



670 W. Laurel Street, Colton, CA 92324  
<https://www.colton.k12.ca.us/cms>

### EXISTING SITE INFORMATION

Year Built: 1953  
 Year Modernized: 1993  
 Student Population (2016): 953  
 Grade Levels: 7 - 8  
 Number of Classrooms: 46  
 Number of Modulares: 23 (Portables)  
 Site Acreage: 20.1 Ac  
 Building Area: 58,5815.1 SF

### OVERVIEW

Colton Middle School is one of the older school sites in the District, and the oldest of the 4 middle schools. The school is located adjacent to the District Office site. Classrooms are organized in with central spine and linear, 'finger' buildings. Because the school has grown, half of the classrooms are in portables, located

on the school's hard courts. Most of the portables were put in around 2001/02. The school is a Title 1 school.

### PRINCIPAL PRIORITIES

1. Library improvements.
2. True Multipurpose Room modernization.
3. Outdoor space for activities to engage students.

### RECENT PROJECTS

1. New PA system upgrade (completed 2016).
2. Fire alarm system upgrade (completed 2009).
3. Medium sized modernization (completed 1986).
4. Various technology upgrades (completion date unknown).

### CURRENT/UPCOMING PROJECTS

1. Multipurpose Room (MPR) modernization with a

restroom addition (expected construction start summer 2017).

2. Solar shade shelter project (expected late 2017/ early 2018 completion).
3. Addition of short throw/ interactive boards (completion date unknown).
4. Re-grade, add fill, replace sod at play field, wit existing irrigation and DG track to remain (completion date unknown).

### SITE COMMENTS

#### Program Needs

- The multipurpose room (MPR) is undersized for assemblies.
- Need for an outdoor place for structured activities and for students to be hangout.
- Current Library is outdated and undersized. Library should be more like a university Library with varied areas to study and collaborate. The site is working on obtaining more e-books and space to allow for small learning groups.
- Locker rooms are old and undersized.
- Science labs in the portables are in poor condition.
- The Administration office is very tight and undersized. Due to space needs, the Principal's office and faculty lounge were recently moved to the Classrooms adjacent to the Administration office.

#### Functionality of Spaces

- The main quad area is small. Would like to allow students to play on the fields however due to portables, it is difficult to supervise from hard courts to play field.
- Staff parking lot has poor circulation. Lack of on-site drop off.
- The play fields are joint use with the City of Colton. Need for restrooms.
- There is 1 bus that drops off students at this site and uses the drop-off off of Valencia Drive.

## CONDITION ASSESSMENT

Rating Legend:

**CATEGORY [0]** NO WORK.

**CATEGORY [1]** MINOR MODERNIZATION.

**CATEGORY [2]** STANDARD MODERNIZATION.

**CATEGORY [3]** MAJOR MODERNIZATION / RECONFIGURATION / COMPLETE REPLACEMENT.

## ASSESSMENT OF SITE

### Parking

Category [3]

- ADA parking needs truncated domes.
- Signage missing at parking stall (ADA-VAN), in addition the ADA access aisle is not compliant.
- Traffic circulation of north lot is difficult, and additional parking is desired.
- School has noted that they would like a safe drop-off zone.

### Concrete Paving

Category [3]

- Portions of the sidewalk are lifting greater than 1/4", and showing cracking in panels.
- Verify potential cross slope issues (>2%).
- Recommend to replace 75% of concrete paving.

### AC paving

Category [3]

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

### Ramps

Category [3]

- Handrails lack required 12" extension at landing.
- Handrails are missing.
- Landings are too small at top/bottom of ramp. Landings must be 5'x5' min.

### Stairs

Category [3]

- Nosings do not have warning grooves and/or

contrasting color.

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

### Site Amenities

Drinking Fountain

Category [2]

- Knee clearance is not code compliant.
- Wheelchair clearance is not compliant.
- Missing cane detection rails.

Lunch Shelter

Category [1]

- Existing shelter is in fair condition, however the shelter guard rail is not code compliant.

### Playground

Category [2]

- Basketball goals, backboards, netting and posts are in fair condition with some faded paint.
- Backstops posts are in fair condition, with the chain link being in bad condition. Dugouts are in bad condition with signs of erosion and mud build up at benches.
- Soccer goals in bad condition and need to be replaced.
- Tetherball post are in fair condition but are not used.
- Track/Field surfacing is in bad condition, with grades that are uneven, and drainage that appears to be inefficient.

### Landscape

Category [2]

- Water draining into the compacted turf areas are promoting erosion and mud issues.
- Gophers in turf area are causing mounding issues.
- Plant material is missing or non-existent in several planters.
- Tree's are showing signs of stress. All tree's on site should be evaluated by an Arborist.

### Irrigation

Category [2]

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

performance.

- Irrigation for fields is inefficient and needs to be retro fitted.

### Fencing/Gates

Category [3]

- Paint has flaking/chipping off, in addition galvanization has worn away.
- Existing fence has no bottom rails.

## ASSESSMENT OF BUILDINGS

### Exterior

Overall Rating: Category [1 - 2]

### Paint

Category [1-2]

- Exterior of permanent buildings is mainly plaster with a brick wainscott. Plaster is mostly in good condition. Some isolated areas of patching and re-painting is noticeable. Could be refinished/repainted. Brick appears to be in acceptable condition.
- Building paint is in acceptable condition. Fascia areas where paint is peeling need to be scraped and re-finished.
- Portables need new paint.
- Locker room building is in poor condition and needs to be refinished and re-painted. Category [2].

### Door & Frames

Category [1]

- Exterior doors and hollow metal frames at permanent classroom buildings appear to be in good condition, with adequate hardware.
- Some instances of thresholds may need to be replaced. See note under ADA Compliance. Assume 25% thresholds need to be replaced.

### Windows

Category [3]

- Windows are single pane, wood framed, and aged. Previously operable windows are no longer operable.

### Roof

Category [1]

- There were no reported issues in regards to the



roof.

### ADA Compliance

Category [3]

- Casework in Classrooms appear to be original wood with old p-lam countertops and are not compliant to today's accessibility codes. They need to be upgraded in the next modernization.
- Some instances of door thresholds appear to be non-accessible due to ramping from paving up to door, which was previously allowed by DSA but is no longer suitable.
- A more detailed assessment and survey will need to be performed as projects come online.

### Interior

Overall Rating: Category [2]

- The ceilings in classrooms appear to have been upgraded to drop t-bar ceilings.
- VCT at most permanent classrooms and labs is showing signs of wear and should be replaced. Some rooms are worse than others.
- Carpet at portable classrooms, music, Library and Administration appear in acceptable condition.
- Art and Music building needs to be modernized.
- MPR interior finishes in poor condition. Gluedown acoustical tiles discolored and peeling off, lighting and HVAC diffusers are outdated. The stage does have an accessible lift.
- Locker Room building needs complete modernization; flooring paint is worn off, lockers are scratched and bent, lockers have been built into the showers; glue down ceiling is stained and peeling. Currently the space is not air conditioned; heat only.
- Permanent classrooms lack code compliant signage.

## ASSESSMENT OF SYSTEMS

### Site Utilities

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

- **Fire Water:**
- Category [2]
- Fire water mains are original to building construction dates. Underground lines should be assumed to have a 50-year life.

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

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

### Storm Drain/ Drainage:

Category [3]

- Catch basins are plugged with debris/silt.
- Culverts are full of debris blocking flow of surface water.
- Drainage to field/planting areas creates erosion issues/standing water.
- Roof drains expel water into planter without a dissipater.
- Drainage occurs through campus is centrally located in middle of quad area.
- Drainage at drop-off is impeded by retrofitted ADA parking.

### Mechanical

Overall Rating: Category [3]

- Most of the HVAC equipment has exceeded its useful life and needs to be replaced.
- Current HVAC equipment is a mix of gas electric rooftop package units, Split systems, and heat pump wall mounted package units.
- Some units do not have an economizer and may not provide adequate ventilation to the occupied zones.
- Digital thermostat controls: consistent district wide control and energy management strategy Should be investigated.
- The site reported that there are thermal comfort issues. It is either too hot or too cold in the old

Classroom wings.

### Plumbing

Overall Rating: Category [3]

- Restrooms appear to not have had any upgrades and are not ADA compliant to today's code. Fixtures appear to be original to the building.
- The MPR currently lacks a restroom, but this will be added in the upcoming Summer 2017 modernization.

### Electrical

Overall Site Power Distribution:

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

### Building Power Systems:

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

- interfering with the code required clearance.
- **Power Distribution:**
- Category [0]
- Power feeders and branch circuits are routed interior to buildings in EMT conduit and IMC/RGS conduit exterior to the buildings. Some branch circuits are routed in Metal Clad 'MC' cable which is a prefabricated flexible conduit with integral wiring. This is an inexpensive method of installing branch circuits but does not allow for future modifications to the circuits conduit or wire. New branch circuits (conduit/wire) will need to be run if additional capacity or outlets are needed. Additionally, the MC cables are grouped and routed in bundles creating an unorganized installation resembling "spaghetti" in the ceiling spaces. This installation is inconsistent with original construction and was likely added during retrofit construction.
- **Receptacles:**
- Category [1]
- Receptacle placement and quantity appear to be adequate. No complaints reported for lack of outlets.
- **Equipment Disconnects:**
- Category [1]
- Equipment are provided with disconnect switches either mounted on the equipment or within line of sight.
- **Fire Alarm System:**
- Category [3]
- The fire alarm system Simplex and was replaced in 2009. The system is in good shape. System will need to be upgraded to current code as spaces are modernized or added.
- **Intercom / Clock / Bell:**
- Category [0]
- A Simplex 5100 series system is in place providing 100% operation for intercom, public address and bells. All equipment appeared to be in fair condition replaced in the last modernization. The system is fully functional and tested and inspected yearly. No complaints regarding the system has been reported to the survey team. Systems should be replaced and upgraded with

the next modernization.

- **Phone System:**
- Category [0]
- The phone system has been recently replaced by a VOIP system. The system is fully functional and tested and inspected yearly. No complaints regarding the system has been reported to the survey team.
- **Technology Infrastructure:**
- Category [0]
- The data network system is undergoing upgrades and is in good shape. Fiber replacement has been completed.
- **Technology:**
- Category [3]
- Currently the site uses a non-scheduled Computer Lab and Chromebook carts in core Classrooms (Math/ English/ Science/ History). The site is 1 to 1 students to Chromebook.
- There are no ceiling mounted projectors or interactive whiteboards in Classrooms.
- Reference District Technology Plan.
- **Security:**
- Category [3]
- Desire for security system and cameras.
- **Digital Signage:**
- Category [2]
- Use digital signage on appropriate sized LCD monitors for messaging at Gym/Pavilion.
- Integrate LCD marquees controlled by similar system for public facing messaging, outside Administration building.
- **Roof Conditions:**
- **Equipment Disconnect Switches:**
- Category [1]
- All roof top equipment had accessible disconnects within site of or mounted onto the equipment served and receptacles within 25 feet of each equipment.
- **Roof Top Receptacles:**
- Category [0]

- Roof top receptacles are provided for equipment service, within 25' of all equipment.
- **Overall Site Lighting:**
- **Parking:**
- Category [1]
- Open parking fields are provided with light poles and appear to have inadequate placement for coverage. Pole types include cobra-head fixtures and are old. There are no complaints or statements made of inadequate parking lighting.
- **School Area Lighting:**
- Category [2]
- Recommended to provide photometric study to confirm dark and dim areas to inform a lighting improvement upgrade.
- One main plaza connects all buildings and site amenities together and functions as the only avenue for pedestrian traffic, service vehicles, students, guests and large school functions. Lighting is provided by poles and building mounted sconce fixtures. Based upon observation only, lighting appears to be inadequate with many dark areas. Campus facilities personnel have provided comment that the lighting is poor and too dim and certainly not adequate for afterhours school functions.
- **General Lighting Conditions:**
- **Building Mounted:**
- Category [1]
- Fluorescent wall sconces are mounted in pedestrian areas such as on walls facing the plaza and at entry doors into the classrooms. Wall packs and flood lights are used at entries into portable classrooms and in back-of-house spaces. Industrial fluorescent strip lights are used in utility spaces, some with prismatic lenses and others with wire guards. Fixtures are in fair condition and serviceable. Light levels appear to be inadequate.
- **Interior Lighting:**
- Category [1]
- Majority of light fixtures throughout the Administration and classroom buildings are comprised of 2x4 fluorescent troffers with prismatic

lens. Lamps are fluorescent T8; three lamps at the 2x4 troffer with some at 4 lamps where higher light levels are needed. At hard lid areas such as in the reception, kitchen, restrooms and MPR, surface mounted wrap-around or 'box' fluorescent fixtures are in place. At finished areas, such as lobbies, boardroom, large gathering spaces etc. fluorescent down lights are in use. Fixtures are serviceable and can remain in service.

- **Lighting Controls:**

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

- **Emergency and Exit Lighting:**

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







Front of school.



Drop-off at parking off of North Valencia Drive.



Parking off of West Laurel Street, and front of school, beyond.



Hard courts/ Main Quad area.



Hard courts/ Main Quad area; view towards portables.



Lunch shelter East of MPR.



Main entry gate into campus, at front of school.



Dug track and play fields.



Lunch shelter at hard courts/ main quad.





Hard courts South of the portables.



Typical drinking fountain.



Locker room building.



Portable classrooms.



Ramp connecting main spine walkway to classroom wings.



Main spine, walkway connecting classroom wings.



Typical windows.



Typical outdoor space between classroom wings.



Typical classroom building.





Main lobby at Administration office.



Band room.



Multipurpose Room/ Cafeteria with stage.



Library.



Typical classroom.



Typical classroom casework and sink.



Typical restroom.



Locker room.



Art classroom.

## SCOPE OF WORK CATEGORIES

## MASTER PLAN COST

A. Modernize & Reconfigure Existing Classrooms	\$ 2,297,000
B. Existing Building Systems & Toilets	\$ 1,714,000
C. Site Utilities	\$ 1,312,000
D. New Construction Classrooms	\$ 18,244,000
E. Flexible Labs (Science, Art & Maker Space)	\$ 8,575,000
F. Performing Arts Improvements (Music / Dance / Drama)	\$ 3,061,000
G. Multi-Purpose Room / Food Service & Student Dining	\$ -
H. Physical Education Improvements	\$ 9,733,000
I. Administration & Staff Support	\$ 2,167,000
J. Library, Innovation Lab & Student Support Services	\$ 6,205,000
K. Safety and Security	\$ 2,359,000
L. District Support Facilities	\$ -
M. Outdoor Learning Environments and Quads	\$ 1,030,000
N. Exterior Play Spaces, Play fields, & Hard courts	\$ 167,000
O. Next Generation Classroom Flexibility (Furniture)	\$ 285,000
P. Technology Infrastructure	\$ 137,000
<b>Total Construction / Project Cost (2017\$)</b>	<b>\$ 57,286,000</b>

**The following items are excluded from this budget:**

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



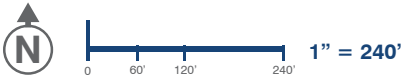
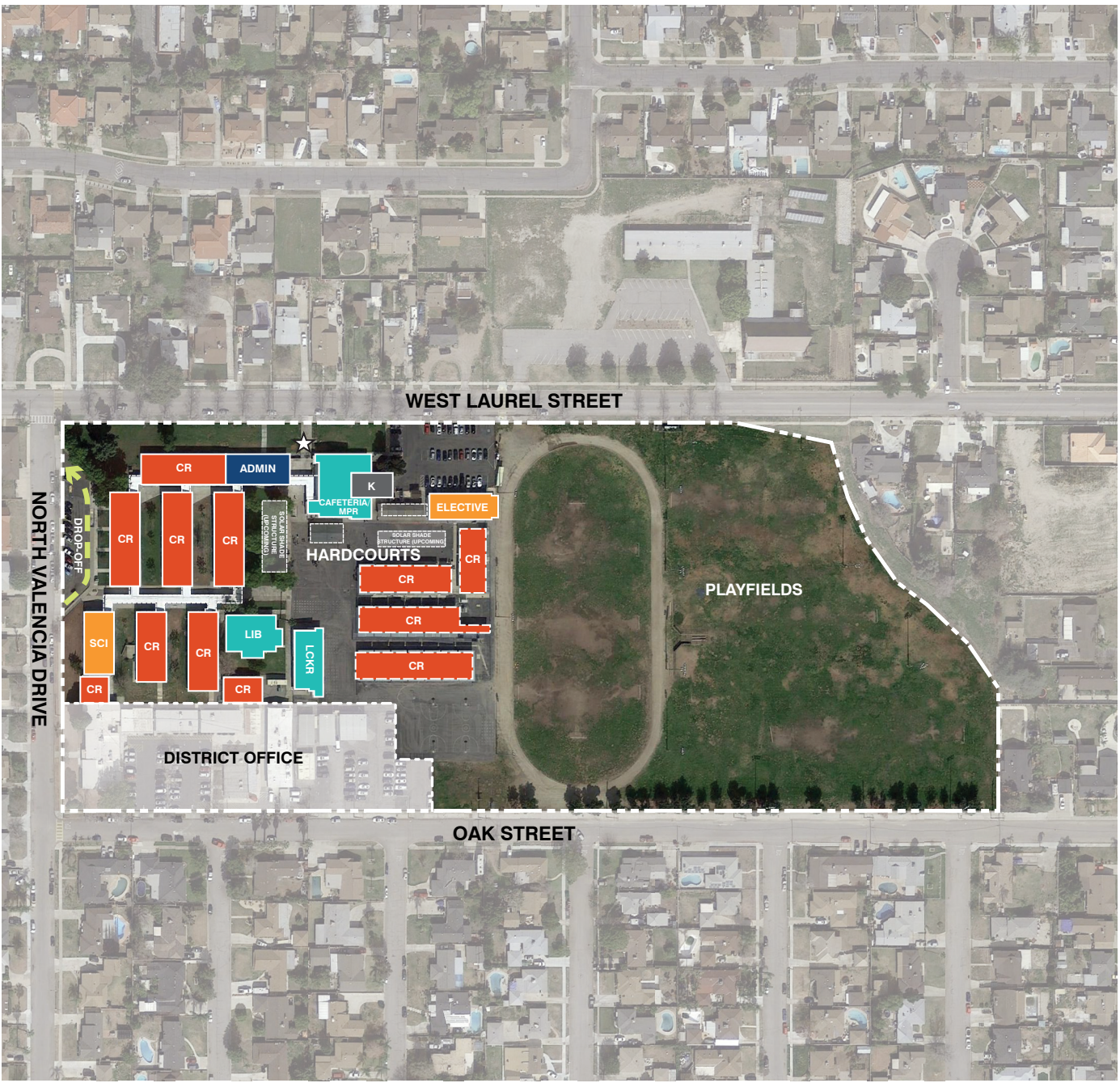
**5.20**  
**COLTON MIDDLE SCHOOL**  
**EXISTING SITE PLAN**

Colton Joint Unified School District  
 Long Range Facilities Master Plan



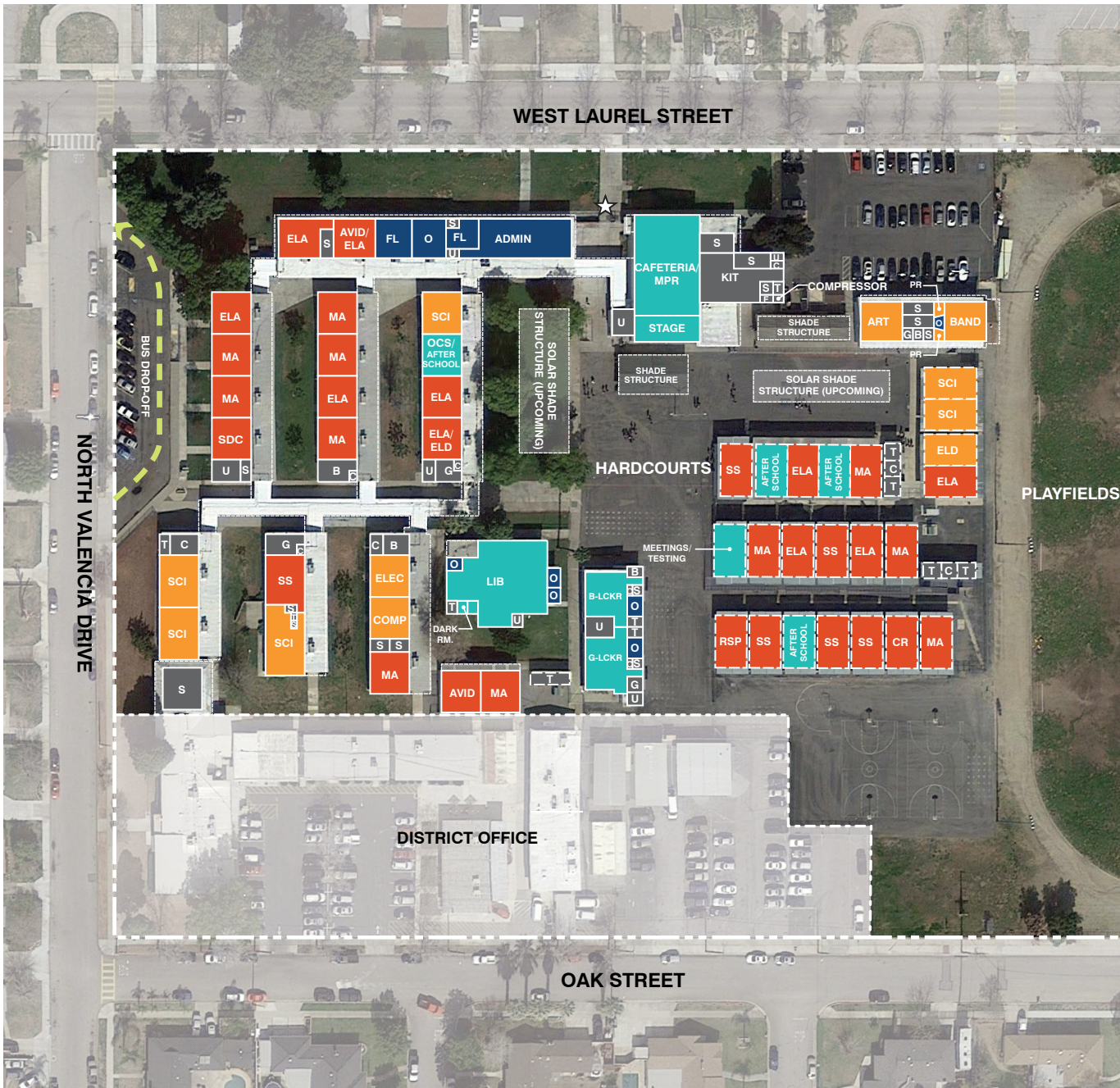
- Classrooms, CR
- Electives / Labs
- Shared Spaces
- Admin / Faculty
- Support Spaces

- Portable Classroom
- ☆ Main Entry
- Drop Off



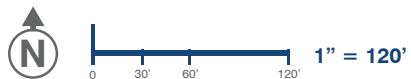






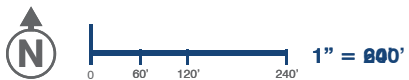
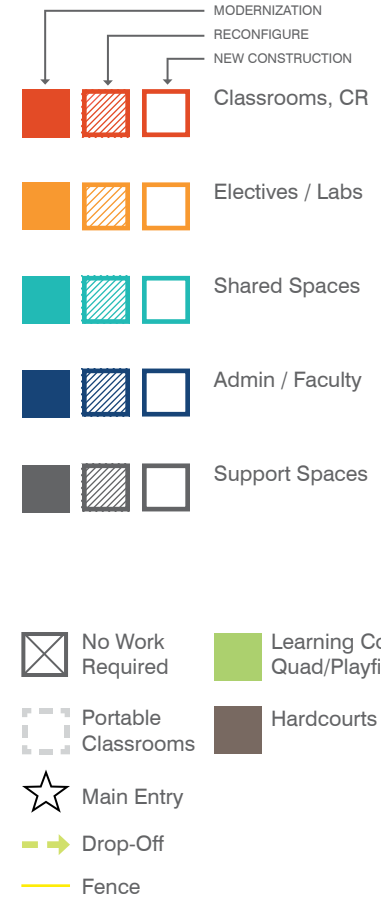
- **Classrooms, CR**
  - ELA English Language Arts
  - SS Social Studies/History
  - MA Math
  - RSP Resource Specialist
  - SDC Special Day Class
  - CR Classroom
- **Electives / Labs**
  - SCI Science
  - COMP Computer Lab
  - ELEC Elective
- **Shared Spaces**
  - MPR Multi-Purpose Room
  - LIB Library
  - LCKR Locker Room
- **Admin / Faculty**
  - FW Faculty Work
  - FL Faculty Lounge
  - WR Workroom
  - O Office
- **Support Spaces**
  - S Storage
  - T Toilet
  - U Utility
  - C Custodial
  - KIT Kitchen
- Portable Classroom**
- ★ **Main Entry**
- **Drop Off**

Teaching Stations:	
English Language Arts, ELA	9
Social Studies, SS	6
Math, MA	11
Science, SCI	6
Electives (1 - Art, 1 - Band, 1.5 - AVID, 1.5 - ELD)	6
Computer Lab	1
SDC	1
RSP	1
Other (1 - ASB, 4 - After School)	5
<b>Grand Total:</b>	<b>46</b>







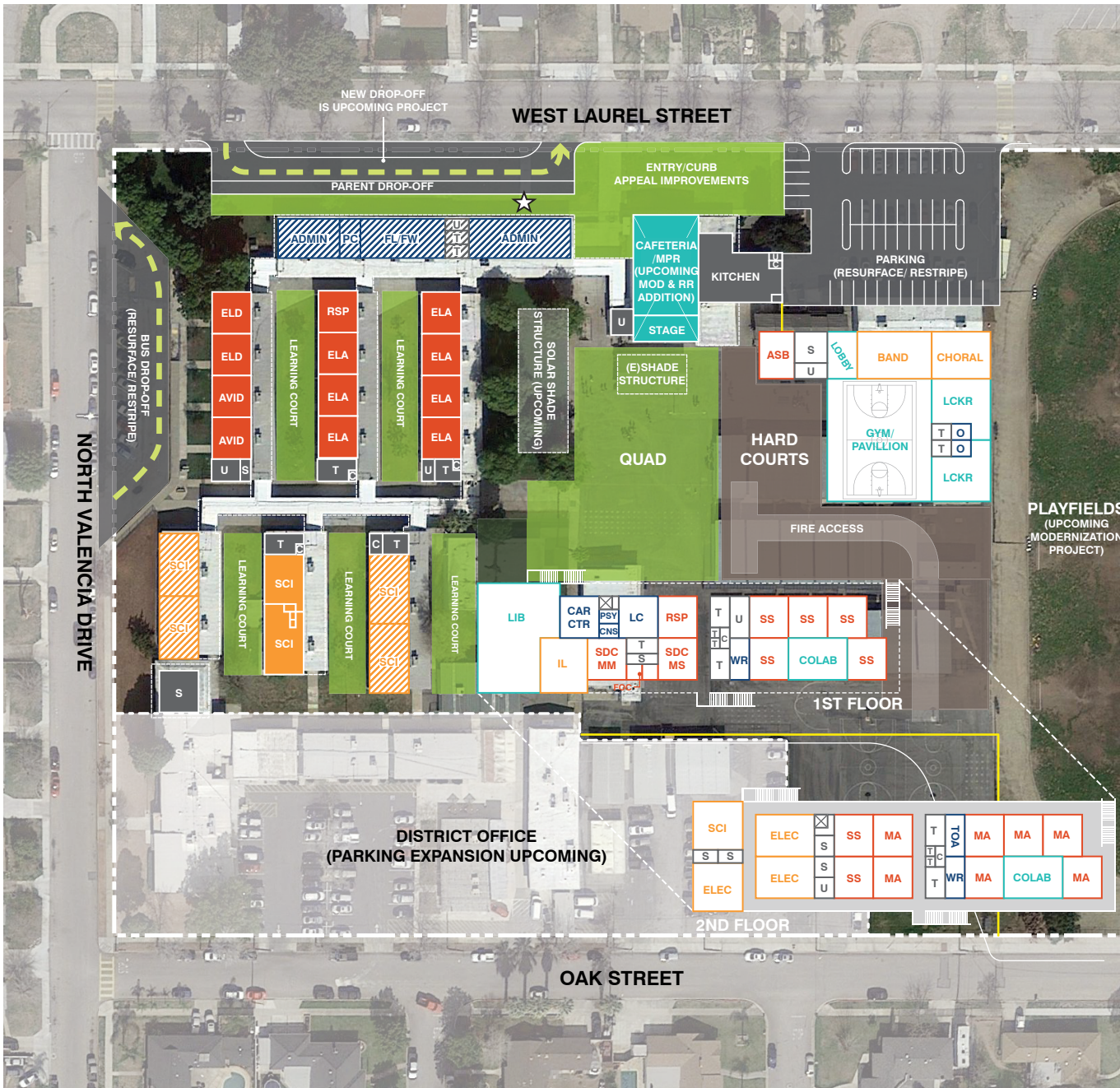






COLTON MIDDLE SCHOOL  
**PROPOSED SITE MASTER PLAN**

Colton Joint Unified School District  
 Long Range Facilities Master Plan



MODERNIZATION  
 RECONFIGURE  
 NEW CONSTRUCTION

**Classrooms, CR**  
 ELA English Language Arts  
 SS Social Studies/History  
 MA Math  
 RSP Resource Specialist  
 SDC Special Day Class  
 CR Classroom

**Electives / Labs**  
 SCI Science  
 COMP Computer Lab  
 ELEC Elective

**Shared Spaces**  
 MPR Multi-Purpose Room  
 LIB Library  
 LCKR Locker Room

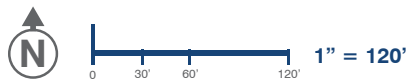
**Admin / Faculty**  
 FW Faculty Work  
 FL Faculty Lounge  
 WR Workroom  
 O Office

**Support Spaces**  
 S Storage  
 T Toilet  
 U Utility  
 C Custodial  
 KIT Kitchen

⊗ No Work Required  
 □ Portable Classrooms  
 ☆ Main Entry  
 → Drop-Off  
 — Fence

■ Learning Court  
 ■ Quad/Playfield  
 ■ Hardcourts

<b>Planning Capacity:</b>	991	
<b>Teaching Stations:</b>	Req.	Prop.
English Language Arts, ELA	6	7
Social Studies, SS	6	7
Math, MA	6	7
Science, SCI	6	7
Electives (1 - Art, 1 - Band, 2 - AVID, 2 - ELD, 3 - Elec)	6	9
Computer Lab (1 - Innov. Lab)	1	1
SDC (1 - MM, 1 - MS)	2	2
RSP	2	2
Other (1 - ASB)	1	1
<b>Grand Total:</b>	36	43









1640 S. Lilac Avenue, Bloomington, CA 92316  
<https://www.colton.k12.ca.us/jbms>

### EXISTING SITE INFORMATION

Year Built: 2012  
 Year Modernized: N/A  
 Student Population (2016): 905  
 Grade Levels: 7 - 8  
 Number of Classrooms: 49  
 Number of Modulars: 0  
 Site Acreage: 17.74  
 Building Area: 154,318 SF

### OVERVIEW

Joe Baca Middle School is organized two main buildings running along a central pedestrian boulevard that opens up to hard courts and play fields beyond. The south wing is a single story building containing the school Library, kitchen, multi-purpose room, band, lunch shelter, and Gymnasium and locker rooms.

The north wing is a two story building containing the school's classrooms and collaborative learning spaces, with an adjacent single story Administration building.

### PRINCIPAL PRIORITIES

1. Reconfigure the front office lobby and reception area to allow better staff management and control and improved guest waiting.
2. Properly enclose and ventilate the lunch shelter.
3. Properly enclose and ventilate the Gymnasium and repair the water damage on the flooring and walls.

### RECENT PROJECTS

1. Solar shade shelter project (completed 2016).

### CURRENT/UPCOMING PROJECTS

1. N/A

### SITE COMMENTS

#### Program Needs

- The school currently has (4) Computer Labs which will become obsolete when the school reaches a 1:1 ratio between students and Chromebook computers.
- The outdoor amphitheater lacks power, audio/video, internet, and lighting outlets and controls that would allow it to be used as an outdoor learning space or for after-school or evening activities.

#### Functionality of Spaces

- Due to the relative new age of the school, the classroom spaces perform adequately for the school curriculum.
- Library desires reconfigured textbook room to allow book check-out from this space instead of having to wheel books to the librarian area.
- Front office lobby and reception area is too large for the small, two-person staff to cover. It should be better divided to allow for a larger and more inviting guest waiting space and a smaller reception counter area. In addition, additional doors are needed to close off private administrative spaces from wandering guests and students.
- Food service is spacious, new and adequate for school needs.
- The lunch shelter is exposed to the elements and attracts birds and rodents. It currently suffers from harsh wind and temperature exposure during the winter season and excessive heat during the summers, making it very inconvenient to use.
- The Gymnasium space is exposed to the elements and allows rain and wind to enter. This has resulted in water stains and damage on wall and floor surfaces. Evidence of bird roosting noticeable at high bay lighting fixture.
- The Gymnasium space lacks heating and air conditioning, making conditions uncomfortable in hot or cold weather.
- The locker rooms have heating but lack air conditioning, creating an uncomfortable

- environment.
- Uncovered exterior stairs and tiled second floor walkway become slippery in the event of rains and create a pedestrian fall hazard.

### CONDITION ASSESSMENT

Rating Legend:

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

### ASSESSMENT OF SITE

#### Parking

Category [1]

- Parking lot AC paving is in fair to good condition.
- Some cracking observed allowing water intrusion.

#### Paving

Category [0]

Concrete (natural gray)

- Concrete paving in general is in good condition. Cross slopes appear to conform to <2% in any direction.

#### AC paving

Category [1]

- Various areas have cracking allowing water intrusion.

#### Site Amenities

Shade Shelter - Solar Panels

Category [0]

- New solar panel shade shelter just installed at east and north parking lots.

#### Landscape

Category [1]

- Excessive ponding observed in parking lot retention areas. Drain inlets require repair.
- Miscellaneous tree planters require tree replacement.

#### Irrigation

Category [0]

- Irrigation system is in working condition.

### Fencing/Gates

Category [0]

- Fencing along the campus perimeter is in good condition.
- Gates are equipped with automatic closures.

### ASSESSMENT OF BUILDINGS

#### Exterior

Overall Rating: Category [0]

#### Paint

Category [0]

- Exterior of permanent buildings is combination of plaster and corrugated metal wall panel and is in very good condition.
- Building paint is in very good condition.
- Single missing metal signage letter observed on wall facing parking lot of Administration building.

#### Door & Frames

Category [1]

- Exterior doors and hollow metal frames are in very condition, with isolated instances of wear and tear and higher traffic and higher abuse areas.

#### Windows

Category [1]

- Windows are dual pane and in very good condition.
- Window systems are predominantly hollow metal framed, but glazing stop has been installed at the exterior without vandal-resistant screws. This has resulted in cases of classroom break-in and theft.

#### Roof

Category [1]

- The roof is a standing seam metal roofing system at the MPR, Gymnasium, receptionist area of the Administration building, and portions of the second floor exterior walkway. It is a built-up membrane flat roof everywhere else.
- Leaks reported in the Gymnasium and isolated locations in the main office. Most of the school has no roof issues.

#### ADA Compliance

Category [0]

- The school appears to be visually compliant to accessibility parameters. Exact compliance of items such as plumbing accessories was not evaluated at this level of assessment.
- A more detailed assessment and survey will need to be performed as projects come online.

#### Interior

Overall Rating: Category [0]

- Floor finishes are a mix of carpet and VCT, with tile at the restrooms, and are in very good condition.
- Ceilings are in very good condition due to the young age of the school.
- Classrooms have ample storage to suit user needs.

### ASSESSMENT OF SYSTEMS

#### Site Utilities

##### Domestic Water:

Category [0]

- The majority of domestic water mains and laterals are original to building construction dates and are assumed to be within modern pipe materials service life.

##### Fire Water:

Category [0]

- Fire water mains and laterals are original to building construction dates and are assumed to be within modern pipe materials service life.

##### Gas:

Category [0]

- Gas main lines are assumed to be within modern pipe materials service life.

##### Sewer:

Category [0]

- The sanitary sewer laterals are original to building construction dates and are assumed to be within modern pipe materials service life.

##### Storm Drain/ Drainage:

Category [1]

- Ponding observed in storm water BMP's in parking lots. Drain inlets require unclogging and repair.
- Play field reported to be poor draining resulting in

soggy field conditions for early morning activities.

### **Mechanical**

Overall Rating: Category [0]

- None of the HVAC equipment has exceeded its useful life and needs to be replaced.
- Current HVAC equipment is a mix of gas electric rooftop package units, Split systems, and heat pump wall mounted package units.
- Some units do not have an economizer and may not provide adequate ventilation to the occupied zones.
- Building Automation System is in place.

### **Plumbing**

Overall Rating: Category [0]

- Restrooms are in very good condition.
- School plumbing infrastructure is new.

### **Electrical**

#### • **Overall Site Power Distribution:**

#### • **Electrical Service:**

- Category [0]
- Power service is provided by SCE by an underground high voltage service feeder from offsite structures. The pad mounted transformer is in a fenced service yard with the campus main switchboard 'MSB' or in close proximity to the main board. All equipment appeared to be in new condition.

#### • **Site Power Distribution:**

- Category [0]
- Each building is served by an underground feeder from the MSB and routed to panels within the buildings. No reported problems with power distribution faults, breaker tripping or lack of capacity. All equipment appeared to be in new condition.

#### • **Building Power Systems:**

- Electrical Panels:
- Category [0]
- Power panels for each building are in dedicated electric rooms or on walls. Power service and distribution is at 480V. Electric rooms are neat and organized but generally crowded with very little wall space to add more equipment if necessary.

No reports of lack of capacity or circuit breakers tripping were provided. All equipment appeared to be in new condition.

#### • **Power Distribution:**

- Category [0]
- Power feeders and branch circuits are routed interior to buildings in EMT conduit and IMC/RGS conduit exterior to the buildings. Some branch circuits are routed in Metal Clad 'MC' cable which is a prefabricated flexible conduit with integral wiring.

#### • **Receptacles:**

- Category [0]
- Receptacle placement and quantity appear to be adequate. No complaints reported for lack of outlets.
- Equipment Disconnects:
- Category [0]
- Equipment are provided with disconnect switches either mounted on the equipment or within line of sight.

#### • **Fire Alarm System:**

- Category [0]
- The fire alarm system is a combination of automatic and manual activation. The main fire alarm panel is in the administration building and is in new condition.

#### • **Intercom / Clock / Bell:**

- Category [0]
- All equipment appeared to be in new condition. The system is fully functional and tested and inspected yearly. No complaints regarding the system has been reported to the survey team.

#### • **Phone System:**

- Category [0]
- The phone system is fully functional and tested and inspected yearly. No complaints regarding the system has been reported to the survey team.

#### • **Technology Infrastructure:**

- Category [0]
- The data network system is in new condition.

#### • **Technology:**

- Category [0]
- All equipment appeared to be in new condition. No issues reported. Classrooms have ceiling mounted projectors.

#### • **Security**

- Category [0]
- All equipment appeared to be in new condition. No issues reported.

#### • **General Roof Conditions:**

#### • **Equipment Disconnect Switches:**

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

#### • **Overall Site Lighting:**

#### • **Parking:**

- Category [0]
- Open parking fields are provided with light poles and appear to have adequate placement for coverage. There are no complaints or statements made of inadequate parking lighting.
- School Area Lighting:
- Category [1]
- One main plaza connects all buildings and site amenities together and functions as the only avenue for pedestrian traffic, service vehicles, students, guests and large school functions. Lighting is provided by poles and building mounted sconce fixtures. Based upon observation only, lighting appears to be adequate, except at classroom building exterior corridors, which are dim and create supervision and glare issues at the ends of the outdoor corridors.
- Recommendation: Provide photometric study to confirm dark and dim areas to inform a lighting improvement upgrade

- **General Lighting Conditions:**
- **Building Mounted:**
- Category [0]
- LED wall sconces are mounted in pedestrian areas such as on walls facing the plaza and at entry doors into the classrooms. Wall packs and flood lights are used at entries into portable classrooms and in back-of-house spaces. Industrial fluorescent strip lights are used in utility spaces, some with prismatic lenses and others with wire guards. Fixtures are in fair condition and serviceable. Light levels appear to be adequate.
- **Interior Lighting:**
- Category [0]
- Majority of light fixtures throughout the administration and classroom buildings are comprised of 2x4 LED troffers with prismatic lens. Lamps are LED T8; three lamps at the 2x4 troffer with some at 4 lamps where higher light levels are needed. At hard lid areas such as in the kitchen, restrooms and MPR, surface mounted wrap-around or 'box' fluorescent fixtures are in place. At finished areas, such as lobbies, boardroom, large gathering spaces etc. LED down lights are in use. Fixtures are relatively new with long remaining operational life.
- **Lighting Controls:**
- Category [0]
- All spaces are provided with local lighting controls mounted near the entry doors. For most spaces lighting control is accomplished with toggle switches and occupancy sensors. Day lighting and manual dimming controls are in use at this campus.
- **Emergency and Exit Lighting:**
- Category [0]
- Two separate methods of providing emergency power to egress path lighting is found on this campus. Indoor fluorescent fixtures in the classrooms, administration and other assembly rooms contain battery-ballasts in select LED fixtures. When power is lost, the battery ballast provides power only to the fixture it is in, usually just one lamp is lit. Some exit signs contain emergency power inverters with batteries that power the exit sign and "bug-eye" lamps to illuminate the areas surrounding the exit door.

The outdoor fixtures are not connected to any emergency power source.





Accessible drop-off and side parking lot.



Tube steel fencing.



Newly installed solar photovoltaic shelter.



Hard courts and play fields.



Field area.



Front entry, Administration building, and media center.



Second floor exterior walkway.



Typical building exterior.



Typical exterior window condition.





Outdoor amphitheater.



Band classroom.



Typical classroom



Library space.



Large multi-purpose room space, with assembly.



Computer Lab



Main Administration receptionist lobby.



Typical science classroom.



Typical restroom.





Indoor/outdoor Gymnasium space.



Evidene of bird roosting in Gymnasium.



Indoor/outdoor lunch shelter, open to the elements.



Relatively low lighting at and visual glare at the end of exterior corridors.



Typical locker room.



Typical exterior paving.



Typical accessible parking.



Bus drop-off area and photovoltaic shade structures in side parking lot.



Ponding water from recent rains at front parking lot swale.

## SCOPE OF WORK CATEGORIES

## MASTER PLAN COST

A. Modernize & Reconfigure Existing Classrooms	\$ -
B. Existing Building Systems & Toilets	\$ 112,000
C. Site Utilities	\$ -
D. New Construction Classrooms	\$ -
E. Flexible Labs (Science, Art & Maker Space)	\$ -
F. Performing Arts Improvements (Music / Dance / Drama)	\$ 115,000
G. Multi-Purpose Room / Food Service & Student Dining	\$ 40,000
H. Physical Education Improvements	\$ 615,000
I. Administration & Staff Support	\$ 232,000
J. Library, Innovation Lab & Student Support Services	\$ -
K. Safety and Security	\$ 67,000
L. District Support Facilities	\$ -
M. Outdoor Learning Environments and Quads	\$ 102,000
N. Exterior Play Spaces, Play fields, & Hard courts	\$ 775,000
O. Next Generation Classroom Flexibility (Furniture)	\$ 72,000
P. Technology Infrastructure	\$ 35,000
<b>Total Construction / Project Cost (2017\$)</b>	<b>\$ 2,165,000</b>

**The following items are excluded from this budget:**

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



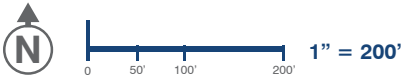
**5.21** JOE BACA MIDDLE SCHOOL  
**EXISTING SITE PLAN**

Colton Joint Unified School District  
 Long Range Facilities Master Plan

315



- Classrooms, CR
- Electives / Labs
- Shared Spaces
- Admin / Faculty
- Support Spaces
- Portable Classroom
- Main Entry
- Drop Off



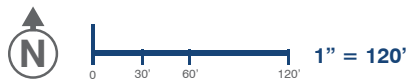






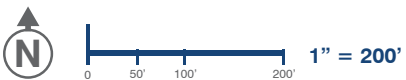
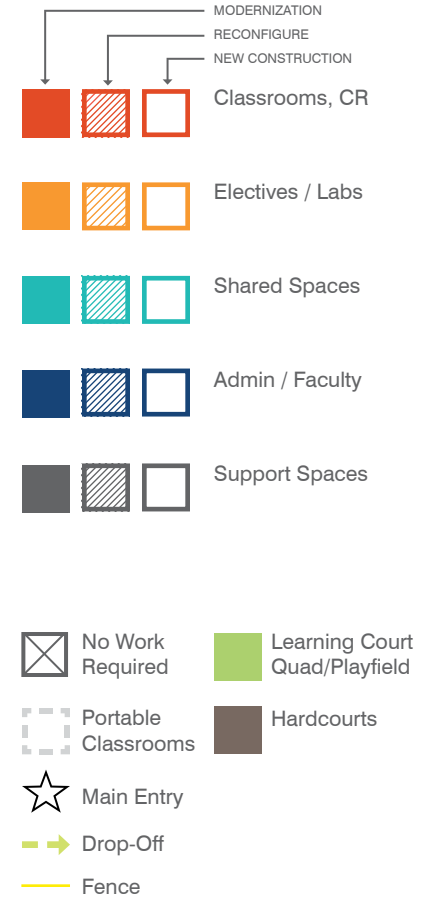
- **Classrooms, CR**  
 ELA English Language Arts  
 SS Social Studies/History  
 MA Math  
 RSP Resource Specialist  
 SDC Special Day Class  
 CR Classroom
- **Electives / Labs**  
 SCI Science  
 COMP Computer Lab  
 ELEC Elective
- **Shared Spaces**  
 MPR Multi-Purpose Room  
 LIB Library  
 LCKR Locker Room
- **Admin / Faculty**  
 FW Faculty Work  
 FL Faculty Lounge  
 WR Workroom  
 O Office
- **Support Spaces**  
 S Storage  
 T Toilet  
 U Utility  
 C Custodial  
 KIT Kitchen
- Portable Classroom
- ★ Main Entry
- ➔ Drop Off

Teaching Stations:	
English Language Arts, ELA	9
Social Studies, SS	7
Math, MA	7
Science, SCI	5
Electives (1 - Band, 2 - MESA, 1 - AVID, 1 - Keyboard, 1 - FLA, 1 - Elec)	7
Computer Lab, Comp (1 - Math Lab)	4
SDC (2 - MM, 2 - County)	4
RSP	1
Other (1- ASB, 1- After School, 1- District, 1- Testing, 1- Open)	5
<b>Grand Total:</b>	<b>49</b>













JOE BACA MIDDLE SCHOOL  
**PROPOSED SITE MASTER PLAN**

Colton Joint Unified School District  
 Long Range Facilities Master Plan



MODERNIZATION  
 RECONFIGURE  
 NEW CONSTRUCTION

**Classrooms, CR**  
 ELA English Language Arts  
 SS Social Studies/History  
 MA Math  
 RSP Resource Specialist  
 SDC Special Day Class  
 CR Classroom

**Electives / Labs**  
 SCI Science  
 COMP Computer Lab  
 ELEC Elective

**Shared Spaces**  
 MPR Multi-Purpose Room  
 LIB Library  
 LCKR Locker Room

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

**Support Spaces**  
 S Storage  
 T Toilet  
 U Utility  
 C Custodial  
 KIT Kitchen

⊗ No Work Required  
 □ Portable Classrooms  
 ☆ Main Entry  
 → Drop-Off  
 — Fence

■ Learning Court Quad/Playfield  
 ■ Hardcourts

<b>Planning Capacity:</b>	894
<b>Teaching Stations:</b>	
	Req. Prop.
English Language Arts, ELA	5 9
Social Studies, SS	5 7
Math, MA	5 7
Science, SCI	5 5
Electives (1 - Band, 2 - MESA, 1 - AVID, 1 - Keyboard, 1 - FLA, 1 - Elec)	5 7
Computer Lab (4 - Innov. Lab)	1 4
SDC (2 - MM, 2 - County)	4 4
RSP	1 1
Other (1- ASB, 1- After School, 1- District, 1- Testing, 1- Open)	4 5
<b>Grand Total:</b>	35 49







11150 Alder Avenue, Bloomington, CA 92316  
<https://www.colton.k12.ca.us/rohms>

### EXISTING SITE INFORMATION

Year Built: 1993  
 Year Modernized: 2014  
 Student Population (2016): 810  
 Grade Levels: 7 - 8  
 Number of Classrooms: 40  
 Number of Modulars: 00  
 Site Acreage: 20.10 Ac  
 Building Area: 92,391 SF

### OVERVIEW

Ruth O. Harris Middle School is organized by three classroom wings splaying out from a central Library, with a fourth arts and vocational lab wing located adjacent to two of the regular classroom wings. An Administration building is located across from the Library at the campus entrance, while a combination

Gymnasium / cafeteria / band / multi-purpose building anchors the perimeter of campus opposite the classrooms.

### PRINCIPAL PRIORITIES

1. Provide collaborative spaces for student and staff equipped with collaborative furniture and power and technology infrastructure.
2. Expand MPR to increase capacity for gatherings and community events.
3. Upgrade school science labs.

### RECENT PROJECTS

1. Solar shade shelter project (completed 2016).
2. Fire alarm and intercom upgrade was completed in the small modernization (completed 2014).

### CURRENT/UPCOMING PROJECTS

1. Re-roof entire campus; project scheduled for Summer 2017.

### SITE COMMENTS

#### Program Needs

- Classrooms lack adequate and up-to-date low voltage and audio/visual infrastructure to allow for modern computer and technology-based learning.
- The school and educational spaces lack collaborative areas and maker spaces.
- Science lab classrooms lack plumbing and gas for science activities beyond normal classroom lecture. Existing countertops are in poor condition.
- Library lacks proper power infrastructure to accommodate modern technology equipment needed for 21st century instruction.
- Exterior quad area lacks the furniture, amenities, and power and technology infrastructure to support student learning.

#### Functionality of Spaces

- Library has poor acoustics due to hard lid ceiling structure that negatively impacts group instruction, gathering, and presentations.
- College and career center administrative space is undersized.
- Transparency of glazing around Library perimeter presents safety concerns for active shooter scenarios.
- Band room functions acoustically well and adequately houses students for orchestral learning but lacks sufficient storage space.
- Gymnasium is a covered but technically exterior space that is exposed to precipitation and wind issues.
- Administration space is spacious, well and naturally lit, and in good condition. It is adequately sized and laid out for the functions of the office staff.
- Food service has broken refrigeration units that require replacement.

### CONDITION ASSESSMENT

Rating Legend:

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

## ASSESSMENT OF SITE

### Parking

Category [2]

- Parking lot AC paving is fair to good condition.
- ADA parking needs truncated domes.
- Fire lane width is too small to include ADA and regular drop-off.
- Verify potential cross slope issues (>2%).

### Concrete Paving

Category [2]

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

### AC paving

Category [2]

- Verify potential cross slope issues (>2%).
- Various areas have signs of eroding and cracking allowing water intrusion.
- Recommend to replace 60% of parking lot ac paving.
- Recommend to replace 50% of hard court ac paving.

### Site Amenities

Drinking Fountains

Category [1]

- Existing drinking fountain is missing cane detection rails.

Lunch Shelter

Category [0]

- Existing lunch shelter is in good condition.

Marquee

Category [1]

- School marquee cannot be accessed to change letters.

### Playground

Category [2]

- Basketball goals, backboards, posts are in fair condition with the netting being in bad condition.
- Track decomposed granite surfacing needs to be leveled.
- Soccer goals in fair condition.
- Tetherball post are in fair condition.

### Landscape

Category [2]

- Plant material is missing or nonexistent in several planter areas.
- Planter areas have no drainage inlets.
- Trees are in fair condition, however should be pruned and reviewed by an Arborist.
- Play fields are in poor condition and have gopher holes and uneven surfaces that present trip hazards.

### Irrigation

Category [3]

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

### Fencing/Gates

Category [2]

- Fencing finishes are old and in disrepair in some locations. New fencing is desired.
- Accessible hardware is missing on gate.
- Fencing fixtures, rails and mesh are damaged in areas.

## ASSESSMENT OF BUILDINGS

### Exterior

Overall Rating: Category [1]

### Paint

Category [1]

- Exterior of permanent buildings is mainly plaster. Plaster is in very good condition.

- Some fading observed on west-facing exposed walls.

### Door & Frames

Category [1]

- Exterior doors and hollow metal frames appear to be in good condition, with adequate hardware.
- There are minor small chips and dings at door edges receiving heavier traffic and subject to more regular abuse.
- Door thresholds are in good condition and appear to be compliant.

### Windows

Category [2]

- Windows are single pane, with mix of hollow metal and aluminum frames in generally good condition.
- Glazing type leads to frequent overheating of classroom spaces during the warm months.

### Roof

Category [3]

- The roof is a combination of standing seam metal roofing along the walkway coverings, main Gymnasium space, and perimeters of buildings, with built up flat membrane roofing at the building footprint interior to accommodate mechanical units.
- Roof appears to be original to the opening of the school is in general poor condition, with multiple leaks reported in numerous buildings around the school.
- Campus scheduled to be re-roofed Summer 2017.

### ADA Compliance

Category [1]

- The school appears to be in general compliance of major accessibility parameters in effect during the time of its design and construction. Exact compliance of items such as plumbing accessories was not evaluated at this level of assessment.
- A more detailed assessment and survey will need to be performed as projects come online.
- Space identification signage is missing predominantly throughout most of the school.



- Original identification signage appears to be stenciled lettering that has faded away over time.
- The stage at the MPR lacks an accessible lift.
- Drinking fountains typically lack cane detection.

#### Interior

Overall Rating: Category [2]

- Flooring is primarily VCT, with carpet at classrooms and tile at restrooms.
- Multiple instances observed of acoustic ceiling tiles with water stains and damage, including isolated cases of severe water damage and tile bowing.

### ASSESSMENT OF SYSTEMS

#### Site Utilities

- Domestic Water:**
- Category [0]
- The majority of domestic water mains and laterals are original to building construction dates.

#### Fire Water:

- Category [1]
- Fire water mains are original to building construction dates and are assumed to be within modern pipe material service life.
- FDC requires repair at south east driveway.

#### Gas:

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

#### Sewer:

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

#### Storm Drain/ Drainage:

Category [2]

- Catch basins are plugged with debris/silt.
- Ponding occurs at low spots in paving, leading to water intrusion through cracked concrete.
- Recommend to have Trench Drains added to improve drainage system.

- Adjacent property drains onto hard courts.

#### Mechanical

Overall Rating: Category [3]

- With the exception of units serving the Main Administration, most of the HVAC equipment has exceeded its useful life and needs to be replaced.
- Current HVAC equipment is a mix of gas electric rooftop package units, Split systems, and heat pump wall mounted package units.
- Digital thermostat controls: a consistent district wide control and energy management strategy should be investigated.

#### Plumbing

Overall Rating: Category [1]

- Restrooms appear to be in acceptable condition, with average wear and tear.
- Staff restrooms are lacking in quantity to adequately serve faculty.

#### Electrical

##### Overall Site Power Distribution:

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

##### Site Power Distribution:

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

##### Building Power Systems:

- Electrical Panels:**
- Category [1]

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

##### Power Distribution:

- Category [0]
- Power feeders and branch circuits are routed interior to buildings in EMT conduit and IMC/RGS conduit exterior to the buildings. Some branch circuits are routed in Metal Clad 'MC' cable which is a prefabricated flexible conduit with integral wiring. This is an inexpensive method of installing branch circuits but does not allow for future modifications to the circuits conduit or wire. New branch circuits (conduit/wire) will need to be run if additional capacity or outlets are needed. Additionally, the MC cables are grouped and routed in bundles creating an unorganized installation resembling "spaghetti" in the ceiling spaces. This installation is inconsistent with original construction and was likely added during retrofit construction.

##### Receptacles:

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

##### Fire Alarm System:

- Category [0]
- The fire alarm system is FCI and was replaced in 2014. The fire alarm system is in good condition.

##### Intercom / Clock / Bell:

- Category [0]

- The PA system is by Bogen and was replaced in 2014. The system is providing 100% operation for intercom, public address and bells. All equipment is in good condition.
- **Phone System:**
- Category [0]
- The phone system has been recently replaced by a CISCO VOIP system. The system is fully functional and tested and inspected yearly. No complaints regarding the system has been reported to the survey team.
- **Technology:**
- Category [3]
- Typical classrooms do not have ceiling mounted projectors or interactive whiteboards.
- Reference District Technology Plan.
- **Technology Infrastructure:**
- Category [0]
- The data network system has had upgrades and is in good shape. Fiber replacement has been completed.
- **Security:**
- Category [3]
- Desire for security system and cameras.
- **Digital Signage:**
- Category [2]
- Use digital signage on appropriate sized LCD monitors for messaging in lobby, library and MPR.
- Integrate LCD marquees controlled by similar system for public facing messaging, outside Administration building.
- **General Roof Conditions:**
- **Equipment Disconnect Switches:**
- Category [0]
- All roof top equipment had accessible disconnects within site of or mounted onto the equipment served and receptacles within 25 feet of each equipment.
- **Roof Top Receptacles:**
- Category [0]
- Roof top receptacles are provided for equipment

service, within 25' of all equipment.

- **Overall Site Lighting:**
- **Parking:**
- Category [1]
- Open parking fields are provided with light poles and appear to have inadequate placement for coverage. Pole types include cobra-head fixtures and are old. There are no complaints or statements made of inadequate parking lighting.
- **School Area Lighting:**
- Category [2]
- One main plaza connects all buildings and site amenities together and functions as the only avenue for pedestrian traffic, service vehicles, students, guests and large school functions. Lighting is provided by poles and building mounted sconce fixtures. Based upon observation only, lighting appears to be inadequate with many dark areas. Campus facilities personnel have provided comment that the lighting is poor and too dim and certainly not adequate for after-hours school functions.
- Campus exterior lights are not currently functioning, creating security and safety concerns for evening users.
- Recommendation: Provide photometric study to confirm dark and dim areas to inform a lighting improvement upgrade
- **General Lighting Conditions:**
- **Building Mounted:**
- Category [1]
- Fluorescent wall sconces are mounted in pedestrian areas such as on walls facing the plaza and at entry doors into the classrooms. Wall packs and flood lights are used at entries into portable classrooms and in back-of-house spaces. Industrial fluorescent strip lights are used in utility spaces, some with prismatic lenses and others with wire guards. Fixtures are in fair condition and serviceable. Light levels appear to be inadequate.
- **Interior Lighting:**
- Category [1]
- Majority of light fixtures throughout the administration and classroom buildings are

comprised of 2x4 fluorescent troffers with prismatic lens. Lamps are fluorescent T8; three lamps at the 2x4 troffer with some at 4 lamps where higher light levels are needed. At hard lid areas such as in the kitchen, restrooms and MPR, surface mounted wrap-around or 'box' fluorescent fixtures are in place. Admin area have decorative wall mounted linear fluorescent fixtures. At finished areas, such as lobbies, boardroom, large gathering spaces etc. decorative fluorescent linear lights are in use. Fixtures are serviceable and can remain in service.

- **Lighting Controls:**
- Category [0]
- All spaces are provided with local lighting controls mounted near the entry doors. For most spaces lighting control is accomplished with toggle switches. The use of occupancy sensor control is found in most spaces. Where present it appears the occupancy sensors are passive-infrared and are functional. Day lighting and manual dimming controls are not in use at this campus.
- **Emergency and Exit Lighting:**
- Category [1]
- Two separate methods of providing emergency power to egress path lighting is found on this campus. Indoor fluorescent fixtures in the classrooms, administration and other assembly rooms contain battery-ballasts in select fluorescent fixtures. When power is lost, the battery ballast provides power only to the fixture it is in, usually just one lamp is lit. Some exit signs contain emergency power inverters with batteries that power the exit sign and "bug-eye" lamps to illuminate the areas surrounding the exit door. The outdoor fixtures are not connected to any emergency power source. Outdoor egress path and area of refuge emergency lighting must be provided. Outdoor lighting control is accomplished with time clocks and contactors.



Accessible drop-off and parking stall.



Chainlink fencing and gate.



Exterior plaza and typical concrete.



Hard courts with ponding water on asphalt and play fields.



Typical field condition.



Typical building exterior plaster condition.



Typical building exterior and walkway.



Paint deterioration at door frames with heavy traffic.



Typical exterior window condition.





Glass sectional rolling doors between MPR and Gymnasium.



Food service kitchen area.



Typical classroom.



Library.



Multi-purpose room, with student dining tables and seating.



Update photo and caption.  
Computer Lab



Gymnasium space.



Typical locker room space.



Typical restroom.





Interior of main Administration.



Update photo and caption.  
Deterioration on relocatable classroom building walls.



Significant water damage at ceiling tiles.



Band classroom.



Stairs and railings to locker room office.



Typical science classroom.



Accessible parking and photovoltaic shelter.



Outdoor trash enclosure with ponding water.



Weight room.

## SCOPE OF WORK CATEGORIES

## MASTER PLAN COST

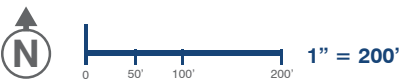
A. Modernize & Reconfigure Existing Classrooms	\$ 2,551,000
B. Existing Building Systems & Toilets	\$ 3,098,000
C. Site Utilities	\$ 336,000
D. New Construction Classrooms	\$ -
E. Flexible Labs (Science, Art & Maker Space)	\$ 3,638,000
F. Performing Arts Improvements (Music / Dance / Drama)	\$ 973,000
G. Multi-Purpose Room / Food Service & Student Dining	\$ 4,985,000
H. Physical Education Improvements	\$ 4,794,000
I. Administration & Staff Support	\$ 1,023,000
J. Library, Innovation Lab & Student Support Services	\$ 2,992,000
K. Safety and Security	\$ 1,272,000
L. District Support Facilities	\$ -
M. Outdoor Learning Environments and Quads	\$ 370,000
N. Exterior Play Spaces, Play fields, & Hard courts	\$ 2,110,000
O. Next Generation Classroom Flexibility (Furniture)	\$ 642,000
P. Technology Infrastructure	\$ 308,000
<b>Total Construction / Project Cost (2017\$)</b>	<b>\$ 29,092,000</b>

**The following items are excluded from this budget:**

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



- Classrooms, CR
- Electives / Labs
- Shared Spaces
- Admin / Faculty
- Support Spaces
- Portable Classroom
- Main Entry
- Drop Off



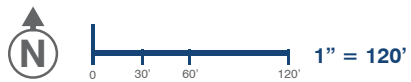






- **Classrooms, CR**  
 ELA English Language Arts  
 SS Social Studies/History  
 MA Math  
 RSP Resource Specialist  
 SDC Special Day Class  
 CR Classroom
- **Electives / Labs**  
 SCI Science  
 COMP Computer Lab  
 ELEC Elective
- **Shared Spaces**  
 MPR Multi-Purpose Room  
 LIB Library  
 LCKR Locker Room
- **Admin / Faculty**  
 FW Faculty Work  
 FL Faculty Lounge  
 WR Workroom  
 O Office
- **Support Spaces**  
 S Storage  
 T Toilet  
 U Utility  
 C Custodial  
 KIT Kitchen
- Portable Classroom
- ★ Main Entry
- Drop Off

Teaching Stations:	
English Language Arts, ELA	6
Social Studies, SS	5
Math, MA	8
Science, SCI	6
Electives (1 - Band, 1 - MESA, 1 - AVID, 1 - Keyboard, 1 - Art, 1 - Elec)	5
Computer Lab, Comp	3
SDC (2 - MM, 1 - MS)	3
RSP	1
Other (1- ASB, 2- Open)	3
<b>Grand Total:</b>	<b>40</b>





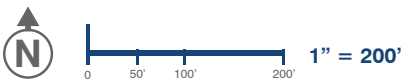


RUTH O. HARRIS MIDDLE SCHOOL  
**PROPOSED SITE MASTER PLAN**

Colton Joint Unified School District  
 Long Range Facilities Master Plan



- MODERNIZATION
  - RECONFIGURE
  - NEW CONSTRUCTION
- Classrooms, CR
  - Electives / Labs
  - Shared Spaces
  - Admin / Faculty
  - Support Spaces
- No Work Required
  - Portable Classrooms
  - Main Entry
  - Drop-Off
  - Fence
- Learning Court Quad/Playfield
  - Hardcourts







RUTH O. HARRIS MIDDLE SCHOOL  
**PROPOSED SITE MASTER PLAN**

Colton Joint Unified School District  
 Long Range Facilities Master Plan



MODERNIZATION  
 RECONFIGURE  
 NEW CONSTRUCTION

**Classrooms, CR**  
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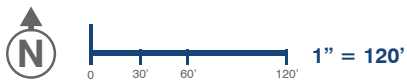
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 S Storage  
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 C Custodial  
 KIT Kitchen

⊠ No Work Required  
 □ Portable Classrooms

★ Main Entry  
 → Drop-Off  
 — Fence

■ Learning Court Quad/Playfield  
 ■ Hardcourts

Planning Capacity:		750
<b>Teaching Stations:</b>		
	Req.	Prop.
English Language Arts, ELA	4	6
Social Studies, SS	4	7
Math, MA	4	7
Science, SCI	4	5
Electives (1 - Band, 1 - MESA, 1 - AVID, 1 - Keyboard, 1 - Art, 1 - Elec)	4	6
Computer Lab (1 - Innov. Lab)	1	1
SDC (2 - MM, 1 - MS)	3	3
RSP	1	1
Other (1- ASB)	1	1
<b>Grand Total:</b>	26	37









22579 DeBerry Street, Grand Terrace, CA 92313  
<https://www.colton.k12.ca.us/thms>

### EXISTING SITE INFORMATION

Year Built: 1964  
 Year Modernized: 2002  
 Student Population (2016): 1003  
 Grade Levels: 7 - 8  
 Number of Classrooms: 42  
 Number of Modulars: 32 (including 5 portables)  
 Site Acreage: 14.00 Ac  
 Building Area: 66,522.1 SF

### OVERVIEW

Terrace Hills Middle School is organized by multiple rows of building clusters occupying the west portion of the site. The front of the school consists of a Band, Cafeteria/MPR, Administration, and ASB building running north/south and facing the northwest parking lot. Three permanent classroom finger buildings run

east-west beside the main building. To the south, several rows of modular buildings lay out toward the hard courts along the south edge of the campus. A permanent Library building sits adjacent to a grass area on the southwest side, and additional portable classrooms occupy the south side of the guest parking lot. Bus and parent loading run through the combined staff and visitor parking lot on the northwest side, while additional play fields, the locker room building, and an unused swimming pool area take up the eastern half of the campus. The school shares joint use of baseball and soccer fields and track area with the community after school hours.

### PRINCIPAL PRIORITIES

1. Fix highly congested and hazardous parking/bus/loading configuration in front of the school.

2. Replace expansive and aged modular and portable classroom buildings with permanent classroom building and updated learning facilities.
3. Upgrade athletic field and add large shaded area to allow use of outdoor spaces on hot days.
4. Construct new gym/MPR to allow cafeteria space to be dedicated for food service use.

### RECENT PROJECTS

1. Campus fire alarm system upgrade in 2014.
2. Medium sized modernization of permanent classroom, Library, and Administration buildings (completed 2002).

### CURRENT/UPCOMING PROJECTS

1. Solar shade shelter project (expected late 2017/early 2018 completion).
2. Fire alarm and intercom upgrade (completion date unknown).
3. Shade shelter addition (completion date unknown).
4. Parking expansion (completion date unknown).
5. Re-roof project for G wing buildings; scheduled for Summer 2017.

### SITE COMMENTS

#### Program Needs

- The school was originally designed for 300 students and now holds more than three times that amount. As a result, a vast amount of education spaces has been placed in modular and portable buildings, which lack the durability and amenities of permanent buildings.
- Every classroom is currently used at the school, and space is at a premium.
- All classrooms have mounted projectors used with laptops, not smart boards, but only permanent, modernized classrooms have teaching walls. Modular classrooms are only equipped with standard markerboards.
- Modular buildings located adjacent to hard courts have acoustical issues with noise transmission from children playing outside or in P.E. class.
- The school is organized into (7) small learning community "cores" of (4) teachers each but lacks collaborative spaces for cores to congregate.
- South modular buildings have issues with skunk



- infestation.
- The school currently has (3) Computer Labs and enough Chromebooks to support 60% of the student population. Though there is an intention to reach a 1:1 ratio, the timeline to achieve that is expected to be long term, and existing Computer Labs remain heavily used.
- Science labs are housed in modular buildings and have fume hoods and air conditioning. Only half have proper lab tables.
- The school has applied for a S.T.E.M. learning grant to assist its role as feeding into the engineering pathway at Grand Terrace High School. The current science classrooms lack proper amenities for specialized learning.
- The art classroom features a functioning kiln that is not currently used, though faculty does desire to use it.
- The Library was built in 1977 and contains a Computer Lab on one side that is open to the Library space, impeding learning functions inside the Library.
- The Library currently functions traditionally, with book stacks and a reading area but no collaborative or flexible education space.
- Library storage is lacking.
- The school would like to transform the Library into a technology center in the future but lacks the infrastructure and capability to do so currently.
- Multi-purpose room use is limited to non-serving hours due to dual use as cafeteria dining and food distribution space.
- The school lacks a Gymnasium and proper multi-purpose space for group assemblies and performances, due to competition with the cafeteria service in the MPR.
- Existing swimming pool is drained and not used. Students are not allowed into this area due to safety concerns. Middle school students utilize Grand Terrace High School's pool instead.

#### Functionality of Spaces

- The building and classroom arrangement and change in grades across the campus create supervision issues throughout the school. Many exterior spaces are left unused due to lack of staff to monitor students in obscured parts of the site.

- Staff reports sufficient storage at all classrooms.
- The band program includes 130 students and is regularly popular. A dedicated band room is provided adjacent to the MPR.
- The Main Administration has been modernized and provides offices for all staff members except for the counselor, who occupies a separate space in a modular building.
- The faculty lounge and work room are also located separate from the Main Administration, within a modular building.
- Administration spaces are sufficient for staff members working by themselves but can become cramped when small meetings need to occur.
- There is minimal acoustic privacy at the Main Office spaces.
- The Main Administration conference room is undersized and accommodates only (6) people. Larger meetings are held in the Library, which restricts students from utilizing the space when faculty meetings occur.
- Food service handles a large number students over (2) periods and shares lunch serving space in the MPR. Service procession is inefficient and prone to congestion.
- The main outdoor dining area is located directly below the Main Administration. This configuration allows noise transmission into the offices during lunch and recess periods.
- Student dining also occurs within the MPR space.
- The kitchen engages in a combination of warming and cooking functions. It is lacking in preparation space for food production.
- A "Quick Cafe" provides supplemental food service in the sunken court beneath the Main Administration building.
- The MPR space only accommodates a quarter of the student population and is vastly undersized for the current enrollment. Split assemblies are required. It is also insufficient for accommodating all P.E. students in a period should there be weather that precludes students from being outside.

#### CONDITION ASSESSMENT

Rating Legend:

**CATEGORY [0]** NO WORK.

**CATEGORY [1]** MINOR MODERNIZATION.  
**CATEGORY [2]** STANDARD MODERNIZATION.  
**CATEGORY [3]** MAJOR MODERNIZATION / RECONFIGURATION / COMPLETE REPLACEMENT.

#### ASSESSMENT OF SITE

##### Parking

Category [3]

- School has noted that parking is insufficient for staff and visitor capacity needs. There is a proposed plan to expand parking westward toward Mount Vernon Avenue and relocate the vehicular entrance to this street.
- Limited parking and sufficiently sized and routed loading areas result in frequent cross-traffic within parking lots and major congestion on DeBerry Street and neighboring road arteries.
- Significant road traffic and lack of street crossing guards create pedestrian hazards.
- The bus loading area serves (8) buses each day, which block vehicles parked in adjacent stalls.
- Parking lot AC paving is in poor condition containing sumps, cracking, and deterioration.
- Modernization of site ramps has occurred in western parking lot.
- Bus dropoff has non compliant PCC slope, lacks ramping and truncated domes.
- A service drive crosses the east side of the permanent classroom buildings and can pose a hazard to pedestrians.

##### Paving

Category [3]

Concrete (natural gray)

- Concrete paving in general is in poor/fair condition with a lot of patchwork and grinding of lifted concrete.
- Portions of the sidewalk are lifting greater than 1/4"
- Cracking in panels.
- Expansion joints require new fill.
- Verify potential cross slope issues (>2%) at storm drain inlets
- Ramping to play fields have non compliant slopes, railings, landings.
- Sidewalks access to fire access roads are non

compliant.

- Staircases have non compliant warning grooves and railings.
- Ponding water occurs at concrete paving at main outdoor dining area below Main Administration.

#### AC paving

##### Category [2]

- Hard courts are relatively flat and in poor, aged condition. Grind, Re-seal and re-stripe.
- Verify potential cross slope issues (>2%).
- Various areas have cracking allowing water intrusion.
- AC walkways adjacent to relocatables is in poor condition.
- Due to sloped terrain from the adjacent play fields, ponding water often builds up along the back walkway along the east sides of the permanent finger classroom buildings.

#### Site Amenities

##### Shade Shelter - Lunch Area

##### Category [1]

- Existing shade structures in lunch area is in good condition. PCC under shade requires patching/ replacement.

##### Shade Shelter - Solar Canopy

- Solar shade shelter are scheduled to be installed over the main staff parking lot stalls at the northwest corner of the site later in 2017.

##### Lunch tables and benches

##### Category [1]

- Existing lunch tables and benches are in good condition

#### Play Equipment

##### Category [2]

- Play equipment in general is in fair condition with some equipment needing repair or replacement.
- Basketball goals and posts are in fair condition.
- Swimming pool is closed with reported structural issues.

#### Landscape

##### Category [3]

- The play field is unevenly and inconsistently sloped and presents injury hazards to users.

Gopher holes create constant maintenance and trip hazard nuisance.

- Majority of landscape areas are grass and should be replaced and regraded. Significant portions of grass fields are dried out.
- Field track is in poor condition and not well maintained.
- Landscape areas to be upgraded to drought tolerant plants.
- Trees are in fair condition. Additional trees are desired for shade.

#### Irrigation

##### Category [2]

- Irrigation system is in working condition but aging.

#### Fencing/Gates

##### Category [1]

- Fencing around the site is a combination of wrought iron and chain link fencing. Fencing requires rust proofing and repainting in many locations.

### ASSESSMENT OF BUILDINGS

#### Exterior

Overall Rating: Category [3]

#### Paint

##### Category [2]

- Complaints of lack of curb appeal for school.
- Brick at existing permanent buildings is in fair condition. Some cracks and chipping observed. Plaster at existing permanent, modernized buildings is in good condition.
- The locker room building is in extremely poor condition. Noticeable deterioration of finishes observed.
- Modular buildings are deteriorated, with visible wood rot at many structures and broken fascia and wood siding pieces observed. Some of this may be due to exposure to play courts and damage from bouncing balls.
- Green accent paint was redone the previous year and is in excellent condition. White field paint is older and in fair condition.
- Paint at the locker room building is faded in great need of replacement.

- Green and white paint at all school buildings conflicts with school colors of red, black, and white.

#### Door & Frames

##### Category [3]

- Doors throughout the school are a mixture of wood and hollow metal door panels and frames.
- Most doors exhibit significant signs of abuse and wear and tear.
- Thresholds at many doors are ramped type no longer compliant with accessibility code.

#### Windows

##### Category [3]

- Windows are single pane and aged.
- Window frames are mix of steel at permanent buildings and aluminum at modular buildings. Frames appear to be original to buildings and are in aged condition.

#### Roof

Category [2] at permanent buildings

Category [3] at modular buildings

- Reference roofing cost estimate report by Garland.
- The roof is a combination of standing seam metal roofing and modified bitumen built-up system over the building roof structure.
- Permanent buildings report minimal issues with roof leaks, but roofing is aged.
- Modular buildings suffer from numerous leaks and should be replaced.
- Roof restoration or replacement at permanent buildings is recommended. Roof replacement at modular buildings is recommended.
- G-wing scheduled to be re-roofed Summer 2017.

#### ADA Compliance

##### Category [3]

- Most restrooms appear non-compliant with accessibility standards.
- Path of travel issues exist throughout campus with cross slopes and grading. The locker room building lacks a proper accessible route.
- The Main Administration is currently accessible only by stair. A project is ongoing to construct a ramp to serve the second floor of the main



building.

- The MPR features an accessible wheelchair lift to the stage.
- The Band Room is not accessible.
- A more detailed assessment and survey will need to be performed as projects come online.

#### Interior

Overall Rating: Category [2]

- Most permanent classrooms feature new teaching walls and mounted projectors.
- Modular classrooms are aged and outdated, with limited storage capacity.
- Carpet and ceiling are generally in aged condition and warrant replacement.
- VCT at modernized classrooms is in good condition, though dirty. VCT at Main Administration is in very good condition.
- Water stains observed at ceilings of modular buildings, indicating evidence of roof leaks.

### ASSESSMENT OF SYSTEMS

#### Site Utilities

##### Domestic Water:

Category [3]

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

##### Fire Water:

Category [0]

- No site fire water system observed onsite.

##### Gas:

Category [3]

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

##### Sewer:

Category [3]

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

##### Storm Drain/ Drainage:

Category [3]

- Lunch area is not adequately graded resulting in ponding/standing water.
- Site has large grading variations and sloping. Slopes do not terminate into interceptor drains resulting in sediment/debris overtopping site curbs and being deposited on access roads.
- Ponding occurs outside staff lounge area. Drain inlets appear to have been designed to infiltrate water and are clogged with years of silt/sediment.
- Ponding occurring in parking lots due to pot hole conditions.

##### Mechanical

Overall Rating: Category [3]

- Most of the HVAC equipment has exceeded its useful life and needs to be replaced.
- Current HVAC equipment is a mix of gas electric rooftop package units, Split systems, and heat pump wall mounted package units.
- All units do not have an economizer and may not provide adequate ventilation to the occupied zones.
- Digital thermostat controls: a consistent district wide control and energy management strategy should be investigated.
- Air conditioning is insufficient inside MPR space, creating issues with thermal comfort and ventilation.

##### Plumbing

Overall Rating: Category [3]

- Student restrooms are insufficient to serve the school. Only two locations provide restroom access for students: a modular toilet building near the center of the academic campus and the second floor kitchen building.
- Restrooms present supervision issues due to remoteness from rest of main outdoor student spaces.
- Student restrooms are in poor condition and need refurbishment or replacement.
- Staff restrooms are located in the MPR and are in fair condition.

##### Electrical

##### Overall Site Power Distribution:

##### Electrical Service:

Category [0]

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

##### Site Power Distribution:

Category [0]

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

##### Building Power Systems:

##### Electrical Panels:

Category [1]

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

##### Power Distribution:

Category [0]

- Power feeders and branch circuits are routed interior to buildings in EMT conduit and IMC/RGS conduit exterior to the buildings. Some branch circuits are routed in Metal Clad 'MC' cable which is a prefabricated flexible conduit with integral wiring. This is an inexpensive method of installing branch circuits but does not allow for future modifications to the circuits conduit

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

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

• **General Lighting Conditions:**

• **Building Mounted:**

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

• **Interior Lighting:**

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

• **Lighting Controls:**

- Category [0]
- All spaces are provided with local lighting controls mounted near the entry doors. For most spaces

or wire. New branch circuits (conduit/wire) will need to be run if additional capacity or outlets are needed. Additionally, the MC cables are grouped and routed in bundles creating an unorganized installation resembling "spaghetti" in the ceiling spaces. This installation is inconsistent with original construction and was likely added during retrofit construction.

• **Receptacles:**

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

• **Fire Alarm System:**

- Category [3]
- The Fire alarm system is GE Edwards, the district does not want these systems due to difficult maintenance problems. The fire alarm system was replaced in the last modernization in 2014 and is functional. The system is antiquated and does not meet current DSA requirements for voice evacuation and should be upgraded at the next modernization or sooner.

• **Intercom / Clock / Bell:**

- Category [3]
- The school PA system is old and functions inside classrooms but not at exterior areas.
- Systems should be replaced and upgraded with the next modernization.

• **Phone System:**

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

• **Technology Infrastructure:**

- Category [0]

- Technology infrastructure has had upgrades and is reported to be adequate for the site. Fiber replacement has been completed

• **Technology:**

- Category [3]
- Typical classrooms at permanent buildings have ceiling mounted projectors. There are no interactive whiteboards.
- Reference District Technology Plan.

• **Security:**

- Category [3]
- Desire for security system and cameras.

• **Digital Signage:**

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

• **General Roof Conditions:**

• **Equipment Disconnect Switches:**

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

• **Overall Site Lighting:**

• **Parking:**

- Category [1]
- Open parking fields are provided with light poles and appear to have inadequate placement for coverage. Pole types include cobra-head fixtures and are old. There are no complaints or statements made of inadequate parking lighting.

• **School Area Lighting:**

- Category [2]
- One main plaza connects all buildings and site amenities together and functions as the only



lighting control is accomplished with toggle switches. The use of occupancy sensor control is not found in most spaces. Where present it appears the occupancy sensors are passive-infrared and are functional. Day lighting and manual dimming controls are not in use at this campus.

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



Parent drop-off location.



Typical tube steel fencing.



Lunch shade structure



Deteriorated AC paving at hard courts.



Update photo and caption.  
Field area with irregular slope.



Outdoor student dining located underneath Main Administration Space.



Typical exterior of permanent classroom building on the left and modular building on the right.



Example of damaged wood siding at modular building.



Typical exterior window condition.

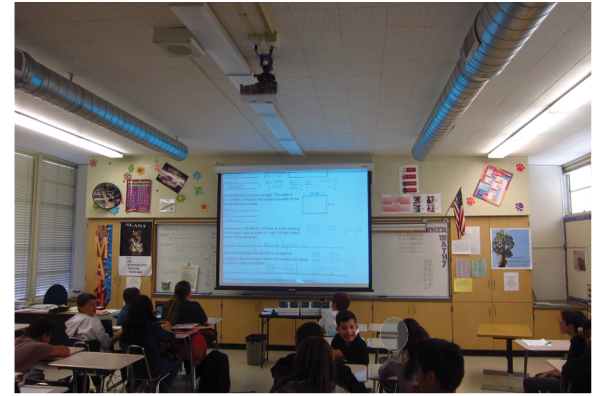




Typical brick condition.



Food service kitchen area.



Typical permanent classroom interior.



Library and open Computer Lab.



Multi-purpose room, with lunch service.



Typical Computer Lab interior.



Interior of science lab inside modular building.



Band classroom interior.



Typical modular classroom interior.





Current school entry, claustrophobic fencing and with stairs required up to Main Administration.



Locker room interior.



Examples of severely damaged door.



Significant quantities of modular classrooms across the site.



Interior of ASB Room and English Classroom.



Quick Cafe food service satellite at outdoor dining sunken court.



Interior of modernized Main Administration.



Modernized staff restroom.



Non-accessible student restroom.





Typical accessible parking stalls.



Inaccessible path of travel to locker room building.



Abandoned swimming pool.



Ponding water at sunken outdoor dining court.



Combination staff and visitor parking lot at capacity.



Significant damage to AC paving.



Evidence of ponding water at AC paving at portable buildings.



Typical tube steel fence and gate.



Track condition.



## SCOPE OF WORK CATEGORIES

## MASTER PLAN COST

A. Modernize & Reconfigure Existing Classrooms	\$ 2,889,000
B. Existing Building Systems & Toilets	\$ 1,567,000
C. Site Utilities	\$ 1,259,000
D. New Construction Classrooms	\$ 17,159,000
E. Flexible Labs (Science, Art & Maker Space)	\$ 13,551,000
F. Performing Arts Improvements (Music / Dance / Drama)	\$ 3,030,000
G. Multi-Purpose Room / Food Service & Student Dining	\$ 9,437,000
H. Physical Education Improvements	\$ 8,290,000
I. Administration & Staff Support	\$ 4,201,000
J. Library, Innovation Lab & Student Support Services	\$ 3,478,000
K. Safety and Security	\$ 2,093,000
L. District Support Facilities	\$ -
M. Outdoor Learning Environments and Quads	\$ 1,416,000
N. Exterior Play Spaces, Play fields, & Hard courts	\$ 2,371,000
O. Next Generation Classroom Flexibility (Furniture)	\$ 404,000
P. Technology Infrastructure	\$ 194,000
<b>Total Construction / Project Cost (2017\$)</b>	<b>\$ 71,339,000</b>

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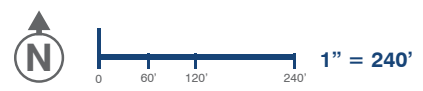
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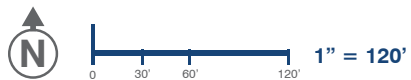






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Science, SCI	7
Electives (1 - Band, 1 - AVID, 1 - Art, 1 - Elec)	4
Computer Lab, Comp	2
SDC (2 - MM)	2
RSP	1
Other (1- ASB)	1
<b>Grand Total:</b>	<b>42</b>

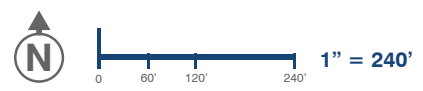








- MODERNIZATION
  - RECONFIGURE
  - NEW CONSTRUCTION
- Classrooms, CR
- Electives / Labs
- Shared Spaces
- Admin / Faculty
- Support Spaces
- No Work Required
  - Learning Court Quad/Playfield
- Portable Classrooms
  - Hardcourts
- Main Entry
- Drop-Off
- Fence









MODERNIZATION  
RECONFIGURE  
NEW CONSTRUCTION

**Classrooms, CR**  
 ELA English Language Arts  
 SS Social Studies/History  
 MA Math  
 RSP Resource Specialist  
 SDC Special Day Class  
 CR Classroom

**Electives / Labs**  
 SCI Science  
 COMP Computer Lab  
 ELEC Elective

**Shared Spaces**  
 MPR Multi-Purpose Room  
 LIB Library  
 LCKR Locker Room

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

**Support Spaces**  
 S Storage  
 T Toilet  
 U Utility  
 C Custodial  
 KIT Kitchen

⊗ No Work Required  
 □ Learning Court Quad/Playfield

⊞ Portable Classrooms  
 ■ Hardcourts

★ Main Entry  
 → Drop-Off  
 — Fence

<b>Planning Capacity:</b>	1,014
<b>Teaching Stations:</b>	
	Req. Prop.
English Language Arts, ELA	6 8
Social Studies, SS	6 8
Math, MA	6 8
Science, SCI	6 7
Electives (1 - Band, 1 - Music, 1 - AVID, 1 - Art, 2 - Elec)	6 6
Computer Lab (1 - Innov. Lab)	1 1
SDC (2 - MM)	2 2
RSP	1 1
Other (1- ASB)	1 1
<b>Grand Total:</b>	35 42

