 years old and in fairly good condition. They are, however, not large enough to handle the current student capacity.

Shade Shelter - Solar Panels

- A solar panel shade structure is scheduled to be installed along the staff and visitor parking at the front of the school later in 2017.

Lunch tables and benches

Category [2]

- Existing lunch tables and benches are in good condition with some new metal benches and some older wooden picnic benches.

Play Equipment

Category [3]

- Play equipment in general is approximately

10 years old but in very poor and deteriorated condition and need replacement.
- Play slides are cracked with holes, other play pieces have broken and have been removed.
- Wood chips are in good condition but not desirable. Replace with poured in place play surfacing or artificial turf.
- Ball wall is in good condition.
- Hard courts are not sufficiently sized to handle the current student capacity.
- Volleyball posts and nets are not set at the proper height.
- Backstops in poor condition.
- Soccer goals in poor/fair condition with some leaning.
- Tetherball post are in fair condition with worn metal posts.

Landscape
Category [3]
- The play field is uneven and plagued by gopher holes and red ant infestations. They present injury hazards to users. A proper track is desired for proper physical education functions.
- Areas of the play fields, including the annex at the south side of the property, are prone to ponding and flooding.
- Majority of landscape areas are grass and should be replaced and regraded.
- Landscape areas to be upgraded to drought tolerant plants.
- Trees are in fair condition.

Irrigation
Category [3]
- Irrigation system is in working condition. No issues reported by school personnel.
- Irrigation system should be upgraded to new suit landscape recommendations.

Fencing/Gates
Category [3]
- Existing fencing is in poor condition and inadequate for proper security. Intruders frequently simply cross over the fencing undeterred.
- Gates are not equipped with self closing mechanisms.

ASSESSMENT OF BUILDINGS

Exterior
Overall Rating: Category [2]

Paint
Category [1]
- Exterior of permanent buildings is mainly concrete masonry block and plaster. Both are in good condition and appear well maintained.
- Building paint is in good condition. Few areas of faded paint. Permanent classrooms were repainted a few years ago.
- Relocatable classroom buildings have instances of worn exterior siding.

Door & Frames
Category [2]
- Exterior doors are hollow metal frames and panels. These are generally in good condition but suffer from vandalism and intrusion problems.
- Door locks across the school is a mix of different types, complicating maintenance and security.

Windows
Category [3]
- Windows are single pane and aged. Glazing type leads to frequent overheating of classroom spaces during the warm months.
- Window frames are hollow metal at permanent buildings and aluminum at modular buildings.
- Intrusion through windows is frequent. School requests that glazing utilize better impact-resistant materials, such as plexiglass.

Roof
Category [1] at permanent buildings
Category [3] at bungalow and modular buildings
- Reference roofing cost estimate report by Garland.
- The roof is a modified bitumen built-up system over the building roof structure.
- Roof at Administration and pinwheel classroom buildings was replaced in 2010 modernization and are in good condition.
- Roofs at remaining buildings are problematic, with numerous leaks reported, and need replacement.

ADA Compliance
Category [1]
- Door hardware and thresholds generally appear to be compliant with accessible standards, with a small amount of exceptions.
- The handrails of some portable building ramps are not compliant with current accessibility standards.
- Restrooms appear to be generally compliant, except for restrooms at Cafeteria/MPR building, which are used by the public during evening events. Accessories may need to be upgraded.
- The stage at the Cafeteria/MPR features an accessible wheelchair lift.
- A more detailed assessment and survey will need to be performed as projects come online.

Interior
Overall Rating: Category [2]
- Carpet flooring and tile ceiling appear to be in good condition at pinwheel classroom building.
- Carpet flooring and tile ceiling appear to be in fair condition at modular buildings.
- Ceiling tile shows signs of water damage and deterioration at the storage room of the Cafeteria/MPR building.
- Most modular buildings lack permanent storage and casework and instead feature rolling cabinets.
- The floor at the maker space bungalow building is squeaky.

ASSESSMENT OF SYSTEMS

Site Utilities
Domestic Water:
Category [1]
- The majority of domestic water mains and laterals are original to the building construction dates and should be regarded as having reached their service life.

Fire Water:
Category [1]
- Fire water mains are of unknown construction dates. Underground lines can should be assumed to have a 50-year life.

Gas:
Category [3]
- The majority of gas mains and laterals are original to the building construction dates and should be regarded as having reached their service life.

Sewer:
Category [3]
- The site is not served by public sewer connections. The campus relies on a septic tank system that must be regularly maintained. The school says that the septic tank routinely backs up once or twice a year.
- The majority of sewer mains and laterals are original to the building construction dates and should be regarded as having reached their service life.
- Replace septic system with sewer system.

Storm Drain/ Drainage:
Category [3]

- Site lacks a reliable underground storm drain system to convey storm water flows.
- Direct roof drain connections to storm drain to avoid surface drainage in between courtyards.
- Roof drains discharge to splash blocks lacking positive drainage away from structures.
- Significant amounts of offsite storm water entering school driveways on western edge. Regrading and new driveways are necessary.
- Ponding from offsite water floods student drop-off area causing maintenance personnel to construct make shift bridges.
- Parkway drains convey stormwater from bus drop-off area into campus.
- Significant ponding/lake condition forms on adjacent school district lot.

Mechanical
Overall Rating: Category [1] at pinwheel building
Category [3] at other buildings
- Most of the HVAC equipment has exceeded or is approaching the end of its useful life and needs to be replaced.
- HVAC equipment at the pinwheel classroom building has recently been upgraded and is in good condition.
- Current HVAC equipment is a mix of gas electric rooftop package units, split systems, and heat pump wall mounted package units.
- Almost all units do not have an economizer and may not provide adequate ventilation to the occupied zones.
- A mix of digital thermostats and BAS controls are present.

Plumbing
Overall Rating: Category [2]
- Restrooms in modernized buildings are in good condition.
- Modular toilet building restrooms require upgrades.

Electrical
- **Overall Site Power Distribution:**
- **Electrical Service:**
- Category [3]
- Power service is provided by SCE by an underground high voltage service feeder from offsite structures. The pad mounted transformer is in a fenced service yard with the campus main switchboard 'MSB' or in close proximity to the main board. Maintenance reported main switchboard is old and needs to be upgraded.
- **Site Power Distribution:**
- Category [3]
- Each building is served by an underground feeder from the MSB and routed to panels within the buildings. A few portables have power and low voltage circuits routed overhead supported on masts attached to the buildings. No reported problems with power distribution faults, breaker tripping or lack of capacity. Maintenance reported main switchboard is old and needs to be upgraded.

- **Building Power Systems:**
- **Electrical Panels:**
- Category [1]
- Power panels for each building are in dedicated electric rooms or on walls. Power service and distribution is at 208Y/120V. Electric rooms are neat and organized but generally crowded with very little wall space to add more equipment if necessary. No reports of lack of capacity or circuit breakers tripping were provided. All equipment appeared to be in fair condition replaced in the last modernization. Power panel in the teachers' lounge is located behind a built-in counter interfering with the code required clearance.
-
- **Power Distribution:**
- Category [0]
- Power feeders and branch circuits are routed interior to buildings in EMT conduit and IMC/RGS conduit exterior to the buildings.
-
- **Receptacles:**
- Category [1]
- Additional convenience outlets are needed at all programmed spaces. Floor outlets are also desired for improved flexibility of spaces. Exterior spaces should receive power to facilitate outdoor learning as well. USB outlets are also welcome.
-
- **Equipment Disconnects:**
- Category [1]
- Equipment are provided with disconnect switches either mounted on the equipment or within line of sight.

- **Fire Alarm System:**
- Category [3]
- The fire alarm system is a combination of automatic and manual activation. The main fire alarm panel is in the administration building and each building contains a remote interface panel and power supply. The system is fully functional and tested and inspected yearly. No complaints regarding the system has been reported to the survey team. The system is antiquated and does not meet current DSA requirements for voice evacuation and should be upgraded at the next modernization or sooner.

- **Intercom / Clock / Bell:**
- Category [3]
- A Simplex 4100U series system is in place providing 100% operation for intercom, public address and bells. The PA system has an audible

"buzz" when in use. Systems should be replaced and upgraded with the next modernization.

- **Phone System:**
- Category [0]
- The phone system has been recently replaced by a VOIP system. The system is fully functional and tested and inspected yearly. No complaints regarding the system has been reported to the survey team.

- **Technology:**
- Category [3]
- Classrooms have ceiling mounted projectors.
- Reference District Technology Plan.

- **Technology Infrastructure:**
- Category [1]
- WiFi infrastructure is very good. Every classroom has its own wireless access point, and the MDF panel has been replaced twice within the past five years.
- Allot $50,000 for fiber replacement.

- **Security:**
- Category [2]
- Desire for security system and cameras.

- **General Roof Conditions:**
- **Equipment Disconnect Switches:**
- Category [0]
- All roof top equipment had accessible disconnects within site of or mounted onto the equipment served and receptacles within 25 feet of each equipment.
- **Roof Top Receptacles:**
- Category [0]
- Roof top receptacles are provided for equipment service, within 25' of all equipment.

- **Overall Site Lighting:**
- **Parking:**
- Category [1]
- Open parking fields are provided with light poles and appear to have inadequate placement for coverage. Pole types include cobra-head fixtures and are old. There are no complaints or statements made of inadequate parking lighting.
- **School Area Lighting:**
- Category [2]
- One main plaza connects all buildings and site amenities together and functions as the only avenue for pedestrian traffic, service vehicles, students, guests and large school functions. Lighting is provided by poles and building mounted sconce fixtures. Based upon observation only, lighting appears to be inadequate with many dark areas. Campus facilities personnel have provided comment that the lighting is poor and too dim and certainly not adequate for after-hours school functions.
- Recommendation: Provide photometric study to confirm dark and dim areas to inform a lighting improvement upgrade

- **General Lighting Conditions:**
- **Building Mounted:**
- Category [1]
- Fluorescent wall sconces are mounted in pedestrian areas such as on walls facing the plaza and at entry doors into the classrooms. Wall packs and flood lights are used at entries into portable classrooms and in back-of-house spaces. Industrial fluorescent strip lights are used in utility spaces, some with prismatic lenses and others with wire guards. Fixtures are in fair condition and serviceable. Light levels appear to be inadequate.
- **Interior Lighting:**
- Category [1]
- Majority of light fixtures throughout the administration and classroom buildings are comprised of 2x4 fluorescent troffers with prismatic lens. Lamps are fluorescent T8; three lamps at the 2x4 troffer with some at 4 lamps where higher light levels are needed. At hard lid areas such as in the kitchen, restrooms and MPR, surface mounted wrap-around or 'box' fluorescent fixtures are in place. At finished areas, such as lobbies, boardroom, large gathering spaces etc. fluorescent down nights are in use. Fixtures are serviceable and can remain in service.
- **Lighting Controls:**
- Category [0]
- All spaces are provided with local lighting controls mounted near the entry doors. For most spaces lighting control is accomplished with toggle switches. The use of occupancy sensor control is not found in most spaces. Where present it appears the occupancy sensors are passive-infrared and are functional. Day lighting and manual dimming controls are not in use at this campus.
- **Emergency and Exit Lighting:**
- Category [1]
- Two separate methods of providing emergency power to egress path lighting is found on this campus. Indoor fluorescent fixtures in the classrooms, administration and other assembly rooms contain battery-ballasts in select fluorescent fixtures. When power is lost, the battery ballast provides power only to the fixture it is in, usually just one lamp is lit. Some exit signs contain emergency power inverters with batteries that power the exit sign and "bug-eye" lamps to illuminate the areas surrounding the exit door. The outdoor fixtures are not connected to any emergency power source. Outdoor egress path and area of refuge emergency lighting must be provided. Outdoor lighting control is accomplished with time clocks and contactors.


Front drop-off location.


Combination loading and parking area.


Lunch shade structure


Hard court surfaces in poor condition.


Field area.


Recurrent gopher hole condition.



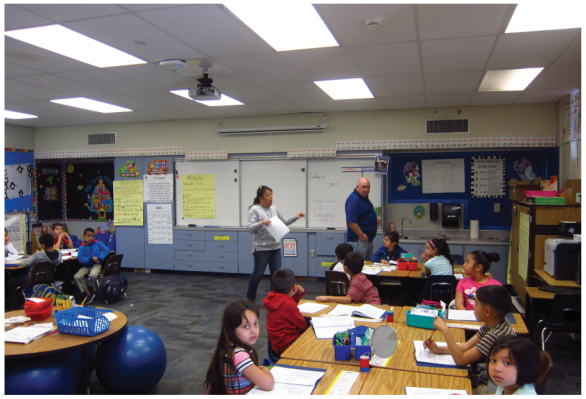
Typical exterior of permanent classroom building.


Typical state of Portable classroom building.


Typical exterior windows and door at pinwheel classroom building.


Underused exterior court space at pinwheel classroom building. Candidate for outdoor learning courts.


Undersized food service kitchen area.


Typical modernized permanent classroom.


Constricted Library space.



Multi-Purpose Room, with indoor dining tables set up.


Green screen and makeshift studio classroom.


Kindergarten classroom.


Science lab space.


Makeshift maker space classroom inside one of the county bungalow buildings.


Typical restroom.


Ceiling tiles in poor condition at MPR Storage.


Door hardware and threshold visually appear to comply with barrier-free requirements.


Ponding water at modular classroom building areas.



Cramped Administration space.


Typical playground equipment.


Typical accessible parking.


Water channel with flooding issues.


Typical tube steel gate and fencing.

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Modernize & Reconfigure Existing Classrooms	$ 450,000
B. Existing Building Systems & Toilets	$ 909,000
C. Site Utilities	$ 1,120,000
D. New Construction Classrooms	$ 20,626,000
E. Flexible Labs (Science, Art & Maker Space)	$ 1,102,000
F. Performing Arts Improvements (Music / Dance / Drama)	$ 1,057,000
G. Multi-Purpose Room / Food Service & Student Dining	$ 2,339,000
H. Physical Education Improvements	$ -
I. Administration & Staff Support	$ 2,464,000
J. Library, Innovation Lab & Student Support Services	$ 3,766,000
K. Safety and Security	$ 2,462,000
L. District Support Facilities	$ -
M. Outdoor Learning Environments and Quads	$ 411,000
N. Exterior Play Spaces, Play fields, & Hard courts	$ 3,816,000
O. Next Generation Classroom Flexibility (Furniture)	$ 380,000
P. Technology Infrastructure	$ 233,000
Total Construction / Project Cost (2017$)	**$ 41,135,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2017$)



Classrooms, CR

PK	Preschool
K	Kindergarten
TK	Transitional Kindergarten
RSP	Resource Specialist
SDC	Special Day Class
CR	Classroom

Electives / Labs

SCI	Science Lab
COMP	Computer Lab

Shared Spaces

MPR	Multi-Purpose Room
LIB	Library

Admin / Faculty

FW	Faculty Work
FL	Faculty Lounge
WR	Workroom
O	Office

Support Spaces

S	Storage
T	Toilet
U	Utility
C	Custodial
KIT	Kitchen
R	Refrigerator
F	Freezer

Portable Classroom

Main Entry

Drop Off

Teaching Stations:

Preschool, PK	0
TK	1
K	5
1st-3rd Grade	12
4th-6th Grade	10
Electives (1 - Science, 1 - Maker)	2
Computer Lab	1
SDC (3- County)	3
RSP	1
Other (1 - ELD, 1 - After School)	2
Grand Total:	**37**

N

0 30' 60' 120'

1" = 120'



MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

Classrooms, CR

PK	Preschool
K	Kindergarten
TK	Transitional Kindergarten
RSP	Resource Specialist
SDC	Special Day Class

Electives / Labs

SCI	Science
IL	Innovation Lab

Shared Spaces

MPR	Multi-Purpose Room
LIB	Library
FOC	Focus Room

Admin / Faculty

FW	Faculty Work
FL	Faculty Lounge
N	Nurse
PC	Parent Center
LC	Learning Center

Support Spaces

S	Storage
T	Toilet
U	Utility
C	Custodial
KIT	Kitchen
R	Refrigerator
F	Freezer

No Work Required
Portable Classrooms
Main Entry
Drop-Off
Fence

Kinder Play
Play Apparatus
Learning Court
Quad/Playfield
Hardcourts

Planning Capacity:	710
Teaching Stations:	
Preschool, PK	0
TK	1
K	5
1st-3rd Grade	13
4th-6th Grade	11
Electives (1 - Flex Lab, 1 - Music)	2
Computer Lab (1 - Innov. Lab)	1
SDC (4- County)	4
RSP	1
Other (1 - ELD)	1
Grand Total:	39

N
0 30' 60' 120'
1" = 120'



12066 Vivienda Avenue, Grand Terrace, CA 92313
https://www.colton.k12.ca.us/grandterrace

EXISTING SITE INFORMATION

Year Built: 1950
Year Modernized: 2000
Student Population (2016): 702
Grade Levels: K - 6
Number of Classrooms: 32
Number of Modulars: 20 (incl. 8 portables)
Site Acreage: 8.50 Ac
Building Area: 53,274.5 SF

OVERVIEW

Grand Terrace Elementary School is organized by a series of terraces with various permanent and modular buildings occupying each terrace. An Administration / Library / Cafeteria / MPR building anchors the campus entry at the middle of the east edge. A series of modular and portable classrooms flanks northward from this main building, while 4 classroom wing buildings extend to the south. These buildings wrap around a Lions Club building at the southeast corner of the site, at Barton Road and Vivienda Avenue, which has been purchased by the school and may be slated for demolition. This property is not currently used by the school. Play fields and limited hard courts are laid out on the west side of the campus, against the I-215 freeway.

PRINCIPAL PRIORITIES

1. Drop-off and pick-up areas need major improvements to ease congestion, pedestrian hazards, and vehicular flow..
2. Upgrade perimeter fencing to increase security and prevent easy access by intruders.
3. Provide classroom upgrades to support technology, innovative learning, and exploration, and include flexible furniture and spaces for interactive and adaptable instruction.
4. Upgrade the main Administration / Library / Cafeteria / MPR building, which severely underperforms and does not adequately support most of the functions contained within.

RECENT PROJECTS

1. Addition of 12 portable classrooms (completed 2015).
2. Medium sized modernization of permanent classrooms (completed 2000).

CURRENT/UPCOMING PROJECTS

1. Fire alarm and intercom upgrade (completion date unknown).
2. Solar shade shelter project (completion date unknown).

COMMENTS FROM SITE

Program Needs

- Portable classrooms lack modern teaching walls featuring integrated casework, marker boards, and mounted projectors to match modernized permanent classrooms.
- The school currently does not engage in specialized curriculum but would like to introduce a technology and innovation academy component, which would require a maker space and flex lab that will accommodate science based curriculum. The theme of exploration and innovation is intentionally designed to remain broad.
- The school has (2) Computer Labs. The school is approaching a 1:1 level with Chromebook tablets for use in computer instruction and should reach that level by next year.
- Outdoor learning courts with integrated power, technology, furniture, and writing surfaces are desired.
- The Library is currently small and traditionally laid out. It lacks the capacity to house a classroom group for instruction. The school would like to transform the Library into a media and technology center that can be shared with and accessed by the community, because many local residents lack access to books and informational resources.

- Food service handles a large number students over (3) lunch periods, plus breakfast for nearly half the student population, and shares lunch serving space in the MPR. Service procession is inefficient and prone to congestion.
- The MPR space is undersized and cannot accommodate assemblies and gatherings for the entire school.
- The MPR space currently handles after school care, community day care, and evening performances but is limited in its ability to efficiently accommodate these services.
- Multi-Purpose Room use is limited to non-serving hours due to dual use as Cafeteria dining and food distribution space.

Functionality of Spaces

- Permanent classrooms have been recently modernized and have sufficient technology and teaching tools for students. Mounted projectors are used in most classrooms, with the exception of kindergarten and first grade classes, which utilize interactive mounted large screen televisions.
- Exhaust fans in the kitchen and cafeteria area are constantly running, generating loud and distracting noise. There are also interfering electrical circuiting issues between restroom hand dryers in the building and the ventilation system.
- The kitchen is undersized and has not been modernized. It requires numerous repairs.
- The kitchen lacks certain equipment, such as a milk box directly in the serving space and proper conditioning. Temperatures can become overly high and uncomfortable in the summer.
- Student dining occurs primarily indoors but may occur in the adjacent outdoor courtyard on fair weather days. This area lacks shade, however.
- The Main Administration space is very insufficient to house all the faculty spaces. Although the principal's office, faculty lounge, and work room are spacious and function very well, the front lobby, health office, counseling, nurse, speech, psychology, and assistant principal's offices and spaces are too small and completely lack acoustical privacy.
- Entry into the office is open and does not feel secure.
- The school lacks a parent center and needs this space for functions with community members.

CONDITION ASSESSMENT

Rating Legend:

CATEGORY [0] NO WORK.
CATEGORY [1] MINOR MODERNIZATION.
CATEGORY [2] STANDARD MODERNIZATION.
CATEGORY [3] MAJOR MODERNIZATION / RECONFIGURATION / COMPLETE REPLACEMENT.

ASSESSMENT OF SITE

Parking

Category [3]

- ADA truncated domes are missing, in addition to ADA-Van signage at parking stall.
- Verify cross slope issues >2%.
- Access aisle to sidewalk is not provided.
- Gap at truncated dome installation is >1/2" in width.

Concrete Paving

Category [3]

- Concrete paving in general is in fair condition with a lot of patchwork and grinding of lifted concrete.
- Portions of the sidewalk are lifting greater than 1/4"
- Cracking in panels
- Verify potential cross slope issues (>2%).
- Joints are broken/sealant eroded away.
- Pathway to office is >5% slope.
- Concrete stage area no ADA accessible.
- No ADA accessible path to assembly area.
- Accessible/companion seating in assembly area not provided.
- Recommend to replace 90% of concrete paving.

AC paving

Category [3]

- Low spots in paving.
- Various areas have cracking allowing water intrusion.
- Recommend to replace 90% of parking lot ac paving.
- Recommend to replace 90% of hard court ac paving.

Ramps

Category [2]

- Handrails lack required 12" extension at landing.
- Missing handrails.
- Landings are too small at bottom or ramp. Ramp must be 5'x5' min.

Stairs

Category [3]

- Handrail extensions do not meet code. Must have 12" flat extension on top rail and tread, in addition to 12" flat extension at bottom rail.

Site Amenities

Drinking Fountain

Category [1]

- Existing drinking fountain is missing cane detection rails.

Playground

Category [2]

- Play equipment in general is in fair condition with some equipment needing repair or replacement.
- Wood chips are low and need refilled, in addition there is no wheelchair access to play equipment.
- Ball wall is in fair condition.
- Basketball posts are in fair condition with some faded paint. Backboards, goals and netting are in bad condition, and need to be replaced.
- Softball Backstop posts are in good condition, however the chain link is in bad condition and need to be replaced.
- Soccer goals in bad condition and need to be replaced.
- Tetherball post are in fair condition.
- Volleyball posts are in fair condition.

Landscape

Category [2]

- Gophers in turf areas are causing mounding.
- Turf between buildings is bare and dying in several areas.
- Tree's are showing signs of stress by means of drought, and/or pests. All tree's to be reviewed by Arborist.

Irrigation
Category [2]
- Irrigation system is in working condition, but M&O would like a new system for optimum performance.

Fencing/Gates
Category [2]
- Paint has flaking/chipping off.
- Accessible hardware is missing, in addition to panic hardware.
- West perimeter fence has no top and bottom railing.
- Perimeter wall/fence combo is too short to provide effective deterrent, height is <6'.

ASSESSMENT OF BUILDINGS

Exterior
Overall Rating: Category [2] at permanent buildings
Category [3] at modular buildings

Paint
Category [2] at permanent buildings
Category [3] at modular buildings
- Exterior of permanent buildings is mainly plaster. Plaster is in average condition, but exposed steel decking and posts show significant signs of weathering and deterioration.
- Modular buildings are in very aged and poor condition, with deteriorated wood siding.
- Paint is generally faded or chipped. Entire campus needs repainting.

Door & Frames
Category [3]
- Doors are predominantly hollow metal frame and panels. They are in fair to poor condition, with signs of abuse and weathering.

Windows
Category [3]
- Windows are single pane and aged. Frames are hollow metal at permanent buildings and aluminum at modular buildings.
- Windows are in poor condition, with noticeable signs of abuse.

Roof
Category [3]
- Reference roofing cost estimate report by Garland.
- The roof is a gravel surface built-up system over the building roof structure.
- Numerous leaks reported, mostly at modular buildings.
- Roofing is aged and requires replacement.

ADA Compliance
Category [3]
- Door hardware appears accessible at modular classrooms but is not accessible at the Administration building and at select adjoining spaces.
- Several restrooms do not appear to be accessible.
- There are numerous steps across the campus, which are required to navigate the various grades of the site. Handrails are no compliant with accessibility standards.
- Many walkways have ramped areas which may exceed longitudinal and cross slope parameters.
- The exterior stage area at the southeast side of campus lacks handrails at the steps.
- A more detailed assessment and survey will need to be performed as projects come online.

Interior
Overall Rating: Category [2]
- Modernized classrooms retain mix of new and old casework.
- Interior soffits at classrooms are still rough plaster and have unfinished appearance.
- There are 4-5 different types of carpet across all the school spaces, complicating maintenance and replacement.
- Ceiling tiles are in average condition. Many show signs of water damage from leaking roofs.
- Interior of some portable buildings, such as Room 33, are in very poor condition, with visibly deteriorating floor boards, skunk odor, and aged finishes.
- The cafeteria is extremely loud due to the constant operation of mechanical equipment and the inefficient routing of its air exhaust system.

ASSESSMENT OF SYSTEMS

Site Utilities
- **Domestic Water:**
- Category [3]
- The majority of domestic water mains and laterals are original to building construction dates. Underground lines should be assumed to have a 50-year life.

- **Fire Water:**
- Category [3]
- No fire water system seen on campus.

- **Gas:**
- Category [3]
- Gas mains and laterals are original to building construction dates. Underground lines should be assumed to have a 50-year life.

- **Sewer:**
- Category [3]
- Sewer mains and laterals are original to building construction dates. Underground lines should be assumed to have a 50-year life.

Storm Drain/ Drainage:
Category [3]
- Catch basins are plugged with debris/silt.
- Culverts are full of debris blocking flow of surface water.
- Drainage to field/planter areas creates erosion issues/standing water.
- Roof drains expel water onto paving.
- Roof drains expel water into planter without a dissipater.
- Ponding occurs at low sports in paving, allowing water intrusion in cracked concrete.

Mechanical
Overall Rating: Category [2]
- Half of the HVAC equipment has exceeded its useful life and needs to be replaced. Half are midway or past midway through its useful life.
- Current HVAC equipment is a mix of gas electric rooftop package units, split systems, and heat pump wall mounted package units.
- Almost all units do not have an economizer and

may not provide adequate ventilation to the occupied zones.
- Building Automation System is in place.
- Ventilation fans in Cafeteria/MPR building run continuously and are very loud.

Plumbing

Overall Rating: Category [3]
- The restroom by the Cafeteria/MPR is the only set serving the modular classroom buildings and only has three plumbing fixtures per gender. It is wholly insufficient for the student needs.
- Primary restrooms have been modernized and are in good condition.
- Remaining restrooms on campus are old and undersized, with many lacking accessible features.

Electrical
- **Overall Site Power Distribution:**
- **Electrical Service:**
- Category [3]
- Power service is provided by SCE by an underground high voltage service feeder from offsite structures. The pad mounted transformer is in a fenced service yard with the campus main switchboard 'MSB' or in close proximity to the main board. Maintenance reported main switchboard is old and needs to be upgraded.
- **Site Power Distribution:**
- Category [3]
- Each building is served by an underground feeder from the MSB and routed to panels within the buildings. A few portables have power and low voltage circuits routed overhead supported on masts attached to the buildings. No reported problems with power distribution faults, breaker tripping or lack of capacity. Maintenance reported main switchboard is old and needs to be upgraded.
- **Building Power Systems:**
- **Electrical Panels:**
- Category [1]
- Power panels for each building are in dedicated electric rooms or on walls. Power service and distribution is at 208Y/120V. Electric rooms are neat and organized but generally crowded with very little wall space to add more equipment if necessary. No reports of lack of capacity or circuit breakers tripping were provided. All equipment appeared to be in fair condition replaced in the last modernization. Power panel in the teachers' lounge is located behind a built-in counter interfering with the code required clearance.
- Power Distribution:
- Category [0]
- Power feeders and branch circuits are routed interior to buildings in EMT conduit and IMC/RGS conduit exterior to the buildings. Some branch circuits are routed in Metal Clad 'MC' cable which is a prefabricated flexible conduit with integral wiring. This is an inexpensive method of installing branch circuits but does not allow for future modifications to the circuits conduit or wire. New branch circuits (conduit/wire) will need to be run if additional capacity or outlets are needed. Additionally, the MC cables are grouped and routed in bundles creating an unorganized installation resembling "spaghetti" in the ceiling spaces. This installation is inconsistent with original construction and was likely added during retrofit construction.
- Power is insufficient in the kitchen spaces and results in circuits being overloaded and electrical shortages from equipment.
- Receptacles:
- Category [1]
- Receptacle placement and quantity appear to be adequate. No complaints reported for lack of outlets.
- Equipment Disconnects:
- Category [1]
- Equipment are provided with disconnect switches either mounted on the equipment or within line of sight.
- Fire Alarm System:
- Category [3]
- The fire alarm system is a combination of automatic and manual activation. The main fire alarm panel is in the administration building and each building and is by Symplex 4005. The system is original and should be replaced.
- **Data Network:**
- Category [3]
- Infrastructure needs to be updated to prepare for future technology needs.
- **Intercom / Clock / Bell:**
- Category [3]
- A Simplex 5100 series system is in place providing 100% operation for intercom, public address and bells. All equipment appeared to be in fair condition replaced in the last modernization. The system is fully functional and tested and inspected yearly. No complaints regarding the system has been reported to the survey team. Systems should be replaced and upgraded with the next modernization.
- **Phone System:**
- Category [0]
- The phone system has been recently replaced by a CISCO VOIP system. The system is fully functional and tested and inspected yearly. No complaints regarding the system has been reported to the survey team.
- **Technology:**
- Category [3]
- Technology upgrades are required throughout the school across both learning and administrative spaces.
- Reference District Technology Plan.
- **Technology Infrastructure:**
- Category [1]
- Allot $50,000 for fiber replacement.
- **Security:**
- Category [2]
- Desire for security systems and cameras.
- **General Roof Conditions:**
- **Equipment Disconnect Switches:**
- Category [0]
- All roof top equipment had accessible disconnects within site of or mounted onto the equipment served and receptacles within 25 feet of each

equipment.

- **Roof Top Receptacles:**
- Category [0]
- Roof top receptacles are provided for equipment service, within 25' of all equipment.
-
- **Overall Site Lighting:**
- **Parking:**
- Category [1]
- Open parking fields are provided with light poles and appear to have inadequate placement for coverage. Pole types include cobra-head fixtures and are old. There are no complaints or statements made of inadequate parking lighting.
- **School Area Lighting:**
- Category [2]
- One main plaza connects all buildings and site amenities together and functions as the only avenue for pedestrian traffic, service vehicles, students, guests and large school functions. Lighting is provided by poles and building mounted sconce fixtures. Based upon observation only, lighting appears to be inadequate with many dark areas. Campus facilities personnel have provided comment that the lighting is poor and too dim and certainly not adequate for after-hours school functions.
- Recommendation: Provide photometric study to confirm dark and dim areas to inform a lighting improvement upgrade
-
- **General Lighting Conditions:**
- **Building Mounted:**
- Category [1]
- Fluorescent wall sconces are mounted in pedestrian areas such as on walls facing the plaza and at entry doors into the classrooms. Wall packs and flood lights are used at entries into portable classrooms and in back-of-house spaces. Industrial fluorescent strip lights are used in utility spaces, some with prismatic lenses and others with wire guards. Fixtures are in fair condition and serviceable. Light levels appear to be inadequate.
- **Interior Lighting:**
- Category [1]
- Majority of light fixtures throughout the administration and classroom buildings are comprised of 2x4 fluorescent troffers with prismatic lens. Lamps are fluorescent T8; three lamps at the 2x4 troffer with some at 4 lamps where higher light levels are needed. At hard lid areas such as in the kitchen, restrooms and MPR, surface mounted wrap-around or 'box' fluorescent fixtures are in place. At finished areas, such as lobbies, boardroom, large gathering spaces etc. fluorescent down nights are in use. Fixtures are serviceable and can remain in service.
- **Lighting Controls:**
- Category [0]
- All spaces are provided with local lighting controls mounted near the entry doors. For most spaces lighting control is accomplished with toggle switches. The use of occupancy sensor control is not found in most spaces. Where present it appears the occupancy sensors are passive-infrared and are functional. Day lighting and manual dimming controls are not in use at this campus.
- **Emergency and Exit Lighting:**
- Category [1]
- Two separate methods of providing emergency power to egress path lighting is found on this campus. Indoor fluorescent fixtures in the classrooms, administration and other assembly rooms contain battery-ballasts in select fluorescent fixtures. When power is lost, the battery ballast provides power only to the fixture it is in, usually just one lamp is lit. Some exit signs contain emergency power inverters with batteries that power the exit sign and "bug-eye" lamps to illuminate the areas surrounding the exit door. The outdoor fixtures are not connected to any emergency power source. Outdoor egress path and area of refuge emergency lighting must be provided. Outdoor lighting control is accomplished with time clocks and contactors.


Bus loading area conflicting with staff parking.


Visitor parking stalls at the front of the school accessed off Vivienda.


Uncovered outdoor dining tables outside of the Cafeteria.


Hard courts with playground area beyond.


Typical play fields condition.


Ponding water in walkways and slope differential throughout site.


Typical exterior of permanent classroom building.


Typical state of modular and portable classroom buildings.


Typical plaster wall and exterior window condition.


Deteriorated walkway supports.

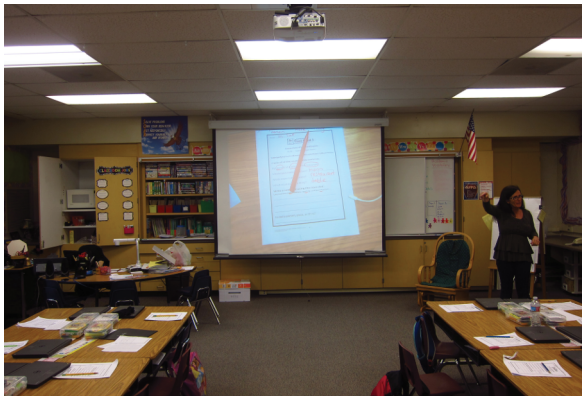

Undersized food service kitchen area.


Typical modular/portable classroom interior.



Library interior.

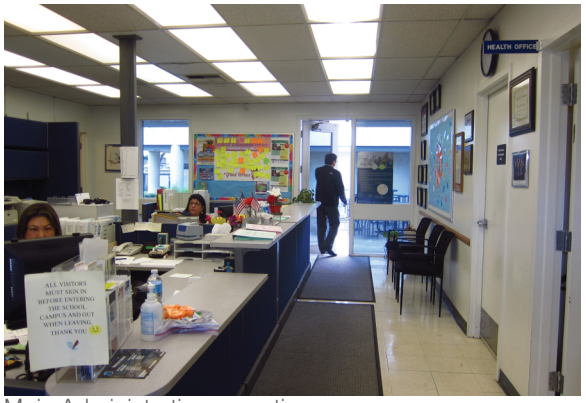

Multi-Purpose Room, with dining tables set up.


Typical permanent and modernized classroom interior.


Kindergarten classroom.


Computer Lab interior.


Spacious faculty work room.



Main Administration reception area.


Typical restroom.


Typical door hardware and door condition.


Classroom exteriors.


Flooding in path of travel.


Typical playground equipment.


Typical accessible parking, lacking compliance with current accessibility standards, and poor AC paving.


Typical cracking in concrete paving.



Typical tube steel fencing.

COST SUMMARY ($2017)

SCOPE OF WORK CATEGORIES	MASTER PLAN COST	ALTERNATE: NEW SCHOOL MASTER PLAN COST
A. Modernize & Reconfigure Existing Classrooms	$ 2,848,000	-
B. Existing Building Systems & Toilets	$ 2,030,000	-
C. Site Utilities	$ 947,000	$ 2,073,000
D. New Construction Classrooms	$ 16,378,000	$ 27,210,000
E. Flexible Labs (Science, Art & Maker Space)	$ 1,381,000	$ 1,086,000
F. Performing Arts Improvements (Music / Dance / Drama)	$ 1,361,000	$ 1,057,000
G. Multi-Purpose Room / Food Service & Student Dining	$ 1,684,000	$ 5,849,000
H. Physical Education Improvements	$ -	$ -
I. Administration & Staff Support	$ 1,269,000	$ 2,958,000
J. Library, Innovation Lab & Student Support Services	$ 4,360,000	$ 2,212,000
K. Safety and Security	$ 2,698,000	$ 4,275,000
L. District Support Facilities	$ -	$ -
M. Outdoor Learning Environments and Quads	$ 971,000	$ 1,239,000
N. Exterior Play Spaces, Play fields, & Hard courts	$ 991,000	$ 4,280,000
O. Next Generation Classroom Flexibility (Furniture)	$ 333,000	$ -
P. Technology Infrastructure	$ 210,000	$ -
Total Construction / Project Cost (2017$)	**$ 37,461,000**	**$ 52,239,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2017$)



Classrooms, CR
- PK Preschool
- K Kindergarten
- TK Transitional Kindergarten
- RSP Resource Specialist
- SDC Special Day Class
- CR Classroom

Electives / Labs
- SCI Science Lab
- COMP Computer Lab

Shared Spaces
- MPR Multi-Purpose Room
- LIB Library

Admin / Faculty
- FW Faculty Work
- FL Faculty Lounge
- WR Workroom
- O Office

Support Spaces
- S Storage
- T Toilet
- U Utility
- C Custodial
- KIT Kitchen
- R Refrigerator
- F Freezer

Portable Classroom

Main Entry

Drop Off

Teaching Stations:

Preschool, PK	0
TK	1
K	4
1st-3rd Grade	11.5
4th-6th Grade	10.5
Electives (1 - Music)	1
Computer Lab	2
SDC (1- MM)	1
RSP	1
Other	0
Grand Total:	**32**

N

0 30' 60' 120'

1" = 120'



MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

Classrooms, CR
- PK Preschool
- K Kindergarten
- TK Transitional Kindergarten
- RSP Resource Specialist
- SDC Special Day Class

Electives / Labs
- SCI Science
- IL Innovation Lab

Shared Spaces
- MPR Multi-Purpose Room
- LIB Library
- FOC Focus Room

Admin / Faculty
- FW Faculty Work
- FL Faculty Lounge
- N Nurse
- PC Parent Center
- LC Learning Center

Support Spaces
- S Storage
- T Toilet
- U Utility
- C Custodial
- KIT Kitchen
- R Refrigerator
- F Freezer

No Work Required
Portable Classrooms
Main Entry
Drop-Off
Fence

Kinder Play
Play Apparatus
Learning Court Quad/Playfield
Hardcourts

Planning Capacity:	677
Teaching Stations:	
Preschool, PK	0
TK	1
K	4
1st-3rd Grade	13
4th-6th Grade	10
Electives (1 - Flex Lab, 1 - Music)	2
Computer Lab (1 - Innov. Lab)	1
SDC (2 - MM)	2
RSP	1
Other	0
Grand Total:	34

N
0 30' 60' 120'
1" = 120'

NEW PROPOSED ELEMENTARY SCHOOL (Grand Terrace ES)
Colton Joint Unified School District

May 11th, 2017

Program

Statistical Summary

700 Student Program
700/7 grades = 100 per grade
Kindergarten 100 / 24 CSR = 5 TS
Lower Primary Grades 1st-3rd (100 x 3) / 24 = 13 TS
Upper Primary Grades 4th-6th (100 x 3) / 30 = 10 TS

Academic Spaces

Academic Department	Class Capacity	Regular Classrooms	Regular Labs	Student Capacity		Square Footage
				State Loading	GUSD Loading	
Kindergarten (1 TS per Class)	25/24	1	0	25	24	9,500
Grades 1st - 3rd	25/24	15	0	375	360	18,965
Grades 4th - 6th	25/30	9	0	225	288	11,705
Library Innovation Lab (1NTS)	25/0	0	1	0	0	1,200
MPR Platform+Flex Lab (2NTS)	25/0	0	2	0	0	2,400
Sub-Total Academic Spaces:		**25**	**3**	**625**	**672**	**43,770**
Special Education/RSP	13/12	3	0	39	36	3,850
Sub-Total Phase 1 Academic Spaces:		**28**	**3**	**664**	**708**	**47,620**

Support Spaces	
Administration:	2,225
Health Office:	315
Faculty/Staff:	1,700
Library/Media Center:	2,000
Multi-Use/Music	4,800
Food Services:	3,970
Custodial Services	500
Sub-Total Support Spaces:	**15,510**

Total Assignable Square Footage:	**63,130**
Circulation and Support @ 25% :	15,783
Total Gross Square Footage:	**78,913**

Total Campus Academic Spaces:	**28**	**3**	**664**	**708**	**78,913**

NEW PROPOSED ELEMENTARY SCHOOL (Grand Terrace ES)
Colton Joint Unified School District

Program

May 11th, 2017

Educational Program Specification

Page Number:	Space:	Type	Area:	Number:	Total Area:	Department by Type TS (Teaching Station)	ANC/NTS (Ancillary Non-Scheduled)	SP (Support)
Kindergarten (All Day w/ CSR)								
1	Classroom TK	TS	1,150	1	1,150			
2	Classroom K	TS	1,150	5	5,750			
3	Workroom/Storage	ANC	100	6	600			
4	Toilets	ANC	50	12	600	(1350sf/Classroom CDE Standard)		
5	Outdoor Storage	ANC	100	2	200			
6	Shade Structure	ANC	1,200	1	1,200			
						6,900	2,600	0
						9,500		
Grades 1st - 3rd Lower Primary (w/ CSR)								
7	Classroom 1-3	TS	960	15	14,400			
8	Staff Toilet	ANC	65	1	65			
9	Shared Commons	ANC	1,500	3.0	4,500			
						14,400	4,565	0
						18,965		
Grades 4th - 6th Upper Primary								
10	Classroom 4-6	TS	960	9	8,640			
11	Staff Toilet	ANC	65	1	65			
12	Shared Commons	ANC	1,500	2.0	3,000			
						8,640	3,065	0
				0		11,705		
				0				
Special Education/RSP								
13	SDC Classroom	TS	960	2	1,920			
14	SH Classroom	TS	960	0	0			
15	Focus Room	ANC	100	2	200			
16	Toilet/Changing Room	ANC	135	2	270			
17	Conference Room/IEP	ANC	250	1	250			
18	Shared Break-out Space	ANC	250	1	250			
19	RSP Room	ANC	960	1	960			
						1,920	1,930	0
						3,850		
Administration								
20	Public Lobby/Waiting	SP	300	1	300			
21	Principal's Office	SP	200	1	200			
22	Assistant Principal	SP	150	1	150			
23	Office Manager	SP	75	1	75			
24	Speech,Psych + Flex	SP	150	4	600			
25	Conference Room	SP	250	1	250			
26	Clerical/Reception	SP	75	2	150			
27	Mailboxes/Work/Supplies	SP	100	1	100			
28	Staff Workroom	SP	300	1	300			
29	Records Storage Room	SP	100	1	100			
						0	0	2,225
						0		
Health								
30	Nurse/Health Office	SP	250	1	250			
31	Health Toilet	SP	65	1	65			
						0	0	315
						0		

NEW PROPOSED ELEMENTARY SCHOOL (Grand Terrace ES)
Colton Joint Unified School District

Program

May 11th, 2017

Educational Program Specification

Page Number:	Space:	Type	Area:	Number:	Total Area:	Department by Type TS (Teaching Station)	ANC/NTS (Ancillary Non-Scheduled)	SP (Support)
Faculty/Staff								
32	Staff Lounge/Dining	SP	600	1	600			
33	Staff Work Room	SP	200	2	400			
34	Kitchen Alcove	SP	100	1	100			
35	Staff Toilets	SP	150	2	300			
36	Parent Resource Room	SP	300	1	300			
						0	0	1,700
						0		
Library/Media Center								
37	Library Reading/Stacks	SP	1,100	1	1,100			
38	Story Telling Area	SP	300	1	300			
39	Control Desk	SP	75	2	150			
40	Work Area	SP	150	1	150			
41	Instructional Materials Stora	SP	150	1	150	(2sf/Std x 700 = 1400sf CDE Standard)		
42	Innovation Lab	NTS	1,200	1	1,200			
43	Tech Work Room/Storage	SP	150	1	150			
						0	1,200	2,000
						1,200		
Multi-Use/Music								
44	Multi-Purpose Room	SP	4,000	1	4,000	(5.3sf/Std x 700 = 3,710 CDE Standard)		
45	Chair/Table Storage	SP	200	1	200			
46	Music Platform	NTS	1,200	1	1,200			
47	Music Storage	SP	200	1	200			
48	Flexible Lab	NTS	1,200	1	1,200			
49	Flex Lab Storage	SP	200	1	200			
50	P.E. Storage	SP	100	1	200			
						0	2,400	4,800
						2,400		
Food Services								
51	Prep/Serving Kitchen	SP	650	1	650			
52	Dry Storage	SP	150	1	150			
53	Walk-In Refgerator/Freezer	SP	150	2	300			
54	Serving Lines	SP	650	1	650			
55	Changing Room/Toilet	SP	95	1	95			
56	Office	SP	75	1	75			
57	Receiving Area	SP	50	1	50			
58	Lunch Shelter	SP	2,000	1	2,000			
						0	0	3,970
						0		
Custodial Services								
59	Supply Storage/Work Room	SP	200	1	200			
60	Grounds Storage	SP	100	1	100			
61	Janitor's Closet	SP	50	4	200			
						0	0	500
						0		
					Sub-Totals Assignable Square Footage:	**31,860**	**15,760**	**15,510**
					Total Assignable Square Footage:			**63,130**

Note: TS - Scheduled Teaching Station, Classroom or Lab.
ANC - Ancillary Space, Square Footage Totaled as part of Department Areas.
SP - Support Spaces
NTS - Non-Scheduled Teaching Station



15920 Village Drive East, Fontana, CA 92337
https://www.colton.k12.ca.us/jurupavista

EXISTING SITE INFORMATION

Year Built: 1988
Year Modernized: 2014
Student Population (2016): 636
Grade Levels: K - 6
Number of Classrooms: 34
Number of Modulars: 34 (incl. 3 portables)
Site Acreage: 10.00 Ac
Building Area: 36,278.4 SF

OVERVIEW

Jurupa Vista Elementary School is almost completely built from modular building construction and is organized by multiple classroom wings fanning out from a central courtyard, with Cafeteria/MPR, Administration, and Library buildings anchoring the front of the school. Pairs of modular classrooms occupy the wedges between the fanned out classroom wings. A separate set of modular classroom buildings sits at the northwest corner of the site. Hard courts arc behind the fanned out classroom wings, and play fields occupy the remaining northeastern sector of the campus.

PRINCIPAL PRIORITIES

1. Provide full and comprehensive modernization of Cafeteria/MPR building.
2. Expand and fully modernize Library building to accommodate 21st century technology and research Library vision.
3. Modernize Administration area to improve flow, organization, and infrastructure.
4. Fix site drainage.

RECENT PROJECTS

1. Limited scope modernization of wiring, technology, internet, and minor landscape and site ADA improvements (completed 2014).

CURRENT/UPCOMING PROJECTS

1. Solar shade shelter project (expected late 2017/ early 2018 completion).

COMMENTS FROM SITE

Program Needs

- The school conducts a heavy focus on science and technology curriculum and desires external, sheltered “science pods” equipped with power, technology, furniture, and amenities for outdoor learning.
- The school lacks teaching walls in all of its classrooms.
- Wood working and laser cutting tools are available to students as part of the specialized curriculum.
- The school has (1) Computer Lab, primarily utilized by kindergarten and 1st grade. The school does not yet function at a 1:1 level with Chromebook tablets for use in computer instruction but is working toward that goal. The existing Computer Lab may be converted to a maker space or technology lab for the fabrication tools indicated above upon completion of that goal.
- Band lacks permanent storage for their instruments and equipment. The mobile storage currently utilized is not sufficient.
- The current Library is very small and does not function well for learning and technology use. There is an excess of windows that are arranged in a manner that reduces usable wall space. Power and data are limited. The school would like to have a covered outdoor reading area to further their goal of integrating indoor/outdoor learning.
- The school would like to transform the Library into a research and technology center but currently lacks the capacity to do so.

Functionality of Spaces

- Classrooms have received electrical and technology upgrades.
- The school uses one of the modular classrooms by the northwest play area as a daytime mentor lab

and nighttime technology lab for the community.

- Food service handles a large number students over (6) lunch periods, plus breakfast, and shares lunch serving space in the MPR. Service procession is inefficient and prone to congestion.
- Serving windows do not function in the Cafeteria.
- Multi-Purpose Room is limited to non-serving hours due to dual use as Cafeteria dining and food distribution space.
- The stage is a portable type, old, and should be replaced by a permanent platform.
- A ceiling mounted projector and large format projection screen function well for assembly events.
- Electrical and audio/visual outlets are inconveniently located at the back of the stage area and should be relocated to the front to better facilitate connections to controls and equipment.
- Exterior shade shelter is covered by fabric strips is not rain-proof. Strips are heavily deteriorated and should be replaced by solid and continuous covering to form an effective and durable rain and sun barrier.
- The school requires an outdoor storage building or shed for playground equipment. Students currently wheel equipment carts back and forth from classrooms to playgrounds.
- Administration area has poor organization, flow, and space. The receptionist desk does not the face the entrance, and the front lobby area lacks any form of control point securable by the receptionist. The office manager's station is not apparent to locate.
- The staff lounge has a large MDF cabinet that is loud and overheats and cannot be obstructed.
- On windy days, the exterior pathway between the Administration and Library buildings becomes a wind tunnel that prevents doors from being left open.

CONDITION ASSESSMENT

Rating Legend:

CATEGORY [0] NO WORK.
CATEGORY [1] MINOR MODERNIZATION.
CATEGORY [2] STANDARD MODERNIZATION.
CATEGORY [3] MAJOR MODERNIZATION / RECONFIGURATION / COMPLETE REPLACEMENT.

ASSESSMENT OF SITE

Parking

Category [1]

- Parking at the front of the school is not sufficient, and teachers also park in a lot near the back of the school that serves a neighboring park.
- Afternoon pick-up is heavily congested, backing up along Catawba Place, Village Drive East, and out onto Citrus Avenue. Cars are frequently parked on both sides of Catawba, resulting in parents and children crossing vehicular traffic, creating pedestrian hazards. School staff typically is needed to direct entry and exit of parent drop-off around the front parking lot. Congestion also blocks in cars parked in the front lot.
- A bus drop-off at Catawba Place primarily serves special day students.
- Parking lot AC paving is in good condition. Re-seal and re-stripe.
- ADA modernized front drop-off area.

Paving

Category [3]

Concrete (natural gray)

- Concrete paving slopes significantly around the outdoor dining area and cafeteria, channeling water to pond at the end of the walkway outside the cafeteria entrance.
- Verify potential cross slope issues (>2%) at walkway adjacent to cafeteria, lunch area, and bike storage areas.
- Concrete paving in general is in good condition with some patchwork and grinding of lifted concrete.
- Portions of the sidewalk are lifting greater than 1/4".
- Miscellaneous expansion joints requiring new fill.
- Verify potential cross slope issues (>%) at storm drain inlets and concrete adjoining AC areas.
- The slope of the terrain against Citrus Avenue channels water onto the Kindergarten area walkways, resulting in flooding during rains.

AC paving

Category [1]

- Hard courts are in good condition and are relatively flat. Grind, Re-seal and re-stripe.
- Verify potential cross slope issues (>2%) at adjoining AC pours.

Site Amenities

Shade Shelter - Bus drop off

Category [1]

- Existing metal type shade structure parallel to bus drop off is newer and in good condition.

Lunch tables and benches

Category [1]

- Existing picnic tables in lunch area are newer plastic coated metal type.
- Conditions of existing tables and benches range. Some benches are broken and require replacement.

Play Equipment

Category [3]

- Play equipment in general is in poor condition, with some elements broken and in need of replacement.
- Play equipment observed with caution tape restricting access to broken pieces.
- Drainage in wood chip areas is needed.
- Wood chips suffer from mold and not desirable.
- Rubberized play material is worn and deteriorating.
- Ball wall is made from plywood and in poor condition.
- Basketball goals and posts are in poor condition with posts leaning.

Landscape

Category [3]

- The play fields are uneven and bumpy from a proliferation of gopher holes. The grass is not well maintained.
- The baseball field is a shared joint use space with

the city.
- Majority of landscape areas are grass and should be replaced and regraded.
- Landscape areas to be upgraded to drought tolerant plants.
- Trees are in fair condition.
- Several tree planters are missing trees.
- Teachers desire additional trees are desired for shade.
- Central lawn space is in good condition but not utilized because of exposure to harsh sun and wind conditions.

Irrigation
Category [3]
- Irrigation system is in working condition. No issues reported by school personnel.
- Irrigation system should be upgraded to new suit landscape recommendations.

Fencing/Gates
Category [2]
- Fencing is a combination of wrought iron and chain link style fencing in generally good condition.
- Gates lack automatic door closures.
- The school is a closed campus, but there is a gate on the northwest side of the campus that is not properly secure.

ASSESSMENT OF BUILDINGS

Exterior
Overall Rating: Category [2]

Paint
Category [2]
- Exterior of permanent buildings is mainly plaster. Plaster is in good condition.
- There are three pillars with noticeable damage from a past collision.
- Railings are modular buildings are bent and require replacement.
- One of the modular classrooms has a leaking foundation stemming from backed up water flow.
- Building paint is in good condition. Few areas of faded paint, particularly at doors.
- The school dislikes the pink and green color palette of the buildings and doors.

Door & Frames
Category [2]
- Doors are hollow metal frame and panel and show sings of wear and tear. They are in serviceable condition.

Windows
Category [3]
- Windows are all aluminum framed with single pane glazing and are physically in generally good condition.
- The windows contribute to classroom heating loads.

Roof
Category [3]
- Reference roofing cost estimate report by Garland.
- The roof is a mixture of sloped clay tile and built-up system over the building roof structure.
- Leaks reported in the Staff Lounge and Cafeteria spaces.
- The roofs across the school appear to be near or at their end of life period and should be replaced.

ADA Compliance
Category [2]
- Door hardware and thresholds appear to be visually compliant with accessibility standards.
- Kindergarten restrooms do not appear to be compliant with accessibility requirements.
- Restrooms generally appear to be compliant to accessibility standards of the time but will require modifications to conform to current code requirements.
- There are significant non-compliant slope issues at the exterior dining area outside the Cafeteria.
- A more detailed assessment and survey will need to be performed as projects come online.

Interior
Overall Rating: Category [3]
- Carpet in the Library and most classrooms is aged and at end of life and needs replacement.
- The flooring at the kindergarten restrooms is worn and needs replacement.
- VCT in the MPR is in poor condition and needs replacement. Ceiling and walls are deteriorated and show signs of water damage.
- Teachers complain that classrooms are either too warm or too cold.
- Casework is not consistent from classroom to classroom.

ASSESSMENT OF SYSTEMS

Site Utilities
- **Domestic Water:**
- Category [2]
- The majority of domestic water mains and laterals are original to building construction dates. Underground lines should be assumed to have a 50-year life.
- Possibly due to shifting/settling soils, there have been several recent water main breaks.

- **Fire Water:**
- Category [0]
- Fire water mains are original to building construction dates. Underground lines can should be assumed to have a 50-year life.
- No issues reported by school personnel.

- **Gas:**
- Category [0]
- The majority of gas main lines are original.
- No issues reported by school personnel.

- **Sewer:**
- Category [0]
- The majority of sewer mains and laterals are original to building construction dates. Underground lines should be assumed to have a 50-year life.
- No issues reported by school personnel.

- **Storm Drain/ Drainage:**
- Category [3]
- Steep slope descending from Citrus Avenue to kindergarten classroom does not terminate into a v-gutter. Sand bags observed outside kindergarten classrooms in an attempt to prevent storm water from entering classrooms.
- Surface drainage ponding/standing water in places like playgrounds.

- Discharge headwall at north end of campus adjacent to city tennis courts observed clogged with mud from recent storms.
- Direct roof drain connection to storm drain to avoid surface drainage in between courtyards.
- Cafeteria/lunch area subject to flooding due to steep PCC area which does not terminate into a drain inlet.

Mechanical

Overall Rating: Category [3]

- Most of the HVAC equipment has exceeded its useful life and needs to be replaced.
- Current HVAC equipment is a mix of gas electric rooftop package units, split systems, and heat pump wall mounted package units.
- Almost all units do not have an economizer and may not provide adequate ventilation to the occupied zones.
- Digital thermostat controls: consistent district wide control and energy management strategy Should be investigated.

Plumbing

Overall Rating: Category [2]

- Restrooms generally appear to be in fair condition.
- Accessories may require upgrades to meet current accessibility code.

Electrical

- **Overall Site Power Distribution:**
- **Electrical Service:**
- Category [0]
- Power service is provided by SCE by an underground high voltage service feeder from offsite structures. The pad mounted transformer is in a fenced service yard with the campus main switchboard 'MSB' or in close proximity to the main board. All equipment appeared to be in fair condition replaced in the last modernization.
- **Site Power Distribution:**
- Category [0]
- Each building is served by an underground feeder from the MSB and routed to panels within the buildings. A few portables have power and low voltage circuits routed overhead supported on masts attached to the buildings. No reported problems with power distribution faults, breaker tripping or lack of capacity. All equipment appeared to be in fair condition replaced in the last modernization.
- **Building Power Systems:**
- **Electrical Panels:**
- Category [1]
- Power panels for each building are in dedicated electric rooms or on walls. Power service and distribution is at 208Y/120V. Electric rooms are neat and organized but generally crowded with very little wall space to add more equipment if necessary. No reports of lack of capacity or circuit breakers tripping were provided. All equipment appeared to be in fair condition replaced in the last modernization. Power panel in the teachers' lounge is located behind a built-in counter interfering with the code required clearance.
- **Power Distribution:**
- Category [0]
- Power feeders and branch circuits are routed interior to buildings in EMT conduit and IMC/RGS conduit exterior to the buildings. Some branch circuits are routed in Metal Clad 'MC' cable which is a prefabricated flexible conduit with integral wiring. This is an inexpensive method of installing branch circuits but does not allow for future modifications to the circuits conduit or wire. New branch circuits (conduit/wire) will need to be run if additional capacity or outlets are needed. Additionally, the MC cables are grouped and routed in bundles creating an unorganized installation resembling "spaghetti" in the ceiling spaces. This installation is inconsistent with original construction and was likely added during retrofit construction.
- Classrooms have recently been rewired for updated electrical and technology connections.
- **Receptacles:**
- Category [1]
- Receptacle placement and quantity appear to be adequate. No complaints reported for lack of outlets.
- **Equipment Disconnects:**
- Category [1]
- Equipment are provided with disconnect switches either mounted on the equipment or within line of sight.
- **Fire Alarm System:**
- Category [3]
- The fire alarm system was upgraded in 2012 to GE-Edwards. District maintenance has difficulty maintaining the system and want to replace it.
- **Intercom / Clock / Bell:**
- Category [3]
- A Rauland system is in place providing 100% operation for intercom, public address and bells. All equipment appeared to be in fair condition replaced in the last modernization. Considering the age of the equipment, maintenance is requesting full replacement.
- **Phone System:**
- Category [0]
- The phone system has been recently replaced by a CISCO VOIP system. The system is fully functional and operating trouble free. No complaints regarding the system has been reported to the survey team.
- **Technology:**
- Category [3]
- Classrooms have received some technology upgrades. Classrooms have ceiling mounted projectors.
- The school does not yet function at a 1:1 level with Chromebook tablets for use in computer instruction but is working toward that goal.
- Reference District Technology Plan.
- **Technology:**
- Category [1]
- The data network system is undergoing upgrades and is in good shape. Allot $50,000 for fiber replacement.
- **Security:**
- Category [2]
- Desire for security systems and cameras.

- **General Roof Conditions:**
- **Equipment Disconnect Switches:**
- Category [0]
- All roof top equipment had accessible disconnects within site of or mounted onto the equipment served and receptacles within 25 feet of each equipment.
- **Roof Top Receptacles:**
- Category [0]
- Roof top receptacles are provided for equipment service, within 25' of all equipment.

- **Overall Site Lighting:**
- **Parking:**
- Category [1]
- Open parking fields are provided with light poles and appear to have inadequate placement for coverage. Pole types include cobra-head fixtures and are old. There are no complaints or statements made of inadequate parking lighting.
- **School Area Lighting:**
- Category [2]
- One main plaza connects all buildings and site amenities together and functions as the only avenue for pedestrian traffic, service vehicles, students, guests and large school functions. Lighting is provided by poles and building mounted sconce fixtures. Based upon observation only, lighting appears to be inadequate with many dark areas. Campus facilities personnel have provided comment that the lighting is poor and too dim and certainly not adequate for after-hours school functions.
- Recommendation: Provide photometric study to confirm dark and dim areas to inform a lighting improvement upgrade

- **General Lighting Conditions:**
- **Building Mounted:**
- Category [1]
- Fluorescent wall sconces are mounted in pedestrian areas such as on walls facing the plaza and at entry doors into the classrooms. Wall packs and flood lights are used at entries into portable classrooms and in back-of-house spaces. Industrial fluorescent strip lights are used in utility spaces, some with prismatic lenses and others with wire guards. Fixtures are in fair condition and serviceable. Light levels appear to be inadequate.
- **Interior Lighting:**
- Category [1]
- Majority of light fixtures throughout the administration and classroom buildings are comprised of 2x4 fluorescent troffers with prismatic lens. Lamps are fluorescent T8; three lamps at the 2x4 troffer with some at 4 lamps where higher light levels are needed. At hard lid areas such as in the kitchen, restrooms and MPR, surface mounted wrap-around or 'box' fluorescent fixtures are in place. At finished areas, such as lobbies, boardroom, large gathering spaces etc. fluorescent down nights are in use. Fixtures are serviceable and can remain in service.
- **Lighting Controls:**
- Category [0]
- All spaces are provided with local lighting controls mounted near the entry doors. For most spaces lighting control is accomplished with toggle switches. The use of occupancy sensor control is not found in most spaces. Where present it appears the occupancy sensors are passive-infrared and are functional. Day lighting and manual dimming controls are not in use at this campus.
- **Emergency and Exit Lighting:**
- Category [1]
- Two separate methods of providing emergency power to egress path lighting is found on this campus. Indoor fluorescent fixtures in the classrooms, administration and other assembly rooms contain battery-ballasts in select fluorescent fixtures. When power is lost, the battery ballast provides power only to the fixture it is in, usually just one lamp is lit. Some exit signs contain emergency power inverters with batteries that power the exit sign and "bug-eye" lamps to illuminate the areas surrounding the exit door. The outdoor fixtures are not connected to any emergency power source. Outdoor egress path and area of refuge emergency lighting must be provided. Outdoor lighting control is accomplished with time clocks and contactors.

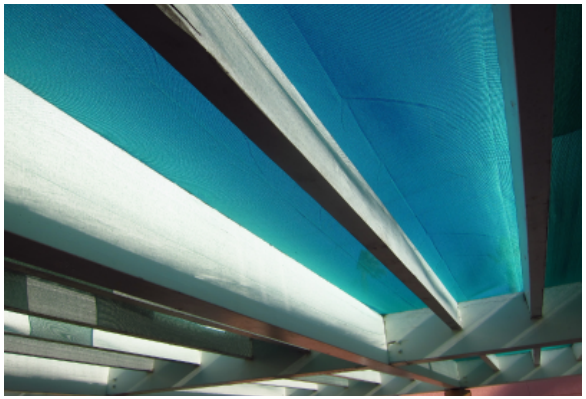

Front drop-off.


Chainlink fencing around the school,


Lunch shade structure


Hard court area and asphalt condition.


Play field conditions.


Fabric structures between lunch shelter joists.


Typical exterior of permanent classroom building.


Typical state of portable classroom building.


Typical exterior window condition.


Outdoor space between fanned out classroom wings, a candidate for outdoor learning areas.


Food service kitchen area.


Typical classroom interior.


Undersized Library interior.


Multi-Purpose Room, with dining tables set up.


Portable stage used at MPR space.


Kindergarten classroom.


Administration receptionist and guest lobby area.


Computer Lab.


Typical restroom condition.


Effects of water damage and wear and tear at portable classroom building.

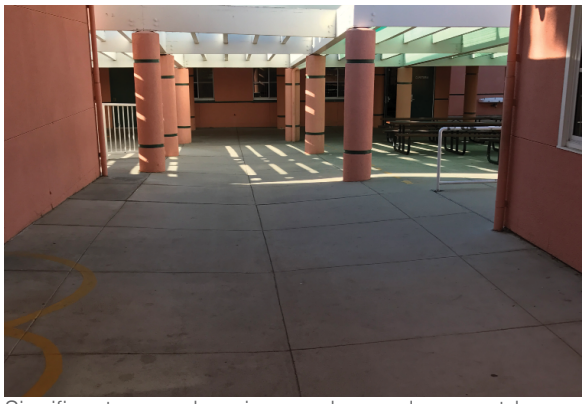

Door hardware and threshold visually appear to comply with barrier-free requirements.


Water damage on wall and ceiling in Cafeteria.


Unused central lawn space.


Typical playground equipment.


Typical accessible parking in front of the school.


Significant cross slope issues observed near outdoor dining area.


Occasional uplift of concrete paving observed.

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Modernize & Reconfigure Existing Classrooms	$ 1,772,000
B. Existing Building Systems & Toilets	$ 1,543,000
C. Site Utilities	$ 914,000
D. New Construction Classrooms	$ 13,436,000
E. Flexible Labs (Science, Art & Maker Space)	$ 564,000
F. Performing Arts Improvements (Music / Dance / Drama)	$ 580,000
G. Multi-Purpose Room / Food Service & Student Dining	$ 2,436,000
H. Physical Education Improvements	$ -
I. Administration & Staff Support	$ 2,502,000
J. Library, Innovation Lab & Student Support Services	$ 3,516,000
K. Safety and Security	$ 1,377,000
L. District Support Facilities	$ -
M. Outdoor Learning Environments and Quads	$ 338,000
N. Exterior Play Spaces, Play fields, & Hard courts	$ 1,389,000
O. Next Generation Classroom Flexibility (Furniture)	$ 357,000
P. Technology Infrastructure	$ 221,000
Total Construction / Project Cost (2017$)	**$ 30,945,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2017$)



Classrooms, CR
- PK Preschool
- K Kindergarten
- TK Transitional Kindergarten
- RSP Resource Specialist
- SDC Special Day Class
- CR Classroom

Electives / Labs
- SCI Science Lab
- COMP Computer Lab

Shared Spaces
- MPR Multi-Purpose Room
- LIB Library

Admin / Faculty
- FW Faculty Work
- FL Faculty Lounge
- WR Workroom
- O Office

Support Spaces
- S Storage
- T Toilet
- U Utility
- C Custodial
- KIT Kitchen
- R Refrigerator
- F Freezer

Portable Classroom

Main Entry

Drop Off

Teaching Stations:

Preschool, PK	0
TK	1
K	3
1st-3rd Grade	10
4th-6th Grade	9
Electives (1- Maker, 1- Music, 1- Mentor)	3
Computer Lab	1
SDC (2 - MM)	2
RSP	1
Other (1- Literacy, 1- After School, 2- Stor)	4
Grand Total:	**34**

N

0 40' 80' 160'

1" = 160'



MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

Classrooms, CR

PK	Preschool
K	Kindergarten
TK	Transitional Kindergarten
RSP	Resource Specialist
SDC	Special Day Class

Electives / Labs

SCI	Science
IL	Innovation Lab

Shared Spaces

MPR	Multi-Purpose Room
LIB	Library
FOC	Focus Room

Admin / Faculty

FW	Faculty Work
FL	Faculty Lounge
N	Nurse
PC	Parent Center
LC	Learning Center

Support Spaces

S	Storage
T	Toilet
U	Utility
C	Custodial
KIT	Kitchen
R	Refrigerator
F	Freezer

- No Work Required
- Portable Classrooms
- Main Entry
- Drop-Off
- Fence
- Kinder Play
- Play Apparatus
- Learning Court Quad/Playfield
- Hardcourts

Planning Capacity:	543
Teaching Stations:	
Preschool, PK	0
TK	1
K	4
1st-3rd Grade	9.5
4th-6th Grade	9
Electives (1 - Flex Lab, 1 - Music)	2
Computer Lab (1 - Innov. Lab)	1
SDC (2 - MM)	2
RSP	1
Other (0.5 - Literacy)	0.5
Grand Total:	30

N

0 40' 80' 160'

1" = 160'



18040 San Bernandino Avenue, Bloomington, CA 92316
https://www.colton.k12.ca.us/lewis

EXISTING SITE INFORMATION

Year Built: 1952
Year Modernized: 2013
Student Population (2016): 725
Grade Levels: Pre-K - 6
Number of Classrooms: 33
Number of Modulars: 20 (incl. 3 portables)
Site Acreage: 9.80 Ac
Building Area: 36,278 SF

OVERVIEW

Mary B. Lewis Elementary School is organized by a general "L" layout comprised of permanent and modular and portable buildings. Two lines of permanent buildings run along the south edge of the campus, encompassing the Main Administration, Cafeteria/ MPR, and classrooms. A portable Library building is located beside the Administration building. Two rows of modular buildings stretch northward along the west side of the site. Hard courts run along the buildings, and play fields comprise the remaining northern and northeastern half of the campus. Additional portable classroom buildings are anticipated to be added to the school next year due to increasing enrollment.

PRINCIPAL PRIORITIES

1. Improve drop-off and traffic congestion around the school by shifting loading area to Locust Avenue.
2. Provide a proper and permanent Library and media center.
3. Improve the safety and conditions of school outdoor spaces.

RECENT PROJECTS

1. Comprehensive campus modernization of cafeteria and permanent classrooms and fire alarm and intercom upgrade (completed 2013).

CURRENT/UPCOMING PROJECTS

1. Solar shade shelter project (expected late 2017/ early 2018 completion).

COMMENTS FROM SITE

Program Needs

- Kindergarten classrooms are spread out and do not all fall within the boundaries of the kindergarten play area. They also utilize the group restrooms originally designed for the occupants of the permanent classroom building wing, depriving upper grade levels of modernized toilets.
- Modular classrooms lack teaching walls and have projectors on rolling carts and standard marker boards. These spaces require educational upgrades to match permanent classrooms, which have technology improvements, teaching walls, and mounted projectors.
- The school is beginning a robotics program and would like to have a S.T.E.A.M. center in the future.
- The school has (2) Computer Labs, including one inside the Library. The school functions at nearly a 1:1 level with Chromebook tablets for use in computer instruction, and one of the Computer Labs may be transformed into the desired S.T.E.A.M. center in the near future.
- The Library resides in a portable building adjacent to a Computer Lab and is in very poor condition. The interior is constricted, access is compliant for disabled users, and there is insufficient storage, book display, reading, and learning space. Technology upgrades and flexible furniture are needed.

Functionality of Spaces

- Permanent classrooms have been recently modernized and have sufficient technology and teaching tools for students.
- Food service handles a large number students over (7) periods, plus breakfast, and shares lunch serving space in the MPR.
- The kitchen was expanded during the

modernization and functions well. However, there remains insufficient space for food and supply storage.
- Dining occurs both inside the Cafeteria and outside on good weather days.
- Multi-Purpose Room use is limited to non-serving hours due to dual use as Cafeteria dining and food distribution space.
- Location of the Cafeteria/MPR is problematic, because it is far from the playground area.
- The Administration office was not included in the recent school modernization and is insufficiently sized to handle the current faculty demands.
- The guest entry area is small and uninviting.
- Main Administration lacks a proper conference room for staff meetings. Larger collaborations must utilize the MPR.
- Administration offices and spaces are distributed throughout the campus, rather than consolidated in one central location.
- Current speech, psychology, and RSP rooms are too small to accommodate users.

CONDITION ASSESSMENT

Rating Legend:

CATEGORY [0] NO WORK.
CATEGORY [1] MINOR MODERNIZATION.
CATEGORY [2] STANDARD MODERNIZATION.
CATEGORY [3] MAJOR MODERNIZATION / RECONFIGURATION / COMPLETE REPLACEMENT.

ASSESSMENT OF SITE

Parking

Category [3]
- ADA Parking stalls are non-compliant.
- ADA Parking striping is worn.
- ADA parking needs truncated domes.
- Verify potential cross slope issues (>2%).
- Access space and aisle width/length is not complaint.

Concrete Paving

Category [3]
- Settling. (low spots)
- Cracking in panels.
- Verify potential cross slope issues (>2%).
- Chips/broken concrete.
- Joints broken/sealant eroded away.
- Recommend to replace 75% of concrete paving.

AC paving

Category [3]
- Verify potential cross slope issues. (>2%)
- Low spots in paving.
- Various areas of cracked AC allowing for water intrusion/weed growth.
- Eroded AC paving allowing for water intrusion.
- Recommend to replace 90% of parking lot ac paving.
- Recommend to replace 75% of hard court ac paving.

Ramps

Category [2]
- Handrails lack required 12” extension at landing.
- Landings are too small at top/bottom of ramp. Must be 5’x5’ min. 6’x5’ at switch back ramps.

Stairs

Category [2]
- Nosings do not have contrasting color.
- Handrail extensions do not meet code. (12” flat extension on top of rail and tread + 12” flat extension at bottom rail.

Site Amenities

Drinking Fountains
Category [1]
- Wheelchair clearance is not compliant.
- Missing cane detection rails.

Lunch Shelter
Category [1]
- Existing Lunch shelter is in fair condition with some rust.

Stage
Category [3]
- Existing Stage does not have ADA access.

Playground

Play Equipment
Category [1]
- Composite structures are in fair working condition (worn paint/sun faded), however the structures are newer and have been purchased within 5 years.
- Wood chips are low/not refilled.
- Ball wall is in fair condition.
- Basketball goals, posts and backboards are in good condition, however the Netting is in bad condition.
- Tetherball posts are in fair condition.
- Baseball backstop posts and chain link are in good condition.

Landscape

Category [2]
- Turf areas are compacted and do not provide an area for water to infiltrate.
- Water draining into compacted turf areas promotes mud/erosion issues.
- Gophers in turf area are causing mounding.
- Plant material is missing or non-existent in several planter areas.
- Trees should be pruned and reviewed by an Arborist.

Irrigation

Category [2]
- Irrigation system is in working condition, but M&O would like a new system for optimum performance.

Fencing/Gates

Category [3]
- Galvanization is worn away.
- Missing top & bottom rails. (North Side)
- Accessible hardware is missing, in addition to Panic hardware.
- Chainlink fence has portions of cut mesh.

ASSESSMENT OF BUILDINGS

Exterior

Overall Rating: Category [2] at permanent buildings
Category [3] at modular buildings

Paint

Category [2]
- Permanent buildings are primarily plaster finish. Modular buildings have wood siding.
- Both permanent buildings and modular buildings

are in deteriorated condition, with chipped finishes observed.
- White field paint is older and faded. Blue accent paint has recently been redone and is in good condition.
- Door panels and trim have been recently painted.

Door & Frames
Category [2]
- Doors are typically hollow metal frame and panel.
- An older wood door with glass inserts has been retained at the entry to the Main Administration and is in good condition. The receptionist appreciates the visibility to the outside.
- Doors at permanent classrooms have been replaced during modernization and are in good condition.
- Remaining doors are aged and in worn condition.

Windows
Category [3]
- Windows are all single pane and mix of steel frame at permanent buildings and aluminum frame at modular buildings.
- Old windows contribute to heat gain inside classrooms, decreasing occupant comfort.
- Large size windows create glare issues inside modernized classrooms.

Roof
Category [3]
- Reference roofing cost estimate report by Garland.
- The roof is a modified bitumen built-up system over the building roof structure.
- The roofing system is aged throughout the campus, though no leaks have been reported. Full roof replacement is nonethless recommended.

ADA Compliance
Category [3]
- The doors on campus are a mix of new and older doors, with many containing hardware and thresholds that are not accessible.
- The door threshold and ramped entry to portable Library building contain significant steps.
- Accessible lift is provided at MPR stage.
- Front stairs outside the school main entrance lack detectable warnings and proper handrails. Adjacent wheelchair ramp lacks proper handrail extensions and wheel guard.
- With the exception of the kindergarten restrooms located in the permanent classroom building, most restrooms in the school require significant accessibility upgrades impacting layout and accessories.

Interior
Overall Rating: Category [1] at permanent buildings
Category [3] at modular buildings
- Interior carpet, ceiling tile, and casework are in very good condition at modernized classrooms in permanent buildings.
- Modular classrooms have old finishes and lack notable permanent storage and teaching walls.
- Carpet and tile ceilings are in poor condition at modular and portable classroom buildings and needs replacement.

ASSESSMENT OF SYSTEMS

Site Utilities
- **Domestic Water:**
- Category [3]
- The majority of domestic water mains and laterals are original to building construction dates, and should be regarded as reached their service life.

- **Fire Water:**
- Category [0]
- Fire water mains were not seen on campus.

- **Gas:**
- Category [3]
- Gas main line mains and laterals are original to building construction dates, and should be regarded as reached their service life.

- **Sewer:**
- Category [3]
- Sewer mains and laterals are original to building construction dates, and should be regarded as reached their service life.
- Replace septic system with sewer system.

Storm Drain/ Drainage:
Category [2]
- Catch basins are plugged with debris/silt.
- Culverts are full of debris blocking flow of surface water.
- Minimal drainage south side of Kindergarten Building.
- Ponding / standing water occurs at hard courts and east of kindergarten area.

Mechanical
Overall Rating: Category [1] at permanent buildings
Category [3] at modular buildings
- A minority of the HVAC equipment at permanent buildings has exceeded its useful life and needs to be replaced.
- Most of the HVAC equipment at modular buildings, Cafeteria/MPR building, and several classrooms has exceeded its useful life and needs to be replaced.
- Current HVAC equipment is a mix of gas electric rooftop package units and heat pump wall mounted package units.
- Almost all units do not have an economizer and may not provide adequate ventilation to the occupied zones.
- Building Automation System is in place.

Plumbing
Overall Rating: Category [2]
- Modernized children's restrooms at permanent building are in excellent condition but can only be used by kindergarten and transitional kindergarten students, due to a lack of any other dedicated restrooms serving these grades.
- Restrooms at portable buildings, Cafeteria/MPR, and other locations are old and in poor condition.
- There is no hot water anywhere on campus except in the kitchen of the Cafeteria. The faculty lounge lacks hot water.

Electrical
- **Overall Site Power Distribution:**
- **Electrical Service:**
- Category [3]
- Power service is provided by SCE by an underground high voltage service feeder from

offsite structures. The pad mounted transformer is in a fenced service yard with the campus main switchboard 'MSB' or in close proximity to the main board. Maintenance reported main switchboard is old and needs to be upgraded.

- **Site Power Distribution:**
- Category [3]
- Each building is served by an underground feeder from the MSB and routed to panels within the buildings. A few portables have power and low voltage circuits routed overhead supported on masts attached to the buildings. No reported problems with power distribution faults, breaker tripping or lack of capacity. Maintenance reported main switchboard is old and needs to be upgraded.

- **Building Power Systems:**
- **Electrical Panels:**
- Category [1]
- Power panels for each building are in dedicated electric rooms or on walls. Power service and distribution is at 208Y/120V. Electric rooms are neat and organized but generally crowded with very little wall space to add more equipment if necessary. No reports of lack of capacity or circuit breakers tripping were provided. All equipment appeared to be in fair condition replaced in the last modernization. Power panel in the teachers' lounge is located behind a built-in counter interfering with the code required clearance.
- **Power Distribution:**
- Category [0]
- Power feeders and branch circuits are routed interior to buildings in EMT conduit and IMC/RGS conduit exterior to the buildings. Some branch circuits are routed in Metal Clad 'MC' cable which is a prefabricated flexible conduit with integral wiring. This is an inexpensive method of installing branch circuits but does not allow for future modifications to the circuits conduit or wire. New branch circuits (conduit/wire) will need to be run if additional capacity or outlets are needed. Additionally, the MC cables are grouped and routed in bundles creating an unorganized installation resembling "spaghetti" in the ceiling spaces. This installation is inconsistent with original construction and was likely added during retrofit construction.
- **Receptacles:**
- Category [1]
- Receptacle placement and quantity appear to be adequate. No complaints reported for lack of outlets.
- **Equipment Disconnects:**
- Category [1]
- Equipment are provided with disconnect switches either mounted on the equipment or within line of sight.

- **Fire Alarm System:**
- Category [0]
- The fire alarm system is a combination of automatic and manual activation. The main fire alarm panel is in the administration building and each building contains a remote interface panel and power supply. The system is fully functional and tested and inspected yearly. No complaints regarding the system has been reported to the survey team. The system is antiquated and does not meet current DSA requirements for voice evacuation and should be upgraded at the next modernization or sooner.

- **Intercom / Clock / Bell:**
- Category [0]
- A Simplex 5100 series system is in place providing 100% operation for intercom, public address and bells. All equipment appeared to be in fair condition replaced in the last modernization. The system is fully functional and tested and inspected yearly. No complaints regarding the system has been reported to the survey team. Systems should be replaced and upgraded with the next modernization.
- Modernized speaker system does not function properly. Most teachers instead rely on a portable speaker system for classroom instruction.

- **Phone System:**
- Category [0]
- The phone system has been replaced by a VOIP system in 2013. The system is fully functional. No complaints regarding the system has been reported to the survey team.

- **Technology:**
- Category [0]
- The school functions at nearly a 1:1 level with Chromebook tablets for use in computer instruction.
- Learning spaces have a mix of ceiling mounted projectors or short throw projectors.
- Reference District Technology Plan

- **Technology Infrastructure:**
- Category [1]
- The data network system is undergoing upgrades and is in good shape. Allot $50,000 for fiber replacement.

- **Security:**
- Category [2]
- Desire for security system and cameras.

- **General Roof Conditions:**
- **Equipment Disconnect Switches:**
- Category [0]
- All roof top equipment had accessible disconnects within site of or mounted onto the equipment served and receptacles within 25 feet of each equipment.
- **Roof Top Receptacles:**
- Category [0]
- Roof top receptacles are provided for equipment service, within 25' of all equipment.

- **Overall Site Lighting:**
- **Parking:**
- Category [1]
- Open parking fields are provided with light poles and appear to have inadequate placement for coverage. Pole types include cobra-head fixtures and are old. There are no complaints or statements made of inadequate parking lighting.
- **School Area Lighting:**
- Category [2]
- One main plaza connects all buildings and site amenities together and functions as the only avenue for pedestrian traffic, service vehicles, students, guests and large school functions.

Lighting is provided by poles and building mounted sconce fixtures. Based upon observation only, lighting appears to be inadequate with many dark areas. Campus facilities personnel have provided comment that the lighting is poor and too dim and certainly not adequate for after-hours school functions.

- Recommendation: Provide photometric study to confirm dark and dim areas to inform a lighting improvement upgrade

- **General Lighting Conditions:**
- **Building Mounted:**
- Category [1]
- Fluorescent wall sconces are mounted in pedestrian areas such as on walls facing the plaza and at entry doors into the classrooms. Wall packs and flood lights are used at entries into portable classrooms and in back-of-house spaces. Industrial fluorescent strip lights are used in utility spaces, some with prismatic lenses and others with wire guards. Fixtures are in fair condition and serviceable. Light levels appear to be inadequate.
- **Interior Lighting:**
- Category [1]
- Majority of light fixtures throughout the administration and classroom buildings are comprised of 2x4 fluorescent troffers with prismatic lens. Lamps are fluorescent T8; three lamps at the 2x4 troffer with some at 4 lamps where higher light levels are needed. At hard lid areas such as in the kitchen, restrooms and MPR, surface mounted wrap-around or 'box' fluorescent fixtures are in place. At finished areas, such as lobbies, boardroom, large gathering spaces etc. fluorescent down nights are in use. Fixtures are serviceable and can remain in service.
- **Lighting Controls:**
- Category [0]
- All spaces are provided with local lighting controls mounted near the entry doors. For most spaces lighting control is accomplished with toggle switches. The use of occupancy sensor control is found in most spaces. Where present it appears the occupancy sensors are passive-infrared and are functional. Day lighting and manual dimming controls are not in use at this campus.
- **Emergency and Exit Lighting:**
- Category [1]
- Two separate methods of providing emergency power to egress path lighting is found on this campus. Indoor fluorescent fixtures in the classrooms, administration and other assembly rooms contain battery-ballasts in select fluorescent fixtures. When power is lost, the battery ballast provides power only to the fixture it is in, usually just one lamp is lit. Some exit signs contain emergency power inverters with batteries that power the exit sign and "bug-eye" lamps to illuminate the areas surrounding the exit door. The outdoor fixtures are not connected to any emergency power source. Outdoor egress path and area of refuge emergency lighting must be provided. Outdoor lighting control is accomplished with time clocks and contactors.



Front drop-off.


Accessible stairs and chainlink fencing and gate.


Lunch shade structure


Central courtyard area with inaccessible stage.


Hard courts play area.


Typical field condition.


Typical exterior of permanent classroom building.


Typical state of modular classroom building.


Typical exterior window condition.


Exterior of Cafeteria/MPR building.


Food service kitchen area.

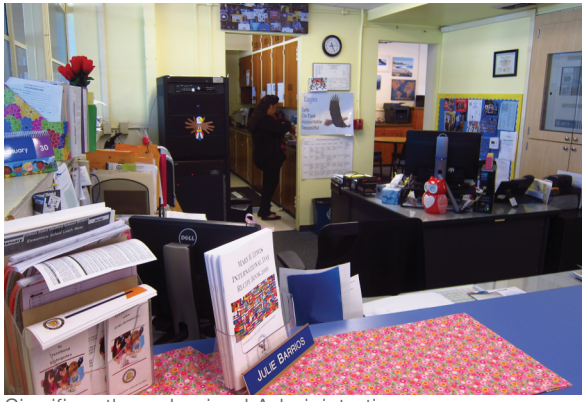

Interior of typical, modernized permanent classroom.


Library is undersized.


Multi-Purpose Room/ Cafeteria.


Computer Lab.


Kindergarten classroom.



Significantly undersized Administration space.


Modernized typical restroom.


Deterioration on modular classroom building walls.


Faculty work room.


Door and hardware.


Undersized speech and counseling space.


Front entry ramp and stairs.


Typical playground equipment.


Typical accessible parking at visitor parking lot.


Parking lot asphalt in poor condition.


Typical tube steel fencing.

COST SUMMARY ($2017)

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Modernize & Reconfigure Existing Classrooms	$ 229,000
B. Existing Building Systems & Toilets	$ -
C. Site Utilities	$ 1,120,000
D. New Construction Classrooms	$ 17,010,000
E. Flexible Labs (Science, Art & Maker Space)	$ 1,086,000
F. Performing Arts Improvements (Music / Dance / Drama)	$ 1,057,000
G. Multi-Purpose Room / Food Service & Student Dining	$ 2,444,000
H. Physical Education Improvements	$ -
I. Administration & Staff Support	$ 2,448,000
J. Library, Innovation Lab & Student Support Services	$ 3,403,000
K. Safety and Security	$ 1,817,000
L. District Support Facilities	$ -
M. Outdoor Learning Environments and Quads	$ 868,000
N. Exterior Play Spaces, Play fields, & Hard courts	$ 2,082,000
O. Next Generation Classroom Flexibility (Furniture)	$ 357,000
P. Technology Infrastructure	$ -
Total Construction / Project Cost (2017$)	**$ 33,921,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2017$)

MARY B. LEWIS ELEMENTARY
EXISTING SITE PLAN



Classrooms, CR

PK	Preschool
K	Kindergarten
TK	Transitional Kindergarten
RSP	Resource Specialist
SDC	Special Day Class
CR	Classroom

Electives / Labs

SCI	Science Lab
COMP	Computer Lab

Shared Spaces

MPR	Multi-Purpose Room
LIB	Library

Admin / Faculty

FW	Faculty Work
FL	Faculty Lounge
WR	Workroom
O	Office

Support Spaces

S	Storage
T	Toilet
U	Utility
C	Custodial
KIT	Kitchen
R	Refrigerator
F	Freezer

Portable Classroom

Main Entry

Drop Off

Teaching Stations:

Preschool, PK (0.5-State, 1-County)	1.5
TK	0.5
K	4
1st-3rd Grade	12
4th-6th Grade	12
Electives	0
Computer Lab	1
SDC (1 - MS)	1
RSP	1
Other (1 - INTV)	1
Grand Total:	**33**

N

0 30' 60' 120'

1" = 120'



MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

Classrooms, CR
- PK Preschool
- K Kindergarten
- TK Transitional Kindergarten
- RSP Resource Specialist
- SDC Special Day Class

Electives / Labs
- SCI Science
- IL Innovation Lab

Shared Spaces
- MPR Multi-Purpose Room
- LIB Library
- FOC Focus Room

Admin / Faculty
- FW Faculty Work
- FL Faculty Lounge
- N Nurse
- PC Parent Center
- LC Learning Center

Support Spaces
- S Storage
- T Toilet
- U Utility
- C Custodial
- KIT Kitchen
- R Refrigerator
- F Freezer

- No Work Required
- Portable Classrooms
- Main Entry
- Drop-Off
- Fence
- Kinder Play
- Play Apparatus
- Learning Court Quad/Playfield
- Hardcourts

Planning Capacity:	711
Teaching Stations:	
Preschool, PK (1-State, 1-County)	2
TK	1
K	5
1st-3rd Grade	13
4th-6th Grade	11
Electives (1 - Flex Lab, 1 - Music)	2
Computer Lab (1 - Innov. Lab)	1
SDC (1 - MS)	1
RSP	1
Other (1 - INTV)	1
Grand Total:	38

N

0 30' 60' 120'

1" = 120'



11645 Elm Avenue, Fontana, CA 92337
https://www.colton.k12.ca.us/darcy

EXISTING SITE INFORMATION

Year Built: 1996
Year Modernized: 2014
Student Population (2016): 500
Grade Levels: Pre-K - 6
Number of Classrooms: 27
Number of Modulars: 7 (incl. 0 portables)
Site Acreage: 9.98 Ac
Building Area: 38,971 SF

OVERVIEW

Michael D'Arcy Elementary School is organized by classroom pods of 4 classrooms surrounding a shared work room core. A total of 4 pods surround the north, east, and south sides of an open, central lawn. The Kitchen & Cafeteria, Administration & Library, and Kindergarten buildings are located west and south of the central lawn. Two rows of modular classroom buildings occupy the southeast side of the campus, forming an "L," and three additional modular buildings are located at the northwest side, adjacent to the hard courts, comprising administrative functions. Bus and parent loading areas and parking are located along the west side of the campus, off Elm Avenue, and play fields occupy the north portion of the site.

PRINCIPAL PRIORITIES

1. Add shade and rain protection on campus and provide additional trees.
2. Add new staff restroom near modular buildings at southeast corner of campus.
3. Construct new Gymnasium to accommodate indoor physical education needs and provide proper multi-purpose use space.

RECENT PROJECTS

1. Limited scope modernization and fire alarm and intercom upgrade (completed 2014).

CURRENT/UPCOMING PROJECTS

1. Solar shade shelter project (completion date unknown).

COMMENTS FROM SITE

Program Needs

- The school currently utilizes a general comprehensive education curriculum without any particular specialized areas but would like to transition to a science emphasis with S.T.E.(A.)M. component in the future. There is no current flex lab or science space to accommodate this.
- The school lacks mounted projectors. All projectors are currently on carts, which creates issues with cable management and constrains furniture arrangement around the cart.
- The school has (2) Computer Labs. 1st - 6th grade students current operate at a 1:1 ratio on Chromebooks, while Kindergarten is at 2:1. Once Chromebooks are allotted for all students, one of the Computer Labs can be converted to a different space, such as a science lab.
- The Library is housed in a nice space but lacks flexible and casual furniture that is more conducive to congregation and socialization.
- The Library lacks storage space.
- Technology infrastructure functions well in the Library, though the school would like additional Chromebooks to service group learning activities that take place in the Library.

Functionality of Spaces

- Library staff is concerned that the glass doors allow too much visibility into the space from the outside in the event of a security lockdown scenario.
- Food service handles 1st - 6th grade students over (3) periods, plus breakfast for all grades, and shares lunch serving space in the MPR. Service procession is inefficient and prone to congestion.
- The kitchen adequately accommodates both warming and cooking functions.

- Multi-Purpose Room use is limited to non-food serving hours due to dual use as Cafeteria dining and food distribution space.
- The MPR is used for assemblies and parent meetings but lacks public restrooms.
- The staff lounge is currently undersized. The school would like to combine this with the faculty lounge in a larger space that remains collocated with the Main Administration offices.

CONDITION ASSESSMENT

Rating Legend:

CATEGORY [0] NO WORK.
CATEGORY [1] MINOR MODERNIZATION.
CATEGORY [2] STANDARD MODERNIZATION.
CATEGORY [3] MAJOR MODERNIZATION / RECONFIGURATION / COMPLETE REPLACEMENT.

ASSESSMENT OF SITE

Parking

Category [2]

- Verify potential cross slope issue (>2%).
- Parking lot AC paving is fair to good condition.
- ADA parking needs truncated domes.
- No ADA drop off zone.
- Entry signage missing for ADA. (ADA-Van)

Concrete Paving

Category [2]

- Concrete joints are broken and/or sealant has eroded away.
- Concrete paving in general is in fair condition with a lot of patchwork and grinding of lifted concrete.
- Portions of the sidewalk are lifting greater than 1/4"
- Cracking in panels
- Verify potential cross slope issues (>2%).
- Recommend to replace 40% of concrete paving.

AC paving

Category [3]

- Verify potential cross slope issues (>2%).
- Various areas have cracking and/or have eroded allowing water intrusion.
- Recommend to replace 50% of parking lot ac paving.
- Recommend to replace 90% of hard courts ac paving.

Site Amenities

Drinking Fountain
Category [1]

- Existing drinking fountain is missing cane detection rails.

Lunch Shelter
Category [1]

- Existing lunch shelter is in good shape.
- School has noted that they would like a true gym for student use.
- School would like more shade & rain shelter for students.
- School has noted the need for additional public restrooms at the MPR.

Playground

Category [2]

- Play equipment in general is in fair condition with some equipment needing repair or replacement.
- Wood chips are in good condition but not desirable. Replace with poured in place pay surfacing or artificial turf.
- Ball wall is in fair condition.
- Volleyball posts and net are in fair condition.
- Basketball goals, backboards, netting and posts are in fair condition with some faded paint.
- Backstop posts and chainlink are in fair condition.
- Soccer goals in fair condition.
- Tetherball post are in fair condition.

Landscape

Category [3]

- Trees are in fair condition, however root systems are lifting concrete. Trees to be reviewed by an Arborist.

Irrigation

Category [2]

- Irrigation system is in working condition, but M&O would like a new system for optimum performance.

Fencing/Gates

Category [2]

- Existing fencing paint is flaking/chipping off in some locations.
- Portions of existing fencing posts, railings, and meshing panels are rusted.
- Lever hardware is missing, and will need to be installed.
- Egress gate leaf is greater than 4' in width.
- Lockable gate are desired

ASSESSMENT OF BUILDINGS

Exterior

Overall Rating: Category [2]

Paint

Category [3]

- Exterior of permanent buildings is mainly plaster. Plaster shows signs of age. Cracking observed upon inspection.
- Building paint is faded and needs new application at both permanent, plaster finished buildings and modular, wood siding finished buildings.
- Lunch shelter has visibly peeling paint.

Door & Frames

Category [1]

- Doors are generally hollow metal frame and panel. Aluminum framed storefronts occur at the Administration building.
- Doors are in average condition, with typical wear and tear.

Windows

Category [2]

- Windows are single pane with typically hollow metal frame at permanent buildings and aluminum frame at modular buildings. Glazing type leads to warm classroom spaces.
- Windows are in fair condition.

Roof

Category [3]

- Reference roofing cost estimate report by Garland.
- The roof is a modified bitumen built-up system over the building roof structure.
- Widespread roof leaks reported in multiple locations, including Library, Office, and several classrooms.

- Thought apparently in good visual condition, roof appears to be original to the school and should be replaced.

ADA Compliance
Category [1]
- Door thresholds and hardware visually appear to be compliant with accessibility requirements.
- Campus appears to be in general compliance with barrier free requirements. Minor improvements may need to be done.
- Select handrails at modular buildings lack proper extensions and are not compliant with current accessibility standards.
- Some site curb ramps need accessibility upgrade.
- A more detailed assessment and survey will need to be performed as projects come online.

Interior
Overall Rating: Category [2]
- Casework is in very good condition.
- Carpet is worn and in average condition and may warrant selective replacement.
- Ceiling tiles show signs of water damage in some locations, due to roof leaks.
- Restroom floor and wall tile are in good condition.

ASSESSMENT OF SYSTEMS

Site Utilities
- **Domestic Water:**
- Category [0]
- The majority of domestic water mains and laterals are original to building construction dates. Underground lines should be assumed to have a 50-year life.

- **Fire Water:**
- Category [1]
- Fire water mains are original to building construction dates. Underground lines can should be assumed to have a 50-year life.

- **Gas:**
- Category [0]
- Gas main line are original to building construction dates and are assumed to be within modern pipe material service life.

- **Sewer:**
- Category [0]
- Sewer main line are original to building construction dates and are assumed to be within modern pipe material service life.

Storm Drain/ Drainage:
Category [3]
- Catch basins are plugged with debris/silt.
- Culverts are full of debris blocking flow of surface water.
- Drainage to field/planter areas creates erosion issues/standing water.
- Roof drains expel water into planter without a dissipater.
- Water is pooling up by south are of Kindergarten Play Area.

Mechanical
Overall Rating: Category [3]
- Most of the HVAC equipment has exceeded its useful life and needs to be replaced.
- Current HVAC equipment is a mix of gas electric rooftop package units and heat pump wall mounted package units.
- Almost all units do not have an economizer and may not provide adequate ventilation to the occupied zones.
- Building Automation System is in place.

Plumbing
Overall Rating: Category [1]
- Restrooms are generally in good condition, but staff restrooms are lacking at the modular buildings at the southeast corner of the campus. Teachers must traverse all the way to the Administration building on the other side of the school for their own restrooms.
- The school would like to incorporate restrooms into the communal work room pods of each permanent building classroom cluster so that students can have their own local restrooms.

Electrical
- **Overall Site Power Distribution:**
- **Electrical Service:**
- Category [0]
- Power service is provided by SCE by an underground high voltage service feeder from offsite structures. The pad mounted transformer is in a fenced service yard with the campus main switchboard 'MSB' or in close proximity to the main board. All equipment appeared to be in fair condition replaced in the last modernization.
- **Site Power Distribution:**
- Category [0]
- Each building is served by an underground feeder from the MSB and routed to panels within the buildings. A few portables have power and low voltage circuits routed overhead supported on masts attached to the buildings. No reported problems with power distribution faults, breaker tripping or lack of capacity. All equipment appeared to be in fair condition replaced in the last modernization.

- **Building Power Systems:**
- **Electrical Panels:**
- Category [1]
- Power panels for each building are in dedicated electric rooms or on walls. Power service and distribution is at 208Y/120V. Electric rooms are neat and organized but generally crowded with very little wall space to add more equipment if necessary. No reports of lack of capacity or circuit breakers tripping were provided. All equipment appeared to be in fair condition replaced in the last modernization. Power panel in the teachers' lounge is located behind a built-in counter interfering with the code required clearance.
- **Power Distribution:**
- Category [0]
- Power feeders and branch circuits are routed interior to buildings in EMT conduit and IMC/RGS conduit exterior to the buildings. Some branch circuits are routed in Metal Clad 'MC' cable which is a prefabricated flexible conduit with integral wiring. This is an inexpensive method of installing branch circuits but does not allow for future modifications to the circuits conduit or wire. New branch circuits (conduit/wire) will need to be run if additional capacity or outlets are needed. Additionally, the MC cables are grouped

and routed in bundles creating an unorganized installation resembling "spaghetti" in the ceiling spaces. This installation is inconsistent with original construction and was likely added during retrofit construction.

- **Receptacles:**
- Category [1]
- Receptacle placement and quantity appear to be adequate. No complaints reported for lack of outlets.
- **Equipment Disconnects:**
- Category [1]
- Equipment are provided with disconnect switches either mounted on the equipment or within line of sight.

- **Fire Alarm System:**
- Category [0]
- The fire alarm system is a combination of automatic and manual activation. The main fire alarm panel is in the administration building and each building and is by Honeywell-FCI. The system is in good shape and should be upgraded to current code with each building modernization.

- **Intercom / Clock / Bell:**
- Category [0]
- A Bogen system is in place providing 100% operation for intercom, public address and bells. All equipment appeared to be in fair condition replaced in the last modernization. The system is fully functional and tested and inspected yearly. No complaints regarding the system has been reported to the survey team. Systems repaced and up graded in 2013.

- **Phone System:**
- Category [0]
- The phone system has been recently replaced by a VOIP system. The system is fully functional and tested and inspected yearly. No complaints regarding the system has been reported to the survey team.

- **Technology:**
- Category [3]
- Classrooms have WiFi access points.
- Learning spaces do not have ceiling mounted projectors.
- Currently operating at a 1:1 ratio on Chromebooks, while Kindergarten is at 2:1. Desire for more technology at the Library.
- Reference District Technology Plan.

- **Technology Infrastructure:**
- Category [1]
- The data network system is undergoing upgrades and is in good shape. Allot $50,000 for fiber replacement.

- **Security:**
- Category [2]
- Desire for security system and cameras.

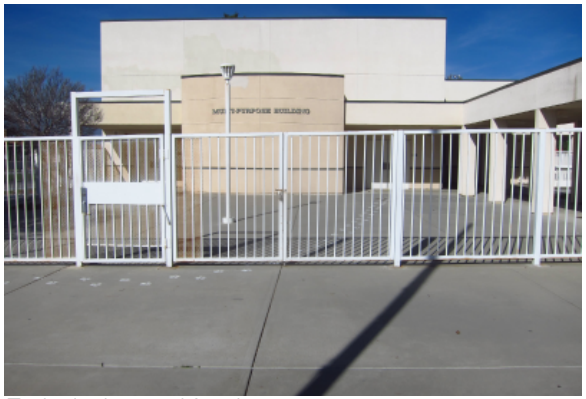
- **General Roof Conditions:**
- **Equipment Disconnect Switches:**
- Category [0]
- All roof top equipment had accessible disconnects within site of or mounted onto the equipment served and receptacles within 25 feet of each equipment.
- **Roof Top Receptacles:**
- Category [0]
- Roof top receptacles are provided for equipment service, within 25' of all equipment.

- **Overall Site Lighting:**
- **Parking:**
- Category [1]
- Open parking fields are provided with light poles and appear to have inadequate placement for coverage. Pole types include cobra-head fixtures and are old. There are no complaints or statements made of inadequate parking lighting.
- **School Area Lighting:**
- Category [2]
- One main plaza connects all buildings and site amenities together and functions as the only avenue for pedestrian traffic, service vehicles, students, guests and large school functions. Lighting is provided by poles and building mounted sconce fixtures. Based upon observation only, lighting appears to be inadequate with many dark areas. Campus facilities personnel have provided comment that the lighting is poor and too dim and certainly not adequate for after-hours school functions.
- Recommendation:
- Provide photometric study to confirm dark and dim areas to inform a lighting improvement upgrade

- **General Lighting Conditions:**
- **Building Mounted:**
- Category [1]
- Fluorescent wall sconces are mounted in pedestrian areas such as on walls facing the plaza and at entry doors into the classrooms. Wall packs and flood lights are used at entries into portable classrooms and in back-of-house spaces. Industrial fluorescent strip lights are used in utility spaces, some with prismatic lenses and others with wire guards. Fixtures are in fair condition and serviceable. Light levels appear to be inadequate.
- **Interior Lighting:**
- Category [1]
- Majority of light fixtures throughout the administration and classroom buildings are comprised of 2x4 fluorescent troffers with 3" parabolic lens Lamps are fluorescent T8; three lamps at the 2x4 troffer with some at 4 lamps where higher light levels are needed. At hard lid areas such as in the kitchen, restrooms and MPR, surface mounted wrap-around or 'box' fluorescent fixtures are in place. At finished areas, such as lobbies, boardroom, large gathering spaces etc. fluorescent down lights, up lights or pendent fixtures are in use. Fixtures are serviceable and can remain in service.
- **Lighting Controls:**
- Category [0]
- All spaces are provided with local lighting controls mounted near the entry doors. For most spaces lighting control is accomplished with toggle switches. Ceiling mounted occupancy sensors are used in most spaces. Where present it appears the occupancy sensors are passive-infrared and are functional. Day lighting and manual dimming controls are not in use at this campus.
- **Emergency and Exit Lighting:**

- Category [1]
- Two separate methods of providing emergency power to egress path lighting is found on this campus. Indoor fluorescent fixtures in the classrooms, administration and other assembly rooms contain battery-ballasts in select fluorescent fixtures. When power is lost, the battery ballast provides power only to the fixture it is in, usually just one lamp is lit. Some exit signs contain emergency power inverters with batteries that power the exit sign and “bug-eye” lamps to illuminate the areas surrounding the exit door. The outdoor fixtures are not connected to any emergency power source. Outdoor egress path and area of refuge emergency lighting must be provided. Outdoor lighting control is accomplished with time clocks and contactors.


Front drop-off.


Typical tube steel fencing.


Lunch shade structure


Typical condition of hard courts.


Play field area.


Central lawn area.


Typical exterior of permanent classroom building.


Typical state of modular classroom building.


Typical hollow metal framed window condition.



Main Administration space.


Food service kitchen area.


Typical classroom, with projector cart in the middle of the room.



Library.


Multi-Purpose Room, with dining tables set up.


Typical modular classroom interior.


Kindergarten classroom.



Undersized faculty lounge space.


Typical restroom interior.


Lunch shelter area adjacent to Cafeteria/MPR.


Condition of exposed steel at lunch shelter.


Door hardware and threshold visually appear to comply with barrier-free requirements.


Kindergarten play area.


Cracking at asphalt.


Typical playground equipment.


Typical accessible parking.


Cracking along concrete paving.


No longer compliant curb ramp.

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Modernize & Reconfigure Existing Classrooms	$ 2,688,000
B. Existing Building Systems & Toilets	$ 2,307,000
C. Site Utilities	$ 455,000
D. New Construction Classrooms	$ 4,355,000
E. Flexible Labs (Science, Art & Maker Space)	$ 1,086,000
F. Performing Arts Improvements (Music / Dance / Drama)	$ 1,057,000
G. Multi-Purpose Room / Food Service & Student Dining	$ 1,378,000
H. Physical Education Improvements	$ -
I. Administration & Staff Support	$ 1,978,000
J. Library, Innovation Lab & Student Support Services	$ 3,059,000
K. Safety and Security	$ 1,921,000
L. District Support Facilities	$ -
M. Outdoor Learning Environments and Quads	$ 281,000
N. Exterior Play Spaces, Play fields, & Hard courts	$ 1,171,000
O. Next Generation Classroom Flexibility (Furniture)	$ 452,000
P. Technology Infrastructure	$ 267,000
Total Construction / Project Cost (2017$)	**$ 22,455,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2017$)



Classrooms, CR

PK	Preschool
K	Kindergarten
TK	Transitional Kindergarten
RSP	Resource Specialist
SDC	Special Day Class
CR	Classroom

Electives / Labs

SCI	Science Lab
COMP	Computer Lab

Shared Spaces

MPR	Multi-Purpose Room
LIB	Library

Admin / Faculty

FW	Faculty Work
FL	Faculty Lounge
WR	Workroom
O	Office

Support Spaces

S	Storage
T	Toilet
U	Utility
C	Custodial
KIT	Kitchen
R	Refrigerator
F	Freezer

Portable Classroom

Main Entry

Drop Off

Teaching Stations:

Preschool, PK	0
TK	1
K	3
1st-3rd Grade	9
4th-6th Grade	8
Electives	0
Computer Lab	2
SDC (2 - MM)	2
RSP	1
Other (1 - After School)	1
Grand Total:	**27**

N

0 40' 80' 160'

1" = 160'



MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

Classrooms, CR
- PK Preschool
- K Kindergarten
- TK Transitional Kindergarten
- RSP Resource Specialist
- SDC Special Day Class

Electives / Labs
- SCI Science
- IL Innovation Lab

Shared Spaces
- MPR Multi-Purpose Room
- LIB Library
- FOC Focus Room

Admin / Faculty
- FW Faculty Work
- FL Faculty Lounge
- N Nurse
- PC Parent Center
- LC Learning Center

Support Spaces
- S Storage
- T Toilet
- U Utility
- C Custodial
- KIT Kitchen
- R Refrigerator
- F Freezer

- No Work Required
- Portable Classrooms
- Main Entry
- Drop-Off
- Fence
- Kinder Play
- Play Apparatus
- Learning Court Quad/Playfield
- Hardcourts

Planning Capacity:	492
Teaching Stations:	
Preschool, PK	0
TK	1
K	3
1st-3rd Grade	9
4th-6th Grade	7
Electives (1 - Flex Lab, 1 - Music)	2
Computer Lab (1 - Innov. Lab)	1
SDC (2 - MM)	2
RSP	1
Other	0
Grand Total:	26

N

0 40' 80' 160'

1" = 160'



955 W. Laurel Street, Colton, CA 92324
https://www.colton.k12.ca.us/rogers

EXISTING SITE INFORMATION

Year Built: 1967
Year Modernized: 2010
Student Population (2016): 750
Grade Levels: K - 6
Number of Classrooms: 36
Number of Modulars: 15 (incl. 7 portables)
Site Acreage: 9.10 Ac
Building Area: 32,070 SF

OVERVIEW

Paul Rogers Elementary School consists of an "L" shaped cross building comprising permanent classrooms, the Main Administration, and Cafeteria/MPR functions. Three rows of modular classroom and detached Administrative buildings are laid out adjacent to the northeast side of the permanent building, while another pair of modular classrooms are located at the west. The "L" of the permanent classroom building surrounds the hard courts, and play fields are located on the northern half of the campus. Several classrooms are used for tutoring and after school programs. A city daycare program is also housed on the southeast corner of the site and is run independently of the school.

PRINCIPAL PRIORITIES

1. PA "All Call" system needs to connect to every classroom, including modulars and portables.
2. Classroom lighting is too dim and should be replaced and enhanced.
3. Provide science lab and maker space classrooms.

RECENT PROJECTS

1. Fire alarm and intercom upgrade (completed 2007).
2. Medium sized modernization of permanent classroom, Administration, and Cafeteria/MPR buildings (completed 2010).

CURRENT/UPCOMING PROJECTS

1. Solar shade shelter project (completion date unknown).

COMMENTS FROM SITE

Program Needs

- Permanent classrooms have mounted projectors. Modular classrooms rely upon projectors located on mobile carts.
- The school would like group work rooms at classroom clusters to serve as small group breakout space and accommodate flexible instruction.
- The school lacks flexible seating and outdoor furniture to facilitate indoor/outdoor learning and would also like to have an shaded outdoor amphitheater space for large scale group learning and gatherings.
- The school has (2) Computer Lab. The school is targeting a 1:1 ratio of Chromebooks to students for 4th - 6th grades. Primary grade levels retain use of the Computer Lab.
- The school desires a science lab, maker space, and/or flex lab to enhance the current direction of educational curriculum and may convert one of the existing Computer Labs for this use.
- The current Library is very undersized and does not serve the needs of desired 21st century learning and technology. The school desires an integrated Library and media hub that can open to an exterior learning space or amphitheater.
- Multi-Purpose Room use is limited to non-food serving hours due to dual use as Cafeteria dining and food distribution space.
- The band lacks its own practice and performance space and must use the Multi-Purpose Room to do so, further congesting space uses.
- The school would like to have a dedicated rec center to serve multi-purpose functions, band, and physical activity.

Functionality of Spaces

- There is a large disparity between the performance of the modernized permanent classrooms and the modular and portable classrooms.
- Food service handles a large number students over (4) periods, plus breakfast, after school, and Saturday school diners, and shares lunch serving space in the MPR. The kitchen is also used during summer school.
- Food service procession within the Cafeteria MPR space is inefficient and prone to congestion.
- The principal's and assistant principal's offices are located advantageously to supervise the interior of the campus, but they are also farther from the front reception area, which can present issues when immediate presence is needed with incoming guests.
- The guest lobby lacks vision to the exterior, posing a security concern by making it difficult for the receptionist to see visitors coming in.
- Main Administration lacks a proper conference room for group meetings.
- The school needs a parent center.
- The work room is physically separate from the faculty lounge and requires teachers to traverse to different buildings between these two spaces. The school prefers to have one large and centrally located space housing both functions.
- Counseling, nurse, and psychiatrist lack separate and private spaces.

CONDITION ASSESSMENT

Rating Legend:

CATEGORY [0] NO WORK.
CATEGORY [1] MINOR MODERNIZATION.
CATEGORY [2] STANDARD MODERNIZATION.
CATEGORY [3] MAJOR MODERNIZATION / RECONFIGURATION / COMPLETE REPLACEMENT.

ASSESSMENT OF SITE

Parking

Category [3]

- Parking is limited and not sufficient for staff and visitor loads.
- Consecutive parent and bus loading zones creates significant backup along West Laurel Street. Many parents double park during morning drop-off and afternoon pick-up, creating significant vehicular and pedestrian hazards.
- Pedestrians frequently cross West Laurel Street outside of the signaled, formal crosswalk.
- Significant ponding water occurs on the street along the parent and bus loading curb cuts.
- Modernization of curb ramps at school entrance with detectable warning grooves and truncated domes.
- Truncated domes needed along ADA path of travel from ADA parking stalls.
- Existing ramp not included in modernization in parking area is non compliant with truncated domes absent.
- Parking lot AC paving is fair condition with some cracking allowing water intrusion.

Paving

Category [3]

Concrete (natural gray)

- Significant flooding and ponding water occurs in the courtyard in the crux of the permanent building classroom wings. The school uses pallets to help students enter the Cafeteria during days with significant rain.
- Flooding areas under classroom walkway covers are slip hazards.
- Concrete paving in general is in fair condition with some patchwork and grinding of lifted concrete.
- Site courtyard PCC parallel to walkways has non compliant sloping.
- Cracking in panels.
- Verify potential cross slope issues (>2%) at storm drain inlets.

AC paving

Category [3]

- Hard courts are relatively flat with cracking allowing weed growth and water intrusion.
- Paving has numerous low points allowing water ponding.
- Verify potential cross slope issues (>2%) where AC adjoins PCC.
- Significant ponding water occurs along portable classroom ramps.

Site Amenities

Shade Shelter - Interior walkways.

Category [1]

- Existing metal type shade walkway coverings are in fair condition.

Shade Shelter - Play area

- No shade shelter is provided on campus.

Shade Shelter - Solar Panels

- Solar shade shelters are planned to be installed along the play field adjacent to the hard courts later in 2017.

Lunch tables and benches

Category [1]

- Existing lunch tables and benches are in fair condition.

Play Equipment

Category [2]

- Play equipment in general is in aged condition. Broken pieces have been replaced by railing over time.
- Wood chips are in good condition but not desirable. Replace with poured in place play surfacing or artificial turf.
- Ball wall is in good condition.
- Basketball goals and posts are in fair condition with some rust on poles.
- Baseball backstop is in fair condition.
- Tetherball post are in fair condition but are not used.

Landscape

Category [3]

- The play field is uneven, with gopher, red ant, and occasional termite infestations. Gopher holes create trip hazards for students playing.
- Parts of the play fields near the playground retain sogginess due to irrigation and rainwater ponding.
- Majority of landscape areas are grass and should be replaced and regraded.
- Landscape areas to be upgraded to drought tolerant plants.
- Site trees have previously been removed due to termites.
- Miscellaneous tree planters have no tree removing potential shaded areas.

Irrigation
Category [3]
- Irrigation system is reported to have had multiple breaks.
- Irrigation system should be upgraded to new suit landscape recommendations.

Fencing/Gates
Category [2]
- Fencing is a mixture of wrought iron type and chain link fencing and is generally in fair condition.
- Fencing along school frontage has faded paint.
- Some gates have automatic closures.

ASSESSMENT OF BUILDINGS

Exterior
Overall Rating: Category [3]

Paint
Category [3]
- Modular classrooms have major deterioration of wood siding, building and ramp skirt, faded and peeling paint, and gutter and roof fascia.
- Brick and plaster walls at permanent building are in fair condition with some signs of age. Some bricks show discoloring.
- Exposed metal decking of overhead walkway covers have very noticeably peeling point and are in poor condition.
- All buildings require repainting. Paint is faded and peeling.

Door & Frames
Category [1]
- Door frames are hollow metal and in poor condition. Most are old, faded, and chipped.
- Door panels at permanent building are hollow metal panel and were replaced in the recent modernization.

Windows
Category [3]
- Windows are single pane and aged.
- Window frames are hollow metal at permanent building and aluminum at modular buildings. Frames are in fair to aged condition, with some frames showing signs of rust and chipping.

Roof
Category [2]
- Reference roofing cost estimate report by Garland.
- The roof is a modified bitumen built-up system over the building roof structure.
- Roof gutters at permanent building were designed with 90° bends and frequently clog.
- No leaks reported at permanent building.
- Modular building roofs have leak issues.

ADA Compliance
Category [1] at permanent buildings
Category [3] at modular buildings
- Door thresholds and hardware at permanent building appear to be visually compliant with accessibility standards.
- Restrooms at permanent building appear to be compliant, though accessories may need improvements to comply with current accessibility code requirements.
- Modular building restrooms are no longer compliant with current requirements and should be upgraded or replaced.
- Handrails and ramps at portable classrooms require accessibility upgrades. AC grading does not meet slope requirements for accessibility standards.
- A more detailed assessment and survey will need to be performed as projects come online.

Interior
Overall Rating: Category [1] at permanent buildings
Category [2] at modular buildings
- All permanent classrooms have been upgraded with new carpet tile, acoustical tile ceilings, and teaching walls, which are in good condition.
- All classrooms in permanent building have a mechanical duct soffit that does not have illumination and creates a dark spot along that side of the room.
- Carpet and ceiling tile in modular classrooms are in fair condition.
- Restroom floor and wall tile are in very good condition.
- VCT flooring at the MPR and Main Administration is in good condition.

ASSESSMENT OF SYSTEMS

Site Utilities

Domestic Water:
Category [3]
- The majority of domestic water mains and laterals are original to the building construction dates and should be regarded as having reached their service life.

Fire Water:
Category [0]
- No site fire water system observed.

Gas:
Category [3]
- The majority of gas mains and laterals are original to the building construction dates and should be regarded as having reached their service life.

Sewer:
Category [3]
- The majority of sewer mains and laterals are original to the building construction dates and should be regarded as having reached their service life.

Storm Drain/ Drainage:
Category [3]
- Site lacks a reliable underground storm drain system to convey storm water flows.
- Storm drain inlets are randomly placed around the site in no set pattern.
- Drain inlets absent at numerous low points.
- Quad area subject to flooding and requires pumping to drain.
- Direct roof drain connections to storm drain to avoid surface drainage in between courtyards
- Roof drains have numerous 90 degree bends obstructing stormwater flows.
- Relocatables block overland flow and allow water ponding outside structures.

Mechanical
Overall Rating: Category [3]
- Rogers Elementary was the first school in the district to receive air conditioning.
- Most of the HVAC equipment has exceeded its

useful life and needs to be replaced.
- Current HVAC equipment is a mix of gas electric rooftop package units, split systems, and heat pump wall mounted package units.
- Some units do not have an economizer and may not provide adequate ventilation to the occupied zones.
- A mix of digital thermostats and BAS controls are present.

Plumbing

Overall Rating: Category [2]
- Domestic water is fed from the aged Colton city water system. The school has indicated that water is sometimes brown.
- More restrooms are needed on campus to serve faculty.
- Permanent building restrooms have been modernized and are in very good condition. Restrooms in modular buildings are deteriorated.

Electrical
- **Overall Site Power Distribution:**
- **Electrical Service:**
- Category [1]
- Power service is provided by SCE by an underground high voltage service feeder from offsite structures. The pad mounted transformer is in a fenced service yard with the campus main switchboard 'MSB' or in close proximity to the main board. All equipment appeared to be in fair condition replaced in the last modernization.
- **Site Power Distribution:**
- Category [3]
- Each building is served by an underground feeder from the MSB and routed to panels within the buildings. A few portables have power and low voltage circuits routed overhead supported on masts attached to the buildings. No reported problems with power distribution faults, breaker tripping or lack of capacity. Maintenance reported transformer and distribution panel are old at all permanent buildings and need to be upgraded.

- **Building Power Systems:**
- **Electrical Panels:**
- Category [1]
- Power panels for each building are in dedicated electric rooms or on walls. Power service and distribution is at 208Y/120V. Electric rooms are neat and organized but generally crowded with very little wall space to add more equipment if necessary. No reports of lack of capacity or circuit breakers tripping were provided. All equipment appeared to be in fair condition replaced in the last modernization. Power panel in the teachers' lounge is located behind a built-in counter interfering with the code required clearance.

- **Power Distribution:**
- Category [2]
- Power feeders and branch circuits are routed interior to buildings in EMT conduit and IMC/RGS conduit exterior to the buildings. Some branch circuits are routed in Metal Clad 'MC' cable which is a prefabricated flexible conduit with integral wiring. This is an inexpensive method of installing branch circuits but does not allow for future modifications to the circuits conduit or wire. New branch circuits (conduit/wire) will need to be run if additional capacity or outlets are needed. Additionally, the MC cables are grouped and routed in bundles creating an unorganized installation resembling "spaghetti" in the ceiling spaces. This installation is inconsistent with original construction and was likely added during retrofit construction.
- Power service is good in most cases except the lounge and work room. Many electrical breaks reported by equipment that overloads circuits.

- **Receptacles:**
- Category [1]
- Receptacle placement and quantity appear to be adequate. No complaints reported for lack of outlets.
- **Equipment Disconnects:**
- Category [1]
- Equipment are provided with disconnect switches either mounted on the equipment or within line of sight.

- **Fire Alarm System:**
- Category [3]
- The fire alarm system needs to be replaced.

- **Intercom / Clock / Bell:**
- Category [3]
- A Simplex 5100 series system is in place providing 100% operation for intercom, public address and bells. All equipment appeared to be in fair condition replaced in the last modernization. The system is fully functional and tested and inspected yearly. No complaints regarding the system has been reported to the survey team. Systems should be replaced and upgraded with the next modernization.

- **Phone System:**
- Category [0]
- The phone system has been recently replaced by a VOIP system. The system is fully functional and tested and inspected yearly. No complaints regarding the system has been reported to the survey team.

- **Technology:**
- Category [3]
- Classrooms have ceiling mounted projectors.
- The school is targeting a 1:1 ratio for upper grades. Lower grades are using the computer lab.
- Reference District Technology Plan.

- **Technology Infrastructure:**
- Category [1]
- Allot $50,000 for fiber replacement.
- Wireless connections are problematic. Wired connections for data are preferred.

- **Security:**
- Category [2]
- Desire for security system and cameras.

- **General Roof Conditions:**
- **Equipment Disconnect Switches:**
- Category [0]
- All roof top equipment had accessible disconnects within site of or mounted onto the equipment served and receptacles within 25 feet of each equipment.

- **Roof Top Receptacles:**
- Category [0]
- Roof top receptacles are provided for equipment service, within 25' of all equipment.

- **Overall Site Lighting:**
- Parking:
- Category [1]
- Open parking fields are provided with light poles and appear to have inadequate placement for coverage. Pole types include cobra-head fixtures and are old. There are no complaints or statements made of inadequate parking lighting.
- **School Area Lighting:**
- Category [2]
- One main plaza connects all buildings and site amenities together and functions as the only avenue for pedestrian traffic, service vehicles, students, guests and large school functions. Lighting is provided by poles and building mounted sconce fixtures. Based upon observation only, lighting appears to be inadequate with many dark areas. Campus facilities personnel have provided comment that the lighting is poor and too dim and certainly not adequate for after-hours school functions.
- Recommendation: Provide photometric study to confirm dark and dim areas to inform a lighting improvement upgrade

- **General Lighting Conditions:**
- **Building Mounted:**
- Category [1]
- Fluorescent wall sconces are mounted in pedestrian areas such as on walls facing the plaza and at entry doors into the classrooms. Wall packs and flood lights are used at entries into portable classrooms and in back-of-house spaces. Industrial fluorescent strip lights are used in utility spaces, some with prismatic lenses and others with wire guards. Fixtures are in fair condition and serviceable. Light levels appear to be inadequate.

- **Interior Lighting:**
- Category [1]
- Majority of light fixtures throughout the administration and classroom buildings are comprised of 2x4 fluorescent troffers with prismatic lens. Lamps are fluorescent T8; three lamps at the 2x4 troffer with some at 4 lamps where higher light levels are needed. At hard lid areas such as in the kitchen, restrooms and MPR, surface mounted wrap-around or 'box' fluorescent fixtures are in place. At finished areas, such as lobbies, boardroom, large gathering spaces etc. fluorescent down nights are in use. Fixtures are serviceable and can remain in service.

- **Lighting Controls:**
- Category [0]
- All spaces are provided with local lighting controls mounted near the entry doors. For most spaces lighting control is accomplished with toggle switches. The use of occupancy sensor control is found in most spaces. Where present it appears the occupancy sensors are passive-infrared and are functional. Day lighting and manual dimming controls are not in use at this campus.

- **Emergency and Exit Lighting:**
- Category [1]
- Two separate methods of providing emergency power to egress path lighting is found on this campus. Indoor fluorescent fixtures in the classrooms, administration and other assembly rooms contain battery-ballasts in select fluorescent fixtures. When power is lost, the battery ballast provides power only to the fixture it is in, usually just one lamp is lit. Some exit signs contain emergency power inverters with batteries that power the exit sign and "bug-eye" lamps to illuminate the areas surrounding the exit door. The outdoor fixtures are not connected to any emergency power source. Outdoor egress path and area of refuge emergency lighting must be provided. Outdoor lighting control is accomplished with time clocks and contactors.


Bus loading zone.


Typical tube steel fencing.


Parent drop-off and pick-up area adjacent to the street and conducive to traffic back-ups.


Hard courts with ponding water.


Condition of field area.


Steps and concrete walkway at modular classroom buildings.


Typical exterior of permanent classroom building.


Typical state of portable classroom building.


Typical exterior hollow metal window condition.


90° gutters, frequently clogged.


Food service kitchen area.


Typical classroom at permanent building.


Undersized Library space.


Multi-Purpose Room, with dining tables set up.


Computer Lab.


Kindergarten classroom.


Vents for air circulation for whole building exhaust system


Typical condition of modernized restroom.


Significant path of travel and grading issues at portable building ramps.


Frequent flood area outside of Cafeteria.



Typical door condition.


Deteriorated metal decking at walkway covers.


Typical condition of exterior finishes at permanent building.


Typical playground equipment.


Typical accessible parking.


Ponding water at concrete pavement.


Modular classroom in poor condition.

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Modernize & Reconfigure Existing Classrooms	$ 2,919,000
B. Existing Building Systems & Toilets	$ 1,969,000
C. Site Utilities	$ 916,000
D. New Construction Classrooms	$ 15,403,000
E. Flexible Labs (Science, Art & Maker Space)	$ 1,086,000
F. Performing Arts Improvements (Music / Dance / Drama)	$ 1,057,000
G. Multi-Purpose Room / Food Service & Student Dining	$ 2,206,000
H. Physical Education Improvements	$ -
I. Administration & Staff Support	$ 1,269,000
J. Library, Innovation Lab & Student Support Services	$ 3,857,000
K. Safety and Security	$ 1,886,000
L. District Support Facilities	$ -
M. Outdoor Learning Environments and Quads	$ 628,000
N. Exterior Play Spaces, Play fields, & Hard courts	$ 1,702,000
O. Next Generation Classroom Flexibility (Furniture)	$ 380,000
P. Technology Infrastructure	$ 233,000
Total Construction / Project Cost (2017$)	**$ 35,511,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2017$)



Classrooms, CR
- PK Preschool
- K Kindergarten
- TK Transitional Kindergarten
- RSP Resource Specialist
- SDC Special Day Class
- CR Classroom

Electives / Labs
- SCI Science Lab
- COMP Computer Lab

Shared Spaces
- MPR Multi-Purpose Room
- LIB Library

Admin / Faculty
- FW Faculty Work
- FL Faculty Lounge
- WR Workroom
- O Office

Support Spaces
- S Storage
- T Toilet
- U Utility
- C Custodial
- KIT Kitchen
- R Refrigerator
- F Freezer

Portable Classroom

Main Entry

Drop Off

Teaching Stations:

Preschool, PK	0.5
TK	0
K	4.5
1st-3rd Grade	14
4th-6th Grade	12
Electives	0
Computer Lab	2
SDC (1-MM)	1
RSP	1
Other (1 - INTV)	1
Grand Total:	**36**

N

0 30' 60' 120'

1" = 120'

PAUL J. ROGERS ELEMENTARY
PROPOSED SITE MASTER PLAN



MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

Classrooms, CR
- PK Preschool
- K Kindergarten
- TK Transitional Kindergarten
- RSP Resource Specialist
- SDC Special Day Class

Electives / Labs
- SCI Science
- IL Innovation Lab

Shared Spaces
- MPR Multi-Purpose Room
- LIB Library
- FOC Focus Room

Admin / Faculty
- FW Faculty Work
- FL Faculty Lounge
- N Nurse
- PC Parent Center
- LC Learning Center

Support Spaces
- S Storage
- T Toilet
- U Utility
- C Custodial
- KIT Kitchen
- R Refrigerator
- F Freezer

- No Work Required
- Portable Classrooms
- Main Entry
- Drop-Off
- Fence
- Kinder Play
- Play Apparatus
- Learning Court Quad/Playfield
- Hardcourts

Planning Capacity:	735
Teaching Stations:	
Preschool, PK	1
TK	0
K	5
1st-3rd Grade	14
4th-6th Grade	11
Electives (1 - Flex Lab, 1 - Music)	2
Computer Lab (1 - Innov. Lab)	1
SDC (1 - MM)	1
RSP	1
Other (1 - INTV)	1
Grand Total:	37

N

0 30' 60' 120'

1" = 120'