3101 Canyon Vista Drive, Colton, CA 92324
https://www.colton.k12.ca.us/reche

EXISTING SITE INFORMATION

Year Built: 1987
Year Modernized: 2012
Student Population (2016): 565
Grade Levels: Pre-K - 6
Number of Classrooms: 33
Number of Modulars: 31 (incl. 11 portables)
Site Acreage: 10.55 Ac
Building Area: 42,209 SF

OVERVIEW

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

PRINCIPAL PRIORITIES

1. Expand Library and Main Administration into single larger space for technology and media.
2. Provide interconnecting doors between classrooms and expansion of learning space to the outside.
3. Regrade to flatten and expand playground and field area.

RECENT PROJECTS

1. Limited scope modernization (completed 2012).
2. Fire alarm and intercom upgrade (completed 2012).

CURRENT/UPCOMING PROJECTS

1. Solar shade shelter project (completion date unknown).
2. Re-roof for all permanent buildings except MPR, scheduled for Summer 2017.

COMMENTS FROM SITE

Program Needs

- The school would like a science lab accommodating NGSS standards to accompany its existing math lab.
- Classroom learning spaces need flexible furniture, including movable and adjustable tables and chairs.
- School curriculum is heading in the direction of S.T.E.(A.)M., with a focus on the maths and sciences.
- Mounted projectors have not been installed in any classroom, but teachers report preferring large format high definition LCD televisions for instruction in lieu of projectors and screens.
- Instructors would like to increase classroom layout flexibility by removing the necessity to place all media components at a center table in front of the classroom.
- The school currently has (2) Computer Labs, which are used predominantly by primary grade levels.
- The school currently has a 3:2 ratio with Chromebooks and seeks to repurpose one of the existing Computer Labs upon reaching a 1:1 level.
- The school would like to have an outdoor garden and learning space between the fifth grade classrooms and sea containers adjacent to the parent drop-off area.
- The existing Library is small and primarily composed of book stacks and tables. It lacks a proper reading area and media center.
- The school would like to transform the existing Library into a high tech multimedia center but lacks the space to do so.
- The Library also lacks instructional space for

classroom groups to use.
- All fifth and sixth graders receive music instruction, with approximately 70 students overall in band, but the school lacks appropriate facilities to enhance this program.
- The exterior shade shelter is a fabric-clad structure that has been weathered and torn away and no longer provides shade or rain protection for outdoor diners. It should be replaced with a solid, metal canopy shelter.
- Multi-purpose room use is limited to non-food-serving hours due to dual use as cafeteria dining and food distribution space.

Functionality of Spaces
- One of the portable classroom buildings has a heavily deteriorated floor that is partially caved in at one wall corner and is not occupiable. It is currently used for storage.
- Portable classroom buildings suffer from skunk and opossum infestations that create odor problems.
- The cafeteria contains broken tables that have not been fixed for many years, lowering the capacity for student dining.
- The school features (4) lunch periods, plus sizeable breakfast service and "Family Friday Lunch" servicing.
- The kitchen is used for primarily warming functions, with limited cooking activity, and is currently adequate in size. An additional warmer is needed to handle cooking loads. The existing dishwasher is not used.
- At the Main Administration, the receptionist work space and guest lobby area is poorly laid out. There is lack of storage, and limited waiting area. Adjacent offices lack proper acoustical privacy, allowing visitors to hear any discussions taking place within.
- The receptionist lacks visibility to the outside and secured separation from guests, creating supervision worries.
- The receptionist area could use a standing table and a dedicated nook area to allow for parents and guests to fill out forms without impeding traffic through the circulation aisle into the interior of the school.
- The staff lounge and work room function well for the staff but need newer furniture.

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]
- Traffic does not seem to be a major issue at this site, due to its relatively remote location away from major streets and large number of bused students.
- Bus drop-off is located off of Canyon Vista Drive and serves (7) full sized, (1) special ed, and (2) kindergarten buses.
- Parent drop-off is accessed off of South Ridge View Drive.
- ADA stalls are missing from bus drop-off parking lot.
- Landing at drop-off is too steep. Need to verify cross slope issues (>2%).

Concrete Paving

Category [3]
- Concrete paving in general is in fair condition with a lot of patchwork and grinding of lifted concrete.
- There is significant ground movement resulting in lifted, cracked, or angled concrete across teh campus, with significant trip hazards. Sealant used for paving patching has a tendency of catching women's heels, creating additional fall hazards.
- Portions of the sidewalk are lifting greater than 1/4".
- Cracking in panels.
- Verify potential cross slope issues (>2%).
- Joints are >1/2" in width.
- Many exterior walkways have adverse slopes that result in slip hazards.
- Recommend to replace 60% of concrete paving.

AC Paving

Category [3]
- Verify potential cross slope issues (>2%).
- Despite resurfacing, various areas have cracking allowing water intrusion, perhaps due to ground movement.
- Low spots in paving.
- Drainage is adequate in AC paving area.
- Recommend to replace 80% of parking lot ac paving.
- Recommend to replace 70% of hard courts ac paving.

Ramps

Category [1]
- Handrails are missing.
- Landings are too small at bottom of ramp. Must be 5'x5' min.

Stairs

Category [2]
- Nosings do not have warning grooves.
- Handrail extensions do not meet code. Must have 12" flat extension on top rail and 12" extension at bottom rail.
- Landing is not level.

Site Amenities

Drinking Fountain

Category [2]
- Knee clearance is not compliant.
- Wheelchair clearance is no compliant.
- Missing cane detection rails.
- Drinking fountain does not work.

Lunch Shelter

Category [1]
- Existing shelter fabric is patched, and seems to be torn with heavy winds. Recommend to be replaced.
- The school lacks sufficient shading elements.
- A shade shelter located near the County Daycare facility at the north corner of the site lacks an actual covering and consists of only the frame.

Playground

Category [3]

- Play equipment in general is in poor condition with some equipment needing repair or replacement. Kindergarten playground equipment is original to the school. A climbing wall is aged and not recommended to be used.
- Wood chips are low and need to be refilled.
- No wheelchair access to play equipment.
- Ball wall is in fair condition.
- Basketball goals, netting and posts are in fair condition with some faded paint. Backboards are in good condition.
- Backstop post and chain link are in fair condition.
- Soccer goals in good condition.
- Tetherball post are in fair condition.
- Flooding occurs at the kindergarten sand box area during heavier rains.

Landscape
Category [2]
- Turf areas are compact and does not provide an area for water to infiltrate.
- Gophers in turf area are causing mounds.
- Play fields must have protection from rattlesnakes in adjacent wildland area. Due to slope of hill adjacent to the site, the play fields are not level and do not provide sufficient space for recreation.
- Turf is sloped >4%, minimizing the use of the play field.
- Turf build-up impedes water drainage to catch basins.
- Trees do not grow well in rocky soil and are undersized.

Irrigation
Category [2]
- Irrigation system is in working condition, but M&O would like a new system for optimum performance.
- Irrigation system does not work in area north of cafeteria and west of 5th/6th grade classrooms.

Fencing/Gates
Category [2]
- Paint is flaking/chipping off.
- Mesh is not prevalent at NE perimeter fence.
- Accessible hardware is missing, in addition to panic hardware.
- Snake fencing is not upright.
- School has noted they would like to fix/replace snake fence.

ASSESSMENT OF BUILDINGS

Exterior
Overall Rating: Category [3]

Paint
Category [3]
- Exterior building finishes are generally aged, with noticeable frequent deterioration.
- Plaster at the Cafeteria/MPR building is in fair condition.
- Wood siding is cracked, chipped, or rotting in numerous locations.
- Paint is peeling and faded in many areas. Minor patches observed.
- Entire campus needs repainting.

Door & Frames
Category [3]
- Doors show signs of significant abuse.
- Door hardware is in poor condition and aged.

Windows
Category [3]
- Windows are aluminum frame and single pane, allowing significant heat transfer.
- Many windows have missing hanging Venetian blinds and/or exterior insect screens.

Roof
Category [3]
- Reference roofing cost estimate report by Garland.
- The roof is a modified bitumen built-up system over the building roof structure.
- Roofing across the campus appears to be original and is in poor condition. Many leaks reported across multiple buildings.
- Roof replacement is recommended.
- Re-roof of all permanent buildings scheduled for Summer 2017.

ADA Compliance
Category [3]
- Door thresholds are not accessible on account of concrete paving uplift and shifting at walkways outside of classrooms.
- Significant amounts of existing door hardware is not compliant with current accessible standards.
- Built-in casework at classrooms do not meet accessibility requirements.
- Restrooms appear to be designed to accessible compliance of the time of construction but no longer meet current standards.
- There are significant slope issues across the path of travel throughout the campus.
- A more detailed assessment and survey will need to be performed as projects come online.

Interior
Overall Rating: Category [2]
- There are significant number of broken window blinds, allowing visibility into the interior of the classroom and creating a risk hazard under armed intruder scenarios as well as increasing glare. Many windows are currently covered with paper to reduce light intake.
- Ceilings stains observed in select classrooms, indicating sign of water intrusion from roof above.
- Carpet is older, with signs of wear and tear.
- Main office lacks privacy between receptionist area and offices.

ASSESSMENT OF SYSTEMS

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

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

- **Gas:**
- Category [1]

- Gas main line are original to building construction dates and are assumed to be within modern pipe material service life.

- **Sewer:**
- Category [1]
- Sewer main line 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 allowing for water intrusion in cracked concrete.
- No water quality remediation is prevalent prior to surface water entering storm drain system.

Mechanical
Overall Rating: Category [3]
- Most of the HVAC equipment has exceeded its useful life and needs to be replaced.
- Current HVAC equipment is a mix of gas electric rooftop package units, split systems, and heat pump wall mounted package units.
- Almost all units do not have an economizer and may not provide adequate ventilation to the occupied zones.
- Digital thermostat controls: consistent district wide control and energy management strategy Should be investigated.

Plumbing
Overall Rating: Category [2]
- Restrooms are sufficient for the school.
- Staff restrooms are in good condition.
- Student restrooms are aged and in fair condition and need improvements to upgrade accessibility and finishes.

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 was upgraded in 2012 with to GE-Edwards. District maintenance has difficulty maintaining the system and want to replace it.

- **Intercom / Clock / Bell:**
- Category [0]
- A Rauland system is in place providing 100% operation for intercom, public address and bells. All equipment appeared to be in fair condition replaced in the last modernization. Considering the age of the equipment, maintenance is requesting full replacement.

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

- **Technology:**
- Category [3]
- Typical classrooms do not have ceiling mounted projectors or interactive whiteboards.
- Reference District Technology Plan.

- **Technology Infrastructure:**
- Category [1]
- The data network system is undergoing upgrades and is in good shape.

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

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

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

Front loading area.

Typical chain link fencing and gate.

Lunch shelter area.

Hard court area with noticeable cracking.

Constricted field area condition with snake fences in the background.

Torn lunch shelter covering permitting sun exposure and rain.

Typical exterior of permanent building with plaster finish.

Typical state of portable classroom building.

Typical exterior window condition.

Typical kindergarten classroom interior.

Food service kitchen area.

Typical classroom interior.

Library interior.

Multi-purpose room, with dining tables set up.

Computer Lab

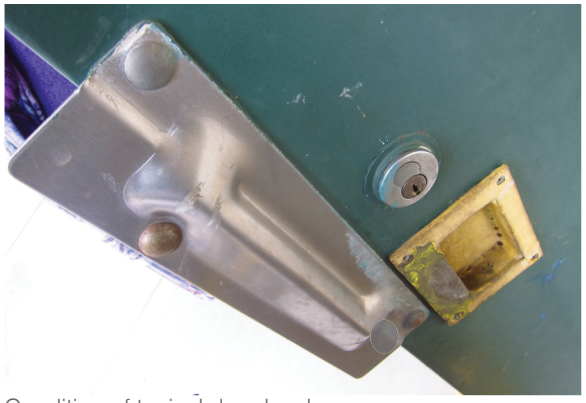
Main Administration reception area.

Faculty work room.

Typical restroom condition.

Typical condition of wood paneling.

Deteriorated floor and subflooring at portable building 14.


Condition of typical door hardware.

Deteriorated exposed wood beams.

Rusted ramps and evidence of ponding water at portable buildings.

Typical playground equipment.

Typical accessible parking.

Asphalt in poor condition.

Significant separation at pavement joints.

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Modernize & Reconfigure Existing Classrooms	$ 1,726,000
B. Existing Building Systems & Toilets	$ 2,101,000
C. Site Utilities	$ 538,000
D. New Construction Classrooms	$ 8,642,000
E. Flexible Labs (Science, Art & Maker Space)	$ 1,086,000
F. Performing Arts Improvements (Music / Dance / Drama)	$ 1,057,000
G. Multi-Purpose Room / Food Service & Student Dining	$ 2,077,000
H. Physical Education Improvements	$ -
I. Administration & Staff Support	$ 1,308,000
J. Library, Innovation Lab & Student Support Services	$ 3,578,000
K. Safety and Security	$ 905,000
L. District Support Facilities	$ -
M. Outdoor Learning Environments and Quads	$ 477,000
N. Exterior Play Spaces, Play fields, & Hard courts	$ 1,507,000
O. Next Generation Classroom Flexibility (Furniture)	$ 452,000
P. Technology Infrastructure	$ 267,000
Total Construction / Project Cost (2017$)	**$ 25,721,000**

The following items are excluded from this budget:

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

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

Electives / Labs
- SCI Science Lab
- COMP Computer Lab

Shared Spaces
- MPR Multi-Purpose Room
- LIB Library

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

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

Portable Classroom

Main Entry

Drop Off

Teaching Stations:

Preschool, PK	0
TK	1
K	3
1st-3rd Grade	10
4th-6th Grade	10
Electives (1 - Music)	1
Computer Lab	2
SDC (1 - MM, 2 - MS)	3
RSP	1
Other (2 - City Daycare)	2
Grand Total:	**33**

N

0 30' 60' 120'

1" = 120'

MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

Classrooms, CR

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

Electives / Labs

SCI	Science
IL	Innovation Lab

Shared Spaces

MPR	Multi-Purpose Room
LIB	Library
FOC	Focus Room

Admin / Faculty

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

Support Spaces

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

No Work Required
Portable Classrooms
Main Entry
Drop-Off
Fence

Kinder Play
Play Apparatus
Learning Court Quad/Playfield
Hardcourts

Planning Capacity:	559
Teaching Stations:	
Preschool, PK	0
TK	1
K	4
1st-3rd Grade	10
4th-6th Grade	8
Electives (1 - Flex Lab, 1 - Music)	2
Computer Lab (1 - Innov. Lab)	1
SDC (1 - MM, 2 - MS)	3
RSP	1
Other (2 - City Daycare)	2
Grand Total:	32

N

0 30' 60' 120'

1" = 120'

1609 Spruce Avenue, Bloomington, CA 92316
https://www.colton.k12.ca.us/grimes

EXISTING SITE INFORMATION

Year Built: 1957
Year Modernized: 2000
Student Population (2016): 650
Grade Levels: K - 6
Number of Classrooms: 31
Number of Modulars: 14 (incl. 4 portables)
Site Acreage: 9.80 Ac
Building Area: 43,522 SF

OVERVIEW

Ruth Grimes Elementary School is organized by three-classroom building wings arrayed along a slight S-curve line along the west half of the campus. The Main Administration and Cafeteria/MPR buildings anchor the middle of this line, while a Library Building half shared with a state preschool program marks the northwest corner. Modular classroom buildings run along the north and south ends of the campus, flanking hard courts and play fields that make up the center and east portion of the site. Parent and bus drop-off and staff and visitor parking is consolidated into one linear lot along Spruce Avenue at the west perimeter of the school.

PRINCIPAL PRIORITIES

1. Improve and expand parking lot and drop-off traffic flow and safety.
2. Expand school facilities and increase learning spaces, including classrooms, band, and Library.
3. Provide security upgrades to rectify frequent vandalism and theft issues.

RECENT PROJECTS

1. Medium sized modernization of permanent classroom buildings (completed 2000).

CURRENT/UPCOMING PROJECTS

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

COMMENTS FROM SITE

Program Needs

- The school engages a dual language immersion program that pairs classrooms together, but school arrangement does not allow this connection for many classrooms.
- (4) portable classroom buildings lack water connections and sinks, making them inequitable to the other classrooms.
- The school has a focus on technology primarily and also science. Art is also featured by some teachers. However, there is an absence of any proper science lab or art classroom.
- The school lacks any outdoor learning areas with integrated furniture and technology.
- The school currently has (2) Computer Labs whic hare still frequently used, despite the campus being near 1:1 on student to Chromebook ratio.
- The school has recently purchased fabrication and multimedia production equipment and would like to have spaces to allow specialized instruction with these items.
- The Library is severely undersized and only occupies half of its building due to the state preschool.
- The school would like to expand the existing Library into a larger Technology Center.
- Multi-purpose room use is limited to non-food-serving hours due to dual use as cafeteria dining and food distribution space.
- The band lacks its own practice and performance space and must use the multi-purpose room to do so, further congesting space uses.

Functionality of Spaces

- Permanent classrooms have been modernized with teaching walls and upgraded technology

infrastructure.

- Main Administration is very congested and undersized. An Assistant Principal's office was recently added but is small, and the work room is accessed only from the exterior instead of connected to the rest of the office space.
- Administration faculty lack a proper conference room for staff collaboration and meetings.
- Administration spaces are spread across the campus, with Speech, Psychology, and the Nurse located in a separate portable building, while hte Teacher's Lounge is located at the Cafeteria/MPR building and used for site counselor meetings.
- Food service handles a large number students over (3) periods, plus breakfast, and shares lunch serving space in the MPR. Service procession is inefficient and prone to congestion.
- Food service kitchen is undersized.
- The school lacks an outdoor lunch shelter, and students must all dine indoors.

CONDITION ASSESSMENT

Rating Legend:

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

ASSESSMENT OF SITE

Parking

Category [2]

- School has noted that parking is insufficient for staff and visitor capacity needed.
- Consolidated parking lot generates extremely bad congestion on the street during peak periods and generates vehicular and pedestrian hazards.
- Bus loading interferes with parking access and blocks in vehicles during drop-off and pick-up.
- Bus loading area is not sufficiently sized and separated from rest of parking lot stalls and drive aisle to provide safe navigation.
- Parking lot AC paving is in fair condition.
- AC paving slurry seal and re-striping required.
- Wheelstops require securement.
- ADA ramps and parking needs truncated domes.

Paving

Category [3]
Concrete (natural gray)

- Concrete paving in general is in poor condition with a lot of patchwork and grinding of lifted concrete.
- Portions of the sidewalk are lifting greater than 1/4"
- Cracking in panels exposing wide gaps.
- Concrete courtyard areas have expansion joints requiring new fill.
- Verify potential cross slope issues (>2%).

AC paving

Category [3]

- Hardcourts require regrading for ADA compliance.
- Verify potential cross slope issues (>2%).
- Various areas have cracking allowing water intrusion.

Site Amenities

Shade Shelter - Interior walkways
Category [3]

- Existing walkway covers are in poor and rusted condition in some areas and require significant refurbishment or replacement.
- Shaded walkway areas are lacking at modular classrooms.
- The school lacks a permanent shade shelter and general areas of shaded space to accommodate children.

Play Equipment

Category [3]

- Play equipment in general is in fair condition with some equipment needing repair or replacement.
- Drainage in wood chip areas is needed.
- Wood chips are in good condition but not desirable. Replace with poured in place pay surfacing or artificial turf.
- Basketball goals and posts are in fair condition with some faded paint.
- Tether ball post are in poor condition.

Landscape

Category [3]

- The play field is unevenly and inconsistently sloped and presents injury hazards to users.
- Majority of landscape areas are grass and should be replaced and regraded.
- Landcape areas to be upgraded to drought tolerant plants.
- Trees are in fair condition. Additional trees are desired for shade.

Irrigation

Category [3]

- Irrigation system is in working condition.
- Reclaimed water use is desired.

Fencing/Gates

Category [3]

- Fencing along the front of the campus and fields is chain link fencing. New steel or wrought iron fencing is desired.
- Gates are manually locked and not self closing.

ASSESSMENT OF BUILDINGS

Exterior

Overall Rating: Category [2]

Paint

Category [2]

- Awnings of pedestrian walkways are rusted and in bad condition.
- Permanent buildings have plaster walls and modular classrooms have wood siding walls in fair condition.
- All blue accent paint throughout the school was redone three years ago. All other white field paint is older and in aged condition.

Door & Frames

Category [1] at permanent buildings
Category [2] at modular buildings

- Exterior doors and hollow metal frames at permanent classroom buildings were replaced at most recent modernization.
- Doors and frames are in good condition, with adequate hardware, other than ramped thresholds which are no longer compliant with accessibility requirements.
- Doors and frame show some signs of wear and

tear.

Windows
Category [2]
- Windows are single pane and last replaced 15 years ago. Glazing type leads to frequent overheating of classroom spaces during the warm months.
- Window frames are hollow metal at permanent buildings and aluminum at modular buildings and are in fair condition.

Roof
Category [3]
- Reference roofing cost estimate report by Garland.
- The roof is a modified bitumen built-up system over the building roof structure.
- Multiple roof leaks across modular and permanent buildings reported. Leaks are more predominant at modular classroom buildings.
- Roofing replacement is recommended.

ADA Compliance
Category [3]
- The stage at the Cafeteria/MPR lacks an accessible lift to provide wheelchair access from the MPR space.
- Some slope issues at the path of travel observed.
- Handrails at modular building ramps lack proper extensions.
- Drinking fountains lack guardrails.
- Several restrooms are not compliant with accessibility requirements.
- Door threshold is ramped type and no longer compliant with current accessibility requirements.
- A more detailed assessment and survey will need to be performed as projects come online.

Interior
Overall Rating: Category [2]
- Casework was replaced in most recent modernization at permanent classrooms, but it is old and insufficient at modular classrooms.
- Interior carpet and tile ceiling finishes are in relatively good condition inside permanent classrooms. They are in fair to aged condition at modular classrooms.
- Tile finishes at restrooms are in fair to aged condition.

ASSESSMENT OF SYSTEMS

Site Utilities

Domestic Water:
Category [3]
- The majority of domestic water mains and laterals are original to the building construction dates and should be regarded as having reached their service life.
- Water main outside Administration office was an open trench condition to repair broken main.

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

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

Sewer:
Category [3]
- The majority of sanitary sewer 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]
- Site lacks a reliable underground storm drain system to convey storm water flows.
- Direct roof drain connections to storm drain to avoid surface drainage in between courtyards.
- Drain inlets observed with standing/ponding water above grate.

Mechanical
Overall Rating: Category [3]
- Most of the HVAC equipment has exceeded its useful life and needs to be replaced.
- Current HVAC equipment is a mix of gas electric rooftop package units and heat pump wall mounted package units.
- Almost all units do not have an economizer and may not provide adequate ventilation to the occupied zones.
- Digital thermostat controls: consistent district wide control and energy management strategy Should be investigated.

Plumbing
Overall Rating: Category [2]
- Half of the restrooms on site are aged and require upgrades. The remaining half are in fair condition.

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

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

lounge is located behind a built-in counter interfering with the code required clearance.

- **Power Distribution:**
- Category [0]
- Power feeders and branch circuits are routed interior to buildings in EMT conduit and IMC/RGS conduit exterior to the buildings. Some branch circuits are routed in Metal Clad 'MC' cable which is a prefabricated flexible conduit with integral wiring. This is an inexpensive method of installing branch circuits but does not allow for future modifications to the circuits conduit or wire. New branch circuits (conduit/wire) will need to be run if additional capacity or outlets are needed. Additionally, the MC cables are grouped and routed in bundles creating an unorganized installation resembling "spaghetti" in the ceiling spaces. This installation is inconsistent with original construction and was likely added during retrofit construction.
- **Receptacles:**
- Category [1]
- Receptacle placement and quantity appear to be adequate. No complaints reported for lack of outlets.
- **Equipment Disconnects:**
- Category [1]
- Equipment are provided with disconnect switches either mounted on the equipment or within line of sight.
-
- **Fire Alarm System:**
- Category [3]
- The fire alarm system is original and needs to be replaced.

- **Intercom / Clock / Bell:**
- Category [3]
- A Simplex 5100 series system is in place providing 100% operation for intercom, public address and bells. All equipment appeared to be in fair condition replaced in the last modernization. The system is fully functional and tested and inspected yearly. No complaints regarding the system has been reported to the survey team. Systems should be replaced and upgraded with the next modernization.
- **Phone System:**
- Category [0]
- The phone system has been recently replaced by a VOIP system. The system is fully functional and tested and inspected yearly. No complaints regarding the system has been reported to the survey team.

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

- **Technology:**
- Category [3]
- There are ceiling mounted projectors in the Classrooms. There are no interactive whiteboards.
- Reference District Technology Plan.

- **Security:**
- Category [2]
- There are no existing security system or cameras. There is a desire to put one in.
- The school desires a buzzer system at the reception area of Main Administration to control access by incoming guests into the rest of the campus.

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

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

- **General Lighting Conditions:**
- **Building Mounted:**
- Category [1]
- Fluorescent wall sconces are mounted in pedestrian areas such as on walls facing the plaza and at entry doors into the classrooms. Wall packs and flood lights are used at entries into portable classrooms and in back-of-house spaces. Industrial fluorescent strip lights are used in utility spaces, some with prismatic lenses and others with wire guards. Fixtures are in fair condition and serviceable. Light levels appear to be inadequate.
- **Interior Lighting:**
- Category [1]
- Majority of light fixtures throughout the administration and classroom buildings are comprised of 2x4 fluorescent troffers with prismatic lens. Lamps are fluorescent T8; three lamps at the 2x4 troffer with some at 4 lamps where higher light levels are needed. At hard lid areas such as in the kitchen, restrooms and MPR, surface mounted wrap-around or 'box' fluorescent fixtures are in place. At finished areas, such as lobbies, boardroom, large gathering spaces etc. fluorescent down nights are in use. Fixtures are serviceable and can remain in service.
- **Lighting Controls:**

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

Front drop-off area.

Chainlink fencing and concrete paving.

Accessible parking at parking lot.

Typical hard court area.

Play field area.

Portions of grass areas in in poor condition.

Typical exterior of permanent classroom building.

Typical state of modular classroom building.

Typical exterior window condition.

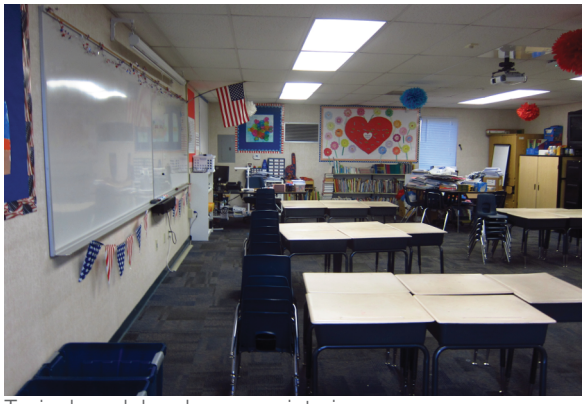
Grass areas between classroom wings.

Food service kitchen area.

Typical permanent classroom interior.

Library interior.

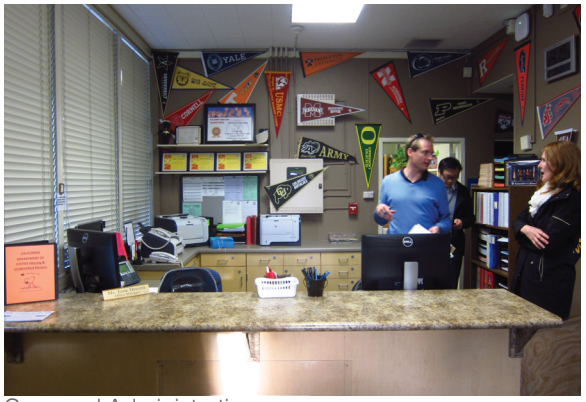
Multi-purpose room, with dining tables set up.


Typical modular classroom interior.

Kindergarten classroom.

MPR stage area.

Typical restroom interior.


Cramped Administration area.

Wood paneling at modular buildings.

Typical door condition with no-longer-accessible ramped threshold.

Crowded faculty work room.

Faculty lounge area.

Rusted awning at classroom building walkway covers.

Cracking at concrete pavement.

Evidence of ponding water at asphalt.

Typical playground equipment.

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Modernize & Reconfigure Existing Classrooms	$ 2,025,000
B. Existing Building Systems & Toilets	$ 1,857,000
C. Site Utilities	$ 1,038,000
D. New Construction Classrooms	$ 14,165,000
E. Flexible Labs (Science, Art & Maker Space)	$ 558,000
F. Performing Arts Improvements (Music / Dance / Drama)	$ 558,000
G. Multi-Purpose Room / Food Service & Student Dining	$ 1,914,000
H. Physical Education Improvements	$ -
I. Administration & Staff Support	$ 2,107,000
J. Library, Innovation Lab & Student Support Services	$ 3,994,000
K. Safety and Security	$ 1,902,000
L. District Support Facilities	$ -
M. Outdoor Learning Environments and Quads	$ 518,000
N. Exterior Play Spaces, Play fields, & Hard courts	$ 1,985,000
O. Next Generation Classroom Flexibility (Furniture)	$ 380,000
P. Technology Infrastructure	$ 233,000
Total Construction / Project Cost (2017$)	**$ 33,234,000**

The following items are excluded from this budget:

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

RUTH GRIMES ELEMENTARY
EXISTING SITE PLAN

Classrooms, CR

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

Electives / Labs

SCI	Science Lab
COMP	Computer Lab

Shared Spaces

MPR	Multi-Purpose Room
LIB	Library

Admin / Faculty

FW	Faculty Work
FL	Faculty Lounge
WR	Workroom
O	Office

Support Spaces

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

Portable Classroom

Main Entry

Drop Off

Teaching Stations:

Preschool, PK	1
TK	0
K	4
1st-3rd Grade	12.5
4th-6th Grade	9.5
Electives	0
Computer Lab	2
SDC (1 - MM)	1
RSP	1
Other	0
Grand Total:	**31**

N

0 30' 60' 120'

1" = 120'

Colton Joint Unified School District
Long Range Facilities Master Plan

LPA

MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

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

Electives / Labs
- SCI Science
- IL Innovation Lab

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

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

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

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

Planning Capacity:	636
Teaching Stations:	
Preschool, PK	1
TK	0
K	4
1st-3rd Grade	12
4th-6th Grade	10
Electives (1 - Flex Lab, 1 - Music)	2
Computer Lab (1 - Innov. Lab)	1
SDC (1 - MM)	1
RSP	1
Other (1 - After School)	1
Grand Total:	33

N

0 30' 60' 120'

1" = 120'

Colton Joint Unified School District
Long Range Facilities Master Plan

LPA

471 Agua Mansa Road, Colton, CA 92324
https://www.colton.k12.ca.us/sansalvador

EXISTING SITE INFORMATION

Year Built: 1960s
Year Modernized: 2014
Student Population (2016): 285
Grade Levels: Pre-K
Number of Classrooms: 10
Number of Modulars: 10
Site Acreage: 9.5 Ac
Building Area: 17,617 SF

OVERVIEW

San Salvador is a preschool site and is where the main office for preschool is located. The classroom buildings and main Administration office are all modular construction. All buildings were modernized except for the Enrollment center that is in a Portable and the MPR. The multipurpose room is currently housing administrative functions. The preschool program consists of Head Start (16 classes), State Preschool (24 classes) and SDC preschool (10-15 classes). Most preschool classes are at San Salvador. Various preschool classes are held at other sites across the District (Crestmore, Grimes, Grant, Lewis, McKinley, Rogers, Zimmerman, Washington HS, Slover Mountain), based on demographics and are projected to remain the same.

PRINCIPAL PRIORITIES

1. Shade structures in the playground.
2. Staff space or a Multipurpose Room (MPR).
3. Main office consolidation.

RECENT PROJECTS

1. Comprehensive campus modernization (completed 2015).

CURRENT/UPCOMING PROJECTS

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

COMMENTS FROM SITE

Program Needs

- Preschool is a big part of the District's culture. Head Start program has been around for 50 years, State Preschool for 25 years. There is opportunity for growth, but there is lack of space.
- Capacity/ space will be an issue in 2 years. Head Start classes will be required to be 6 hours. This means they will not be able to share a room as we do now. There are currently 16 Head Start Classes (12 at the San Salvador site). Classes are AM/PM (2 classes share a Classroom).
- The Cafeteria/ MPR building is currently used for staff workroom/ parent work area/ staff meetings/ storage. This is a makeshift space. Site lacks a large group gathering space.
- Lack space for professional development and have to go off site.
- At several other sites, preschool classes share a space with Kindergarten/ TK Classrooms. This is not ideal.
- Desire for large gathering area - multipurpose and/or outdoor covered area that can be used for performances and parent nights. Areas under covered walkways are good potential for outdoor learning areas.
- There is no Library at the site.
- Desire for a parent center.
- Would love a marquee/ outdoor parent communications board.

Functionality of Spaces

- Parent waiting space lacks shade/ rain shelter.
- Administration and enrollment center are divided into 2 buildings. This makes it difficult for collaboration and communication.
- Main Administration office lacks conference space.
- Desire for better security at front office. There is only one private office (Principal's office). No room for dual IEP's when both Admin's are booked.

- Need for shade structures over playground equipment.
- The kitchen is used at this site to prepare meals. Students eat in their Classrooms.
- Hand dryers in restrooms make loud noise and tend to scare children.
- Classrooms are in good condition.
- Turf is full of sticker weeds.
- There is typical congestion with drop-off and pick-up. Parents park and walk their child in. But no major reported issues. Staff can park in the Medical Therapy parking.

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]

- Verify potential cross slope issues (>2%).
- Fire Lane overlaps drop-off area.

Concrete Paving

Category [2]

- No ADA accessible path to northern play area.
- Verify potential cross slope issues (>2%).
- Recommend to replace 20% of existing concrete paving.

AC paving

Category [3]

- AC layers have built up to vertical difference (>1/4").
- Verify potential cross slope issues (>2%).
- Various areas have cracking allowing water intrusion, specifically at Pre-K Trike Trail.
- Recommend to replace 10% of parking lot ac paving.
- Recommend to replace 35% of hard courts ac paving.

Ramps

Category [3]

- Handrails lack required 12" extension at landing.
- Landings are too small at top of ramp adjacent to door.
- Handrails are missing.
- Ramp to parent area may need some upgrades to comply with new code requirements if work is to be done at the site.

Site Amenities

Drinking Fountains

Category [2]

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

Lunch Shelter

Category [2]

- Lunch shelter is in good condition, however the school has noted the need for more shade and bench seating.

School Marquee

Category [2]

- School has noted the need for an official school marquee in school frontage.

Playground

Category [2]

- Play equipment in general is in fair condition with some equipment needing repair.
- No ADA compliant access to the play equipment or sand area
- Wood chips are in good condition but not desirable. Replace with poured in place pay surfacing or artificial turf.
- School has noted that they would like to provide shade for play ground area.

Landscape

Category [2]

- Turf areas are compacted and do not provide for water infiltration, which promotes erosion/mud issues.
- Landscape between buildings is bare and dying in several areas.
- Plant material is missing or non-existent in several planter areas.
- Slope conditions lack plant material and are showing signs of erosion issues.

Irrigation

Category [2]

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

Fencing/Gates

Category [2]

- Accessible hardware is missing, in addition panic hardware is missing.
- Missing top and bottom rails.

ASSESSMENT OF BUILDINGS

Exterior

Overall Rating: Category [1]

Paint

Category [0-1]

- The majority of the campus was modernized recently. Exterior painted plaster and wood paneling is in good condition.
- Restroom modular needs a new coat of paint.
- Some wood panels at the Enrollment Center portables needs to be repaired.

Door & Frames

Category [0]

- Exterior doors and hollow metal frames appear to have been replaced in the last moderniation and are in good condition.

Windows

Category [0]

- Windows are single pane, in good condition.

Roof

Category [0]

- Reference roofing report by Garland. Roof is in good condition. There are no reported leaks.

ADA Compliance

Category [0 / 2]

- Casework at all Classroom spaces are in good

condition and have been upgraded.
- Multipurpose building and Enrollment Center could be modernized. Category [2]
- Signage appears to be compliant.
- A more detailed assessment and survey will need to be performed as projects come online.

Interior
Overall Rating: Category [0 / 2]
- Most of the campus interiors are in good condition.
- Majority of the spaces have a combination of carpet, VCT, and suspended, acoustical ceiling tile that were replaced in the last modernization.
- Flooring at portable restroom North of Enrollment Center needs to be replaced.
- All finishes at the Multipurpose building need to be replaced. Finishes in the Enrollment Center also need to be replaced. Category [2]

ASSESSMENT OF SYSTEMS

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

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

- **Gas:**
- Category [1]
- The majority of gas main lines are original to building construction dates. Underground lines should be assumed to have a 50-year life.

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

Storm Drain/ Drainage:
Category [2]
- Catch basins are plugged with debris/silt.
- Ponding occurs at low spots in paving allowing for water intrusion in cracked concrete, specifically under shade shelter.
- Roof drains expel water onto paving.
- Roof drains expel water into planter without a dissipater.

Mechanical
Overall Rating: Category [2]
- Some of the HVAC equipment--notably at the Cafeteria/MPR building and (4) permanent classrooms--has exceeded its useful life and needs to be replaced. The remainder of equipment is in relatively new condition.
- Current HVAC equipment is a mix of gas electric rooftop package units, split systems and heat pump wall mounted package units.
- Most 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.

Plumbing
Overall Rating: Category [0-1]
- Restrooms have been modernized and are in good condition.
- Restrooms at Kindergarten needs flooring to be replaced. This can be replaced by M&O. Category [1]

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

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

- **Equipment Disconnects:**
- Category [1]
- Equipment are provided with disconnect switches either mounted on the equipment or within line of sight.

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

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

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

- **Technology:**
- Category [0]
- Smart touch boards (interactive whiteboards) or ipads are desired for preschool students.

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

- **Audio Visual:**
- Category [3]
- Provide interactive short throw projectors in all classrooms with ceiling mounted speakers. Extron wall vault system in preferred. Include voice amplification in all teaching spaces. Provide infrastructure for future digital signage locations in common areas. Large format projectors and projection screens for Multipurpose Room with separate AV system.

- **Security:**
- Category [3]
- Desire for more secure configuration and private offices at main Administration/ check in area.
- There are no existing security system or cameras. There is a desire to put one in. Provide infrastructure for future IP-based OnSSI security camera system.

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

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

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

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

- **General Lighting Conditions:**
- **Building Mounted:**
- Category [1]
- Fluorescent wall sconces are mounted in pedestrian areas such as on walls facing the plaza and at entry doors into the classrooms. Wall packs and flood lights are used at entries into portable classrooms and in back-of-house spaces. Industrial fluorescent strip lights are used in utility spaces, some with prismatic lenses and others with wire guards. Fixtures are in fair condition and serviceable. Light levels appear to be inadequate.
- **Interior Lighting:**
- Category [0]
- 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. Fixtures

are relatively new and appear, in observation, to provide adequate light levels.

- **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 loading area.

Covered walkway areas on site.

Lunch shade structure

Field area.

Asphalt play area in poor condition.

Typical chain link fencing.

Typical exterior of permanent building.

Update photo and caption.
Typical state of relocatable classroom building.

Exterior brick.

MPR converted into Administration space.

MPR converted into Administration space.

Typical classroom interior.

Main Administration area.

Principal's office interior.

Typical classroom interior.

Typical ceiling condition.

Enrollment Center area inside modular building.

Typical restroom interior.

Memorial plaque to be observed.

Memorial monument to be preserved.

Liberty monument to be preserved.

Blacktop play area.

Sandbox area.

Typical playground equipment.

Typical accessible parking.

Concrete paving.

Typical playground equipment.

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Modernize & Reconfigure Existing Classrooms	$ -
B. Existing Building Systems & Toilets	$ -
C. Site Utilities	$ 912,000
D. New Construction Classrooms	$ 6,194,000
E. Flexible Labs (Science, Art & Maker Space)	$ -
F. Performing Arts Improvements (Music / Dance / Drama)	$ -
G. Multi-Purpose Room / Food Service & Student Dining	$ 1,152,000
H. Physical Education Improvements	$ -
I. Administration & Staff Support	$ 2,670,000
J. Library, Innovation Lab & Student Support Services	$ -
K. Safety and Security	$ 527,000
L. District Support Facilities	$ -
M. Outdoor Learning Environments and Quads	$ 145,000
N. Exterior Play Spaces, Play fields, & Hard courts	$ 732,000
O. Next Generation Classroom Flexibility (Furniture)	$ -
P. Technology Infrastructure	$ -
Total Construction / Project Cost (2017$)	**$ 12,332,000**

The following items are excluded from this budget:

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

Classrooms, CR

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

Electives / Labs

SCI	Science Lab
COMP	Computer Lab

Shared Spaces

MPR	Multi-Purpose Room
LIB	Library

Admin / Faculty

FW	Faculty Work
FL	Faculty Lounge
WR	Workroom
O	Office

Support Spaces

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

Portable Classroom

Main Entry

Drop Off

Teaching Stations:

Preschool, PK (1 - State PK)	7
TK	0
K	0
1st-3rd Grade	0
4th-6th Grade	0
Electives	0
Computer Lab	0
SDC (3 - Special Ed PK)	3
RSP	0
Other (1 - State PK)	1
Grand Total:	**10**

N

0 30' 60' 120'

1" = 120'

SAN SALVADOR PRESCHOOL
PROPOSED SITE MASTER PLAN

MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

Classrooms, CR

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

Electives / Labs

SCI	Science
IL	Innovation Lab

Shared Spaces

MPR	Multi-Purpose Room
LIB	Library
FOC	Focus Room

Admin / Faculty

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

Support Spaces

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

No Work Required
Portable Classrooms
Main Entry
Drop-Off
Fence

Kinder Play
Play Apparatus
Learning Court Quad/Playfield
Hardcourts

Planning Capacity:	285
Teaching Stations:	
Preschool, PK	13
TK	0
K	0
1st-3rd Grade	0
4th-6th Grade	0
Electives	0
Computer Lab	0
SDC (3 - Special Ed PK)	3
RSP	0
Other	0
Grand Total:	16

N

0 30' 60' 120'

1" = 120'

LPA

11036 Mahogany Drive, Fontana, CA 92337
https://www.colton.k12.ca.us/sycamore

EXISTING SITE INFORMATION

Year Built: 2002
Year Modernized: N/A
Student Population (2016): 871
Grade Levels: K - 6
Number of Classrooms: 40
Number of Modulars: 43 (incl. 0 portables)
Site Acreage: 12.00 Ac
Building Area: 42,240 SF

OVERVIEW

Sycamore Hills Elementary School is comprised entirely of modular building construction. The campus is organized by multiple rows of classroom buildings on either side of a main pedestrian promenade. Parking and bus loading are located on the east side of the campus, off Mahogany Drive, which is also fronted by the Kindergarten buildings, Cafeteria/MPR, and Kitchen. A Main Administration building and Computer Lab flank the primary entrance, with a large covered outdoor dining pavilion and Faculty Lounge in the same row. The Library is located in the adjacent row, with classrooms filling out the remaining lines of buildings. Hard courts and play fields comprise the middle and west bands of the campus.

PRINCIPAL PRIORITIES

1. Provide flexibility in classroom configurations and furniture amenities.
2. Enclose outdoor covered dining pavilion to create dedicated multi-purpose use space.
3. Repurpose unsheltered outdoor court north of Computer Lab into exterior learning center, complete with power, light, and technology infrastructure and writable surfaces.
4. Add shade structure near hard courts to provide shelter for students in that area.

RECENT PROJECTS

1. N/A

CURRENT/UPCOMING PROJECTS

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

COMMENTS FROM SITE

Program Needs

- The school is pursuing a 21st century learning model with S.T.E.(A.)M. focus but does not currently have the infrastructure and flexible amenities to allow this.
- The school desires a maker space and robotics lab to serve Lego robotics class.
- The school also has a specialized computer programming curriculum.
- Flexible and movable furniture is a high priority for the site and school instructors.
- The school would like the ability to have movable partitions between classrooms to enable different sized learning spaces to accommodate large and small group instructional opportunities.
- The school expressed a wish for additional wall space.
- The school Computer Lab is currently utilized by kindergarten through second grade students.
- The school is not currently at a 1:1 ratio with Chromebooks but anticipates reaching it next year.
- Existing Library space is sufficiently sized but requires some reorganization and movable furniture for more flexible arrangements. The school would like to use this space for project-based instruction.
- The school would like to use the Library space for Chromebook instruction for the community.
- Storage in the Library is not adequate.
- Outdoor learning spaces are lacking. Consider transforming the exterior court north of the Computer Lab into an area conducive for outdoor

instruction.
- Multi-purpose room use is limited to non-food-serving hours due to dual use as cafeteria dining and food distribution space. Consider transforming under-used exterior pavilion into MPR space.
- The school would like to renovate the Faculty Lounge into a flexible work room with dividable partitions that could function as independent small learning pods and breakout spaces that can also display school work and progress to illustrate progression of student production reflecting GATE Depth and Complexity curriculum.

Functionality of Spaces
- Administration spaces are spread across several buildings, with reception, principal, and office manager in the Main Administration building, separate lounges for teacher and office staff, and an isolated work room in another different building.
- Food service handles a large number students over (4) periods, plus breakfast, and shares lunch serving space in the MPR.
- The frequent use of the current MPR space for dining limits the use of the space for presentations and assemblies.
- The kitchen accommodates mostly warming and select minor cooking functions and is housed in a separate building from the Cafeteria/MPR. The size is very spacious, and service is efficient. Food storage amenities are among the best in the District.

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]
- Undersized parking lot and loading area results in frequent traffic backups on Mahogany Drive and Underwood Drive.
- Current bus loading area off Mahogany Drive lacks accessibility.
- School has requested expanding parking along Underwood Drive.
- ADA parking needs truncated domes.
- Verify potential cross slope issues (>2%).

Concrete Paving
Category [2]
- Joints are broken/sealant eroded away.
- Cracking in panels and showing settling. (low spots)
- Verify potential cross slope issues (>2%).
- Drain stoppage reported between Cafeteria/MPR and outdoor pavilion area.
- Recommend to replace 20% of concrete paving.

AC Paving
Category [3]
- Verify potential cross slope issues (>2%).
- Various areas have low spots and cracking allowing water intrusion.
- Eroded AC paving in various areas are allowing water intrusion.
- Recommend to replace 50% of parking lot ac paving.
- Recommend to replace 80% of hard courts ac paving.

Site Amenities
Lunch Shelter
Category [0]
- Existing lunch shelter is in good shape.
- School has requested to expand seating area under shad shelter.
- School has noted that they would like outdoor learning / educational spaces to the west of kindergarten area.

Playground
Category [2]
- Play equipment in general is in fair condition with some equipment needing repair or replacement.
- Drainage in wood chip areas is needed. Significant flooding observed at playgrounds.
- Playground equipment has standard wear and tear.
- Ball wall is in good condition.
- Basketball goals, backboards and posts are in fair condition with some faded paint.
- Backstops are in good condition.
- Soccer goals in fair condition.
- Tetherball post are in good condition.

Landscape
Category [2]
- Turf areas are compacted and do not provide an area for water to infiltrate, additional maintenance is required to allow for proper drainage.
- Turf area shows gopher causing mounds.
- Majority of landscape areas are grass and should be replaced and regraded.
- Trees are in fair condition, however trees need to be pruned and reviewed by an Arborist.

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

Fencing/Gates
Category [2]
- Fencing paint is flaking/chipping off.
- Chainlink galvanization is worn away.
- Fencing posts, rails, and meshing panels are rusted.

ASSESSMENT OF BUILDINGS

Exterior
Overall Rating: Category [1]

Paint
Category [2]
- Plaster walls are in good condition.
- Paint is slightly faded at plaster conditions but is significantly deteriorated at some metal surfaces.
- Underside of pavilion roof deck has visibly and drastically peeling paint and some rusting.

Door & Frames
Category [1]
- Doors are typically hollow metal frame and panel.
- Door hardware is in good condition, showing minor and typical wear for age.

Windows
Category [2]
- Windows are single pane and aged. Glazing type leads to frequent overheating of classroom spaces during the warm months.
- All windows are single pane glazing.
- Windows are in good condition.

Roof
Category [1]
- Reference roofing cost estimate report by Garland.
- All buildings are covered by standing seam metal roofing, which appears to be in original to the school and in good condition.
- No leaks reported on campus except for at office manager station in Main Administration.

ADA Compliance
Category [1]
- Door hardware and thresholds appear visually compliant with accessibility requirements.
- Restroom accessories may require relocation or upgrades to comply with current accessibility requirements.
- Bus loading area is not compliant to current requirements.
- A more detailed assessment and survey will need to be performed as projects come online.

Interior
Overall Rating: Category [2]
- All classrooms have teaching walls.
- Interior finishes are generally in good condition. Carpet and ceiling tile are in good shape.
- VCT flooring at MPR is scuffed.

ASSESSMENT OF SYSTEMS

Site Utilities
- **Domestic Water:**
- Category [1]
- The majority of domestic water mains and laterals are original to building construction dates. Underground lines should be assumed to have a 50-year life.
- Water line piping routinely breaks at west side of field area once or twice a year.

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

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

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

Storm Drain/ Drainage:
Category [2]
- Catch basins are plugged with debris/silt.
- Ponding occurs at low spots in paving allowing for water intrusion in cracked concrete, specifically under shade shelter.

Mechanical
Overall Rating: Category [3]
- Most of the HVAC equipment is approaching its useful life and needs to be replaced.
- Current HVAC equipment is a mix of gas electric rooftop package units, split systems, and heat pump wall mounted package units.
- Some units do not have an economizer and may not provide adequate ventilation to the occupied zones.
- A mix of digital thermostats and BAS controls are present.

Plumbing
Overall Rating: Category [1]
- Restrooms are in good condition.
- Restroom partitions are slightly aged.

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.

- Power and lighting should be added to unsheltered exterior court north of Computer Lab building.
- **Receptacles:**
- Category [1]
- Receptacle placement and quantity appear to be adequate. No complaints reported for lack of outlets.
- **Equipment Disconnects:**
- Category [1]
- Equipment are provided with disconnect switches either mounted on the equipment or within line of sight.

- **Fire Alarm System:**
- Category [3]
- The fire alarm system is a combination of automatic and manual activation. The system is antiquated and does not meet current DSA requirements for voice evacuation and should be upgraded at the next modernization or sooner.

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

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

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

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

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

- **Technology:**
- Category [3]
- CRV TV's are still in use in the Classrooms.
- There are no ceiling mounted projectors in Classrooms. There are no interactive whiteboards.
- Reference District Technology Plan.

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

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

- **General Lighting Conditions:**
- **Building Mounted:**
- Category [1]
- Fluorescent wall sconces are mounted in pedestrian areas such as on walls facing the plaza and at entry doors into the classrooms. Wall packs and flood lights are used at entries into portable classrooms and in back-of-house spaces. Industrial fluorescent strip lights are used in utility spaces, some with prismatic lenses and others with wire guards. Fixtures are in fair condition and serviceable. Light levels appear to be inadequate.
- **Interior Lighting:**
- Category [1]
- Majority of light fixtures throughout the administration and classroom buildings are comprised of 2x4 fluorescent troffers with 3" parabolic lens. Lamps are Fluorescent T8, three lamps at the 2x4 with some at 4 lamps where

higher light levels are needed. At finished areas such as lobbies, boardroom, large gathering spaces etc. fluorescent down nights are in use. Fixtures are serviceable and can remain in service.

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

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

Front bus loading area.

Tube steel fencing and gate.

Lunch shade structure.

Hard court play area.

Play field area.

Playground with significant flooding.

Typical exterior of classroom building.

Administration building exterior.

Typical exterior aluminum window condition.

Typical hollow metal window.

Food service kitchen area.

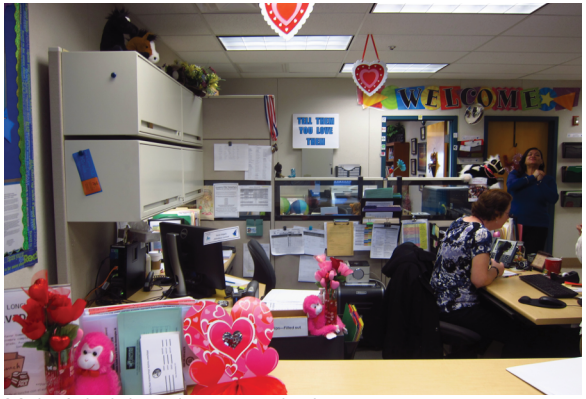
Typical classroom interior.

Update photo and caption.
Library

Multi-purpose room, with dining tables set up.

Computer Lab.

Kindergarten classroom.



Main Administration receptionist area.

Typical restroom interior.

Faculty conference room.

Typical gutter and downspout condition.

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

Faculty lounge.

Exterior waiting court at loading area.

Typical concrete paving.

Typical accessible parking.

Significant cracking, typical across asphalt paving.

Unshaded outdoor gathering area and candidate for outdoor learning lab.

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Modernize & Reconfigure Existing Classrooms	$ 3,260,000
B. Existing Building Systems & Toilets	$ 4,005,000
C. Site Utilities	$ 513,000
D. New Construction Classrooms	$ 1,545,000
E. Flexible Labs (Science, Art & Maker Space)	$ 885,000
F. Performing Arts Improvements (Music / Dance / Drama)	$ 862,000
G. Multi-Purpose Room / Food Service & Student Dining	$ 5,415,000
H. Physical Education Improvements	$ -
I. Administration & Staff Support	$ 1,147,000
J. Library, Innovation Lab & Student Support Services	$ 2,077,000
K. Safety and Security	$ 2,275,000
L. District Support Facilities	$ -
M. Outdoor Learning Environments and Quads	$ 544,000
N. Exterior Play Spaces, Play fields, & Hard courts	$ 1,881,000
O. Next Generation Classroom Flexibility (Furniture)	$ 879,000
P. Technology Infrastructure	$ 472,000
Total Construction / Project Cost (2017$)	**$ 25,760,000**

The following items are excluded from this budget:

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

- **Classrooms, CR**
  - PK Preschool
  - K Kindergarten
  - TK Transitional Kindergarten
  - RSP Resource Specialist
  - SDC Special Day Class
  - CR Classroom
- **Electives / Labs**
  - SCI Science Lab
  - COMP Computer Lab
- **Shared Spaces**
  - MPR Multi-Purpose Room
  - LIB Library
- **Admin / Faculty**
  - FW Faculty Work
  - FL Faculty Lounge
  - WR Workroom
  - O Office
- **Support Spaces**
  - S Storage
  - T Toilet
  - U Utility
  - C Custodial
  - KIT Kitchen
  - R Refrigerator
  - F Freezer

Portable Classroom

Main Entry

Drop Off

Teaching Stations:

Preschool, PK	0
TK	0
K	5
1st-3rd Grade	15
4th-6th Grade	13
Electives (1 - Robotics)	1
Computer Lab	1
SDC	2
RSP	1
Other (2 - Open)	2
Grand Total:	**40**

N

0 40' 80' 160'

1" = 160'

MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

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

Electives / Labs
- SCI Science
- IL Innovation Lab

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

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

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

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

Planning Capacity:	893
Teaching Stations:	
Preschool, PK	0
TK	0
K	6
1st-3rd Grade	16
4th-6th Grade	13
Electives (1 - Flex Lab, 1 - Music)	2
Computer Lab (1 - Innov. Lab)	1
SDC (2 - MM)	2
RSP	1
Other	0
Grand Total:	41

N

0 40' 80' 160'

1" = 160'

22731 Grand Terrace Road, Grand Terrace, CA 92313
https://www.colton.k12.ca.us/terraceview

EXISTING SITE INFORMATION

Year Built: 1968
Year Modernized: 2014
Student Population (2016): 822
Grade Levels: K - 6
Number of Classrooms: 33
Number of Modulars: 20 (incl. 11 portables)
Site Acreage: 9.7 Ac
Building Area: 27,852 SF

OVERVIEW

Terrace View Elementary School is a magnet school for performing arts program. The school has outgrown the original campus and more than half of the Classrooms are in modular or portable buildings. The site has received some minor modernization/ upgrades in 2014 but no comprehensive modernization.

PRINCIPAL PRIORITIES

1. Flexible space for instruction.
2. Space for staff collaboration.
3. Safety and hygiene including comprehensive modernization of restrooms.

RECENT PROJECTS

1. Modular building addition (completed 2014).
2. HVAC, fire alarm, and intercom upgrade (completed 2014).
3. Some carpets (as needed) were replaced in the last 10 years.
4. Air conditioning units have mostly been replaced.

CURRENT/UPCOMING PROJECTS

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

COMMENTS FROM SITE

Program Needs

- Create a campus that is a 21st century learning environment.
- Make a facility that supports its programs.
- Portables are not conducive to today's teaching.
- Classrooms need to be flexible. Wings should be inter-connected. Furniture is does not support 21st century learning. Need for moveable walls, more computer drops and more reliable WiFi access. Organize in a quad so that teachers can work together.
- Multipurpose room is over used for daycare, student dining, music practice and performances. Scheduling is so tight that on rainy days when students need to be inside for lunch/ PE it is difficult to manage the schedule and some music programs suffer.
- Desire for a dedicated Music Classroom.
- Need a Science Room to support next generation science program. Current program is limited because it is done in the standard classroom.
- The main Administrative office needs to be reconfigured to allow for privacy of offices especially the Principal's office and better security. Need for a student waiting area separate from lobby.
- There is a major performance every month in the MPR. Currently use Colton HS auditorium for larger performances.
- SDC classroom lacks dedicated restroom. Needs additional space for storage of equipment.
- Library is undersized and in a standard classrom. It needs to be a resource / multi-media center for the kids.
- Desire for exterior performance space.
- Need more site lighting to improve safety during evening use of facilities.

Functionality of Spaces

- Classrooms lack sinks and storage. Only a few rooms have sinks.
- Lack of storage for supplies.
- There are 4 Kindergarten classes but only 2 classrooms. The 2nd class comes in halfway through the day and 2 classes run concurrently.
- Because this is a magnet school for performing

arts there is a lot of parent involvement. Parking is a major issue. There are drop-off conflicts with the 2 Special Ed buses.
- Currently the site serves breakfast and 3 lunch periods.
- Playground is in poor condition and does not reflect the nice area. It is not properly graded. The playfields are used by the community and the City. The school is seen as a resource center for the community.
- Request for shade at Kindergarten playard.

CONDITION ASSESSMENT

Rating Legend:

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

ASSESSMENT OF SITE

Parking

Category [2]
- School has noted that extra parking is needed.
- Fire lane impedes into accessible drop-off area.

Concrete Paving

Category [3]
- Concrete paving in general is in fair condition with a lot of patchwork and grinding of lifted concrete.
- Portions of the sidewalk are lifting greater than 1/4”
- Cracking in panels.
- Compliant ramp at sloped walkway at grade change at permanent building needs to be added.
- Verify potential cross slope issues (>2%).
- Joints are broken/sealant eroded away, in addition to gaps are >1/2”.
- Recommend to replace 70% of concrete paving.

AC paving

Category [3]
- Verify potential cross slope issues (>2%).
- Various areas have cracking allowing water intrusion.
- Recommend to replace 40% of parking lot ac paving.
- Recommend to replace 80% of hard courts ac paving.

Ramps

Category [2]
- Handrails lack required 12” extension at landing.
- Landings are too small at top/bottom or ramp. Landing must be 5’x5’ min.
- Verify potential cross slope issues (>2%).

Stairs

Category [2]
- Nosings do not have warning grooves.
- Handrail extensions do not be code. 12” flat extension on top rail and tread & 12” flat extension at bottom rail.

Site Amenities

Drinking Fountain
Category [1]
- Missing cane detection rails.

Outdoor Lighting
Category [1]
- School has noted that they would like to have more outdoor lighting by the hard court area.

Playground

Category [2]
- Play equipment in general is in fair condition with some equipment needing repair or replacement.
- School has noted a lack of shade at play equipment.
- Wood chips are in low and need refill, but not desireable. Replace with poured in place pay surfacing or artificial turf to provide wheelchair access to play equipment.
- Ball wall is in fair condition.
- Basketball posts are in fair condition with some faded paint. Backboards, goals and netting are in bad condition, and need to be replaced.
- Backstops posts are in good condition, however chain link is in fair condition.
- Soccer goals in bad condition and need to be replaced.
- Tetherball post are in fair condition.
- Volleyball posts are in good condition, and netting is in good condition.

Landscape

Category [3]
- Turf areas are compacted and does not allow for water to infiltrate, which promotes mud/erosion issues.
- Gophers causing mounding in turf area.
- Turf field areas are bare and dying in several areas, in addition have uneven grades.

Irrigation

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

Fencing/Gates

Category [2]
- Paint has flaking/chipping off, in addition galvanization is worn away.
- Posts, rails and mesh/infill panels of fence are rusted.
- Accessible hardware is missing.

ASSESSMENT OF BUILDINGS

Exterior

Overall Rating: Category [2]

Paint

Category [2]
- Exterior of permanent buildings are mainly painted plaster. Needs a new coat of paint. Metal coping needs to be refinished and repainted.
- Portables need to be painted.
- Exterior soffits under the overhangs need to be patched and refinished.

Door & Frames

Category [3]
- Exterior doors and hollow metal frames are in poor condition and should be replaced. Some wood doors are are in worse condition.
- Many doors still have door knobs; hardware needs to be replaced.
- Thresholds in various places are missing or non compliant to today’s code and will need to be replaced. Majority of concrete paving by the

thresholds have chipped or spalled.

Windows
Category [3]
- Windows are single pane and aged. Frames are hollow metal with aluminum infill. Hollow metal frames appear to be in acceptable condition. Some windows are operable. Glazing and aluminum frames should be replaced with dual glazing.

Roof
Category [0]
- Reference roofing report by Garland.
- Site believes that the roofing was recently replaced when HVAC were replaced. No reported issues from the site.

ADA Compliance
Category [2]
- Permanent classrooms casework appears to be original wood. They are in acceptable condition but need to be refinished and sinks upgraded.
- architectural work be invested into such spaces.
- Door thresholds appear to be missing or have spalled concrete and need to be replaced.
- Need compliant signage.
- Need for accessible lift at MPR stage.
- Need for ADA access at Kinder Classrooms into shared workroom.
- A more detailed assessment and survey will need to be performed as projects come online.

Interior
Overall Rating: Category [2]
- Interior finishes are showing age and in need of a comprehensive modernization. It appears various areas were patch repaired.

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 to have reached their service life.
- **Fire Water:**
- Category [1]
- Fire water mains seem to be installed witin the last 10 years. Underground lines can should be assumed to have a 50-year life.
- **Gas:**
- Category [3]
- The majority of gas lines / 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 / laterals are original to the building construction dates and should be regarded as having 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.
- Roof drains expel water into planter without a dissipater.
- The site reported that the campus is on a septic tank and sewage backs up.

Mechanical
Overall Rating: Category [1] at permanent buildings
Category [3] at modular buildings
- A minority of the HVAC equipment at permanent buildings has exceeded its useful life and needs to be replaced. Most have been replaced.
- Most of the HVAC equipment at modular buildings has exceeded its useful life and needs to be replaced.
- Current HVAC equipment is a mix of gas electric rooftop package units, split systems, and heat pump wall mounted package units.
- Some units do not have an economizer and may not provide adequate ventilation to the occupied zones.
- A mix of digital thermostats and BAS controls are present.

Plumbing
Overall Rating: Category [3]
- Restrooms appear to be original and have not been modernized. Fixtures and finishes are in poor condition and need to be fully modernized.
- Drinking fountains do not have hi-low and are not complaint to today's code requirements. Some drinking fountains were painted to hide age.

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 [2]
- Site reported need for more outlets in the Classrooms.
- **Equipment Disconnects:**
- Category [1]
- Equipment are provided with disconnect switches either mounted on the equipment or within line of sight.

- **Fire Alarm System:**
- Category [1]
- The fire alarm system is a combination of automatic and manual activation. The system was upgraded 2014 and is in good condition. System should be replaced and upgraded with the next modernization.
- The site reported the system is 'beeping' and could be the wiring. Potential need for servicing.

- **Intercom / Clock / Bell:**
- Category [3]
- A Bogen system is in place providing 100% operation for intercom, public address and bells. 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 [1]
- The data network system is undergoing upgrades and is in good shape. Allot $50,000 for fiber replacement.
- Site reported that there needs to be more data and power outlet drops in the Classrooms. WiFi access is not reliable.

- **Technology**:
- Category [3]
- Classrooms do not have ceiling mounted projectors.
- Reference District Technology Plan.

- **Security:**
- Category [2]
- There are no existing security system or cameras. There is a desire to put one in.

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

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

- **General Lighting Conditions:**
- **Building Mounted:**
- Category [1]
- Fluorescent wall sconces are mounted in pedestrian areas such as on walls facing the plaza and at entry doors into the classrooms. Wall packs and flood lights are used at entries into portable classrooms and in back-of-house spaces. Industrial fluorescent strip lights are used in utility spaces, some with prismatic lenses and others with wire guards. Fixtures are in fair condition and serviceable. Light levels appear to be inadequate.
- **Interior Lighting:**
- Category [1]
- Majority of light fixtures throughout the administration and classroom buildings are comprised of 2x4 fluorescent troffers with prismatic lens. Lamps are fluorescent T8; three lamps at the 2x4 troffer with some at 4 lamps where higher light levels are needed. At hard lid areas such as in the kitchen, restrooms and MPR, surface mounted wrap-around or 'box' fluorescent fixtures are in place. At finished areas, such as lobbies, boardroom, large gathering spaces etc. fluorescent down nights are in use. Fixtures are serviceable and can remain in service.
- **Lighting Controls:**
- Category [0]
- All spaces are provided with local lighting controls mounted near the entry doors. For most spaces lighting control is accomplished with toggle

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

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

Front loading area.

Tube steel fencing and gate.

Lunch shade structure

Hard courts in worn condition.

Field in deteriorated condition.

Planting areas at classrooms.

Typical exterior of permanent classroom building.

Typical state of modular classroom building.

Typical building exterior.

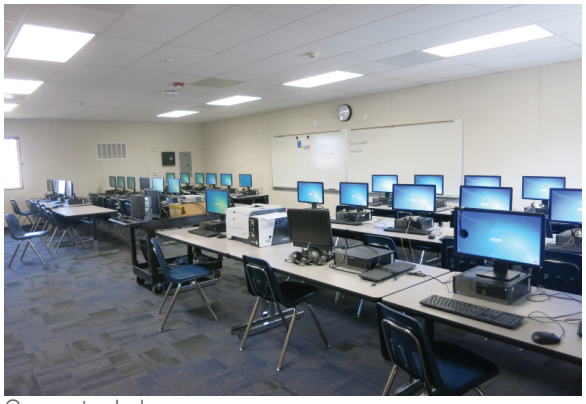
Exterior court areas outside classrooms.

Food service kitchen area.

Typical classroom interior.

Library interior.

Multi-purpose room, with dining tables set up.


Computer Lab

Kindergarten classroom.

Main Administration reception lobby.

Typical restroom interior.

Weathered wood surfaces at overhangs.

Missing threshold at door.

Door threshold and cracking at concrete at door landing.

Cracking and weather damage at concrete paving.

Outdoor dining tables.

Typical playground equipment.

Typical accessible parking.

Inaccessible ramps and stairs on site.

Weathered asphalt paving at classrooms.

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Modernize & Reconfigure Existing Classrooms	$ 1,554,000
B. Existing Building Systems & Toilets	$ 1,150,000
C. Site Utilities	$ 1,091,000
D. New Construction Classrooms	$ 20,645,000
E. Flexible Labs (Science, Art & Maker Space)	$ 1,086,000
F. Performing Arts Improvements (Music / Dance / Drama)	$ 1,057,000
G. Multi-Purpose Room / Food Service & Student Dining	$ 7,023,000
H. Physical Education Improvements	$ -
I. Administration & Staff Support	$ 1,114,000
J. Library, Innovation Lab & Student Support Services	$ 2,413,000
K. Safety and Security	$ 1,718,000
L. District Support Facilities	$ -
M. Outdoor Learning Environments and Quads	$ 532,000
N. Exterior Play Spaces, Play fields, & Hard courts	$ 1,402,000
O. Next Generation Classroom Flexibility (Furniture)	$ 309,000
P. Technology Infrastructure	$ 199,000
Total Construction / Project Cost (2017$)	**$ 41,293,000**

The following items are excluded from this budget:

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

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

Electives / Labs
- SCI Science Lab
- COMP Computer Lab

Shared Spaces
- MPR Multi-Purpose Room
- LIB Library

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

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

Portable Classroom

Main Entry

Drop Off

Teaching Stations:

Preschool, PK	0
TK	0
K	2
1st-3rd Grade	16
4th-6th Grade	12
Electives	0
Computer Lab	1
SDC (1 - MS)	1
RSP	1
Other	0
Grand Total:	**33**

N

0 30' 60' 120'

1" = 120'

MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

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

Electives / Labs
- SCI Science
- IL Innovation Lab

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

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

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

No Work Required
Portable Classrooms
Main Entry
Drop-Off
Fence

Kinder Play
Play Apparatus
Learning Court Quad/Playfield
Hardcourts

Planning Capacity:	822
Teaching Stations:	
Preschool, PK	0
TK	0
K	5
1st-3rd Grade	15
4th-6th Grade	12
Electives (1 - Flex Lab, 1 - Music)	2
Computer Lab (1 - Innov. Lab)	1
SDC (1 - MS)	1
RSP	1
Other	0
Grand Total:	37

N

0 30' 60' 120'

1" = 120'

550 W. Olive Street, Colton, CA 92324
https://www.colton.k12.ca.us/grant

EXISTING SITE INFORMATION

Year Built: 1954
Year Modernized: 2013
Student Population (2016): 670
Grade Levels: Pre-K - 6
Number of Classrooms: 33
Number of Modulars: 15 (incl. 3 portables)
Site Acreage: 9.10 Ac
Building Area: 36,125 SF

OVERVIEW

Ulysses S. Grant Elementary School is organized by 4 classroom wing buildings, a Kindergarten building, Administration building, and MPR/Cafeteria building arranged in rows leading from the front of the school off the street toward the hard courts in the back. In addition, several sets of modular buildings are located west of the classroom wings and south of the parking lot. Parking is concentrated at the northwest corner of the site, with additional staff parking located along the west edge. Play fields are located on the south half of the campus.

PRINCIPAL PRIORITIES

1. Provide infrastructure for 21st century learning, including flexible furniture, collaboration spaces, outdoor learning areas, and flexible classroom spaces.
2. Provide field improvements for leveling, safety, and usability and improve outdoor amenities.
3. Replace modular classrooms with permanent buildings.
4. Provide dedicated multi-purpose use space separate from Cafeteria.

RECENT PROJECTS

1. Comprehensive modernization of classrooms in permanent buildings, Administration, Cafeteria/ MPR, and kitchen and fire alarm and intercom upgrade (completed 2013).

CURRENT/UPCOMING PROJECTS

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

COMMENTS FROM SITE

Program Needs

- Relocatable classrooms lab lack modern teaching walls featuring integrated casework, marker boards, and short throw projectors to match permanent classrooms.
- There is little flexibility between classrooms. School would like ability to connect doors or movable partitions between classrooms to allow neighboring classes to work together and improve learning flexibility.
- The school offers S.T.E.M., msuic, art, and coding curriculum. It would also like to integrate theatrical arts into classrooms.
- Classrooms lack flexible furniture to help facilitate the school's desired collaboration, reading, and science activities.
- The school desires an outdoor garden for the third grade and outdoor learning spaces with amenities, outdoor furniture, and integrated technology and power infrastructure.
- The school has (1) Computer Lab. The school is on varying levels of Chromebook and iPad adoption and is nearly 1:1 for fourth through sixth grades.
- The school has expressed a desired to integrate specialized curriculum, including computer instruction, into normal classrooms, rather than teach them in specialized spaces. As a result, classrooms should be conducive to these flexible activities.
- The Library is currently primarily book stacks, with a small reading area and no instructional space. There is no regular librarian on staff.
- The school hopes to transfer the Library into a multimedia center.

- Multi-purpose room use is limited to non-food-serving hours due to dual use as cafeteria dining and food distribution space.
- The school would like a theater arts facility for use in performances. The theater program cannot effectively use the MPR.

Functionality of Spaces

- Permanent classrooms have been recently modernized and have built-in teaching walls and sufficient technology and teaching tools for students.
- Modular classrooms are not equitable to permanent classrooms.
- Modernized Main Administration area is very spacious and accommodating, with the exception of the faculty work room, which could be expanded with additional storage capacity.
- Receptionist area is isolated and feels exposed to visitors.
- Food service handles a large number students over (4) periods, plus breakfast, after school, and preschool service, and shares lunch serving space in the MPR.
- The kitchen accommodates a mix of warming and cooking functions.
- Dining and serving both occur inside the Cafeteria/MPR space. Cafeteria seating is not conducive to stimulating social engagement.
- Cafeteria facility is undersized to accommodate the number of students using it.

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]

- The school does not use a bus drop-off, because all students walk or are driven to school.
- Extended parent drop-off at two locations in front of school creates cross traffic dangers for pedestrians.
- Constricted loading layout creates major traffic congestion along West Olive Street.
- School has noted that parking is insufficient for staff and visitor capacity needs.
- Parking lot AC paving is in poor to fair condition.
- Cracking allowing water intrusion was observed in fire access lane and staff parking.
- Uplift in AC observed in fire lane due to trees.
- Gutter terminates in the middle of fire lane and lack a drain inlet or other conveyance mechanism.

Paving

Category [2]

Concrete (natural gray)

- Concrete paving in general is in fair condition.
- Pervious pavement at school entrance is graded toward building. Ponding observed.
- Minor cracking in panels
- Expansion joints require new fill.
- Path of travel upgrades observed including compliant ramps, railings.
- Verify path of travel slopes at drain inlets.

AC paving

Category [3]

- Hardcourts are relatively flat. Grind, Re-seal and re-stripe.
- Cross slope >2% adjacent to rec courts.
- Various areas have cracking allowing water intrusion.

Site Amenities

Shade Shelter - Interior courtyard

Category [1]

- Existing metal type shade structures in courtyard is in good condition.

Shade Shelter - Solar Canopy

- Solar shade shelter to be installed on play fields adjacent to hard courts later in 2017.

Lunch tables and benches

Category [1]

- Existing lunch tables and benches are in good condition

Play Equipment

Category [3]

- Play equipment in general is in fair condition with some equipment needing repair or replacement.
- Drainage in wood chip areas is needed.
- Wood chips are in good condition but not desirable. Replace with poured in place pay surfacing or artificial turf.
- Basketball goals are aged and in fair condition.
- Tether ball posts are bent and in bad condition.
- Request for track facilities highlighted by school personnel.
- No handball courts observed. Requested by staff.

Landscape

Category [3]

- The play field is unevenly and inconsistently sloped and presents injury hazards to users.
- Play field has issues with gophers, rocks and ant infestation.
- Several site trees absent from tree wells.
- Majority of landscape areas are grass and should be replaced and regraded.
- Landscape areas to be upgraded to drought tolerant plants.
- Trees are in fair condition. Additional trees are desired for shade.
- Drainage at grass areas between Main Administration and Cafeteria/MPR buildings and first line of permanent classroom buildings draws water into classrooms.
- Significant ponding water occurs at planting area between permanent and modular classrooms.

Irrigation

Category [2]

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

Fencing/Gates

Category [2]

- Fencing along the front of the campus and fields is chain link fencing. Fencing is in fair condition.
- State preschool is not separately fenced off away from the rest of the campus.

ASSESSMENT OF BUILDINGS

Exterior

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

Paint

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

- Permanent buildings are in good condition. Plaster and stone veneer of remodeled Administration building are in very good shape.
- Exterior passageways at permanent buildings have valued murals painted by students that are in good condition.
- Modular buildings are in very poor condition, with very visible signs of weathering and elements in deterioration.
- Paint is faded at modular buildings.
- Paint on new doors, walls, and windows at permanent buildings is in good condition.

Door & Frames

Category [2]

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

Windows

Category [3]

- Windows are single pane and aged.
- Windows are generally mix of wood and hollow metal frame at permanent buildings and aluminum frame a modular buildings.
- Window frames at permanent classrooms buildings appear deteriorated, with chipped paint and signs of damage.
- Glare issues reported at classroom windows, which do not have blinds.

Roof

Category [2]

- Reference roofing cost estimate report by Garland.
- The roof is a modified bitumen built-up system over the building roof structure.
- Modular classroom buildings have reported leaks with each rainstorm.
- Roofing appears to be in fair condition at permanent buildings.
- Roof awning at modular buildings is very deteriorated.
- Leaks occur at breezeway covers.

ADA Compliance

Category [1] at permanent buildings
Category [2] at modular buildings

- Door hardware and threshold appear visually coompliant.
- Restrooms at permanent buildings appear visually compliant.
- Portable restroom building is not compliant to current accessibility code requirements.
- Accessible wheelchair lift is provided at MPR stage.
- A more detailed assessment and survey will need to be performed as projects come online.

Interior

Overall Rating: Category [0] at permanent buildings
Category [2] at modular buildings

- All casework in modernized permanent classrooms is new and in very good condition.
- Carpet and ceiling tile at permanent classroms and Main Administration area are in very good condition.
- Room finishes are aged with signs of wear at modular classrooms but in fair condition.
- Restroom tile at modernized restrooms is in excellent condition.

ASSESSMENT OF SYSTEMS

Site Utilities

Domestic Water:

Category [3]

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

Fire Water:

Category [0]

- No site fire water hydrants observed onsite.

Gas:

Category [3]

- The majority of gass 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]

- Direct connect roof drains to storm drain to avoid surface drainage in between courtyards.
- Ponding observed adjacent to walkways. Clear drain inlet blockages.
- Ponding observed in lunch area. Drain inlets or regrading necessary.

Mechanical

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

- A minority of the HVAC equipment at permanent buildings has exceeded its useful life and needs to be replaced.
- Most of the HVAC equipment at modular buildings has exceeded or is approaching the end of its useful life and needs to be replaced.
- Current HVAC equipment is a mix of gas electric rooftop package units and heat pump wall mounted package units.
- Almost all units do not have an economizer and may not provide adequate ventilation to the occupied zones.
- Building Automation System is in place.

Plumbing

Overall Rating: Category [0] at permanent buildings
Category [2] at modular buildings

- Restrooms in permanent buildings are in very good condition.
- Portable toilet building is in very poor condition

and should be replaced. Finishes are aged.

Electrical

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

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

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

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

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

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

- **Technology:**
- Category [2]
- Classrooms have short throw projectors and interactive screen.
- Wireless access at conference room in Main Office is poor.
- Reference District Technology Plan.

- **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.
- Outdoor lighting is limited, especially at modular buildings.
- Recommendation: Provide photometric study to confirm dark and dim areas to inform a lighting improvement upgrade

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

Front loading area.

Chainlink gate and fencing.

Lunch shelter and field area.

Blacktop play area.

Flooding on planting area at clogged drain.

Typical play field condition.

Exterior of modernized Administration wing.

Typical permanent classroom building exterior.

Exterior of modular classroom buildings.

Outdoor lawn areas between classroom wings.

Food service kitchen area.

Typical modernized permanent classroom interior.

Library interiors.

Multi-purpose room, with dining tables set up.

Computer Lab.

Typical modular classroom interior.

Modernized Main Administration space.

Modernized Main Administration space.

Typical modernized restroom interior.

Typical kindergarten classroom.

Deteriorated portable classroom roof fascia.

Paving slope issues at portable classroom building.

Murals on classroom wing exteriors.

Typical playground equipment.

Typical accessible parking.

Wear and unevenness at asphalt paving.

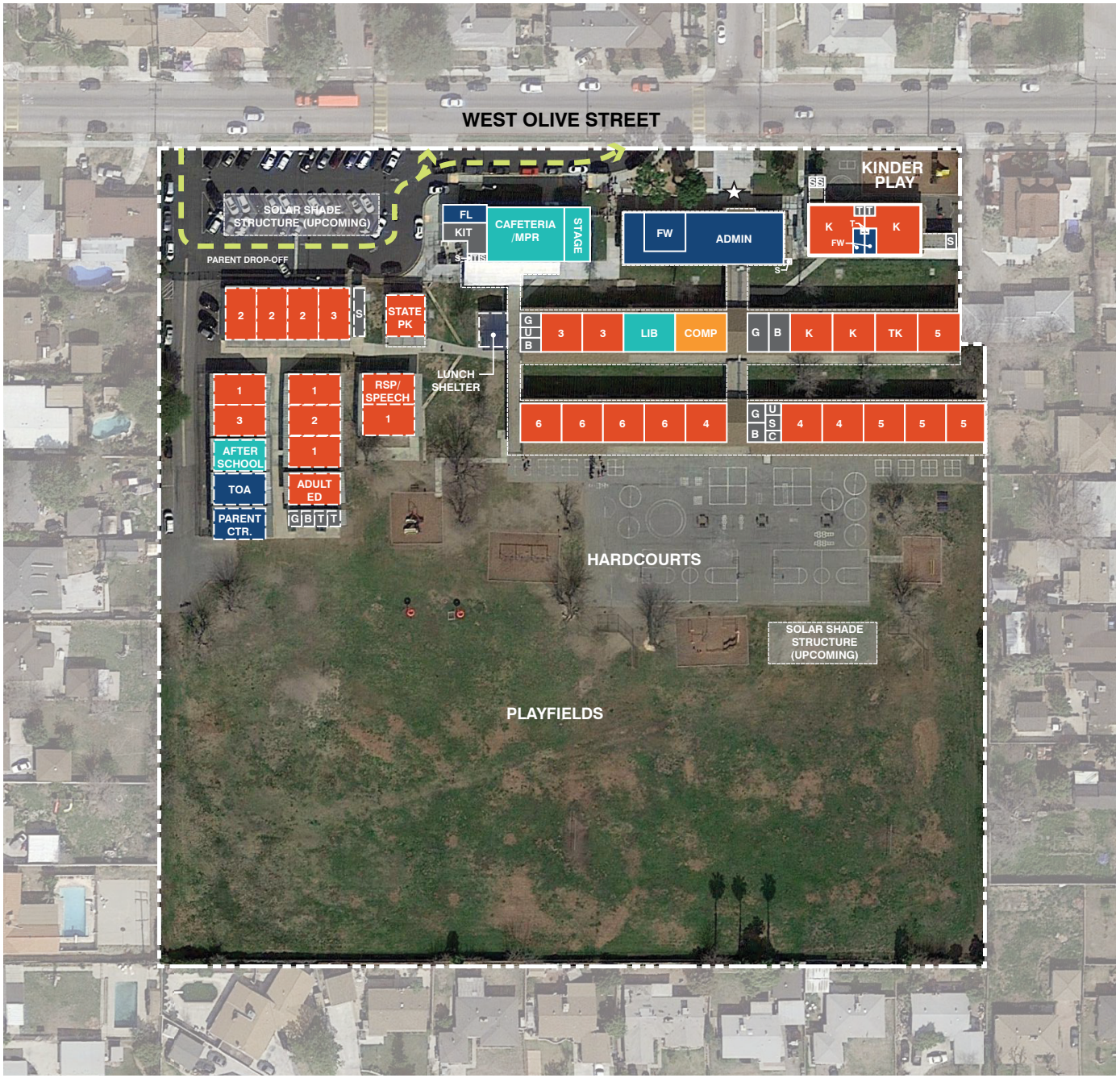
Uncovered seating areas at hard court and field areas.

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Modernize & Reconfigure Existing Classrooms	$ -
B. Existing Building Systems & Toilets	$ -
C. Site Utilities	$ 990,000
D. New Construction Classrooms	$ 15,061,000
E. Flexible Labs (Science, Art & Maker Space)	$ 1,086,000
F. Performing Arts Improvements (Music / Dance / Drama)	$ 1,057,000
G. Multi-Purpose Room / Food Service & Student Dining	$ 793,000
H. Physical Education Improvements	$ -
I. Administration & Staff Support	$ 402,000
J. Library, Innovation Lab & Student Support Services	$ 1,980,000
K. Safety and Security	$ 2,081,000
L. District Support Facilities	$ -
M. Outdoor Learning Environments and Quads	$ 517,000
N. Exterior Play Spaces, Play fields, & Hard courts	$ 1,566,000
O. Next Generation Classroom Flexibility (Furniture)	$ 357,000
P. Technology Infrastructure	$ 187,000
Total Construction / Project Cost (2017$)	**$ 26,077,000**

The following items are excluded from this budget:

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

ULYSSES S. GRANT ELEMENTARY
EXISTING SITE PLAN



Classrooms, CR

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

Electives / Labs

SCI	Science Lab
COMP	Computer Lab

Shared Spaces

MPR	Multi-Purpose Room
LIB	Library

Admin / Faculty

FW	Faculty Work
FL	Faculty Lounge
WR	Workroom
O	Office

Support Spaces

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

Portable Classroom

Main Entry

Drop Off

Teaching Stations:

Preschool, PK	1
TK	1
K	4
1st-3rd Grade	12
4th-6th Grade	11
Electives	0
Computer Lab	1
SDC	0
RSP	1
Other (1 - Adult Ed, 1 - After School)	2
Grand Total:	**33**

N

0 30' 60' 120'

1" = 120'

MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

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

Electives / Labs
- SCI Science
- IL Innovation Lab

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

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

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

No Work Required
Portable Classrooms
Main Entry
Drop-Off
Fence

Kinder Play
Play Apparatus
Learning Court Quad/Playfield
Hardcourts

Planning Capacity:	656
Teaching Stations:	
Preschool, PK	1
TK	1
K	4
1st-3rd Grade	12
4th-6th Grade	10
Electives (1 - Flex Lab, 1 - Music)	2
Computer Lab (1 - Innov. Lab)	1
SDC	1
RSP	1
Other (1 - Adult Ed)	1
Grand Total:	34

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

11050 Linden Avenue, Bloomington, CA 92316
https://www.colton.k12.ca.us/zimmerman

EXISTING SITE INFORMATION

Year Built: 1953
Year Modernized: 2014
Student Population (2016): 720
Grade Levels: Pre-K - 6
Number of Classrooms: 35
Number of Modulars: 20 (incl. 13 portables)
Site Acreage: 10.00 Ac
Building Area: 41,035 SF

OVERVIEW

Walter Zimmerman Elementary School is organized a double courtyard building with two rings of classrooms oriented 45° to the street grid. A separate, adjacent Cafeteria/MPR Building is located just northeast, while several rows of modular classroom buildings line the north edge of the campus. Hard courts are located north and south of the double courtyard building, while play fields make up the western third of the site. Parking occurs at the northeast corner of the school, enveloping the parent loading area, while bus loading occurs just south, in front of the Main Administration, off Linden Avenue.

PRINCIPAL PRIORITIES

1. Provide full campus comprehensive modernization.
2. Provide more modern and flexible furniture and furnishings conducive to 21st Century Learning.
3. Construct new science and flex lab.
4. Expand or construct new Administration area.

RECENT PROJECTS

1. HVAC, fire alarm, and intercom upgrade (completed 2014).

CURRENT/UPCOMING PROJECTS

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

COMMENTS FROM SITE

Program Needs

- General school facilities are outdated. The most recent comprehensive campus upgrades occurred 15-16 years ago.
- All classrooms have not been modernized, lacking teaching walls, mounted projectors, and sufficient technology infrastructure.
- Classrooms lack PA and speaker systems.
- The school has (1) Computer Lab and Chromebooks at a 2:1 ratio for kindergarten and 1st grade and a 1;1 ratio for 2nd - 6th grades. The Computer Lab lacks the same amenities as regular classrooms.
- The band classroom is located inside a modular classroom building and suffers from poor acoustics and sound transmission issues into and out of the classroom.
- The Library is too small and insufficient for group education activities. The librarian also participates in after school activities that are difficult to implement in the current space.
- Multi-purpose room use is limited to non-food-serving hours due to dual use as cafeteria dining and food distribution space.

Functionality of Spaces

- Main Administration is severely undersized and crowded.
- Administration functions such as faculty lounge, speech, psychologist, and counseling are located in separate spaces disconnected from Main Administration.
- Offices lack privacy.
- The reception area lacks room for guests to wait.
- Food service handles a very large number students over (7) periods, plus breakfast for 200 students, and shares lunch serving space in the MPR. Service procession is inefficient and prone to congestion.
- The kitchen has primarily food warming functions

with limited cooking activity and appears adequately spacious for school functions.
- The MPR stage doubles as a storage area due to lack of storage in the building.
- Multiple paving areas and the planting area in both courtyards suffer from significant flooding after significant rain, creating walking hazards.

CONDITION ASSESSMENT

Rating Legend:

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

ASSESSMENT OF SITE

Parking

Category [3]
- School has noted that parking is sufficient for staff and visitor capacity needed.
- School has noted that student drop off, pick up is challenging with current configuration. There is no designated loading area, and traffic congestion is severe and significantly backed up onto Linden Avenue.
- Parking lot AC paving is poor condition containing large cracks allowing water intrusion.
- No ADA/student drop off zone.
- Bus loading zone in front of school serves (2) buses for students living farther away from school.

Concrete Paving

Category [3]
- Areas in interior courtyard are prone to ponding water and flooding.
- Concrete paving in general is in fair condition with a lot of patchwork and grinding of lifted concrete.
- Portions of the sidewalk are lifting greater than 1/4".
- Cracking in panels, gaps from chipping concrete.
- Verify potential cross slope issues (>2%) at storm drain inlets.

AC paving

Category [3]
- Verify potential cross slope issues (>2%).
- Transition from PCC to AC areas requires patching and filling of gaps.
- AC swales to convey stormwater create ADA incompliance.
- Various areas have cracking allowing water intrusion.

Site Amenities

Shade Shelter - Interior courtyard

Category [1]
- Existing metal type shade structures in courtyard are utilized for lunch.
-

Lunch tables and benches

Category [2]
- Existing lunch tables and benches are older wood type.

Play Equipment

Category [3]
- Play equipment in general is in poor condition with some equipment fading/bare metal needing repair or replacement.
- School has noted that additional swing sets are desired.
- Drainage in wood chip areas is needed.
- Wood chips are in good condition but not desirable. Replace with poured in place play surfacing or artificial turf.
- Sand pit is subject to ponding and presents hazard to students.

Landscape

Category [3]
- The play field is unevenly and inconsistently sloped and presents injury hazards to users.
- Areas of the play fields are prone to ponding and flooding.
- School has noted that irrigation creates a sub surface mounding issue.
- Majority of landscape areas are grass and should be replaced and regraded.
- Landscape areas to be upgraded to drought tolerant plants.
- Trees are in fair condition.
- Kindergarten play area has downhill lawn area that leaves children out of view near campus perimeter, creating a significant supervision concern.
- Courtyard planting area prone to flooding.

Irrigation

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

Fencing/Gates

Category [2]
- Fencing along the front of the campus and fields is chain link/wrought iron type fencing. Fencing is old and in disrepair in some locations.
- Visual privacy is lacking along fencing at north edge of campus, adjacent to modular classrooms. Solid wall desired for security.
- Self locking gates are needed.

ASSESSMENT OF BUILDINGS

Exterior

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

Paint

Category [1]
- Brick and plaster wall finishes at double courtyard building and Cafeteria/MPR building are in fair but dated condition. Patch and repair is needed.
- Wood siding at modular buildings is in poor condition. Evidence of wood decay observed.
- Paint is in good condition and was recently redone.

Door & Frames

Category [3]
- Doors primarily hollow metal frame and panel and are in fair condition.

Windows

Category [3]
- Windows are steel frame at permanent buildings

and aluminum at modular buildings
- Windows are single pane and aged.
- Some windows observed to be painted over.

Roof
Category [1] at permanent buildings
Category [3] at modular buildings
- Reference roofing cost estimate report by Garland.
- The roof is a modified bitumen built-up system over the building roof structure.
- Leaks reported at modular buildings.
- No significant issues noted at permanent buildings.

ADA Compliance
Category [3]
- Doors contain a mix of accessible and non-accessible hardware. Door thresholds do not appear to be compliant to barrier-free requirements.
- Significant path of travel slope issues exist by portable classroom buildings.
- Restrooms are not compliant. Modular restroom buildings appear to have partial compliance.
- Stage at MPR lacks accessible wheelchair lift.
- Site lacks accessible drinking fountains with proper cane detection.
- Casework and integrated sink counters are not accessible.
- A more detailed assessment and survey will need to be performed as projects come online.

Interior
Overall Rating: Category [3]
- Classroom casework is dated and appears to be original to the school.
- Carpet and ceiling tile finishes are aged and appear to be near replacement date.

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 on site.

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

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

Storm Drain/ Drainage:
Category [3]
- Significant ponding in courtyard area. Regrading necessary to provide storm water overland flow path to drain inlets.
- Significant ponding observed in sand play pit. No drains available to convey storm water.
- Drain inlets observed with trash/debris build up.
- Site lacks a reliable underground storm drain system to convey storm water flows.
- Direct roof drain connection to storm drain to avoid surface drainage in between courtyards.

Mechanical
Overall Rating: Category [1] at permanent buildings
Category [3] at modular buildings
- Half of the HVAC equipment on campus has exceeded its useful life and needs to be replaced.
- Current HVAC equipment is a mix of gas electric rooftop package units, and heat pump wall mounted package units.
- Some units do not have an economizer and may not provide adequate ventilation to the occupied zones.
- A mix of digital thermostats and BAS controls are present.

Plumbing
Overall Rating: Category [3]
- Portable restrooms near basketball courts face away from the rest of school and cause supervision issues.
- (2) restrooms are not lockable inside and lack privacy.
- Most restrooms are in fair to worn condition but require ADA upgrades.
- Students in three neighboring kindergarten classrooms converted from standard classrooms lack own restrooms.
- Replace septic system with sewer system.

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

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

lounge is located behind a built-in counter interfering with the code required clearance.

- **Power Distribution:**
- Category [0]
- Power feeders and branch circuits are routed interior to buildings in EMT conduit and IMC/RGS conduit exterior to the buildings. Some branch circuits are routed in Metal Clad 'MC' cable which is a prefabricated flexible conduit with integral wiring. This is an inexpensive method of installing branch circuits but does not allow for future modifications to the circuits conduit or wire. New branch circuits (conduit/wire) will need to be run if additional capacity or outlets are needed. Additionally, the MC cables are grouped and routed in bundles creating an unorganized installation resembling "spaghetti" in the ceiling spaces. This installation is inconsistent with original construction and was likely added during retrofit construction.
- **Receptacles:**
- Category [1]
- Receptacle placement and quantity appear to be adequate. No complaints reported for lack of outlets.
- **Equipment Disconnects:**
- Category [1]
- Equipment are provided with disconnect switches either mounted on the equipment or within line of sight.

- **Fire Alarm System:**
- Category [0]
- The fire alarm system was replaced in 2014. No complaints regarding the system has been reported to the survey team. The system does not meet current DSA requirements for voice evacuation and should be upgraded at the next modernization or sooner.

- **Intercom / Clock / Bell:**
- Category [0]
- A Bogen 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.

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

- **Technology:**
- Category [3]
- There are no ceiling mounted projectors in the Classrooms. There are no interactive whiteboards.
- 80% of teachers rely on a portable speaker system in classroom instruction.
- Reference District Technology Plan.

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

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

- **General Lighting Conditions:**
- **Building Mounted:**
- Category [1]
- Fluorescent wall sconces are mounted in pedestrian areas such as on walls facing the plaza and at entry doors into the classrooms. Wall packs and flood lights are used at entries into portable classrooms and in back-of-house spaces. Industrial fluorescent strip lights are used in utility spaces, some with prismatic lenses and others with wire guards. Fixtures are in fair condition and serviceable. Light levels appear to be inadequate.
- **Interior Lighting:**
- Category [1]
- Majority of light fixtures throughout the administration and classroom buildings are comprised of 2x4 fluorescent troffers with prismatic lens. Lamps are fluorescent T8; three lamps at the 2x4 troffer with some at 4 lamps where higher light levels are needed. At hard lid areas such as in the kitchen, restrooms and MPR, surface mounted wrap-around or 'box' fluorescent fixtures are in place. At finished areas, such as lobbies, boardroom, large gathering spaces etc. fluorescent down nights are in use. Fixtures are serviceable and can remain in service.
- **Lighting Controls:**
- Category [0]
- All spaces are provided with local lighting controls mounted near the entry doors. For most spaces lighting control is accomplished with toggle

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

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

Front loading area.

Tube steel fencing and gate.

Lunch shade structure.

Field area.

Hard court area.

Severe flooding at courtyard area.

Typical exterior of permanent classroom building.

Typical state of relocatable classroom building.

Flooded sandbox play area.

Typical exterior window condition.

Food service kitchen area.

Typical permanent classroom interior.

Library interior.

Multi-purpose room interior.

Typical modular building classroom interior.

Update photo and caption.
Kindergarten classroom.

Undersized Administration space.

Typical restroom.

Deteriorated portable classroom building ramp siding.

Condition of building canopy.

Door hardware and threshold are not compliant with accessibility requirements.

Plaster condition and ponding on asphalt paving.

Concrete paving by classrooms.

Typical playground equipment.

Typical accessible parking.

Ponding water between modular classroom buildings.

Parking lot asphalt.

WALTER ZIMMERMAN ELEMENTARY
COST SUMMARY ($2017)

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Modernize & Reconfigure Existing Classrooms	$ 2,254,000
B. Existing Building Systems & Toilets	$ 1,039,000
C. Site Utilities	$ 942,000
D. New Construction Classrooms	$ 13,586,000
E. Flexible Labs (Science, Art & Maker Space)	$ 1,249,000
F. Performing Arts Improvements (Music / Dance / Drama)	$ 1,247,000
G. Multi-Purpose Room / Food Service & Student Dining	$ 1,788,000
H. Physical Education Improvements	$ -
I. Administration & Staff Support	$ 2,417,000
J. Library, Innovation Lab & Student Support Services	$ 3,715,000
K. Safety and Security	$ 1,541,000
L. District Support Facilities	$ -
M. Outdoor Learning Environments and Quads	$ 947,000
N. Exterior Play Spaces, Play fields, & Hard courts	$ 1,630,000
O. Next Generation Classroom Flexibility (Furniture)	$ 452,000
P. Technology Infrastructure	$ 267,000
Total Construction / Project Cost (2017$)	**$ 33,074,000**

The following items are excluded from this budget:

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

WALTER ZIMMERMAN ELEMENTARY
EXISTING SITE PLAN

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

Electives / Labs
- SCI Science Lab
- COMP Computer Lab

Shared Spaces
- MPR Multi-Purpose Room
- LIB Library

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

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

Portable Classroom

Main Entry

Drop Off

Teaching Stations:

Preschool, PK	0.5
TK	0.5
K	4
1st-3rd Grade	12.5
4th-6th Grade	12
Electives (0.5 - Science, 1 - Music)	1.5
Computer Lab	1
SDC	0
RSP	1
Other (1 - Adult Ed, 1 - After School)	2
Grand Total:	**35**

N

0 30' 60' 120'

1" = 120'

WALTER ZIMMERMAN ELEMENTARY
PROPOSED SITE MASTER PLAN

MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

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

Electives / Labs
- SCI Science
- IL Innovation Lab

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

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

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

No Work Required
Portable Classrooms
Main Entry
Drop-Off
Fence

Kinder Play
Play Apparatus
Learning Court Quad/Playfield
Hardcourts

Planning Capacity:	698
Teaching Stations:	
Preschool, PK	1
TK	1
K	5
1st-3rd Grade	13
4th-6th Grade	10
Electives (1 - Flex Lab, 1 - Music)	2
Computer Lab (1 - Innov. Lab)	1
SDC	0
RSP	1
Other (1 - ELD, 1 - INTV)	2
Grand Total:	36

N

0 30' 60' 120'

1" = 120'

Colton Joint Unified School District
Long Range Facilities Master Plan

LPA

600 W. Johnson Street, Colton, CA 92324
https://www.colton.k12.ca.us/Mckinley

EXISTING SITE INFORMATION

Year Built: 1953
Year Modernized: 2000
Student Population (2016): 686
Grade Levels: Pre-K - 6
Number of Classrooms: 30
Number of Modulars: 14 (incl. 7 portables)
Site Acreage: 9.50 Ac
Building Area: 41,119 SF

OVERVIEW

William McKinley Elementary School is organized by a series of classroom finger buildings flanking the west side of campus, with an adjacent kindergarten building and Main Administration/Cafeteria/MPR building facing West Johnson Street. A square classroom building currently serving third graders is located just south of the school parking lot at the northeast corner of the campus. Modular classroom buildings line up along east side of campus and the border of the hard courts and play fields that cover the southern half of the school. The school is adjacent to a public park that is shared joint use with the city, but due to the non-compliance of a connecting pedestrian ramp, students are not permitted to use the park space at any time for school. The school mission is the transform its facilities into a community resource.

PRINCIPAL PRIORITIES

1. Provide accessible path and connection to neighboring park to allow students to use park amenities for outdoor activities and physical education.
2. Improve general condition of outdoor and field spaces, including the construction of an amphitheater sloping to adjacent park level to help facilitate outdoor learning and group collaboration activities.
3. Renovate existing third grade classroom building into consolidated resource/MPR/media center building with movable partitions and flexible learning spaces..
4. Enlarge Main Administration building.

RECENT PROJECTS

1. Medium sized modernization of permanent classrooms (completed 2000).
2. Modular classroom addition (completed date unknown).

CURRENT/UPCOMING PROJECTS

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

COMMENTS FROM SITE

Program Needs

- School enrollment is increasing, and the school lacks sufficient classrooms for incoming students. This has required additional portable classrooms.
- Faculty report that permanent classrooms feel small and cramped. Classrooms lack interconnecting doors to enable easier classroom-to-classroom collaboration. The school frequently utilizes team teaching for all grade levels.
- There is no SDC program at McKinley.
- Current school curriculum does not utilize any magnet or special program. However, the site would like to become a S.T.E.M./Technology or Performing Arts school. There are no current facilities that serve these needs.
- Only permanent classrooms have teaching walls. Modular classrooms lack updated instructional amenities and storage.
- The site desires additional outdoor learning spaces, improve technology areas, and flexible spaces that promote collaboration. Outdoor grass areas between permanent classroom wings can be utilized as exterior extensions of classrooms or breakout spaces.

- The kindergarten play area faces the street and lacks effective barriers against trespassers. It poses a security and safety concern for students.
- The school has (1) Computer Lab that has become obsolete due to the 1:1 student ratio with Chromebooks. It is also shared with the Think Together after school program. The school is considering converting this classroom into a maker space or flexible lab.
- The existing Library is undersized and the result of a regular classroom converted into a Library.
- The school lacks a parent center, and group parent meetings utilize the Library instead, limited its use by students.
- The school is currently moving toward providing electronic books, reducing the need of a traditional Library space.
- Multi-purpose room use is limited to non-food-serving hours due to dual use as cafeteria dining and food distribution space.

Functionality of Spaces

- All classrooms have mounted projectors.
- Main Administration is severely undersized, with circuitous circulation within that makes navigation challenging and a potential egress hazard.
- Administration functions such as the nurse's office have been fit into existing office spaces like the mail room.
- The faculty conference room is displaced and located in a modular building separate from Main Administration.
- The office lacks privacy and suffers from poor acoustics.
- Food service handles a large number students over (4) periods, plus breakfast, after school program, preschool, and Saturday school, and shares lunch serving space in the MPR. Service procession is inefficient and prone to congestion.
- The MPR is used for assemblies and after school events, but shared use with cafeteria dining results in constricted ability for these functions.
- The kitchen is undersized and lacks a walk-in freezer and refrigerator.
- The kitchen is currently used for primarily warming purposes, with limited cooking activity.
- The school stocks food supplies for (2) weeks.

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 extremely insufficient for staff and visitor capacity needed. Parents sometimes use parking lot at the neighboring park, but faculty members are not permitted to use this second lot.
- No buses are needed for school service. As a result, the site lacks a bus loading zone.
- Parking lot AC paving is fair condition.
- AC cracking allowing water intrusion. Grind and overlay new AC.
- No ADA drop off zone.
- Drop-off and pick-up occurs on West Johnson Street and results in significant congestion all along the street. Lack of dedicated loading area results in pedestrian hazards in cross traffic.
- Streetside loading area changes are limited due to locations of existing utilities.

Paving

Category [2]

Concrete (natural gray)

- New ADA ramp needed to access play field with significant grade difference from main campus.
- Miscellaneous areas have new PCC and path of travel modernization.
- Portions of the sidewalk are lifting greater than 1/4".
- Cracking in panels.
- Concrete steps lack detectable warning grooves.
- Verify potential cross slope issues (>2%) at storm drain inlets.

AC paving

Category [3]

- Hardcourts are relatively flat. Grind, Re-seal and re-stripe.
- Verify potential cross slope issues (>2%) throughout site where PCC adjoins AC.
- New AC striping needed in kindergarten play court.
- Various areas have cracking allowing water intrusion and weed growth.

Site Amenities

Shade Shelter - Interior courtyard

Category [1]

- Existing lunch shelter is integrated into walkway cover and Cafeteria/MPR building.

Shade Shelter - Solar Panels

- Solar shade shelters are planned for the grass area adjacent to hard courts and permanent classroom buildings.

Lunch tables and benches

Category [1]

- Existing lunch tables and benches are in good condition

Play Equipment

Category [3]

- School personnel reports play equipment is inadequate to suit their needs. More play areas needed.
- Play equipment on south play fields is now blocked from view due to addition of new portable buildings, rendering them unusable due to lack of supervision sightlines.
- AC rec court contains slopes that are non compliant.
- Soccer goals are aged but in fair condition.
- Play equipment in general is in fair condition with some equipment needing repair or replacement.
- Wood chips are in good condition but not desirable. Replace with poured in place play surfacing or artificial turf.
- Basketball goals and posts are in fair condition with some faded paint and torn mesh.
- Basketball backstops are aged but in fair condition. Miscellaneous missing mesh.
- Baseball backstop is in fair condition.
- Tetherball post are in fair condition.
- The site lacks a ball wall. The wall of a modular

toilet building is used instead, resulting in greater wear and tear.
- Location of kindergarten playground is vulnerable to access off the street. A more secure location is desired.
- Baseball fields in adjacent shared joint use park are in good condition and maintend by the city.

Landscape
Category [3]
- The play field is unevenly and inconsistently sloped and presents injury hazards to users.
- The fields have uneven surfaces caused by gopher infestation and also has fire ant pest nuisance.
- Play field contains large area of dirt with rocks and gravel.
- A guardrail is absent from retaining wall along property frontage.
- Miscellaneous planters contain no landscaping.
- Miscellaneous tree wells contain no tree limiting available shade.
- Majority of landscape areas are grass and should be replaced and regraded.
- Landscape areas to be upgraded to drought tolerant plants.
- Trees are in fair condition. School personnel reports destruction of some site trees by beetles.

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

Fencing/Gates
Category [2]
- Fencing along the front of the campus and fields is a combination of wrought iron/chain link fencing and is in fair condition.
- Gates lack automatic closures.

ASSESSMENT OF BUILDINGS

Exterior
Overall Rating: Category [3]

Paint
Category [2]
- Modular buildings are in very bad condition, with multiple instances of visible deterioration, and are in need of wholesale replacement.
- Plaster finish at permanent buildings are in fair condition.
- Sun shades at permanent buildings show signs of damage and potential vandalism or impact from projectiles.
- Chips and cracks are prevalent at exterior brick and plaster finishes.
- Accent green paint was redone two years ago. White field paint is aged and faded.
- Paint at modular buildings is peeling and in very bad condition.

Door & Frames
Category [3]
- Doors are a mix of wood and hollow metal frames, with predominantly hollow metal door panels.
- Doors are in poor aged condition. Doors at permanent classrooms are in better condition than those at modular classroom buildings.

Windows
Category [3]
- Windows are wood framed at permanent buildings and aluminum framed at modular buildings.
- Glazing is single pane and aged. Modular buildings overheat in part due to window glazing.

Roof
Category [3]
- Reference roofing cost estimate report by Garland.
- The roof is a modified bitumen built-up system over the building roof structure.
- Multiple leaks reported at permanent classrooms and modular buildings.
- Full roof replacement is recommended.

ADA Compliance
Category [3]
- Accessibility is generally lacking in many areas.1
- Many existing doors are not complaint to current accessibility requirements. Door thresholds appear visually compliant only at modernized permanent classroom doors.
- Casework is not accessible.
- Ramp handrails are not complaint at modular buildings.
- Connecting ramp between school and park is not accessible and prevents use of facilities by school.
- A more detailed assessment and survey will need to be performed as projects come online.

Interior
Overall Rating: Category [2]
- Carpet in classrooms is in average condition. Ceiling tile is in poor condition.
- Casework is old and shows evidence of wear and tear. Scratches and chips observed at many cabinets.

ASSESSMENT OF SYSTEMS

Site Utilities

Domestic Water:
Category [3]
- The majority of domestic water mains and laterals are original to the building construction dates and should be regarded as having reached their service life.
- Domestic water is fed from the aged Colton city water system. The school has indicated that water is sometimes brown. As a result, bottled water is required for students, as drinking fountain water cannot be relied upon.

Fire Water:
Category [0]
- New fire water line and hydrant constructed. Underground lines can be assumed to have a 50-year life.

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

Sewer:
Category [3]
- The majority of sewer mains and laterals are

original to the building construction dates and should be regarded as having reached their service life.

Storm Drain/ Drainage:
Category [3]
- Site lacks a reliable underground storm drain system to convey storm water flows.
- Direct roof drain connections to storm drain to avoid surface drainage in between courtyards.
- Drain inlets collect storm water and bubble up at lowest point causing flooding in lunch area.

Mechanical
Overall Rating: Category [3]
- Most of the HVAC equipment has exceeded its useful life and needs to be replaced.
- Current HVAC equipment is a mix of gas electric rooftop package units and heat pump wall mounted package units.
- Almost all units do not have an economizer and may not provide adequate ventilation to the occupied zones.
- Digital thermostat controls: a consistent district wide control and energy management strategy should be investigated.

Plumbing
Overall Rating: Category [3]
- Restrooms are outdated, in poor condition, and in need of replacement.
- Staff restrooms are undersized and insufficient to serve school faculty.
- Significant accessibility upgrades are needed at restrooms.

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

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

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

- **Technology Infrastructure:**
- Category [1]
- Technology infrastructure was recently upgraded and appears adequate for school needs. Allot $50,000 for fiber replacement.

- **Technology:**
- Category [3]
- Typical classrooms have ceiling mounted projectors and screens.
- There are no interactive whiteboards.
- Reference District Technology Plan.

- **Intercom / Clock / Bell:**
- Category [3]
- Campus PA upgrade is required for all spaces. The the school reports the current system to be at capacity.
- 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 [3]
- The phone system is old, by Panasonic. The system needs to be replaced.

- **Technology:**
- Category [0]
- The data network system is undergoing upgrades and is in good shape.

- **Audio Visual:**
- Category [1]
- Updated PA/speaker system needed at MPR space.

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

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

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

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

Drop-off and pick-up occur on the street.

Chainlink fencing and gate.

Inaccessible ramp from school campus to adjacent park and baseball field at park.

Play fields at south side of campus.

Hard courts.

Typical exterior of permanent classroom building.

Typical exterior of permanent classroom building.

Typical condition of aged modular classroom buildings.

Typical exterior window condition.

Lawn areas between permanent classroom building wings.

Food service kitchen area.

Typical modernized permanent classroom.

Library space.

Multi-purpose room, with dining tables set up.

Computer Lab in modernized classroom space.

Typical modular classroom building interior.

Constricted Administration space.

Typical condition of restrooms.

Exterior shading fins in very poor condition.

Unshaded outdoor seating and weathered asphalt in front of permanent classroom building.

Typical door and door hardware, with no-longer-compliant ramped threshold.

Field area trip hazards.

Ponding water located at concrete paving.

Typical playground equipment.

Typical accessible parking.

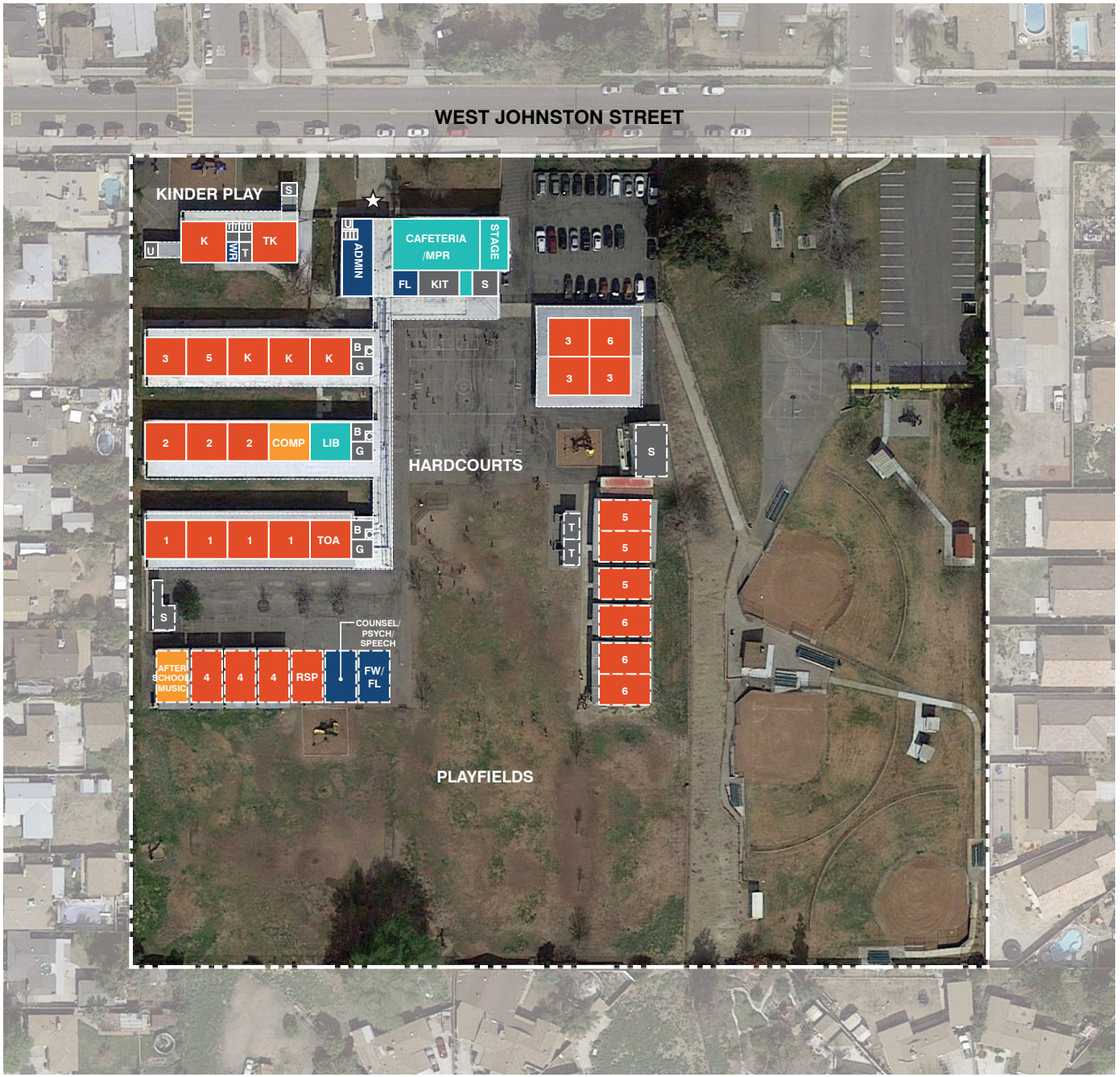
Inaccessible cross slopes at portable classroom building grading.

Significant effluorescence on brick walls at drinking fountains and other locations exposed to moisture.

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Modernize & Reconfigure Existing Classrooms	$ 2,155,000
B. Existing Building Systems & Toilets	$ 1,873,000
C. Site Utilities	$ 965,000
D. New Construction Classrooms	$ 16,836,000
E. Flexible Labs (Science, Art & Maker Space)	$ 1,233,000
F. Performing Arts Improvements (Music / Dance / Drama)	$ 1,216,000
G. Multi-Purpose Room / Food Service & Student Dining	$ 7,965,000
H. Physical Education Improvements	$ -
I. Administration & Staff Support	$ 2,433,000
J. Library, Innovation Lab & Student Support Services	$ 4,624,000
K. Safety and Security	$ 2,984,000
L. District Support Facilities	$ -
M. Outdoor Learning Environments and Quads	$ 708,000
N. Exterior Play Spaces, Play fields, & Hard courts	$ 1,084,000
O. Next Generation Classroom Flexibility (Furniture)	$ 357,000
P. Technology Infrastructure	$ 221,000
Total Construction / Project Cost (2017$)	**$ 44,654,000**

The following items are excluded from this budget:

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



Classrooms, CR

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

Electives / Labs

SCI	Science Lab
COMP	Computer Lab

Shared Spaces

MPR	Multi-Purpose Room
LIB	Library

Admin / Faculty

FW	Faculty Work
FL	Faculty Lounge
WR	Workroom
O	Office

Support Spaces

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

Portable Classroom

Main Entry

Drop Off

Teaching Stations:

Preschool, PK	0
TK	1
K	4
1st-3rd Grade	11
4th-6th Grade	11
Electives	1
Computer Lab	1
SDC	0
RSP	1
Other	0
Grand Total:	**30**

N

0 30' 60' 120'

1" = 120'

WILLIAM MCKINLEY ELEMENTARY
PROPOSED SITE MASTER PLAN

MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

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

Electives / Labs
- SCI Science
- IL Innovation Lab

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

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

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

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

Planning Capacity:	762
Teaching Stations:	
Preschool, PK	1
TK	1
K	5
1st-3rd Grade	14
4th-6th Grade	11
Electives (1 - Flex Lab, 1 - Music)	2
Computer Lab (1 - Innov. Lab)	1
SDC	0
RSP	1
Other	0
Grand Total:	36

N

0 30' 60' 120'

1" = 120'

LPA

750 South 8th Street, Colton, CA 92324
https://www.colton.k12.ca.us/wilson

EXISTING SITE INFORMATION

Year Built: 1935
Year Modernized: 2000
Student Population (2016): 655
Grade Levels: Pre-K - 6
Number of Classrooms: 34
Number of Modulars: 14 (incl. 4 portables)
Site Acreage: 8.40 Ac
Building Area: 44,103 SF

OVERVIEW

Woodrow Wilson Elementary School is the oldest elementary school in the district with a rich tradition in the local community. The school is organized by a series of buildings around a central courtyard containing hard courts and a lawn area with outdoor stage. A permanent classroom and Administration building with city historic landmark designation is located on the east side of the site, fronting South 8th Street, with a satellite kindergarten building located to the north. Portable classroom buildings continue westward adjacent to the Cafeteria/MPR building, while a permanent classroom building constructed in the 1950s lines the west edge of the campus. Additional modular classroom buildings take up the south edge of the academic portion. Play fields comprise the southern half of the school, and parking lots anchor the southwest and northwest ends of the academic portion.

PRINCIPAL PRIORITIES

1. Provide technology and power upgrades to campus.
2. Expand Administration space and add conference room.
3. Add visitor parking on site.

RECENT PROJECTS

1. Fire alarm and intercom upgrade (completed 2012).
2. Medium sized modernization of permanent classrooms (completed 2000).

CURRENT/UPCOMING PROJECTS

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

COMMENTS FROM SITE

Program Needs

- Classrooms--including spaces that have been modernized--are not sufficient for current needs.
- Additional storage is needed inside classrooms, along with mounted projectors and tackable wall space.
- The school utilizes standard comprehensive curriculum and does not engage in specialized programs. However, it recognizes the need to evolve and adopt the science and technology based directions of the middle school to which the school feeds.
- Flexible furniture is lacking. Learning groups sizes are limited to traditional large format lecture type.
- The school currently has (2) Computer Labs which are frequently used.
- The school is near a 2:1 ratio on students to Chromebooks and is moving to provide such tablets for every student. In the future, (1) Computer Lab may be retained for kindergarten through third grade students, with the other repurposed into a different space.
- The school desires a science lab to allow science-focused activities and instruction.
- The existing Library is located in a modular building and too small for its desired used. It functions very traditionally.
- The school would like to have a media and technology center that allows for student gathering and can serve the community. Many students who attend the school lack the ability to access books and internet at home.

- Multi-purpose room use is limited to non-food-serving hours due to dual use as cafeteria dining and food distribution space.
- The band lacks its own practice and performance space and must use the multi-purpose room to do so, further congesting space uses.
- A daily after school program serves 100 children and utilizes the MPR space after hours.
- The outdoor stage provides a welcome amenity for group use, but it is not accessible.

Functionality of Spaces

- School front door and guest lobby is not welcoming to the community.
- Administration area is significantly undersized and lacks any conference room or staff meeting space or parent meeting space.
- The staff lounge doubles as the work room and is not adequate to serve all required functions.
- School office lacks proper sightlines to address concerns on active intruder scenarios.
- Administrative areas like counseling and psychology lack private spaces for confidential meetings and conversations.
- Food service handles a large number students over (4) periods, plus breakfast and after school program, and shares lunch serving space in the MPR. Service procession is inefficient and prone to congestion.
- The kitchen is primarily used for warming. There is only one warming oven, which restricts the speed and capacity of food production.
- Multiple paving areas and exterior ramp landings around school suffer from water ponding and flooding after heavier rains.

CONDITION ASSESSMENT

Rating Legend:

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

ASSESSMENT OF SITE

Parking

Category [3]

- School has noted that parking is insufficient for visitor capacity needed. There is no visitor parking provided.
- There are two lots located at the back of the school, but both are for staff only. These appear to be sufficient for faculty needs.
- The northwest staff parking lot doubles as the delivery location but is open to student access and presents a regular pedestrian hazard, with students able to enter vehicular cross traffic. Path of travel from kindergarten classrooms to the res of the school also crosses vehicular traffic.
- AC parking is in fair condition with some cracking allowing water intrusion and weed growth.
- ADA parking needs truncated domes and restriping.
- AC parking is in fair condition with some cracking allowing water intrusion and weed growth.
- Drop-off and pick-up occurs at the front and back of the school and results in congestion. Parents frequently park in neighborhood driveways and no parking areas.
- Half of student population relies on student bussing, which primarily drops off and picks up on South 7th Street. There is no dedicated bus loading area.
- No ADA drop off zone.

Paving

Category [3]

Concrete (natural gray)

- Concrete paving in general is in fair condition with a lot of patchwork and grinding of lifted concrete.
- Portions of the sidewalk are lifting greater than 1/4”
- Cracking in panels. Concrete chipped in various areas.
- Verify potential cross slope issues (>2%).
- Stairs lack detectable warning grooves.

AC paving

Category [3]

- Verify potential cross slope issues (>2%).
- Significant cross slope issues in rec court joining different building finished floor elevations.
- Significant cracking throughout site allowing water intrusion.
- Various areas have large cracks and other damage.
- Basketball courts have significant cracking creating tripping hazards.

Site Amenities

Shade Shelter - Rec Court

Category [2]

- Existing metal type shade structure is in fair condition with some leaks.
- The site desires more shading areas.

Shade Shelter - Solar Panels

- A solar panel shade structure is planned to be constructed in the central courtyard, on the black top area adjacent to the grass lawn, later in 2017.

Lunch tables and benches

Category [2]

- Some newer plastic coated metal tables in fair condition.
- Existing lunch tables and benches are older wood type but in fair condition with replaced boards.
- Outdoor seating for use with the outdoor stage in the courtyard is desired.

Play Equipment

Category [2]

- Play equipment in general is in fair condition with no issues reported.
- Wood chips are in good condition but not desirable. Replace with poured in place play surfacing or artificial turf.
- Ball wall is in good condition.
- Basketball goals and posts are in fair condition with chipped paint and dented posts.
- Soccer goals in fair condition.
- Baseball backstops are in fair condition.
- Tetherball post and concrete paving are in fair condition but are not used.

Landscape

Category [3]

- The play field is unevenly and inconsistently sloped and presents injury hazards to users.
- School personnel reports issues with gopher holes, fire ants, and fleas on turf play areas.
- Large areas of turf areas are weeds/dirt.

- Majority of landscape areas are grass and should be replaced and regraded.
- Landscape areas to be upgraded to drought tolerant plants.
- Trees are in fair condition.
- Flooding occurs at ball wall in the middle of the play fields during significant rains.

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

Fencing/Gates
Category [1]
- Fencing along the front of the campus and fields is chain link fencing.
- Some chain link fencing is new and in good condition. Various other areas of chain link fencing is in fair condition.
- Gates lack automatic closures.
- The school noted a large quantity of gates to secure and check. More efficient locations and campus control points would be appreciated.

ASSESSMENT OF BUILDINGS

Exterior
Overall Rating: Category [3]

Paint
Category [3]
- Exterior of historical building is in extremely poor condition, with peeling paint, visibly deteriorated wood window frames and other exposed wood components.
- Walls are in poor condition, and exterior ceilings are in disrepair.
- Paint is very old, peeling, and requires full replacement.
- Significant chipping and small dents observed throughout campus.

Door & Frames
Category [3]
- Doors are mix of wood and hollow metal frames and panels.
- Frames are in very poor condition, with significant damage frequently observed in the form of dents and dings.
- Many classrooms have second doors to the perimeter of the school, which is required for egress but poses security challenges with maintaining supervision over students.

Windows
Category [3]
- Windows are single pane and aged.
- Historical building has wood framed windows, while modular buildings feature aluminum frame. Wood framed windows appear original to the school and are in extremely poor condition. Wood rot observed.
- Historical status of original classroom and Administration building may impose limits of amount of work allowed.

Roof
Category [3]
- Reference roofing cost estimate report by Garland.
- The roof is a gravel surface built-up system over the building roof structure.
- Numerous leaks reported across multiple buildings on campus.
- Skylights in original classroom and Administration building leak. Some have been boarded up.
- Roofing is old and requires wholesale replacement.

ADA Compliance
Category [3]
- Accessibility upgrades across the campus appear minimal.
- Significant cross slope issues at plaza areas and walkways throughout campus.
- Stairs and ramps are not compliant.
- Counseling and psychologist offices are located on an elevated portion of the building accessible only by stairs and lack ramp or lift access.
- Restrooms appear compliant to the time of construction but likely do not meet modern code requirements. Several restrooms are not compliant to any accessibility parameters.
- Accessible wheelchair lift provided at MPR stage.
- Outdoor stage area in front of grass lawn and historical classroom and Administration building lacks an accessible path to the stage.
- A more detailed assessment and survey will need to be performed as projects come online.

Interior
Overall Rating: Category [2] at historical building
Category [3] at all other buildings
- Classroom wing along west side of campus has been upgraded with teaching walls.
- Historical building has old finishes, with carpets in poor condition and ceilings in fair condition.
- Original building corridors features historical murals that should be retained and refurbished.
- This school was one of the first to receive modernization work, but wholesale modernization is needed for the school, due to time elapsed since previous improvements.

ASSESSMENT OF SYSTEMS

Site Utilities

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

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

Gas:
Category [3]
- Gas mains and laterals are of unknown age. Underground lines can be assumed to have a 50-year life.

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

cafeteria and kindgarden lines.

Storm Drain/ Drainage:
Category [3]
- Site lacks a reliable underground storm drain system to convey storm water flows.
- Direct roof drain connections to storm drain to avoid surface drainage in between courtyards.
- ADA ramp in rec court ponds water at bottom landing.
- Ponding in walkways, corridors, and low points of staff parking lot.
- No covered walkway to rec court restrooms creates slippery conditions inside. Restrooms closed to mitigate this issue.
- Sediment accumulation observed at low points.

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.
- Most units do not have an economizer and may not provide adequate ventilation to the occupied zones.
- A mix of digital thermostats and BAS controls are present.
- Heating and cooling systems function inconsistently and impact interior comfort for users.

Plumbing
Overall Rating: Category [3]
- School piping is aged.
- Staff restrooms are limited to a portable toilet building and nurse's office.
- Student restrooms are in poor condition and very aged.
- Nurse and cafeteria restrooms are completely non-compliant with accessibility requirements.

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

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

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

- **Data Network:**
- Category [3]
- School power is not sufficient for desired technology infrastructure required. Upgrades are required throughout school.
- Data and technology infrastructure is desired for outdoor stage area outside of historic classroom and Administration building.

- **Intercom / Clock / Bell:**
- Category [3]
- A Aiphone TC and Simplex system is in place providing 100% operation for intercom, public address and bells. Systems should be replaced

and upgraded with the next modernization or sooner.

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

- **Technology:**
- Category [3]
- There are no ceiling mounted projectors in Classrooms. There are no interactive whiteboards.

- **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 Lighti**ng:**
- Category [2]
- One main plaza connects all buildings and site amenities together and functions as the only avenue for pedestrian traffic, service vehicles, students, guests and large school functions. Lighting is provided by poles and building mounted sconce fixtures. Based upon observation only, lighting appears to be inadequate with many dark areas. Campus facilities personnel have provided comment that the lighting is poor and too dim and certainly not adequate for after-hours school functions.
- Recommendation:
- Provide photometric study to confirm dark and dim areas to inform a lighting improvement upgrade

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

Loading area on South 7th Street.

Chainlink fencing and gate separating rear parking lot.

Lunch shade structure

Hard courts with ponding water.

Field area with irregular terrain.

Significant flooding in path of travel areas.

Typical exterior of permanent classroom building, in poor condition.

Typical state of modular classroom building.

Typical exterior window condition at historical building, highly deteriorated.

Potential outdoor learning spaces.

Food service kitchen area.

Typical classroom in permanent building.

Library interior space.

Multi-purpose room, with dining tables set up.

Computer Lab in modernized classroom.

Kindergarten classroom, modernized.

Potential trip hazards at all classrooms, which lack mounted projectors and media.

Main Administration entry lobby.

Corridors with murals to be preserved and skylights with leaks.

Typical restroom condition.

Spacious faculty work room.

Staff parking lot open to student access, which poses a safety hazard.

Significant grading and ponding issues at asphalt, especially around portable classrooms.

Typical playground equipment.

Typical accessible parking.

Inaccessible stage area in central quad.

Student garden and ponding water at concrete paving.

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Modernize & Reconfigure Existing Classrooms	$ 3,534,000
B. Existing Building Systems & Toilets	$ 2,317,000
C. Site Utilities	$ 1,495,000
D. New Construction Classrooms	$ 18,074,000
E. Flexible Labs (Science, Art & Maker Space)	$ 1,086,000
F. Performing Arts Improvements (Music / Dance / Drama)	$ 1,057,000
G. Multi-Purpose Room / Food Service & Student Dining	$ 2,667,000
H. Physical Education Improvements	$ -
I. Administration & Staff Support	$ 1,555,000
J. Library, Innovation Lab & Student Support Services	$ 3,795,000
K. Safety and Security	$ 2,103,000
L. District Support Facilities	$ -
M. Outdoor Learning Environments and Quads	$ 780,000
N. Exterior Play Spaces, Play fields, & Hard courts	$ 1,765,000
O. Next Generation Classroom Flexibility (Furniture)	$ 428,000
P. Technology Infrastructure	$ 256,000
Total Construction / Project Cost (2017$)	**$ 40,912,000**

The following items are excluded from this budget:

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

WOODROW WILSON ELEMENTARY
EXISTING SITE PLAN

Classrooms, CR

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

Electives / Labs

SCI	Science Lab
COMP	Computer Lab

Shared Spaces

MPR	Multi-Purpose Room
LIB	Library

Admin / Faculty

FW	Faculty Work
FL	Faculty Lounge
WR	Workroom
O	Office

Support Spaces

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

Portable Classroom

Main Entry

Drop Off

Teaching Stations:

Preschool, PK (1 - City Daycare)	1
TK	1
K	4
1st-3rd Grade	11
4th-6th Grade	11
Electives	0
Computer Lab	2
SDC (2 - MM)	2
RSP	1
Other (1 - After School)	1
Grand Total:	**34**

MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

Classrooms, CR

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

Electives / Labs

SCI	Science
IL	Innovation Lab

Shared Spaces

MPR	Multi-Purpose Room
LIB	Library
FOC	Focus Room

Admin / Faculty

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

Support Spaces

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

No Work Required
Portable Classrooms
Main Entry
Drop-Off
Fence

Kinder Play
Play Apparatus
Learning Court Quad/Playfield
Hardcourts

Planning Capacity:	795
Teaching Stations:	
Preschool, PK (1 - City Daycare)	1
TK	1
K	5
1st-3rd Grade	15
4th-6th Grade	12
Electives (1 - Flex Lab, 1 - Music)	2
Computer Lab (1 - Innov. Lab)	1
SDC (2 - MM)	2
RSP	1
Other (2 - Adult Ed)	2
Grand Total:	42

N

0 40' 80' 160'

1" = 160'

WOODROW WILSON ELEMENTARY
PROPOSED SITE MASTER PLAN

LPA