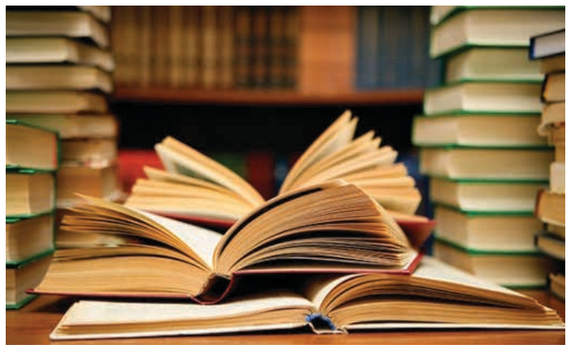
ORCUTT UNION SCHOOL DISTRICT

SITE ASSESSMENT & MASTER PLAN

SVA ARCHITECTS, INC.



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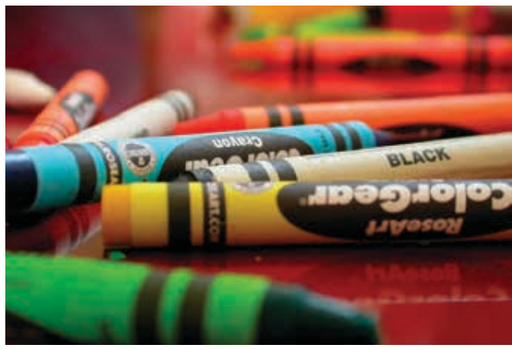

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EXECUTIVE SUMMARY

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1.1 INTRODUCTION

With a long history within the community the Orcutt Union School District is home to over 4,500 Kindergarten through Eighth Grade students and provides a Charter Academy program for 768 students ranging from Kindergarten through High School. A Blended Program augments the District's ability to accommodate the independent study educational needs of the community. The district consists of six K-6 campuses, two Junior High Schools, one TK-8 campus along with a K-12 charter program that is housed on two campuses. The Orcutt Academy K-8 program was recently located to the Olga Reed campus where many facilities are shared between the two schools. The Academy High School is adjacent to the Orcutt Junior High and both campuses share some facilities and playfield. The District Office and the M.O.T. (Maintenance, Operations and Transportation) Facilities comprise the Central Facilities. There are also several district owned sites.

From a single schoolhouse structure of the La Graciosa School District, Orcutt School District emerged as the new name of the district in 1907. By 1922 it would be the unionization of two school districts, Newlove and Orcutt, where the current Orcutt Union School District became the official identity of these two districts. During the following decade of sporadic enrollment throughout the adjacent communities, the District began absorbing other districts which continues today with the recent assimilation of the Olga Reed School in Los Alamos and Independent Program at Casmalia.

A modernization program in 1999 and 2000 provided various improvements to all campuses including air conditioning and technology infrastructure. During this period the conversion of an elementary school to the Academy High School was undertaken and many relocatable classrooms were placed at every campus to meet enrollment demands and changing curriculum. The Lakeview gym was the only significant new structure that resulted from this round of modernization. Some of the new construction was limited to kitchen renovations at nearly all of the older existing sites. In some cases partial, roof replacements were performed along with piping and wiring rerouting to correct leaks and damage. With a life expectancy of 15 years, the HVAC units are approaching the end of their life cycle and will be susceptible to decreased performance and reliability.

The Facilities Master Plan (F.M.P.) seeks to establish an understanding and strategy of the improvements and modernization programs that will allow the Orcutt Union School District to maintain their educational goals of delivering high standards of teaching to the community. By identifying the repairs and improvements at each campus and evaluating the curriculum the FMP will identify pathways to optimize campus improvements that align with curriculum goals.

Each campus was toured by a team of consultants specializing in a discipline to evaluate the condition of that discipline. What they observed and identified were conditions that needed correction, modification or repairs and ranked them in accordance to immediacy. While there were no conditions on any campus that had a high level of correction necessary, the team did identify several key systems that required attention in order to prevent further damage or danger or would lead to a further decline or degradation of the system. These observations were recorded and memorialized in a report. The top issues will be identified in this report along with the recommendations for remediation, correction or replacement. While safety is always a concern at school sites, the campuses have done a good job at ensuring students are safe and secure while on campus.

Other information that the FMP will provide is the community's ability to maintain the successful future of OUSD students. Through the analysis of demographics and surveys conducted by phone and online of the community an evaluation of the community's ability to fund improvements and modernizations will be used to determine the timeline of improvements to be implemented throughout the district.

In early 2015 Orcutt USD had a demographic study prepared by SchoolWorks to help the District forecast their overall enrollment demands in the next six years and to identify which campuses would be affected by the number of projected housing units.

1.2 GOALS AND PURPOSE

With decades of growth and expansion the Orcutt Union School District has been progressing towards serving the educational goals of the community with fiscal responsibility. To continue delivering the district's high standard of education to the community a comprehensive strategy is required to ensure the district's capability to serve future generations.

The Facilities Master Plan is a strategic plan that will serve as the district's guide to identify projects, costs and funding sources for expenditures that include renovations and new construction and infrastructure. In tandem with the district's curriculum goals the capital projects proposed at the district's sites will achieve the district's three key objectives:

- Investment Protection – stabilize the current inventory of campuses through renovation and modernization to meet current and future educational curriculum.

- Growth Planning – meet the projected growth in the served communities of Orcutt and Santa Maria and to schedule the construction of future campuses.

- Curriculum Alignment – continue to deliver high quality education by upgrading and modernizing campuses to accommodate a 21st Century pedagogy by introducing new technologies in classrooms and fulfilling high demand programs.

1.3 IMPLEMENTATION & COST

The physical assessment of each of the campuses was conducted by a team of engineers and architects who documented observable deficiencies and issues which were compiled along with photographic imagery. Each team evaluated their findings and developed their recommendations to correct the identified deficiencies and repairs.

A cost summary will be provide for each campus that will identify square footage and unit costs of the repairs and replacement items that will be used in the determining the total funding needed to

The recommendations of repairs and corrections will also assist the district in developing and prioritizing projects as well as scheduling on-going maintenance.

1.4 PRIORITIZATION & RECOMMENDATIONS

With the cost models in place for each campus the district can develop a strategy that will prioritize the project(s) that will move forward first and the funding associated with them. Fire Life Safety items would be placed at the forefront along with other conditions that may present potential hazards to the school population and community. Fortunately, no issues impacting Fire Life Safety were found at any of the campus facilities.
1.5 DISTRICT GROWTH

Orcutt Union School District is projected to grow in enrollment by 0.47 % (or 25 students) for the 2016/17 school year. The District is projected to continue growing over the next five years with a projected enrollment of 5,353 students in the 2020/21 school year. This is a total growth of 66 students which is an increase of 1.2%.

The projections also take into consideration the future development of 651 housing units within the district boundaries over the next five years. If the building rates increase or decrease, then the projections in the demographic study will need to reflect these rates.

RECOMMENDATIONS

Many of the district campuses have been in continuous operation since they opened. Over the years many of the campuses have received minor improvements and upgrades until the recent housing boom in the early part of the millennium saw the district responding to the increase of new housing units with the addition of relocatable classrooms at these campuses within these communities. Other campus improvements were initiated when the district approved a Charter School program and when the district merged with the Los Alamos School District with its Olga Reed K-8 campus and the absorption of the Independent Program campus at Casmalia.

The conversion of May Grisham Elementary School to the Orcutt Academy High School also saw the addition of portable classrooms and support facilities at other elementary schools to house the displaced students from this conversion. Concurrent with the conversion modernization at the older campuses introduced air conditioning for the classrooms as well as technology upgrades. In response to new housing developments relocatable classrooms were added to impacted campuses.

Today, each of the twelve campuses and district owned facilities is facing some level of improvement which range from general repairs, classroom upgrades and modernization to its facilities. To identify and evaluate the present conditions of its campuses Orcutt USD selected a team of architects and engineers to document and evaluate the physical condition of each of the district's owned properties. As part of the assessment report the teams observed and recorded the conditions at each campus and site to be used in preparing a report that would provide the recommendations for corrections to be made at each site.

The assessment team consisted of specialists in K-12 facilities from the disciplines of architecture, civil engineering, landscape architecture, mechanical engineering, electrical and technology engineering, plumbing, and food services. Each member photographed and observed conditions using non-invasive methods but often involved accessing rooftops and walkway covers. The items or areas of observation made by the team were comprehensive and can be organized into four categories:

- Site Conditions – ADA accessibility, playfields, hardcourts, play equipment, parking areas, drainage, landscape, campus entry and covered walkways are addressed under site conditions.
- Building Envelope – roofs and walls, soffits and wood trim, columns and supports, windows and doors, structural framing comprise the building envelope.
- Infrastructure – mechanical and plumbing systems, electrical equipment, lighting and low voltage systems such as the fire alarm and security
- Technology – computer labs, charging carts, smart boards/ displays, wired and wireless capability, audio/video equipment

Evaluation of the facilities was identified by each discipline where each member ranked building component or system from "0 to 3" where "0" represented "no improvement required" to "3" which represented "most critical" referring to conditions that necessitated immediate action. A rank of "1" was identified as "recommended" and "2" represented "necessary, but net yet critical." The rankings were further supplemented with comments and descriptions that helped clarify the nature of the deficiency and its severity.

SITE CONDITIONS

Of prime importance campus safety will be one of the main goals that will be addressed at each campus. As a District priority the safety of students is being currently being addressed and will be evaluated during the planning stage in tandem with all site improvements. Recent events at Alice Shaw have initiated policies that serve to ensure student safety remains a priority at every campus.

While many of the sport fields and playgrounds needed attention, site accessibility was often deficient at most campuses. The ability to access the entry of the campus from the public right of way is an important requirement that must be addressed to conform to the latest code. Parking stall striping and associated signage must also be addressed to verify that these requirements are met as well.

In most campuses ADA access to the restrooms and within the restrooms were generally met as was walkways and building interiors.

BUILDING ENVELOPE

Preserving and maintaining the building envelope is essential for energy efficiency and ensuring students and staff have a comfortable and safe environment.

Some of the campuses built in the 1960's still have some original built-up roofing that have long exceeded their service life and should be scheduled for replacement concurrent with replacement of the rooftop HVAC units.

At most of the campuses the existing windows are single glazed and do not provide the thermal barrier necessary to maintain comfort levels within the classrooms and they also perform poorly at keeping out exterior noise. As a result the HVAC system often operates beyond its abilities in both cooling and heating mode. Replacing these windows with a high performance glazing system will result in improved performance of the HVAC system and acoustics.

INFRASTRUCTURE

Many of the rooftop air conditioning units that were part of the modernization projects are approaching 16 years of use. While they may continue to function and operate beyond their expected service life of 18 to 20 years, they will be susceptible to higher repair costs to maintain and operate them even with the district's vigilance and meticulous maintenance.

Newer units will be more energy efficient and perform better than the last generation of units. This performance increase coupled with improvements and upgrades to the building envelope will increase the efficiency of the units.

The District has identified dates that have scheduled their replacement after they have served their expected useful life of 20 years. If possible replacement of these units can be scheduled with any re-roofing projects to minimize down time and schedule disruption.

While most campus restrooms underwent a modernization effort fifteen years to replace aging plumbing infrastructure and comply with accessibility (ADA) requirements ago, many of these campuses do not provide the sufficient number of sanitary plumbing fixtures as required by current codes. Constrained by existing construction the addition of new restrooms may be required to address code requirements and site coverage.

Lighting fixtures at some of the original campuses were converted to more energy efficient fluorescent T8 bulbs during the campus modernizations. While this represents an upgrade from conventional lamps, current energy codes are favoring L.E.D. fixtures to provide the controls and power consumption restrictions. The evaluation team recommended new fixtures along with upgrading or adding occupancy and daylight sensors to turn off lights in unoccupied classrooms and to balance available daylight with artificial light for energy savings.

TECHNOLOGY

The technology maintained at each campus varies depending on the original equipment installed during the campus' construction. Although wireless technology has not been introduced district-wide some consideration should be made to provide a systematic roll out to provide wireless access at each campus. As part of providing the vision of the 21st century learning environment this connectivity is being adopted by many other school districts to support and enhance current curriculum.

School districts choosing to adopt newer technologies in classrooms are looking at smart projectors and flat screen displays that provide audio and video streaming along with Apple TV. Currently the protocol for introducing technology within the classroom is being managed at each campus through a methodical roll out of technology academies which utilizes tablets or laptops. With more technology academies being introduced at the campuses, the demand for additional dedicated computer labs will diminish since the same technology can be potentially provided at each classroom.

RECOMMENDATIONS

Although each campus or district owned site was provided with the team's recommendations the recommendations presented by this report were not intended to be definitive, but rather a guide to rank and prioritize repairs and improvements.

The majority of recommendations were made for general repairs, district-wide standardization and upgrades that also responded to comments that were raised during the assessment. Some recommendations in the assessment identified new classrooms and support facilities be constructed to replace and provide relief from existing facilities that are no longer capable of supporting existing programs or curriculum.

Dependent on the community's ability to support the district during the bond campaign the amount of the bond may not fully address all of the recommendations generated in this report. Consensus planning with district officials and the community will prioritize projects to maximize their return of their investment.

Project Cost Summary

ITEM	QUANTITY	UNIT	UNIT COST	CONSTRUCTION COSTS SUBTOTAL	CONSTRUCTION COSTS TOTAL(plus 30%)	TOTAL PROJECT COST (plus 35%)
DISTRICT IDENTIFIED TOP PRIORITIES						
A. Replace Aging Portables						
Remove Portables 25+ Years Old	27	ea	$8,000.00	$216,000	$280,800	**$379,080**
Remove Balance of Portables	75	ea	$8,000.00	$600,000	$780,000	**$1,053,000**
B. Site Safety						
Parking Lot Barrier	5	lot	$35,000.00	$175,000	$227,500	**$307,125**
Install new 6' perimeter chain link fencing	17,533	lf	$45.00	$788,985	$1,025,681	**$1,384,669**
New 20' wide rolling vehicle chain link gates	28	ea	$3,000.00	$84,000	$109,200	**$147,420**
New 3' wide pedestrian chain link gates	40	ea	$300.00	$12,000	$15,600	**$21,060**
CCTV security	286,337	sf	$1.50	$429,505	$558,357	**$753,782**
C. Improving Efficiencies						
HVAC system upgrades- Sitewide	378,107	sf	$20.00	$7,562,136	$9,830,777	**$13,271,549**
Replace lighting w/LED	286,337	sf	$14.00	$4,008,715	$5,211,330	**$7,035,295**
NEW energy management system	294,854	sf	$7.00	$2,063,977	$2,683,170	**$3,622,279**
Retrofit faucet and flush valves w/ Lo-Flo	10,766	sf	$10.00	$107,657	$139,954	**$188,938**
D. Bring Facilities to Codes						
Replace Play Structure and Fall Protection	75,016	sf	$15.00	$1,125,240	$1,462,812	**$1,974,796**
Repair/Replace asphalt or concrete for ADA	36,118	sf	$5.00	$180,590	$234,767	**$316,935**
Reconfigure ADA Stalls	4	ea	$350.00	$1,400	$1,820	**$2,457**
Misc. ADA site upgrades	8	ls	$25,000.00	$200,000	$260,000	**$351,000**
Replace Fire Alarm System	286,337	sf	$5.00	$1,431,684	$1,861,189	**$2,512,605**
Repair existing grass turf fields	976,052	sf	$3.05	$2,976,959	$3,870,046	**$5,224,562**
E. Upgrade Facilities Consistent w/ Student Needs						
Shade Structures over play structure and for lunch area.	9,898	sf	$75.00	$742,350	$965,055	**$1,302,824**
Replace drinking fountains	5	ea	$7,500	$37,500	$48,750	**$65,813**
NEW Construction (i.e. science classrooms)	29,088	sf	$325	$9,453,600	$12,289,680	**$16,591,068**
F. Technology Infrastructure						
Uninterrupted power supply to data server rm	10	ls	$100,000	$1,000,000	$1,300,000	**$1,755,000**
Power upgrade to (n) technology & A/V	286,337	sf	$4.00	$1,145,347	$1,488,951	**$2,010,084**
NEW Data System incl. IDF racks	286,337	sf	$5.00	$1,431,684	$1,861,189	**$2,512,605**
NEW Wireless Access Points	286,337	sf		Included with Data		**Included with Data**
Total Hard Cost				$35,774,329		
Total Construction Cost					**$46,506,627**	
Total Project Cost						**$62,783,947**

1. ALICE SHAW

ELEMENTARY SCHOOL

SVA

ARCHITECTS

ALICE SHAW ELEMENTARY SCHOOL

759 DAHLIA PLACE, SANTA MARIA, CA 93455

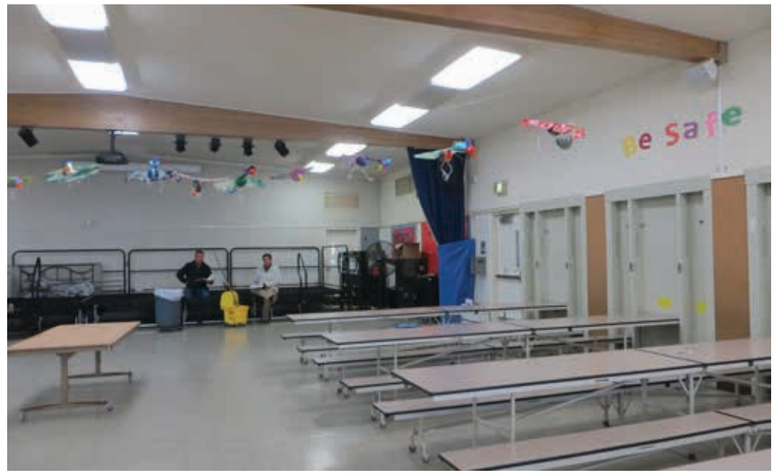
Shaw Elementary School is committed to establishing strong academic and co-curricular programs in order to promote the current and future success of all students. The teachers and staff at Shaw are focused on providing challenging programs and curriculum based on the Common Core State Standards in order to fulfill the needs of all learners. All Shaw staff members understand the importance of providing a quality education through exemplary teaching practices and a commitment to excellence: we feel that all students, regardless of socioeconomic, physical and /or cultural differences, can learn and be successful. We are committed to establishing traditions that will provide a strong foundation for future academic growth and achievement. Developing partnerships between staff members, students, parents, and community members is essential in creating an environment that meets and exceeds the needs of all students at Shaw Elementary School. Shaw School is dedicated to serving our students and community in creating an outstanding school that is committed to excellence.

The mission of Shaw School, in partnership with the surrounding community and Orcutt Union School District itself, is to ensure the educational success of all students by maintaining high expectations and providing a safe positive learning environment, both of which empower students to be productive citizens in a changing world.

Parental involvement and support is a vital component to the success of Shaw School. Involvement is always encouraged to create a true learning community in which students are the ultimate benefactors. Shaw enjoys the benefits of a very supportive parent community: parents may join the Parent Teacher Association (PTA), School Site Council (SSC) and English Language Advisory Council (ELAC), and various other school committees. In addition, parents and committee members may assist in school fundraising events, volunteer in the classroom, accompany school-related field trips, and participate in a wide variety of other activities. Family and community members will continue to be an important part of Shaw's success.

The Shaw Community of staff, parents, and students envision:

- A community where all students learn at high levels.
- A collaborative environment where academics, Common Core standards-based instruction, and character development are of the utmost importance.
- A school climate where students feel safe and valued.
- A school culture where students are responsible and respect one another.
- A positive community where students enjoy coming to school and learning.



ARCHITECTURAL ASSESSMENT

Almost fifteen years ago, the campus underwent a limited modernization effort that replaced infrastructure and introduced new technology along with an upgraded fire alarm system. Relocatable structures were brought onto the site to provide additional instructional spaces for programs such as music and art along as well as special needs classrooms. In the following years, other alterations and improvements to play areas were made and site accessibility issues were addressed.

The overall exterior condition of the campus was observed to be in good condition, with no major signs of wear or damage. While classroom doors and windows appeared to have been recently replaced, a majority of the lighting fixtures are original with lighting controls or sensors. Cabinetry and countertops were observed to be original as well. Whereas the condition of the relocatable classrooms varies, since most of these classrooms had been added incrementally, two relocatable buildings are in excess of 55 years old.

Subsequently, a meeting of site administrators was held on December 11, 2015 to augment the list of concerns that were documented at a district facility input session. Moreover, the meeting facilitated additional insight on how the campus needs to be re-envisioned to satisfactorily meet current and new programs that are inclusive of adequate office and support spaces. Further concerns that were identified touched upon safety and security, such as the communication between campus and emergency services as well as evaluating existing fire alarm, security, and clock/bell systems.

The number of plumbing fixtures for students was acknowledged by staff as being insufficient due to their locations; as they are, the fixtures are not conducive to the district's Campus Care (after school program held in the multipurpose room) and some of the Special Day Classrooms. For a campus of comparable size and

enrollment today, nearly twice the number of fixtures would be required by the plumbing code.

The existing library and computer lab are housed in aging relocatable buildings that are over 50 years old and are not located within the core of the campus. Feedback from the site administrators meeting supported the introduction of a Maker Space adjacent to the library; this space would be available for all grades for various programs. One last area that was cited to require additional upgrading is the site's current technology: either a dedicated computer lab will need to be included or all 1:1 devices must be replaced.

No covered outdoor lunch area was observed on the campus. Only a few concrete tables and benches were located in a grass area just outside the multipurpose room. Furthermore, no accessible path to these tables was provided to any of the three tables and benches.

Operating in the MPR, The Campus Connection program is a day-care service that is available before and after school until 6:00 pm. At this campus, the restrooms are located a couple of buildings away and create supervision problems. As such, closer restrooms would be convenient and eliminate supervision issues. In light of recent events, the addition of a barrier or planter in front of the MPR is being requested to protect students from potential auto-related incidents.

The current play structures are set in sand to provide fall protection, yet the sand has become a maintenance problem as well as a safety issue. Additionally, these areas do not provide accessibility access nor are some of the structures age-appropriate. The turf areas are not optimal and cannot safely support the activities that the campus wishes to conduct.

The existing kitchen was identified as an area that will require improvements to the ventilation and replacement of damaged flooring. Cold storage capacity was also cited as being inadequate and poses a challenge to meeting the future nutritional standards that will be implemented by the State.

On May 20, 2015, the district conducted a Facility Input Session to document issues at each of the campus sites that encompassed the learning environment and operational challenges affected by current conditions.

These concerns were in response to the key question “As you work to achieve the OUSD mission for educational excellence what concerns do you have, currently, and in the future, regarding facilities and equipment? In no particular order or priority the concerns were:

1. Insufficient space outside for students to eat lunch (i.e. tables, benches and covers)
2. Limited flexible learning space
3. Classroom furniture falling apart, not designed for 21st century learning
4. Inadequate running surfaces on playground
5. Inadequate perimeter security (i.e. fencing, cameras, etc., especially for the weekends. Kids going on roof)
6. Insufficient water fountains for kids, not enough restrooms on campus for all grades (four restrooms on campus, total of 6 toilets, 6 urinals for both boys and girls with enrollment at 620)
7. Lighting obsolete throughout school (i.e. using florescent bulbs)
8. Lack of insulation in multi-purpose room (i.e. noise level too high)
9. Lack of sufficient faculty to support RTI and technology (can’t get to the kids needing to be served)
10. Need for more engaging outdoor playground equipment (i.e. outdated equipment that sometimes needs caution tape because of safety issue)
11. Insufficient office space and teacher work space (i.e. can’t have confidential conversations no l room for kids needing discipline etc.)
12. Parking congestion, where parents drop and pick up kids
13. Unclean, unsanitary carpeting in the primary grades
14. No campus connection facility with bathrooms
15. Weak recycling system, biodegradable cafeteria items
16. Insufficient/Inadequate grass play areas that are useable
17. Gutters, rainspouts leaking on walkways in corridors
18. Insufficient office space
19. Outdated kitchen area (i.e., inadequate windows and poor flooring etc.)
20. Insufficient technology facilities and devices
21. Insufficient electrical capacity

ELECTRICAL ASSESSMENT

Power:

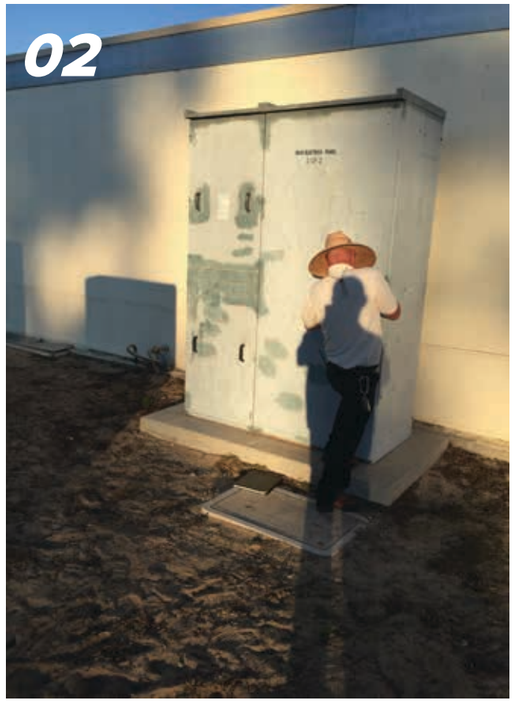
- The existing electrical service is 800A-120/208V-3PH, 4W. (PG+E #1004765757) by Siemens. There is not any space in the board.
- There is a second service for the relocatable buildings at the north end of the site. It is also 800A-120/208V, 3PH, 4W. (PG+E #1006709114) by Siemens and has space.

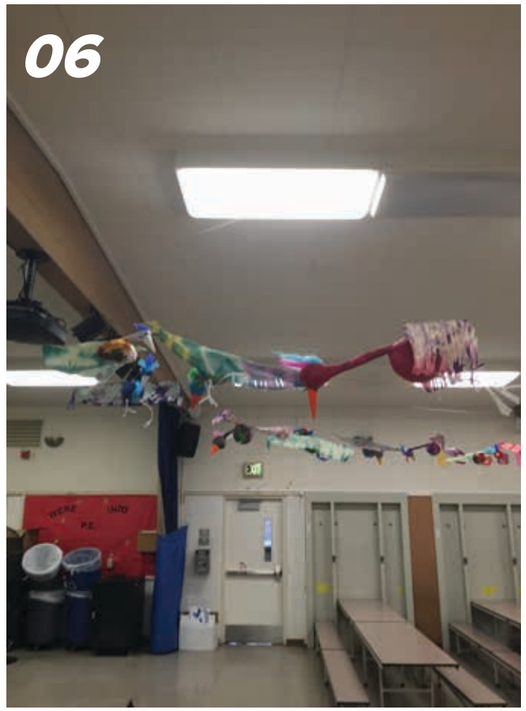
Lighting:

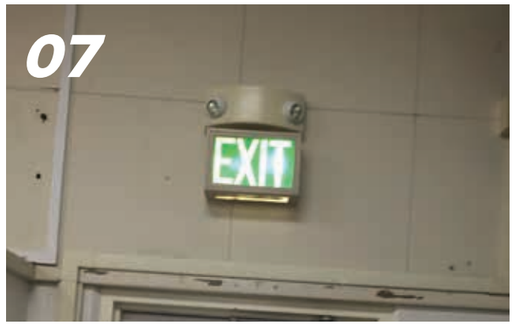
- Recessed fluorescent lighting is provided in most interior spaces.
- Classrooms do not have code required occupancy sensors to shut down lights automatically.
- Exterior lighting is a mixture of compact fluorescent and high pressure sodium.
- Exterior building mounted wallpacks and recessed fixtures are compact fluorescent the existing parking lot has high pressure sodium fixtures.
- Emergency lighting is via emergency bug eye fixtures.

Low Voltage:

- There are no existing CCTV or audio/visual systems.
- There is an existing Honeywell Ademco security system.
- There is an existing Rauland Telecenter ICS PA rack.
- Classrooms contain wall mounted CATV outlets, speakers and clocks.
- There is an existing MDF rack and phone switch at the Main Signal Room. The phone system is Avaya Lucent with NEC phones. There are some wireless access points in every building, but not every classroom.
- The existing fire alarm control panel is a Simplex Autocall 4100. The Campus has a manual system.







FIGURES	
01	Remote low voltage equipment enclosure
02	Meter switchboard #2
03	Main switchboard
04	Typical panelboard
05	Typical classroom lighting
06	Typical lighting
07	Typical emergency lighting
08	Exterior lighting
09	Parking lot lighting
10	Intrusion Detection System headend
11	Desk mounted projector
12	Suface mounted cabling across floor
13	MDF Rack
14	Typical low voltage equipment
15	Fire Alarm control panel

MECHANICAL ASSESSMENT

HVAC:

- Permanent buildings are all served by 3 or 4-ton gas/electric package units. The majority of units are approximately 13 years old and appear to be in fair condition.
- Modular buildings are served by a combination of either electric or gas/electric 3-ton wall-hung units and appear to be in fair condition. Underground gas piping has been added so gas/electric units can be installed in place of electric only as they need to be replaced.
- Restrooms and miscellaneous spaces are served by exhaust fans and generally appear to be in good condition.

Building Automation System (BAS) and Controls

- There is no existing BAS at this site. HVAC units are controlled via local wall thermostats with integral 2-hour twist timer. Exhaust fans are controlled by keyed switch.

FIGURES	
01	Split system
02	Thermostat / Remove for Split System
03	Furnace
04	Damper Control
05	Louver & Controls
06	Split System
07	Exhaust Fans
08	Rooftop Package Units
09	Thermostat & Timer
10	Thermostat & Timer
11	Duct Work

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PLUMBING ASSESSMENT

- Domestic hot water: provided using electric and gas-fired tank type water heaters. Domestic hot water is provided to the administration building, kitchen, locker rooms, multi-use building and specialty classrooms. Student use restrooms and standard classrooms aren't provided with hot water. The water heaters all appear to be in good condition and have been replaced within the last 5-years.
- Plumbing fixtures: toilets and urinals have manual flush valves and lavatories have metering faucets.
- Natural gas: Gas meter and regulator on site with gas-fired HVAC units and water heater.

FIGURES	
01	Water Main
02	Water Main
03	Water Heater
04	Water Heater Vent
05	Circulation Pump
06	Water Heater

CIVIL ASSESSMENT

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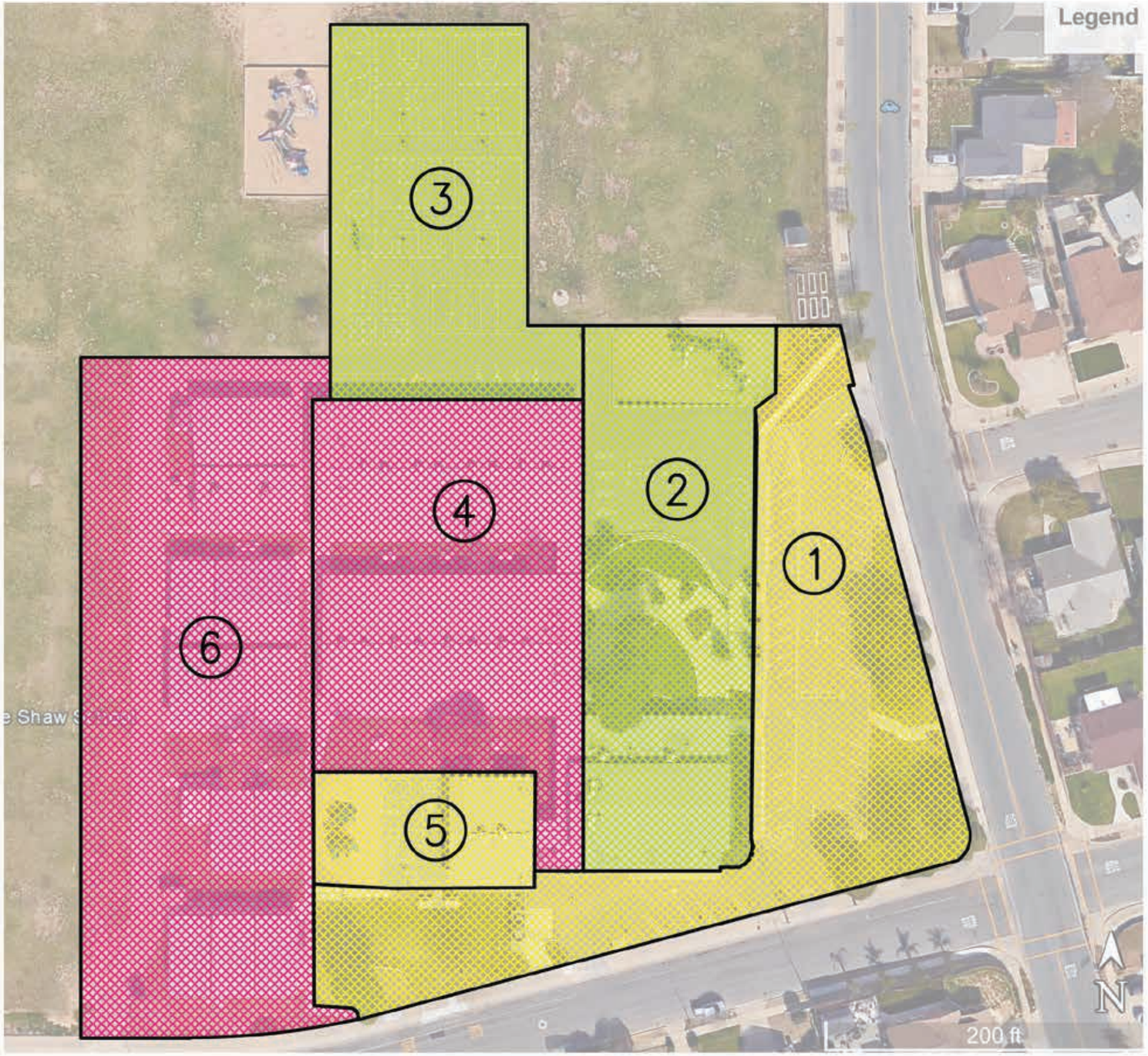


SUB-AREA	GENERAL DESCRIPTION	SUGGESTED REPAIR / MAINTENANCE
1	The existing ADA stalls are too short and need to be lengthened which will impact landscaping. Asphalt is in good condition - seal coat within 3 years. Asphalt tripping hazards need to be ground down.	Double Seal Coat Asphalt Lengthen ADA Stalls Grind Asphalt Lip Re-Stripe
2	The asphalt in this area is in good condition.	Double Seal Coat Asphalt Re-Stripe
3	The asphalt in this area is in good condition.	Double Seal Coat Asphalt Re-Stripe
4	There is flooding infront of rooms 3 and 9 due to surface runoff. The roof drains need to drain under the sidewalk, and into the landscaped area. Grade swale with inlets and french drain or infiltrators.	Drainage System
5	The condition of the asphalt in this area is moderate. Crack seal, seal coat, and striping needed within 3 years.	Crack Seal Double Seal Coat Asphalt Re-Stripe

LANDSCAPE ASSESSMENT

1. LANDSCAPE AREA ALONG HILLVIEW ROAD

Existing Condition:
Dilapidated turf area with no shrub planting. Turf appears in fair condition.

Recommendation:
Add low-water use plant material as a compliment to the existing turf.Add new drip irrigation system for shrub planting and reconfigure spray system for the turf.

2. TABLE SEATING INSIDE CENTER OF CAMPUS

Existing Condition:
Existing tables located in turfgrass area. Non-accessible locations.

Recommendation:
Install new accessible paving/pathway to each table.

3. KINDERGARTEN PLAY AREA ADJ. TO BLDG. 020 COURT

Existing Condition:
Area is not accessible with only sand for the fall protection. There is no access to the transfer station on the play equipment and from the slides or other equipment back to the transfer station.
Recommendation:
Add rubberized fall zone material that is accessible from the entry ramp to the transfer station and to the slide areas and other equipment, or change all material to an accessible material like Fibar etc.

4. LANDSCAPE AREA ADJACENT TO ATHLETIC FIELD

Existing Condition:
Dilapidated or barren landscape area with no shrub or groundcover planting. Table seating.

Recommendation:
Add low-water use plant material (trees for shade, shrubs and groundcover) with new drip irrigation system.

5. OPEN PLAY ATHLETIC FIELDS

Existing Condition:
Dilapidated turf, compacted soil, and irrigation coverage is lacking.

Recommendation:
Till and amend the soil, repair irrigation systems and re-sod and or re-seed the entire area.

6 & 7. PRIMARY PLAY AREA AT NORTH FIELDS

Existing Condition:
Areas are not accessible with only sand for the fall protection. There is no access to the transfer stations on the play equipment and from the slides or other equipment back to the transfer stations.

Recommendation:
Add rubberized fall zone material that is accessible from the entry ramp to the transfer station and to the slide areas and other equipment, or change all material to an accessible material like Fibar etc. material to an accessible material like Fibar etc.

8. PRIMARY PLAY AREA NEAR BLDG. 040

Existing Condition:
Area is not accessible with only sand for the fall protection. There is no access to the transfer station on the play equipment and from the slides or other equipment back to the transfer stations. Box depth at SW corner exceeds 3-ft. drop off.
Recommendation:
Add rubberized fall zone material that is accessible from the entry ramp to the transfer station and to the slide areas and other equipment, or change all material to an accessible material like Fibar etc. Install safety railing along SW corner of box to prevent fall injuries.

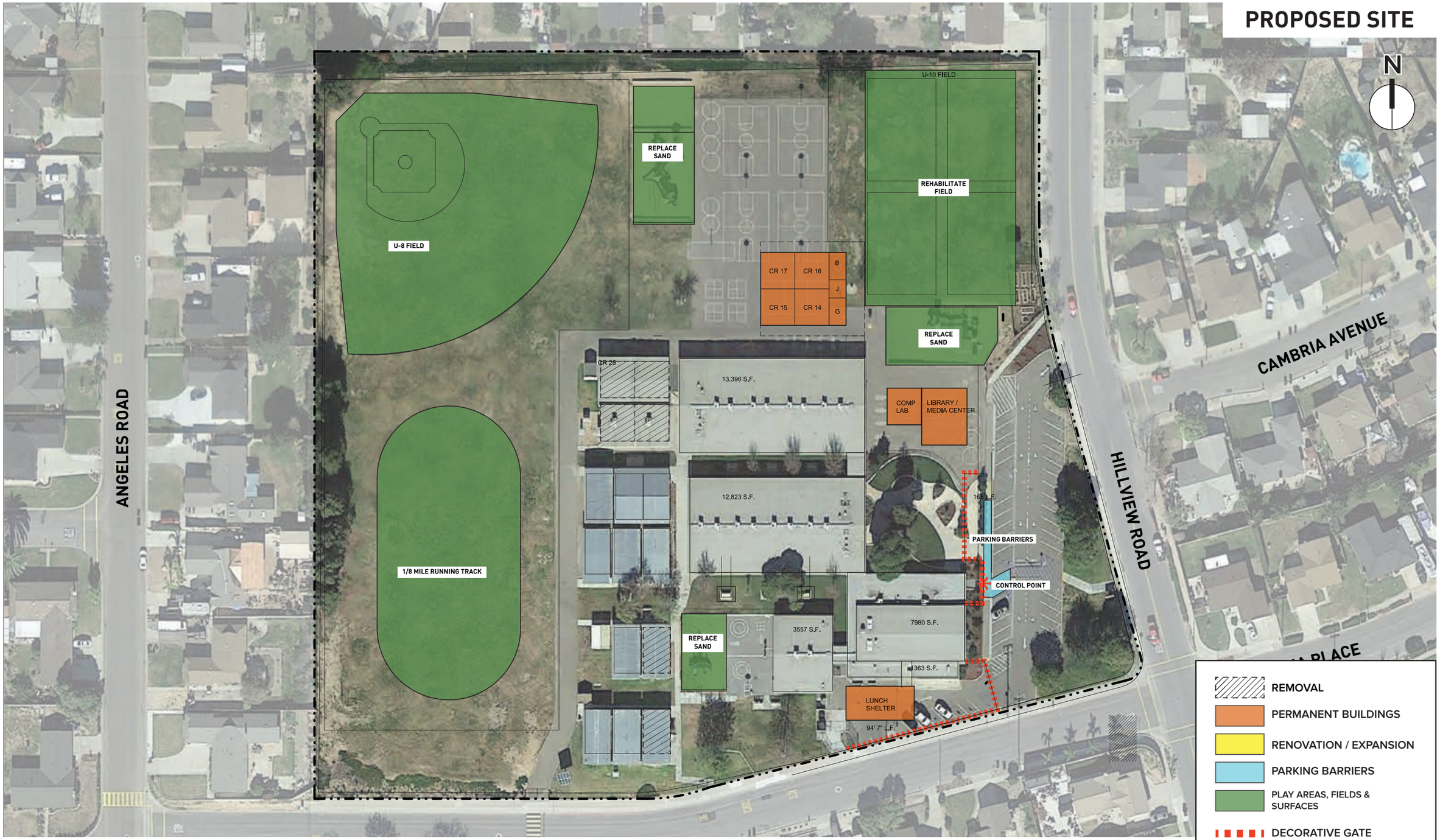
EXISTING SITE

EXISTING BUILDINGS

EXISTING PORTABLES

AGE	YEAR INSTALLED
OVER 50	- 1965
41 - 50	1966 - 1975
31 -40	1976 - 1985
21 - 30	1986 - 1995
10 - 20	1996 - 2006
LESS THAN 10	

PROPOSED SITE



RECOMMENDATIONS

ARCHITECTURAL RECOMMENDATIONS

While the Facility Input Session list provides an excellent start to identifying aspects of the campus that directly affect the District in delivering educational excellence, most of the concerns can be addressed through collaborative planning in a selective modernization of the campus.

Although nearly all of the restrooms were renovated for Accessibility (ADA) compliance during the last modernization, the total number of plumbing fixtures has been impacted to meet these ADA interior clearance requirements. Based on current plumbing code requirements for a campus of this size, the number of plumbing fixtures would need to double to serve a campus of over 600 students. Existing restrooms may need to be supplemented with new locations that would be more convenient to other parts of the campus such as the multipurpose room where many after school programs reside.

While the last modernization addressed infrastructure and ADA compliance, classroom and support spaces will need to be modernized to replace finish materials such as carpeting and ceiling tiles in the permanent classrooms and support spaces. With aging portables on site, many of which are over 50 years old, it is the District's intention to remove relocatable classrooms from the site and replace them with permanent facilities. To preserve open space and maintain existing play areas 2-story facilities may be introduced to accommodate existing and future programs.

Additionally it is recommended that future renovations target the envelope of the existing buildings to improve energy efficiency and acoustics through window and door replacements. Roof replacement is also strongly recommended to coincide with the replacement of the roof top mechanical units when they reach the end of their service life.

Other upgrades and modernization that are being recommended include the kitchen and lunch areas. With new state nutritional requirements on the horizon the district has identified the need for increased fresh and frozen food storage to minimize processed foods that support smarter and healthier meal programs. The existing kitchen will need to be expanded to accommodate new walk-in coolers and freezers that will also reduce the number of trips between the campus and district central kitchen.

New Construction

With nearly half of the relocatable buildings 20 years and older, it is recommended that permanent construction be considered to replace all of the relocatable facilities. New facilities integrate technology and electrical power requirements seamlessly as well as improved classroom lighting and ventilation to provide an educational environment that allows teachers to deliver a 21st century education. And with the eventual roll out of 1:1 devices connectivity will place huge demands on bandwidth that will impact infrastructure that would be best invested in permanent construction. New facilities will also be able meet specific curricular requirements more effectively as well as being much more energy efficient.

The new facilities being proposed for Alice Shaw:

- One-story classroom building consisting of 10 standard 960 s.f. classrooms and student restrooms
- A Fine Arts facility with support classroom and special education classrooms
- A new Library/Media center with Maker Space, Administration and support spaces
- Future: Two new Kindergarten classrooms adjacent to existing Kindergarten Rooms

A covered outdoor lunch area adjacent to the multipurpose room is being proposed to accommodate the number of students that are served during each lunch period. Outdoor lighting should also be included to provide safety and usability during the early mornings or late afternoons.

ELECTRICAL RECOMMENDATIONS

Power:

- Utility companies generally only allow for one service per address when upgrading a site. We recommend replacing the two existing services with one 3,000A-120/208V-3PH, 4W. Service and backfeeding the existing second service from the new board.
- We recommend providing new receptacles for computer workstations and audio/visual equipment in classrooms.

Lighting:

- We recommend replacing the older, fluorescent lighting throughout the Campus with new energy efficient LED's to lower energy costs and meet the current Title 24 requirements.
- New automatic lighting controls should be provided throughout.
- We recommend providing battery packs within individual fixtures for emergency lighting.
- New exterior LED lighting should be provided throughout the Campus and in the parking lot.
- Building lights should be surface mounted over the existing fixture's outlet box and existing conduits should be utilized where feasible.

Low Voltage:

- A new CCTV system should be considered.
- The existing Avaya phone system is in good condition and should remain.
- The existing Telecenter PA system is in good condition and should remain.
- A new data system including IDF racks should be provided at a dedicated, air-conditioned signal room location. New CAT6 data cabling should be provided throughout the facility.
- Wireless access points should be considered throughout the Campus and in every classroom.
- New audio/visual systems (including overhead projectors, smart boards, etc.) should be considered for the classrooms in lieu of the existing CATV system.
- The existing fire alarm system does not comply with current State of California Fire Marshal requirements. A new automatic voice evacuation system should be provided throughout the Campus.

MECHANICAL RECOMMENDATIONS

HVAC

AC units are nearing the end of their useful life and will need to be replaced within the next few years. Electric only AC units on the modular buildings are being replaced with gas/electric as they are more efficient.

BAS and Controls

- Consider replacing exhaust fans that are key switched with time clocks.
- Consider replacing AC unit thermostats with 24/7 programmable thermostats

PLUMBING RECOMMENDATIONS

- Water heaters – correct seismic restraint to meet code. Requirement is to have two (2); one at each 1/3 increment height of the tank.
- Water heaters – consider installation of expansion tanks to dissipate excess back pressure.
- Plumbing fixtures – lavatories – consider replacing faucets with sensor activated, low-flow AB1953 (lead-free) compliant fixture.
- Plumbing fixtures – toilets and urinals – consider replacing with sensor activated, low-flow fixture.

COST ESTIMATES

ITEM	QUANTITY	UNIT	UNIT COST	CONSTRUCTION COSTS SUBTOTAL	CONSTRUCTION COSTS TOTAL(plus 30%)	TOTAL PROJECT COST (plus 35%)
DISTRICT IDENTIFIED TOP PRIORITIES						
A. Replace Aging Portables						
Remove Portables 25+ Years Old	4	ea	$8,000.00	$32,000		
Remove Balance of Portables	9	ea	$8,000.00	$72,000		
B. Site Safety						
Parking Lot Barrier	1	lot	$35,000.00	$35,000		
Install new 6' perimeter chain link fencing	1,208	lf	$45.00	$54,360		
New 20' wide rolling vehicle chain link gates	3	ea	$3,000.00	$9,000		
New 3' wide pedestrian chain link gates	4	ea	$300.00	$1,200		
CCTV security	26,054	sf	$1.50	$39,082		
C. Improving Efficiencies						
HVAC system upgrades- Sitewide	26,054	sf	$20.00	$521,088		
Replace lighting w/LED	26,054	sf	$14.00	$364,762		
NEW energy management system	26,054	sf	$7.00	$182,381		
Retrofit faucet and flush valves w/ Lo-Flo	1,123	sf	$10.00	$11,228		
D. Bring Facilities to Codes						
Replace Play Structure and Fall Protection	13,925	sf	$15.00	$208,875		
Repair/Replace asphalt or concrete for ADA	4,600	sf	$5.00	$23,000		
Lengthen ADA Stalls	4	ea	$350.00	$1,400		
Misc. ADA site upgrades	1	ls	$25,000.00	$25,000		
Replace Fire Alarm System	26,054	sf	$5.00	$130,272		
Repair existing grass turf fields	130,000	sf	$3.05	$396,500		
E. Upgrade Facilities Consistent w/ Student Needs						
Shade Structures over play structure and for lunch area.	1,200	sf	$75.00	$90,000		
Replace drinking fountains	4	ea	$7,500	$30,000		
NEW Ten (10) Classroom Bldg	12,000	sf	$325	$3,900,000		
F. Technology Infrastructure						
Uninterrupted power supply to data server rm	1	ls	$100,000	$100,000		
Power upgrade to (n) technology & A/V	26,054	sf	$4.00	$104,218		
NEW Data System incl. IDF racks	26,054	sf	$5.00	$130,272		
NEW Wireless Access Points	26,054	sf		Included with Data		
Total Hard Cost				$6,461,637		
Total Construction Cost					**$8,400,128**	
Total Project Cost						**$11,340,172**

2. JOE NIGHTINGALE
ELEMENTARY SCHOOL

SVA
ARCHITECTS

JOE NIGHTINGALE ELEMENTARY SCHOOL

255 WINTER ROAD, SANTA MARIA, CA 93455

The vision of Joe Nightingale School is to provide for the The vision of Joe Nightingale School is to provide for the educational success of all students via high expectations and a commitment to academic excellence. These aspects will inspire and empower them to reach their full potential as responsible, ethical, and productive citizens in a diverse and changing world. We believe this is a shared responsibility, requiring the cooperation and commitment of students, parents, staff, and the community.

Members of the faculty and staff foster academic excellence by providing quality educational programs, with each person focused on continually improving student achievement. We believe children learn best when they engage in a variety of meaningful activities in a challenging, structured, and positive environment. As such, at Joe Nightingale School, we provide our students with a rigorous, scholarly learning environment in which learning time, instructional planning, progress monitoring, and strategic/intensive interventions are systematically focused on individual student learning needs. We have clear, research-based interventions and enrichment opportunities to meet the needs of learners at all instructional levels.

All members of the Joe Nightingale School community collaborate to offer continuous learning programs that enable all children to maximize their academic, social, and emotional growth as well as promote their development into thoughtful, accepting, productive and responsible citizens. At each grade level, teacher teams work together to ensure students receive a comprehensive, standards-based course of study. These grade-level teams meet weekly in Professional Learning Communities to review student learning and to plan strategic interventions and enrichment activities to fulfill the various needs of all students.

At Joe Nightingale, our commitment to preparing children with 21st Century Learning Skills—Communication, Collaboration, Critical Thinking, and Creativity—is present in all learning activities. The students at Joe Nightingale are global learners who use technology to increase their awareness and facilitate their contributions to the world around them.

Our students, parents, and staff are committed to working as a team to promote student involvement in the positive, scholarly, safe, and inclusive school culture. Students are caretakers for their own learning environment; further, they are deeply connected to the school community. Parents, families, and community members have a strong investment in our students' lifelong education.

ARCHITECTURAL ASSESSMENT

The campus underwent a limited modernization effort almost fifteen years ago; this effort replaced infrastructure and introduced technology, including an upgraded fire alarm system. Relocatable structures were brought onto the site to provide additional instructional spaces for various programs, ranging from music and art to special needs classrooms. In the following years, other alterations and improvements to play areas were made and site accessibility issues were addressed.

The overall condition of the campus was observed to have been well-maintained since the modernization. No major physical damage or deficiencies were noted during these site visits.

On May 20, 2015, the District conducted a Facility Input Session to document issues at each of the campus sites that involved the learning environment and operational challenges affected by current conditions.

These concerns were given in response to the key question "As you work to achieve the OUSD mission for educational excellence, what concerns do you have, both currently and in the future, regarding facilities and equipment?" In no particular order or priority the concerns were:

District Facility Input Session Comments

1. Deteriorating and outdated portables (i.e. marginal ramps, roofing issues, insufficient power, etc.)
2. Deficit in number of classrooms (if class size reduction implemented)
3. Outdated playground equipment and not commensurate with student population
4. Though the largest elementary, the school has the least amount of equipment
5. Dangerous grounds (gopher infestation creating unsafe walking for teachers and students)
6. Classrooms inadequate (i.e. kindergarten classroom has no bathrooms, small size, not adequate art area etc.)
7. Inferior student chairs and desks that are age-inappropriate
8. Insufficient covered outdoor eating/work areas for kids (i.e. lack of tables, shade, and space)
9. Poor landscaping due to water restrictions
10. Inadequate supplies to support student learning
11. Inadequate space for specialized school programs during the day (i.e. ELD instruction, RTI after school programs, and Campus Connection etc.)
12. Uncovered walkways by portables and regular classrooms (in this way, passers-by cannot escape from the rain)
13. Inadequate parking spaces due to bus unloads/loads in the same area
14. Insufficient infrastructure to support technology (i.e. limited bandwidth, not enough outlets, etc.) and aging technology tools (i.e. refurbished prison computers, projection systems and carts etc.)
15. Limited equipment to meet the Sensory needs of special education students
16. Inadequate facilities for special education programs and TK and K
17. Small cafeteria for a school of 800 students
18. Insufficient storage for textbooks, supplies, band equipment, science equipment, and art supplies
19. Insufficient space for large gatherings (i.e. lunch, assemblies, performances, etc.)
20. Outdated lighting
21. Inadequate staffing and funding for increased numbers of special education students and mental health

ELECTRICAL ASSESSMENT

Power:

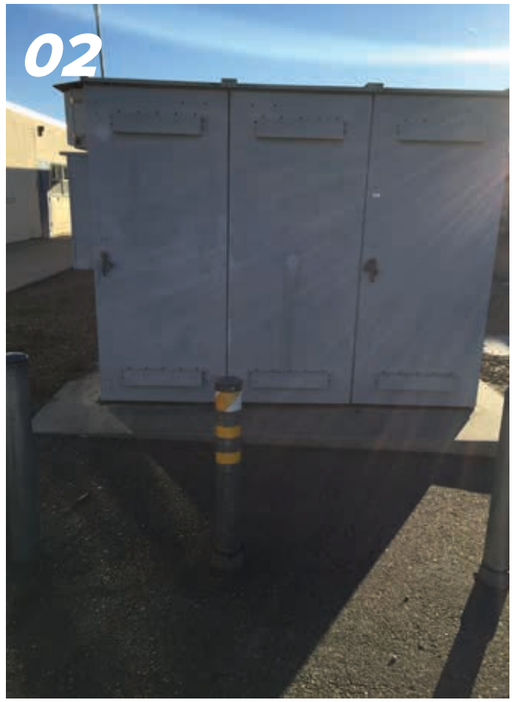
- The existing electrical service is 1,200A-120/208V-3PH,4W. (PG+E #1009987464) by Siemens. There is not any space in the board. There are voltage fluctuation issues with the existing service.
- There is a second service for the relocatables at the southeast end of the site. It is 800A-120/208V-3PH, 4W. (PG+E #1009516576) by Siemens and has some space.

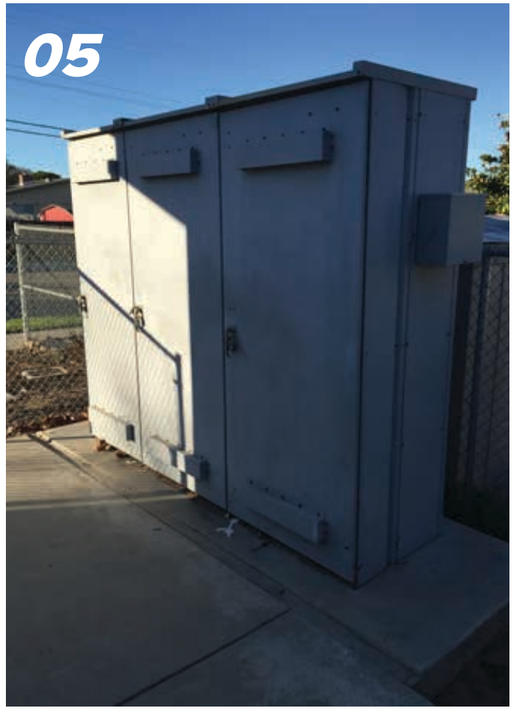
Lighting:

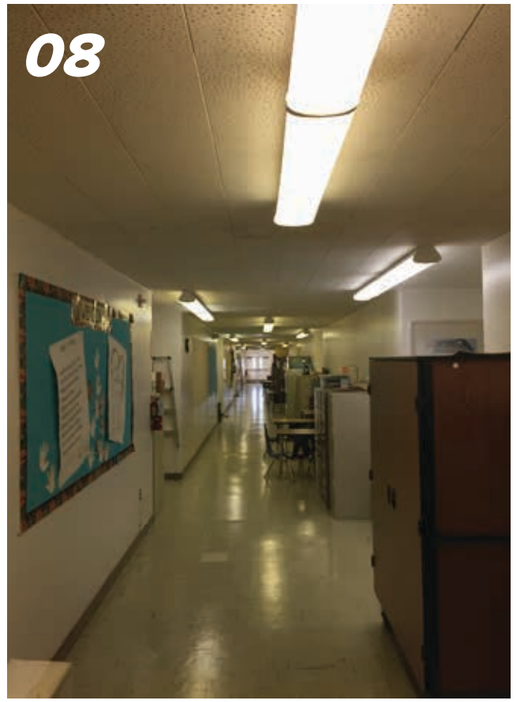
- Recessed fluorescent lighting is provided in most interior spaces.
- Classrooms do not have code required occupancy sensors to shut down lights automatically.
- Exterior lighting is a mixture of compact fluorescent and high pressure sodium.
- Building mounted fixtures are compact fluorescent (and some high pressure sodium) wall packs.
- Walkways canopies have recessed downlights.
- The existing parking lot has high pressure sodium fixtures.
- Emergency lighting in the Admin/Multi-Purpose Building is via emergency bug eye fixtures.

Low Voltage:

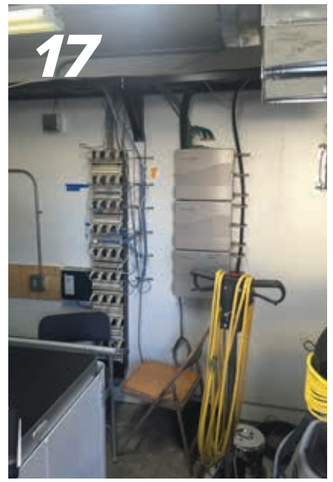
- There are no existing CCTV or audio/visual systems.
- There is an existing Honeywell Ademco security system.
- There is an existing Rauland Telecenter ICS PA rack.
- Classrooms contain wall mounted CATV outlets, speakers and clocks.
- There is an existing MDF rack and phone switch at the Main Signal Room. The phone system is Avaya Lucent with NEC phones. There are some wireless access points in every building, but not every classroom.
- The existing fire alarm control panel is a Simplex Autocall 4100. The Campus has a manual system.







FIGURES	
01	Existing switchgear
02	Main switchboard
03	Existing switchgear
04	Existing switchgear
05	Existing Main switchboard #2
06	Typical panelboard
07	Typical classroom lighting
08	Typical corridor lighting
09	Emergency lighting
10	Exterior lighting
11	Exterior lighting
12	Parking lot lighting
13	Low voltage headend equipment
14	Desk mounted projector
15	MDF Rack
16	Low voltage equipment
17	Low voltage headend equipment
18	Fire Alarm control panel



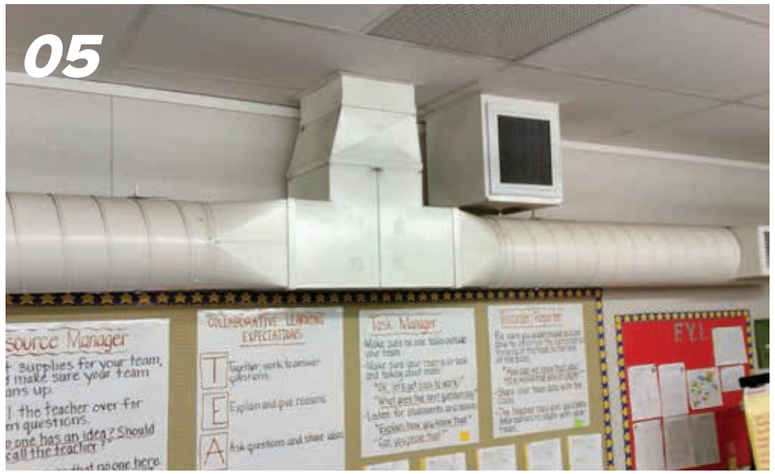
MECHANICAL ASSESSMENT

HVAC:

- Permanent buildings are all served by 3 or 4-ton gas/electric package units. The majority of units are approximately 13 years old and appear to be in fair condition.
- Modular buildings are served by a combination of either electric or gas/electric 3-ton wall-hung units and appear to be in fair condition. Underground gas piping has been added so gas/electric units can be installed in place of electric only as they need to be replaced.
- Restrooms and miscellaneous spaces are served by exhaust fans and generally appear to be in good condition.

Building Automation System (BAS) and Controls

- There is no existing BAS at this site. HVAC units are controlled via local wall thermostats with integral 2-hour twist timer. Exhaust fans are controlled by keyed switch.



FIGURES	
01	Duct Penetrations
02	Thermostat
03	Duct Work
04	Rooftop Package Unit
05	Duct Work
06	Thermostat & Timer
07	Wall Mounted Package Unit
08	Furnace
09	Vent Duct Work
10	Exhaust Fan
11	Roof
12	Condensing Unit
13	Rooftop Package Units
14	Rooftop Package Units
15	Rooftop Package Units
16	Roof Penetrations
17	Exhaust Fan
18	Exhaust Fan

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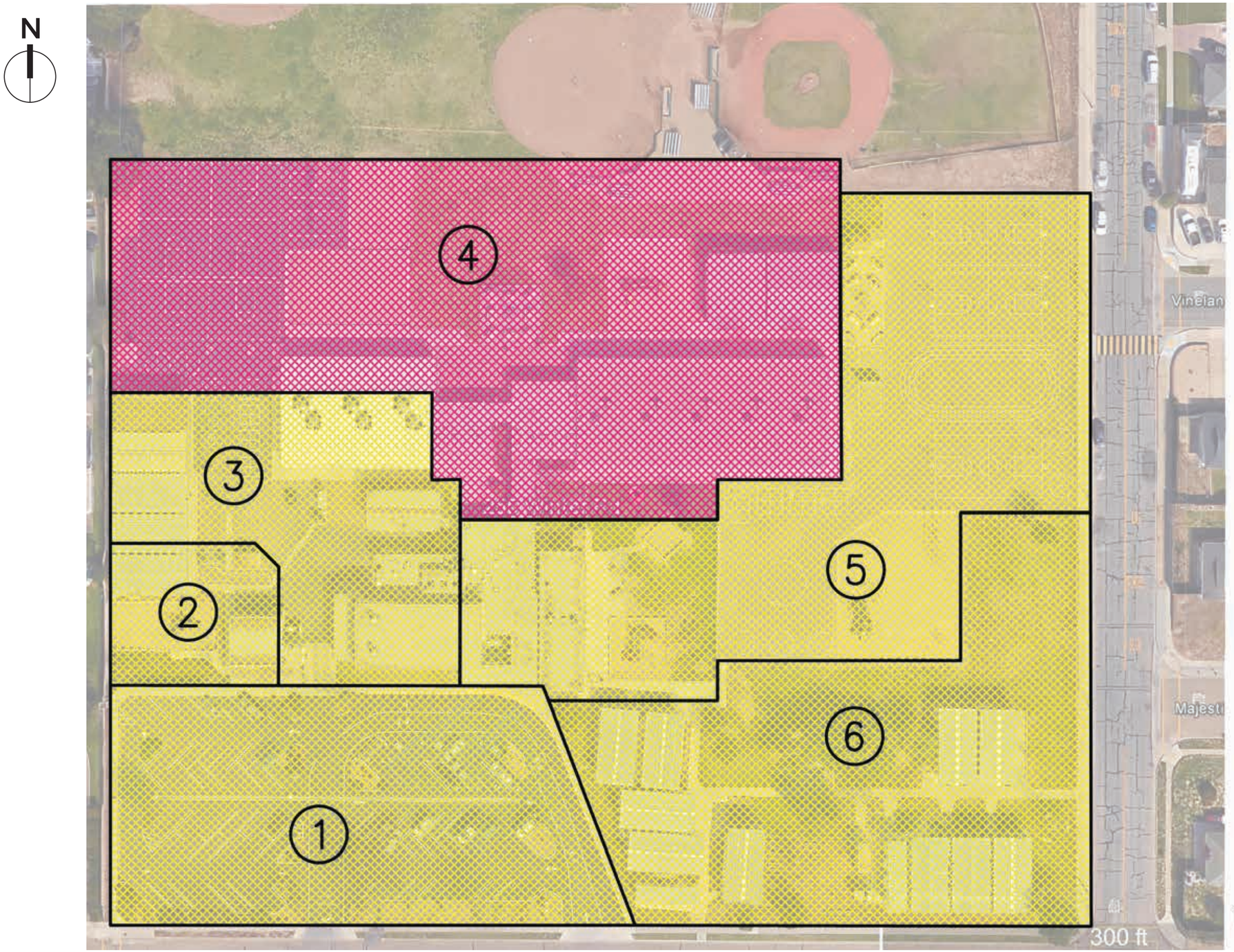
PLUMBING ASSESSMENT

- Domestic hot water: provided using electric and gas-fired tank type water heaters. Domestic hot water is provided to the administration building, kitchen, multi-use building and specialty classrooms. Student use restrooms and standard classrooms aren't provided with hot water. The water heaters all appear to be in good condition.
- Plumbing fixtures: toilets and urinals have manual flush valves and lavatories have metering faucets.
- Natural gas: Gas meter and regulator on site with gas-fired HVAC units, water heaters.

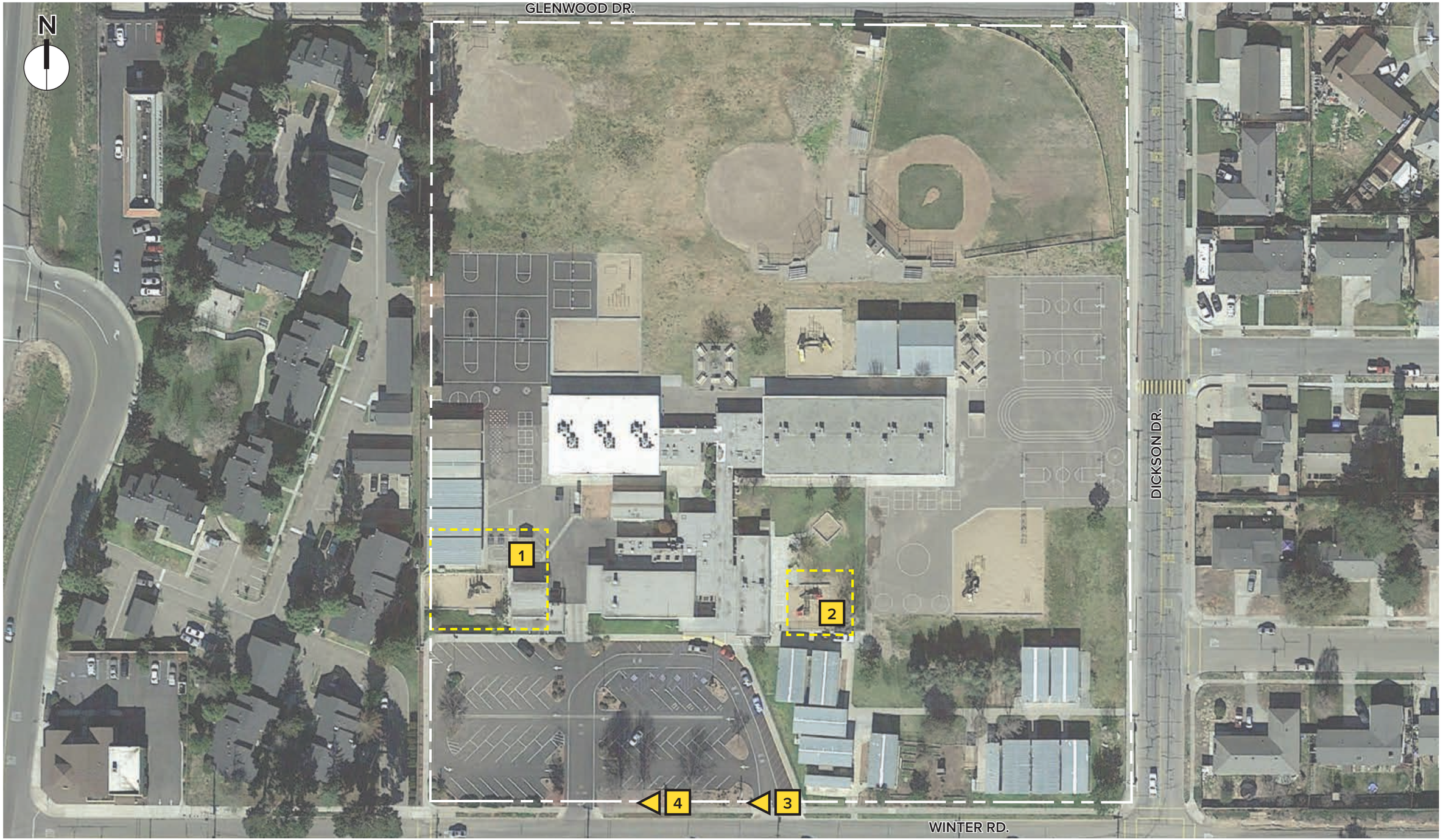
FIGURES	
01	Water Heater
02	Water Heater Vent
03	Water Heater Controls
04	Sink

CIVIL ASSESSMENT



SUB-AREA	GENERAL DESCRIPTION	SUGGESTED REPAIR / MAINTENANCE
1	The pavement is in good condition but the drive aisle is too narrow between the parking stripes. School staff complain of vehicle accidents and parents cutting through the parking lot instead of staying in the main travel path.	Remove and Replace Sidewalk Grind Existing Striping Relocate Parking Islands Double Seal Coat Stripe New Parking Lot
2	Sidewalk around Room 33 and near playground not ADA compliant.	Grind Asphalt Lip Remove and Replace Sidewalk Install ADA Handrail
3	Sidewalks around Rooms 28-32, Room 14, and near the custodian room are not ADA compliant. Asphalt needs crack sealing, double seal coat, and striping.	Extend Concrete Gutter infront of Rooms 31-32. Remove and Replace Sidewalk Double Seal Coat Asphalt Grind Asphalt Lip Re-Stripe
4	The asphalt pavement should be replaced within three years. Significant ponding occurs in multiple walking path locations within this area. Grades do not allow for surface drains. An underground infiltration system or detention basins are needed.	Remove and Replace Sidewalk Remove and Replace Asphalt Re-Stripe Install 6" Wide Strip Drains Install Large Underground Infiltration System
5	Asphalt is in new and good condition, but there is ponding that occurs. Proper drainage is needed to minimize ponding.	Remove and Replace Asphalt Install Large Underground Infiltration System
6	The sewer backs up and needs investigation. The concrete is cracked in front of Rooms 17 and 18, and may need replacement. There are multiple locations where the sidewalk is not ADA compliant.	Remove and Replace Sidewalk Flush Sewer Cleanout and Investigate Failures Repair Sewer Failures

LANDSCAPE ASSESSMENT



1a-1d. STUDENTS WITH SPECIAL NEEDS PLAY AREA

Existing Condition:
The play equipment area is not accessible for special needs with only sand for the fall protection. There is no access to the transfer station on the play equipment and from the slides or other equipment back to the transfer station. The cut in the concrete goes into sand and is not accessible. The existing turf area is hard packed, irrigation does not work and or cover the area and the hardcourt play surface has a drainage swale going through it and is not accessible.

Recommendation:
Add rubberized fall zone material that is accessible from the entry ramp to the transfer station and to the slide areas and other equipment, or change all material to an accessible material like Fibar etc. Till, amend repair irrigation systems and re-sod and or re-seed. Review all hardscape bike track in the play area and adjust to be all accessible. Install drain inlets and remove concrete swale within the play yard area.

2a & 2b. KD PLAY AREA AND ADJACENT TURF

Existing Condition:
The play equipment area is not accessible with only sand for the fall protection. There is no access to the transfer station on the play equipment and from the slides or other equipment back to the transfer station. The cut in the concrete goes into sand and is not accessible. The existing turf area is hard packed, irrigation does not work and/or has inadequate coverage.

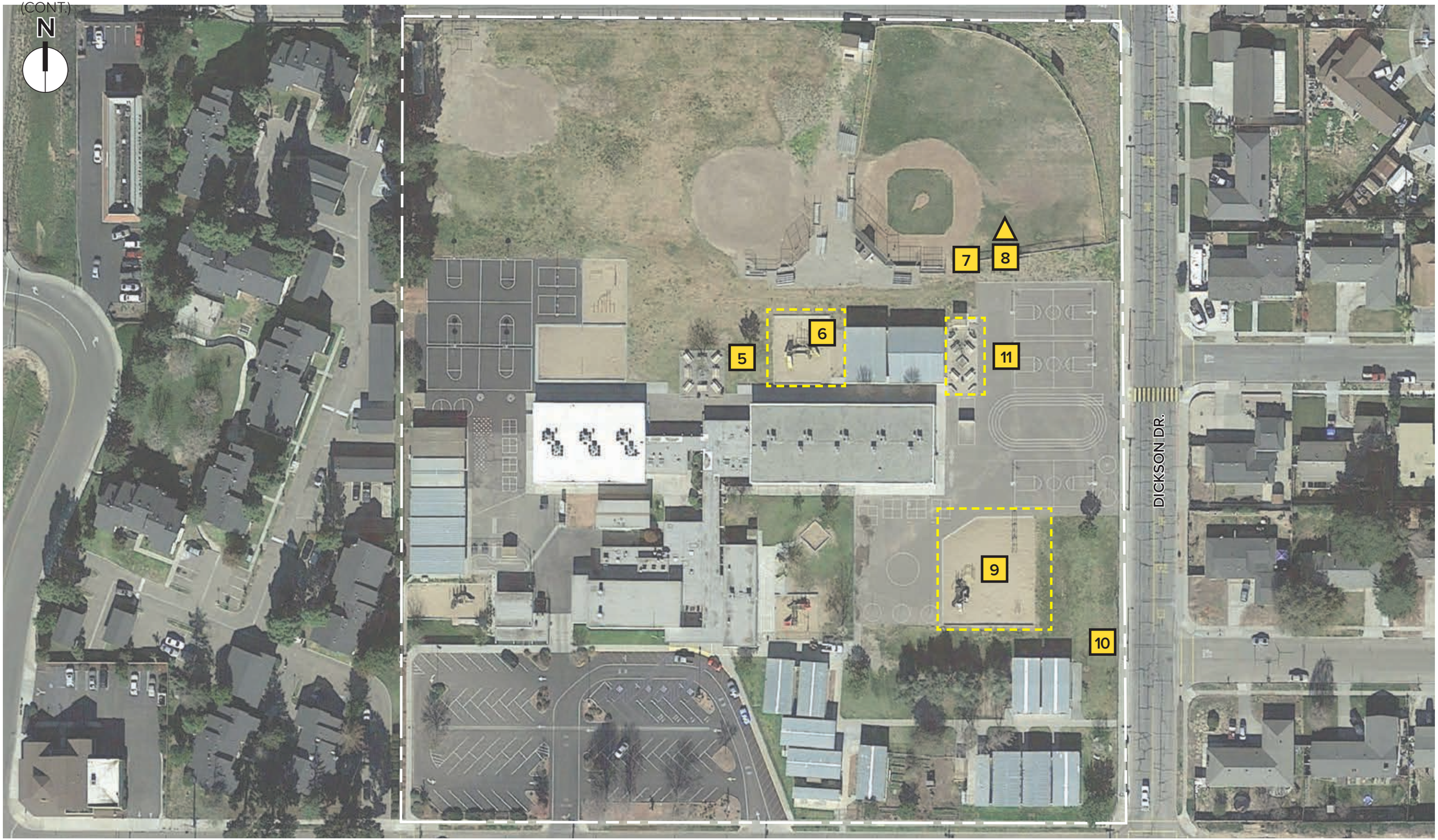
Recommendation:
Add rubberized fall zone material that is accessible from the entry ramp to the transfer station and to the slide areas and other equipment, or change all material to an accessible material like Fibar, or another comparable material. Till, amend, repair irrigation systems and re-sod and or re-seed.

3 & 4. PLANTERS ALONG WINTER RD.

Existing Condition:
Irrigation system is not operative. Minimal plant material.

Recommendation:
Till and amend the soil, add native and or drought tolerant plant material and drip style irrigation. Plant low ground cover with a maximum height of 12” to 24” and low water demand plant material.

LANDSCAPE ASSESSMENT
(CONT.)



5. TURF AREA WITH TABLES

Existing Condition:
Existing turf area adjacent to the hardcourt and table seating area as well as the adjacent open play field area has a compacted condition and lacks adequate irrigation system.

Recommendation:
Till and amend the soil, repair irrigation systems and re-sod and or re-seed entire area.

6. PRIMARY PLAY AREA

Existing Condition:
Area is not accessible with only sand for the fall protection. There is no access to the transfer station on the play equipment and from the slides or other equipment back to the transfer station. The cut in the concrete goes into sand and is not accessible.

Recommendation:
Add rubberized fall zone material that is accessible from the entry ramp to the transfer station and to the slide areas and other equipment, or change all material to an accessible material like Fibar or comparable material.

7 & 8. LITTLE LEAGUE BALL FIELDS

Existing Condition:
Area is in ok condition except for the exiting backflow prevention device is leaking and in need of repair.

Recommendation:
Have the Reduced Pressure Backflow Device tested, serviced, and repaired.

9a & 9b. PRIMARY PLAY EQUIPMENT

Existing Condition:
Area is not accessible with only sand for the fall protection. There is no access to the transfer station on the play equipment and from the slides or other equipment back to the transfer station. No accessible mats under the swings and no accessible access to them. The cut in the concrete goes into sand and is not accessible.

Recommendation:
Add rubberized fall zone material that is accessible from the entry ramp to the transfer station and to the slide areas and other equipment, or change all material to an accessible material like Fibar or comparable material.

10 & 11. OPEN PLAY TURF AREA

Existing Condition:
Open play turf area needs repairs. Rodent and gopher holes throughout and lack of irrigation coverage.

Recommendation:
Need rodent eradication set up on a monthly contract with exterminator company. Till and amend the soil, repair irrigation systems and re-sod and/or re-seed if it is intended for practice use. If the District determines not to have it as a practice turf area, remove turf and irrigation, install bark mulch and/or decomposed granite dependent upon the ultimate use.

EXISTING SITE

EXISTING BUILDINGS

EXISTING PORTABLES

AGE	YEAR INSTALLED
OVER 50	- 1965
41 - 50	1966 - 1975
31 -40	1976 - 1985
21 - 30	1986 - 1995
10 - 20	1996 - 2006
LESS THAN 10	

PROPOSED SITE

RECOMMENDATIONS

ARCHITECTURAL RECOMMENDATIONS

While the Facility Input Session list provides an excellent start to identifying aspects of the campus that directly affect the District in delivering educational excellence, most of the concerns can be addressed through collaborative planning in a selective modernization of the campus.

The overall exterior condition of the campus appeared to be in good condition with no major signs of wear or damage. The relocatable classrooms have been steadily deteriorating. The goal of the team was to establish a baseline of the general condition of the campus and to document any observed physical deficiencies and to identify any conditions that would affect fire, life and safety. Although nearly all of the restrooms were renovated for Accessibility (ADA) compliance during the last modernization, the total number of plumbing fixtures may be insufficient to meet the demands of the current enrollment. Because of the interior clearances required to meet accessibility requirements the overall number of plumbing fixtures may have been reduced. To meet current plumbing code requirements for a campus of this size, the number of plumbing fixtures would need to double to serve a campus of over 600 students.

While the last modernization addressed infrastructure and remodeling of all of the restrooms, the balance of the classroom and support spaces will need to be modernized to replace lighting and finish materials such as carpeting and tiles. It is recommended that the proposed renovation target the envelope of the buildings to improve energy efficiency and acoustics through window and door replacements. Roof replacement is also strongly recommended to coincide with the replacement of the roof top mechanical units when they reach the end of their service life.

Other upgrades and modernization that are being recommended include the kitchen and lunch areas. With new state nutritional requirements on the horizon the district has identified the need for increased fresh and frozen food storage to minimize processed foods that support smarter and healthier meal programs. The existing kitchen will need to be expanded to accommodate new walk-in coolers and freezers that will also reduce the number of trips between the campus and district central kitchen.
There is sufficient area to provide two covered lunch areas on the north end of the site adjacent to the play field. Queue lines will need to be rerouted in order to ensure student safety and protection from incidents recurring.

The recommended site improvements to the pick-up and drop-off areas should be implemented. are limited to the fencing around the exterior wall mounted HVAC units typically found on modular and portable buildings for security and to comply with ADA compliance. Under the current state-wide water conservation program it is also recommended that the turf play field be replaced with an artificial field to offset continual watering and maintenance associated with a natural turf field.
The overall objective of the assessment is to improve classroom utilization and bring the campus into compliance with current codes and regulations.

New Construction

Permanent construction is recommended to replace the existing relocatable buildings and provide additional classrooms for existing and future programs. Larger administrative spaces are being proposed to augment the existing spaces.

The new facilities being proposed:
- Two-story classroom building consisting of standard and science/flex classrooms, music room, special education, etc.
- A new Library/Media center with Maker Space, Administration and support spaces
- Two new Kindergarten classrooms

To provide year round weather protection for the outdoor lunch area, it is recommended that a shade structure south of the Multipurpose Room be installed. Outdoor lighting should also be included to provide safety and usability during the early mornings or late afternoons.

ELECTRICAL RECOMMENDATIONS

Power:

- Utility companies generally only allow for one service per address when upgrading a site. We recommend replacing the two existing services with one 3,000A-120/208V-3PH, 4W. service and backfeeding the existing second service from the new board.
- We recommend providing new receptacles for computer workstations and audio/visual equipment in classrooms.

Lighting:

- We recommend replacing the older, fluorescent lighting throughout the Campus with new energy efficient LED's to lower energy costs and meet the current Title 24 requirements.
- New automatic lighting controls should be provided throughout.
- We recommend providing battery packs within individual fixtures for emergency lighting.
- New exterior LED lighting should be provided throughout the Campus and in the parking lot.
- Building and walkway lights should be surface mounted over the existing fixture's outlet box and existing conduits should be utilities where feasible.

Low Voltage:

- A new CCTV system should be considered.
- The existing Avaya phone system is in good condition and should remain.
- The existing Telecenter PA system is in good condition and should remain.
- A new data system including IDF racks should be provided at a dedicated, air-conditioned signal room location. New CAT6 data cabling should be provided throughout the facility.
- Wireless access points should be considered throughout the Campus and in every classroom.
- New audio/visual systems (including overhead projectors, smart boards, etc.) should be considered for the classrooms in lieu of the existing CATV system.
- The existing fire alarm system does not comply with current State of California Fire Marshal requirements. A new automatic voice evacuation system should be provided throughout the Campus.

MECHANICAL RECOMMENDATIONS

HVAC

AC units are nearing the end of their useful life and will need to be replaced within the next few years. Electric only AC units on the modular buildings are being replaced with gas/electric as they are more efficient.

BAS and Controls

- Consider replacing exhaust fans that are key switched with time clocks.
- Consider replacing AC unit thermostats with 24/7 programmable thermostats

PLUMBING RECOMMENDATIONS

- Water heaters – correct seismic restraint to meet code. Requirement is to have two (2); one at each 1/3 increment height of the tank.
- Water heaters – consider installation of expansion tanks to dissipate excess back pressure.
- Plumbing fixtures – lavatories – consider replacing faucets with sensor activated, low-flow AB1953 (lead-free) compliant fixture.
- Plumbing fixtures – toilets and urinals – consider replacing with sensor activated, low-flow fixture.
- A/C unit condensate pipe is not routed to an approved receptor as directed by code.

COST ESTIMATES

ITEM	QUANTITY	UNIT	UNIT COST	CONSTRUCTION COSTS SUBTOTAL	CONSTRUCTION COSTS TOTAL(plus 30%)	TOTAL PROJECT COST (plus 35%)
DISTRICT IDENTIFIED TOP PRIORITIES						
A. Replace Aging Portables						
Remove Portables 25+ Years Old	4	ea	$8,000.00	$32,000		
Remove Balance of Portables	14	ea	$8,000.00	$112,000		
B. Site Safety						
Parking Lot Barrier	1	lot	$35,000.00	$35,000		
Install new 6' perimeter fencing/ gates	1,793	lf	$45.00	$80,685		
New 20' wide rolling vehicle chain link	4	ea	$3,000.00	$12,000		
New 3' wide pedestrian chain link gates	6	ea	$300.00	$1,800		
CCTV security	28,734	sf	$1.50	$43,101		
C. Improving Efficiencies						
HVAC system upgrades- Sitewide	28,734	sf	$20.00	$574,684		
Replace lighting w/LED	28,734	sf	$14.00	$402,279		
NEW energy management system	28,734	sf	$7.00	$201,139		
Retrofit Plumbing Fixtures w/Lo-Flo Fixtures	1,235	sf	$10	$12,350		
D. Bring Facilities to Codes						
Replace concrete walkways/sidewalks	7,180	sf	$8.50	$61,030		
Replace Play Equip & Fall Protection	20,283	sf	$15.00	$304,245		
Replace Fire Alarm System	28,734	sf	$5.00	$143,671		
Misc. ADA site upgrades	1	ls	$25,000.00	$25,000		
E. Upgrade Facilities Consistent w/ Student Needs						
Shade Structures at lunch area	1,800	sf	$75.00	$135,000		
NEW Library/Maker Space & Restrooms	4,158	sf	$325	$1,351,350		
F. Technology Infrastructure						
Uninterrupted power supply to data server rr	1	ls	$100,000	$100,000		
Power upgrade to (n) technology & A/V	28,734	sf	$4.00	$114,937		
NEW Data System incl. IDF racks	28,734	sf	$5.00	$143,671		
NEW Wireless Access Points	28,734	ea		Included with Data		
Total Hard Cost				$3,885,942		
Total Construction Cost					**$5,051,725**	
Total Project Cost						**$6,819,829**

3. PATTERSON ROAD
ELEMENTARY SCHOOL

SVA
ARCHITECTS

PATTERSON ROAD ELEMENTARY SCHOOL

400 EAST PATTERSON ROAD, SANTA MARIA, CA 93455

The mission of Patterson Road Elementary School is to serve the unique academic, physical, social, and emotional needs of students in order to provide each person with the highest quality education and to create a passion for learning.

Patterson Road Elementary School is located in the northern region of Santa Maria and serves students in grades Kindergarten through six grade, following a traditional calendar. At the beginning of the 2013-2014 school year, 625 students were enrolled, including 11% in special education, 13% qualifying for English Language Learner support, and 46% qualifying for free or reduced price lunch. Patterson Road Elementary School achieved a 2012 Academic Performance Index (API) score of 805.

ARCHITECTURAL ASSESSMENT

The overall exterior condition of the campus appeared to be in good condition, with no major signs of wear or damage. However, there are numerous cracks in the walkways and sidewalks on campus.

To provide the appropriate number of classrooms and supporting facilities, relocatable classrooms have been added to the Patterson Road campus over the years. Unfortunately, these classrooms have been steadily deteriorating: many of them are approaching an age of twenty years, with Room 27 over twenty-six years old. The gutters and downspouts on these relocatable classrooms are rusting through, along with some of the exterior doors.

Although nearly all of the restrooms were renovated for Accessibility (ADA) compliance during the last modernization, the total number of plumbing fixtures may be insufficient to meet the demands of the current enrollment. Due to the interior clearances required to meet accessibility requirements, the overall number of plumbing fixtures may have been reduced. To meet current plumbing code requirements for a campus of this size, the number of plumbing fixtures would need to double to serve a campus of over 647 students.

A meeting involving the site administrators was conducted on December 11, 2015 to supplement the Facility Input Session. During this meeting, other concerns and issues were identified and added to the roster. From a programming standpoint, the campus is deficient in classrooms and administration space; this, in turn, impacts new programs and enrollment expansion. Small rooms proposed at the end of each wing could provide break-out rooms for small group sessions as well as covered outdoor learning classrooms located in the grass area between classrooms, renovation, and reconfiguration of play area. A bus lane in front of the fields would be utilized to create a separate and official bus stop.

On May 20, 2015, the District conducted a Facility Input Session to document issues at each of the campus sites that included the learning environment and operational challenges affected by current conditions.

These concerns were in response to the key question “As you work to achieve the OUSD mission for educational excellence, what concerns do you have, both currently and in the future, regarding facilities and equipment?” In no particular order or priority the concerns were:

District Facility Input Session Comments

1. Insufficient shade structures for lunch and outdoor functions
2. Lacking hand-washing faucets and drinking fountains outside of classrooms (kindergarten rooms)
3. Limiting classroom functionality (i.e. projectors are on a large table in front of room limiting visibility of students and the projectors, emit a large amount of heat, limited flexible grouping etc.)
4. Lacking pod/gathering areas for flexile grouping
5. Inferior quality of windows (i.e. don’t open and tough for aging staff), creates insufficient ventilation
6. Inadequate playground space for kindergarten
7. Aging and insufficient playground structures
8. Inappropriate drainage around classrooms (hallways are flooding even in drought, creating a sewage problem)
9. Sewer lines are old and not able to handle the volume of sewage
10. Inferior exterior and interior lighting creating a safety issue
11. Too many sandboxes; as a result, more sand accumulating on asphalt, creating an unsafe, dirty areas
12. Insufficient number of bathrooms for students and staff (4 bathrooms for 659 students)
13. Inequality of kindergarten rooms (i.e. no bathrooms, small, no tiled area, etc.)
14. High percentage of “ancient and groaning” classroom furniture (both students’ and teachers’ furniture)
15. Sufficient space in portables compared to classroom square footage
16. Inadequate technology equipment (i.e. computers, headphones, printers, projectors, Smart
17. Boards, etc.)
18. Unsafe/inferior playground area (uneven surface, gopher holes)
19. Unsafe/aging ceiling surfaces (all portable rooms)
20. Non-existent sink and water in the fine arts room, which are necessary for painting, crafts, etc.
21. Inadequate space in hallways for number of students to walk and pass through

ELECTRICAL ASSESSMENT

Power:

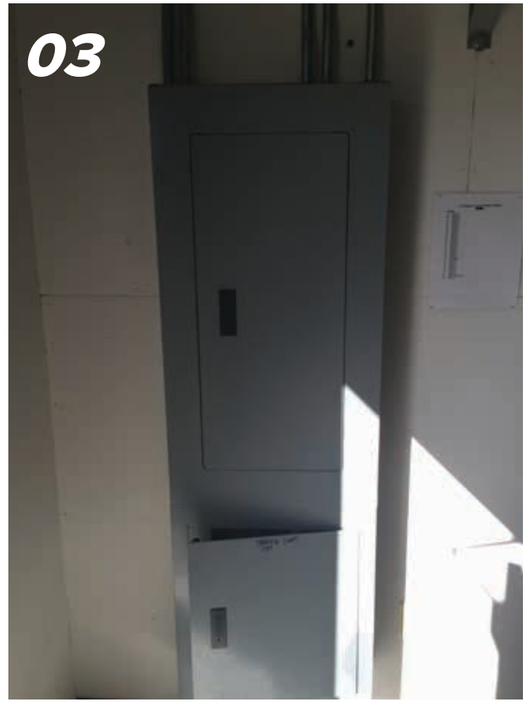
- The existing electrical service is 2,000A-120/208V-3PH,4W. (PG+E #1009516012) by Siemens. There is very minimal space remaining in the board.

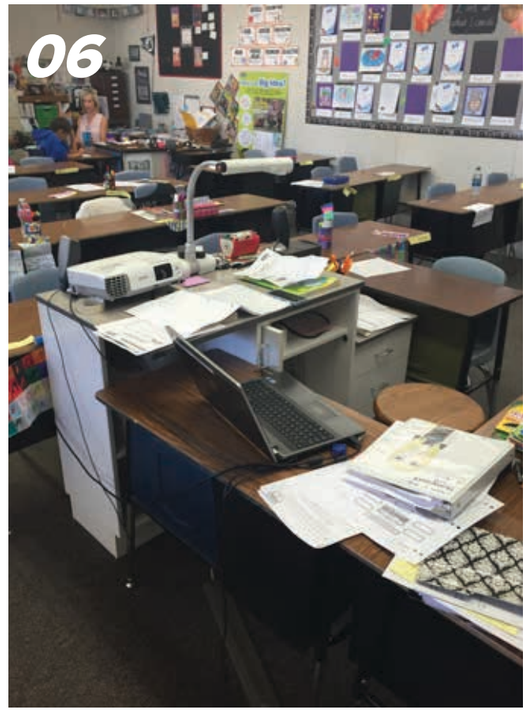
Lighting:

- Recessed fluorescent lighting is provided in most interior spaces.
- Exterior lighting is a mixture of compact fluorescent and high pressure sodium.
- Building mounted fixtures are compact fluorescent wall packs.
- Walkways canopies have recessed downlights.
- The existing parking lot has high pressure sodium fixtures.
- Emergency lighting is via emergency bug eye fixtures.

Low Voltage:

- There is no existing CCTV system.
- Classrooms have no existing audio/visual systems, but the MPR does have a permanent sound system and overhead projector.
- There is an existing Honeywell Ademco security system.
- There is an existing Rauland Telecenter ICS PA rack.
- There is an existing MDF rack and phone switch at the Main Signal Room. The phone system is Avaya Lucent with NEC phones. There are some wireless access points in every building, but not every classroom.
- The existing fire alarm control panel is a Simplex Autocall 4100. The Campus has a manual system.
- There are low voltage pedestals on site to serve the western relos.





FIGURES	
01	Main switchboard
02	Main switchboard
03	Typical panelboard
04	Typical classroom lighting
05	Typical classroom lighting
06	Desk mounted projector
07	MDF Rack
08	Typical low voltage equipment
09	Typical low voltage equipment
10	Low voltage headend equipment
11	Fire Alarm Control Panel

MECHANICAL ASSESSMENT

HVAC:

- Permanent buildings are all served by 3 or 4-ton gas/electric package units. The majority of units are approximately 13 years old and appear to be in fair condition.
- Modular buildings are served by a combination of either electric or gas/electric 3-ton wall-hung units and appear to be in fair condition. Underground gas piping has been added so gas/electric units can be installed in place of electric only as they need to be replaced.
- Restrooms and miscellaneous spaces are served by exhaust fans and generally appear to be in good condition.

Building Automation System (BAS) and Controls

There is no existing BAS at this site. HVAC units are controlled via local wall thermostats with integral 2-hour twist timer. Exhaust fans are controlled by keyed switch.

FIGURES	
01	Rooftop Package Unit
02	Rooftop Package Unit
03	Rooftop Package Unit
04	Rooftop Package Units & Exhaust Fans
05	Rooftop Package Units
06	Rooftop Package Units
07	Furnace
08	Furnace Connections
09	---
10	---
11	Louver
12	Thermostat and Timer
13	Thermostat and Timer
14	Duct Work & Diffuser
15	Thermostat and Timer
16	Wall Mounted Package Unit
17	Wall Mounted Package Unit
18	Wall Mounted Package Units

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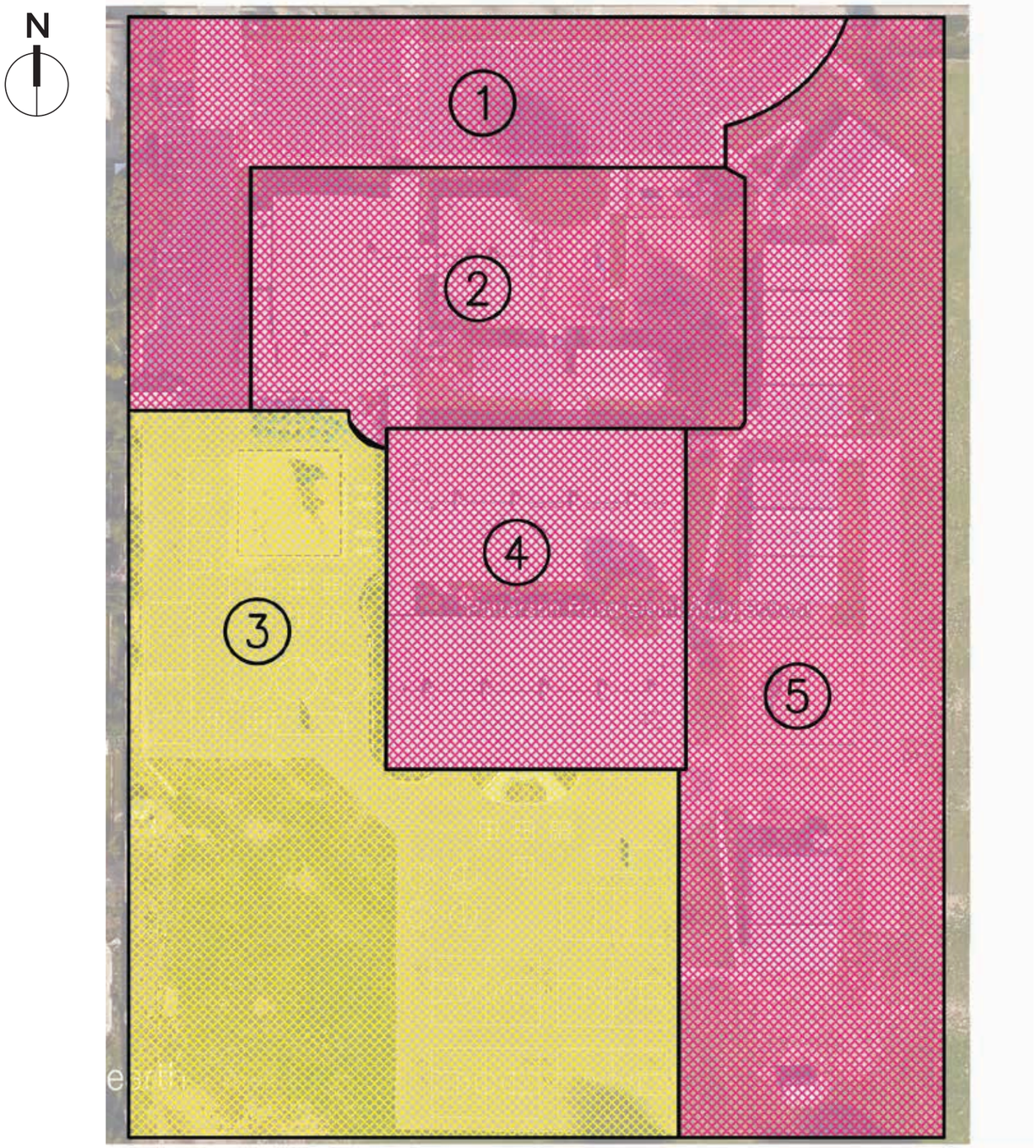
PLUMBING ASSESSMENT

- Domestic hot water: provided using electric and gas-fired tank type water heaters. Domestic hot water is provided to the administration building, kitchen, locker rooms, multi-use building and specialty classrooms. Student use restrooms and standard classrooms aren't provided with hot water. Most water heaters appear to be in good condition.
- Plumbing fixtures: toilets and urinals have manual flush valves and lavatories have metering faucets.
- Natural gas: Gas meter and regulator on site with gas-fired HVAC units, boiler and water heaters.

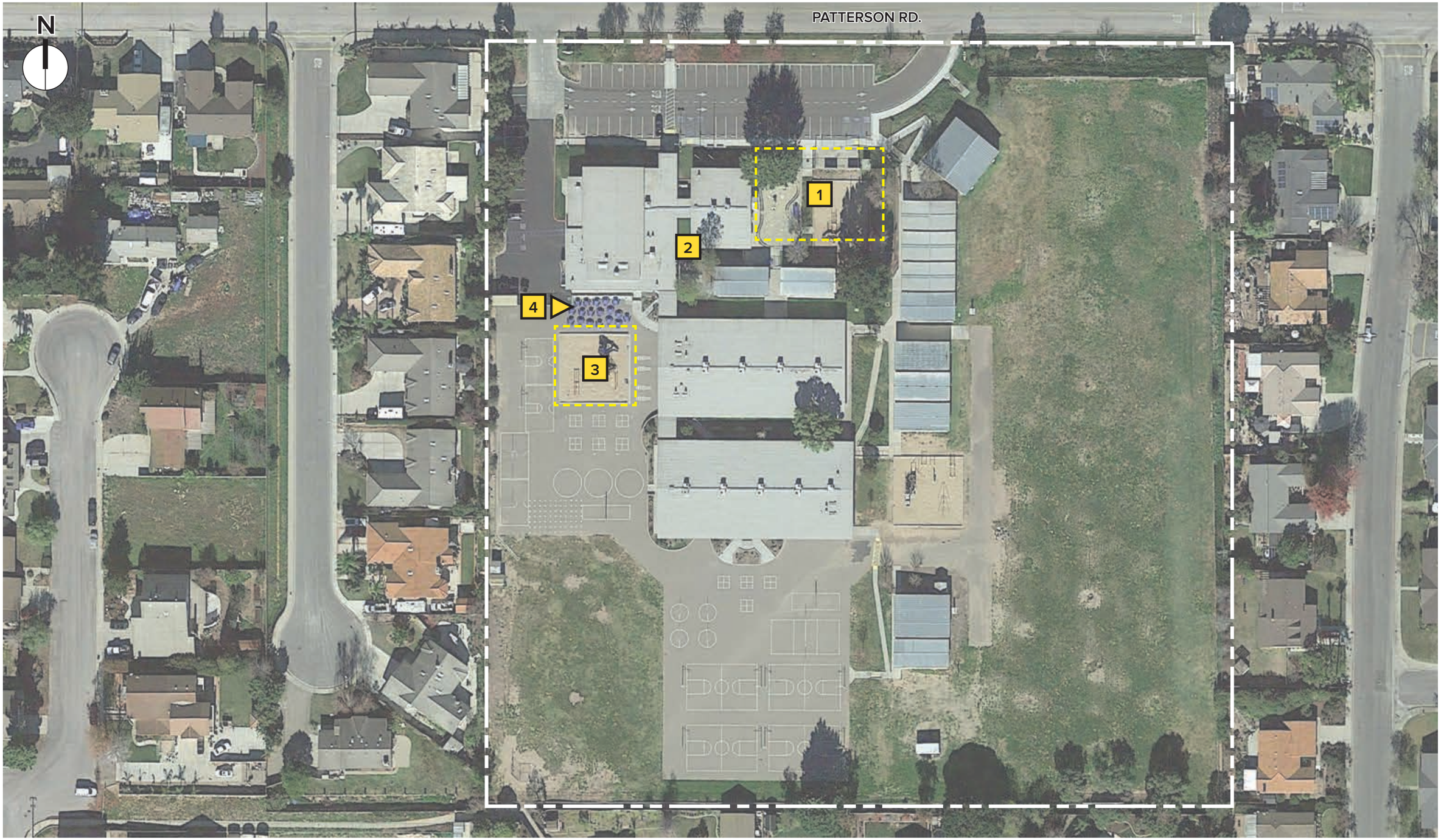
FIGURES	
01	Water Main
02	Water Heater
03	Water Heater Vent
04	Water Heater
05	Water Heater Connections
06	Kitchen Sinks
07	Water Heater
08	Sink

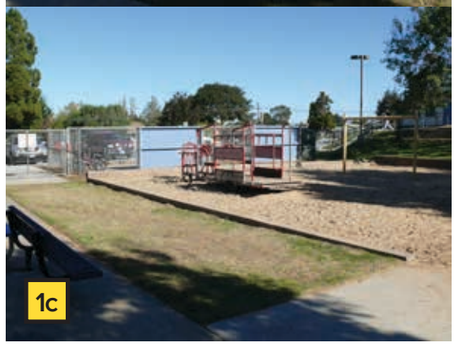
CIVIL ASSESSMENT



SUB-AREA	GENERAL DESCRIPTION	SUGGESTED REPAIR / MAINTENANCE
1	Asphalt concrete in parking lot is in good condition. Pedestrian ramp in center of parking lot and ADA parking stalls in west parking lot are not ADA compliant. Concrete sidewalk along east side of parking lot and along north side of gym (in parking	Remove and Replace PCC Sidewalk Ramp Remove and Replace Remove and Replace ADA parking stall and crosswalk
2	Pedestrian walkway to office entrance is not ADA compliant. Drainage issues reported between office and Kindergarden classrooms. Landing on north side of Kindergarden classrooms not ADA compliant. Evidence of ponding/erosion along south side of	Remove and Replace Ramp Remove and Replace PCC Sidewalk Regrading
3	Asphalt concrete is in good condition. Ramps to the portables are not ADA compliant.	
4	Drainage issues reported between new PCC sidewalk ramps and old PCC sidewalk ramps. Sidewalks along buildings are not ADA compliant.	Remove and Replace PCC Sidewalk Regrade around ramps
5	Ramped access to classrooms are not ADA compliant. Slopes on landings with domes are not ADA compliant. Asphalt concrete needs to be replaced near fire hydrant. Portable classroom drain screens need cleaning.	Remove and Replace PCC Sidewalk

LANDSCAPE ASSESSMENT





1a-1c & 2. KINDERGARTEN PLAY AREA

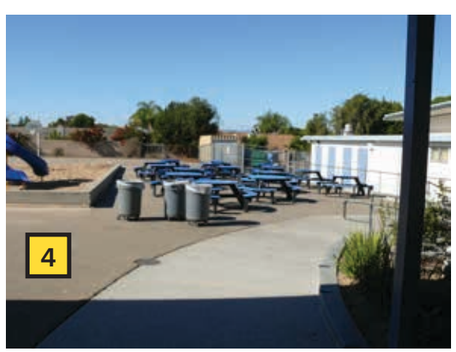
Existing Condition:
The play equipment area is not accessible with only sand for the fall protection. There is no access to the transfer station on the play equipment and from the slides or other equipment back to the transfer station. The cut in the concrete goes into sand and is not accessible. The existing turf area is hard packed, irrigation does not work and or cover the area. The access through the gate is not per building codes as there is no landing on the outside of the gate and the gate does not have accessible hardware on it.

Recommendation:
Add rubberized fall zone material that is accessible from the entry ramp to the transfer station and to the slide areas and other equipment, or change all material to an accessible material like Fibar etc. Till, amend repair irrigation systems and re-sod and or re-seed. Install accessible gate hardware on all gates and install new concrete at all entries to meet code.

3a - 3c. PRIMARY PLAY AREA

Existing Condition:
Add rubberized fall zone material that is accessible from the entry ramp to the transfer station and to the slide areas and other equipment, or change all material to an accessible material like Fibar etc. Till, amend repair irrigation systems and re-sod and or re-seed. Install accessible gate hardware on all gates and install new concrete at all entries to meet code.

Recommendation:
Add rubberized fall zone material that is accessible from the entry ramp to the transfer station and to the slide areas and other equipment, or change all material to an accessible material like Fibar or another comparable material.

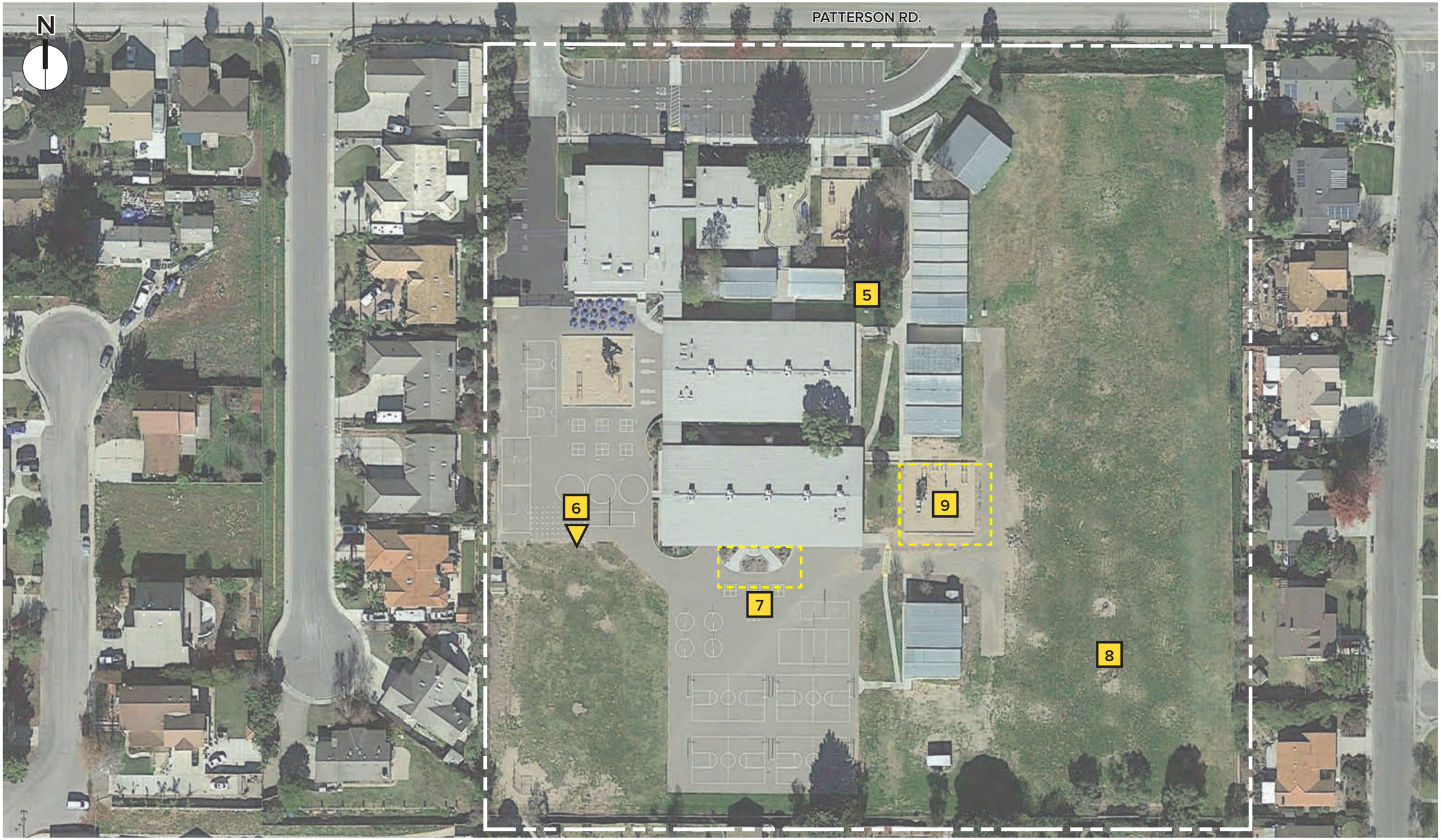


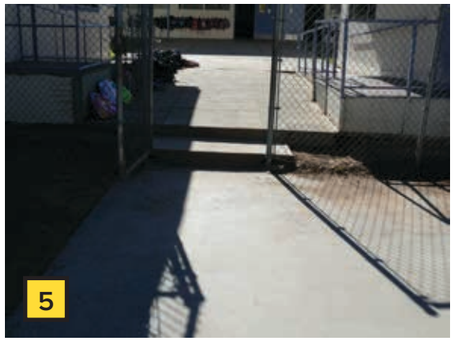
4. LUNCH SEATING AREA

Existing Condition:
No shade structure and or tree cover to provide shade for students.

Recommendation:
Add canvas shade structures to the area to provide shade for the entire table areas. Make sure to provide shade cover and seating areas for accessible seating as well.

LANDSCAPE ASSESSMENT (CONT.)





5. KINDERGARTEN PLAY AREA

Existing Condition:

Access gate and landing from the Kindergarten play area to the main campus is lacking the accessible hardware and correct landings per code on either side of the gate. There is currently a step at the gate which per code should be a 5' landing on either side not more than 2% slope in any direction.

Recommendation:

Remove step and install a correct landing at the gate and move step further away from the proposed landing per code. Install accessible hardware on the gate.

6. OPEN TURF PLAY AREA

Existing Condition:

Open play turf area needs repairs. Rodent and gopher holes through out and lack of irrigation coverage.

Recommendation:

Need rodent eradication set up on a monthly contract with exterminator company. Till and amend the soil, repair irrigation systems and re-sod and/or re-seed if it is intended for practice use.

7. PLANTERS SOUTH OF BUILDING

Existing Condition:

No planting and or irrigation installed in planters.

Recommendation:

Till and amend the soil, add native and or drought tolerant plant material with a maximum height of 12" to 24" and drip style irrigation. Include at least two trees for shading of the hardscape.

8. OPEN TURF PLAY AREA

Existing Condition:

Open play turf area needs repairs. Rodent and gopher holes through out and lack of irrigation coverage.

Recommendation:

Need rodent eradication set up on a monthly contract with exterminator company. Till and amend the soil, repair irrigation systems and re-sod and/or re-seed if it is intended for practice use.

9a - 9d. PRIMARY PLAY AREA

Existing Condition:

Area is not accessible with only sand for the fall protection. There is no access to the transfer station on the play equipment and from the slides or other equipment back to the transfer station. No accessible mats under the swings and no accessible access to them. The cut in the concrete curb goes from existing turf and goes into sand and is not accessible. Photos 9a – 9d

Recommendation:

Add rubberized fall zone material that is accessible from the entry ramp to the transfer station and to the slide areas and other equipment, or change all material to an accessible material like Fibar etc. Add an accessible sidewalk from the path of travel to the play box.

EXISTING SITE

EXISTING BUILDINGS

EXISTING PORTABLES

AGE	YEAR INSTALLED
OVER 50	- 1965
41 - 50	1966 - 1975
31 -40	1976 - 1985
21 - 30	1986 - 1995
10 - 20	1996 - 2006
LESS THAN 10	

PROPOSED SITE

PATTERSON ROAD

CLAYBROCK COURT

TAMARA COURT

CRESTWOOD DRIVE

N

PARKING BARRIERS

CONTROL POINT

REPLACE SAND

43 l.f.

81 l.f.

70 l.f.

70 l.f.

LUNCH SHELTER

NEW PLAY STRUCTURE

13,190 s.f.

12,160 s.f.

NEW CLASSROOM

REPLACE SAND

U19 SOCCER FIELD

1/8 MILE RUNNING TRACK

- REMOVAL
- PERMANENT BUILDINGS
- RENOVATION / EXPANSION
- PARKING BARRIERS
- PLAY AREAS, FIELDS & SURFACES
- DECORATIVE GATE
- CHAIN LINK FENCING

RECOMMENDATIONS

ARCHITECTURAL RECOMMENDATIONS

While the Facility Input Session list provides an excellent start to identifying aspects of the campus that directly affect the District in delivering educational excellence, most of the concerns can be addressed through collaborative planning in a selective modernization of the campus.

To meet current plumbing code requirements for a campus of approximately 647 students, the number of plumbing fixtures for girls' restrooms needs to be increased to equal the number of fixtures provided by the boys' restrooms. For teachers and staff at least one restroom will need to be renovated to provide ADA accessibility. It is recommended that these provisions be addressed in any new facilities that are introduced to the campus.

Although nearly all of the restrooms were renovated for Accessibility (ADA) compliance during the last modernization, the total number of plumbing fixtures may be insufficient to meet the demands of the current enrollment. Because of the interior clearances required to meet accessibility requirements the overall number of plumbing fixtures may have been reduced. To meet current plumbing code requirements for a campus of this size, the number of plumbing fixtures would need to double to serve a campus of over 600 students.

While the last modernization addressed infrastructure and remodeling of all of the restrooms, the balance of the classroom and support spaces will need to be modernized to replace lighting and finish materials such as carpeting and tiles. It is recommended that the proposed renovation target the envelope of the buildings to improve energy efficiency and acoustics through window and door replacements. Roof replacement is also strongly recommended to coincide with the replacement of the roof top mechanical units when they reach the end of their service life.

Other upgrades and modernization that are being recommended include the kitchen and lunch areas. With new state nutritional requirements on the horizon the district has identified the need for increased fresh and frozen food storage to minimize processed foods that support smarter and healthier meal programs. The existing kitchen will need to be expanded to accommodate new walk-in coolers and freezers that will also reduce the number of trips between the campus and district central kitchen.

While the last modernization addressed infrastructure and restrooms, the balance of the classroom and support spaces should be modernized to replace finish materials such as carpeting and ceiling tiles in the permanent classrooms and support spaces. Integral to that recommendation any new modernization should target the envelope of the buildings to improve energy efficiency and acoustics through window and door replacements. Roof replacement is also strongly recommended to coincide with the replacement of the roof top mechanical units when they reach the end of their service life.

Other upgrades and modernization that are being recommended include the kitchen and lunch areas. With new state nutritional requirements on the horizon the district has identified the need for increased fresh and frozen food storage to minimize processed foods that support smarter and healthier meal programs. The existing kitchen will need to be expanded to accommodate new walk-in coolers and freezers that will also reduce the number of trips between the campus and district central kitchen.

New Construction

Permanent construction is recommended to replace the existing relocatable buildings and provide additional classrooms for existing and future programs. Larger administrative spaces are being proposed to augment the existing spaces.

The new facilities being proposed:

- One-story classroom building consisting of standard classrooms and fine arts
- A new Library/Media center with Maker Space, Administration and support spaces
- Two new Kindergarten classrooms with restrooms and storage/ prep room
- New bus drop off zone to the east
- Renovate and reconfigure play fields

To provide year round weather protection for the outdoor lunch area, it is recommended that a shade structure south of the Multipurpose Room be installed. Outdoor lighting should also be included to provide safety and usability during the early mornings or late afternoons.

ELECTRICAL RECOMMENDATIONS

Power:

- To provide sufficient capacity for future modernizations or expansion of the Campus, we recommend the current electrical service be upgraded to a 3,000A-120/208V, 3PH, 4W service.
- We recommend providing new receptacles for computer workstations and audio/visual equipment in classrooms.

Lighting:

- We recommend replacing the older, fluorescent lighting throughout the Campus with new energy efficient LED's to lower energy costs and meet the current Title 24 requirements.
- New automatic lighting controls should be provided throughout.
- We recommend providing battery packs within individual fixtures for emergency lighting.
- New exterior LED lighting should be provided throughout the Campus and in the parking lot.
- Building and walkway lights should be surface mounted over the existing fixture's outlet box and existing conduits should be utilized where feasible.

Low Voltage:

- A new CCTV system should be considered.
- The existing Avaya phone system is in good condition and should remain.
- The existing Telecenter PA system is in good condition and should remain.
- A new data system including IDF racks should be provided at a dedicated, air-conditioned signal room location. New CAT6 data cabling should be provided throughout the facility.
- Wireless access points should be considered throughout the Campus and in every classroom.
- New audio/visual systems (including overhead projectors, smart boards, etc.) should be considered for the classrooms.
- The existing fire alarm system does not comply with current State of California Fire Marshal requirements. A new automatic voice evacuation system should be provided throughout the Campus.

MECHANICAL RECOMMENDATIONS

HVAC

- AC units are nearing the end of their useful life and will need to be replaced within the next few years. Electric only AC units on the modular buildings are being replaced with gas/electric as they are more efficient.
- A/C unit gas flue termination is within 10-ft of adjacent units outside air duct and does not meet code. Install gas flue extension in order to meet code (refer to figure 5).

BAS and Controls

- Consider replacing exhaust fans that are key switched with time clocks.
- Consider replacing AC unit thermostats with 24/7 programmable thermostats

PLUMBING RECOMMENDATIONS

-
- Water heaters – correct seismic restraint to meet code. Requirement is to have two (2); one at each 1/3 increment height of the tank.
- Water heaters – consider installation of expansion tanks to dissipate excess back pressure.
- Water heater – appears to be leaking and may need to be replaced (refer to figure 5).
- Plumbing fixtures – lavatories – consider replacing faucets with sensor activated, low-flow AB1953 (lead-free) compliant fixture.
- Plumbing fixtures – toilets and urinals – consider replacing with sensor activated, low-flow fixture.

COST ESTIMATES

ITEM	QUANTITY	UNIT	UNIT COST	CONSTRUCTION COSTS SUBTOTAL	CONSTRUCTION COSTS TOTAL(plus 30%)	TOTAL PROJECT COST (plus 35%)
DISTRICT IDENTIFIED TOP PRIORITIES						
A. Replace Aging Portables						
Remove Portables 25+ Years Old	1	ea	$8,000.00	$8,000		
Remove Balance of Portables	10	ea	$8,000.00	$80,000		
B. Site Safety						
Parking Lot Barrier	1	lot	$35,000.00	$35,000		
Install new 6' perimeter fencing/ gates	581	lf	$45.00	$26,145		
New 20' wide rolling vehicle chain link gates	2	ea	$3,000.00	$6,000		
New 3' wide pedestrian chain link gates	3	ea	$300.00	$900		
CCTV security	29,252	sf	$1.50	$43,878		
C. Improving Efficiencies						
HVAC system upgrades- Sitewide	29,252	sf	$20.00	$585,042		
NEW Data System incl. IDF racks	29,252	sf	$5.00	$146,261		
NEW energy management system	29,252	sf	$7.00	$204,765		
Retrofit faucet and flush valves w/ Lo-Flo	1,515	sf	$10	$15,150		
D. Bring Facilities to Codes						
ADA at Visitor Parking	1	lot	$75,000.00	$75,000		
Replace concrete walkways	3,758	sf	$20.00	$75,160		
Replace playg equipment & fall proctection	6,950	sf	$15	$104,250		
Repair existing grass playfields	174,924	sf	$3.05	$533,518		
E. Upgrade Facilities Consistent w/ Student Needs						
Shade Structures at lunch area	1,800	sf	$75.00	$135,000		
NEW 1 story 8 classroom bldg w/RRs	8,500	sf	$325	$2,762,500		
F. Technology Infrastructure						
Uninterrupted power supply to data server rr	1	ls	$100,000	$100,000		
Power upgrade to (n) technology & A/V	29,252	sf	$4.00	$117,008		
NEW Data System incl. IDF racks	29,252	sf	$5.00	$146,261		
NEW Wireless Access Points	29,252	sf		Included with DATA		
Total Hard Cost				$5,199,837		
Total Construction Cost					**$6,759,789**	
Total Project Cost						**$9,125,715**

Total Construction Cost	**$13,607,915**	
Total Project Cost		**$18,370,685**

4. PINE GROVE ELEMENTARY SCHOOL

SVA ARCHITECTS

PINE GROVE ELEMENTARY SCHOOL

1050 E. RICE RANCH ROAD, SANTA MARIA, CA 93455

The mission of the Orcutt Union School District is to ensure the educational success of all students by maintaining high expectations, a safe learning environment, a commitment to excellence, and comprehensive programs which empower children to reach their fullest potential as responsible and productive citizens in a continuously changing world.

Pine Grove Elementary School is located in the northern region of Santa Maria and serves students in grades kindergarten through six following a traditional calendar. At the beginning of the 2014-15 school year, 561 students were enrolled, including 12% in special education, 7% qualifying for English Language Learner support, and 33% qualifying for free or reduced price lunch.

ARCHITECTURAL ASSESSMENT

The overall exterior condition of the campus appeared to be in good condition with no major signs of wear or damage. Some areas of concerns observed were water ponding on covered walkways and damage to the exterior wall surfaces in the form of cracks and holes; none are believed to indicate structural issues. General deterioration in roofing materials (especially at curbs and skylights) and low spots are visible on the lower roofs when viewed from the Kindergarten play area. Stained ceiling tiles at several locations were observed indicating roof leaks or compromised plumbing. There were several spots in the kitchen where flooring material was worn and damaged. Also noted was the lack of a fire suppression system at the exhaust hood.

To provide the appropriate number of classrooms and supporting facilities, relocatable classrooms have been added to the Pine Grove campus over the years and they have been steadily deteriorating. Many of them over twenty years old and Special Education classroom is over fifty years old. These relocatable classrooms along with the library and fine arts classrooms are experiencing small roof leaks.

Although all of the restrooms were renovated for Accessibility (ADA) compliance during the last modernization, the total number of plumbing fixtures may be insufficient to meet the demands of the current enrollment. Because of the interior clearances required to meet accessibility requirements the overall number of plumbing fixtures may have been reduced. To compensate for the shortage of fixtures, the district brought portable restroom facilities onto the site near the multipurpose room, one of which is ADA accessible.

A meeting involving the site administrators was conducted on December 11, 2015 to supplement the Facility Input Session by identifying additional concerns and issues. From a programming standpoint the campus is deficient in classrooms and administration space which impacts new programs and enrollment expansion.

The playground equipment and associated play areas were identified as areas that need to be revisited to provide the age-appropriate structure and the district's desire to replace the sand with another form of fall protection.

On May 20, 2015, the district conducted a Facility Input Session to document issues at each of the campus sites that encompassed the learning environment and operational challenges affected by current conditions.

These concerns were in response to the key question "As you work to achieve the OUSD mission for educational excellence what concerns do you have, currently, and in the future, regarding facilities and equipment? In no particular order or priority the concerns were:

District Facility Input Session Comments

1. Inadequate and not age appropriate playground equipment
2. Inadequate technology infrastructure (electrical capacity for today and new technology for the
3. future)
4. Lacking technology equipment (i.e. computer stations for kids to access etc.)
5. "Miss Match"/outdated furniture for meeting needs in the classroom
6. Unfinished eroding hillside creating hazard for students and adults
7. Parking/bus loading areas are inadequate and unsafe (land available to expand)
8. Staff restrooms are deplorable (i.e. flooring, fixture, lighting etc.)
9. Insufficient storage resulting in valuable classroom space being used as storage (i.e. fine arts
10. room)
11. Multiple use of facilities limiting educational options
12. Insufficient size of walkways in getting from office to teacher workroom (which is an actual
13. walkway), Inadequate teacher workroom, clerical space/ nursing/staff space for student
14. population
15. Deplorable intercom system (possible safety issue)
16. Insufficient classrooms to accommodate lower class sizes or future growth
17. Noisy/air conditioning system in classrooms
18. Lack of outside space and covering (shade) for lunches/student outdoor workspace
19. Insufficient ventilation in the multi-purpose room
20. Unsafe playground and grass area conditions (i.e. ground squirrels, not level etc.)

ELECTRICAL ASSESSMENT

Power:

- The existing electrical service is 2,000A-120/208V-3PH,4W. (PG+E #1005723347) by Siemens. There is very minimal space remaining in the board.

Lighting:

- Recessed fluorescent lighting is provided in most interior spaces.
- Classrooms do not have code required occupancy sensors to shut down lights automatically.
- Exterior lighting is a mixture of compact fluorescent and high pressure sodium.
- Building mounted fixtures are compact fluorescent (and some high pressure sodium) wall packs.
- Walkways canopies have recessed downlights.
- The existing parking lot has high pressure sodium fixtures.
- Emergency lighting in the Admin/Multi-Purpose Building is via emergency bug eye fixtures.
- There are some incandescent fixtures in the back-of-house areas of the MPR.

Low Voltage:

- There is very minimal CCTV on Campus (two cameras).
- There is an existing Honeywell Ademco security system.
- There is an existing Rauland Telecenter ICS PA rack.
- There is an existing MDF rack and phone switch at the Main Signal Room. The phone system is Avaya Lucent with NEC phones. There are some wireless access points in every building, but not every classroom.
- There is no existing sound system in the Gym.
- The existing fire alarm control panel is a Gamewell FCI Flex 610. The Campus has a manual system.

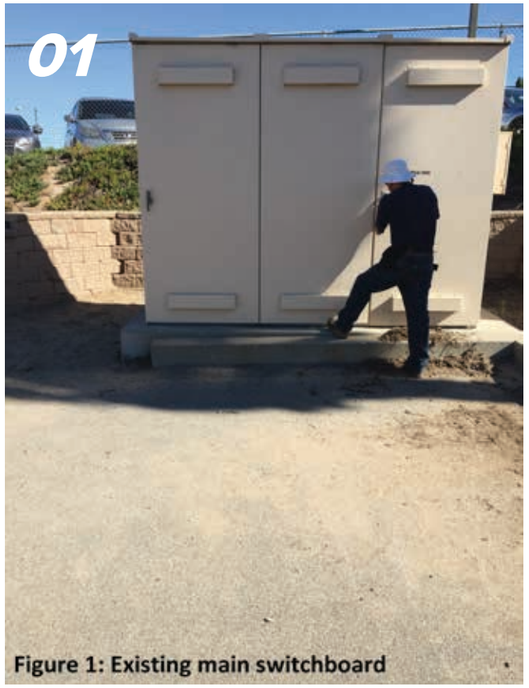
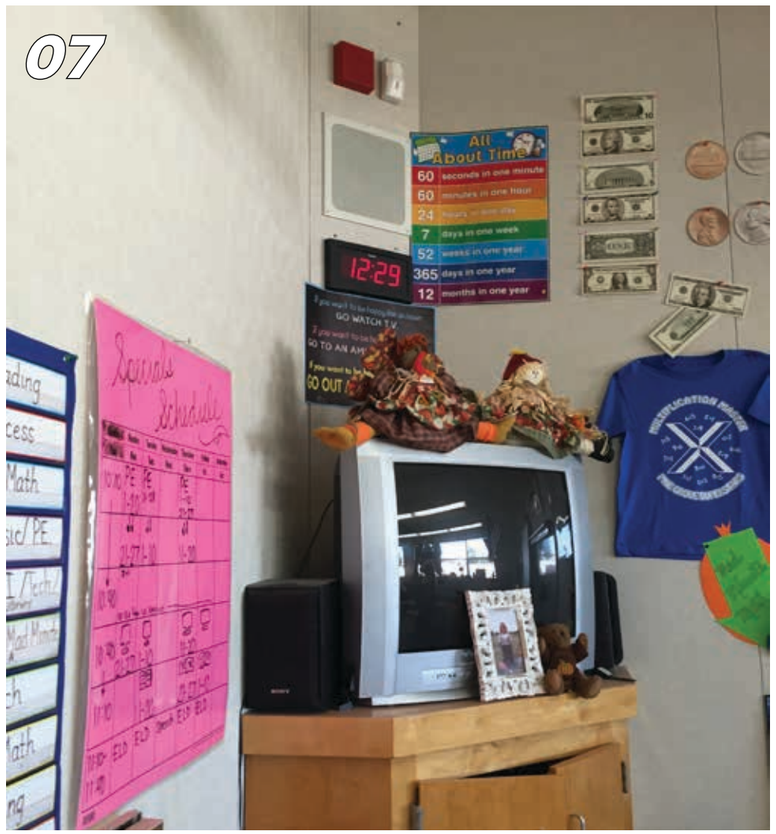


Figure 1: Existing main switchboard

Figure 2: Existing main switchboard



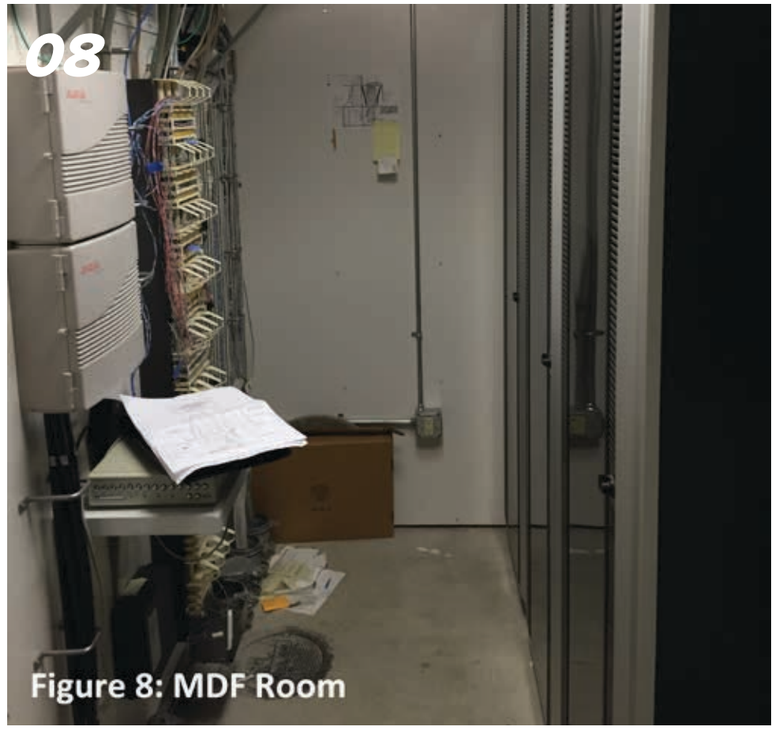


Figure 8: MDF Room

FIGURES	
01	Existing main switchboard
02	
03	Typical classroom lighting
04	Typical low voltage combination unit
05	Parking lot lighting
06	CCTV camera
07	Typical classroom low voltage equipment
08	MDF Room
09	Fire Alarm Panel

MECHANICAL ASSESSMENT

HVAC:

- Permanent buildings are all served by 3 or 4-ton gas/electric package units. The majority of units are approximately 13 years old and appear to be in fair condition.
- Modular buildings are served by a combination of either electric or gas/electric 3-ton wall-hung units and appear to be in fair condition. Underground gas piping has been added so gas/electric units can be installed in place of electric only as they need to be replaced.
- Restrooms and miscellaneous spaces are served by exhaust fans and generally appear to be in good condition.
- Multi-Use room is served by a furnace only with no air conditioning.

Building Automation System (BAS) and Controls

There is no existing BAS at this site. HVAC units are controlled via local wall thermostats with integral 2-hour twist timer. Exhaust fans are controlled by keyed switch.

Figure 1: Rooftop Package Units

Figure 2: Rooftop Package Unit

Figure 3: Exhaust Fans

Figure 4: Split System Condensing Unit

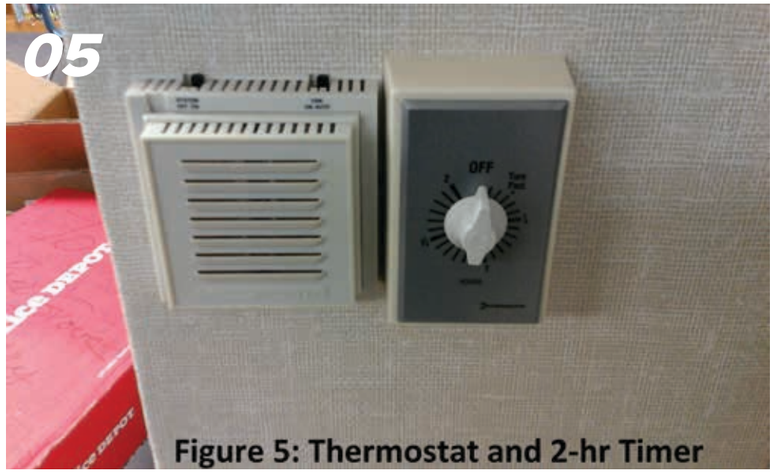


Figure 5: Thermostat and 2-hr Timer

Figure 6: Modular Bldg AC Unit

Figure 7: Modular Bldg AC Unit

Figure 9: Furnace Vent and Duct Work

FIGURES	
01	Rooftop Package Units
02	Rooftop Package Unit
03	Exhaust Fans
04	Spilt System Condensing Unit
05	Fan Timer
06	Wall Mounted Package Unit
07	Wall Mounted Package Unit
08	Furnace
09	Furnance Vent & Duct Work

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Figure 1: Water Heater

Figure 2: Water Heater

Figure 3: Water Heater & Furnace

Figure 5: Water Heater Vent

Figure 7: Water Heater Expansion Tank

Figure 6: Water Heater ... tion Pump

Figure 8: Kitchen Sink with Grease Trap

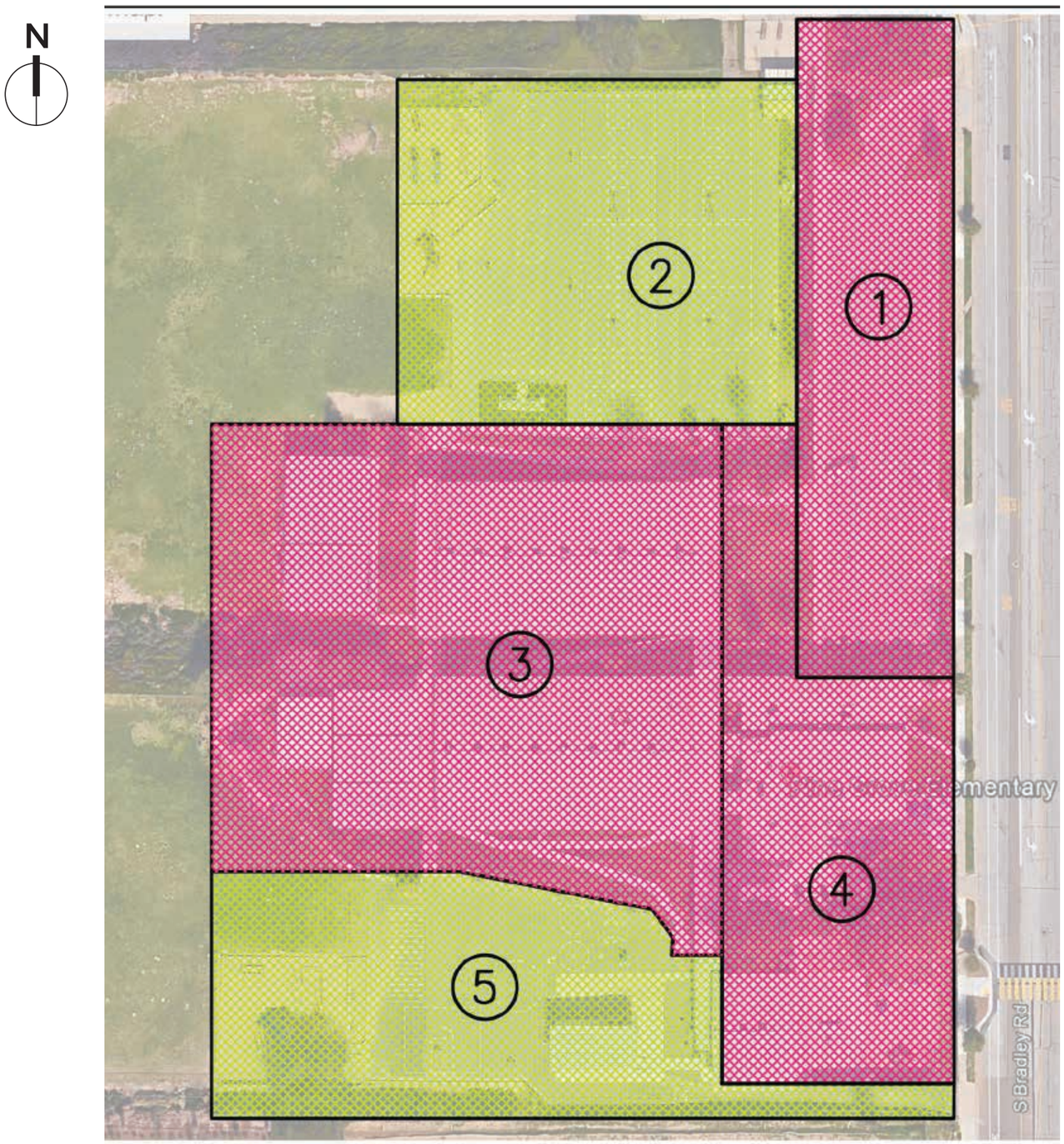
Figure 4: Water Heater

PLUMBING ASSESSMENT

- Domestic hot water: provided using electric and gas-fired tank type water heaters. Domestic hot water is provided to the administration building, kitchen, multi-use building and specialty classrooms. Student use restrooms and standard classrooms aren't provided with hot water. The water heaters all appear to be in good condition and have been replaced within the last 5-years.
- Plumbing fixtures: toilets and urinals have manual flush valves and lavatories have metering faucets.
- Natural gas: Gas meter and regulator on site with gas-fired HVAC units and water heaters.

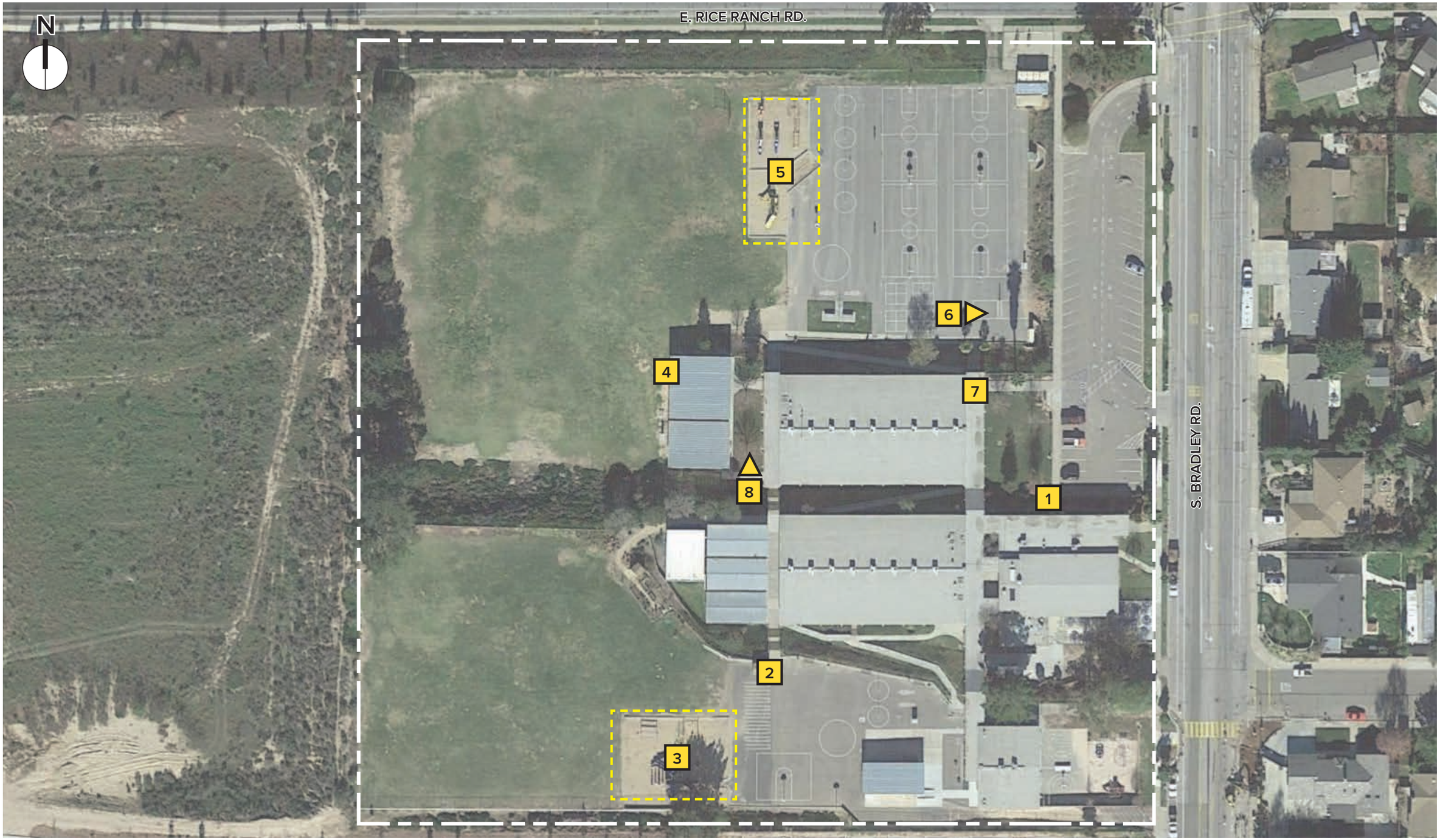
FIGURES	
01	Water Heater
02	Water Heater
03	Water Heater & Furnace
04	Water Heater
05	Water Heater Vent
06	Water Heater Circulation Pump
07	Water Heater Expansion Tank
08	Kitchen Sink

CIVIL ASSESSMENT



SUB-AREA	GENERAL DESCRIPTION	SUGGESTED REPAIR / MAINTENANCE
1	Asphalt pavement is in fair condition. Pedestrian ramps and sidewalks to/from R/W are not ADA compliant.	Remove and replace sidewalk Double Seal Coat ADA ramp truncated domes Handrails Re-stripe ADA Ramp landing
2	Evidence of erosion at southwest corner of playground. Playground A/C in good condition.	
3	Evidence of ponding between classroom buildings. Pedestrian ramps are not ADA compliant.	Remove and replace sidewalk Regrade between buildings ADA ramp landings
4	Evidence of ponding due to poor drainage conditions at base of stairs. Pedestrian ramps are not ADA compliant.	Remove and replace sidewalk Regrade between buildings Remove and replace ramp
5	Pavement is in good condition. Seal coat within 3 years.	

LANDSCAPE ASSESSMENT



1. PLANTERS ADJACENT TO ADMINISTRATION BLDG.

Existing Condition:
Damaged and/or dilapidated wood retaining walls.
Plant material is adequate with existing drip irrigation.

Recommendation:
Replace wood walls with new concrete or block walls.
Repair existing drip systems where required.

2. EXISTING BACKFLOW DEVICE ADJ. TO PLAY FIELD

Existing Condition:
Backflow prevention device is non-compliant to current codes.

Recommendation:
Replace device with reduced pressure backflow preventer.
Verify water source and areas irrigated with this system.
Determine if replacement will result in insufficient pressure to field irrigation sprinklers.

3. PRIMARY PLAY AREA ADJ. TO UPPER FIELD

Existing Condition:
Area is not accessible with only sand for the fall protection. There is no access to the transfer station on the play equipment and from the slides or other equipment back to the transfer station.
Recommendation:
Add rubberized fall zone material that is accessible from the entry ramp to the transfer station and to the slide areas and other equipment, or change all material to an accessible material like Fibar, etc.

4. EXISTING IRRIGATION CONTROLLER

Existing Condition:
Outdated irrigation controller that's not weather or moisture sensor based.

Recommendation:
Replace with new compliant stand-alone or central control system.

5. PRIMARY PLAY AREA ADJ. TO LOWER FIELD

Existing Condition:
Area is not accessible with only sand for the fall protection. There is no access to the transfer station on the play equipment and from the slides or other equipment back to the transfer station.
Fall zones are inadequate (too close to hard surfaces).
Recommendation:
Add rubberized fall zone material that is accessible from the entry ramp to the transfer station and to the slide areas and other equipment, or change all material to an accessible material like Fibar etc. Enlarge play box to minimum fall zone dimensions.

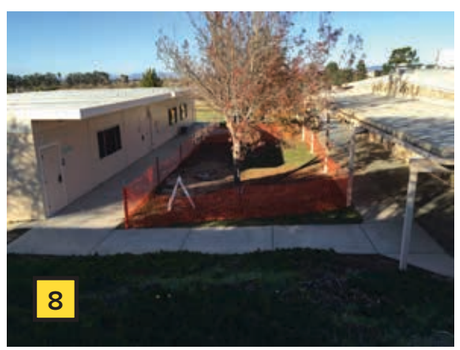
6. SLOPE PLANTER ADJACENT TO ENTRY PARKING LOT

Existing Condition:
Run down and eroded slope planting.

Recommendation:
Replant eroded areas with new low-water use material. Verify operable irrigation system and/or install new drip irrigation.

7. EXISTING IRRIGATION VALVE AT NORTH CLASSROOM

Existing Condition:
Existing non-compliant irrigation valve (may lack proper backflow prevention).
Recommendation:
Replace ex. valve with new electric valve with water supplied from protected irrigation system with reduced pressure device. Note no RP device was found on site at the time of inspection. Connect electric valve to existing controller and/or new central control system.



8. PLANTING AREA ADJACENT TO BLDGS. 100-110

Existing Condition:
Damaged landscape area due in part to a drainage or sewer line repair.

Recommendation:
Re-establish finish grade subsequent to utility repairs and replace turf with new sodded material.
Verify operation of irrigation system and repair if necessary.
Retain protective fencing until new turf is established.

EXISTING SITE

EXISTING BUILDINGS

EXISTING PORTABLES

AGE	YEAR INSTALLED
OVER 50	- 1965
41 - 50	1966 - 1975
31 -40	1976 - 1985
21 - 30	1986 - 1995
10 - 20	1996 - 2006
LESS THAN 10	

PROPOSED SITE

RECOMMENDATIONS

ARCHITECTURAL RECOMMENDATIONS

While the Facility Input Session list provides an excellent start to identifying aspects of the campus that directly affect the District in delivering educational excellence, most of the concerns can be addressed through collaborative planning in a selective modernization of the campus.

To meet current plumbing code requirements for a campus of approximately 568 students, the number of plumbing fixtures for girls' restrooms needs to be increased to equal the number of fixtures provided by the boys' restrooms. For teachers and staff at least one restroom will need to be renovated to provide ADA accessibility. It is recommended that these provisions be addressed in any new facilities that are introduced to the campus.

While the last modernization addressed infrastructure and restrooms, the balance of the classroom and support spaces should be modernized to replace finish materials such as carpeting and ceiling tiles in the permanent classrooms and support spaces. Integral to that recommendation any new modernization should target the envelope of the buildings to improve energy efficiency and acoustics through window and door replacements. Roof replacement is also strongly recommended to coincide with the replacement of the roof top mechanical units when they reach the end of their service life.

Other upgrades and modernization that are being recommended include the kitchen and lunch areas. With new state nutritional requirements on the horizon the district has identified the need for increased fresh and frozen food storage to minimize processed foods that support smarter and healthier meal programs. The existing kitchen will need to be expanded to accommodate new walk-in coolers and freezers that will also reduce the number of trips between the campus and district central kitchen.

New Construction

Permanent construction is recommended to replace the existing relocatable buildings and provide additional classrooms for existing and future programs. Larger administrative spaces are being proposed to augment the existing spaces.

The new facilities being proposed:

- Two-story classroom building consisting of standard and science/flex classrooms, music room, special education, etc.
- A new Library/Media center with Maker Space, Administration and support spaces
- Two new Kindergarten classrooms

To provide year round weather protection for the outdoor lunch area, it is recommended that a shade structure south of the Multipurpose Room be installed. Outdoor lighting should also be included to provide safety and usability during the early mornings or late afternoons.

ELECTRICAL RECOMMENDATIONS

Power:

- To provide sufficient capacity for future modernizations or expansion of the Campus, we recommend the current electrical service be upgraded to a 3,000A-120/208V, 3PH, 4W service.
- We recommend providing new receptacles for computer workstations and audio/visual equipment in classrooms.

Lighting:

- We recommend replacing the older, fluorescent lighting throughout the Campus with new energy efficient LED's to lower energy costs and meet the current Title 24 requirements.
- New automatic lighting controls should be provided throughout.
- We recommend providing battery packs within individual fixtures for emergency lighting.
- New exterior LED lighting should be provided throughout the Campus and in the parking lot.
- Building and walkway lights should be surface mounted over the existing fixture's outlet box and existing conduits should be utilized where feasible.

Low Voltage:

- The CCTV system should be expanded.
- The existing Avaya phone system is in good condition and should remain.
- The existing Telecenter PA system is in good condition and should remain.
- A new data system including IDF racks should be provided at a dedicated, air-conditioned signal room location. New CAT6 data cabling should be provided throughout the facility.
- Wireless access points should be considered throughout the Campus and in every classroom.
- New audio/visual systems (including overhead projectors, smart boards, etc.) should be considered for the classrooms.
- The existing fire alarm system does not comply with current State of California Fire Marshal requirements. A new automatic voice evacuation system should be provided throughout the Campus.

MECHANICAL RECOMMENDATIONS

HVAC

- AC units are nearing the end of their useful life and will need to be replaced within the next few years. Electric only AC units on the modular buildings are being replaced with gas/electric as they are more efficient.
- Recommend replacing furnace with gas/electric package unit for the multi-use room

BAS and Controls

- Consider replacing exhaust fans that are key switched with time clocks.
- Consider replacing AC unit thermostats with 24/7 programmable thermostats

PLUMBING RECOMMENDATIONS

- Plumbing fixtures – lavatories – consider replacing faucets with sensor activated, low-flow AB1953 (lead-free) compliant fixture.
- Plumbing fixtures – toilets and urinals – consider replacing with sensor activated, low-flow fixture.

COST ESTIMATES

ITEM	QUANTITY	UNIT	UNIT COST	CONSTRUCTION COSTS SUBTOTAL	CONSTRUCTION COSTS TOTAL(plus 30%)	TOTAL PROJECT COST (plus 35%)
DISTRICT IDENTIFIED TOP PRIORITIES						
A. Replace Aging Portables						
Remove Portables 25+ Years Old	2	ea	$8,000.00	$16,000		
Remove Balance of Portables	4	ea	$8,000.00	$32,000		
B. Site Safety						
Install new 6' perimeter fencing/ gates	2,448	lf	$45.00	$110,160		
New 20' wide rolling vehicle chain link gates	3	ea	$3,000.00	$9,000		
New 3' wide pedestrian chain link gates	4	ea	$300.00	$1,200		
Parking Lot Barrier	1	lot	$35,000.00	$35,000		
CCTV security	27,115	sf	$1.50	$40,672		
C. Improving Efficiencies						
HVAC system upgrades- Sitewide	27,115	sf	$20.00	$542,290		
Replace lighting w/LED	27,115	sf	$14.00	$379,603		
NEW energy management system (Optional)	27,115	sf	$7.00	$189,802		
Retrofit faucet and flush valves w/ Lo-Flo	1,171	sf	$10	$11,710		
D. Bring Facilities to Codes						
Replace concrete walkways	2,410	sf	$20.00	$48,200		
Replace Play Structure and Fall Protection	13,268	sf	$15.00	$199,020		
Repair existing grass turf field	131,052	sf	$3.05	$399,709		
Misc. ADA site upgrades	1	ls	$25,000.00	$25,000		
Replace Fire Alarm System	27,115	sf	$5.00	$135,573		
E. Upgrade Facilities Consistent w/ Student Needs						
Covered Lunch Area adjacent to MPR	2,098	sf	$75.00	$157,350		
NEW 2 story 8 classroom bldg	10,980	sf	$325	$3,568,500		
F. Technology Infrastructure						
Uninterrupted power supply to data server rm	1	ls	$100,000	$100,000		
Power upgrade to (n) technology & A/V	27,115	sf	$4.00	$108,458		
NEW Data System incl. IDF racks	27,115	sf	$5.00	$135,573		
NEW Wireless Access Points	27,115	sf		Included with Data		
Total Hard Cost				$6,244,818		
Total Construction Cost					**$8,118,263**	
Total Project Cost						**$10,959,655**

5. RALPH DUNLAP

ELEMENTARY SCHOOL

SVA

ARCHITECTS

RALPH DUNLAP ELEMENTARY SCHOOL

1220 OAK KNOLL ROAD, ORCUTT, CA 93455

The mission of the Orcutt Union School District is to ensure the educational success of all students by maintaining high expectations, a safe learning environment, a commitment to excellence, and comprehensive programs. These aspects will empower District students to reach their fullest potential as responsible and productive citizens in a continuously changing world.

Located in the northern part of Santa Barbara County, in the community of Orcutt, Ralph Dunlap Elementary School serves students in grades Kindergarten through six grade, following a traditional calendar. At the beginning of the 2013-14 school year, 618 students were enrolled, including 6.1% in special education, 5.3% qualifying for English Language Learner support, and 23.6% qualifying for free or reduced price lunch. Ralph Dunlap Elementary School achieved a 2013 Academic Performance Index (API) score of 875 and met all school-wide growth targets. In the Spring of 2014 students in grades 3-6 participated in the SMARTER Balanced Assessment Consortium (SBAC) "pilot", of which no scores were reported out to Districts or families.

School Vision:
Ralph Dunlap School has a rich tradition of outstanding student achievement. To continue this practice of excellence, we attempt to embody the mission of “learning for all”: we will maintain high expectations and promote academic superiority for all students through essential curriculum. The faculty and staff will create rich, varied experiences in curricular learnings that accommodate different learning styles and abilities. Further, they will foster a positive school climate that results from a caring community which respects and values diversity and provides a nurturing environment for positive self-esteem. This environment will be orderly, safe, inviting, and stimulating for all. We are dedicated to creating an atmosphere where the staff learns, works, and shares as a collaborative team and where the leadership is supportive, encouraging, and fosters positive changes. We will build a cooperative link between home, school, and community that recognizes and embraces the unique community in which we serve.

ARCHITECTURAL ASSESSMENT

Nearly fifteen years ago, the campus underwent a limited modernization effort which replaced infrastructure and additionally introduced technology such an upgraded fire alarm system. Relocatable structures were brought onto the site, providing additional instructional spaces for programs such as music and art as well as special needs classrooms. In the following years, other alterations and improvements to play areas were made while site accessibility issues were addressed and improved.

The overall exterior condition of the campus was observed to have been well-maintained since the last modernization; there were no major physical damage or deficiencies noted during these site visits.

In order to offer the appropriate number of classrooms and supporting facilities, relocatable classrooms have been added to the Ralph Dunlap campus and have steadily deteriorated over time. Nearly half of them are over twenty years old and are experiencing small roof leaks.

Although all of the restrooms were renovated for Accessibility (ADA) compliance during the last modernization, the total number of plumbing fixtures may be insufficient to meet the demands of the current enrollment. Due to the interior clearances needed to meet accessibility requirements, the overall number of plumbing fixtures may have been reduced.

Adjacent to the multipurpose room is an unprotected lunch area; this space lacks any weather protection in the form a lunch shelter.

A meeting involving the site administrators was conducted on December 11, 2015; the information gathered during this meeting was utilized to supplement the Facility Input Session by identifying additional concerns and issues. From a programming standpoint, the campus is deficient in classrooms, support spaces, and administration space. This, in turn, impacts new programs and enrollment expansion.

The playground equipment and associated play areas were identified as areas that need to be revisited in order to provide age-appropriate structures and to fulfill the District's desire to replace the sand with another form of fall protection.

On May 20, 2015, the District conducted a Facility Input Session to document issues at each of the campus sites. The concerns put forward encompass the learning environment and operational challenges affected by current conditions.

These concerns were given in response to the key question "As you work to achieve the OUSD mission for educational excellence, what concerns do you have, both currently and in the future, regarding facilities and equipment?" In no particular order or priority, the concerns were:

District Facility Input Session Comments

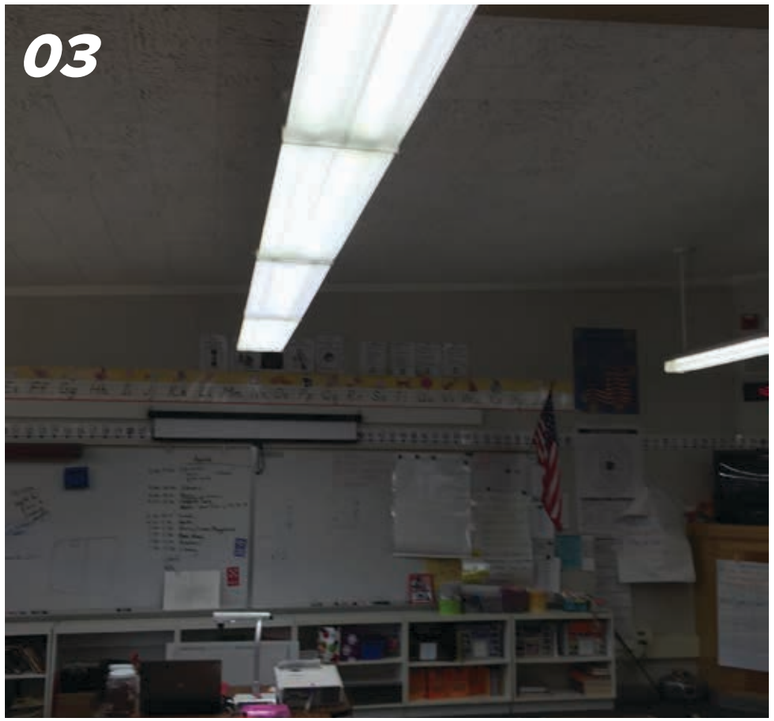
1. Lack of security, video cameras (i.e. especially back areas of school etc.)
2. Inadequate/wasteful water faucets in bathrooms and throughout the school
3. Ensure funding to support ongoing water problem and costs
4. Inadequate bandwidth to support increased demands
5. Old portables/modulars need updating
6. Inadequate science STEM facility
7. Inadequate classroom funds for supplies
8. Old/crowded staff room that lacks privacy
9. Inferior source of energy
10. Insufficient support (personnel) to maintain technology
11. Inadequate "cover" in outside eating area
12. Ungroomed grounds (i.e., uncovered planter area, wind blows dirt etc.)
13. Lack of rooms to comply with LCAP
14. Difficult to keep current "white boards" clean
15. Inadequate funds for arts programs (beyond teacher and PTA money/funds)
16. Insufficient funding to hire professional quality art instructors
17. Overcrowded classrooms
18. Lack of ventilation in the cafeteria
19. Classrooms are unhealthy and dirty (i.e. vents, windows, etc.)
20. Unsatisfying classroom furniture (i.e. desk, single purpose, chairs old etc.)
21. Inadequate space for growing Special Ed services (growing population)
22. Unsafe grass area
23. Inadequate storage (bookshelves and cabinets)
24. Insufficient resources to deliver appropriate curriculum and meet behavior interventions
25. Unsafe loading/unloading of bus area
26. Inadequate sports facility (i.e. baseball fields, soccer, track etc.)

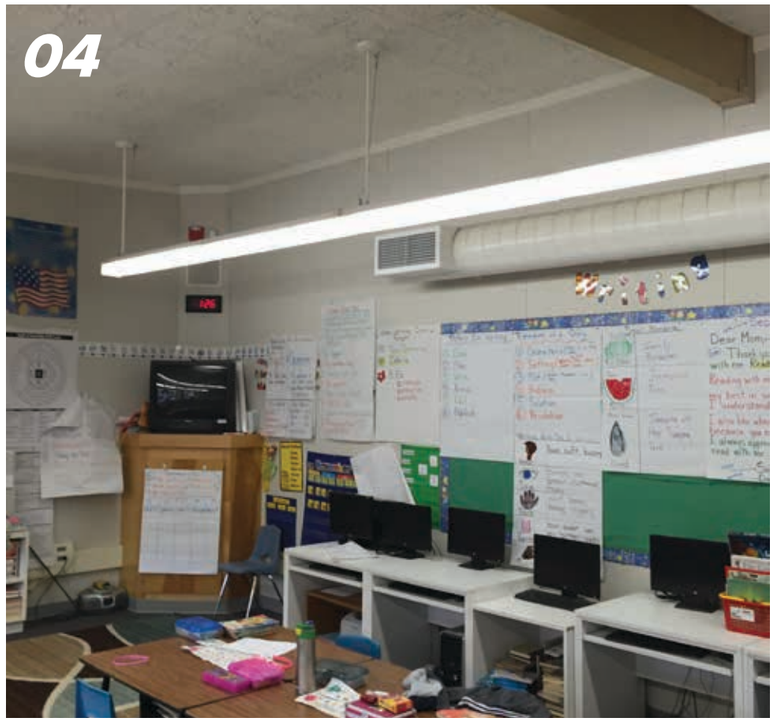
ELECTRICAL ASSESSMENT

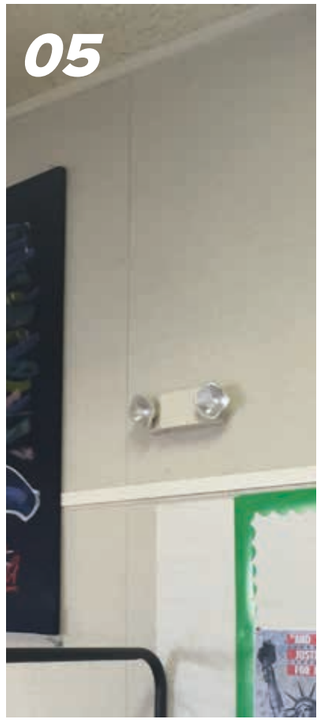
Power:
- The existing electrical service is 800A-120/208V-3PH,4W. (PG+E #1009516561).
- There is a second service for the relocatables at the north end of the site, but we could not access it to gather its electrical information.

Lighting:
- Recessed and surface mounted fluorescent lighting is provided in most interior spaces.
- Exterior lighting is a mixture of compact fluorescent and high pressure sodium.
- Compact fluorescent recessed downlights are provided at exterior soffits.
- The existing parking lot has high pressure sodium fixtures. Emergency lighting is via emergency bug eye fixtures.
- The existing stage lighting at the MPR is old.

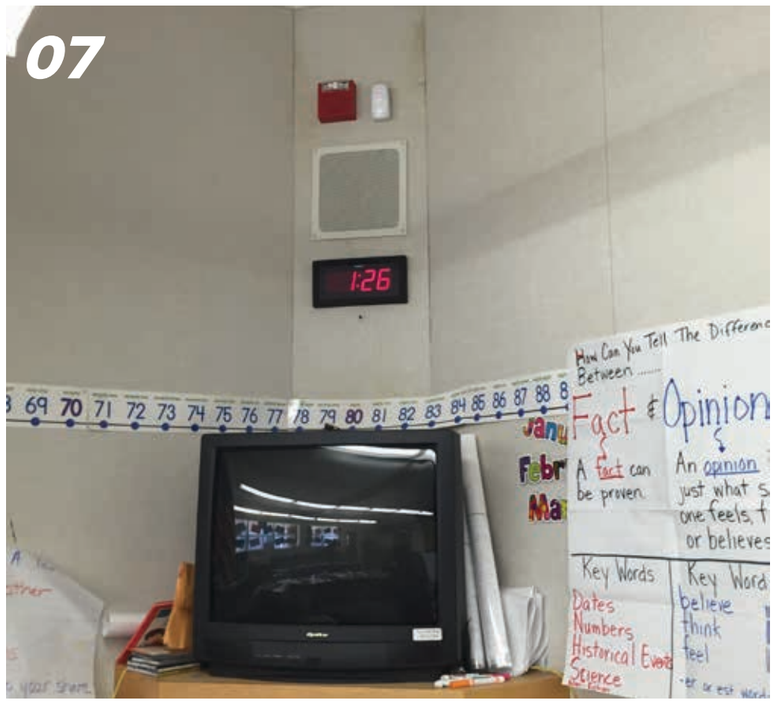
Low Voltage:
- There are no existing CCTV or audio/visual systems.
- There is an existing Honeywell Ademco security system.
- There is an existing Rauland Telecenter ICS PA rack.
- There is an existing MDF rack and phone switch at the Main Signal Room. The phone system is Avaya Lucent with NEC phones. There are some wireless access points in every building, but not every classroom.
- There is no existing sound system in the Gym.
- The existing fire alarm control panel is a Simplex Autocall 4100. The Campus has a manual system.

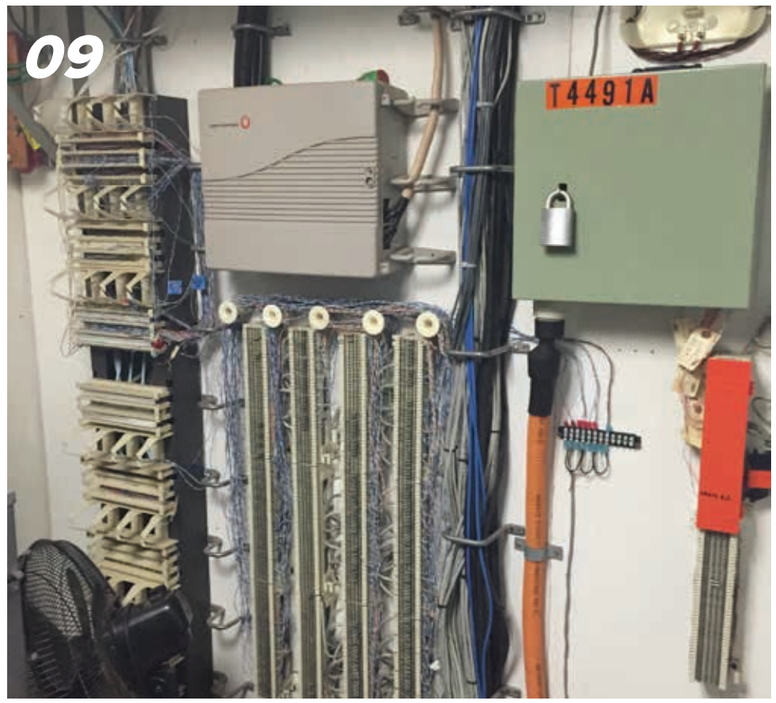






FIGURES	
01	Main switchboard
02	Main switchboard
03	Typical classroom lighting
04	Typical classroom lighting
05	Emergency lighting
06	MDF Rack
07	Typical low voltage combination device
08	MDF Rack
09	Telephone headened equipment
10	Existing Fire Alarm Panel





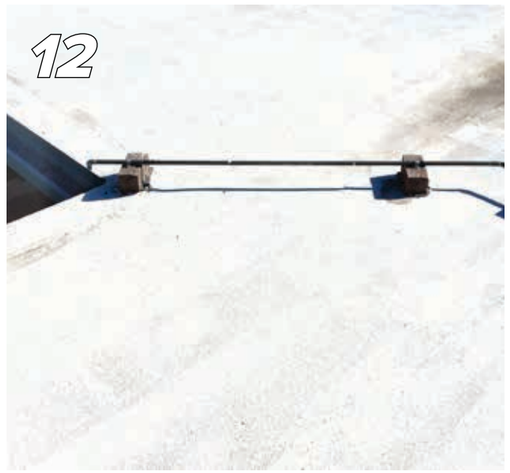
MECHANICAL ASSESSMENT

HVAC:

- Permanent buildings are all served by 3 or 4-ton gas/electric package units. The majority of units are approximately 13 years old and appear to be in fair condition.
- Modular buildings are served by a combination of either electric or gas/electric 3-ton wall-hung units and appear to be in fair condition. Underground gas piping has been added so gas/electric units can be installed in place of electric only as they need to be replaced.
- Restrooms and miscellaneous spaces are served by exhaust fans and generally appear to be in good condition.

Building Automation System (BAS) and Controls

There is no existing BAS at this site. HVAC units are controlled via local wall thermostats with integral 2-hour twist timer. Exhaust fans are controlled by keyed switch.



FIGURES	
01	Furnace
02	Furnace Connections
03	Furnace Connections
04	Wall Mounted Package Units
05	Wall Mounted Package Units
06	Condensing Units
07	Exhaust Fans
08	Rooftop Package Unit
09	Rooftop Package Unit
10	Rooftop Package Unit
11	Rooftop Package Unit
12	Condensate Line
13	Rooftop Package Units
14	Condensate Lines
15	Rooftop Package Units
16	Thermostats
17	Thermostat

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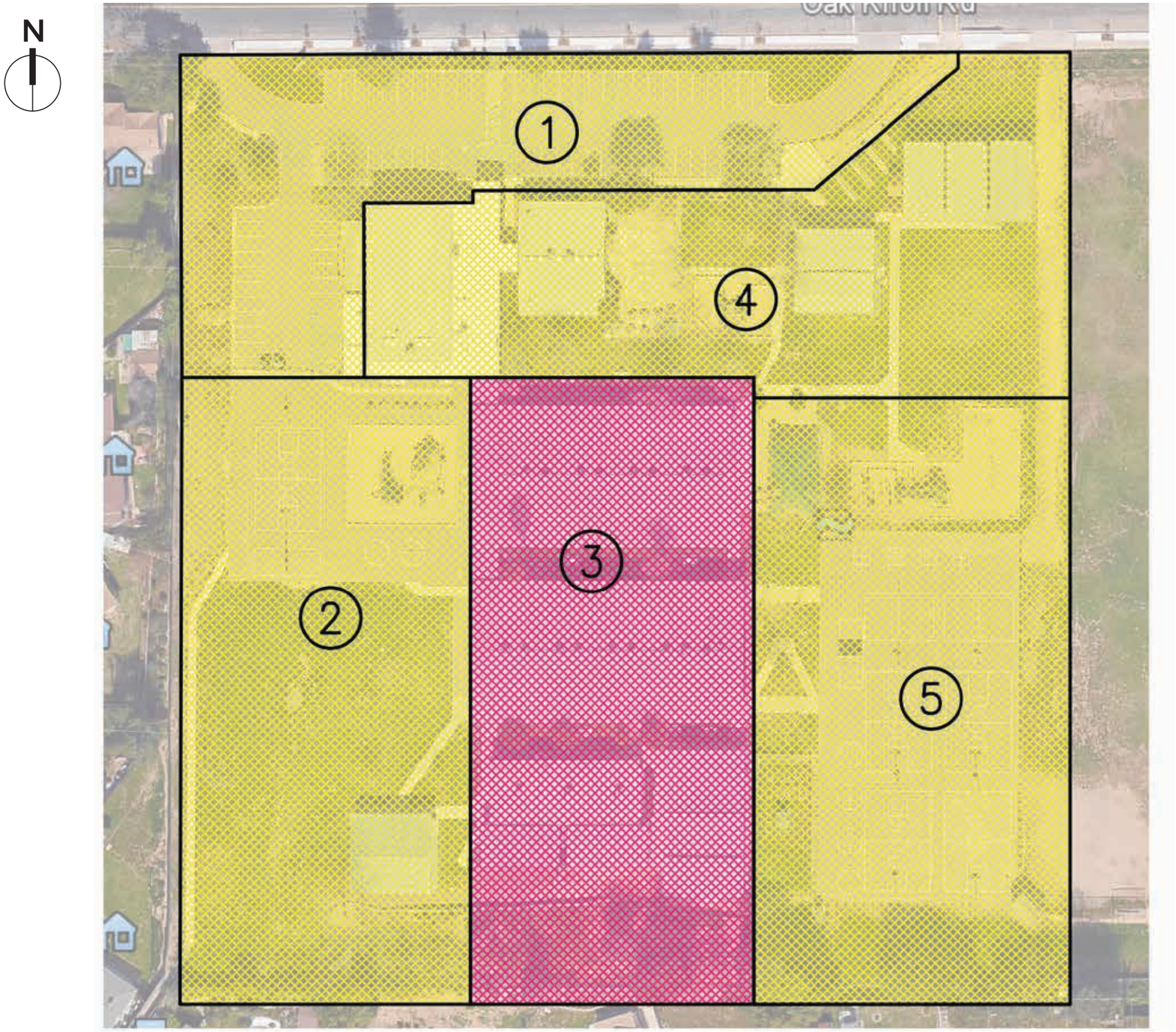
PLUMBING ASSESSMENT

- Domestic hot water: provided using electric and gas-fired tank type water heaters. Domestic hot water is provided to the administration building, kitchen, multi-use building and specialty classrooms. Student use restrooms and standard classrooms aren't provided with hot water. The water heaters all appear to be in good condition and have been replaced within the last 5-years.
- Plumbing fixtures: toilets and urinals have manual flush valves and lavatories have metering faucets.
- Natural gas: Gas meter and regulator on site with gas-fired HVAC units and water heaters.

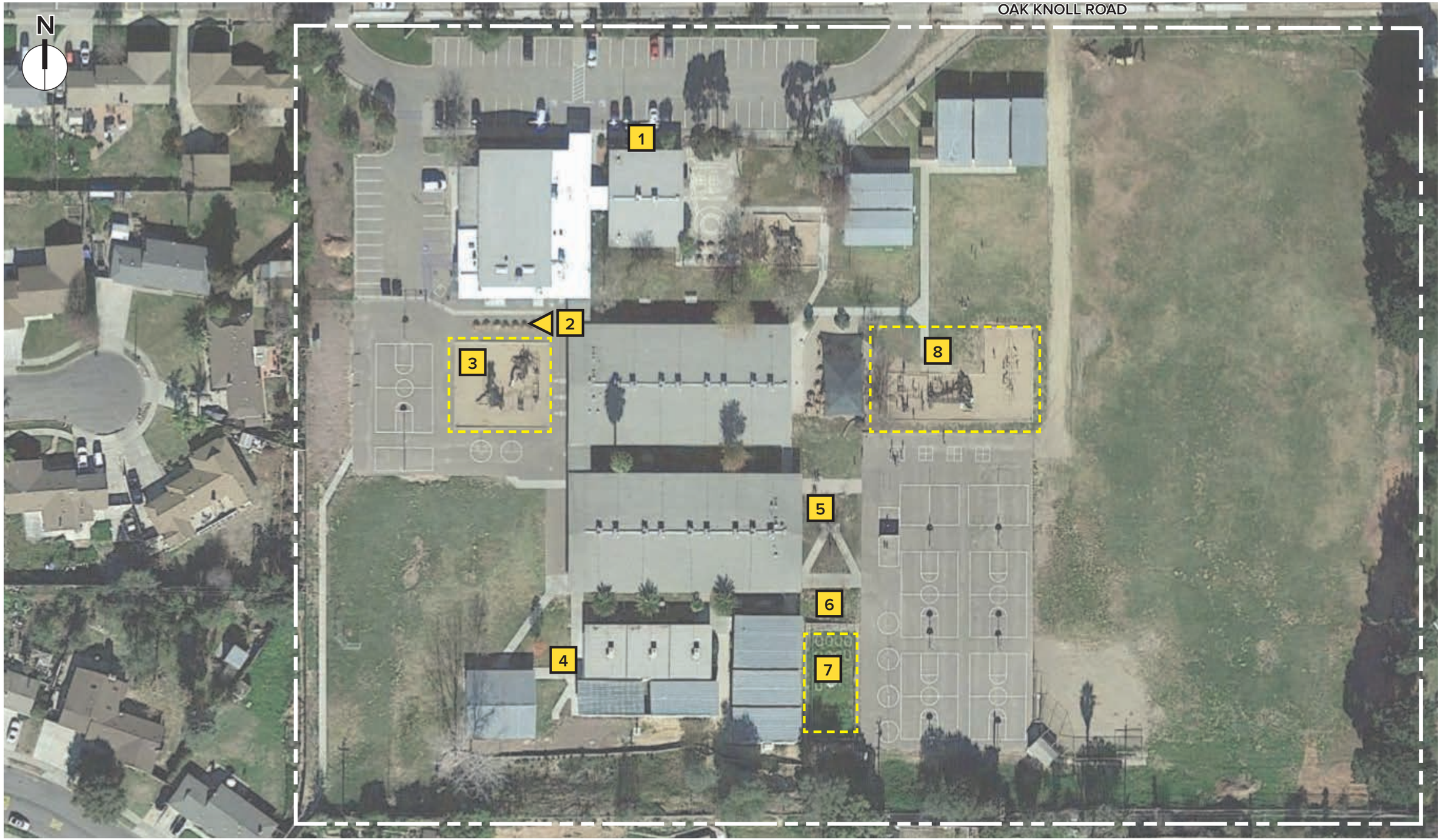
FIGURES	
01	Gas Water Heater
02	Gas Water Heater Vent
03	Vent
04	Water Main
05	Water Heater

CIVIL ASSESSMENT



SUB-AREA	GENERAL DESCRIPTION	SUGGESTED REPAIR / MAINTENANCE
1	Pavement is in fair condition. Evidence of ponding in the northwest corner of parking lot. ADA stall infront to the office and the ADA path of travel on in the eastern parking lot is not ADA compliant. The sidewalks on the east side of parking lot (from R/W) and at rear of cafeteria are not ADA compliant. Storm drain outlet east of cafeteria (in landscape area) is broken, and clogged.	Remove and Replace Sidewalk Additional Curb Souble Seal Coat Remove and Replace Storm Drain Restripe
2	The pavement is in fair condition. The ADA path of travel (sidewalk) from the adjacent neighborhood does not have an appropriate landing.	Seal Coat Asphalt Remove and Replace Sidewalk
3	There is ponding in front of the library and along the classroom building. The sidewalk adjacent to classroom buildings in not compliant in some areas. Ponding occurs between classroom buildings	Remove and Replace Sidewalk Regrade
4	Ponding occurs in the Kindergarden play area. Concrete landings to classrooms is not ADA compliant.	Remove and Replace Sidewalk Add Concrete Gutter
5	Playground access ramp is not ADA compliant. Pavement is in good condition with evidence of minor ponding.	Remove and Replace Sidewalk Seal Coat Asphalt

LANDSCAPE ASSESSMENT



1. EXISTING IRRIGATION

Existing Condition:
Existing irrigation needs repair. Disconnect manual anti-siphon valves.
Recommendation:
The campus irrigation systems has some manual anti-siphon valves that are disconnected and need upgrading. All valves should be connected to a reduced pressure type vacuum breaker and should be changed to automatic buried valves in a box connected to a centralize irrigation control system.

2. LUNCH SEATING AREA

Existing Condition:
No shade structure and or tree cover to provide shade for students.

Recommendation:
Add canvas shade structures to the area to provide shade for the entire table areas. Make sure to provide shade cover and seating areas for accessible seating as well.

3. PRIMARY PLAY AREA #1

Existing Condition:
Area is not accessible with only sand for the fall protection. There is no access to the transfer station on the play equipment and from the slides or other equipment back to the transfer station. The cut in the concrete curb goes from existing turf and goes into sand and is not accessible.
Recommendation:
Add rubberized fall zone material that is accessible from the entry ramp to the transfer station and to the slide areas and other equipment, or change all material to an accessible material like Fibar etc.

4. EXISTING IRRIGATION CONTROLLER

Existing Condition:
Outdated irrigation controller that's not weather or moisture sensor based.

Recommendation:
Replace with compliant stand-alone or central control system.

5. PLANTER AREA

Existing Condition:
No planting and or irrigation installed in planters.

Recommendation:
Till and amend the soil, add native and or drought tolerant plant material with drip irrigation.

6. PLANTER AREA

Existing Condition:
No planting and or irrigation installed in planters.

Recommendation:
Till and amend the soil, add native and or drought tolerant plant material with drip irrigation.

7. OPEN TURF PLAY AREA

Existing Condition:
Open play turf area needs repairs. Rodent and gopher holes through out and lack of irrigation coverage.

Recommendation:
Need rodent eradication set up on a monthly contract with exterminator company. Till and amend the soil, repair irrigation systems and re-sod and/or re-seed if it is intended for practice use.

3. PRIMARY PLAY AREA #2

Existing Condition:
Area is not accessible with only sand for the fall protection. There is no access to the transfer station on the play equipment and from the slides or other equipment back to the transfer station.

Recommendation:
Add rubberized fall zone material that is accessible from the entry ramp to the transfer station and to the slide areas and other equipment, or change all material to an accessible material like Fibar etc. Add an accessible sidewalk from the path of travel to the play box.

EXISTING SITE

EXISTING BUILDINGS

EXISTING PORTABLES

AGE	YEAR INSTALLED
OVER 50	- 1965
41 - 50	1966 - 1975
31 -40	1976 - 1985
21 - 30	1986 - 1995
10 - 20	1996 - 2006
LESS THAN 10	

PROPOSED SITE

RECOMMENDATIONS

ARCHITECTURAL RECOMMENDATIONS

While the Facility Input Session list provides an excellent start to identifying aspects of the campus that directly affect the District in delivering educational excellence, most of the concerns can be addressed through collaborative planning in a selective modernization of the campus.

To meet current plumbing code requirements for a campus of approximately 635 students, the number of plumbing fixtures for girls' restrooms needs to be increased to equal the number of fixtures provided by the boys' restrooms. For teachers and staff at least one restroom will need to be renovated to provide ADA accessibility. It is recommended that these provisions be addressed in any new facilities that are introduced to the campus.

While the last modernization addressed infrastructure and remodeling of all of the restrooms, the balance of the classroom and support spaces will need to be modernized to replace lighting and finish materials such as carpeting and tiles. It is recommended that the proposed renovation target the envelope of the buildings to improve energy efficiency and acoustics through window and door replacements. Roof replacement is also strongly recommended to coincide with the replacement of the roof top mechanical units when they reach the end of their service life.

To address student safety during peak periods, a bus lane in front of the fields would be utilized to create a separate and official bus stop. To provide a covered lunch area adjacent to the multipurpose room the existing play structure area should be relocated on the campus with a new age appropriate play structure and fall protection. Under the current state-wide water conservation program it is also recommended that the turf play field be replaced with an artificial field to offset continual watering and maintenance associated with a natural turf field.

Other upgrades and modernization that are being recommended include the kitchen and lunch areas. With new state nutritional requirements on the horizon the district has identified the need for increased fresh and frozen food storage to minimize processed foods that support smarter and healthier meal programs. The existing kitchen will need to be expanded to accommodate new walk-in coolers and freezers that will also reduce the number of trips between the campus and district central kitchen.

New Construction

Permanent construction is recommended to replace the existing relocatable buildings and provide additional classrooms for existing and future programs. Larger administrative spaces are being proposed to augment the existing spaces.

The new facilities being proposed:

- Two-story classroom building consisting of Kindergarten, standard and the fine arts science/flex classrooms, music room, special education, etc.
- A new Library/Media center with Maker Space, additional administration and support spaces
- Two new Kindergarten classrooms with restrooms and storage/ prep area
- Flexible break-out rooms
- New bus drop off zone to the east
- Renovate and reconfigure play fields

To provide year round weather protection for the outdoor lunch area, it is recommended that a shade structure south of the Multipurpose Room be installed. Outdoor lighting should also be included to provide safety and usability during the early mornings or late afternoons.

ELECTRICAL RECOMMENDATIONS

Power:

- Utility companies generally only allow for one service per address when upgrading a site. We recommend replacing the two existing services with one 3,000A-120/208V-3PH, 4W. service and backfeeding the existing second service from the new board.
- We recommend providing new receptacles for computer workstations and audio/visual equipment in classrooms.

Lighting:

- We recommend replacing the older, fluorescent lighting throughout the Campus with new energy efficient LED's to lower energy costs and meet the current Title 24 requirements.
- New automatic lighting controls should be provided throughout.
- We recommend providing battery packs within individual fixtures for emergency lighting.
- New exterior LED lighting should be provided throughout the Campus and in the parking lot.
- Building and walkway lights should be surface mounted over the existing fixture's outlet box and existing conduits should be utilized where feasible.
- A new stage lighting system should be provided in the Gym.

Low Voltage:

- A new CCTV system should be considered.
- The existing Avaya phone system is in good condition and should remain.
- The existing Telecenter PA system is in good condition and should remain.
- A new data system including IDF racks should be provided at a dedicated, air-conditioned signal room location. New CAT6 data cabling should be provided throughout the facility.
- Wireless access points should be considered throughout the Campus and in every classroom.
- New audio/visual systems (including overhead projectors, smart boards, etc.) should be considered for the classrooms.
- An autonomous sound system should be provided in the MPR.
- The existing fire alarm system does not comply with current State of California Fire Marshal requirements. A new automatic voice evacuation system should be provided throughout the Campus.

MECHANICAL RECOMMENDATIONS

HVAC

AC units are nearing the end of their useful life and will need to be replaced within the next few years. Electric only AC units on the modular buildings are being replaced with gas/electric as they are more efficient.

BAS and Controls

- Consider replacing exhaust fans that are key switched with time clocks.
- Consider replacing AC unit thermostats with 24/7 programmable thermostats

PLUMBING RECOMMENDATIONS

- Water heaters – correct seismic restraint to meet code. Requirement is to have two (2); one at each 1/3 increment height of the tank.
- Water heaters – consider installation of expansion tanks to dissipate excess back pressure.
- Plumbing fixtures – lavatories – consider replacing faucets with sensor activated, low-flow AB1953 (lead-free) compliant fixture.
- Plumbing fixtures – toilets and urinals – consider replacing with sensor activated, low-flow fixture.
- A/C unit condensate pipe is not routed to an approved receptor as directed by code.

COST ESTIMATES

ITEM	QUANTITY	UNIT	UNIT COST	CONSTRUCTION COSTS SUBTOTAL	CONSTRUCTION COSTS TOTAL(plus 30%)	TOTAL PROJECT COST (plus 35%)
DISTRICT IDENTIFIED TOP PRIORITIES						
A. Replace Aging Portables						
Remove Portables 25+ Years Old	5	ea	$8,000.00	$40,000		
Remove Balance of Portables	8	ea	$8,000.00	$64,000		
B. Site Safety						
Install new 6' perimeter fencing/ gates	698	lf	$45.00	$31,410		
New 20' wide rolling vehicle chain link	3	ea	$3,000.00	$9,000		
New 3' wide pedestrian chain link gates	4	ea	$300.00	$1,200		
Parking Lot Barrier	1	lot	$35,000.00	$35,000		
CCTV security	26,985	sf	$1.50	$40,478		
C. Improving Efficiencies						
HVAC system upgrades- Sitewide	26,985	sf	$20.00	$539,700		
Replace lighting w/LED	26,985	sf	$14.00	$377,790		
NEW energy management system	26,985	sf	$7.00	$188,895		
Retrofit faucet and flush valves w/ Lo-Flo	1,171	sf	$10	$11,710		
D. Bring Facilities to Codes						
ADA at Visitor Parking	1	lot	$75,000.00	$75,000		
Misc. ADA site upgrades	1	ls	$25,000.00	$25,000		
Replace Play Structure and Fall Protection	9,208	sf	$15.00	$138,120		
Replace Fire Alarm System	26,985	sf	$5.00	$134,925		
E. Upgrade Facilities Consistent w/ Student Needs						
Shade Structures at Lunch Area	3	ea	$5,000	$15,000		
Repair existing grass turf fields	138,480	sf	$3.05	$422,364		
NEW Library/Media/Maker Spaces	4,600	sf	$350	$1,610,000		
F. Technology Infrastructure						
Uninterrupted power supply to data server r	1	ls	$100,000	$100,000		
Power upgrade to (n) technology & A/V	26,985	sf	$4.00	$107,940		
NEW Data System incl. IDF racks	26,985	sf	$5.00	$134,925		
NEW Wireless Access Points	26,985	sf		Included with Data		
Total Hard Cost				$4,102,457		
Total Construction Cost					**$5,333,193**	
Total Project Cost						**$7,199,811**

6. OLGA REED

ELEMENTARY SCHOOL & ORCUTT ACADEMY K-8 (OAK-8)

SVA ARCHITECTS

OLGA REED ELEMENTARY SCHOOL

480 CENTENNIAL STREET, LOS ALAMOS, CA 93440

Olga L. Reed School is a rural, K-8 school that accommodates 197 students at the time of this writing. The school is the centerpiece of the small Los Alamos community: most parents work on the farms, ranches, and vineyards of Los Alamos, the nearby Santa Ynez Valley, and the Santa Maria Valley. The school plays a prominent role in community events, such as the annual Old Days Celebration in late September, and community initiatives including the current effort to establish a community library on the Olga Reed campus.

From its inception until July 2011, Olga Reed was the lone school in the Los Alamos School District. In July 2011, the school and district were assimilated into the larger Orcutt Union School District; the 2013-2014 school year is Olga Reed's third with its new District. Since its absorption by Orcutt, Olga Reed has added employees from other District campuses, including the school's principal, three classroom teachers, the Special Education Resource Specialist, and the speech therapist. These new employees, in turn, have profited from the expertise and experience of longstanding Olga Reed staff.

Meanwhile, the school's Parent Teacher Student Association (PTSA) also is entering its third year. The PTSA has made expanding parent/family involvement its goal for 2013-2014.

Regarding student achievement, Olga Reed's Academic Performance Index (API) from Spring 2013 stayed level at 795 from Spring 2012. However, though there was minimal change, the school continues to outperform schools with similar demographics. Olga Reed earned a "10" on the State's Similar Schools rankings for Spring 2012. Moreover, because its Spring 2013 API of 795 is dramatically higher than the median API for similar schools (721), it is predicted to have a high ranking once again.

ORCUTT ACADEMY K-8 (OAK-8)

480 CENTENNIAL STREET, LOS ALAMOS, CA 93440

Due to its small school size, Orcutt Academy Charter K-8 School fosters an intimate and close-knit atmosphere throughout its campus community. Serving a nine students per grade level, the school hosts 81 students in total and offers multi-age classes; this aspect affords greater opportunity for individualized instruction as well as student leadership and personal growth. Lessons and curriculum integrate four central themes: Agriculture, Alternative Forms of Energy, Environmental Education, and Visual and Performing Arts. Students progress through grade-levels and instruction with Advancement Via Individual Determination (AVID) strategies that are integrated into their curriculum. Moreover, due to parents being tremendously involved in both the PTSA and their children's education, each student benefits from a community-based learning environment, where the character of the education and community service are continuously emphasized and praised.

The school begins each day with the Spartan Creed: "Today, I will respect others and myself. I will use my knowledge to stay in school and make a new and better world. I am great, and my education will make me even greater!"

ARCHITECTURAL ASSESSMENT

The Olga Reed School merged with Orcutt Union School District in 2011 and has recently become home to Orcutt Academy Charter K-8. Within the complex, many of the facilities are shared between the Olga Reed students and those belonging to the new Charter Academy. Prior to the merger, the campus underwent a limited modernization to its gymnasium and front office areas. Currently, the play areas are being upgraded with new fall protection as well as to meet accessibility requirements.

The campus has been maintained in an overall good condition, with some recent renovations of the gymnasium interiors. The multipurpose room and kitchen, along with the original classroom wings, are showing signs of wear: these spaces will require a complete renovation to raise the performance of the facilities. Classroom finishes, including doors and windows, appear to be original. As for the door hardware, some pieces have been upgraded but some hardware may be original. The library/media center and classroom building was constructed around 2000 and represents the newest facility on campus.

With a seating capacity of 160 students, the multipurpose room has limited seating. Yet, at the same time, there is an uncovered outdoor lunch area with a few tables. The interior of the multipurpose room is visibly worn with stained ceiling tiles and damaged flooring; this area may most likely contains asbestos. Doors and windows appear to be original and show wear and use equally. As stated previously, some of the door hardware has been upgraded, but much of the original hardware and fixtures remains. The kitchen has a large walk-in cooler, but primarily utilizes stand-alone freezer units while the hood over the range lacks the proper Ansul fire suppression system.

Restrooms adjacent to the multipurpose room are in poor condition, with damage to window casings and mismatched tile wainscoting when floor urinals were replaced. Despite deep cleaning, these restrooms have been identified to be intolerable.

The other restrooms on campus all varied in terms of different issues, ranging from cosmetics to code corrections. Though one set of restrooms did not meet accessibility requirements, the second one was fully compliant.

The existing playfield to the south of the campus is shared with the parks department and has deteriorated due to lack of maintenance. Currently, there is a field to the north of the campus that is better suited and conditioned for play than the south field. However, the lack of this field does not impact the school's current programs and no students are permitted on this part of the campus.

The low perimeter fencing and gates surrounding the campus is at only 4'-0" high, which does not preclude anyone from entering the campus. The rolling gate and adjacent fencing by the gym is even lower. Should there be any police activity or emergency, the main entry point to the campus from the parking lot is not secured by any gates, hindering the faculty and staff from performing a "lock down".

On May 20, 2015, the District conducted a Facility Input Session to document issues at each of the campus sites. The concerns put forward during the session encompassed the learning environment and operational challenges affected by current conditions.

These concerns were given in response to the key question "As you work to achieve the OUSD mission for educational excellence, what concerns do you have, both currently and in the future, regarding facilities and equipment?" In no particular order or priority, the concerns were:

District Facility Input Session Comments

1. Inadequate/deteriorating cafeteria, multipurpose room and kitchen (i.e. floors old and worn,
2. "wall crumbling's" on the floor, looks ugly etc.
3. Disgusting tiling in bathrooms (could be great "Poster Restroom for Bond!")
4. Insufficient bandwidth and wireless tech tools for students, (i.e. hardware, software, ipads,
5. desktop, laptops etc.)
6. Lack of "human support" for tech breakdowns
7. Insufficient/inadequate air conditioning systems
8. Not enough infrastructure (space, electricity, water, shade) to support garden program which is
9. part of the agriculture curriculum at the Charter
10. Lack of exterior curb appeal (i.e. painting, landscaping, gopher holes etc.)
11. Shortage of buses and drivers for field trips and events
12. Insufficient, inadequate and unsafe student chairs, desks and tables
13. Lack of shade structures for extended learning and lunch (i.e. arts, agriculture, life sciences etc.)
14. Lack of handicapped playground area and equipment
15. Unsafe playground blacktop (cracked and uneven) along with adjacent sand area for playground equipment (extremely hard and overgrown with weeds)
16. Unsatisfactory classroom facilities (i.e. electrical, carpets, seams of carpets taped, cabinets, baseboard etc.)
17. Unsecure facilities and grounds (i.e. fencing, building alarms, outdoor lighting and communications etc.)
18. Inferior siding and sub-flooring in and on portables
19. Non-existent sound system for the arts
20. Unutilized school property (6.28 acres)
21. Vulnerable/Unsafe telephone/tech lineage (i.e. many of the telephone/tech connections are done via overhead lines instead of underground, pranksters pull lines to ground level etc.)

ELECTRICAL ASSESSMENT

Power:

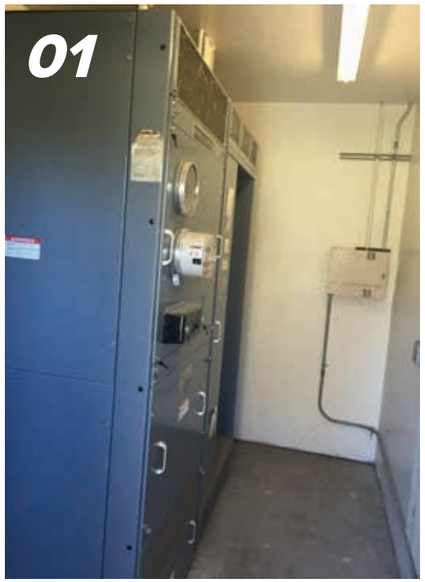
- The existing electrical service is 1,000A-120/208V-3PH,4W. (PG+E #1008822883). There is not much space in the board.
- The existing site distribution throughout the Campus is largely overhead, not underground.
- Many panels throughout the Campus are old and past their life expectancy.
- Classrooms have insufficient receptacles.

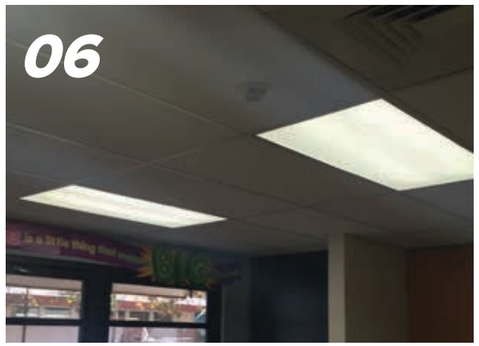
Lighting:

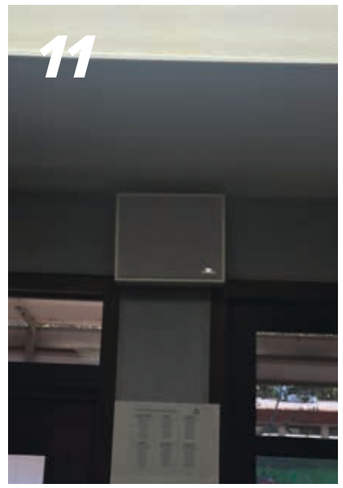
- The majority of the existing interior lighting is older, surface mounted, T-8 fluorescents.
- There is not enough light in the classrooms.
- The stage has older lighting.
- The Gym lighting has recently been replaced with 2' x 4' LED fixtures.
- The Administration Offices also have new light fixtures and controls.
- There is some site lighting throughout the Campus, but it is not consistently lit.
- The parking lot has no lighting.
- Building lights are old, recessed fixtures.

Low Voltage:

- There is no CCTV, CATV, audio/visual or central clock system.
- There is a security system only at the Science Building. The system is Bay Alarm System.
- Existing site distribution of signal systems is largely overhead, no underground conduit distribution system.
- Clocks are battery powered.
- Existing speakers are wall mounted.
- There is an existing MDF and telephone company switch with a Toshiba Strata phone/PA system at the Main Electrical Room. There are some wireless access points in every building, but not every classroom.
- Classrooms have projectors on carts, surface conduit and no data drops for student workstations.
- There is no permanent sound system at the Gymnasium/Multi-Purpose Building.
- The existing fire alarm system is by Simplex.







FIGURES	
01	Main Switchboard
02	Main Switchboard
03	Typical Panel
04	Typical Panel
05	FTypical Classroom – Exposed Conduit
06	Typical Lighting
07	Exterior Lighting
08	Exterior Lighting
09	Existing Site Lighting
10	Typical Classroom TV
11	PA Speaker
12	Phone Headend Equipment
13	MDF Rack
14	Television System Antenna
15	Overhead Low Voltage Cabling
16	Exposed Exterior Low Voltage Cabling
17	Exposed Cabling
18	Exposed Cabling

MECHANICAL ASSESSMENT

HVAC:

- Permanent buildings are all served by a mixture of gas/electric package units, evaporative coolers and split systems. The units appear to be in fair condition.
- Modular buildings are served by electric 3-ton wall-hung units and appear to be in fair condition. Restrooms and miscellaneous spaces are served by exhaust fans and are generally in good condition.
- The library building was added about 10-years ago and is served by a combination of gas/electric package units, electric heat pump and split systems. The gas/electric units appear to be in fair condition and the other equipment appears to be in good condition.
- The gym is served by two furnaces located in the attic space above the stage. The units appear to be in fair condition.
- The cafeteria is served by a combination of heater and evaporative cooler.

Building Automation System (BAS) and Controls

There is no existing BAS at this site. HVAC units are controlled via local wall thermostats with integral 2-hour twist timer. Exhaust fans are controlled by keyed switch.

FIGURES	
01	Admin Bldg with Evaporative Coolers
02	Admin Bldg with Evaporative Coolers
03	t-stat
04	Furnace
05	Furnance Flue
06	Condensing Units on Grade
07	T-STat with 2-Hr Timer
08	Classroom AC Unit
09	Classroom Ductwork and Diffuser
10	Modular Classroom AC Unit Grille and T-Stat
11	Janitor Room with Wall Mount AC Unit
12	Janitor Room with Wall Mount AC Unit
13	Modular Building AC Units
14	Classroom Building with Evaporative Cooler
15	Gym with Wall Mount Grilles at State Area

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FIGURES	
16	T-Stat
17	Kitchen Hood
18	Furnance and Water Heater
19	Furnace and Ductwork
20	Split System Condensing Units
21	Rooftop Package Unit
22	Rooftop Package Unit
23	Rooftop Package Unit
24	Rooftop Package Unit (Condensate Pipe)
25	Condensing Units on grade
26	Classroom AC unit
27	t-stat
28	classroom bldg. evaporative cooler
29	modular classroom
30	t-stat

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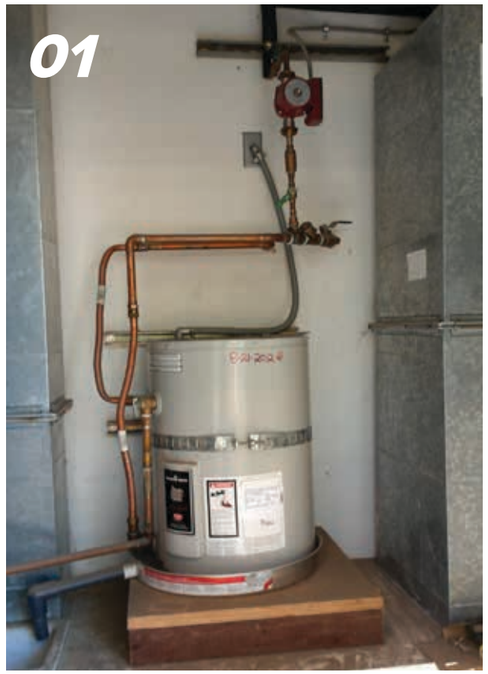
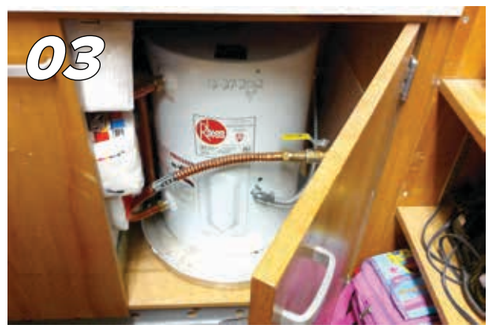
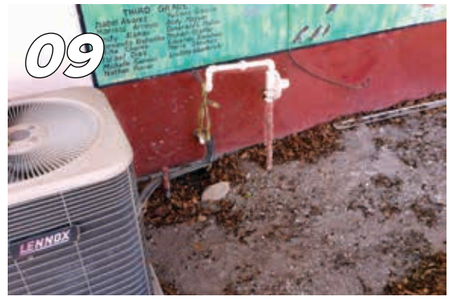






PLUMBING ASSESSMENT

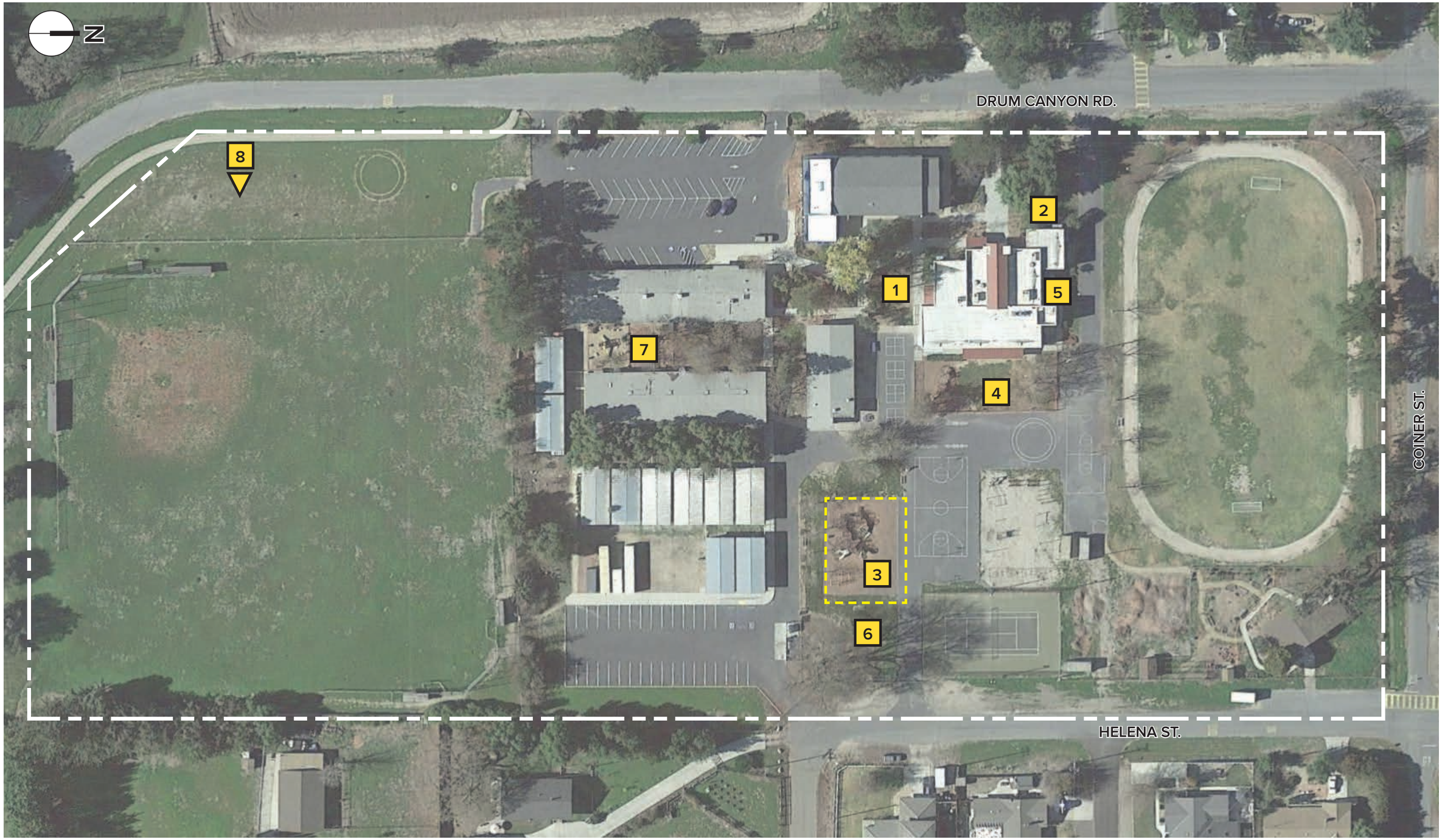
- Domestic hot water: provided using electric and gas-fired tank type water heaters. Domestic hot water is provided to the administration building, kitchen, library building and specialty classrooms. Student use restrooms and standard classrooms aren't provided with hot water. The water heaters all appear to be in good condition.
- Plumbing fixtures: toilets and urinals have manual flush valves and lavatories have metering faucets.
- Natural gas: Gas meter and regulator on site with gas-fired HVAC units and water heaters.

FIGURES	
01	Water Heater
02	Water Heater Time Clock
03	Water Heater Under Sink
04	Water Heater Under Sink
05	Water Heater
06	Water Heater and Flue
07	Water Heater
08	Water Heater and Piping
09	Gas Regulator
10	Water and Gas Piping with Regulator
11	Water Piping (Left Side)

CIVIL ASSESSMENT

SUB-AREA	GENERAL DESCRIPTION	SUGGESTED REPAIR / MAINTENANCE
1	Parking lot is in good condition, however, a concrete surface drainage swale is needed to limit the water damage that will occur to the asphalt. A spillway in the NW corner needs to be constructed into the existing culvert. ADA stalls are not ADA compliant.	Construct New Concrete Swale Reconstruct ADA Stalls Reconstruct ADA Case C Curb Ramp Construct New Concrete Spillway
2	Pavement condition is moderate and needs maintenance and replacement in some areas. Water ponds in some locations. Portions of the sidewalk are not ADA compliant.	Remove and Replace Sidewalk Remove and Replace Asphalt Install Handrail Crack Seal and Double Seal Coat
3	Parking lot asphalt is in good condition. There are very minor ponding concerns in the DG path, near the dumpster pad, and at the east exit of the parking lot.	Regrade DG Path to Drain Remove and Replace Asphalt Regrade Landscape to Drain
4	Asphalt is in fair condition but there are some drainage concerns. Asphalt north of the cafeteria has steep transition and needs to be replaced. The cafeteria entrance is not ADA compliant.	Remove and Replace Sidewalk and Ramps Double Seal Coat Remove and Replace Asphalt Remove and Replace Concrete Sidewalk Re-Stripe
5	Sidewalk around the gym has ponding water and portions of the sidewalk are not ADA compliant.	Remove and Replace Concrete Sidewalk Remove 2' Retaining Wall West of Gym Regrade Landscape to Drain

LANDSCAPE ASSESSMENT



1. PLANTER AREA

Existing Condition:
Broken valve boxes in the walking area create walking hazards.

Recommendation:
Replace valve box lids and brand the numbers in the top associated with the correct valve numbers on the irrigation controllers.

2. PLANTER AREA

Existing Condition:
The landscape area was let die do to water restrictions and this is an access area to the lower track and field.

Recommendation:
Install decomposed granite pathway between the two hardscape areas for access to the lower play fields. Install low growing drought tolerant planting on drip irrigation adjacent to the pathway.

3. PRIMARY PLAY AREA

Existing Condition:
Existing primary play area has no accessible access to the equipment. Does appear to be compacted firbar and or just wood chips.

Recommendation:
Check depth of fall protection material should be a minimum of 12” deep, verify material is considered accessible. Change out material to Fibar and/or rubberized material.

4. PLANTER AREA

Existing Condition:
No planting and or irrigation installed in planters.

Recommendation:
Till and amend the soil, add native and or drought tolerant plant material with drip irrigation.

5. EXISTING IRRIGATION CONTROLLER

Existing Condition:
Outdated irrigation controller that’s not weather or moisture sensor based.

Recommendation:
Replace with compliant stand-alone or central control system.

6. TURF USE AREA

Existing Condition:
Turf is heavily compacted and in need of repair. High volume foot traffic through the turf and seating areas.

Recommendation:
Need rodent eradication set up on a monthly contract with exterminator company. Till and amend the soil, repair irrigation systems and re-sod and or re-seed entire area. Determine circulation routes in and around the turf area and install pathways to benches and highly-concentrated student gathering areas.

7. STUDENTS WITH SPECIAL NEEDS PLAY AREA

Existing Condition:
The play equipment area is not accessible for special needs with only sand for the fall protection. There is no access to the transfer station on the play equipment and from the slides or other equipment back to the transfer station. The cut in the concrete goes into sand and is not accessible.
Recommendation:
Add rubberized fall zone material that is accessible from the entry ramp to the transfer station and to the slide areas and other equipment, or change all material to an accessible material like Fibar etc.

8. ATHLETIC FIELD

Existing Condition:
Existing ball field is abandoned and not in use, verify this is the adjacent park field.
Recommendation:
If the District does not intend to use any part of the ball field, fence off as not in use as there are safety concerns with rodent and gopher holes etc. remove all backstops and baseball or softball standards. If the district plans to refurbish, till amend, and install new irrigation as necessary.

EXISTING SITE

EXISTING BUILDINGS

EXISTING PORTABLES

AGE	YEAR INSTALLED
OVER 50	- 1965
41 - 50	1966 - 1975
31 -40	1976 - 1985
21 - 30	1986 - 1995
10 - 20	1996 - 2006
LESS THAN 10	

PROPOSED SITE

RECOMMENDATIONS

ARCHITECTURAL RECOMMENDATIONS

While the Facility Input Session list provides an excellent start to identifying aspects of the campus that directly affect the District in delivering educational excellence, most of the concerns can be addressed through collaborative planning in a selective modernization of the campus.

Although nearly all of the restrooms comply with accessibility (ADA) requirements, there are still restrooms that need to be modernized to replace fixtures and repair wall and ceiling damage. The current number of plumbing fixtures is sufficient to meet current plumbing requirements for a campus of this size and considers the OAK-8 enrollment as part of the calculation.

With the construction of the library/media center the science and classrooms within the complex were equipped with higher performing light fixtures and finishes. The rest of the campus, classrooms and support spaces) will need to be modernized with new light fixtures and finish materials to raise the level of effectiveness as the new complex. In tandem with new lighting fixtures, new doors and windows are recommended to improve the performance of the envelope of the buildings. These improvements serve to increase energy efficiency and acoustics. Roof replacement is also strongly recommended to coincide with the replacement of the roof top mechanical units when they reach the end of their service life.

To meet the future state nutritional requirements the kitchen is recommended to be upgraded and modernized. Integral to meeting these new requirements, increased fresh and frozen food storage is being introduced to minimize the load on the central kitchen as well as reduce the number of deliveries to the campus for more efficient food service. The existing kitchen will need to be expanded to accommodate new walk-in coolers and freezers as well as additional cooking equipment and code complaint exhaust hoods.

Expansion of the multipurpose room is also recommended to provide increased seating capacity. All interior finishes will need to be replaced and adjacent restrooms should also be modernized. Adjacent to the multipurpose room the existing outdoor area has sufficient space to provide a covered lunch area that can also be used for outdoor instruction.

To provide improved security and a controlled entry point for the campus, new gates between the gym and front office are being recommended. As part of the security protocol all perimeter fencing should be increased to 8’- 0” to enable the campus secure the campus for “lock downs.”

ELECTRICAL RECOMMENDATIONS

Power:

- To provide sufficient capacity for future modernizations or expansion of the Campus, we recommend the current electrical service be upgraded to a 2,000A-120/208V-3PH, 4W. service.
- We recommend replacing the electrical switchgear and panelboards in all buildings and provide new underground conduit pathways to each building.
- We recommend providing new receptacles for computer workstations and audio/visual equipment in classrooms.

Lighting:

- We recommend replacing the older, fluorescent lighting throughout the Campus with new energy efficient LED's to lower energy costs and meet the current Title 24 requirements.
- Lights that have been recently replaced in the Gym and Administration areas should remain.
- New exterior LED lighting should be provided throughout the Campus and in the parking lot.
- Building lights should be surface mounted over the existing recessed fixture outlet box and existing conduits should be utilized where feasible.

Low Voltage:

- A new CCTV system should be considered.
- A new Campus-wide security system should be provided.
- A new central clock system should be considered.
- A new data system including IDF racks should be provided at a dedicated, air-conditioned signal room location. New CAT6 data cabling should be provided throughout the facility.
- A new VOIP phone system should be provided throughout the building. New telephone outlets with CAT6 cabling should be provided.
- Wireless access points should be considered throughout the Campus and in every classroom.
- New audio-visual systems (including overhead projectors, smartboards, etc.) should be considered for the classrooms.
- We recommend surface raceway or concealing exposed conduits in walls. All exposed cabling should be in conduit or raceway system.
- A new autonomous sound system should be provided in the Gym/Multi-Purpose Building.
- The existing fire alarm system does not comply with current State of California Fire Marshal requirements. A new automatic voice evacuation system should be provided throughout the Campus.

MECHANICAL RECOMMENDATIONS

HVAC

- AC units are nearing the end of their useful life and will need to be replaced within the next few years.
- Consider replacing furnaces with air conditioning to the gym.
- Consider replacing heater / swamp cooler with air conditioning to the cafeteria.
- Consider replacing evaporative coolers with either package units or split systems for the admin and classrooms

BAS and Controls

- Consider replacing exhaust fans that are key switched with time clocks.
- Consider replacing AC unit thermostats with 24/7 programmable thermostats

PLUMBING RECOMMENDATIONS

- Plumbing fixtures – lavatories – consider replacing faucets with sensor activated, low-flow AB1953 (lead-free) compliant fixture.
- Plumbing fixtures – toilets and urinals – consider replacing with sensor activated, low-flow fixture.
- A/C unit condensate pipe is not routed to an approved receptor as directed by code.

COST ESTIMATES

ITEM	QUANTITY	UNIT	UNIT COST	CONSTRUCTION COSTS SUBTOTAL	CONSTRUCTION COSTS TOTAL(plus 30%)	TOTAL PROJECT COST (plus 35%)
DISTRICT IDENTIFIED TOP PRIORITIES						
A. Replace Aging Portables						
Remove Portables 25+ Years Old	0	ea	$8,000.00	$0		
Remove Balance of Portables	10	ea	$8,000.00	$80,000		
B. Site Safety						
Install new 6' perimeter fencing/ gates	2,266	lf	$45.00	$101,970		
New 20' wide rolling vehicle chain link	5	ea	$3,000.00	$15,000		
New 6' wide pedestrian chain link gates	3	ea	$600.00	$1,800		
NEW Clock and Bell System	26,043	sf	$2.00	$52,086		
CCTV security	26,043	sf	$1.50	$39,065		
C. Improving Efficiencies						
HVAC system upgrades- Sitewide	26,043	sf	$20.00	$520,860		
Replace lighting w/LED	26,043	sf	$14.00	$364,602		
NEW energy management system	34,560	sf	$7.00	$241,920		
Retrofit faucet and flush valves w/ Lo-Flo	412	sf	$10.00	$4,120		
D. Bring Facilities to Codes						
Restripe ADA stalls	2	ea	$500.00	$1,000		
Remove and replace concrete sidewalk	3,450	lf	$12	$41,400		
Reconstruct ADA Case C curb ramp	1	ea	$2,000	$2,000		
Replace fire alarm system	26,043	sf	$5.00	$130,215		
Replace sand at Play Equipment area	8,430	sf	$10.00	$84,300		
E. Upgrade Facilities Consistent w/ Student Needs						
Expand MPR Bldg	1,500	sf	$350.00	$525,000		
NEW Classroom Bldg for both OR & OAK-8	9,598	sf	$325	$3,119,350		
F. Technology Infrastructure						
Uninterrupted power supply to data server rr	1	ls	$100,000	$100,000		
Power upgrade to (n) technology & A/V	26,043	sf	$4.00	$104,172		
NEW DATA System w/new IDF racks & CAT 6 cabling throughout campus.	26,043	sf	$5.00	$130,215		
NEW Wireless Access Points	26,043	sf		Included with Data		
Total Hard Cost				$5,659,075		
Total Construction Cost					**$7,356,797**	
Total Project Cost						**$9,931,676**

7. INDEPENDENT STUDY (CASMALIA)

SVA ARCHITECTS

INDEPENDENT STUDY - CASMALIA

3491 PT. SAL ROAD, CASMALIA, CA 93429

Absorbed by the Orcutt Union School District in 2008, the Casmalia School District consisted of one elementary school campus. The small two-classroom facility became the location for the District's Charter Academy and served students in Kindergarten through Eighth Grade. The Charter Academy program was moved to share the Olga Reed School in 2011 and the Orcutt Academy Blended Program was eventually established to offer a unique learning opportunity for students in the surrounding communities. Children learn with their parents, teachers, and classmates.

Parents are given materials, books, and lessons for individual work with their child at home. This offers the advantage of one-on-one learning. Furthermore, students can receive immediate feedback and practice with skills while parents can adapt the lessons to their child's learning style. Parents plan field trips and learning festivals with their teachers, offering many opportunities for intellectual and worldly enrichment.

Students additionally attend class and are taught by dedicated, credentialed teachers. Experiments, group shares, writing, science, social studies activities, songs, art, snack time, recess, word work, math labs, and pair share reads are part of this enthusiastic gathering of learners.

ARCHITECTURAL ASSESSMENT

The campus was generally in good condition with some weathering The campus was generally in good condition: though there was some weathering of the exposed wood beam, the exterior block walls were clean and painted surfaces were intact. Having replaced the original wood shingles, the newer standing seam metal roof contributed to the good overall appearance of the facility. However, it was the interior finishes that showed signs of deterioration with worn carpeting in the classrooms and broken tilework in restrooms.

The restrooms appeared to be in mostly original condition; most of the tile work was in place and mismatched in other areas where fixtures had been replaced. None of the restrooms had accessible stalls and the installed washbasins do not comply with current accessibility requirements. The same was true with the staff restroom, where accessibility features were absent. Similarly, there were no “way-finding” signage designating an accessible path from the parking lot to the front door.

The existing doors and windows were in decent shape, although the high, louvered windows are a security issue and provide no thermal properties. Door thresholds at many locations do not comply with current accessibility requirements, nor do door strike distances.

Despite having a small enrollment, the existing multipurpose room may hold programs and venues when parents and visitors attend, resulting in crowds spilling into the current library area. A folding partition wall between the two spaces can be opened when additional capacity is required, but simultaneously impacts shelf space and furniture layouts in the library. There is no covered outdoor area that can be used for gathering or outdoor learning. Further, only one fixed bench provides outdoor seating.

There is currently no food services provided at this campus and the District has no plans to introduce any such services at this time. The existing kitchen area consists of a sink, refrigerator, and microwave placed on a counter.

The existing playfield does not have any grass and the surface is in poor shape: presently, this area is not used at all and the handball/ basketball court sees limited use due to the students not being on campus for the entire day when they attend classes. The play structure and surrounding area is a more recent addition to the campus and serves the community both outside of school hours and on weekends. An accessible path joins the play area to the public right-of-way.

The low perimeter fencing and gates surrounding the campus is at only 4’-0” high, which does not hinder anyone from entering the campus. The lack of a tall fence by the play field has also resulted in the loss of play apparatus, as retrieval is not conducive when the field is occupied by livestock. The fencing surrounding the main building is 6’-0” high and has two main gates that function as visible entry points from the parking lot. Both gates are visible from the administration office.

The site administrator additionally raised the issue of communication between the campus and first responders, should an emergency occur: cell service is unavailable for the area, isolating the campus from receiving notifications and other messages services that require cell service.

On May 20, 2015, the District conducted a Facility Input Session to document issues at each of the campus sites; these concerns encompassed the learning environment and operational challenges affected by current conditions.

These concerns were given in response to the key question “As you work to achieve the OUSD mission for educational excellence, what concerns do you have, both currently and in the future, regarding facilities and equipment?” In no particular order or priority, the concerns were:

District Facility Input Sessions

1. Insufficient space outside for students to eat lunch (i.e. tables, benches and covers etc.)
2. Insufficient/inadequate air conditioning systems
3. Deficient/unsafe communication system for emergencies
4. Deficient of an area for kids to exercise and play safely (i.e. a flat safe piece of ground – space is available already – just not safe! fitness runs are on the street)
5. Inadequate/insufficient specialized learning areas (i.e. library, “hands-on” flexible work areas, the arts, etc.)
6. Deficient learning environment – protection from elements and pests (i.e. windows don’tfunction-real problem with yellow jackets – NO air/conditioning when hot etc.!)
7. Insufficient, inadequate and unsafe student chairs, desks and tables
8. Lack of shade structures for extended learning and lunch (i.e., arts, agriculture, life sciences etc.)
9. Unsecure facilities and grounds (i.e. need fencing building alarms, outdoor lighting and communications etc.)
10. Inadequate parking for a program that relies on parents for transportation
11. Inferior siding and sub-flooring in and on portables
12. Non-existent sound system for the arts

ELECTRICAL ASSESSMENT

Power:

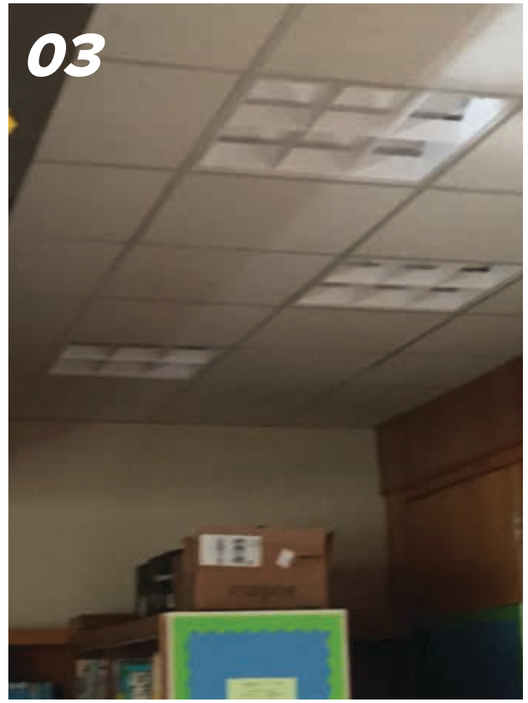
- The existing electrical service is 400A-120/208V-3PH, 4W, (PG+E #1006731227). There is no space in the existing board.

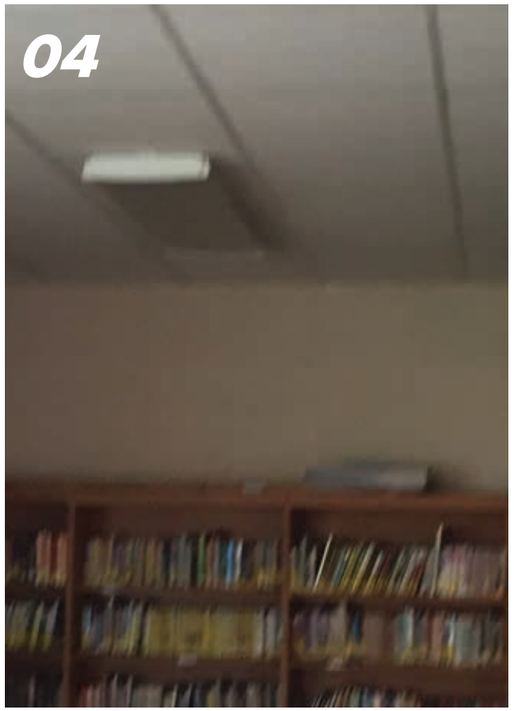
Lighting:

- The existing lights were replaced two years ago and are in good condition.
- There is a mix of recessed fluorescent lay-in fixtures in T-Bar ceilings.

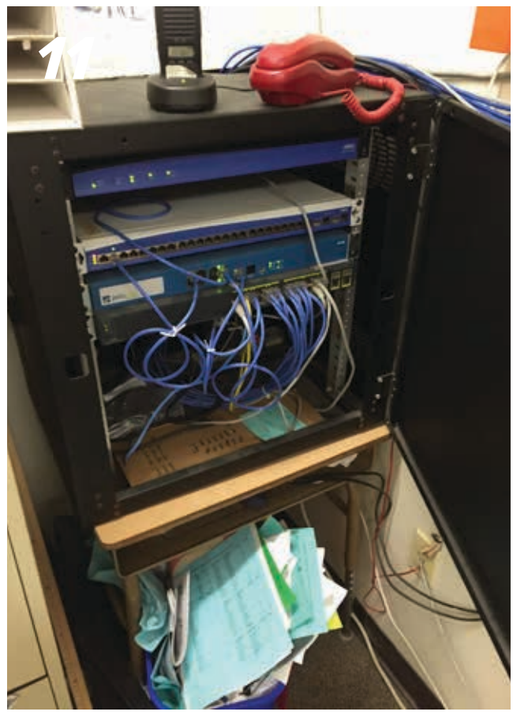
Low Voltage Systems:

- There is currently no security, CCTV, audio visual or CATV systems on the Campus.
- There is an existing Lathem Clock system that is not being used. 120V battery clocks are installed.
- Existing speakers are wall mounted.
- There is an existing MDF and telephone company switch in the Main Signal Room. The existing phone/PA system is Toshiba Strata and is located in the Main Electrical Room. There are some wireless access points in every building, but not every classroom.
- There is an existing manual fire alarm system on Campus. The existing fire alarm control panel is a Simplex 4004.





FIGURES	
01	Main Switchboard
02	Main Switchboard
03	Typical Classroom Lighting
04	Typical Lighting
05	Exterior Lighting
06	Exterior Lighting
07	Telephone MPOE
08	Clock Headend Equipment
09	PA Speaker
10	MDF Rack
11	MDF Rack
12	PA/Telephone headend
13	Fire Alarm Control panel



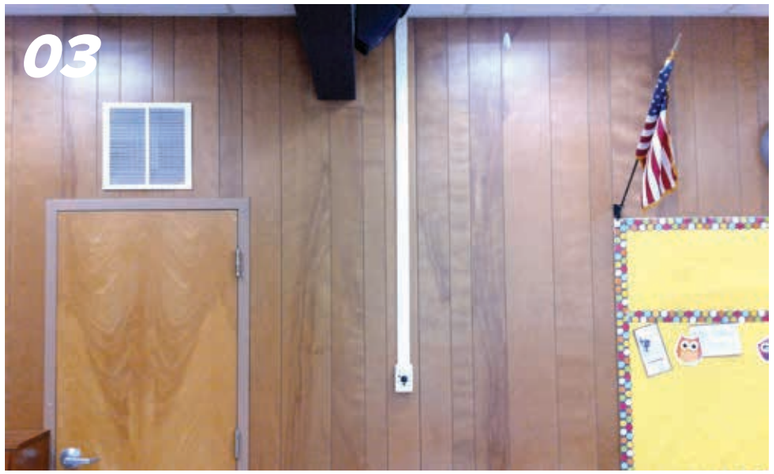
MECHANICAL ASSESSMENT

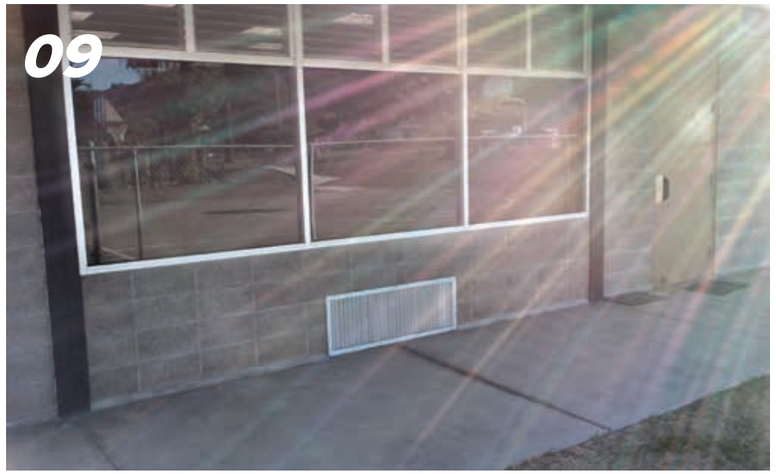
HVAC:

- The main building is served by floor mount furnace for each classroom and a shared evaporative cooler.
- The Modular building is served by an electric wall-hung unit. The unit is in fair condition
- Restrooms and miscellaneous spaces are served by exhaust fans and are generally in good condition.

Building Automation System (BAS) and Controls

There is no existing BAS at this site. The modular building HVAC unit is controlled via local wall thermostats with integral 2-hour twist timer. The evaporative cooler is controlled by a manual wall mounted turn dial. The floor mounted furnaces are controlled by a manual turn dial thermostat.





FIGURES	
01	Restroom Exhaust Fan
02	Evaporative Cooler Diffuser
03	Evaporative Cooler Control and Transfer Grille
04	Evaporative Cooler Control
05	Under Window Floor Mount Heater
06	Under Window Floor Mount Heater
07	Under Window Floor Mount Heater
08	Under Window Floor Mount Heater
09	Outside Air Grille for Wall Heater
10	Modular Bldg AC Unit
11	T-stat and 2-hr Timer
12	Evaporative Cooler

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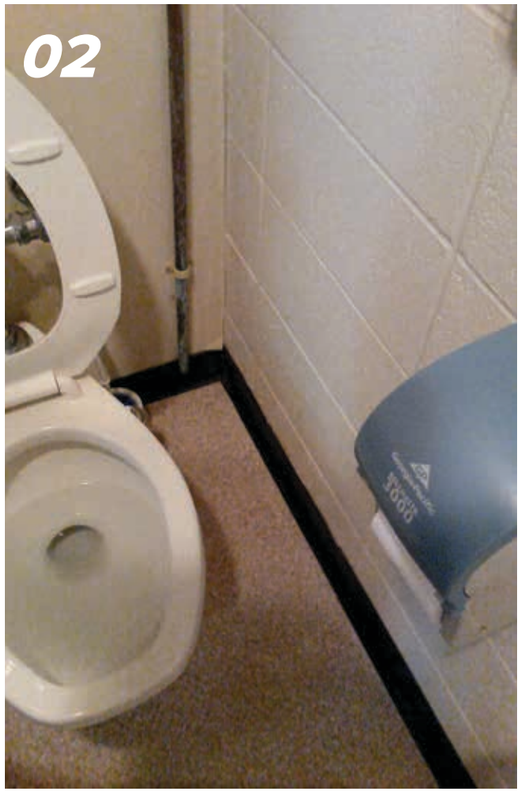
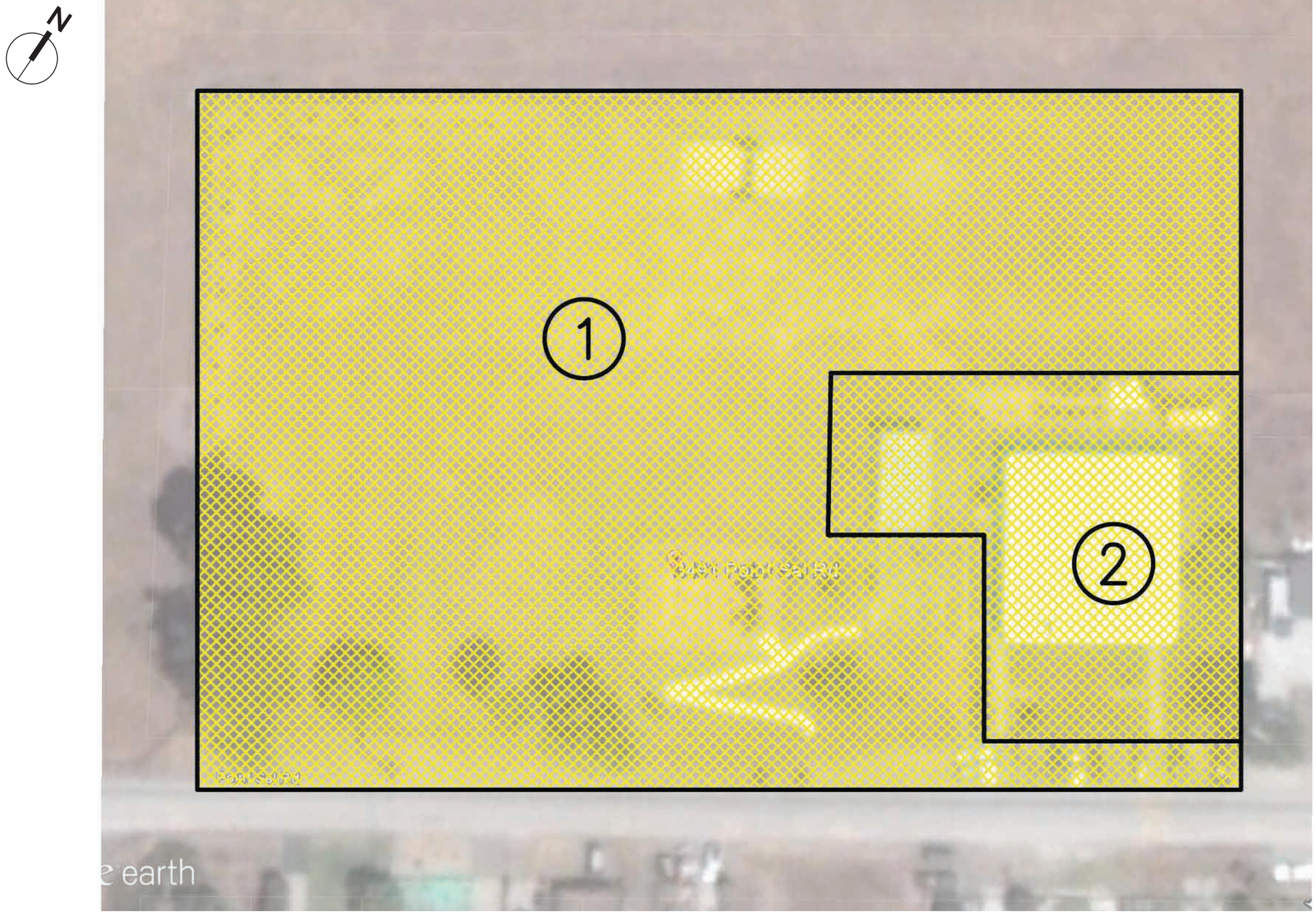


PLUMBING ASSESSMENT

- Domestic hot water: There are two small tank type electric water heaters on the site. One serves the kitchen and one serves the restroom. The water heaters appear to be in good condition.
- Plumbing fixtures: toilets and urinals have manual flush valves and lavatories have metering faucets.
- Natural gas: There is no gas infrastructure on site. All HVAC and plumbing equipment is electric.

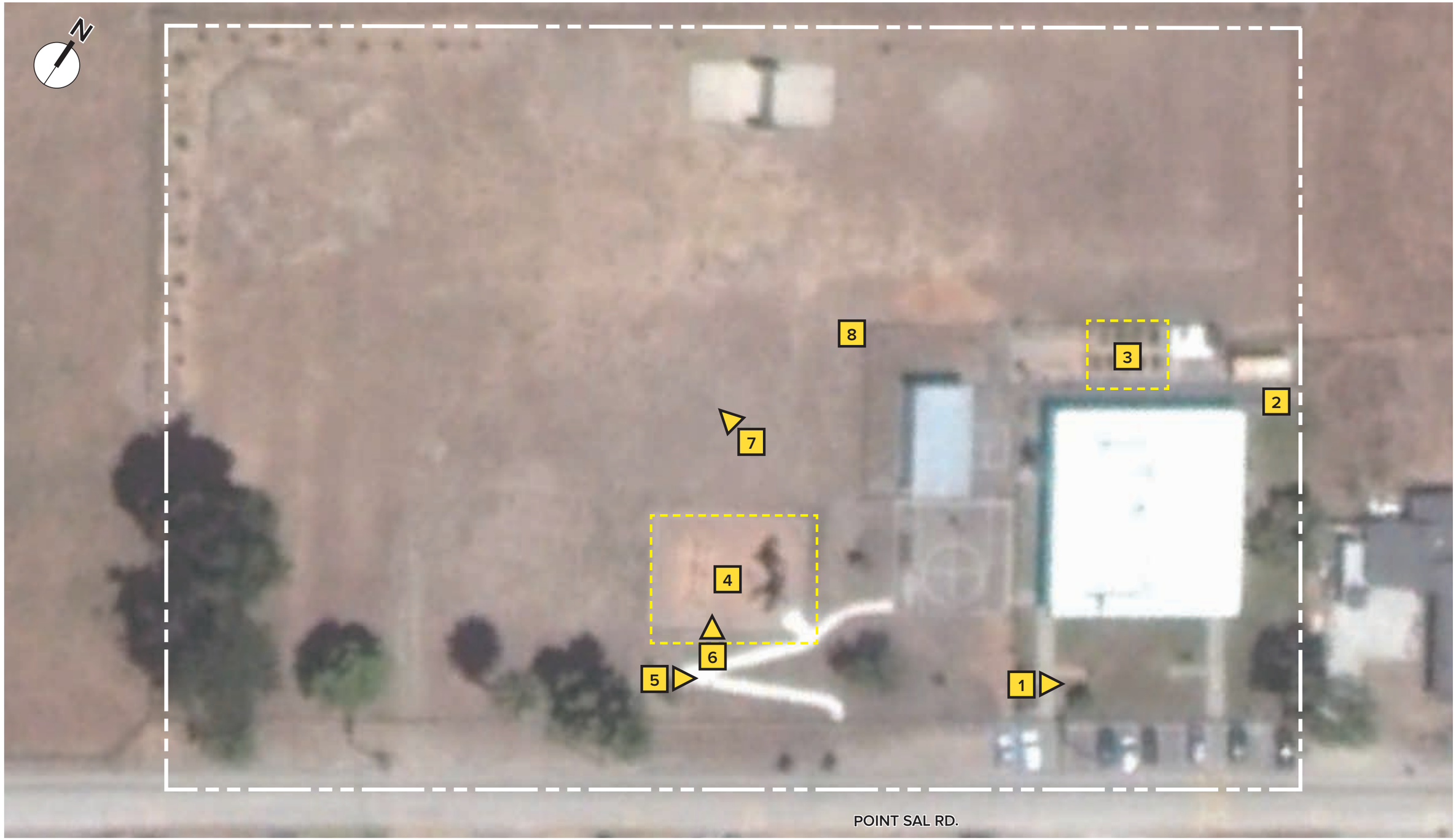
FIGURES	
01	Water Heater
02	Water Heater Pressure Relief
03	Water Heater
04	Water Heater

CIVIL ASSESSMENT



SUB-AREA	GENERAL DESCRIPTION	SUGGESTED REPAIR / MAINTENANCE
1	The asphalt in this area needs crack sealing and seal coat maintenance. The sidewalk is ADA compliant with one exception at the landing. Another ADA sidewalk access is needed for emergency access. Minor improvements needed.	Remove and replace ADA sidewalk Crack Seal and Double Seal Coat Replace Ex. Chain Link Fence with 6' Wide Gate Grade and Construct New Concrete Sidewalk
2	Asphalt pavement needs to be removed and replaced. Minor ponding occurs in the sidewalk around the building.	Remove and Replace Asphalt Remove and Replace Sidewalk Regrade Landscape to Drain

LANDSCAPE ASSESSMENT



1. LANDSCAPE AREA AT FRONT OF BUILDING

Existing Condition:
Dilapidated turf area with no shrub planting. Turf appears in poor condition.

Recommendation:
Add low-water use plant material as a compliment to the existing turf. Add new drip irrigation system for shrub planting and reconfigure spray system for the turf.

2. EXISTING IRRIGATION CONTROLLER

Existing Condition:
Outdated irrigation controller that's not weather or moisture sensor based.

Recommendation:
Replace with new compliant stand-alone or central control system.

3. STUDENT GARDEN AREA

Existing Condition:
Dilapidated garden area with wood and concrete block boxes. Limited accessibility due to surface materials.

Recommendation:
Renovate with new concrete or ACQ wood boxes.
Repair irrigation systems and expand if necessary to each box.
Replace unpaved areas with accessible surfacing such as decomposed granite.

4. PRIMARY PLAY AREA

Existing Condition:
Area is not accessible with only sand for the fall protection. There is no access to the transfer station on the play equipment and from the slides or other equipment back to the transfer station.

Recommendation:
Add rubberized fall zone material that is accessible from the entry ramp to the transfer station and to the slide areas and other equipment, or change all material to an accessible material like Fibar etc.

5. LANDSCAPE AREA ADJACENT TO PLAY EQUIP. AREA

Existing Condition:
No existing landscaping surrounding the switchback walkways.

Recommendation:
Install new low-water use accent planting and add new drip irrigation system.

6. PRIMARY PLAY AREA - SWINGS

Existing Condition:
Area is not accessible with only sand for the fall protection.

Recommendation:
Add rubberized mats below each swing, and change all material to an accessible material like Fibar etc.

7. OPEN PLAY ATHLETIC FIELDS

Existing Condition:
Dilapidated turf, compacted soil, and irrigation coverage is lacking.

Recommendation:
Till and amend the soil, repair irrigation systems and re-sod and or re-seed the entire area.

8. EXISTING DRINKING FOUNTAIN AT FIELD

Existing Condition:
Existing non-accessible drinking fountain.

Recommendation:
Replace with compliant "high-low" drinking fountain.
Install accessible paving to fountain.

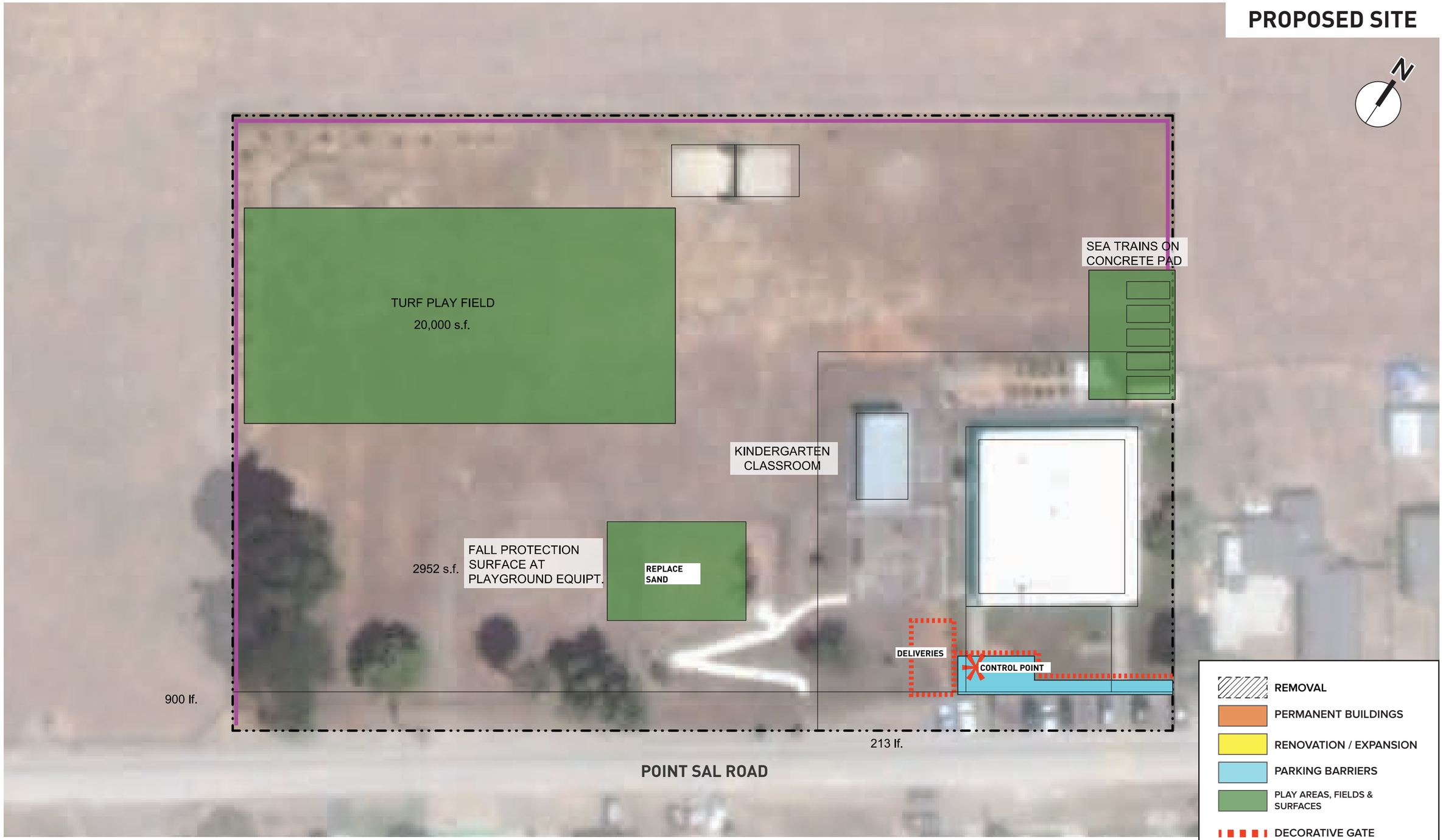
EXISTING SITE

EXISTING BUILDINGS

EXISTING PORTABLES

AGE	YEAR INSTALLED
OVER 50	- 1965
41 - 50	1966 - 1975
31 -40	1976 - 1985
21 - 30	1986 - 1995
10 - 20	1996 - 2006
LESS THAN 10	

PROPOSED SITE



RECOMMENDATIONS

ARCHITECTURAL RECOMMENDATIONS

While the Facility Input Session list provides an excellent start to identifying aspects of the campus that directly affect the District in delivering educational excellence, most of the concerns can be addressed through collaborative planning in a selective modernization of the campus.

Both of the existing restrooms need to be fully renovated to replace finishes and meet current accessibility requirements. Some of the plumbing fixtures appeared to have been recently upgraded and is evidenced by the different colors of wall and floor tiles. Given the current enrollment the number of plumbing fixtures is sufficient to meet current requirements, but may require additional fixtures if additional classrooms are added to the campus.

The rest of the facility will need to be modernized with new finishes and new light fixtures to raise the level of effectiveness as the new complex. Door thresholds that are also non-compliant will need to be retrofitted or replaced. In tandem with new doors and windows it is recommended to replace the roofing when any roof mounted equipment needs replacement. These improvements serve to increase energy efficiency, acoustics and security.

At the multipurpose room the addition of a sound system will improve their performance venues which will be evaluated along with the proper acoustic treatment of the space. For occasions that require the use of the library space for increased seating capacity it is recommended that the library be re-envisions with mobile book carrels and shelves that will maximize the utility of both spaces. Flexible and easily moveable furniture are integral to 21st century learning environments.

For improved communications at the campus a new VOIP phone system is being recommended and is addressed in the electrical recommendations section of the assessment.

New Construction

To meet the educational goals established by the Charter Academy the program needs additional classroom and enhanced support spaces to accommodate their Independent K-8 program. Expansion at the campus would ideally consist of two additional classrooms to provide sufficient classroom space for the K-8 program that currently manages the enrollment with two classrooms. Along with the additional instructional areas, support spaces such as restrooms may form the core of the expansion.

To improve outdoor activity space the introduction of a covered lunch area that would function as an outdoor classroom. For athletics and recreation a small, level artificial turf playfield is recommended for P.E. for the 7th and 8th grade students. With the inclusion of the play field a tall perimeter fence along the sides of the play area should be installed to keep play equipment safely within the campus grounds.

With storage space a premium, future containers added to the campus will be installed on concrete slabs for improved maintenance and safety from gophers and snakes.

ELECTRICAL RECOMMENDATIONS

Power:
- To provide sufficient capacity for future modernizations or expansion of the Campus, we recommend the current electrical service be upgraded to an 800A-120/208V, 3PH, 4W service.
- We recommend providing new receptacles for computer workstations and audio/visual equipment in classrooms.

Lighting:
- The District may want to upgrade to new interior lighting and controls to meet current T-24 requirements and lower energy costs.

Low Voltage System:
- A new CCTV system should be considered.
- A new security system should be provided throughout the Campus.
- Clocks are in good condition and should remain.
- A new data system including IDF racks should be provided at a dedicated, air-conditioned signal room location. New CAT6 data cabling should be provided throughout the facility.
- A new VOIP phone system should be provided throughout the building. New telephone outlets with CAT6 cabling should be provided.
- Wireless access points should be considered throughout the Campus and in every classroom.
- New audio-visual systems (including overhead projectors, smartboards, etc.) should be considered for the classrooms.
- The existing fire alarm system does not comply with current State of California Fire Marshal requirements. A new automatic voice evacuation system should be provided throughout the Campus.

MECHANICAL RECOMMENDATIONS

HVAC
Consider replacing furnace/evap cooler with rooftop AC unit or split system.

BAS and Controls
Consider replacing AC unit thermostats with 24/7 programmable thermostats.

PLUMBING RECOMMENDATIONS

- Plumbing fixtures – lavatories – consider replacing faucets with sensor activated, low-flow AB1953 (lead-free) compliant fixture.
- Plumbing fixtures – toilets and urinals – consider replacing with sensor activated, low-flow fixture.
- Modular classroom A/C units – condensate needs to drain to an approved receptor or drywell.

COST ESTIMATES

ITEM	QUANTITY	UNIT	UNIT COST	CONSTRUCTION COSTS SUBTOTAL	CONSTRUCTION COSTS TOTAL(plus 30%)	TOTAL PROJECT COST (plus 35%)
DISTRICT IDENTIFIED TOP PRIORITIES						
A. Replace Aging Portables						
Remove Portables 25+ Years Old	0	ea	$8,000.00	$0		
Remove Balance of Portables	1	ea	$8,000.00	$8,000		
B. Site Safety						
Install new 6' perimeter fencing/ gates	1,538	lf	$45.00	$69,210		
New 20' wide rolling vehicle chain link gates	2	ea	$3,000.00	$6,000		
New 6' wide pedestrian chain link gates	3	ea	$600.00	$1,800		
CCTV security	4,830	sf	$1.50	$7,245		
C. Improving Efficiencies						
HVAC system upgrades- Sitewide	4,830	sf	$20.00	$96,600		
Replace lighting w/LED fixtures	4,830	sf	$14.00	$67,620		
NEW energy management system	4,830	sf	$7.00	$33,810		
Retrofit Faucets & Flush Valves w/Lo Flo	250	sf	$10.00	$2,500		
D. Bring Facilities to Codes						
Replace Fire Alarm System	4,830	sf	$5.00	$24,150		
ADA at Visitor Parking	1	lot	$75,000.00	$75,000		
Replace Fall Protection at play equipment	2,952	ls	$15.00	$44,280		
E. Upgrade Facilities Consistent w/ Student Needs						
Repair Grass Playfield	20,000	sf	$10.00	$200,000		
Replace drinking fountain	1	ea	$7,500	$7,500		
F. Technology Infrastructure						
Uninterrupted power supply to data server rm	1	ls	$15,000	$15,000		
Power upgrade to (n) technology & A/V	4,830	sf	$4.00	$19,320		
NEW DATA System incl. IDF Racks & CAT6 Cabling. Dedicated AC System	4,830	sf	$5.00	$24,150		
NEW Wireless Access Points	4,830	sf		Included with Data		
Total Hard Cost				$702,185		
Total Construction Cost					**$912,841**	
Total Project Cost						**$1,232,335**

8. LAKEVIEW

JUNIOR HIGH SCHOOL

SVA

ARCHITECTS

LAKEVIEW JUNIOR HIGH SCHOOL

3700 ORCUTT ROAD, SANTA MARIA, CA 93455

Our vision is that all students at Lakeview Junior High will experience equal access to a well-balanced, challenging education that is designed to prepare them to think, communicate, and achieve to their fullest academic, social, and personal potential.

Lakeview Junior High was established in the year 1964 by the Orcutt Union School District due to the increased population of Orcutt Junior High. Today, the school serves approximately 500 students. With the school's mascot being the Trojan Warrior, the school colors are black and gold. Lakeview has been recognized as a California Distinguished School three times—in 1988, 1990, and 1996—and was awarded National Blue Ribbon status in 1998.

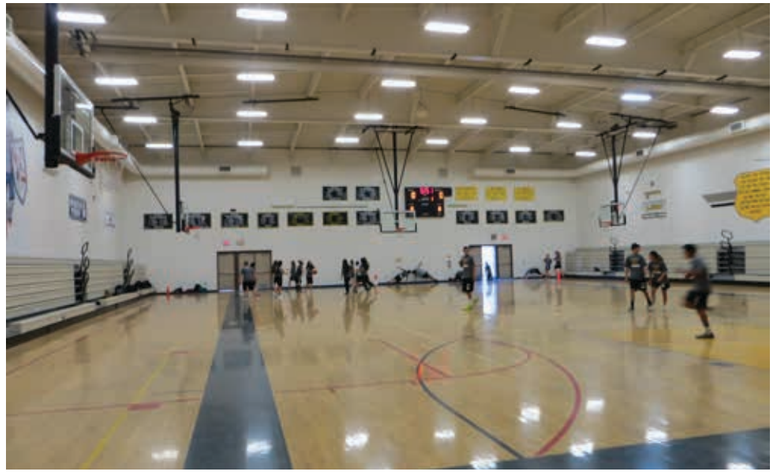
The mission of the Orcutt Union School District is to ensure the educational success of all students by creating and maintaining high expectations, a safe learning environment, a commitment to excellence, and comprehensive programs that are customized to empower children to reach their fullest potential as responsible and productive citizens in a continuously changing world.

Lakeview Junior High School is located in the northern region of Santa Maria and serves students in grades seven through eight, following a traditional calendar. At the beginning of the 2012-13 school year, 555 students were enrolled, including 7.3% in special education, 7.8% qualifying for English Language Learner support, and 46.1% qualifying for free or reduced price lunch. Lakeview Junior High School achieved a 2012 Academic Performance Index (API) score of 812 and achieved a score of 782 in 2013.

Mission Statement:

Lakeview Staff believes all students can learn. To achieve learning for all we agree to the following commitments:

- Provide a safe environment for all students and staff
- Address the needs of the whole child, academically, socially, emotionally and physically
- Build a strong connection to school for all students
- Adapt instructional practices to meet the changing needs of all students



ARCHITECTURAL ASSESSMENT

The campus underwent a limited modernization effort nearly fifteen years ago: the modernization replaced infrastructure and introduced new technology, along with an upgraded fire alarm system. Relocatable structures were brought onto the site to provide additional instructional spaces for various programs, ranging from music and art to special needs classrooms. In the following years, other alterations and improvements to play areas were made and site accessibility issues were addressed.

The overall condition of the campus was observed to have been well-maintained since the modernization. No major physical damage or deficiencies were noted during these site visits.

On May 20, 2015, the District conducted a Facility Input Session to document issues at each of the campus sites; the concerns dealt with the learning environment and operational challenges affected by current conditions.

These concerns were given in response to the key question "As you work to achieve the OUSD mission for educational excellence, what concerns do you have, both currently and in the future, regarding facilities and equipment?" In no particular order or priority, the concerns were:

District Facility Input Sessions

1. Inferior portable classrooms
2. Outdated computers
3. Not enough staff restrooms (distance from rooms is too far)
4. Limited counselor/specialists space to meet the needs of kids (break out rooms)
5. Lack of grass in the Quad area creating dirt and a mess
6. Unsafe athletic fields due to unevenness and gopher holes
7. Leaking old water gutters when it rains over all corridors
8. Worn out stage facility (i.e. holes in curtains, old/poor lighting etc.)
9. Some damaged furniture and limited in flexibility for instruction
10. No HVAC filters, compromising ventilation effecting electronics, general cleanliness, air quality for students and staff
11. Lack of ventilation in portables and regular building, classrooms due to no screens
12. Unsanitary condition in rooms due to fly infestation
13. Inadequate gym space due to OAHS and other outside community groups (i.e. Boys & Girls Club etc.)
14. Inadequate and unprofessional administrative offices space (cannot find space for counselors and students
15. Inadequate covered eating space
16. Inadequate technology infrastructure (i.e. electric outlets, mobile furniture with upgraded electrical etc.) Not enough bandwidth to support growing needs
17. Uncontrolled bus loading/unloading (loading is in the middle of parking lot)
18. Irregular lighting in parking lots, currently a "twist" timer and custodian only sets it
19. Insufficient campus security; principal cannot monitor from office during school hours and after school hours (very open campus)
20. Not being able to adjust the classroom thermostats to address changing weather conditions outside. Also – unequal in various parts of the room/zone.
21. Outdated libraries
22. Not having access to a librarian limiting students ability to use library
23. Inadequate stage area and curtains need to be replaced
24. Insufficient cooling in the MUR for performances. The room has no air conditioning and when there are plays or performances, the audiences/cast members are literally dripping by the end of the show. Some even became light headed, which is unhealthy and dangerous

ELECTRICAL ASSESSMENT

Power:

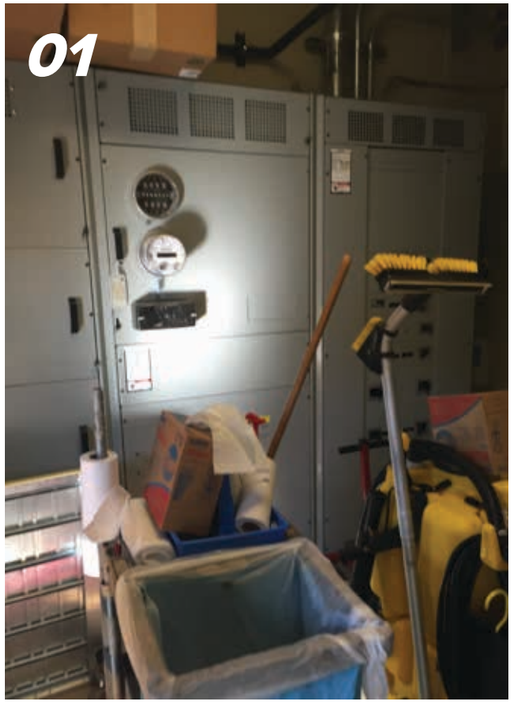
- The existing electrical service is 2,000A-120/208V-3PH,4W. (PG+E #1009516481) by Siemens. There is very minimal space remaining in the board. Panelboards in the Administration Building are past their life expectancy.

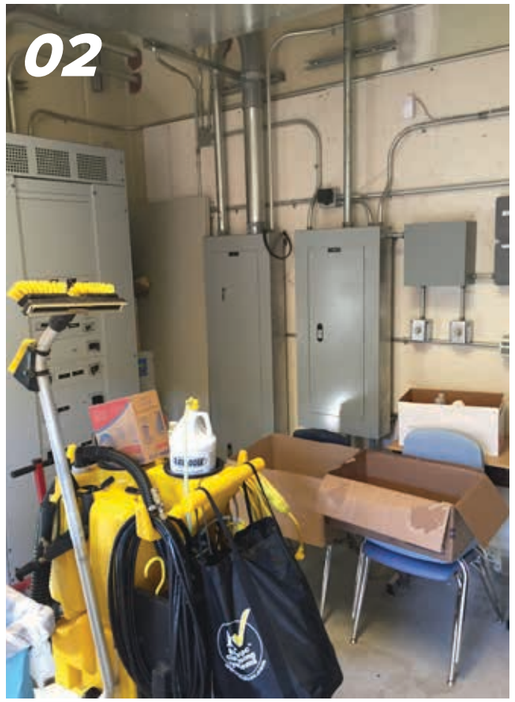
Lighting:

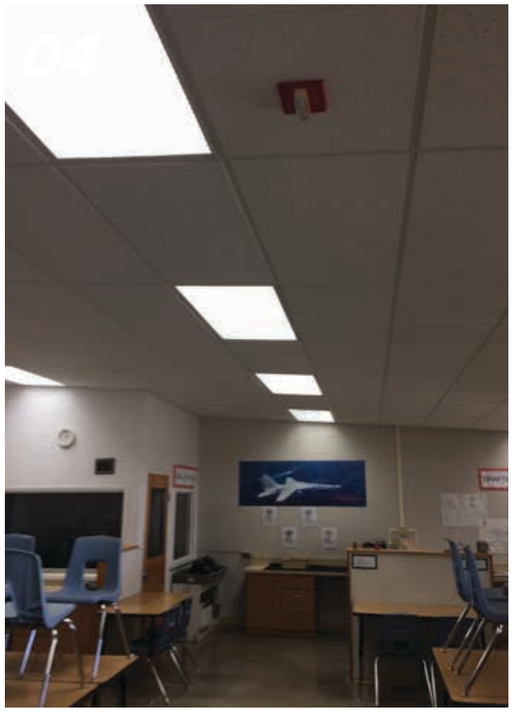
- Recessed and surface mounted fluorescent lighting is provided in most interior spaces.
- Exterior lighting is a mixture of compact fluorescent and high pressure sodium.
- Building mounted fixtures are compact fluorescent wall packs.
- The existing parking lot has high pressure sodium fixtures.
- Emergency lighting is via emergency bug eye fixtures.

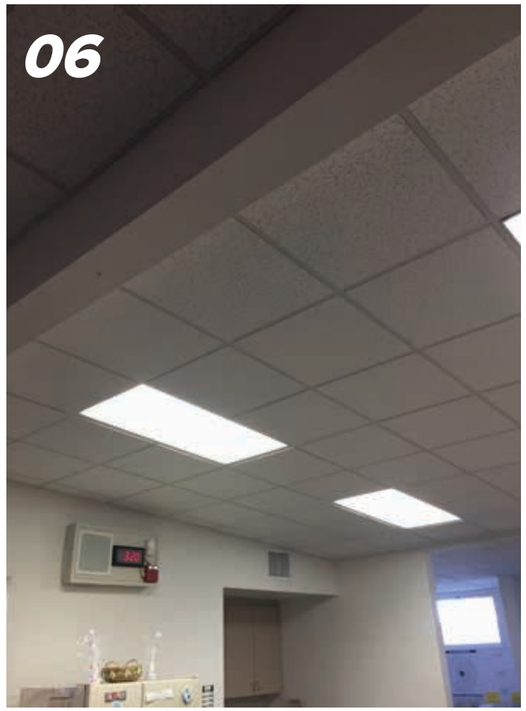
Low Voltage:

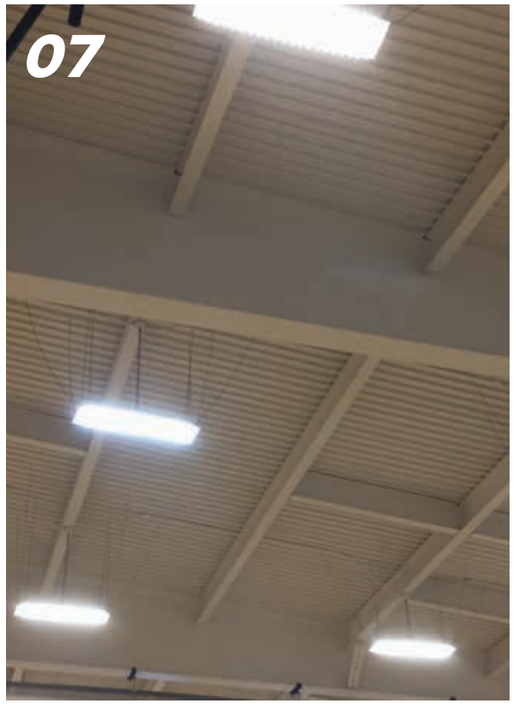
- There are no existing CCTV or audio/visual systems.
- There is an existing Honeywell Ademco security system.
- Classrooms contain wall mounted CATV outlets, speakers and clocks.
- There is an existing MDF rack and phone switch at the Main Signal Room. The phone system is Avaya Lucent with NEC phones. There are some wireless access points in every building, but not every classroom.
- The existing sound system in the Gym is not in good condition.
- The existing fire alarm control panel is a Simplex Autocall 4100. The Campus has a manual system.

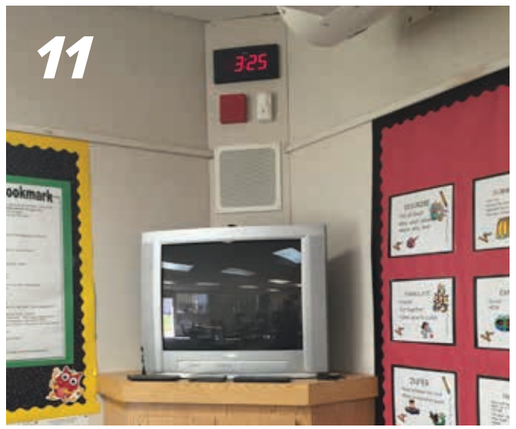












FIGURES	
01	Existing Main Switchboard
02	Existing Electrical Equipment
03	Existing Older Panelboard
04	Typical Classroom Lighting
05	Typical Classroom Lighting
06	Typical Lighting
07	Gym Lighting
08	Exterior Lighting
09	Exterior Lighting
10	MDF Rack
11	Typical Low Voltage Devices
12	Typical Low Voltage Devices
13	MDF Rack
14	Low Voltage Headend Equipment

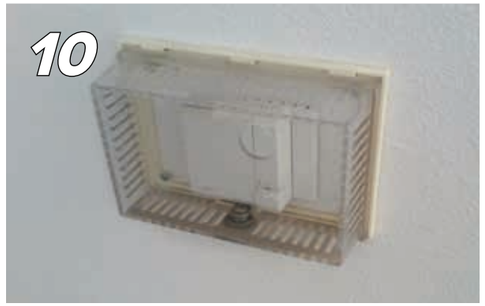
MECHANICAL ASSESSMENT

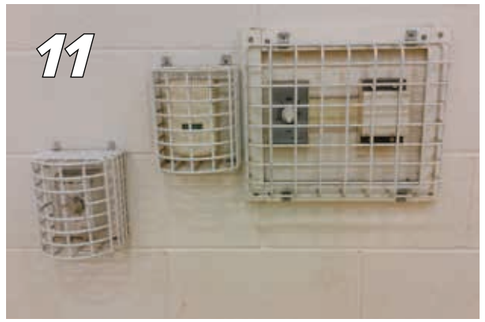
HVAC:

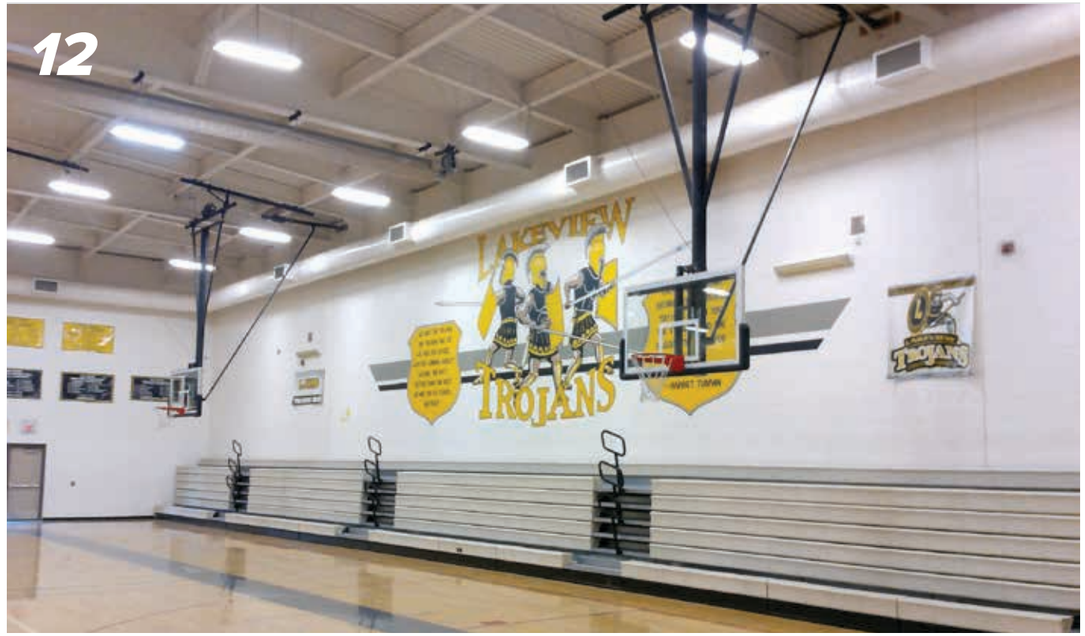
- Permanent buildings are all served by 3 or 4-ton gas/electric package units. The majority of units are approximately 13 years old and appear to be in fair condition.
- Modular buildings are served by a combination of either electric or gas/electric 3-ton wall-hung units and appear to be in fair condition. Underground gas piping has been added so gas/electric units can be installed in place of electric only as they need to be replaced.
- Restrooms and miscellaneous spaces are served by exhaust fans and generally appear to be in good condition.
- Gym is served by two (2) Reznor packaged units.

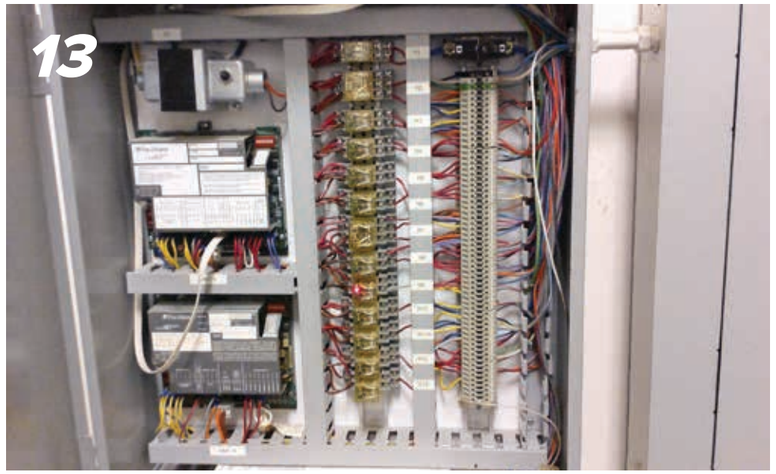
Building Automation System (BAS) and Controls

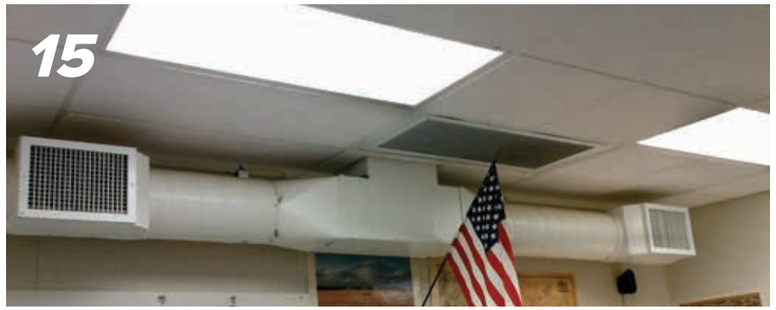
- There is no existing BAS at this site except for the gym which has a stand-alone system. HVAC units are controlled via local wall thermostats with integral 2-hour twist timer. Exhaust fans are controlled by keyed switch.

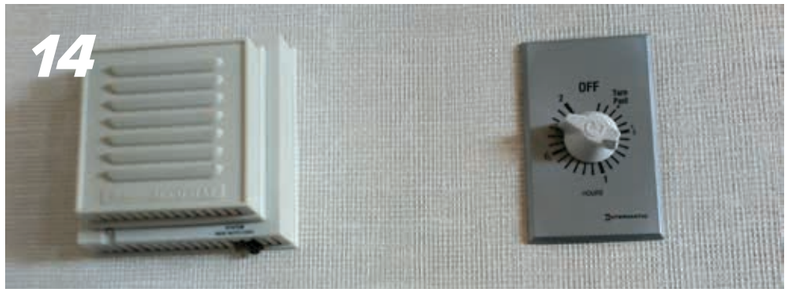












FIGURES	
01	MDF Room Unit
02	Split Fan Coil Units
03	Combustion Air Louver
04	Modular Bldg AC Units
05	Modular Bldg AC Unit
06	Rooftop Package Unit & Exhaust Fans
07	Rooftop Package Unit
08	Rooftop Package Unit & Exhaust Fans
09	Rooftop Package Unit & Exhaust Fans
10	Thermostat
11	Thermostats & Timers
12	Duct Work & Diffusers
13	Control Panel
14	Thermostat & 2-hr Timer
15	Classroom Duct Work
16	Thermostat Above Desktop Computer

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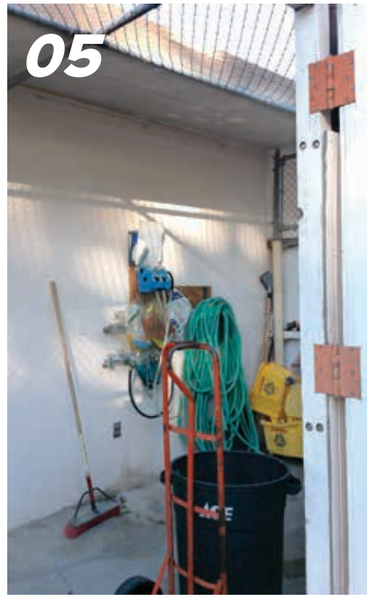
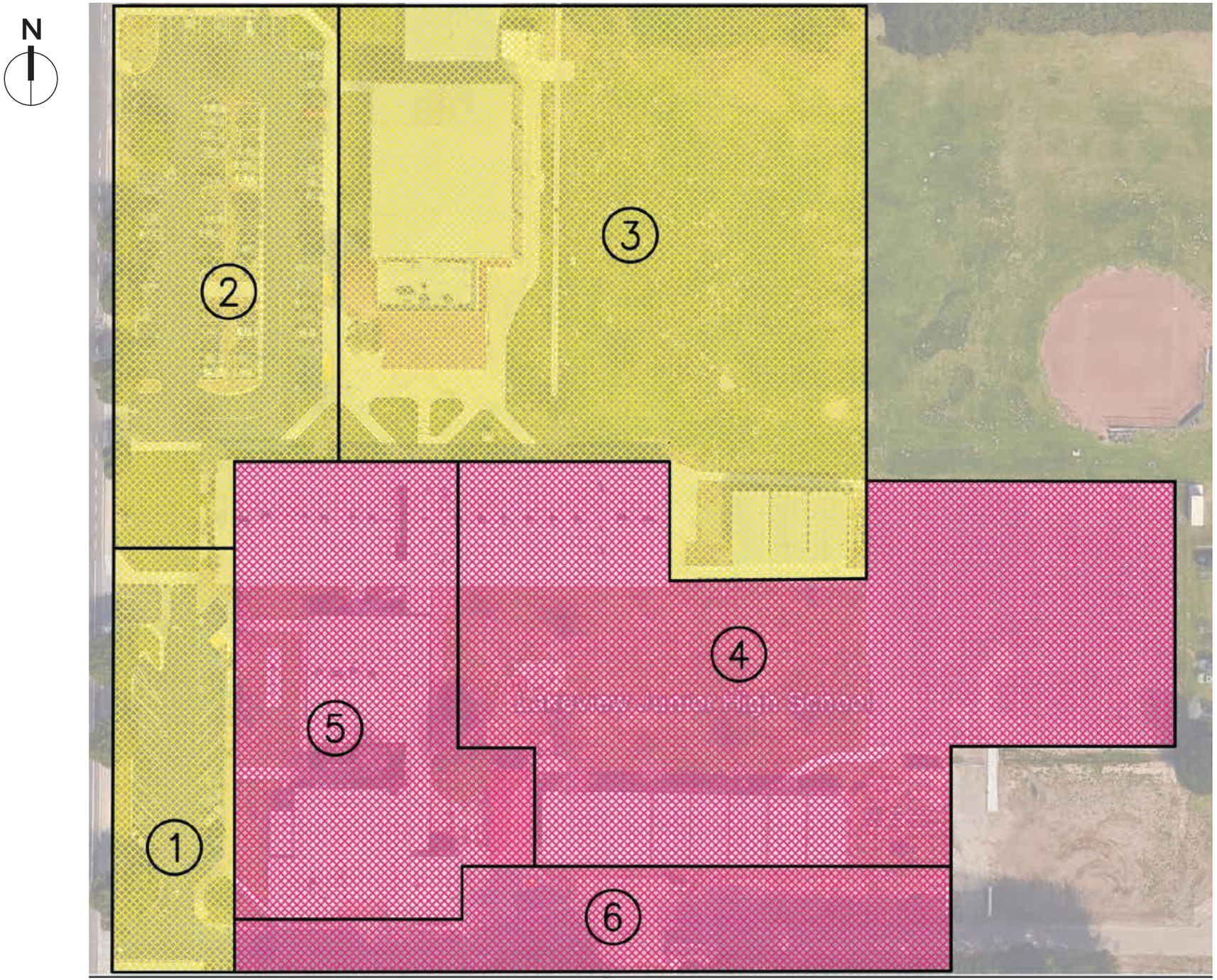


PLUMBING ASSESSMENT

- Domestic hot water: provided using electric and gas-fired tank type water heaters. Domestic hot water is provided to the administration building, kitchen, locker rooms, multi-use building and specialty classrooms. Student use restrooms and standard classrooms aren't provided with hot water. The water heaters all appear to be in good condition and have been replaced within the last 8-years.
- Plumbing fixtures: toilets and urinals have manual flush valves and lavatories have metering faucets.
- Natural gas: Gas meter and regulator on site with gas-fired HVAC units, boiler and water heaters.

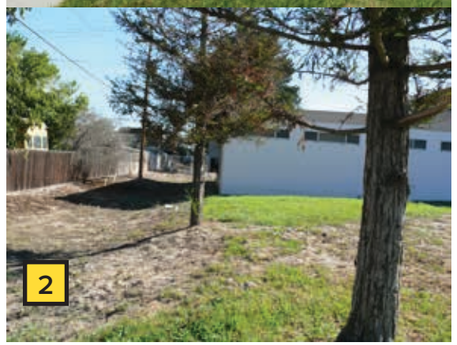
FIGURES	
01	Water Heater
02	Water Heater and Timeclock
03	Sink with Grease Trap
04	Can Wash Area with Drain
05	Can Wash Area
06	Gas Meter and Regulator
07	Water Heater
08	Water Heater Vent
09	Water Heater Vent
10	Water Heater
11	Water Heater Circulation Pump

CIVIL ASSESSMENT



SUB-AREA	GENERAL DESCRIPTION	SUGGESTED REPAIR / MAINTENANCE
1	ADA parking stalls and ramps are not ADA compliant and need replacement. Minor drainage problem needs repair in the parking lot. Asphalt is in good condition.	Remove and Replace Asphalt Remove and Replace Sidewalk Remove and Replace Curb and Gutter
2	The asphalt is good condition. There are portions of sidewalk that are not ADA compliant. The pedestrian walk path in the parking lot needs truncated domes.	Remove and Replace Sidewalk Add Truncated Domes
3	The sewer emits an odor during heavy rain; this will need investigation. Some sidewalk is not ADA compliant.	Remove and Replace Sidewalk Investigate Sewer Failure Repair Sewer Failure
4	Water ponds in the sidewalk in front of Rooms 13 and 16 as well as in the asphalt pavement basketball and volleyball courts.	Asphalt Skin Patch Double Seal Coat Re-Stripe Grade New Landscape Culvert Detention Basin Remove and Replace Sidewalk
5	There is very significant ponding water at the bottom of the cafeteria ramp and the ramp is not ADA compliant. Picnic table area is not ADA compliant.	Regrade Walkway and Install New Sidewalks/Ramps Install New Handrail Remove and Replace Concrete Patio
6	Parking lot is in poor condition and does not drain properly. Trash truck traffic damages asphalt pavement. Sewer manhole needs repair. Driveway to baseball fields has tree root concerns. Sidewalk behind kitchen needs replacement	Remove and Replace Asphalt Parking Lot Re-Stripe Remove and Replace Sidewalk Construct New Dumpster Pads Double Seal Coat

LANDSCAPE ASSESSMENT



1 & 2. NORTHWEST LANDSCAPE PLANTER

Existing Condition:
No landscaping and or irrigation adjacent to drainage channel and up along the south property line.

Recommendation:
Till and amend the soil, add native and or drought tolerant plant material and drip style irrigation. Plant low ground cover with a maximum height of 12” and low water demand plant material.

3. PARKING LOT PLANTER

Existing Condition:
Bark much in the parking islands, broken irrigation not operable.

Recommendation:
Install automatic drip system, till amend the soil and install medium-height, maximum 36” plant material.

4. PLANTER ALONG ORCUTT ROAD

Existing Condition:
Existing turf areas in street parkways. Overhead spray irrigation systems are in adequate condition.

Recommendation:
Install automatic drip system, till amend the soil and plant medium height maximum 36” drought-tolerant plant material.

5. PLANTER ALONG ORCUTT ROAD

Existing Condition:
Existing turf areas in street parkways. Overhead spray irrigation systems are in adequate condition.

Recommendation:
Install automatic drip system, till amend the soil and plant medium height maximum 36” drought-tolerant plant material.

6 & 7. OUTDOOR DINING PATIO

Existing Condition:
Dirt at seating areas, erosion potential and long term maintenance problem.

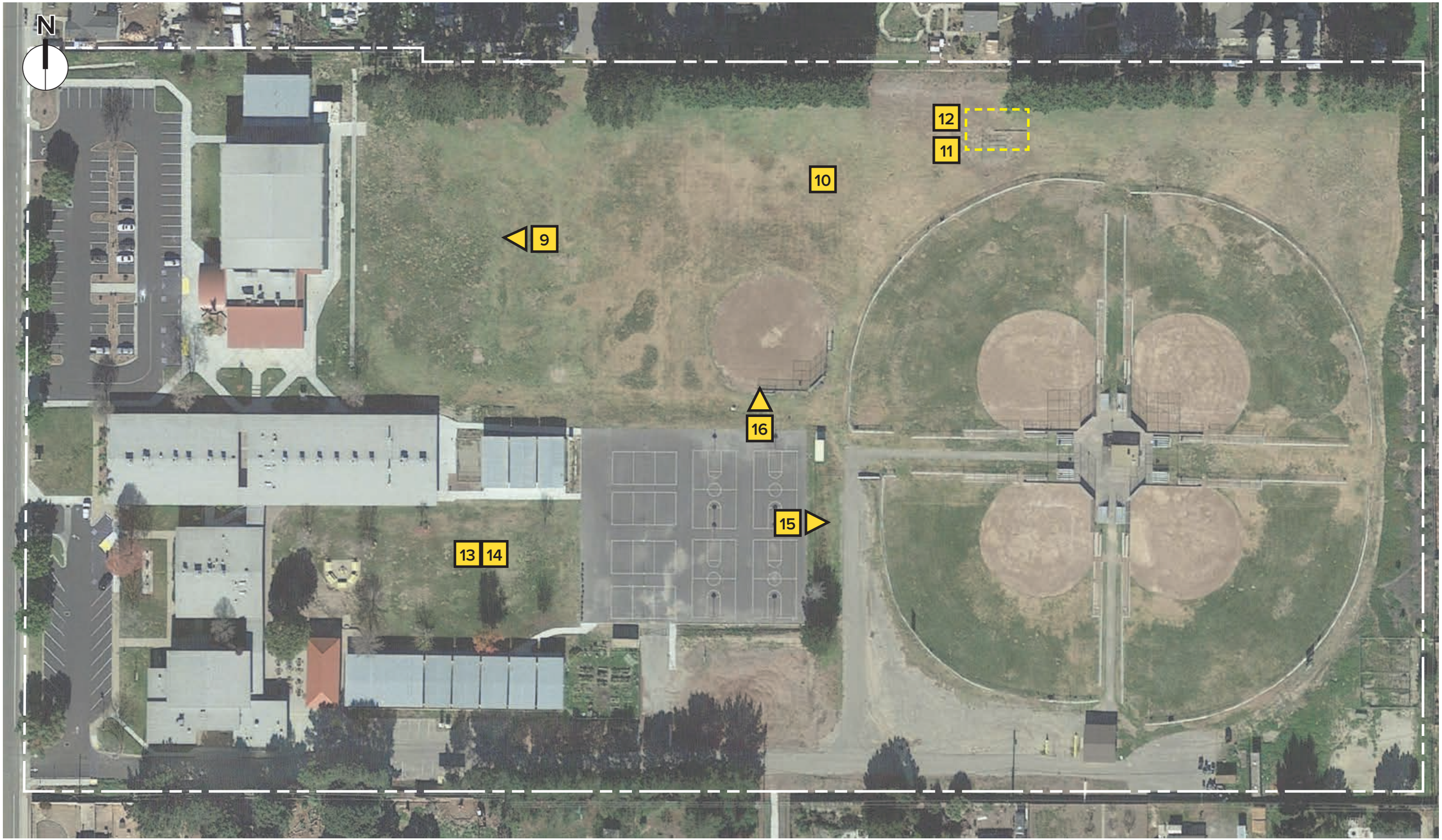
Recommendation:
Install interlocking concrete pavers in the seating areas and or decomposed granite.

8. CAMPUS CORE TURF AREA

Existing Condition:
Campus core turf area is compacted and needs repair.

Recommendation:
Need rodent eradication set up on a monthly contract with exterminator company. Till and amend the soil, repair irrigation systems and re-sod and or re-seed entire area.

LANDSCAPE ASSESSMENT (CONT.)



9. OPEN PLAY AND PRACTICE SPORTS TURF AREA

Existing Condition:
Severe gopher and rodent problem, compacted soil, and irrigation coverage is lacking.

Recommendation:
Need rodent eradication set up on a monthly contract with exterminator company. Till and amend the soil, repair irrigation systems and re-sod and or re-seed entire area.

10-12. OPEN TURF ADJACENT TO SOFTBALL FIELDS

Existing Condition:
Currently not being irrigated. Severe gopher and rodent problems. No fall protection installed around exercise stations.

Recommendation:
Need rodent eradication set up on a monthly contract with exterminator company. Till and amend the soil, repair irrigation systems and re-sod and/or re-seed if it is intended for practice use. If the District determines not to have it as a practice turf area, remove turf and irrigation, install bark mulch and or decomposed granite and install fall protection under exercise stations.

13 & 14. CAMPUS CORE TURF AREA

Existing Condition:
Turf is heavily compacted and in need of repair. High volume foot traffic through the turf and seating areas.

Recommendation:
Need rodent eradication set up on a monthly contract with exterminator company. Till and amend the soil, repair irrigation systems and re-sod and or re-seed entire area. Determine circulation routes in and around the turf area and install pathways to tables and highly-concentrated student gathering areas.

15 & 16. BASEBALL AND SOFTBALL FIELDS

Existing Condition:
Fields have gopher and rodent damage. Irrigation system and coverage appear adequate.

Recommendation:
Need rodent eradication set up on a monthly contract with exterminator company. Till and amend the soil, repair irrigation systems and re-sod and/or re-seed.

EXISTING SITE

PROPOSED SITE

RECOMMENDATIONS

ARCHITECTURAL RECOMMENDATIONS

While the Facility Input Session list provides an excellent start to identifying aspects of the campus that directly affect the District in delivering educational excellence, most of the concerns can be addressed through collaborative planning in a selective modernization of the campus.

The overall exterior condition of the campus appeared to be in good condition with no major signs of wear or damage. The relocatable classrooms have been steadily deteriorating. The goal of the team was to establish a baseline of the general condition of the campus and to document any observed physical deficiencies and to identify any conditions that would affect fire, life and safety.

Although nearly all of the restrooms were renovated for Accessibility (ADA) compliance during the last modernization, the total number of plumbing fixtures may be insufficient to meet the demands of the current enrollment. Because of the interior clearances required to meet accessibility requirements the overall number of plumbing fixtures may have been reduced. To meet current plumbing code requirements for a campus of this size, the number of plumbing fixtures would need to double to serve a campus of over 600 students.

While the last modernization addressed infrastructure and remodeling of all of the restrooms, the balance of the classroom and support spaces will need to be modernized to replace lighting and finish materials such as carpeting and tiles. It is recommended that the proposed renovation target the envelope of the buildings to improve energy efficiency and acoustics through window and door replacements. Roof replacement is also strongly recommended to coincide with the replacement of the roof top mechanical units when they reach the end of their service life.

Other upgrades and modernization that are being recommended include the kitchen and lunch areas. With new state nutritional requirements on the horizon the district has identified the need for increased fresh and frozen food storage to minimize processed foods that support smarter and healthier meal programs. The existing kitchen will need to be expanded to accommodate new walk-in coolers and freezers that will also reduce the number of trips between the campus and district central kitchen.

There is sufficient area to provide two covered lunch areas on the north end of the site adjacent to the play field. Queue lines will need to be rerouted in order to ensure student safety and protection from incidents recurring.

The recommended site improvements to the pick-up and drop-off areas should be implemented. are limited to the fencing around the exterior wall mounted HVAC units typically found on modular and portable buildings for security and to comply with ADA compliance. Under the current state-wide water conservation program it is also recommended that the turf play field be replaced with an artificial field to offset continual watering and maintenance associated with a natural turf field.

The overall objective of the assessment is to improve classroom utilization and bring the campus into compliance with current codes and regulations.

ELECTRICAL RECOMMENDATIONS

Power:

- To provide sufficient capacity for future modernizations or expansion of the Campus, we recommend the current electrical service be upgraded to a 3,000A-120/208V, 3PH, 4W service. Existing older panelboards in the Administration Building should be replaced with new panels.
- We recommend providing new receptacles for computer workstations and audio/visual equipment in classrooms.

Lighting:

- We recommend replacing the older, fluorescent lighting throughout the Campus with new energy efficient LED's to lower energy costs and meet the current Title 24 requirements.
- New automatic lighting controls should be provided throughout.
- We recommend providing battery packs within individual fixtures for emergency lighting.
- New exterior LED lighting should be provided throughout the Campus and in the parking lot.
- Building and walkway lights should be surface mounted over the existing fixture's outlet box and existing conduits should be utilized where feasible.

Low Voltage:

- A new CCTV system should be considered.
- The existing Avaya phone system is in good condition and should remain.
- A new data system including IDF racks should be provided at a dedicated, air-conditioned signal room location. New CAT6 data cabling should be provided throughout the facility.
- Wireless access points should be considered throughout the Campus and in every classroom.
- A new central PA/Clock system and new clocks and ceiling mounted speakers should be provided throughout.
- A new autonomous sound should replace the existing system in the Gym.
- New audio/visual systems (including overhead projectors, smart boards, etc.) should be considered for the classrooms in lieu of the existing CATV system.
- The existing fire alarm system does not comply with current State of California Fire Marshal requirements. A new automatic voice evacuation system should be provided throughout the Campus.

MECHANICAL RECOMMENDATIONS

HVAC

AC units are nearing the end of their useful life and will need to be replaced within the next few years. Electric only AC units on the modular buildings are being replaced with gas/electric as they are more efficient.

BAS and Controls

- Consider replacing exhaust fans that are key switched with time clocks.
- Consider replacing AC unit thermostats with 24/7 programmable thermostats

PLUMBING RECOMMENDATIONS

- Water heaters – correct seismic restraint to meet code. Requirement is to have two (2); one at each 1/3 increment height of the tank.
- Water heaters – consider installation of expansion tanks to dissipate excess back pressure.
- Plumbing fixtures – lavatories – consider replacing faucets with sensor activated, low-flow AB1953 (lead-free) compliant fixture.
- Plumbing fixtures – toilets and urinals – consider replacing with sensor activated, low-flow fixture.
- Can wash area – exterior floor drain installation doesn't meet current code as there is no roof and/or porch cover above. Recommend installing "fox" drain or equal (refer to figure 4).

COST ESTIMATES

ITEM	QUANTITY	UNIT	UNIT COST	CONSTRUCTION COSTS SUBTOTAL	CONSTRUCTION COSTS TOTAL(plus 30%)	TOTAL PROJECT COST (plus 35%)
DISTRICT IDENTIFIED TOP PRIORITIES						
A. Replace Aging Portables						
Remove Portables 25+ Years Old	2	ea	$8,000.00	$16,000		
Remove Balance of Portables	9	ea	$8,000.00	$72,000		
B. Site Safety						
Install new 6' perimeter fencing/ gates	2,051	lf	$45.00	$92,295		
New 20' wide rolling vehicle chain link	3	ea	$3,000.00	$9,000		
New 3' wide pedestrian chain link gates	4	ea	$300.00	$1,200		
CCTV security	42,993	sf	$1.50	$64,490		
C. Improving Efficiencies						
HVAC system upgrades- Sitewide	42,993	sf	$20.00	$859,868		
Replace lighting w/LED	42,993	sf	$14.00	$601,908		
NEW energy management system	42,993	sf	$7.00	$300,954		
Retrofit faucet and flush valves w/ Lo-Flo	1,962	sf	$10	$19,619		
D. Bring Facilities to Codes						
Truncated Domes	120	sf	$15.00	$1,800		
Replace/repair concrete sidewalks	7,320	sf	$12.00	$87,840		
Replace Fire Alarm System	42,993	sf	$5.00	$214,967		
Recondition grass playfields	236,314	sf	$3.05	$720,758		
E. Upgrade Facilities Consistent w/ Student Needs						
NEW 1 story 8 classroom/science bldg	9,240	sf	$325	$3,003,000		
NEW Boys & Girls Locker/Shwr/Restrooms	2,688	sf	$350	$940,800		
F. Technology Infrastructure						
Uninterrupted power supply to data server r	1	ls	$100,000	$100,000		
Power upgrades for (n) technology & A/V	42,993	sf	$5.00	$214,967		
NEW Data System incl. IDF racks	42,993	sf	$5.00	$214,967		
NEW Wireless Access Points	42,993	sf		Included with Data		
Total Hard Cost				$7,536,432		
Total Construction Cost					**$9,797,362**	
Total Project Cost						**$13,226,439**

9. ORCUTT

JUNIOR HIGH SCHOOL

SVA

ARCHITECTS

ORCUTT JUNIOR HIGH SCHOOL

608 PINAL STREET, ORCUTT, CA 93455

Orcutt Junior High School, which stands at the doorstep of America's West Coast aerospace launch site, will serve as an educational launch pad for our students—one that will prepare them well for their voyage to high school and beyond. The school provides a stimulating, rewarding, and safe environment for all students to gain a sincere appreciation for life-long learning, as well as develop academic, social, and personal responsibility skills needed by all members of our society.

The goal of education at Orcutt Junior High School is teaching and learning about self-realization, human relationships, self-sufficiency, and civic responsibility while facilitating a smooth transition from an elementary campus into a high school. Parents and community members are comforted by the knowledge of their students moving from an elementary environment into a welcoming and friendly seventh grade; after this step, through articulation and preparation in eighth grade, students will feel more prepared and comfortable about moving into the departmentalized high school setting.

ARCHITECTURAL ASSESSMENT

As part of a District side modernization effort fifteen years ago, OAs part of a District side-modernization effort fifteen years ago, Orcutt Junior High underwent an infrastructure replacement as well as introduced new technology and upgraded the fire alarm system. Over the years since the modernization, relocatable structures were brought onto the site to provide additional instructional spaces for programs such as fitness.

The campus has a few areas with cracks within the exterior plaster at walls and soffits mixed in with heavy rust at gutters and downspouts. Wood soffits at the classroom wings show peeling paint in several areas; in some cases, the wood has been replaced, but not painted. The paint underneath the covered area adjacent to the gymnasium is in need of painting.

Some concerns that were raised during interviews with staff and personnel included the condition of the restrooms, majority of which were in serviceable condition. In a few spots above the tile, there were some areas that had some minor paint peeling.

On May 20, 2015, the District conducted a Facility Input Session to document issues at each of the campus sites. These concerns encompassed the learning environment and operational challenges affected by current conditions.

These concerns were given in response to the key question “As you work to achieve the OUSD mission for educational excellence, what concerns do you have, both currently and in the future, regarding facilities and equipment?” In no particular order or priority, the concerns were:

District Facility Input Sessions

1. No bathrooms in locker rooms (i.e. inconvenient, unsafe, unsupervised, unclean, inefficient etc.)
2. Front office not visible, small, outdated, unprofessional and disorganized
3. Pump house on campus is unsafe, dangerous, ready to fall down – not very aesthetic
4. Non-existent outdoor garden space with kitchen
5. Inferior and inequitable science labs (i.e. not balanced /equal with equipment to accommodate instruction, charging of laptops in lab not working because of limited outlets etc.)
6. Non- working video network on campus
7. Inadequate secure campus (wide-open)
8. Inferior and unsafe student bathrooms (i.e. smell, leaking water etc.)
9. Insufficient portables and dilapidated
10. Non-existent “green energy” sola r, water irrigation / drought tolerant landscaping
11. Unsafe athletic fields (not even useable)
12. Issue with the drop-off and pick-up of students (i.e. bus loading, safety, parents also creating safety concerns etc.)
13. Insufficient space for fitness center/gym (safety and efficiently unsupervised)
14. Non-existent sidewalks and crosswalks (safety issue) around and on the campus
15. Unsafe walking areas (i.e. cracks, uneven surfaces, etc.)
16. Inadequate staffing and access to library (location of library on campus is isolated)
17. Insufficient bandwidth to support current and certainly in the future
18. Outdated computers and computer labs
19. Limited access to the computer labs (i.e., creating problems during testing etc.)
20. Student work space outdated and classroom furniture is inflexible
21. No appropriate fine arts space
22. Health concern with road way used by high school students for parking
23. Inadequate back-pack space in and out of classrooms (i.e. safety issue for students walking out of classroom etc.)
24. Limited and not modernized library
25. Building fascia dilapidated, dry rot and structural issues
26. Insufficient/inadequate in-door athletic spaces. High school has created a scheduling nightmare, creating limited space for Jr. High. Equipment/fields/courts being destroyed. Wear and tear from high school

ELECTRICAL ASSESSMENT

Power:
- The existing electrical service is 1,000A-120/208V-3PH,4W. (PG+E #119679220) by Siemens. There is some space remaining in the board.
- We recommend providing new receptacles for computer workstations and audio/visual equipment in classrooms.

Lighting:
- Recessed fluorescent lighting is provided in most interior spaces.
- Classrooms do not have code required occupancy sensors to shut down lights automatically.
- The Gymnasium Building has newer 2' x 4' LED fixtures.
- Exterior lighting is a mixture of compact fluorescent and high pressure sodium.
- Building mounted fixtures are compact fluorescent (and some high pressure sodium) wall packs.
- Walkways canopies have recessed downlights.
- The existing parking lot has high pressure sodium fixtures – some are damaged.
- The exterior lights are controlled by timeclocks at each building and via photocells at the relos.
- Emergency lighting is via battery packs within fixtures.

Low Voltage:
- There are no existing CCTV or audio/visual systems. Classroom projectors are on carts.
- There is an existing Honeywell Ademco security system. Classrooms have ceiling mounted motion sensors.
- There is an existing Rauland Telecenter ICS PA rack. Classrooms have digital clocks.
- There is an existing MDF rack and phone switch at the Main Signal Room.
- Cabling throughout the Campus is CAT5.
- The phone system is Avaya Lucent with NEC phones that are tied into the District Office's main telephone switch.
- There are some wireless access points in every building, but not every classroom.
- There are some laptop carts on Campus, but not throughout.
- The existing fire alarm control panel is a Simplex Autocall 4100. The Campus has a manual system.

Figure 1: Main Switchboard

Figure 2: Main Switchboard

gure 3: Main Switchboard

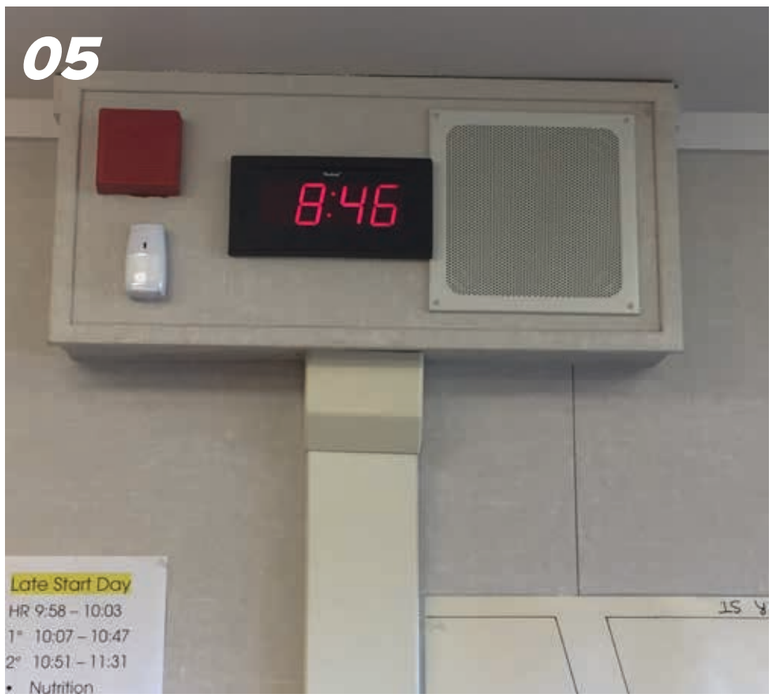


Figure 6: Typical low voltage cabinet

Figure 7: MDF Room/Cabinet

Figure 8: Data Cabinet

Figure 11: Existing Fire Alarm Panel

FIGURES	
01	Main Switchboard
02	Main Switchboard
03	Main Switchboard
04	Typical Classroom Lighting
05	Typical Low Voltage Devices
06	Typical Low Voltage Cabinet
07	Existing Fire Alarm Panel
08	Data Cabinet
09	MDF Room / Cabinet

MECHANICAL ASSESSMENT

HVAC:

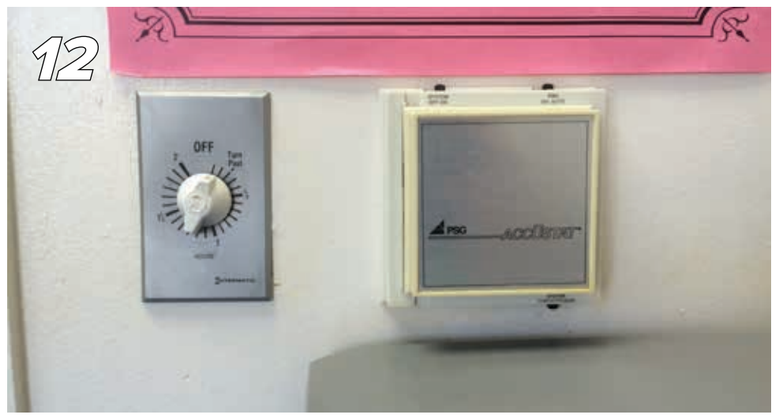
- Permanent buildings are all served by 3 or 4-ton gas/electric package units. The majority of units are approximately 13 years old and appear to be in fair condition.
- Modular buildings are served by a combination of either electric or gas/electric 3-ton wall-hung units and appear to be in fair condition. Underground gas piping has been added so gas/electric units can be installed in place of electric only as they need to be replaced.
- Restrooms and miscellaneous spaces are served by exhaust fans and generally appear to be in good condition.
- The kitchen is served by makeup air unit (MAU) and exhaust. The MAU was replaced in 2014 and appears in good condition.
- The gym is served by exhaust fans on one end with louvers on the opposite end to provide cross-flow ventilation.

Building Automation System (BAS) and Controls

- There is no existing BAS at this site. HVAC units are controlled via local wall thermostats with integral 2-hour twist timer. Exhaust fans are controlled by keyed switch.

Figure 8: Gym - Louvers

gure 11: Boiler



FIGURES	
01	Rooftop AC Unit
02	Rooftop AC Unit
03	Exhaust Fans
04	Exhaust Fan
05	Kitchen Exhaust
06	Kitchen Exhaust J-Box
07	Kitchen Make-Up Air Unit
08	Gym – Louvers
09	Gym Exhaus Fans
10	Modular Bldg AC Unit
11	Boiler
12	T-stat and Timer
13	T-stat and Timer
14	Classroom Overhead Ductwork

Figure 14: Classroom overhead ductwork

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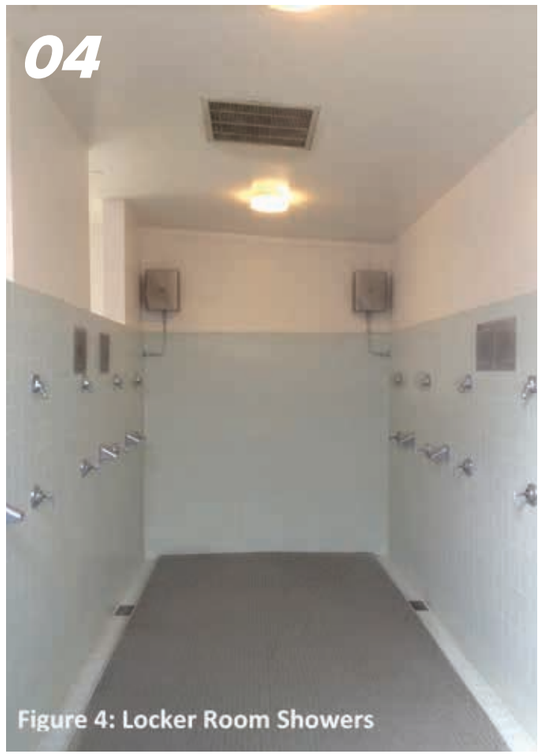
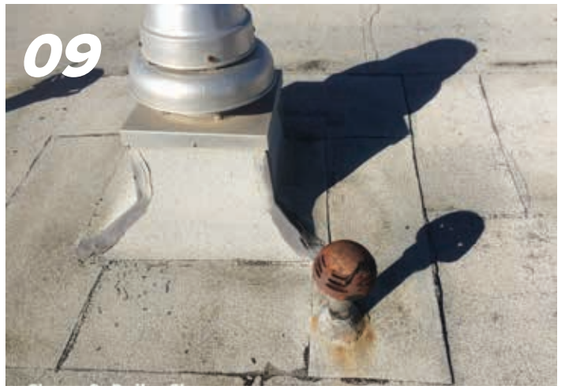


Figure 4: Locker Room Showers

Figure 5: Classroom Sink with Fountain

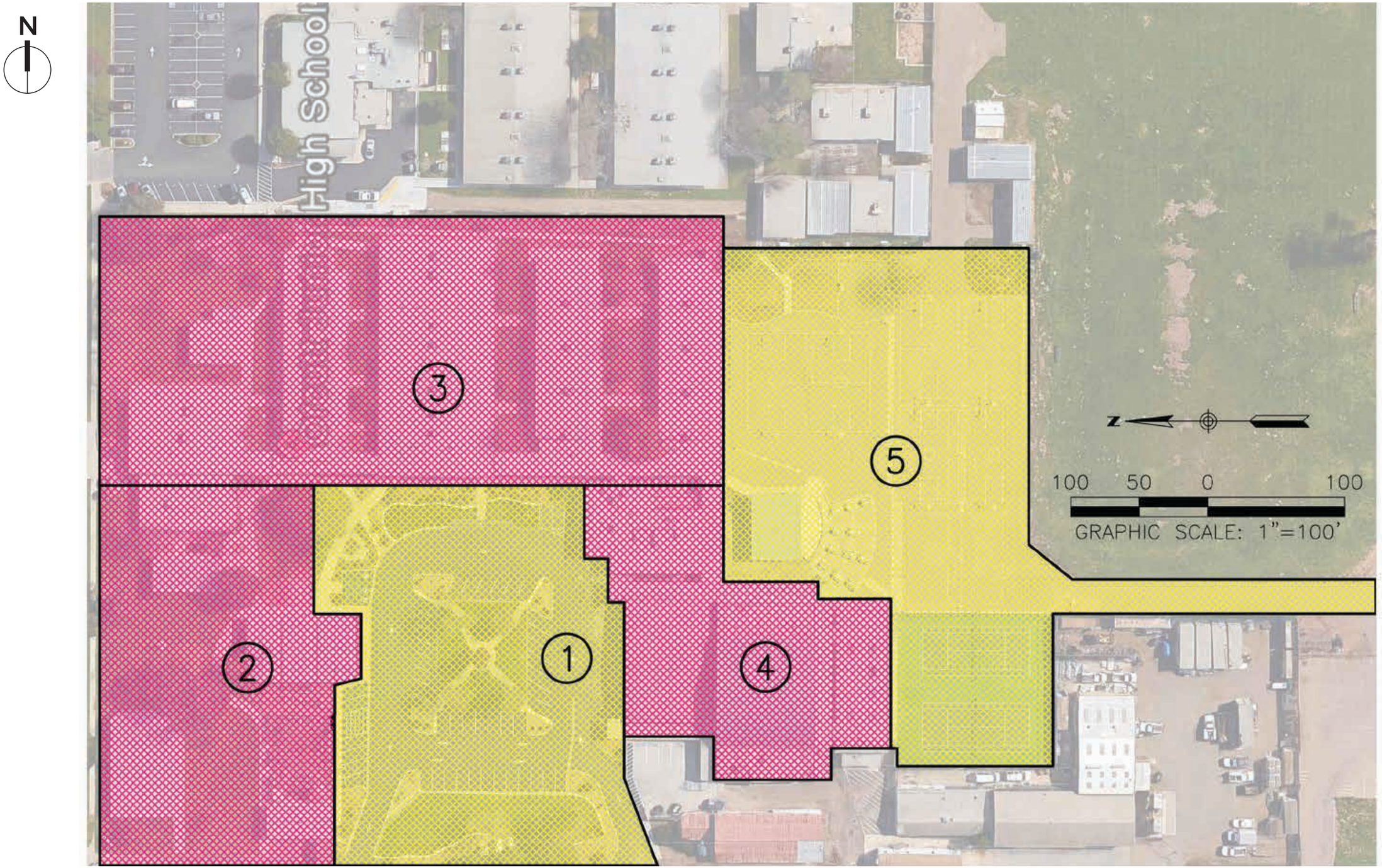


PLUMBING ASSESSMENT

- Domestic hot water: provided using gas-fired tank type water heaters. Domestic hot water is provided to the administration building, kitchen, locker rooms, multi-use building and specialty classrooms. Student use restrooms and standard classrooms aren't provided with hot water. The water heaters all appear to be in good condition and have been replaced within the last 5-years.
- Plumbing fixtures: toilets and urinals have manual flush valves and lavatories have metering faucets.
- Natural gas: Gas meter and regulator on site with gas-fired HVAC units, boiler and water heaters.

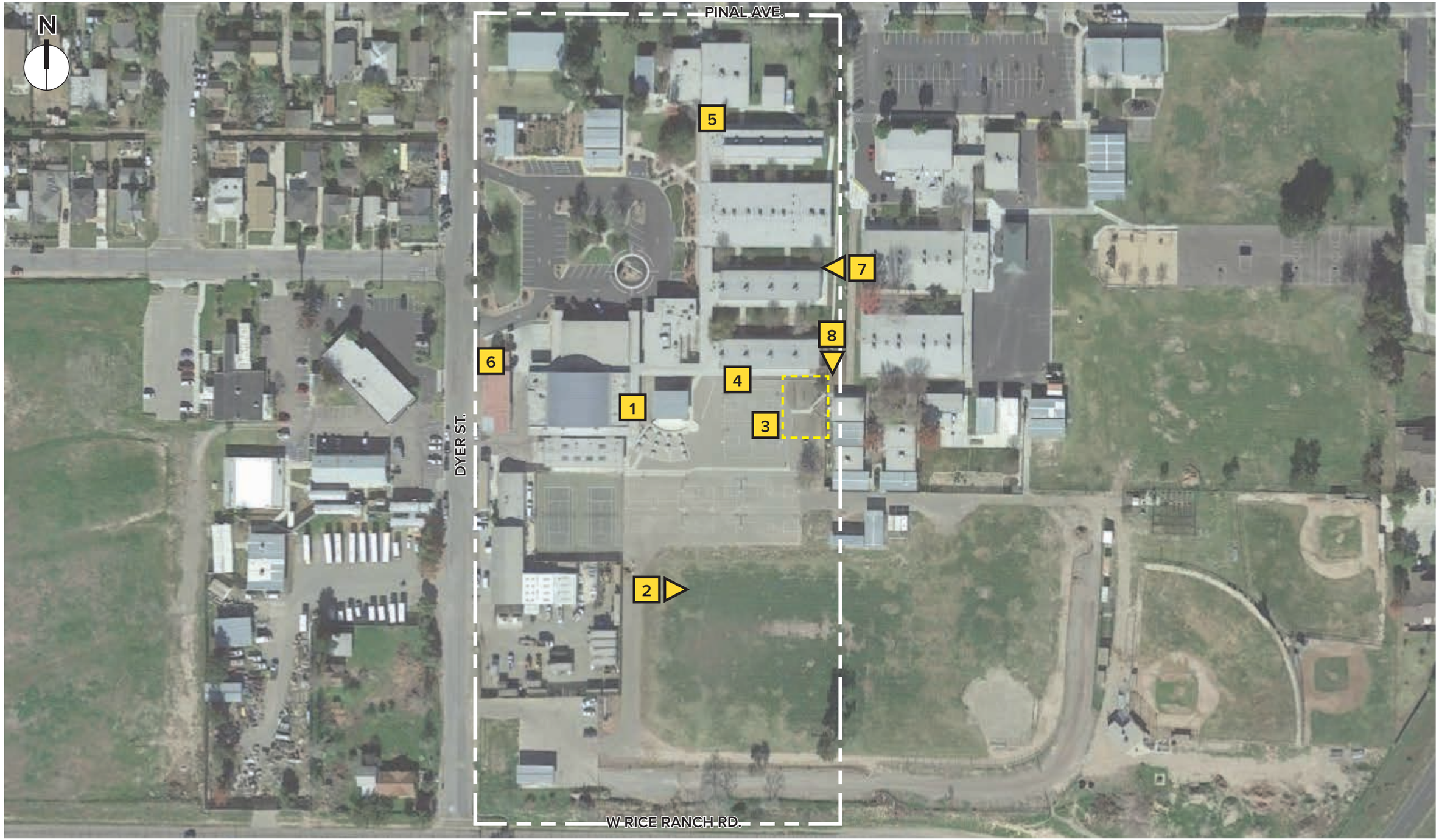
FIGURES	
01	Lavatory
02	Wall Hung Toilet
03	Boiler Flue
04	Urinals
05	Locker Room Showers
06	Classroom Sink with Fountain
07	Water Heater
08	Water Heater
09	Gas Regulator

CIVIL ASSESSMENT



SUB-AREA	GENERAL DESCRIPTION	SUGGESTED REPAIR / MAINTENANCE
1	The asphalt pavement is in good condition, however, the ADA stalls and ramps are not ADA compliant.	Remove and Replace ADA Curb Ramp Remove and Replace Sidewalk Remove Existing and Widen ADA Unloading Zone Re-Stripe ADA Stall on the South Side Remove and Reconstruct Parking Lot Planters
2	A majority of the sidewalk in this area is not ADA compliant and should be replaced. The sidewalk running parallel to Pinal Ave is not ADA compliant. It is unclear if this sidewalk is on school property but it has been included in this assessment.	Remove and Replace Sidewalk Install Ramp Handrails Construct New Concrete ADA Ramp
3	Portions of sidewalk are not ADA compliant and need replacement. Metal sidewalk plates should be removed and new sidewalk should be constructed along with regrading of the landscape to allow drainage. Concrete and rails at bridge need repair.	Remove and Replace Sidewalk Repair Failing Structural Concrete at Bridge Remove and Replace Bridge Rails Regrade Landscape to Drain
4	Significant ponding occurs in front of the custodian room and near the cafeteria. Some areas of the sidewalk are not ADA compliant.	Remove and Replace Sidewalk Install Stripe Drain Remove Asphalt and Replace with Concrete
5	The pavement is in fair condition and should be seal coated soon before cracks develop. The water fountain was backed up with sludge. The asphalt walkway between the basketball courts and tennis courts is not ADA compliant and needs repair.	Double Seal Coat Asphalt Remove and Replace Asphalt Replace Water Fountain and Water Line

LANDSCAPE ASSESSMENT



1. EXISTING IRRIGATION CONTROLLER

Existing Condition:
Outdated irrigation controller that's not weather or moisture sensor based.

Recommendation:
Replace with compliant stand-alone or central control system.

2. OPEN PLAY ATHLETIC FIELDS

Existing Condition:
Severe gopher and rodent problem, compacted soil, and irrigation coverage is lacking.

Recommendation:
Need rodent eradication set up on a monthly contract with exterminator company. Till and amend the soil, repair irrigation systems and re-sod and or re-seed entire area.

3. PLAY AREA

Existing Condition:
Play equipment fall zone too close to paving.

Recommendation:
Remove or relocate concrete path and asphalt paving outside of play equipment's fall zone.

4. PLANTERS ADJACENT TO BASKETBALL COURTS

Existing Condition:
No planting and or irrigation installed in planters.

Recommendation:
Till and amend the soil, add native and or drought tolerant plant material with a maximum height of 12" to 24" with drip irrigation.

5. PLANTER BETWEEN BLDG. 10 & 20

Existing Condition:
Damaged tree.

Recommendation:
Replace with new tree and irrigate.

6. WELL AREA WEST OF BLDG. 70

Existing Condition:
Existing well system and tank.

Recommendation:
Verify operation with District on source (potable vs. not potable) and output (field irrigation vs. campus irrigation). Could not verify there was a reduced pressure device for field irrigation.

7. PLANTER AREA BETWEEN BLDG. 30 & 40

Existing Condition:
No planting and or irrigation installed in planters.

Recommendation:
Till and amend the soil, add native and or drought tolerant plant material with drip style irrigation.

8. PLANTER AREA BETWEEN BLDG. 30 & 40

Existing Condition:
Non-accessible / hazardous pathway.

Recommendation:
Remove and replace with ADA accessible pathway/ramp.

EXISTING SITE

PROPOSED SITE

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PROPOSED SITE (ALTERNATE 2)

RECOMMENDATIONS

ARCHITECTURAL RECOMMENDATIONS

While the Facility Input Session list provides an excellent start to identifying aspects of the campus that directly affect the District in delivering educational excellence, most of the concerns can be addressed through collaborative planning in a selective modernization of the campus.

The overall exterior condition of the campus appeared to be in good condition with no major signs of wear or damage. The relocatable classrooms have been steadily deteriorating. The goal of the team was to establish a baseline of the general condition of the campus and to document any observed physical deficiencies and to identify any conditions that would affect fire, life and safety.

Although nearly all of the restrooms were renovated for Accessibility (ADA) compliance during the last modernization, the total number of plumbing fixtures may be insufficient to meet the demands of the current enrollment. Because of the interior clearances required to meet accessibility requirements the overall number of plumbing fixtures may have been reduced. To meet current plumbing code requirements for a campus of this size, the number of plumbing fixtures would need to double to serve a campus of over 600 students.

While the last modernization addressed infrastructure and remodeling of all of the restrooms, the balance of the classroom and support spaces will need to be modernized to replace lighting and finish materials such as carpeting and tiles. It is recommended that the proposed renovation target the envelope of the buildings to improve energy efficiency and acoustics through window and door replacements. Roof replacement is also strongly recommended to coincide with the replacement of the roof top mechanical units when they reach the end of their service life.

Other upgrades and modernization that are being recommended include the kitchen and lunch areas. With new state nutritional requirements on the horizon the district has identified the need for increased fresh and frozen food storage to minimize processed foods that support smarter and healthier meal programs. The existing kitchen will need to be expanded to accommodate new walk-in coolers and freezers that will also reduce the number of trips between the campus and district central kitchen.

There is sufficient area to provide two covered lunch areas on the north end of the site adjacent to the play field. Queue lines will need to be rerouted in order to ensure student safety and protection from incidents recurring.

The recommended site improvements to the pick-up and drop-off areas should be implemented. are limited to the fencing around the exterior wall mounted HVAC units typically found on modular and portable buildings for security and to comply with ADA compliance. Under the current state-wide water conservation program it is also recommended that the turf play field be replaced with an artificial field to offset continual watering and maintenance associated with a natural turf field.

The overall objective of the assessment is to improve classroom utilization and bring the campus into compliance with current codes and regulations.

ELECTRICAL RECOMMENDATIONS

Power:

- To provide sufficient capacity for future modernizations or expansion of the Campus, we recommend the current electrical service be upgraded to a 3,000A-120/208V, 3PH, 4W service.
- We recommend providing new receptacles for computer workstations and audio/visual equipment in classrooms.

Lighting:

- We recommend replacing the older, fluorescent lighting throughout the Campus with new energy efficient LED's to lower energy costs and meet the current Title 24 requirements.
- New automatic lighting controls should be provided throughout.
- We recommend providing battery packs within individual fixtures for emergency lighting.
- New exterior LED lighting should be provided throughout the Campus and in the parking lot.
- Building and walkway lights should be surface mounted over the existing fixture's outlet box and existing conduits should be utilized where feasible.

Low Voltage:

- A new CCTV system should be considered.
- The existing security system should remain.
- The existing Avaya phone system is in good condition and should remain.
- The existing Telecenter PA system is in good condition and should remain.
- A new data system including IDF racks should be provided at a dedicated, air-conditioned signal room location.
- New CAT6 data cabling should be provided throughout the facility.
- Wireless access points should be considered throughout the Campus and in every classroom.
- New audio/visual systems (including overhead projectors, smart boards, etc.) should be considered for the classrooms in lieu of the CATV system.
- An autonomous sound system should be provided in the MPR.
- The existing fire alarm system does not comply with current State of California Fire Marshal requirements. A new automatic voice evacuation system should be provided throughout the Campus.

MECHANICAL RECOMMENDATIONS

HVAC

- AC units are nearing the end of their useful life and will need to be replaced within the next few years. Electric only AC units on the modular buildings are being replaced with gas/electric as they are more efficient.
- Consider adding air conditioning to the gym.
- Kitchen exhaust – replace rusted/damaged j-box (figure 6).

BAS and Controls

- Consider replacing exhaust fans that are key switched with time clocks.
- Consider replacing AC unit thermostats with 24/7 programmable thermostats

PLUMBING RECOMMENDATIONS

- Water heaters – correct seismic restraint to meet code. Requirement is to have two (2); one at each 1/3 increment height of the tank.
- Water heaters – consider installation of expansion tanks to dissipate excess back pressure.
- Water heater – replace rusted flue cap on roof.
- Water heater – consider installing recirculation pump and associated accessories
- Plumbing fixtures – lavatories – consider replacing faucets with sensor activated, low-flow AB1953 (lead-free) compliant fixture.
- Plumbing fixtures – toilets and urinals – consider replacing with sensor activated, low-flow fixture.

COST ESTIMATES

ITEM	QUANTITY	UNIT	UNIT COST	CONSTRUCTION COSTS SUBTOTAL	CONSTRUCTION COSTS TOTAL(plus 30%)	TOTAL PROJECT COST (plus 35%)
DISTRICT IDENTIFIED TOP PRIORITIES						
A. Replace Aging Portables						
Remove Portables 25+ Years Old	3	ea	$8,000.00	$24,000		
Remove Balance of Portables	8	ea	$8,000.00	$64,000		
B. Site Safety						
Install new 6' perimeter fencing/ gates	1,837	lf	$45.00	$82,665		
New 20' wide rolling vehicle chain link	3	ea	$3,000.00	$9,000		
New 3' wide pedestrian chain link gates	4	ea	$300.00	$1,200		
CCTV security	44,853	sf	$1.50	$67,280		
C. Improving Efficiencies						
HVAC system upgrades- Sitewide	44,853	sf	$20.00	$897,064		
Replace lighting w/LED	44,853	sf	$14.00	$627,945		
NEW energy management system	44,853	sf	$7.00	$313,972		
Retrofit faucet and flush valves w/ Lo-Flo	1,515	sf	$10.00	$15,150		
D. Bring Facilities to Codes						
Replace ADA curb ramps	2	ea	$25,000.00	$50,000		
Widen ADA unloading zone	900	sf	$12.00	$10,800		
Misc. ADA site upgrades	1	ls	$25,000	$25,000		
Replace Fire Alarm System	44,853	sf	$5.00	$224,266		
Rework/recondition playfields	163,679	sf	$3.05	$499,221		
E. Upgrade Facilities Consistent w/ Student Needs						
New Science Classrm	3,500	sf	$510.60	$1,787,100		
Repair Drinking fountain in playfield	1	ea	$7,500.00	$7,500		
F. Technology Infrastructure						
Uninterrupted power supply to data server r	1	ls	$100,000	$100,000		
Power upgrade for (n) technology & A/V	44,853	sf	$5.00	$224,266		
NEW DATA System incl. IDF Racks & CAT6 Cabling. Dedicated AC System	44,853	sf	$5.00	$224,266		
NEW Wireless Access Points	44,853	sf		Included with Data		
Total Hard Cost				$5,254,695		
Total Construction Cost					**$6,831,103**	
Total Project Cost						**$9,221,990**

10. ORCUTT ACADEMY HIGH SCHOOL

SVA ARCHITECTS

ORCUTT ACADEMY HIGH SCHOOL

610 PINAL AVENUE, SANTA MARIA, CA 93455

School Profile:
The Orcutt Academy Charter School is a grade K-12 charter school that was founded and is governed by the board of trustees of the Orcutt Union School District. The high school (grades 9-12) is situated in the semi-rural community of Orcutt, an unincorporated area immediately south of Santa Maria. The K-8 campus is located in the town of Los Alamos, approximately 15 miles south of Orcutt. Lastly, the K-8 independent study program is located in Casmalia, approximately seven miles west of Orcutt. The Orcutt Academy is fully accredited by the Western Association of Schools and Colleges (WASC).

Mission Statement:
The mission of the Orcutt Academy is to create a learning community that values the application of academic learning in the "real world" while promoting intercultural understanding and respect for others. The creation of new knowledge is encouraged and expected, thereby equipping graduates for successful academic and workforce experiences ... as lifelong learners.

Orcutt Academy students will:

- Demonstrate good citizenship through personal integrity, responsibility, and community service.
- Demonstrate progress toward achieving California's state standards in all academic areas.
- Demonstrate intercultural and global understanding through individual and schoolwide projects.
- Acquire and use the technical and critical thinking skills that enable lifelong learning.
- Engage in active learning and apply academic knowledge in real life situations.

ARCHITECTURAL ASSESSMENT

A majority of the existing buildings were renovated in the conversion of the campus from an elementary to a high school. For instance, restroom conversions and upgrades, along with repurposing of the former Kindergarten classrooms, were made to accommodate high school-age students. However, many of the high school-specific instructional spaces are housed in relocatable classrooms or shared with the adjacent junior high school: some of these spaces are not sufficiently large enough and appropriately equipped to maintain the District's curricular goals in various disciplines.

The high school shares athletic facilities such as the fields and locker room with the adjacent junior high; the joint-use continually challenges campus schedules. This shared-use also accelerates wear and increased maintenance of the facilities. During the conversion, there was no provision to include a gymnasium which, today, has been identified as an essential facility that is needed to provide a high school-level athletics program. The only sports that are not currently offered are wrestling and water polo.

Campus parking is additionally problematic for students that park by the play fields: a dirt road provides access around the play field where students are permitted to park, yet vehicles leaving and entering the parking area raise dust that affect the students and athletes on the play field. Supervision is limited in this area and, on weekends, the little league uses this parking area. If the gates to the campus are left unsecured, then unauthorized access can be made to the campus .

Site security is provided by a low fence, which can be easily breached in many areas. This exposes the campus to a higher risk of both trespassing and vandalism. Campus lighting is primarily located in the main parking area and, as such, the balance of campus is insufficiently lit. Both students and teachers often arrive early and leave late, circulating within the site when it is dark outside and resulting in compromised safety.

Based on the observations made during the site visit, the campus was observed to have been well-maintained since the conversion to a high school. That being said, there are some aspects of the campus that have not been fully executed or have been surfaced since the first day the campus opened.

On May 20, 2015, the District conducted a Facility Input Session to document issues at each of the campus sites, ranging from concerns about the learning environment to operational challenges affected by current conditions. The high school performed two sessions: one for the general high school staff and one for the high school ASB.

These concerns were given in response to the key question "As you work to achieve the OUSD mission for educational excellence, what concerns do you have, both currently and in the future, regarding facilities and equipment?" In no particular order or priority, the concerns were:

District Facility Input Sessions

1. Inadequate facilities for large events (i.e., drama, band, choir, rehearsal space etc.)
2. Inferior outdoor environment. It is ugly and poorly maintained
3. Limited number of classrooms/work areas
4. Inadequate lab facilities, (i.e., science, robotics, STEM etc.)
5. Insufficient space and unsecure facilities for office support, attendance personnel,
6. business/financial administration and school counselor
7. Unhealthy classrooms with possible mold
8. Lack of sufficient storage for (i.e. arts, sciences sports etc.)
9. Limited access to after school resources/technology for students
10. Inadequate parking for students and events (dangerous)
11. Inferior and unsafe sports facilities (indoors and outdoors, 2014-15 spent $20,000 to rent
12. alternative locations)
13. Unfair rent accessed to Orcutt Academy from the District
14. Inferior tech infrastructure and denying possibilities for a 21st Century High School experience
15. Inadequate on-line payment opportunities for parents to pay for activities
16. Scheduling issues due to P.E. being only 1st and 6th period
17. Insufficient space for library and research materials
18. Inadequate high school restrooms
19. Inadequate lunch space for students and teachers
20. Inadequate conference space (i.e. club meetings, PTSA, etc.)
21. Inadequate and age inappropriate furniture (i.e., chairs, tables etc.)

Orcutt Academy High School ASB

1. Lack of sports funding which leads to insufficient facilities
2. Inadequate bathroom facilities (urinals/sinks made for elementary, locks don't work, hand dryers broken, no trash dispenser for female products), often times lacking bathroom supplies (i.e. toilet paper, soap, mirrors etc.)
3. Insufficient number of working computers (prison computers are used and have viruses (they
4. never get repaired)
5. Insufficient budget for ink and printers with no place to print
6. Inadequate multiuse room for high school needs
7. Inadequate stage for drama and other performing arts
8. Insufficient and unsafe student and staff parking area
9. In the Business Office at the high school inadequate office personnel to facilitate student financial (currently 1 adult working with all 600 students)
10. Inadequate student accommodations (i.e. lockers) students have back pain because they have to carry heavy backpacks
11. Incomplete painting job
12. Insufficient lunch facilities/space for all students
13. Lack of STEM center for science facility
14. Insufficient parking spaces and parking for after school programs/events, dangerous and
15. congested
16. Shortage of AP classes/academic opportunities
17. Inadequate and uneven grounds for football/soccer fields
18. Lack of recycling bins
19. Lack of diversity of food (i.e. gluten-free options, vegetarian, allergies, fresh food etc.)
20. Inadequate sports facilities to accommodate sports being offered
21. Lack of school buses!! (have to use public transportation which costs money, which is dangerous and unreliable) Some students miss school because of lack of transportation
22. Inadequate stage for drama and other performing arts (i.e. outdated, safety concerns, distracting not spacious, etc.)
23. Lack of gym facility for the high school (lack of school spirit and embarrassment because all other high schools have one)

ELECTRICAL ASSESSMENT

Power:

- The existing electrical service is 1,600A-120/208V-3PH, 4W. (PG+E #1009516281) by Siemens.
- There is a second service at the Admin Building that is 1,000A-120/208V-3PH, 4W. (PG+E #1196792866) by Square D.
- There is a third service for the relocatable buildings at the north end of the site. It is an 800A-120/208V, 3PH, 4W. (PG+E #1006731117) and has some space.
- All switchboards have TVSS.

Lighting:

- Linear pendant mounted fluorescent fixtures are provided in classrooms.
- Exterior lighting is a mixture of compact fluorescent and high pressure sodium.
- Compact fluorescent recessed downlights are provided at exterior soffits and wall mounted fluorescent wall packs on buildings.
- The existing parking lot has high pressure sodium fixtures.

Low Voltage:

- There are no existing CCTV or audio/visual systems.
- There is an existing Honeywell Ademco security system.
- There is an existing Rauland Telecenter ICS PA rack.
- There is an existing MDF rack and phone switch at the Main Signal Room.
- The phone system is Avaya Lucent with NEC phones that are tied into the District Office's main telephone switch.
- There are some wireless access points in every building, but not every classroom.
- The existing fire alarm system is manual.

Figure 1: Main Switchboard

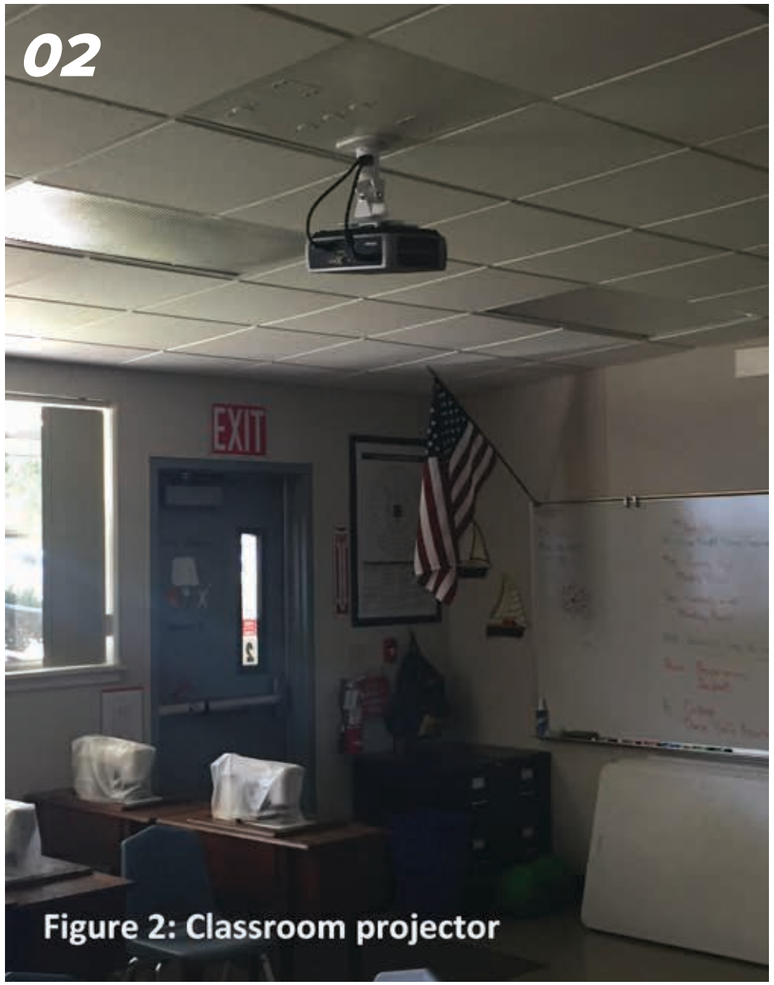

Figure 2: Classroom projector

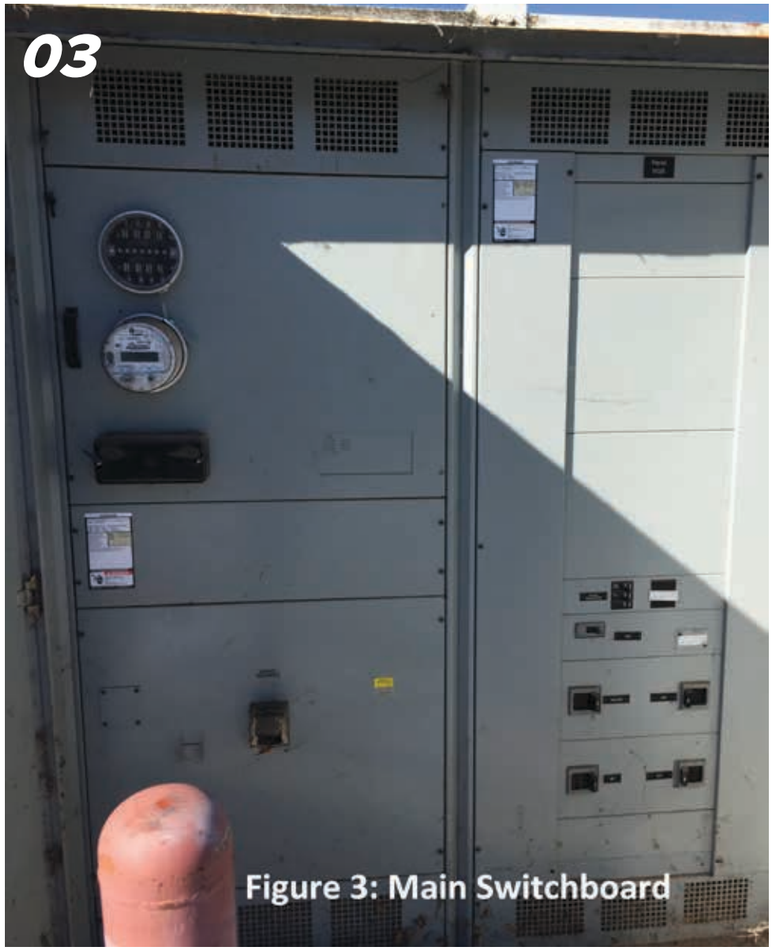

Figure 3: Main Switchboard

Figure 4:
MDF Rack

Figure 5: Typical Classroom Lighting

FIGURES	
01	Main Switchboard
02	Classroom projector
03	Main Switchboard
04	MDF Rack
05	Typical classroom lighting

MECHANICAL ASSESSMENT

HVAC:

- Permanent buildings are all served by 3 or 4-ton gas/electric package units. The majority of units are approximately 13 years old and appear to be in fair condition.
- Modular buildings are served by a combination of either electric or gas/electric 3-ton wall-hung units and appear to be in fair condition. Underground gas piping has been added so gas/electric units can be installed in place of electric only as they need to be replaced.
- Restrooms and miscellaneous spaces are served by exhaust fans and generally appear to be in good condition.
- Kitchen is served by makeup air unit (MAU) and exhaust. The MAU was replaced in 2014 and is in good condition.
- Gym is served by exhaust fans on one end with louvers on the opposite end to provide cross-flow ventilation.

Building Automation System (BAS) and Controls

There is no existing BAS at this site. HVAC units are controlled via local wall thermostats with integral 2-hour twist timer. Exhaust fans are controlled by keyed switch.

Figure 1: Signal Room Unit

Figure 2: Boiler

FIGURES	
01	Make Up Air Fan
02	Boiler
03	Outdoor Air Grill
04	Time Clock
05	Kitchen Exhaust
06	Exhaust Fan
07	Make Up Air Fan

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Figure 2: Boiler and Storage Tank

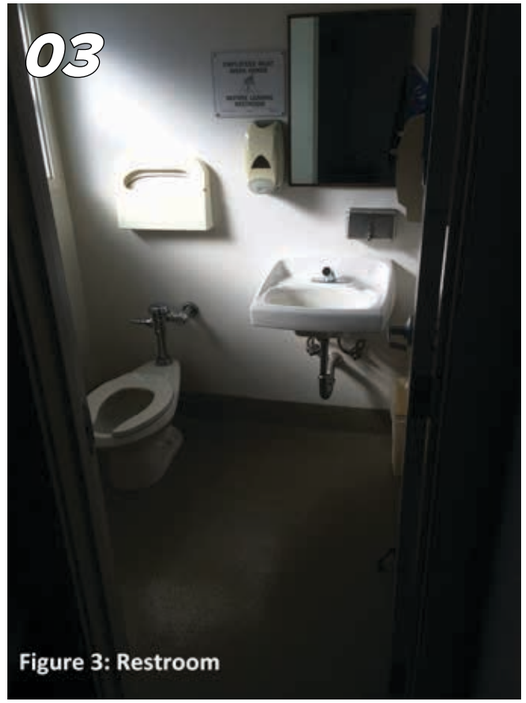


Figure 3: Restroom

PLUMBING ASSESSMENT

- Domestic hot water: provided using electric OR gas-fired tank type water heaters. Domestic hot water is provided to the administration building, kitchen, locker rooms, multi-use building and specialty classrooms. Student use restrooms and standard classrooms aren't provided with hot water. The water heaters all appear to be in good condition and have been replaced within the last 5-years.
- Plumbing fixtures: toilets and urinals have manual flush valves and lavatories have metering faucets.
- Natural gas: Gas meter and regulator on site with gas-fired HVAC units, boiler and water heaters.

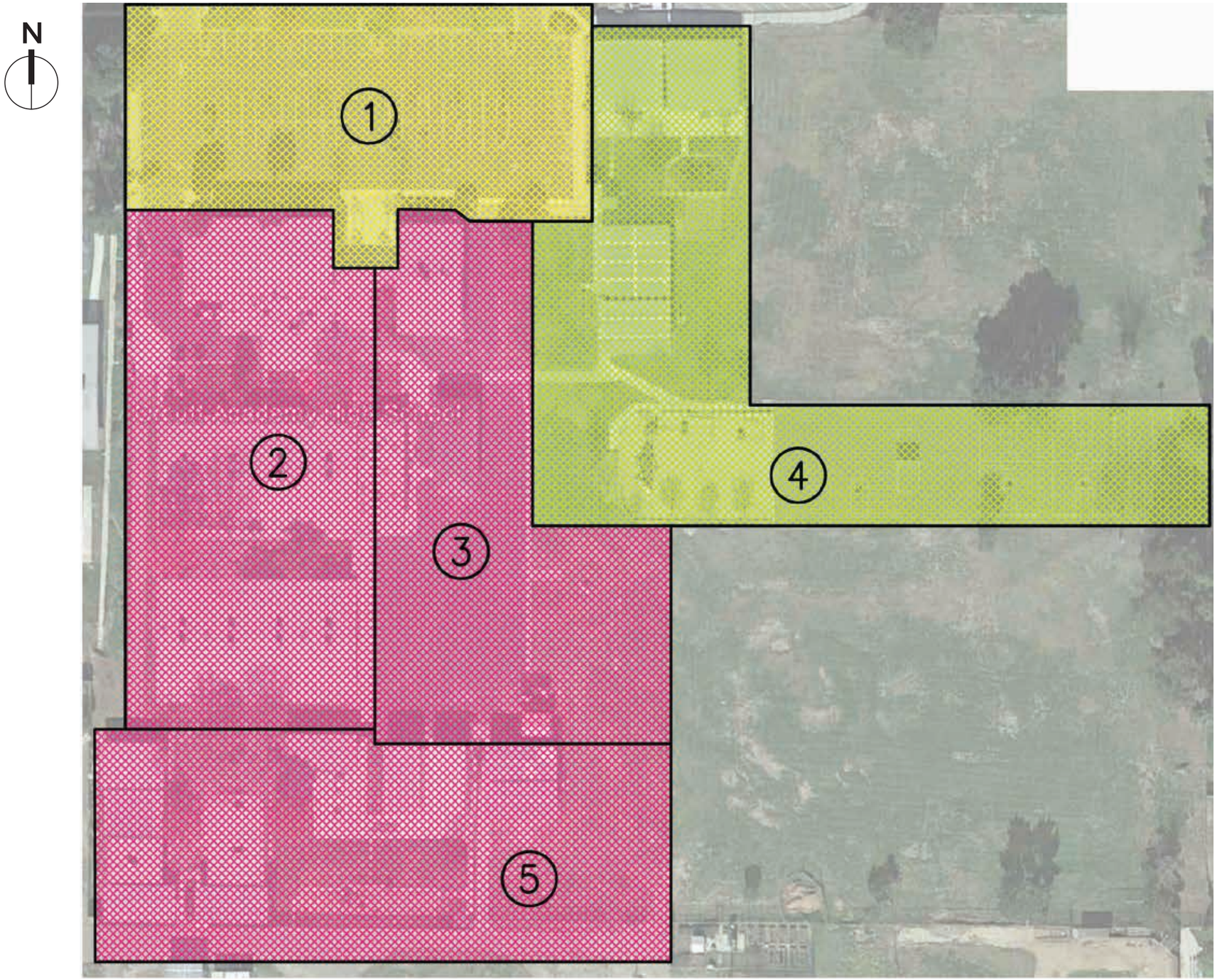
FIGURES	
01	Water Main
02	Boiler & Storage Tank
03	Restroom
04	---
05	Gas Water Heater
06	Gas Vent

Figure 4: Grease Trap (in Kitchen)

Figure 5: Gas Water Heater

Figure 6: Water Heater Flue

CIVIL ASSESSMENT / ORCUTT ACADEMY HIGH SCHOOL



SUB-AREA	GENERAL DESCRIPTION	SUGGESTED REPAIR / MAINTENANCE
1	Asphalt in good condition but there are portions of the parking lot and sidewalk that are not ADA compliant.	Remove and Replace Sidewalk Construct New Concrete ADA Ramps Remove and Replace Asphalt
2	The emergency access road needs to be widened to meet current fire codes. Signficant ponding occurs in front of Rooms 5-8. Portions of sidewalk are not ADA compliant. Dumpsters need a new concrete pad to limit damage to asphalt.	Remove and Replace Sidewalk Install Underground Storm Drain Pipe Regrade Landscape to Drain Install Drainage Inlet Construct New Concrete Dumpster Pads Remove and Reconstruct Widened Access Road
3	Asphalt pavement is in poor condition and should be replaced. The walk to the eating area as well as the eating area itself is not ADA compliant. The asphalt should be removed, regraded, and replaced. A portion of the sidewalk ponds.	Remove and Replace Sidewalk Remove and Replace Asphalt
4	The asphalt pavement is in good condition but there is a ponding location that can be addressed by grading the landscape to allow for drainage. The slope east of the basketball courts needs to be regraded. Kindergarten is ADA compliant.	Remove and Replace Sidewalk Regrade Lanscape to Drain Double Seal Coat Re-Stripe
	All concrete sidewalks in this area are not ADA	Remove and Replace Sidewalk

LANDSCAPE ASSESSMENT

1. PLANTERS ADJACENT TO BASKETBALL COURTS

Existing Condition:
No planting and or irrigation installed in planters.

Recommendation:
Till and amend the soil, add native and or drought tolerant plant material with drip irrigation.

2. PRIMARY PLAY AREA

Existing Condition:
Area is not accessible with only sand for the fall protection. There is no access to the transfer station on the play equipment and from the slides or other equipment back to the transfer station. No accessible mats under the swings and no accessible access to them. The cut in the concrete curb goes from existing turf and goes into sand and is not accessible.

Recommendation:
Add rubberized fall zone material that is accessible from the entry ramp to the transfer station and to the slide areas and other equipment, or change all material to an accessible material like Fibar etc. Add an accessible sidewalk from the path of travel to the play box.

3. SWINGSET

Existing Condition:
Chain link fence appears to be within swingset fall zone.

Recommendation:
Verify all swingset fall zones are compliant.

4. METAL FENCING ADJACENT TO PLAY AREA

Existing Condition:
Sharp metal fencing surrounding building equipment.

Recommendation:
Replace metal fencing with taller fencing.

5. EXISTING IRRIGATION CONTROLLER

Existing Condition:
Outdated irrigation controller that's not weather or moisture sensor based.

Recommendation:
Replace with compliant stand-alone or central control system.

6. OPEN PLAY ATHLETIC FIELDS

Existing Condition:
Gopher and rodent problem, compacted soil, and irrigation coverage is lacking.

Recommendation:
Need rodent eradication set up on a monthly contract with exterminator company. Till and amend the soil, repair irrigation systems and re-sod and or re-seed entire area.

7. EXISTING IRRIGATION CONTROLLER

Existing Condition:
Outdated irrigation controller that's not weather or moisture sensor based.

Recommendation:
Replace with compliant stand-alone or central control system.

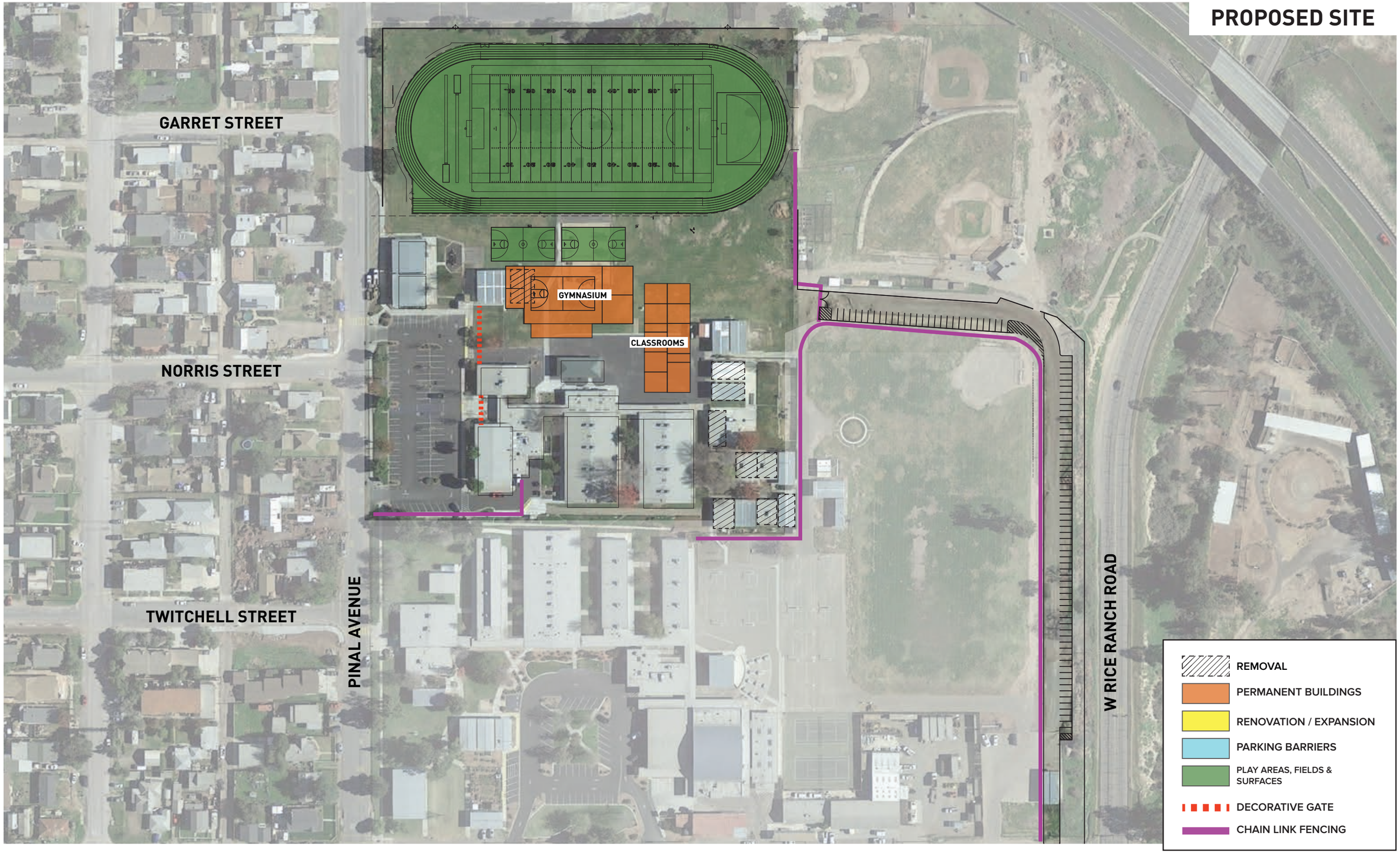
8. EXISTING BACKFLOW PREVENTER

Existing Condition:
Backflow appears corroded and unoperable.

Recommendation:
Verify operation or replace with new.

EXISTING SITE

PROPOSED SITE



RECOMMENDATIONS

ARCHITECTURAL RECOMMENDATIONS

While the Facility Input Session list from the campus and ASB provides an excellent start to identifying aspects of the campus that directly affect the District in delivering educational excellence, most of the concerns can be addressed through collaborative planning in a selective modernization of the campus.

The overall exterior condition of the campus appeared to be in good condition with no major signs of wear or damage. However, a number of the relocatable classrooms are over 20 years old and have been steadily deteriorating. Permanent classrooms are recommended to provide purpose-built facilities that are relevant to high school curriculum and activities. The development of a new classroom wing to replace the existing portables should also consider sufficient capacity should the charter elect to pursue increasing enrollment.

Nearly all of the restrooms were renovated to meet accessibility requirements (ADA) during the last modernization, however the height of the fixtures are not age appropriate and were not addressed at the conversion of the campus to a high school. The total number of plumbing fixtures is also out of compliance to meet the demands of the current enrollment. If the campus is successful in increasing the enrollment by another 200 students the impact will be challenging. Preliminary calculations identify at least twice the number of existing fixtures need to be added to the campus to meet long-term campus needs.

While the last modernization addressed infrastructure and remodeling of all of the restrooms, the balance of the classroom and support spaces will need to be modernized to replace lighting and finish materials such as carpeting and tiles. Some of the counters in the original classrooms reflect the younger students and were not modernized to accommodate high school students.

With rising energy costs and future replacement of the roof top HVAC units it is recommended that the building envelope be improved to improve energy efficiency and acoustics through window and door replacements. Cool roofs should also be implemented when roof top unit replacement occurs to replace the existing roof material. The energy savings achieved with an efficient building envelope and high-efficiency HVAC units will help to reduce the district's operational costs.

Other upgrades and modernization that are being recommended include the kitchen and lunch areas. With new state nutritional requirements on the horizon the district has identified the need for increased fresh and frozen food storage to minimize processed foods that support smarter and healthier meal programs. The existing kitchen and secondary kitchen will need to be renovated to accommodate new walk-in coolers and freezers that will also reduce the number of trips between the campus and district central kitchen.

The addition of a new gymnasium with locker rooms is recommended to provide high school level of sports and can serve as a district gymnasium. The space can also be configured to function as a multipurpose space that can provide instructional spaces for the performing arts.

The recommended site improvements for the campus includes, but not limited to security perimeter fencing, increased site lighting, improvements to existing playfields and the paving of the rear access road. Under the current state-wide water conservation program it is also recommended that the grass play fields be replaced with an artificial field to offset continual watering and maintenance associated with a natural turf field.

ELECTRICAL RECOMMENDATIONS

Power:

- We recommend replacing the two existing services with one 4,000A-120/208V-3PH, 4W service and backfeeding the existing second and third services from the new board.
- We recommend providing new receptacles for computer workstations and audio/visual equipment in classrooms. TVSS should be provided to downstream panels.

Lighting:

- We recommend replacing the older, fluorescent lighting throughout the Campus with new energy efficient LED's to lower energy costs and meet the current Title 24 requirements.
- New automatic lighting controls should be provided throughout. We recommend providing battery packs within individual fixtures for emergency lighting.
- New exterior LED lighting should be provided throughout the Campus and in the parking lot.
- Building and walkway lights should be surface mounted over the existing fixture's outlet box and existing conduits should be utilized where feasible

Low Voltage:

- A new CCTV system should be considered
- The existing phone system is in good condition and should remain.
- The existing Telecenter PA system is in good condition and should remain.
- A new data system including IDF racks should be provided at a dedicated, air-conditioned signal room location.
- New CAT6 data cabling should be provided throughout the facility.
- Wireless access points should be considered throughout the Campus and in every classroom.
- New audio/visual systems (including overhead projectors, smart boards, etc.) should be considered for the classrooms.
- The existing fire alarm system does not comply with current State of California Fire Marshal requirements. A new automatic voice evacuation system should be provided throughout the Campus.

MECHANICAL RECOMMENDATIONS

HVAC

- AC units are nearing the end of their useful life and will need to be replaced within the next few years. Electric only AC units on the modular buildings are being replaced with gas/electric as they are more efficient.
- Consider adding A/C to the multi-use space.

BAS and Controls

- Consider replacing exhaust fans that are key switched with time clocks.
- Consider replacing AC unit thermostats with 24/7 programmable thermostats.

PLUMBING RECOMMENDATIONS

- Water heaters – consider installation of expansion tanks to dissipate excess back pressure.
- Plumbing fixtures – lavatories – consider replacing faucets with sensor activated, low-flow AB1953 (lead-free) compliant fixture.
- Plumbing fixtures – toilets and urinals – consider replacing with sensor activated, low-flow fixture.

COST ESTIMATES

ITEM	QUANTITY	UNIT	UNIT COST	CONSTRUCTION COSTS SUBTOTAL	CONSTRUCTION COSTS TOTAL(plus 30%)	TOTAL PROJECT COST (plus 35%)
DISTRICT IDENTIFIED TOP PRIORITIES						
A. Replace Aging Portables						
Remove Portables 25+ Years Old	6	ea	$8,000.00	$48,000		
Remove Balance of Portables	10	ea	$8,000.00	$80,000		
B. Site Safety						
Install new 6' perimeter fencing/ gates	3,113	lf	$45.00	$140,085		
New 20' wide rolling vehicle chain link gates	5	ea	$3,000.00	$15,000		
New 3' wide pedestrian chain link gates	5	ea	$600.00	$3,000		
CCTV security	29,477	sf	$2.00	$58,954		
C. Improving Efficiencies						
HVAC system upgrades- Sitewide	29,477	sf	$20.00	$589,540		
Replace lighting w/LED	29,477	sf	$14.00	$412,678		
NEW energy management system	29,477	sf	$7.00	$206,339		
Retrofit faucet and flush valves w/ Lo-Flo	412	sf	$10.00	$4,120		
D. Bring Facilities to Codes						
ADA Repair and replace sidewalk	6,500	sf	$10.00	$65,000		
Replace Fire Alarm System	29,477	sf	$5.00	$147,385		
Repair grass turf field	217,917	sf	$3.05	$664,647		
E. Upgrade Facilities Consistent w/ Student Needs						
Improvements to student restrooms	1,373	sf	$75.00	$102,990		
NEW Science Classrooms	6,750	sf	$325.00	$2,193,750		
NEW Gymnasium & Locker Rooms	15,373	sf	$350.00	$5,380,550		
F. Technology Infrastructure						
Uninterrupted power supply to data server rm	1	ls	$100,000	$100,000		
Power upgrade to (n) technology & A/V	29,477	sf	$4.00	$117,908		
NEW Data System incl. IDF racks	29,477	sf	$5.00	$147,385		
NEW Wireless Access Points	29,477	sf		Included with Data		
Total Hard Cost				$10,477,331		
Total Construction Cost					**$13,620,530**	
Total Project Cost						**$18,387,716**

11. CENTRAL SERVICES

SVA
ARCHITECTS

CENTRAL SERVICES

500 DYER STREET, SANTA MARIA, CA 93455

Serving the communities of Orcutt, Santa Maria, Los Alamos and Casmalia the Central Services of the Orcutt Union School District consist of District Offices, maintenance yard, bus/transportation/ fleet vehicles and warehouse which are located on adjacent properties.

The District Office is home to the Superintendent's office and includes the offices for curriculum and business services. The main office of the Orcutt Academy shares the site along with District Technology.

ARCHITECTURAL ASSESSMENT

On May 20, 2015, the district conducted a Facility Input Session to document issues at each of the district owned sites that encompassed the physical environment and operational challenges affected by current conditions.

These concerns were in response to the key question "As you work to achieve the OUSD mission for educational excellence what concerns do you have, currently, and in the future, regarding facilities and equipment? In no particular order or priority the concerns were:

District Facility Input Sessions

1. Lack of a professional welcoming appearance of D.O. from the street (outside curb appeal)
2. Not adequate working space in accounting, payroll, special services, educational services (IMC), child nutrition etc., the whole D.O.
3. Insufficient interior lighting at D.O. complex
4. Lack of accountability by contractors for completing project properly and if they damagesomething, they need to fix it
5. Inadequate "flexible-use" space and corresponding furniture for various meetings
6. Accommodations for growing and changing special education population at school sites
7. Lack of safety for students and staff at schools (i.e. open campuses, Joe Nightingale offices not facing campus entry, thus can't see if anyone is coming on campus etc.)

8. Insufficient infrastructure at all locations to support technology, (now and in the future)
9. Unsafe traffic conditions between D.O. and OAHS (Dyer St.)
10. "End of Life" for HVAC across the district
11. "Need to continue upgrading" security systems district wide
12. Insufficient security during the summer at school sites
13. Insufficient/not current sources of power
14. Insufficient/lacking facilities for art, theatre, community programs
15. Lacking of appropriate drought tolerant plants/landscaping
16. Uninviting and insufficient space for staff lunch room, (compromised plumbing line from sewer to street)
17. Inadequate campus at high school (from sport fields to classrooms)
18. Insufficient/inadequate facilities for professional development and meetings
19. Unsafe/inadequate grounds at school sites (i.e. gopher holes, lack of shade for eating areas etc.)
20. Inadequate levels of cleaning at school sites and D.O. leading to unsafe and unsanitary learning environment (i.e. because of having to clean classrooms, custodians not able to do safety checks in the a.m., hypo-dermic needles and glass found in sandbox
21. Inferior and deteriorating office space in general
22. Unsafe work environment (i.e. earthquake, allergy prone, not compliant with disabilities act)
23. Lacking and unsecure storage facilities for equipment and employment files (need bigger areas for the larger items and smaller areas for files)
24. Inadequate and dangerous parking lot (too small to accommodate the "collaborative" work required in district goals and regular staff needs)

25. Very "spread-out" within support facilities at D.O. (parents having to be directed through a "maze" to get to where they want to go!)
26. Inadequate budget for making necessary repairs (i.e. ceiling tiles falling, not completing previous renovation from last modernization, smelling after rains, mold and unsafe etc.)
27. Inadequate dry food and freezer storage in the warehouse (at one time they were going to enlarge and update the warehouse across the street, but that has still not been done)
28. Lacking overhead/phone communication between departments at the D.O. (When meetings are changed, or emergency meetings scheduled, or during an emergency. Rely on someone calling on the phone different departments and sometimes forgetting someone. Instead of a system where everyone is contacted at the same time. We have the system, but who is in charge of it? Is it a supervisor or employee that is never in the office???)
29. Outdated office furniture for the entry/receptionist area. The bench and school desk are nice artifacts, but not practical for seating of interview applicants, families or individuals waiting for appointments

Nutritional Services

- The existing kitchens at each of the campuses do not have sufficient cold storage.
- Olga Reed has one of the smallest kitchens where they have an electric stove that only partially works. Their cold storage is sufficient.
- For the central kitchen blast chillers are necessary to produce the volume of food that can be made.
- The nutritional office space is too small to conduct business where parents come in and pay for their student lunch cards. There may be up to 7 people in that space of 200 s.f.
- A small office with a reception area with a couple of small offices is ideal; approximately the size of a relocatable. The central kitchen would ideally be located adjacent to the street for ease of off-loading supplies directly to the walk -in coolers and freezers.
- The existing kitchen is too small to introduce new equipment, i.e. the blast chiller.
- A high percentage of students participate in the free or reduced lunch programs. The campuses serve breakfast and a second breakfast called "second chance." There is also snacks for the Campus Connection program (after school).
- Produce is delivered every day
- Milk is delivered semi weekly

Superintendents' Advisory Council

1. Inferior and aging classroom furniture
2. Insufficient and outdated technology equipment across the district
3. Inadequate water fountains for our student population (too few and some not working) Also, no existing kindergarten fountains outside the classrooms
4. Insufficient professional support for the growing number of students behavior issues with special/mental needs (i.e. counselors, psychologists, bilingual, community support special education teachers, speech resource etc.)
5. Inadequate health care (i.e. sharing of a nurse across district – increasing number of students with allergies, diabetics etc.)
6. Inferior quality of nutritional lunches lacking whole foods not processed
7. Insufficient education for parents and students on healthy nutritional eating and preparation of foods at home
8. Insufficient and deteriorating facilities at all the campuses (i.e. building unused and left that could endanger students or other buildings, not enough room in cafeteria for lunches, meetings, assemblies, lack of outside eating areas, covered areas etc.)
9. Lack of additional funding for PE teachers
10. Inadequate computers in classrooms and computer labs
11. Deficit for high achieving students to grow to their potential (i.e. pulling of pre-algebra course etc.)
12. Lack of programs for higher achieving students
13. Inadequate parking for staff and families
14. Incomplete/unsatisfying high school campus
15. Inadequate funds for classroom supplies
16. Inefficient and lacking facilities for fine arts
17. Limited music staff to adequately meet program needs
18. Not enough facilities at Joe Nightingale to accommodate child care demand
19. Inadequate custodial staff (i.e. desks are cleaned/disinfected twice a year)
20. Insufficient kindergarten storage at Alice Shaw for outdoor equipment, shortage of funds to provide educational programs currently being funded by PTA (i.e. P.E., art, field trips and educational assemblies etc.)

ELECTRICAL ASSESSMENT / DISTRICT OFFICE

Power:

- There are two separate meter services to the District Facilities. One is very old and served overhead at a Storage Building at the south end.
- The other is a 120/240V-1PH, 3W. service at the main office building. (PG+E #119680483).
- Equipment throughout is old and at the end of its life expectancy.

Lighting:

- Recessed and surface mounted fluorescent lighting fixtures are provided in most interior spaces.
- Buildings do not have code required occupancy sensors to shut down lights automatically.
- There is no emergency power.
- The existing parking lot and Campus does not have enough illumination.
- Exterior lights are controlled by photocells and timeclocks.

Low Voltage:

- There are no existing CCTV or audio/visual systems.
- There is an existing Honeywell Ademco security system
- There is an existing MDF rack and phone switch at the Main Signal Room. The phone system serves the District Office, the Junior High and the High School.
- There is an old CATV service that is not being used.
- Clocks are battery powered.

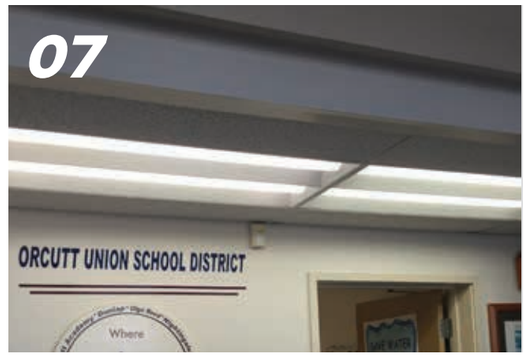
Figure 1: Existing Switchgear

Figure 2: Existing Switchgear

Figure 3: Existing Panelboard

Figure 4: Existing Electrical Equipment

Figure 5: Existing Panelboards



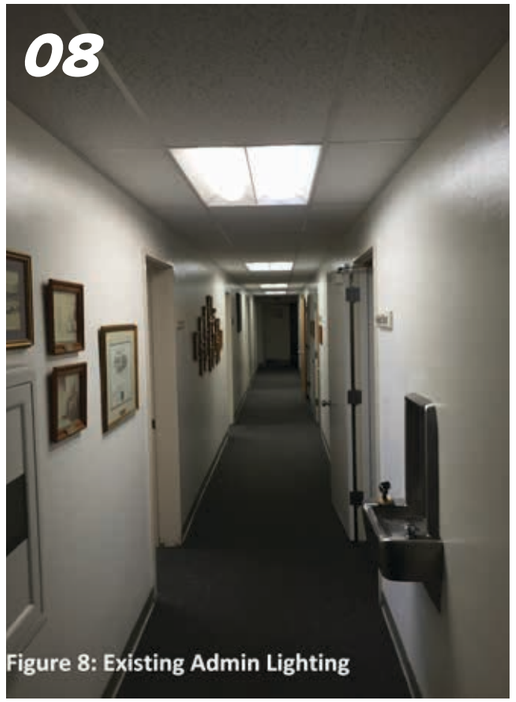


Figure 8: Existing Admin Lighting

Figure 9: Existing Phone Headend

Figure 10: Existing Projector

Figure 11: Existing Data Headend

Figure 12: Existing Data Headend

Figure 13: Existing Headend Room

FIGURES	
01	Existing switchgear
02	Existing switchgear
03	Existing panelboard
04	Existing electrical equipment
05	Existing panelboards
06	Existing lighting
07	Existing lighting in Administration
08	Existing lighting in Administration
09	Existing Phone Headend
10	Existing projector
11	Existing Data Headend
12	Existing Data Headend
13	Existing Headend Room

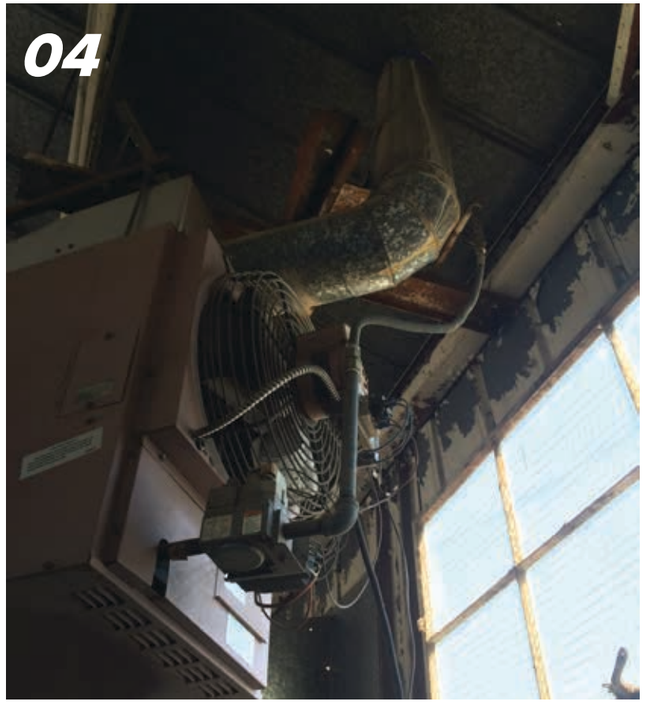
MECHANICAL ASSESSMENT / DISTRICT OFFICE

HVAC

- Permanent buildings are all served by 3 or 4-ton gas/electric package units. The majority of units are approximately 13 years old and in fair condition
- Modular buildings are served by a combination of either electric or gas/electric 3 – 3 ½-ton wall-hung units. The units are in fair condition underground gas piping has been added so gas/electric units can be installed in place of electric only as they need to be replaced.
- Restrooms and miscellaneous spaces are served by exhaust fans and are generally in good condition.
- Kitchen is served by makeup air unit (MAU) and exhaust. The MAU was replaced in 2014 and is in good condition.
- Gym is served by exhaust fans on one end with louvers on the opposite end to provide cross-flow ventilation.

Building Automation System (BAS) and Controls

- There is no existing BAS at this site. HVAC units are controlled via local wall thermostats with integral 2-hour twist timer. Exhaust fans are controlled by keyed switch.



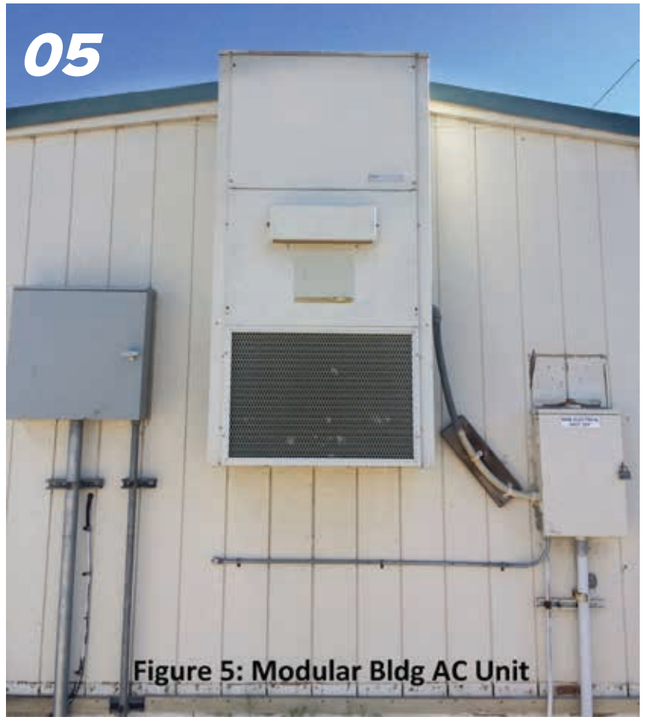
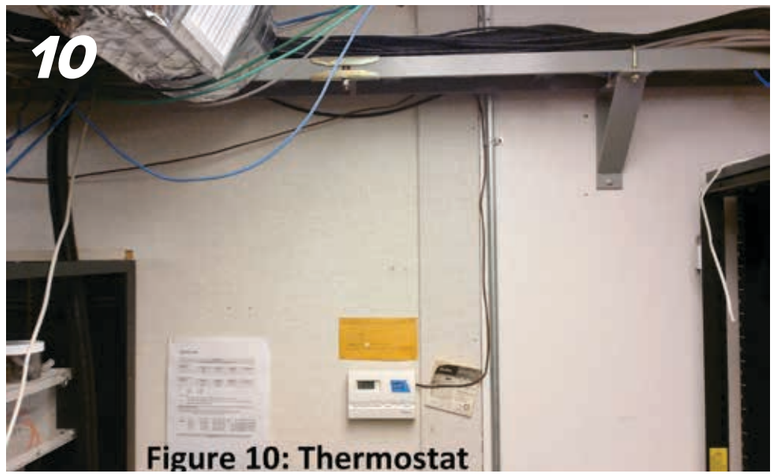


Figure 5: Modular Bldg AC Unit



FIGURES	
01	Exhaust Fans
02	Exhaust Fan
03	Package Unit & Exhaust Fan
04	Package Unit
05	Package Unit
06	Package Unit
07	CRAC Unit
08	CRAC Unit & Disconnect
09	Diffuser
10	Thermostat

Figure 11: Diffuser and Air Detector

Figure 14: Wall Mount Split System

Figure 17: Modular Bldg AC Unit

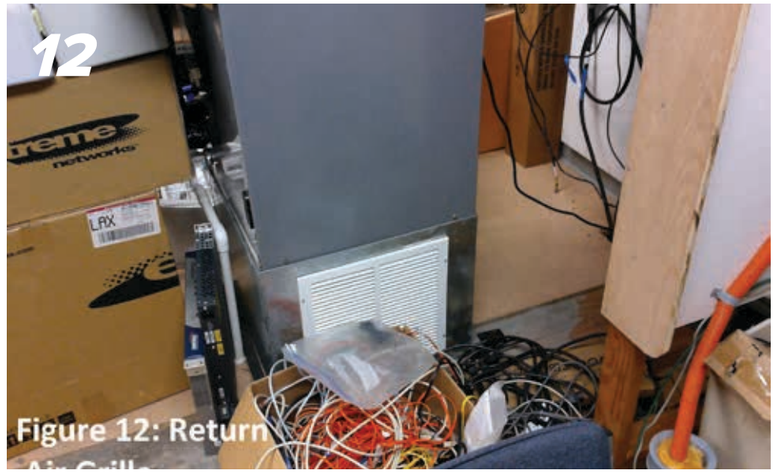


Figure 12: Return Air Grille

Figure 15: Split System Disconnect

Figure 18: Modular Bldg AC Units

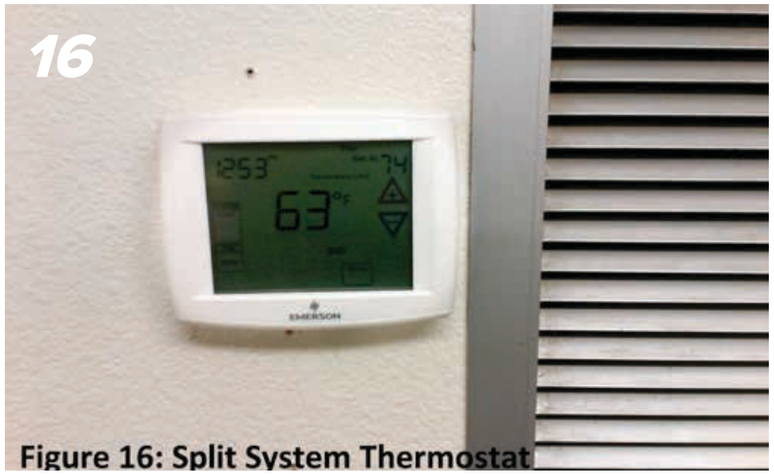
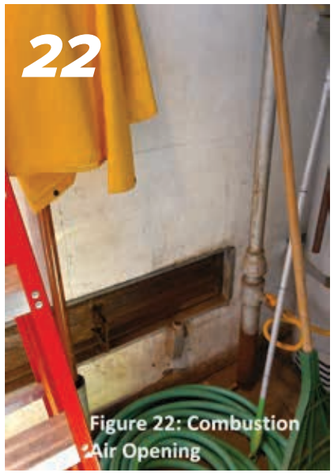


Figure 16: Split System Thermostat

Figure 19: Furnace

FIGURES	
11	Diffuser & Shroud
12	Return Air
13	Rooftop Units
14	Spilt System
15	Split System Disconnect
16	Split System Thermostat
17	Wall Mounted Package Unit
18	Wall Mounted Package Unit
19	Furnace
20	Furnace
21	Furnace Vent
22	Furnace Outlet
23	Thermostat
24	Thermostat



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PLUMBING ASSESSMENT / DISTRICT OFFICE

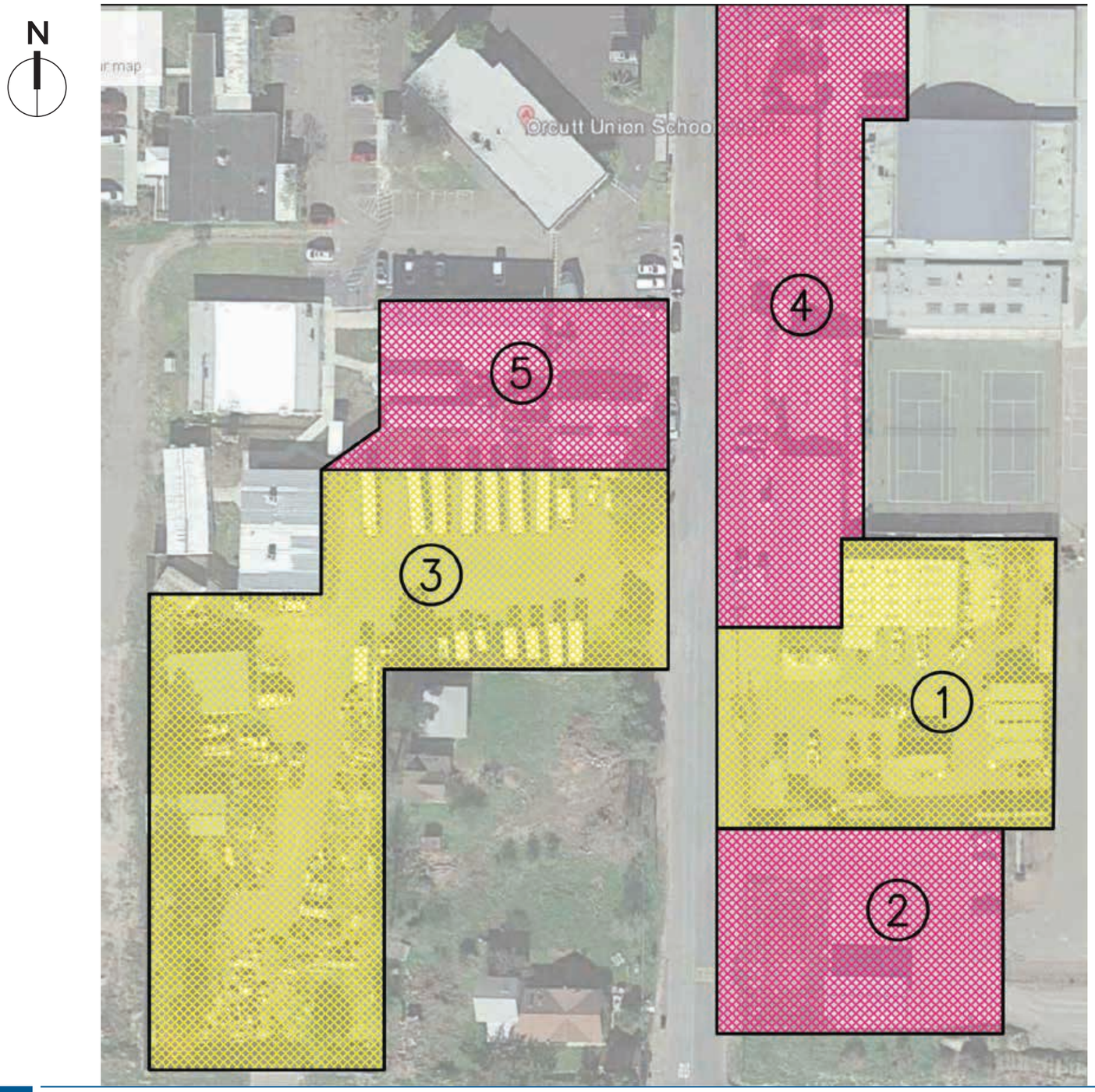
- Domestic hot water: There are three water heaters on the site. One serves the multi-use room, one serves the gym, and one serves the home economics room. The water heaters are all in good condition as they have been replaced within the last 5-years.
- Plumbing fixtures: contain standard flush valves
- Miscellaneous system: There is a well pump near the maintenance building. The pump has a variable speed drive and all components appear to be in fair condition.

FIGURES	
01	Booster Pump System
02	Booster Pump
03	Pump Controls
04	VFD
05	Water Heater
06	Water Heater
07	Gas Water Heater
08	Water Heater Vent
09	Water Heater Piping

CIVIL ASSESSMENT / DISTRICT OFFICE

SUB-AREA	GENERAL DESCRIPTION	SUGGESTED REPAIR / MAINTENANCE
1	There are no ADA stalls or path of travel. The asphalt is weathered and does not have adequate drainage. Tree root concerns. No sidewalks allow for ADA pedestrian access from the street.	Remove and Replace Asphalt New Sidewalk Re-Stripe New ADA Stall & Signage
2	Parking lot does not drain properly and needs a surface drain connecting to Area 4. There are currently no ADA stalls. Tree root issues in driveway behind D.O. building. Sidewalk at Building B is not ADA compliant.	New ADA Stall Double Seat Coat Asphalt New Concrete Gutter for Drainage New Sidewalk Re-Stripe
3	Additional PCC will be needed to accommodate delivery and trash trucks. Parking lot also does not drain properly.	Remove Asphalt Construct New 7" Thick Concrete Parking Lot Adjust Utility Vault to Grade Re-Stripe
4	Parking lot does not drain properly and needs a surface drain connecting to Area 2. New ADA stalls are needed at south end and existing ADA stalls need to be redesigned.	New ADA Stalls Remove and Replace Asphalt New Concrete Gutter for Drainage Detention Basin Re-Stripe
5	The drain northwest of the parking lot is clogged. The parking lot is in good condition but needs seal coat maintenance. ADA ramp needs updating at ADA stalls.	Double Seat Coat Asphalt New ADA Ramp Re-Stripe

CIVIL ASSESSMENT / MAINTENANCE, OPERATIONS & TRANSPORTATION (M.O.T.)



SUB-AREA	GENERAL DESCRIPTION	SUGGESTED REPAIR / MAINTENANCE
1	This area is an unpaved gravel parking lot that is maintained regularly by the school district maintenance staff. Although this is a low maintenance parking lot it potentially may have negative stormwater impacts.	Maintain Gravel Lot (Do Nothing) Pave New Asphalt Surface
2	Asphalt pavement parking lot is weathered and needs seal coat maintenance. Gravel road distributes too much gravel debris on the parking lot. Ponding exists in the middle of the parking lot and needs replacement.	Remove and Replace Asphalt Double Seal Coat Construct Asphalt/Concrete Transition Re-Stripe
3	This area is an unpaved gravel parking lot that is maintained regularly by the school district maintenance staff. Although this is a low maintenance parking lot it potentially may have negative stormwater impacts.	Maintain Gravel Lot (Do Nothing) Pave New Asphalt Surface
4	This area does not drain appropriately and has significant failures. Grades are difficult to construct in asphalt and full replacement with concrete is recommended.	Install Concrete Swale Adjust Utility Vaults to Grade Remove Aphalt and Replace with Concrete Add Hand Rails Remove Bubblers
5	There are significant drainage concerns and paths of travel that are not ADA compliant. The parking lot in front of the maintenance barn should be replaced with concrete.	Construct New ADA Ramp and Parking Stall Remove Asphalt and Construct 4" Concrete Sidewalk Remove Asphalt and Construct 8" Concrete Remove Existing and Replace with New Sidewalk

LANDSCAPE ASSESSMENT

1. PLANTERS ADJACENT TO FRONT OFFICE BLDG.

Existing Condition:
Inappropriate landscape at front of building (turf area).

Recommendation:
Remove existing turf and replace with low-water use plant material. Install new drip irrigation system connected to new weather-based controller or new central control system.

2. PLANTER AT EAST SIDE OF OFFICE BLDG.

Existing Condition:
Dilapidated landscape at side of building (bare dirt and minimal plants). Apparent inoperable irrigation.

Recommendation:
Renovate planter with new soil amendments and low-water use material. Install new drip irrigation system connected to new weather-based controller or new central control system.

3. EXISTING IRRIGATION CONTROLLER

Existing Condition:
Outdated irrigation controller that's not weather or moisture sensor based.

Recommendation:
Replace with new compliant stand-alone or central control system.

4. EXISTING IRRIGATION CONTROLLER

Existing Condition:
Irrigation control wires are cut and exposed to finish grade. Apparent inoperable irrigation.

Recommendation:
Repair control wires (splice with waterproof caps) in below grade valve box.

5. LANDSCAPE AREA BEHIND OFFICE BLDG.

Existing Condition:
Dilapidated turf area behind building. Apparent inoperable irrigation.

Recommendation:
Renovate turf area with new soil amendments and re-sod or re-seed. Verify irrigation system operation and connect to new weather-based controller or central control system.

6. PLANTERS ADJACENT TO FRONT OFFICE BLDG.

Existing Condition:
Inappropriate landscape at west side of building (turf area).

Recommendation:
Remove existing turf and replace with low-water use plant material. Install new drip irrigation system connected to new weather-based controller or new central control system.

7. LANDSCAPE AREA ALONG SOARES AVENUE -WEST

Existing Condition:
Existing turf area with no shrub planting. Turf appears in relatively good condition. Existing irrigation valve box set above finish grade.

Recommendation:
Add low-water use plant material as a compliment to the existing turf. Add new drip irrigation system for shrub planting and reconfigure spray system for the turf. Lower the existing valve box flush with finish grade to prevent damage.

8. LANDSCAPE AREA ALONG SOARES AVENUE -EAST

Existing Condition:
Existing turf area with no shrub planting. Turf appears in fair condition.

Recommendation:
Add low-water use plant material as a compliment to the existing turf. Add new drip irrigation system for shrub planting and reconfigure spray system for the turf.

EXISTING SITE

N

EXISTING BUILDINGS

EXISTING PORTABLES

AGE	YEAR INSTALLED
OVER 50	- 1965
41 - 50	1966 - 1975
31 -40	1976 - 1985
21 - 30	1986 - 1995
10 - 20	1996 - 2006
LESS THAN 10	

PROPOSED SITE

RECOMMENDATIONS

ARCHITECTURAL RECOMMENDATIONS

ELECTRICAL RECOMMENDATIONS

Power:
- We recommend replacing the two existing services with one 1,200A-120/208V-3PH, 4W.
- We recommend providing new receptacles for computer workstations and audio/visual equipment.

Lighting:
- We recommend replacing the older, fluorescent lighting throughout the Campus with new energy efficient LED's to lower energy costs and meet the current Title 24 requirements.
- New automatic lighting controls should be provided throughout. We recommend providing battery packs within individual fixtures for emergency lighting.
- New exterior LED lighting should be provided throughout the Campus and in the parking lot.
- Building and walkway lights should be surface mounted over the existing fixture's outlet box and existing conduits should be utilized where feasible.

Low Voltage:
- A new CCTV system should be considered.
- The existing security system should remain.
- The telephone system should be upgraded to VOIP phones.
- A new data system including IDF racks should be provided at a dedicated, air-conditioned signal room location. New CAT6 data cabling should be provided throughout the facility.
- Battery clocks should remain.
- Wireless access points should be considered throughout the Campus and in every office.
- New audio/visual systems (including overhead projectors, smart boards, etc.) should be considered for the conference rooms and instructional areas..
- The existing fire alarm system does not comply with current State of California Fire Marshal requirements. A new automatic voice evacuation system should be provided throughout the Campus.

MECHANICAL RECOMMENDATIONS

HVAC
AC units are nearing the end of their useful life and will need to be replaced within the next few years. Electric only AC units on the modular buildings are being replaced with gas/electric as they are more efficient.

BAS and Controls
- Exhaust fan keyed switches should be replaced with time clocks
- AC units thermostats should be replaced with 24/7 programmable thermostats

PLUMBING RECOMMENDATIONS

- Domestic hot water: add expansion tank, and pan under WH
- Plumbing fixtures: consider retrofitting faucets and flush valves for low-flow options

COST ESTIMATES

ITEM	QUANTITY	UNIT	UNIT COST	CONSTRUCTION COSTS SUBTOTAL	CONSTRUCTION COSTS TOTAL(Plus 30%)	TOTAL PROJECT COST (plus 35%)
A. Shell					$261,547	**$353,088**
General exterior modernization	5,192	sf	$5.00	$25,960		
Replace window systems	1,038	sf	$75.00	$77,880		
Replace door hardware	5,192	sf	$3.75	$19,470		
Replace gutters & downspouts	0	lf	$12.00	$0		
Replace clerestory sun shades	0					
Repair and replace roofs	5,192	sf	$15.00	$77,880		
B. Interiors					$761,233	**$1,027,664**
Complete interior modernization program at Multipurpose Room (Board Room)	748	sf	$55.00	$41,113		
Interior modernization -staff breakroom, copy room, business services office and special services office, board room	4,445	sf	$122.50	$544,451		
Minor Interior Finish Upgrades Throughou	0	sf	$15.00	$0		
Structural Upgrade	0	sf	$5.00	$0		
C. Services					$414,482	**$559,550**
HVAC system upgrades- Sitewide	5,192	sf	$20.00	$103,840		
Replace lighting w/LED	5,192	sf	$14.00	$72,688		
Replace Fire Alarm System	5,192	sf	$5.00	$25,960		
NEW Data System incl. IDF racks	5,192	sf	$5.00	$25,960		
NEW A/V System	5,192	sf	$1.00	$5,192		
NEW Wireless Access Points	0	ea				
New energy management system	0	sf	$1.00	$0		
Central Computer Lab	0	sf	$150.00	$0		
LIghting upgrades	0	sf	$15.00	$0		
Technology upgrades	5,192	sf	$1	$5,192		
Replace clock and bell system	0	ls	$250,000	$0		
Fire sprinklers						
Replace Fire Alarm Panel	0	ls	$50,000	$0		
Clean-up abandoned conduits	0	sf	$1.50	$0		
Electrical Service Upgrades	1	ls	$80,000	$80,000		
D. Equipment and Furnishings					$12,363	**$16,690**
Replace cabinetry in board room	0	ea	$12,000	$0		
Replace cabinetry in Administration	0	lot	$50,000	$0		
Replace cabinetry in other areas	0	ls	$25,000	$0		
Replace window coverings	1,038	sf	$8.00	$8,307		
Retrofit faucet and flush valves w/ Lo-Flo	241	sf	$5	$1,203		
Uninterrupted power supply to data server	0	ls	$100,000	$0		
Replace/upgrade kitchen & equipment	0	sf	$250	$0		
E. Other Building Construction					$93,795	**$126,623**
Reconfigure restrooms	0	sf	$450.00	$0		
Improvements to student restrooms	0	sf	$400.00	$0		
Restroom Upgrades (Next to Board Room	241	sf	$300.00	$72,150		

. Site Work					$1,364,610	**$1,842,224**
Site demolition						
Remove Portables	0	sf	$6.00	$0		
Sawcut ac paving	0	lf	$2.50	$0		
Remove ac paving	150	sf	$1.00	$150		
Remove ac paving (future)	0	sf	$1.00	$0		
Clear/ Grub and Compact	0	sf	$0.63	$0		
Sawcut ac paving	0	lf	$2.50	$0		
Remove ac paving	6,600	sf	$1.25	$8,250		
Concrete Flatwork	6,600	sf	$8.00	$52,800		
Clear/ Grub and Compact	0	sf	$0.63	$0		
Frontage Improvements/ ADA Access	0	lot	$150,000	$0		
Paving	86,000	sf	$10.00	$860,000		
Concrete Swale	400	sf	$6.50	$2,600		
Site Lighting	0	sf	$1.88	$0		
AC Paving	0	sf	$4.88	$0		
PCC Walk	1,050	sf	$8.00	$8,400		
Concrete Driveway	4,200	sf	$15.00	$63,000		
ADA - parking lots - signage, striping,	0	lot	$7,500.00	$0		
Fence/ gates - Parent Nursery	0	lf	$75.00	$0		
Fence/ gates - Nursery	0	lf	$125.00	$0		
Sod	0	sf	$2.50	$0		
Striping/ Way Finding/ ADA Signage	0	ls	$0.00	$0		
Replace all asphalt surfaces	300	sf	$5.00	$1,500		
New covered walkways	0	sf		$0		
Double Seal Coat asphalt	14,000	sf	$3.00	$42,000		
Adjust Utility Vaults to Grade	4	ea	$1,200	$4,800		
Replace basketball standards	0	ls	$7,500	$0		
PCC walkway repairs	0	ls	$50,000	$0		
Rework/recondition playfields	0	sf	$2.25	$0		
Construct Asphalt / Concrete Transition	1	ls	$5,000	$5,000		
Digital Marquee	0	ls	$100,000	$0		
Replace drinking fountains	0	ea	$5,000	$0		
Install new perimeter fencing/ gates	0	lf	$100.00	$0		
Lunch Canopy with tables	0	sf	$100.00	$0		
Restripe Parking area	2	ls	$600	$1,200		
Improve security lighting to corridors/ park	0	sf	$2	$0		
CCTV security	0	sf	$1	$0		
Replace bike racks	0	ls	$7,500.00	$0		
Relocate Trash Enclosure	0	ls	$30,000.00	$0		
Repair main sewer line	0	lf	$50.00	$0		
otal Construction Cost					**$2,908,029**	
otal Project Cost						**$3,925,839**

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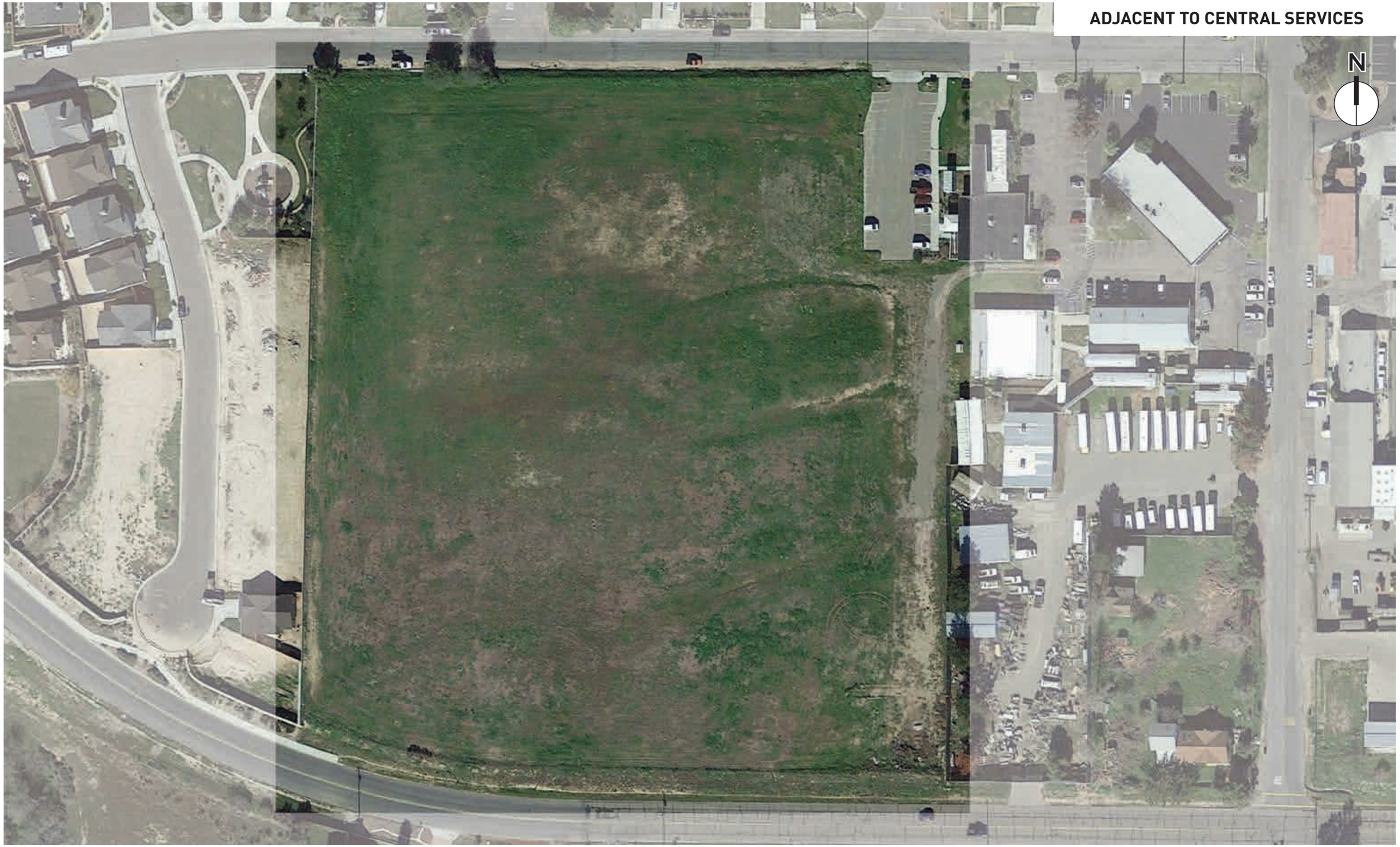
12. KEY SITES

ARCHITECTS

ADJACENT TO CENTRAL SERVICES



ADJACENT TO PINE GROVE ES

10. ORCUTT ACADEMY K-8 (OAK-8)

SVA ARCHITECTS

OAK-8 ELEMENTARY SCHOOL

480 CENTENNIAL STREET, LOS ALAMOS, CA 93440

- Small School size (81 students; nine per grade level) ensures a close-knit atmosphere
- Multi-age classes afford more opportunity for individualized instruction and student leadership
- Lessons and learning integrate through four themes: Agriculture, Alternative Forms of Energy, Environmental Education, and Visual and Performing Arts
- Advancement Via Individual Determination (AVID) Strategies included in the curriculum
- Students benefit from tremendously involved parents and PTSA
- Character education and community service are continuously emphasized
- The school begins each day with the Spartan Creed: “Today I will respect others and myself. I will use my knowledge to stay in school and make a new and better world. I am great, and my education will make me even greater!”

EXISTING PLAN

Plan Legend

PROPERTY LINE

EXISTING BUILDINGS

PORTABLE BUILDINGS

ARCHITECTURAL ASSESSMENT

- Inadequate/deteriorating cafeteria/multipurpose room/kitchen (i.e. floors old and worn, “wall crumbling’s” on the floor and unsafe due to rodent issue)
- Insufficient and inadequate student/adult restroom facilities (i.e. unsanitary, deteriorating plumbing/piping, disgusting tiling could be great “Poster Restroom for Bond!”
- Not enough infrastructure (space, electricity, water, shade) to support garden program which is part of the agriculture program at the Charter)
- Lack of exterior curb appeal (i.e. painting, landscaping, gopher holes etc.)
- Unfinished entry to campus
- Shortage of buses and drivers for field trips and events
- Insufficient, inadequate and unsafe student chairs, desks and tables
- Lack of shade structures for extended learning and lunch (i.e. arts, agriculture, life sciences etc.)
- Unsafe playground blacktop (i.e. cracked, uneven) along with adjacent sand area for playground equipment, which is extremely hard, overgrown with weeds
- Unsatisfactory classroom facilities (i.e. electrical, carpets, seams of carpets taped, cabinets, baseboard etc.)
- Unsecure facilities and grounds (i.e. need fencing, building alarms, outdoor lighting and communications if electricity is lost etc.)
- Inferior siding and sub-flooring in and on portables
- Non-existent sound system for the arts
- Unutilized school property (6.28 acres)
- Vulnerable/Unsafe telephone/tech lineage (i.e. many of the telephone/tech connections are done via overhead lines instead of underground, pranksters pull lines to ground level

EXISTING SITE

PROPOSED SITE

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