10750 Laurel Avenue, Bloomington, CA 92316
https://www.colton.k12.ca.us/bhs

EXISTING SITE INFORMATION

Year Built: 1965
Year Modernized: 2005
Student Population (2016): 2125
Grade Levels: 9-12
Number of Classrooms: 114
Number of Modulars: 42 (including 39 portables)
Site Acreage: 42.00 Ac
Building Area: 185,937 SF

OVERVIEW

Bloomington High School is organized by a cluster of classroom and academic buildings laid across the eastern half of the school and tennis courts, play fields, hard courts, and football stadium located on the western half. Parking is provided in one large lot on the northeast corner, a long and linear lot along the southeastern section off Laurel Avenue, staff lot behind the Cafeteria/MPR building on the south side of campus, and along the southern edge facing Santa Ana Avenue. A substantial number of modular classroom buildings are concentrated on the north end of the school and also around the tennis courts.

PRINCIPAL PRIORITIES

1. Construct new 2-story classroom building to replace modular classrooms and help centralize campus organization.
2. Construct new gym to replace existing outdated Gymnasium.
3. Improve site drainage conditions.
4. Increase parking capacity and improve traffic congestion and flow issues around the entrance and south and southeast perimeter of the school.

RECENT PROJECTS

1. Solar shade shelter project (completed 2016).
2. Turf replacement (completed 2015).
3. Fire and vandalism repair project (completed 2010).
4. Comprehensive campus modernization and new fire alarm and intercom upgrade (completed 2005).
5. Football stadium modernization and addition (completion date unknown).
6. Baseball stadium modernization (completion date unknown).

CURRENT/UPCOMING PROJECTS

1. MPR addition (under construction to be completed 2018)

COMMENTS FROM SITE

Program Needs

- Additional outdoor space is desired for use as exterior classrooms.
- The school is facing increasing enrollment and relies upon a large quantity of modular classrooms spread out inefficiently across a large portion of the site.
- Classrooms generally lack teaching walls and utilize traditional seating arrangements and comprehensive curriculum. There is hesitation to embrace 21st century learning philosophies.
- The school has (5) Computer Labs, all frequently used.
- The school functions at a 2:1 level with Chromebook tablets for use in computer instruction and is moving toward a 1:1 ratio. The number of Computer Labs may be cut in half upon completion of this goal.
- The ceramic arts classroom has an electric kiln but desires a gas powered version for greater performance and efficiency. This would require mechanical ventilation upgrades.
- The Library is undersized and very aged, with traditional structure and non-digital media in a congested space.
- The school desires a more media-friendly Library, an addition of a green screen room, and flexible seating.

- The circulation desk is located in an area that offers poor supervision of the Library space.
- The theater is aged and has outdated and badly performing sound and lighting systems.
- Theater seating is uncomfortable and in poor condition. Seating can only accommodate 600 people max.
- Local elementary schools use the theater for their performances.
- Low wall by Administration office should be replaced to improve security.

Functionality of Spaces

- Classrooms in new Math/Science Building located at the southeast corner of the site are new, with teaching walls, mounted projectors, and sufficient power and technology.
- The choir and band rooms lack proper acoustical separation. Sound within the high bay spaces is well-functioning when there is no competition of noise.
- Main Administration was completely expanded and modernized in 2007 but lacks an integrated faculty lounge and psychologist office. The staff lounge was moved to a separate classroom that doubles as a special education life skills lab one day a week.
- Principal and Secretary's offices need a door between them to provide privacy.
- The counselor's office and administrative records are housed in undersized spaces with no natural light exposure.
- The Main Administration lobby is unwelcoming and lacks waiting space to accommodate any significant number of guests.
- The Cafeteria/MPR building is currently being modernized and enlarged.
- The Gymnasium is significantly undersized and designed for a fraction of the number of students that now attend the school.
- A 2007 modernization upgraded lockers at the Gymnasium, but court spaces remain insufficient, and various spaces remain in poor condition.

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] at southeast and south lots
Category [1] at northeast lot

- School has noted that parking is insufficient for staff and visitor capacity needed. This is significantly worsened during community events held at the school.
- Traffic backs up significantly on Laurel and Santa Ana Avenues and all the way up north to Slover Avenue. Linear lots along south and east sides of campus quickly fill in the morning and contribute to traffic because of their inefficient flow and procession.
- AC paving in general is in fair condition with patchwork from utility trenching.
- ADA parking at southern lot parallel to baseball fields lacks ramping/access to sidewalk.

Paving

Category [3]
Concrete

- Newer paving at school entrance with ADA modernization of ramping and path of travel.
- 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 and spalling in panels.
- Expansion joints require new fill. Currently allowing weed growth between panels.
- Verify potential cross slope issues (>2%) at storm drain inlets and transitions from AC to PCC.

AC Paving

Category [3]

- Hardcourts are relatively flat. Patch, grind, re-seal and re-stripe.
- Various areas with AC spalling.
- AC paving deterioration between transition to PCC surfaces.
- Significant cross slope issues (>2%) for the majority of onsite AC paving.
- Various areas have cracking allowing water intrusion and weed growth.
- Numerous areas around elective classroom, general classroom, auditorium, and Gymnasium buildings have frequent and severe ponding water due to severe grading issues.

Stairs and Ramps

Category [1]

- Handrails are in fair condition and generally appear accessible.
- Stars and ramps are in fair condition.

Site Amenities

Shade Shelter - Parking Lot
Category [0]

- New solar shade structure over parking lot.

Shade Shelter - Solar Panels
Category [0]

- Solar shade canopies recently installed at northeast parking lot.

Lunch Tables and Benches
Category [3]

- Existing bench/tables are a combination of new/old with some heavily worn.

Play Equipment

Category [2]

- Basketball goals and posts are in fair condition with mesh nets.
- New track/field under construction.
- Baseball backstops are in fair condition.
- Tennis courts are in fair condition.
- Bleachers are in fair condition.

Landscape

Category [3]

- The play field is relatively well graded. No issues reported by school personnel.
- 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.
- Various areas require new wood chip cover.

- Play fields are shared with community use.
- Football field is having a retention basin being added.

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

Fencing/Gates
Category [1]
- Fencing along the front of the campus and fields is a combination of chain link and wrought iron type fencing. Fencing is generally in fair condition.
- Portions of wrought iron fencing is worn with faded/chipping paint.
- Gates lack automatic closures.

ASSESSMENT OF BUILDINGS

Exterior
Overall Rating: Category [1] at new Math/Science Bldg
Category [2] at existing buildings

Paint
Category [1]
- Original classroom, Main Administration, Library, and Theater buildings are in fair condition. Wear and tear is typical, but buildings appear to have benefitted from relatively good maintenance.
- Modular classroom buildings are in good condition.
- New Math/Science Building is in very good condition, with some wear visible at high traffic areas in the form of dust, prints, and scratches.
- Existing Gymnasium is aged and insufficient for student use.
- Gymnasium and original classroom buildings are CMU construction in good condition.
- Signs of tagging and vandalism observed sporadically throughout campus.
- Most buildings appear to have been recently repainted.
- Isolated instances of chipped and faded exterior finishes and paint.

Door & Frames
Category [2]
- Doors on campus are comprised of a mix of aluminum and hollow metal frames and hollow metal panels.
- Exterior doors are generally in fair condition, with typical signs of traffic and use.

Windows
Category [2]
- Windows at existing buildings are typically aluminum framed and single pane.
- Window frames are aged but appear to be free from leaks and defects.
- At original classroom buildings, clerestory windows have low heat gain due to building overhangs shading most direct sunlight.
- Windows at new Match/Science Building are aluminum frame and dual pane glazing. Operable windows are also used in all classrooms in this building.

Roof
Category [2]
- Reference roofing cost estimate report by Garland.
- The roof is a combination of wood shingles and modified bitumen built-up system over the building roof structure.
- Roof shingles at original classroom buildings may contain asbestos.
- Roofing is aged, but no major issues were reported around campus.
- Roofing replacement is recommended at shingled classroom buildings.

ADA Compliance
Category [1] for building compliance
Category [3] for site compliance
- Door hardware generally appears to be visibly compliant. Door thresholds appear to be compliant, and door knobs are minimal across campus buildings.
- The site has extensive path of travel issues throughout the campus between most buildings due to cross slope issues and grading.
- The theater lacks a proper accessible path of travel to the lower level of the orchestra seating.
- An accessible wheelchair lift is provided at the theater stage.
- Restrooms generally appear to be visually compliant to the code of the time of construction. Accessories are likely to require relocation to comply with current accessibility requirements.
- A more detailed assessment and survey will need to be performed as projects come online.

Interior
Overall Rating: Category [1]
- Carpet and VCT floor and acoustical tile ceiling finishes are good in modernized classroom locations.
- Concrete flooring at theater seating floor is in bad condition, with graffiti visible.
- Interior finishes at new Math/Science Building are 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]
- Fire water mains are reported to be of circa 2010 construction.
- No issues reported by school personnel.

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 [2]
- Site formerly utilized a septic system but now uses a connection to public facilities.
- Sewer backbone upgrades reported to be circa 2002.

- Miscellaneous laterals throughout the site are original to the school construction dates and should be assumed to have reached their service life.

Storm Drain/ Drainage:
Category [3]
- Majority of the 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 to mitigate site flooding issues.
- AC formed into drainage swales creating path of travel violations.
- Drain inlets/head walls move water from one collection point to another allowing water to continue to sheet flow through the site. Creates ponding/rivers through site.
- Drain inlets were possibly designed to infiltrate stormwater but have become clogged with sediments/silts over the years.
- ADA ramping added obstructs storm water sheet flow through site and creates ponding issues.
- Numerous headwalls offering little to no cover over underground storm drain.
- Newly constructed science building and sports field project has new underground storm drain and detention facilities.
- Sediment deposits observed at low points. Inadequate site drainage to convey sheet flow.
- Significant portions of the site do not have positive drainage and rely on head pressure to bubble up water through a headwall at a low point.
- Significant ponding reported at basketball courts and throughout site.
- No storm drain infrastructure at Laurel Avenue at the southeast side of the site.

Mechanical
Overall Rating: Category [0] at Math/Science Bldg and portables at tennis court
Category [3] at other buildings
- Most of the HVAC equipment has exceeded its useful life and needs to be replaced.
- HVAC equipment at the relatively new Math/ Science building and the portable classroom buildings installed south of the tennis courts are early in their useful life and do not require relacement.
- 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.
- Wrestling room at Gymnasium lacks ventilation and has poor interior comfort.

Plumbing
Overall Rating: Category [0] at new Math/Science Bldg
Category [2] at existing buildings
- Restrooms range in average to good condition.
- Older restrooms have worn tile finishes.
- Plumbing services to Math/Science building are new and in excellent condition.

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

- **Building Power Systems:**
- **Electrical Panels:**
- Category [1]
- Power panels for each building are in dedicated electric rooms or on walls. Power service and distribution is at 480Y/277V. Transformers are used to provide 208Y/120V power. 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 occasionally goes out at modular buildings.

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

- **Fire Alarm System:**
- Category [3]
- The fire alarm system was replaced in the last modernization in 2007 and is functional. The

system is antiquated and does not meet current DSA requirements for voice evacuation and should be upgraded at the next modernization or sooner.

- **Intercom / Clock / Bell:**
- Category [3]
- Systems should be replaced and upgraded with the next modernization.
- Speakers in new Math/Science Building classrooms are installed but poor quality and not reliable.
- Intercom and bell system have issues at portable buildings and do not function consistently.

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

- **Technology Infrastructure:**
- Category [0]
- Internet infrastructure has been upgraded throughout the campus. Fiber replacement has been completed.
- Main Administration lacks sufficient wireless access points, resulting in low or dead coverage in certain rooms. Category [1]

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

- **Audio Visual:**
- Category [3]
- Theater sound system performs poorly and needs replacement.

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

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

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

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

Accessible drop-off area near Main Administration.

Solar shade structures installed at northeast parking lot.

Site benches in poor condition.

Hard courts.

Play field area.

Significant slope issues at AC paving and walkways across campus.

Site benches in poor condition.

Front visitor parking lot.

Parent drop-off area.

Dirt and debris remnants from ponding water.

Drain outlet under AC paving at pedestrian path.

Concrete paving at campus quad area.

Exterior of modernized Main Administration building.

Exterior condition of typical original classroom building.

Portable classroom building exterior in relatively good condition.

Theater building exterior.

Exterior of new Math/Science building.

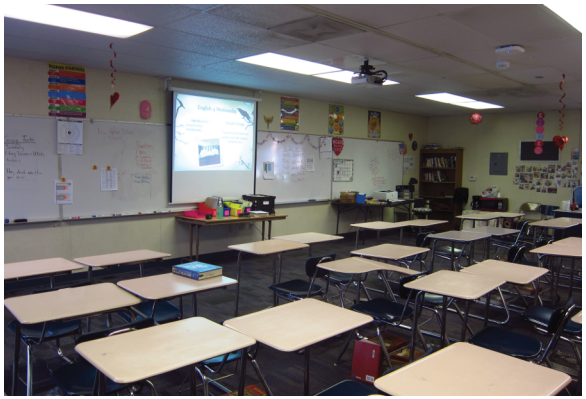
Existing Cafeteria/MPR building under construction and expansion.

Typical door threshold condition.

Operable aluminum framed windows at new Math/Science Building.

Typical window condition at existing original classroom buildings.

Interior of Main Administration space.

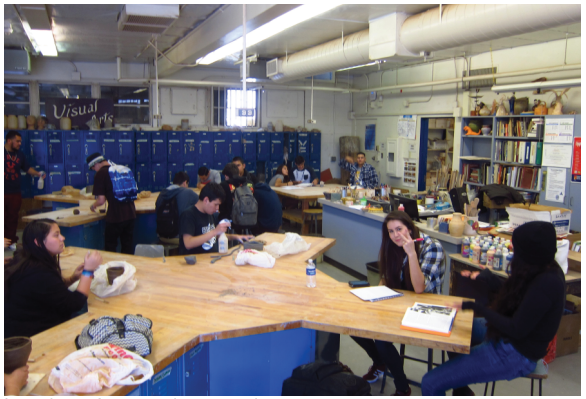

Interior of typical permanent classroom.

Interior of typical classroom in new Math/Science building.

Interior of existing lab classroom.

Interior of auto shop class.

Interior of typical science lab at new Math/Science building.



Interior of ceramic arts classroom.

Existing wood shop space, currently used primarily for storage.

Upgraded staff restrooms.

Interior of Library space with integrated Computer Lab.

Interior of theater house.

Typical student restrooms.

Gymnasium main basketball court space.

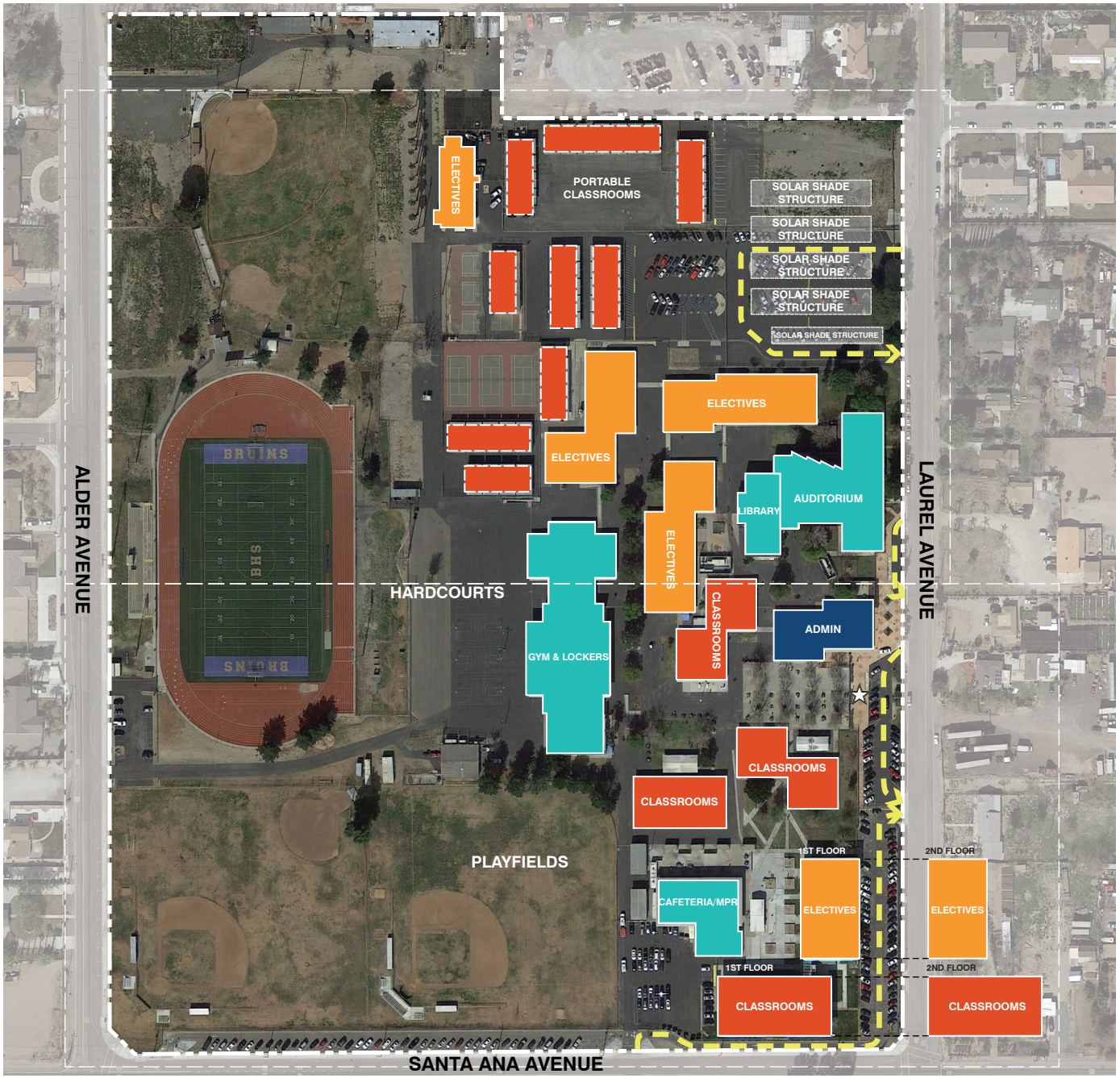
Gym locker room.

Interior of typical classroom.

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Modernize & Reconfigure Existing Classrooms	$ 4,932,000
B. Existing Building Systems & Toilets	$ 2,498,000
C. Site Utilities	$ 1,574,000
D. New Construction Classrooms	$ 31,271,000
E. Flexible Labs (Science, Art & Maker Space)	$ 40,628,000
F. Performing Arts Improvements (Music / Dance / Drama)	$ 5,883,000
G. Multi-Purpose Room / Food Service & Student Dining	$ 455,000
H. Physical Education Improvements	$ 16,292,000
I. Administration & Staff Support	$ 4,190,000
J. Library, Innovation Lab & Student Support Services	$ 6,907,000
K. Safety and Security	$ 8,031,000
L. District Support Facilities	$ -
M. Outdoor Learning Environments and Quads	$ 326,000
N. Exterior Play Spaces, Play fields, & Hard courts	$ 9,920,000
O. Next Generation Classroom Flexibility (Furniture)	$ 523,000
P. Technology Infrastructure	$ 251,000
Total Construction / Project Cost (2017$)	**$ 113,681,000**

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

Electives / Labs

Shared Spaces

Admin / Faculty

Support Spaces

Portable Classroom

Main Entry

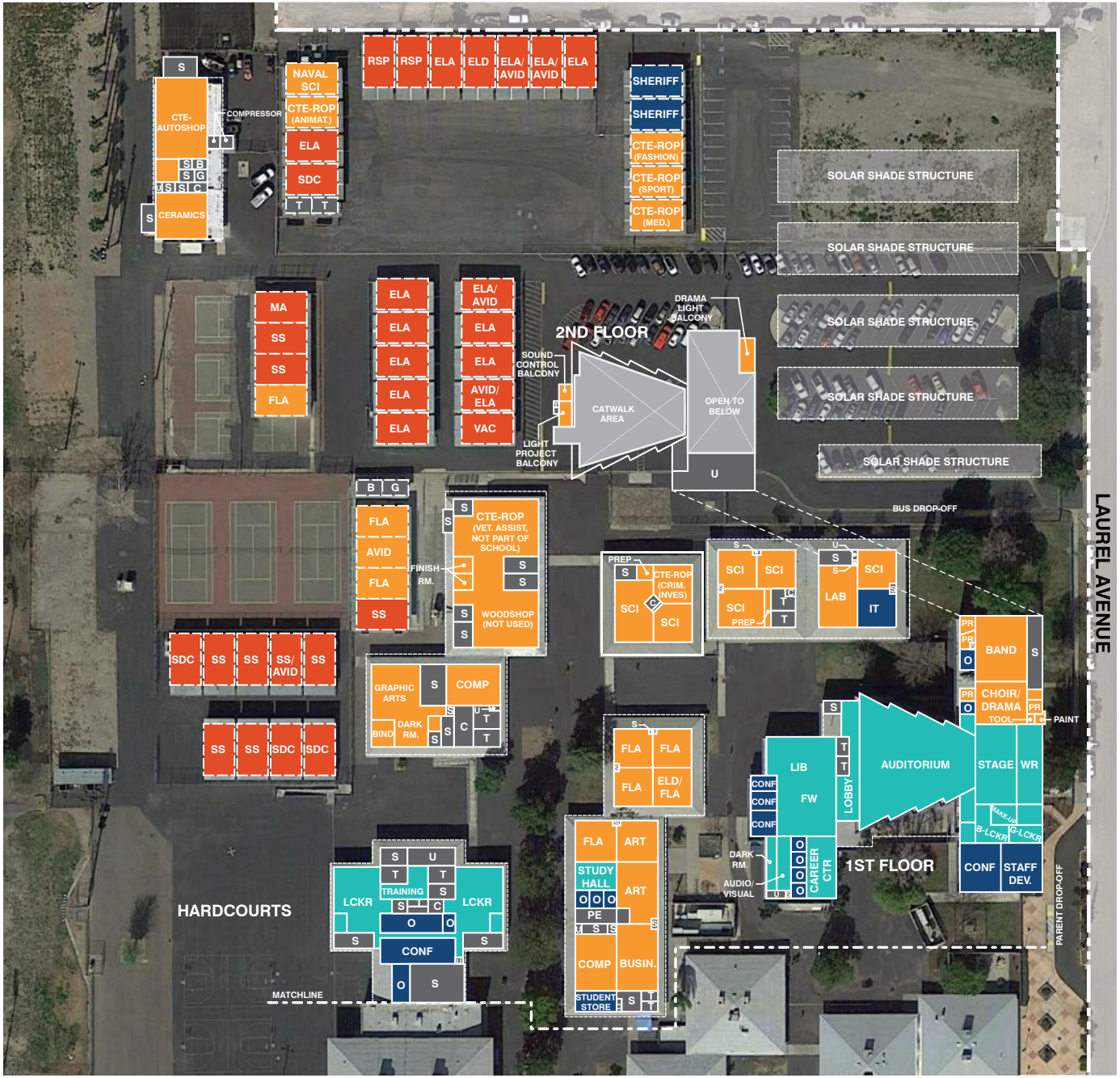
Drop Off

N

0 60' 120' 240'

1" = 240'

BLOOMINGTON HIGH SCHOOL
EXISTING SITE PLAN



Classrooms, CR

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

Electives / Labs

SCI	Science
COMP	Computer Lab
ELEC	Elective

Shared Spaces

MPR	Multi-Purpose Room
LIB	Library
LCKR	Locker Room

Admin / Faculty

FW	Faculty Work
FL	Faculty Lounge
WR	Workroom
O	Office

Support Spaces

S	Storage
T	Toilet
U	Utility
C	Custodial
KIT	Kitchen

Portable Classroom

Main Entry

Drop Off

Teaching Stations:

English Language Arts, ELA	19
Social Studies, SS	12
Math, MA	17
Science, SCI	14
Foreign Language, FLA	7
Electives (7 - Visual/Perf Arts)	26
Computer Lab, Comp	2
SDC (4 - MM, 1 MS)	5
RSP	2
Other (1 - ASB, 4 - Shared Science Labs, 2 - Study Hall, 2 - Vacant)	9
Grand Total:	114

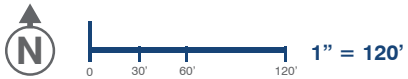
N

0 30' 60' 120'

1" = 120'

Colton Joint Unified School District
Long Range Facilities Master Plan

LPA



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Shared Spaces

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Portable Classroom

Main Entry

Drop Off

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Grand Total:	114

MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

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

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

N

0 60' 120' 240'

1" = 240'

MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

Classrooms, CR

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

Electives / Labs

SCI	Science
COMP	Computer Lab
ELEC	Elective
IL	Innovation Lab

Shared Spaces

MPR	Multi-Purpose Room
LIB	Library
LCKR	Locker Room

Admin / Faculty

FW	Faculty Work
FL	Faculty Lounge
WR	Workroom
O	Office

Support Spaces

S	Storage
T	Toilet
U	Utility
C	Custodial
KIT	Kitchen

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

Planning Capacity:		2,161
Teaching Stations:	Req.	Prop.
English Language Arts, ELA	14	**19**
Social Studies, SS	10.5	**12**
Math, MA	10.5	**17**
Science, SCI	10.5	**14**
Foreign Language, FLA	7	**7**
Electives (9 - Visual/ Perf Arts)	37	**28**
Computer Lab, Comp (1-Innov. Lab, 2-Comp. Lit.)	2	**3**
SDC (4 - MM, 1 - MS)	5	**5**
RSP	3	**3**
Other (1 - ASB, 4 - Shared Science Labs)	5	**5**
Grand Total:	105	**113**

N

0 30' 60' 120'

1" = 120'

MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

Classrooms, CR

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

Electives / Labs

SCI	Science
COMP	Computer Lab
ELEC	Elective
IL	Innovation Lab

Shared Spaces

MPR	Multi-Purpose Room
LIB	Library
LCKR	Locker Room

Admin / Faculty

FW	Faculty Work
FL	Faculty Lounge
WR	Workroom
O	Office

Support Spaces

S	Storage
T	Toilet
U	Utility
C	Custodial
KIT	Kitchen

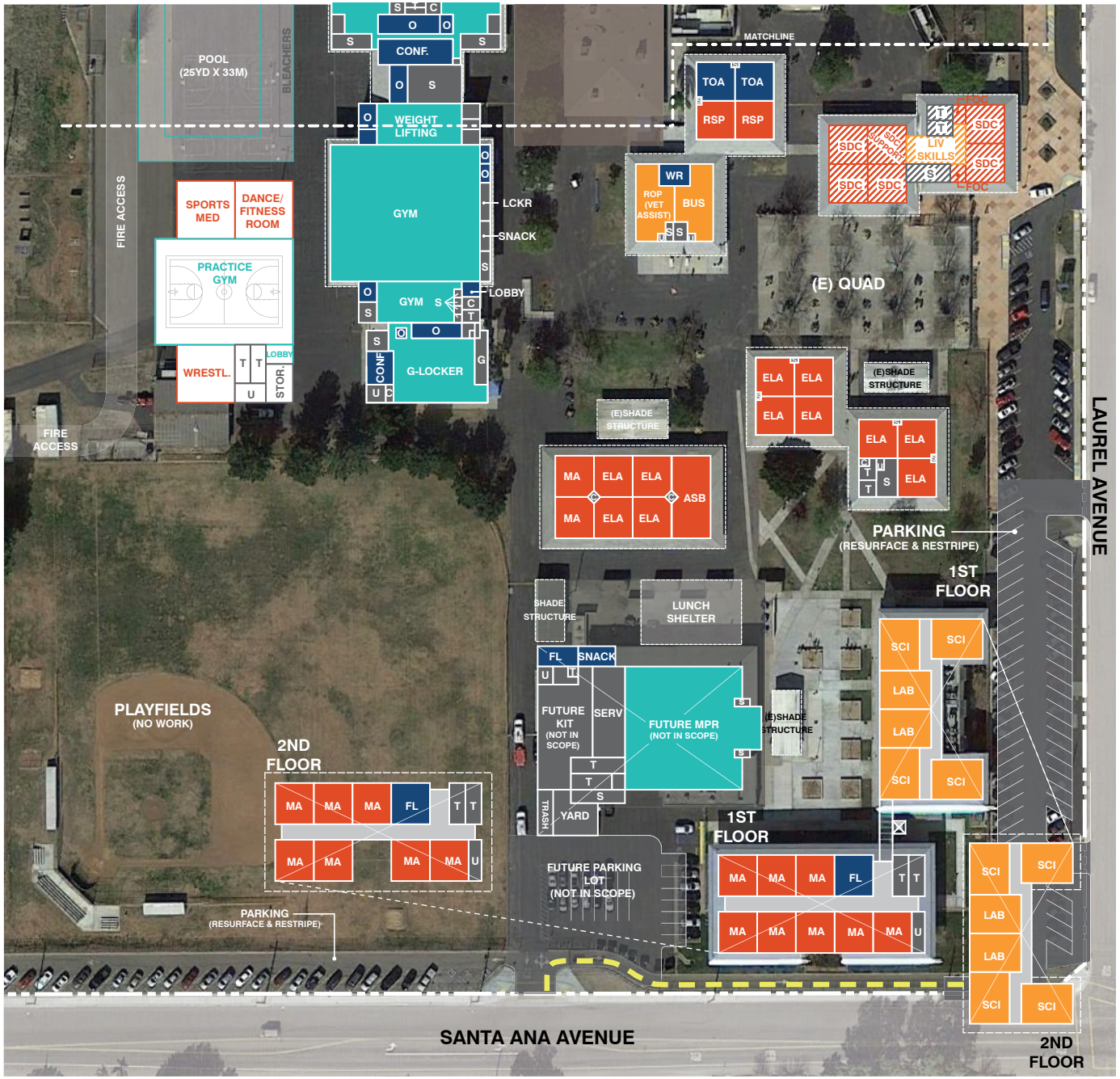
No Work Required
Learning Court Quad/Playfield
Portable Classrooms
Hardcourts
Main Entry
Drop-Off
Fence

Planning Capacity:		2,461
Teaching Stations:	Req.	Prop.
English Language Arts, ELA	16	**17**
Social Studies, SS	12	**13**
Math, MA	12	**13**
Science, SCI	12	**12**
Foreign Language, FLA	8	**8**
Electives (10 - Visual/ Perf Arts)	42	**39**
Computer Lab, Comp (1-Innov. Lab, 2-Comp. Lit.)	3	**3**
SDC (4 - MM, 1 - MS)	5	**5**
RSP	2	**2**
Other (1 - ASB, 2 - Shared Science Labs, 1 - Credit Recovery)	4	**4**
Grand Total:	116	**116**

N

0 30' 60' 120'

1" = 120'



MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

Classrooms, CR

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

Electives / Labs

SCI	Science
COMP	Computer Lab
ELEC	Elective
IL	Innovation Lab

Shared Spaces

MPR	Multi-Purpose Room
LIB	Library
LCKR	Locker Room

Admin / Faculty

FW	Faculty Work
FL	Faculty Lounge
WR	Workroom
O	Office

Support Spaces

S	Storage
T	Toilet
U	Utility
C	Custodial
KIT	Kitchen

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

Planning Capacity:		**2,461**
Teaching Stations:	Req.	Prop.
English Language Arts, ELA	16	**17**
Social Studies, SS	12	**13**
Math, MA	12	**13**
Science, SCI	12	**12**
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777 W. Valley Boulevard, Colton, CA 92324
https://www.colton.k12.ca.us/chs

EXISTING SITE INFORMATION

Year Built: 1935
Year Modernized: 2005
Student Population (2017): 1937
Grade Levels: 9-12
Number of Classrooms: 112
Number of Modulars: 51
Site Acreage: 40.11 Ac
Building Area: 293,612.7 SF

OVERVIEW

Colton High School is a comprehensive High School School located at the corner of Valley Blvd. and N. Rancho Ave., just north of the I-10 corridor. The site is large and is bisected by Rancho Ave. running north/ south. On the western side of Rancho Ave is the Colton HS Stadium (currently under re-construction, (2) Baseball fields and a Gym/ Locker facility. The balance of the Colton HS is located to the east of Rancho Ave, and a pedestrian bridge links the two sides.

PRINCIPAL PRIORITIES

1. Technology to all classrooms.
2. Modernize the existing classrooms with new furniture and updated look.
3. Modernize the Auditorium and Library.

RECENT PROJECTS

1. Turf replacement (completed 2014).
2. New Science and Math building (completed 2012).
3. Pedestrian bridge wheelchair lift addition (completed 2010).
4. Comprehensive campus modernization and new fire alarm and intercom system upgrade (completed 2005).

CURRENT/CURRENT/UPCOMING PROJECTS

1. Football stadium modernization (under construction).
2. Solar shade shelter project (expected late 2017/ early 2018 completion).
3. New Cafetorium and existing Cafeteria/MPR modernization (completion date unknown).
4. Portable building relocation (completion date unknown).

COMMENTS FROM SITE

Program Needs

- Relocatable classrooms are in poor condition and should be replaced.
- The HEAL Pathway should include a larger clinic.
- Administration needs larger conference spaces.
- Better facilities for the Hospitality Pathway is a priority.
- Current Cafeteria is undersized and in poor condition.
- Strong concern over Title IX issues at softball fields that lack scoreboards, dug outs, lights, bullpen and concession stands.

Functionality of Spaces

- Technology in classrooms need to be upgraded. Teachers are tripping over cords due to lack of ceiling mounted projectors.
- Furniture in classrooms and Staff areas are old and outdated and are not conducive to collaborative work.
- Adult Special Education facilities are in very poor condition.
- Boy's Lockers are located on west side of Rancho Ave. This poses a challenge for Boys to get to classes on time due to distance. Site would like to have Lockers moved to main campus and swap with the Tennis Courts.
- Parking is limited. Access from Administration office to Counselors goes from waiting ot outside, back into Admin.

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%) at ADA parking stalls.

Concrete Paving

Category [3]

- Concrete paving in general is in fair condition with a lot of patchwork and grinding of lifted concrete.
- Cracking in panels.
- Verify potential cross slope issues (>2%) at storm drain inlets.
- Recommend to replace 80% of 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.
- Recommend to replace 80% of parking lot ac paving.
- Recommend to replace 80% of hard court paving.

Ramps

Category [2]

- Handrails lack required 12" extension at landing.
- Landings are too small at top/bottom of ramp. Must be 5'x5' min.
- Cane detection rail missing along bottom of handrail.
- Handrails are missing.

Stairs

Category [2]

- Nosings do not have warning grooves and/or contrasting color.
- Missing handrails.
- Handrail extensions do not meet code. Must have 12" flat extension on top rail and tread, and 12" flat extension at bottom rail.

Site Amenities

Drinking Fountain

Category [2]

- Missing cane detection rails.

Lunch Shelter

Category [1]

- Existing shelter is in fair shape, with some minor repairs needed.

Bleachers - Exterior

Category [3]

- No ADA compliant spaces for wheelchair & companion seating.
- Required ADA access to bleachers is not provided. Must have 48" clear path.
- Guardrails not compliant for larger bleachers.
- No accessible path from gym (hub) to baseball field.

Playground

Category [3]

- Basketball posts are in fair condition, however the backboards, goals and netting is in bad condition and will need to be replaced.
- Baseball Backstops posts, chain link, and bases are in fair to bad condition. Dugouts are in bad condition with not ADA access to bench seats. Batting cages are in good to fair condition.
- Softball backstops posts are in good condition, however the chain link and bases are in fair condition. Dugouts are in bad condition with not ADA accessible path to and the lack of accessible seating. Batting cages are in good condition.
- Overall lack of equal facilities.
- Soccer goals are in fair condition.

Landscape

Category [3]

- Turf areas are compacted and does not provide an area for water to infiltrate, which promotes erosion/mud issues.
- Baseball field shows uneven grades, and should be re-graded.
- Plant material is missing or non-existent in several planter areas, which are showing signs of erosion.
- Tree's have been removed, however tree stumps remain, and should be removed and replaced with plant material.

Irrigation

Category [2]

- Irrigation system is in working condition, but M&O would like a new system for optimum performance.
- Reclaimed water use is in use, however irrigation equipment does not have purple caps or boxes.
- Irrigation system operability is inconsistent.

Fencing/Gates

Category [3]

- Galvanization is worn away
- Meshing of fence is cut / pulled back.
- Posts are in fair condition.
- Accessible / panic hardware is missing.
- Posts, rails, and meshing / infill panels of fence are rusted.
- Paint has flaking / chipping off.

ASSESSMENT OF BUILDINGS

Exterior

Overall Rating: Category [1]

Paint

Category [1]

- Exterior of permanent buildings is mainly plaster. Plaster is in good condition. Isolated signs of damp plaster marks at permanent classroom buildings.
- Building paint is in good condition. Few areas of faded paint. Permanent classrooms were repainted a few years ago.
- Reloctable classroom buildings have worn exterior siding although recently painted.

Door & Frames

Category [3]

- Exterior doors and hollow metal frames at permanent classroom very in condition and approximately half of the doors/ frames should be replaced with new Hollow metal doors/ frames/

hardware.

Windows
Category [3]
- Windows are single pane and in poor condition. Windows should be replaced with insulated window systems.

Roof
Category [3]
- Reference roofing cost estimate report by Garland.
- Roofing is a generally gravel surface built-up roofing over existing structure.
- Various buildings require new roofing and must be coordinated with the District roofing plan.

ADA Compliance
Category [3]
- Permanent classrooms have significant accessible issues. Exterior pavements and entrances to building have significant barriers. Relocatable Classroom buildings will require accessibility upgrades should any substantial architectural work be invested into such spaces.
- Door thresholds appear to be non-accessible due to ramping from paving up to door, which was previously allowed by DSA but is no longer suitable.
- Auditorium Building, Cafeteria and requires full accessibility upgrades.

Interior
Overall Rating: Category [3]
- Permanent classroom interiors are very dated, worn and require full Modernization.
- Relocatable buildings are worn, outdated and should be replaced in lieu of Modernization.

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 reached their service life, with the exception of Math / Science Building and Auditorium.
- **Fire Water:**
- Category [2]
- Fire water mains mains and laterals are original to the building construction dates, and should be regarded as reached their service life, with the exception of Math / Science Building and Auditorium.
- Existing hydrants were added for previous portable units

- **Gas:**
- Category [3]
- Gas main line mains and laterals are original to the building construction dates, and should be regarded as reached their service life, with the exception of Math / Science Building and Auditorium.

- **Sewer:**
- Category [3]
- Sewer mains and laterals are original to the building construction dates, and should be regarded as reached their service life, with the exception of Math / Science Building and Auditorium.

Storm Drain/ Drainage:
Category [3]
- Catch basins are plugged with debris/silt.
- Ponding occurs at low spots in paving, which is allowing for water intrusion in cracking concrete.
- Culverts are directing water to Cooley Lane.
- Drainage at parking lot, north of boys gym/locker floods gym.
- Roof Drains expel water into planter onto paving.
- Retrofitted access blocks designed water flow & causes large pools of water at Cooley Lane.

Mechanical
Overall Rating: Category [1] at Math/Science Bldg
Category [3] at other buildings
- With the exception of the Math/Science Building, 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.

Plumbing
Overall Rating: Category [3]
- Domestic water is fed from the aged Colton city water system. The school has indicated that water is sometimes brown.

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 480Y/277V. Transformers are used to provide 208Y/120V power. 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 GE Edwards, the district does not want these systems due to difficult maintenance problems. The fire alarm system was replaced in the last modernization in 2012 and is functional. The system is antiquated and does not meet current DSA requirements for voice evacuation and should be upgraded at the next modernization or sooner.

- **Intercom / Clock / Bell:**
- Category [3]
- Systems should be replaced and upgraded with the next modernization.

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

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

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

- **Security:**
- Category [3]
- Desire for install security system or cameras.

- **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 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.

- **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 Office Entry

New Landscape off Valley Blvd.

Non- Accessible pathway along internal street

Quad near new Science/ Math Bldg.

Typical Covered Canopy

Cracked pavement

Non- Accessible pathway.

Uneven, damaged pavement

Surface storm drainage between buildings

Worn turf at ball field.

Damaged fencing

Non-accessible drinking fountain

Baseball field.

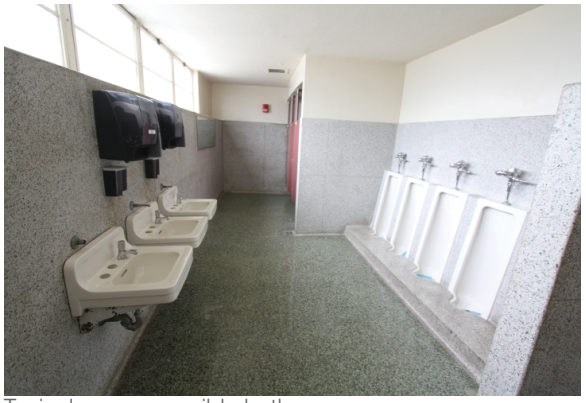
Uneven turf at Baseball field.

Tennis Courts.

Worn pavement at hard courts.

Front Office.

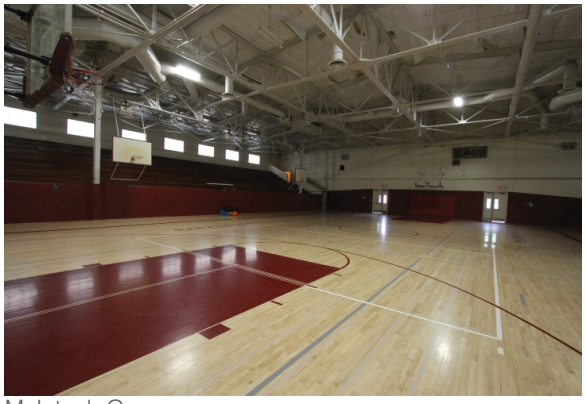
Art Classroom.


Typical non-accessible bathroom.

Library

Print Shop.

Typical permanent classroom.


McIntosh Gym

Science Classroom.

Auditorium Lobby

Typical relocatable classroom.

Non-accessible Staff parking.

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Modernize & Reconfigure Existing Classrooms	$ 7,704,000
B. Existing Building Systems & Toilets	$ 4,121,000
C. Site Utilities	$ 1,429,000
D. New Construction Classrooms	$ 19,131,000
E. Flexible Labs (Science, Art & Maker Space)	$ 13,419,000
F. Performing Arts Improvements (Music / Dance / Drama)	$ 7,547,000
G. Multi-Purpose Room / Food Service & Student Dining	$ 455,000
H. Physical Education Improvements	$ 31,692,000
I. Administration & Staff Support	$ 2,466,000
J. Library, Innovation Lab & Student Support Services	$ 13,981,000
K. Safety and Security	$ 7,523,000
L. District Support Facilities	$ -
M. Outdoor Learning Environments and Quads	$ 1,722,000
N. Exterior Play Spaces, Play fields, & Hard courts	$ 11,916,000
O. Next Generation Classroom Flexibility (Furniture)	$ 808,000
P. Technology Infrastructure	$ 388,000
Total Construction / Project Cost (2017$)	**$ 124,302,000**

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

Electives / Labs

Shared Spaces

Admin / Faculty

Support Spaces

Portable Classroom

Main Entry

Drop Off

N

0 100' 200' 400'

1" = 400'

COLTON HIGH SCHOOL
EXISTING SITE PLAN

Classrooms, CR

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SS	Social Studies/History
MA	Math
RSP	Resource Specialist
SDC	Special Day Class
CR	Classroom

Electives / Labs

SCI	Science
COMP	Computer Lab
ELEC	Elective

Shared Spaces

MPR	Multi-Purpose Room
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FW	Faculty Work
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WR	Workroom
O	Office

Support Spaces

S	Storage
T	Toilet
U	Utility
C	Custodial
KIT	Kitchen

Portable Classroom

Main Entry

Drop Off

Teaching Stations:

English Language Arts, ELA	16
Social Studies, SS	13
Math, MA	14
Science, SCI	11
Foreign Language, FLA	6
Electives (7 - Visual/Perf Arts)	26
Computer Lab, Comp (2 - Comp Lit, 2 - Labs)	4
SDC (6 - SDC, 3 Adult Transition)	11
RSP	3
Other (1 - ASB, 6 - Shared Science Labs, 1 - In House)	8
Grand Total:	112

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Colton Joint Unified School District
Long Range Facilities Master Plan

LPA

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CR	Classroom

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MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

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

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

Planning Capacity:		1,928
Teaching Stations:	Req.	Prop.
English Language Arts, ELA	12	**16**
Social Studies, SS	9	**13**
Math, MA	9	**14**
Science, SCI	9	**11**
Foreign Language, FLA	6	**6**
Electives (8 - Visual/ Perf Arts)	31.5	**26**
Computer Lab, Comp (1-Innov. Lab, 2-Comp. Lit.)	1.5	**3**
SDC (6 - MM, 3 - Adult Transition)	9	**9**
RSP	3	**3**
Other (1 - ASB, 6 - Shared Science Labs, 1 - In House)	8	**8**
Grand Total:	98	**109**

N

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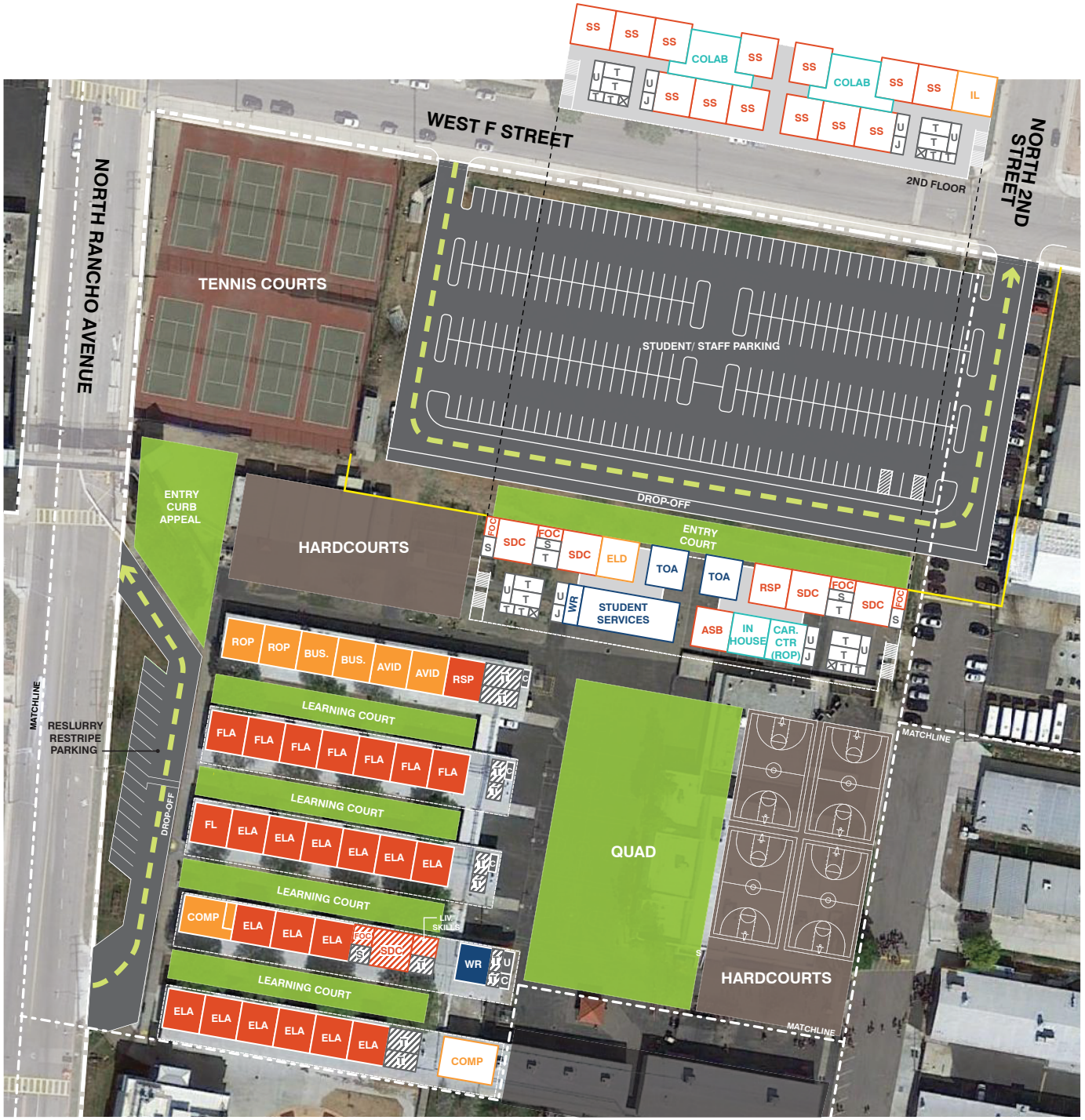

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Learning Court Quad/Playfield
Portable Classrooms
Hardcourts
Main Entry
Drop-Off
Fence

Planning Capacity:		1,928
Teaching Stations:	Req.	Prop.
English Language Arts, ELA	12	**16**
Social Studies, SS	9	**13**
Math, MA	9	**14**
Science, SCI	9	**11**
Foreign Language, FLA	6	**6**
Electives (8 - Visual/ Perf Arts)	31.5	**26**
Computer Lab, Comp (1-Innov. Lab, 2-Comp. Lit.)	1.5	**3**
SDC (6 - MM, 3 - Adult Transition)	9	**9**
RSP	3	**3**
Other (1 - ASB, 6 - Shared Science Labs, 1 - In House)	8	**8**
Grand Total:	98	**109**

N

0 30' 60' 120'

1" = 120'

LPA

MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

Classrooms, CR

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

Electives / Labs

SCI	Science
COMP	Computer Lab
ELEC	Elective
IL	Innovation Lab

Shared Spaces

MPR	Multi-Purpose Room
LIB	Library
LCKR	Locker Room

Admin / Faculty

FW	Faculty Work
FL	Faculty Lounge
WR	Workroom
O	Office

Support Spaces

S	Storage
T	Toilet
U	Utility
C	Custodial
KIT	Kitchen

No Work Required
Learning Court Quad/Playfield
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Grand Total:	98	**109**

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LPA

21810 Main Street, Grand Terrace, CA 92313
https://www.colton.k12.ca.us/gths

EXISTING SITE INFORMATION

Year Built: 2006
Year Modernized: N/A
Student Population (2016): 2100
Grade Levels: 9 - 12
Number of Classrooms: 104
Number of Modulars: 12 (incl. 12 portables)
Site Acreage: 65.00 Ac
Building Area: 274,423 SF

OVERVIEW

Grand Terrace High School is a ground-up campus organized by a Cafeteria/Band/Auditorium/Library building and Administration/Classroom building flanking the front entrance off West Main Street. Three 2-story finger buildings containing classrooms and labs, a single story ASB building, and a Gymnasium building line the other side of a central campus quad. A swimming pool with associated facilities stands to the north of hte gym, while the football stadium is located on the west side of the campus. Baseball and softball fields take up the northeastern sector of the site. A large student lot is located east of the academic buildings, while additional lots south and east of the football stadium provide supplemental staff and visitor parking.

PRINCIPAL PRIORITIES

1. Add flexible lab or maker space.
2. Add power and ventilation to convert art classroom to 3D Arts/Ceramics.
3. Improve sound isolation and acoustical performance in problematic spaces.

RECENT PROJECTS

1. Solar shade shelter project (completed 2016).

CURRENT/UPCOMING PROJECTS

1. N/A

COMMENTS FROM SITE

Program Needs

- The school would like to have a flex lab/maker space.
- The school would like to add a 3D Arts/Ceramics class and has an electric kiln purchased for this use, but ventilation and power infrastructure is missing in current art classroom to be used for this function.
- The school currently only accommodates just over a quarter of its students with Chromebooks but is working toward a 1:1 ratio.
- The Library is a good, large space that is underused. It is lacking a dropdown projection screen to assist with educational usage.
- Desire for outdoor access bathrooms in Quad. Currently students need to enter MPR to access.
- Outdoor store/ kiosk for students.

Functionality of Spaces

- The school has (4) Computer Labs used frequently for testing.
- Circulation desk at Library has significant sightline issues that hamper supervision.
- Front receptionist desk feels isolated and vulnerable. Point of security and entry into the rest of Main Administration and the campus is through a door after the front desk. Add security room.
- The cafeteria can only accommodate less than one quarter of the student population.
- The Band Room receives sound transmission from cafeteria spaces due to poor acoustical isolation.
- Gymnasium is state of the art and very expansive, though acoustical issues in some of the rooms result in significant reverberation that hampers speech intelligibility.
- Access into Parking Lots B & C from Taylor Street.
- Additional building signage for visibility.
- Driveway stop pillars along Titan Way.

CONDITION ASSESSMENT

Rating Legend:

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

ASSESSMENT OF SITE

Parking

Category [1]

- Parking lot AC paving is new and in generally good condition.
- AC in relocatable area, bolt lot and others are experiencing significant cracking allowing water intrusion.
- AC speed bumps are crumbling and in generally poor condition.
- Traffic is congested on Titan Way exiting onto West Main Street during afternoon and evening exit periods due to single lane configuration and cars waiting to turn left.

Paving

Category [1]
Concrete (natural gray)

- Site paving is new and in good condition.
- Slopes/ramps appear compliant with current standards.
- Some areas require new fill in expansion joints.
- PCC cross slopes exceed 2% in paving south of stadium and is non compliant.
- School personnel requests more site shade for paved areas. Student enrolled is ~2100 while cafeteria seats ~500.
- Central quad is too large for school faculty to adequately supervise. School prefers student occupancy be limited to the western half of the quad.

AC paving

Category [1]

- Site paving is new and in good condition.
- Significant cracking on AC basketball court allowing water intrusion and tripping hazards.
- Additional truncated domes needed at zero inch curb locations such as ADA parking north of stadium.
- Minor flooding issues noted at hard courts in line with to Pico Street.

Site Amenities

Shade Shelter - Center courtyard
Category [0]

- Existing solar type shade structure is new and in good condition.
- Desire for additional shade at North-West of cafeteria and over outdoor amphitheater.

Shade Shelter - Guest parking
Category [0]

- Existing solar type shade structure is new and in good condition.

Shade Shelter - Student parking
Category [0]

- Existing solar type shade structure is new and in good condition.

Lunch Tables and Benches
Category [0]

- Existing Lunch Tables and Benches are in good condition.
- Need additional benches.

Play Equipment

Category [0]

- Play equipment in new and in good condition.
- Ball walls are new and in good condition.
- Basketball goals and posts are new and in good condition.
- Tennis courts are new and in good condition. Desire for more tennis courts.

Landscape

Category [1]

- The play field is relatively well graded with some weed growth, dirt areas.
- Trees are still establishing but are in good condition.
- Several trees have been damaged to the point of requiring removal due to student vandalism.
- Landscaped areas require additional wood chips.
- Lifting of tree grates adjacent to stadium creating tripping hazards.
- Site drainage is slow draining due to high clay content in soil.

Irrigation

Category [0]

- Irrigation system is in working condition. No issues reported by school personnel.

Fencing/Gates

Category [0]

- Fencing onsite is new and in good condition.
- Fencing consists of metal and chain link.
- Some gates lack automatic closures.
- Desire for full fence around campus.
- Request for electric gates to enter campus.

ASSESSMENT OF BUILDINGS

Exterior

Overall Rating: Category [1]

Paint

Category [0]

- School is nearly brand new and in excellent condition.
- Gaskets peeling from aluminum composite metal panel joints in several locations along front facade.

Door & Frames

Category [1]

- Doors are generally hollow metal frame with exterior hollow metal panels and interior wood panels.
- Doors show light wear and tear from typical use.
- Request for electric strikes at doors on main exits, with electronic building shut-down system.

Windows

Category [1]

- Windows are primarily hollow metal framed and dual pane.
- Windows are fixed throughout the school.
- Condensation issues reported at windows of Main Administration.
- Rear windows at portable classrooms have been shot out by BB gun vandalism.

Roof

Category [1]
- The roof is primarily a modified bitumen roof system at flat roof conditions, with instances of standing seam metal roofing at Auditorium and Cafeteria.
- Roof is all new and generally in very good condition.
- Isolated leaks reported at Administration building and Auditorium.

ADA Compliance
Category [1]
- The school appears to be visually compliant with accessibility requirements.
- The school was designed under 2007 California Building Code and may require minor improvements to meet current accessibility parameters.
- A more detailed assessment and survey will need to be performed as projects come online.

Interior
Overall Rating: Category [1]
- Hallways are loud due to hard surfaces, like VCT and gypsum board ceiling, used throughout.
- All classrooms contain new teaching walls, carpet flooring, and acoustical tile ceilings in very good condition.
- Hallway walls are dirty and marked. Light stains are easily visible due to white paint color.
- Stair treads and nosings show signs of wear and tear.

ASSESSMENT OF SYSTEMS

Site Utilities

Domestic Water:
Category [0]
- The majority of domestic water mains and laterals are new with no issues reported.

Fire Water:
Category [0]
- The majority of fire water mains and laterals are new with no issues reported.

Gas:
Category [0]
- The majority of gas mains and laterals are new with no issues reported.

Sewer:
Category [0]
- The majority of sewer mains and laterals are new with no issues reported.

Storm Drain/ Drainage:
Category [0]
- Site has an underground storm drain system with drain inlets strategically placed.
- Direct relocatable roof drains to underground storm drain to avoid surface drainage.

Mechanical
Overall Rating: Category [0]
- None of the HVAC equipment has exceeded its useful life and needs to be replaced.
- Current HVAC equipment is a mix of gas electric rooftop package units, Split systems, and heat pump wall mounted package units.
- A few units do not have an economizer and may not provide adequate ventilation to the occupied zones.
- Building Automation System is in place.
- Science labs can become warm.

Plumbing
Overall Rating: Category [0]
- Restrooms are in very good condition.
- School plumbing infrastructure is new.

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

- **Building Power Systems:**
- **Electrical Panels:**
- Category [0]
- Power panels for each building are in dedicated electric rooms or on walls. Power service and distribution is at 480V. Electric rooms are neat and organized but generally crowded with very little wall space to add more equipment if necessary. No reports of lack of capacity or circuit breakers tripping were provided. All equipment appeared to be in new condition.
- **Power Distribution:**
- Category [0]
- Power feeders and branch circuits are routed interior to buildings in EMT conduit and IMC/RGS conduit exterior to the buildings. Some branch circuits are routed in Metal Clad 'MC' cable which is a prefabricated flexible conduit with integral wiring.
- **Receptacles:**
- Category [0]
- Receptacle placement and quantity appear to be adequate. No complaints reported for lack of outlets.
- **Equipment Disconnects:**
- Category [0]
- Equipment are provided with disconnect switches either mounted on the equipment or within line of sight.

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

- **Data Network**
- Category [0]
- All equipment appeared to be in new condition. Infrastructure is functional for school use.

- **Intercom / Clock / Bell:**
- Category [0]
- All equipment appeared to be in new condition. The system is fully functional and tested and inspected yearly. Minimal complaints regarding the system has been reported to the survey team.
- Bells perform sub-optimally at Lecture Hall.

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

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

- **Audio Visual**
- **Category [0]**
- **All equipment appeared to be in new condition.**
- Speakers perform sub-optimally at Lecture Hall.

- **Security**
- Category [0]
- All equipment appeared to be in new condition. No issues reported.
- Desire for additional cameras.

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

- **Overall Site Lighting:**
- **Parking:**
- Category [0]
- Open parking fields are provided with light poles and appear to have adequate placement for coverage. There are no complaints or statements made of inadequate parking lighting.
- **School Area Lighting:**
- Category [0]
- One main plaza connects all buildings and site amenities together and functions as the only avenue for pedestrian traffic, service vehicles, students, guests and large school functions. Lighting is provided by poles and building mounted sconce fixtures. Based upon observation only, lighting appears to be adequate.

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

Front drop-off.

Galvanize tube steel fencing and gates.

PV shade structure near amphitheater.

Baseball field.

Track and football field.

Amphitheater area in campus quad.

Tennis courts.

Swimming center.

Student parking lot with PV shade structures.

Typical accessible parking.

Concrete paving in central quad area.

Deteriorated asphalt paving and speed bump.

Grassy water treatment area at north side of site.

Front entry steps near Auditorium.

Front entry plaza and gates.

Front entrance and Library building.

Exterior of Administration/Classroom building.

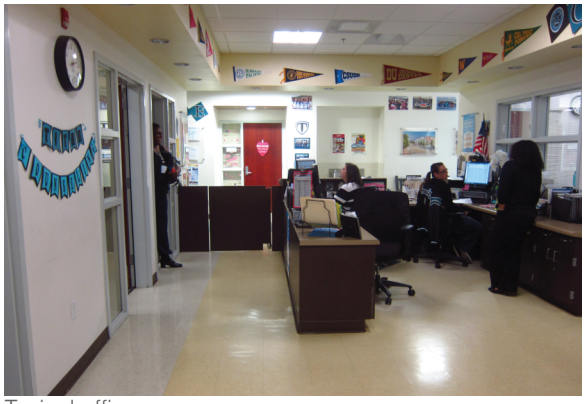
Loose gaskets on aluminum composite metal panels.

Typical classroom wing building.

Typical exterior wall conditions.

Portable classroom buildings.

Front reception at Main Administration.


Typical office space.

Typical classroom interior.

Art classroom interior.

Computer Lab interior.

Science Lab interior.

Interior of typical portable classroom.

Snack shack interior.

Library interior.

Auditorium interior.

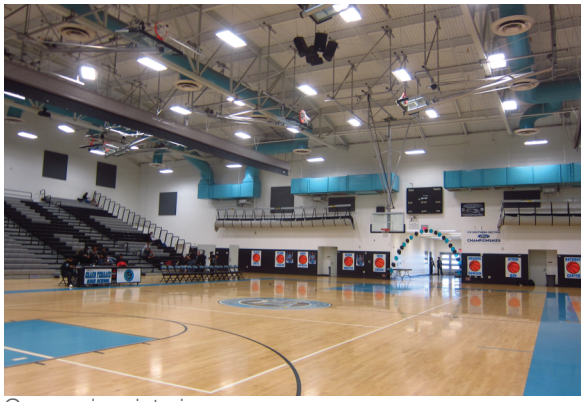
Lecture hall interior.

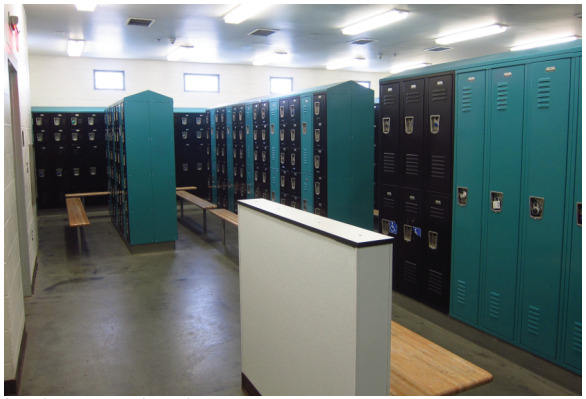
Band Room interior.

Spacious kitchen interior.

Scramble serving area.

Cafeteria dining.


Gymnasium interior.


Locker room interior.

Typical shower room.

Wear and tear at corridor stairs.

Sullied corridor walls.

Typical restroom interior.

Teacher's Work Room.

Interio of Spanish classroom.

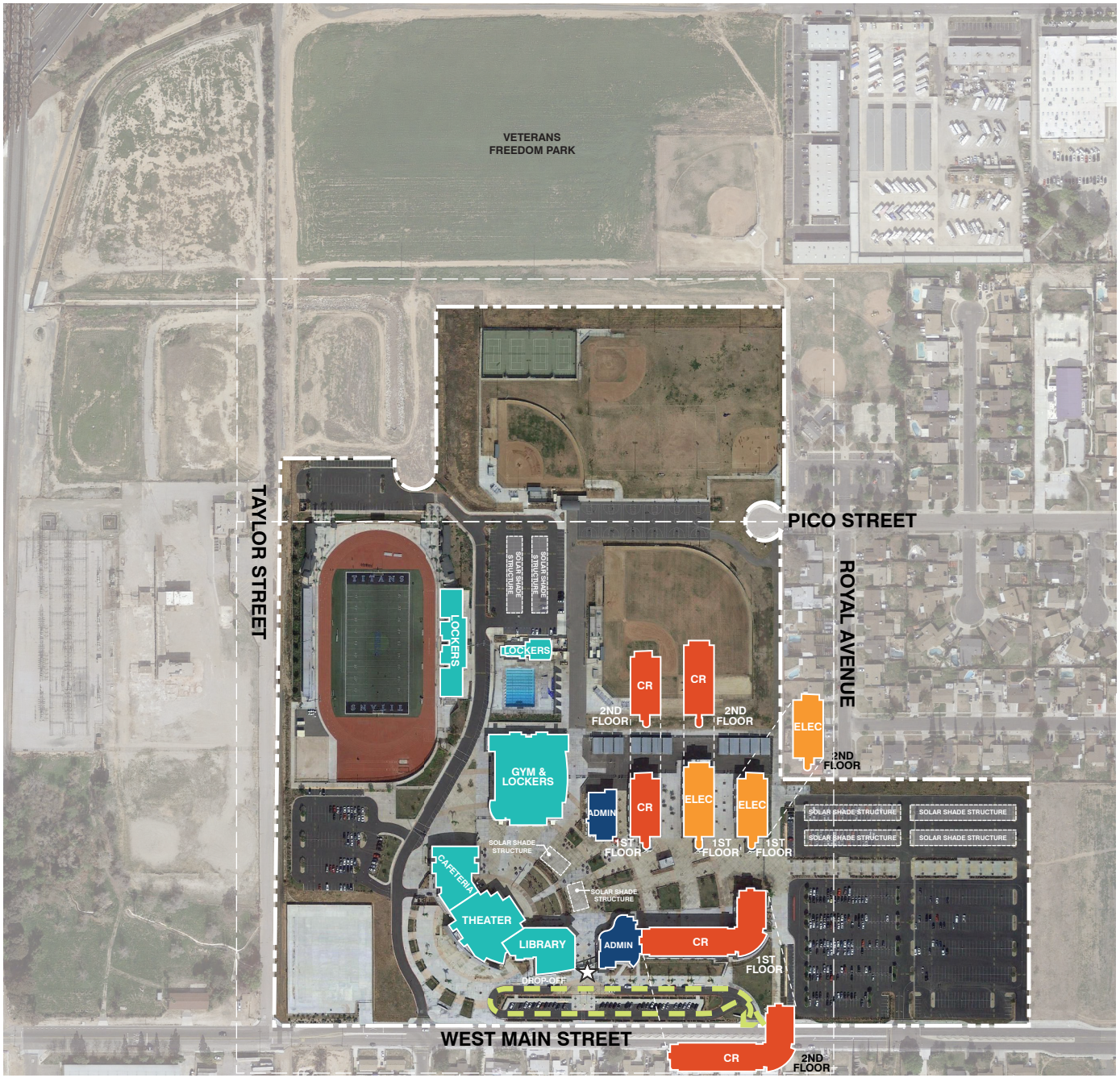
Condition of typical exterior wall materials.

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Modernize & Reconfigure Existing Classrooms	$ -
B. Existing Building Systems & Toilets	$ 604,000
C. Site Utilities	$ -
D. New Construction Classrooms	$ 3,989,000
E. Flexible Labs (Science, Art & Maker Space)	$ 22,125,000
F. Performing Arts Improvements (Music / Dance / Drama)	$ 79,000
G. Multi-Purpose Room / Food Service & Student Dining	$ -
H. Physical Education Improvements	$ 224,000
I. Administration & Staff Support	$ 163,000
J. Library, Innovation Lab & Student Support Services	$ 810,000
K. Safety and Security	$ 554,000
L. District Support Facilities	$ -
M. Outdoor Learning Environments and Quads	$ 247,000
N. Exterior Play Spaces, Play fields, & Hard courts	$ 1,087,000
O. Next Generation Classroom Flexibility (Furniture)	$ 48,000
P. Technology Infrastructure	$ 23,000
Total Construction / Project Cost (2017$)	**$ 29,953,000**

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$)

GRAND TERRACE HIGH SCHOOL
EXISTING SITE PLAN



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

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Teaching Stations:

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Social Studies, SS	13
Math, MA	13
Science, SCI	12
Foreign Language, FLA	7
Electives (6 - Visual/Perf Arts)	21
Computer Lab, Comp	3
SDC (4 - MM, 1 MS)	5
RSP	2
Other (1 - ASB, 2 - Shared Science Labs, 1 - Credit Recovery, 6 - Vacant)	10
Grand Total:	104

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MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

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- Electives / Labs
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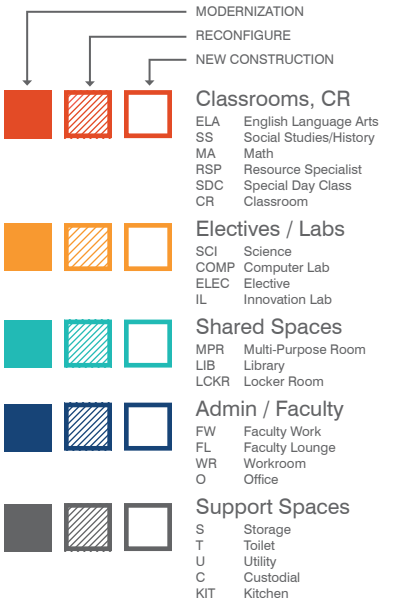
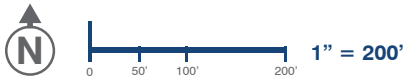


Planning Capacity:		2,461
Teaching Stations:	Req.	Prop.
English Language Arts, ELA	16	**17**
Social Studies, SS	12	**13**
Math, MA	12	**13**
Science, SCI	12	**12**
Foreign Language, FLA	8	**8**
Electives (10 - Visual/ Perf Arts)	42	**39**
Computer Lab, Comp (1-Innov. Lab, 2-Comp. Lit.)	3	**3**
SDC (4 - MM, 1 - MS)	5	**5**
RSP	2	**2**
Other (1 - ASB, 2 - Shared Science Labs, 1 - Credit Recovery)	4	**4**
Grand Total:	116	**116**



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Grand Total:	116	**116**

18829 Orange Street, Bloomington, CA 92316
https://www.colton.k12.ca.us/smhs

EXISTING SITE INFORMATION

Year Built: 1952
Year Modernized: 1986
Student Population (2016): 240
Grade Levels: 9 - 12
Number of Classrooms: 36
Number of Modulars: 15 (incl. 9 portables)
Site Acreage: 19.50 Ac
Building Area: 77,621.3 SF

OVERVIEW

Slover Mountain High School is organized by a series of classroom wing buildings in two rows adjacent to a Main Administration and Library building. Two rows of portable classrooms form a line south of the permanent classroom buildings, and a cluster of modular classrooms are located to the east. The original Library building on the east side of campus has been repurposed into an art classroom, while the Cafeteria/MPR has been repurposed into the District Board Room, resulting in the loss of a Cafeteria/MPR space for the Slover Mountain HS students. A swimming pool and adjacent locker room building is located to the west, along with hard courts, and play fields occupy the southern half of the site.

PRINCIPAL PRIORITIES

1. Provide required physical education facilities to enable equivalence with other schools and provide covered pavilion for basketball court to allow for outdoor activities on hot days.
2. Add parking capacity to the site.
3. Provide an indoor dining area and real multi-purpose space.
4. Reconfigure and expand Main Administration space.

RECENT PROJECTS

1. Fire alarm and intercom upgrade (completed 2012).
2. Limited scope modernization (completion 1986).

CURRENT/UPCOMING PROJECTS

1. Print shop relocation from District Office (completion date unknown).

COMMENTS FROM SITE

Program Needs

- The site desires equitable facilities for its students comparable to those at other schools.
- Classrooms function with 25 students per room, maintaining standard educational curriculum on a schedule of six week quarters designed to return low performing students to a graduation track. The school has a high demand for history and social studies curriculum and has converted an old home ec class into a popular art classroom, but it lacks a proper drama program and associated student amenities to suppor it.
- Exterior classroom spaces are desired.
- The school currently has (3) Computer Labs, including (1) in the Library and desires an addition Computer Lab for use as a credit recovery lab.
- Water occasionally drains into the northwest door of the Library.
- The school lacks a multi-purpose space and indoor dining facility, due to the original campus' Cafeteria/MPR building being repurposed into the District Board Room. An MPR space would also serve the desired drama program.
- Current MPR space is housed within (2) classrooms combined into one space and does not adequately accommodate the school population for assemblies, presentations, or large group activities.
- The school lacks dedicated gymnasium spaces and must rent the Gonzalez Center in Colton for basketball and volleyball games, utilizing funds out of the general budget. The lack of athletic facilities detracts school comradery.

Functionality of Spaces

- The school has (2) science labs serving earth and life sciences that function well.
- Classrooms have mounted projectors.
- The Library is a large and welcome space with an outdoor garden space within the courtyard of the building that is used by students. Technology infrastructure is adequate for this space.
- Main Administration is significantly undersized and not consolidated.
- The principal lacks a meeting space, while the assistant principal's office lacks windows.
- Meetings must utilize the faculty lounge or a small conference room in the Library, which results in either lack of privacy or limitations on meeting size.
- The principal and secretary lack spatial adjacency and connections, inhibiting collaborative functions.
- The nurse's office lacks a cot. It is also shared space with the school marriage family therapist.
- Student dining facilities are inadequate. Breakfast and lunch meals are distributed from a food service kiosk in the outdoor dining area, which also suffers from flooding issues.
- Numerous portable and modular classrooms are used for storage.
- Portable classrooms suffer from pest nuisance due to critters infiltrating the raised foundations beneath the building floor decks.
- Lack of staff parking. Conflicts between preschool and staff parking.
- County portables have street access.

CONDITION ASSESSMENT

Rating Legend:

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

ASSESSMENT OF SITE

Parking

Category [3]

- School has noted that parking is insufficient for staff and visitor capacity needed.
- Parking lot AC paving is in poor condition with complete replaced needed.
- AC parking has cracking allowing water intrusion in northern and eastern parking lots.
- Parking is problematic on District Board meeting nights, which results in competitive cross traffic with school users and visitors.
- Parent loading occurs on the street and presents pedestrian hazards. This area is shared with bus loading, creating traffic congestion during pick-up.
- Staff parking shares a lot with a county Pre-Kindergarten facility next door.

Paving

Category [3]

Concrete (natural gray)

- Areas near the lunch area 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 with some large pieces absent from walkways.
- Slope into lunch area staircase exceeds 2% and requires regrading.
- Trees lifting site concrete creating cracked panels and tripping hazards.
- Warning groves and compliant handrails absent from staircases.

AC paving

Category [3]

- Hardcourts are relatively flat. Grind and overlay, Re-seal and re-stripe.
- AC paving adjacent to permanent buildings is significantly deteriorated. Complete replacement is necessary.
- AC paving in lunch area is deteriorated and requires replacement.
- Verify potential cross slope issues (>2%) at AC adjoining all PCC.
- Gutters bisecting AC paving creates path of travel violations. Gutters have wide flowline (~1") possibly to allow water infiltration and creates tripping hazard.
- Drainage swales/channels in AC area show deteriorated AC and provide non compliant sloping.
- Various areas have cracking allowing water intrusion.

Site Amenities

Shade Shelter - Lunch area

Category [2]

- Existing metal type shade structures in lunch area is in average condition with some evidence of water leaking/rust.

Lunch Tables and Benches

Category [2]

- Existing Lunch Tables and Benches are in poor condition with chipping coatings.

Play Equipment

Category [2]

- Play equipment in general is in fair condition with some equipment needing repair or replacement.
- Basketball goals and posts are in fair condition with chain mesh.
- Backstops are in fair condition.
- REC court requires new slurry and re-striping.
- Soccer goals in fair condition.

Landscape

Category [3]

- The play field is unevenly and inconsistently sloped and presents injury hazards to users.
- Gopher damage evident on play field.
- 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.
- General results in water flow eastward into sunken outdoor dining area.

Irrigation

Category [3]

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

Fencing/Gates
Category [3]
- Fencing along the front of the campus and fields is wrought iron and chain link fencing. Fencing is in fair condition.
- Gates lack self closing mechanisms.
- Gate on loading dock behind MPR has no locking mechanism and is tied shut with rope.

ASSESSMENT OF BUILDINGS

Exterior
Overall Rating: Category [3]

Paint
Category [2]
- Buildings appear to be lacking in insulation and are frequently reported to be too warm or too cold.
- Permanents and modular buildings are in poor condition, with noticeable deterioration of exteriof finishes.
- Campus repainting is needed. Existing paint is faded and aged.

Door & Frames
Category [3]
- Hollow metal frames and door panels are damaged and often in poor condition.
- Significant damage found on some interior door frames.

Windows
Category [3]
- Steel window frames at permanent buildings are aged and appear to be original to the school.
- Modular classroom buildings have aluminum window frames.
- Glazing is single pane throughout, resulting in cold interiors.

Roof
Category [3]
- Reference roofing cost estimate report by Garland.
- The roof is a modified bitumen built-up system over the building roof structure.
- Frequent leaks reported. Significant patching needed.
- Full replacement of roofing is recommended.

ADA Compliance
Category [3]
- Many doors contain non-compliant hardware such as door knobs and thresholds that do not comply with barrier-free requirements.
- The band room lacks a compliant path of travel.
- Most restrooms require comprehensive accessibility upgrades.
- Significant slope issues in path of travel throughout campus.
- A more detailed assessment and survey will need to be performed as projects come online.

Interior
Overall Rating: Category [3]
- Faculty complaints of rooms being too hot or too cold.
- Existing casework is significantly aged.
- Carpet flooring is torn, and ceiling tile shows evidence of damage and deterioration.

ASSESSMENT OF SYSTEMS

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

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

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

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

Storm Drain/ Drainage:
Category [3]
- Site lacks a reliable underground storm drain system to convey storm water flows.
- Site relies on overland flow, drainage swales under site concrete and swales through courtyards creating standing/ponding water and path of travel violations.
- Ponding/standing water observed at low points.
- Sediment deposit observed in low points lacking proper overland sheet flow path.
- Drain inlets observed with standing water.
- Direct roof drain connections to storm drain to avoid surface drainage in between courtyards which is creating flooding issues in lunch area.
- Drain inlet installed in lunch area lacks tributary area grading to make it effective. Ponding water results.

Mechanical
Overall Rating: Category [3]
- With the exception of permanent classrooms 10-13 and the kitchen, most of the HVAC equipment has exceeded its useful life and needs to be replaced.
- Current HVAC equipment is a mix of gas electric rooftop package units, split systems, and heat pump wall mounted package units.
- Some units do not have an economizer and may not provide adequate ventilation to the occupied zones.
- Digital thermostat controls: a consistent district wide control and energy management strategy should be investigated.

Plumbing
Overall Rating: Category [3]
- Most restrooms are in poor condition and have not been modernized. Enlargement and upgrades needed.

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 should 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 should 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 GE Edwards, the district does not prefer these systems due to difficult maintenance problems. However the fire alarm system was replaced in the last modernization in 2012 and is functional.

- **Intercom / Clock / Bell:**
- Category [0]
- System was replaced in the last modernization.
-

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

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

- **Technology:**
- Category [3]
- Classrooms have a combination of either ceiling mounted projectors, short throw projectors and a few interactive whiteboards.
- Reference District Technology Plan.
- **Security:**
- Category [3]
- Desire for existing security system and cameras.

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

- **Overall Site Lighting:**
- **Parking:**
- Category [1]
- Open parking fields are provided with light poles and appear to have inadequate placement for coverage. Pole types include cobra-head fixtures and are old. There are no complaints or statements made of inadequate parking lighting.
- **School Area Lighting:**
- Category [3]
- 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

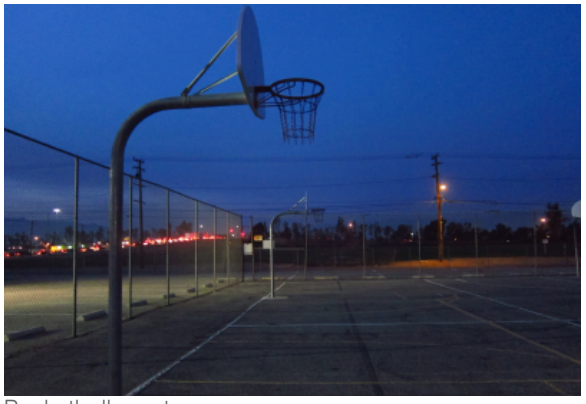
into portable classrooms and in back-of-house spaces. Industrial fluorescent strip lights are used in utility spaces, some with prismatic lenses and others with wire guards. Fixtures are in fair condition and serviceable. Light levels appear to be inadequate.

- **Interior Lighting:**
- Category [2]
- 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 and parking.

Chanlink fencing and gate.

Lunch shade structure


Basketball courts.

Typical field conditions.

AC paving and drainage channel through walkway paving.

Main entry to Administration office.

Typical permanent building exterior and window condition.

Typical state of relocatable classroom building.

Walkway covers and planting area between classroom building wings.

Interior of science lab in modular building.

Typical classroom

Library.

Teacher's lounge.

Computer Lab.

Undersized counseling office.

Main Administration reception area.

Typical restroom interiors.

Wood siding in poor condition at modular building.

Poor condition of interior door jambs.

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

Ponding water at concrete paving.

Courtyard area behind Library.

Accessible ramping to depressed level of school site.

Steps down to lunch area.

Evidence of ponding water at asphalt paving.

Typical tube steel fencing at front of school.

SLOVER MOUNTAIN HIGH SCHOOL
COST SUMMARY ($2017)

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Modernize & Reconfigure Existing Classrooms	$ 3,336,000
B. Existing Building Systems & Toilets	$ 2,047,000
C. Site Utilities	$ 1,417,000
D. New Construction Classrooms	$ 10,783,000
E. Flexible Labs (Science, Art & Maker Space)	$ 2,880,000
F. Performing Arts Improvements (Music / Dance / Drama)	$ -
G. Multi-Purpose Room / Food Service & Student Dining	$ 1,769,000
H. Physical Education Improvements	$ 1,590,000
I. Administration & Staff Support	$ 2,238,000
J. Library, Innovation Lab & Student Support Services	$ 2,606,000
K. Safety and Security	$ 2,505,000
L. District Support Facilities	$ -
M. Outdoor Learning Environments and Quads	$ 309,000
N. Exterior Play Spaces, Play fields, & Hard courts	$ 2,617,000
O. Next Generation Classroom Flexibility (Furniture)	$ 309,000
P. Technology Infrastructure	$ 199,000
Total Construction / Project Cost (2017$)	**$ 34,605,000**

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$)

SLOVER MOUNTAIN HIGH SCHOOL
EXISTING SITE PLAN

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

N

0 50' 100' 200'

1" = 200'

Classrooms, CR

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

Electives / Labs

SCI	Science
COMP	Computer Lab
ELEC	Elective

Shared Spaces

MPR	Multi-Purpose Room
LIB	Library
LCKR	Locker Room

Admin / Faculty

FW	Faculty Work
FL	Faculty Lounge
WR	Workroom
O	Office

Support Spaces

S	Storage
T	Toilet
U	Utility
C	Custodial
KIT	Kitchen

Portable Classroom

Main Entry

Drop Off

Teaching Stations:

PreSchool, PK	2
Adult Ed (2 - Office)	2
Slover Mountain HS	
English Language Arts, ELA	3
Math, MA	2
Social Science, SS	2
Science, SCI	4
Electives (1 - Art, 1 - Band)	2
Computer Lab	2
RSP	1
Other (1 - ASB, 1 - Work Exp., 2 - PE, 6 - Storage, 5 - Testing, 1 - Open)	16
Grand Total:	**36**

N

0 30' 60' 120'

1" = 120'

5.27

SLOVER MOUNTAIN HIGH SCHOOL
EXISTING SITE PLAN

Colton Joint Unified School District
Long Range Facilities Master Plan

LPA

SLOVER MOUNTAIN HIGH SCHOOL
PROPOSED SITE MASTER PLAN

MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

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

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

N

0 50' 100' 200'

1" = 200'

Colton Joint Unified School District
Long Range Facilities Master Plan

LPA

SLOVER MOUNTAIN HIGH SCHOOL
PROPOSED SITE MASTER PLAN

MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

Classrooms, CR

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

Electives / Labs

SCI	Science
COMP	Computer Lab
ELEC	Elective
IL	Innovation Lab

Shared Spaces

MPR	Multi-Purpose Room
LIB	Library
LCKR	Locker Room

Admin / Faculty

FW	Faculty Work
FL	Faculty Lounge
WR	Workroom
O	Office

Support Spaces

S	Storage
T	Toilet
U	Utility
C	Custodial
KIT	Kitchen

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

Planning Capacity:	240
Teaching Stations:	
PreSchool, PK	4
Slover Mountain HS	
English Language Arts, ELA	3
Math, MA	2
Social Science, SS	2
Science, SCI	4
Electives (1 - Art)	1
Computer Lab (1 - Innov. Lab)	2
RSP	2
Other (1 - ASB, 1 - Work Experience, 1 - PE)	3
Grand Total:	22

N

0 30' 60' 120'

1" = 120'

Colton Joint Unified School District
Long Range Facilities Master Plan

LPA

MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

Classrooms, CR

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

Electives / Labs

SCI	Science
COMP	Computer Lab
ELEC	Elective
IL	Innovation Lab

Shared Spaces

MPR	Multi-Purpose Room
LIB	Library
LCKR	Locker Room

Admin / Faculty

FW	Faculty Work
FL	Faculty Lounge
WR	Workroom
O	Office

Support Spaces

S	Storage
T	Toilet
U	Utility
C	Custodial
KIT	Kitchen

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

Planning Capacity:	150
Teaching Stations:	
Adult Ed	
Classrooms	4
Language Acquisition	1
Electives (1 - Tech Lab)	1
Computer Lab	1
Grand Total:	7

N

0 30' 60' 120'

1" = 120'

900 East C Street, Colton, CA 92324
https://www.colton.k12.ca.us/wash

EXISTING SITE INFORMATION

Year Built: 1953
Year Modernized: 2016
Student Population (2016): 130 - 300
Grade Levels: Pre-K - 12
Number of Classrooms: 14
Number of Modulars: 6 Portables
Site Acreage: 6.5 Ac

OVERVIEW

Washington High School an alternative high school consisting of 6 programs: 1) Home Choice - home school for K-8 students, who are in 2 classrooms at PPS site, 2) Independent Study (I.S.) for grades 9-12, 3) High School Opportunity for grades 9 and 10 - a behavioral program, 4) Middle School Opportunity program for grades 7 and 8, 5) SDC 7-12 Special Education program for at risk, behavioral mild/ moderate students, and 6) SDC Elementary grades K-6 for at risk, emotionally disturbed students. The site has not received any comprehensive modernizations.

PRINCIPAL PRIORITIES

1. Safety - including fire alarm upgrade, restroom modernization and ADA upgrades, site lighting.
2. Technology Lab - to better engage students in learning.
3. Staff work area / lounge/ workroom that facilitates collaboration.
4. More modern Administration entry area with security cameras for safety.

RECENT PROJECTS

1. Medium sized modernization (completed 2016).
2. Shade shelter addition (completed 2015).

CURRENT/UPCOMING PROJECTS

1. Campus fire alarm upgrade, ADA ramp additions at permanent building, restroom upgrades, door replacement at permanent building to hollow metal doors, and 2 classroom portable building addition (expected construction complete summer 2017).
2. Solar shade shelter project (completion date unknown).

COMMENTS FROM SITE

Program Needs

- C street at the front of the campus is narrow. Site lacks on-site drop off making it difficult for bus and parent drop off.
- Desire for a technology rich lab space to engage and excite students about learning.
- The main Administration/Classroom building may be historic. They are original and the oldest buildings of the District.
- Desire to have a gym for physical education.
- Science lab needs modernization.
- Desire for a more welcoming reception/ waiting area, reconfiguration of offices so staff is not split and create better flow. Provide proper meeting areas.

Functionality of Spaces

- The current Staff lounge is undersized and makeshift space that is not conducive to staff collaboration.
- Preschool building is still on the septic system.
- Adjacent property south of the campus is District owned.
- The site serves breakfast and lunch. Meals are brought onto the campus and served through a kiosk. There is no kitchen at this site. Food service is projected to continue this way.
- Portables are in poor condition.

CONDITION ASSESSMENT

Rating Legend:

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

ASSESSMENT OF SITE

Parking

Category [2]

- Verify potential cross slope issues (>2%) at ADA parking stalls.

Concrete Paving

Category [2]

- Concrete paving in general is in fair condition with a lot of patchwork and grinding of lifted concrete.
- Cracking in panels
- Verify potential cross slope issues (>2%) at storm drain inlets
- Recommend to replace 50% concrete paving.

AC paving

Category [2]

- AC layers have built up to vertical difference (>1/4").
- Verify potential cross slope issues (>2%).
- Various areas have cracking allowing water intrusion.
- Recommend to replace 70% of parking lot ac ac paving.
- Recommend to replace 70% of hardcourt ac paving.

Ramps

Category [3]

- Handrails lack required 12" extension at landing.
- Landings are too small at top/bottom of ramp. Must be 5'x5' min.
- Cane detection rail missing along bottom of handrail.
- Handrails are missing.

Stairs

Category [3]

- Nosings do not have warning grooves and/or contrasting color.
- Risers are not all of equal height.
- Verify potential cross slope issues (>2%).
- Missing handrails.
- Handrail extensions do not meet code. Must have 12" flat extension on top rail and tread, and 12" flat extension at bottom rail.

Site Amenities

Drinking Fountain

Category [1]

- Missing cane detection rails.

Lunch Shelter

Category [1]

- Existing shelter is in fair shape, with some minor repairs needed.

Playground

Category [2]

- Play equipment in general is in fair condition with some equipment needing repair.
- At preschool, resilient play surfacing is degrading wood fiber used to fill in areas. Wood chips are low and need refilled.
- Basketball goals, backboards, posts, and netting are in fair condition.
- Backstops posts and chain link are in fair condition.
- Volleyball posts and net are in fair condition.

Landscape

Category [2]

- Turf areas are compacted and does not provide an area for water to infiltrate, which promotes erosion and mud issues.
- Turf is bare or dying in several areas.
- Plant material is missing or non-existent in several planter areas.
- Tree's show signs of stress in the field areas. Need to have an Arborist review all trees.

Irrigation

Category [3]

- Irrigation system is in working condition, but M&O would like a new system for optimum performance.
- Reclaimed water is in use, however irrigation equipment does not have purple caps or boxes.
- Irrigation system operability is inconsistent.

Fencing/Gates

Category [2]

- Galvanization is worn away
- Meshing of fence is rusted.
- Posts are in fair condition.
- Accessible hardware is missing.

ASSESSMENT OF BUILDINGS

Exterior

Overall Rating: Category [2]

Paint

Category [2]

- The main Administration/ classroom building is painted board form concrete. Paint is in acceptable condition.
- The Science/Math building and Staff Lounge building is painted plaster and needs a new coat of paint.
- Portable exterior are in poor condition and need to be re-painted.

Door & Frames

Category [2* see notes below]

- Existing wood doors at main Administration/ Classroom building will to be replaced in an upcoming project.
- Hardware at all doors need to be replaced. Some are still using door knobs.
- Portable doors and frames are already hollow metal and are in acceptable condition.

Windows

Category [3]

- Windows are all single pane with original hardware and wood frames. Some panes have been replaced with plexi-glass and are not wearing well. Some operable portions are no longer operable.
- Windows and frames should be replaced with dual glazed.

Roof

Category [3]

- Reference roofing report by Garland.
- The roof is a modified bitumen built-up system over the building roof structure.
- Roof is old and needs to be replaced.

ADA Compliance
Category [3]
- Ramps at portables do not meet current code requirements.
- Restrooms are in poor conditon and in need of full upgrade/ modernization. This is part of an upcoming project.
- Entrances at all areas of permanent Administration/ Classroom building need accessible access.
- Casework in permanent buildings are original to and need to be replaced. Sinks and casework need ADA upgrades.
- A more detailed assessment and survey will need to be performed as projects come online.

Interior
Overall Rating: Category [1-2]
- Interior paint appears to be in acceptable condition. Various areas including wall base and restrooms need to be repaired and repainted.
- Most spaces are carpeted. Carpet appears to have been replaced and is in good condition.
- Resilient flooring needs to be replaced especially at the Staff Lounge.
- Ceilings in the permanent buildings are glue down tile which appear to be in acceptable condition.

ASSESSMENT OF SYSTEMS

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

- **Fire Water:**
- Category [3]
- Fire water mains are not seen on campus.

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

- **Sewer:**
- Category [3]
- Sewer mains and laterals are original to building construction dates, and should be regarded as reached their service life.
- The site reported that there the sewer backs up at various times.
- The Preschool building is connected to a septic system with the pump located on the North side of the building.
- Occasional issues with sewer lift station by Kindergarten, and should be inspected to ensure proper working operation.

Storm Drain/ Drainage:
Category [2]
- No water quality remediation is prevalent prior to surface water entering storm drain system.
- Ponding occurs at low spots in paving, which is allowing water intrusion in cracking concrete. Specifically in hard courts and south of shade structure.
- Roof drains expel water onto paving.
- Water pools at C street parking due to retrofitted ADA stall.

Mechanical
Overall Rating: Category [2]
- Half of the HVAC equipment has exceeded its useful life and needs to be replaced.
- Current HVAC equipment is a mix of gas electric rooftop package units and split systems.
- Some 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]
- Restroom upgrades and ramp access to restrooms are part of an upcoming modernization project (Summer 2017).
- Current restrooms are in poor condition and do not meet current ADA code 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. To be upgraded in current modernization.
- **Site Power Distribution:**
- Category [2]
- To be upgraded in current modernization.

- **Building Power Systems:**
- **Electrical Panels:**
- Category [2]
- To be upgraded in current modernization.
- **Power Distribution:**
- Category [2]
- To be upgraded in current modernization.
- **Receptacles:**
- Category [2]
- To be upgraded in current modernization.

- **Fire Alarm System:**
- Category [0]
- The Fire alarm system will be replaced in the current modernization.

- **Intercom / Clock / Bell:**
- Category [0]
- Systems will be replaced in the current modernization.
-
- **Phone System:**
- Category [0]
- The phone system will be replaced in the current modernization.

- **Technology:**
- Category [3]
- Currently the site has 4 Chromebook carts and has a 1 to 1 ratio of student to device.
- Desire for a technology rich lab with 3d graphics printer to excite students.
- Classrooms have ceiling mounted projectors.
- Reference District Technology Plan.

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

- **Security:**
- Category [3]
- There are no existing security system or cameras.
- Desire for security system and cameras. Provide unified and fully network integrate IP camera system. System should use software system similar to Milestone or Ocularis for management and image recall. Bosch, Sony, Samsung or equivalent cameras. New intercom systems fully integrated with site camera and Cisco phone solution. Electronic locks fully integrated with site camera, intercom and phone system.

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

- **Overall Site Lighting:**
- **Parking:**
- Category [3]
- To be upgraded in current modernization.
- **School Area Lighting:**
- Category [3]
- To be upgraded in current modernization.

- **General Lighting Conditions:**
- To be upgraded in current modernization.

Front of school.

Main entry to Administration building.

Lunch shade structure

Hardcourts.

Playfields.

Parking lot.

Playfields, towards Preschool.

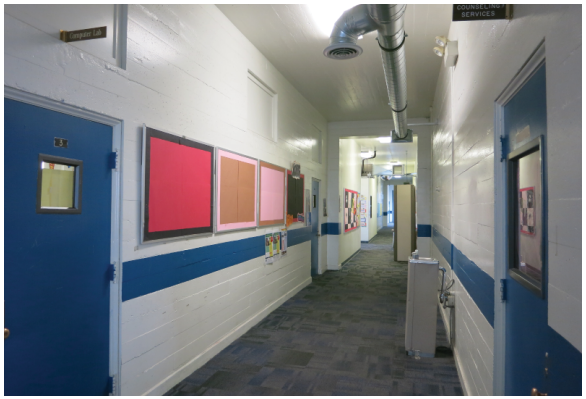
Typical relocatable classroom buildings.

Accessible parking.

Exterior of main Administration/ Classroom building.

Food service kiosk.

Classroom building - Room 5 and 6.


Hallway at main Administration/ Classroom building.

Independent study/ career guidance center.

Computer Lab.

Typical classroom.

Typical casework, original to building.

Science lab.

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Modernize & Reconfigure Existing Classrooms	$ 655,000
B. Existing Building Systems & Toilets	$ 309,000
C. Site Utilities	$ 858,000
D. New Construction Classrooms	$ 6,837,000
E. Flexible Labs (Science, Art & Maker Space)	$ 1,691,000
F. Performing Arts Improvements (Music / Dance / Drama)	$ -
G. Multi-Purpose Room / Food Service & Student Dining	$ 91,000
H. Physical Education Improvements	$ -
I. Administration & Staff Support	$ 1,023,000
J. Library, Innovation Lab & Student Support Services	$ 576,000
K. Safety and Security	$ 877,000
L. District Support Facilities	$ -
M. Outdoor Learning Environments and Quads	$ 336,000
N. Exterior Play Spaces, Play fields, & Hard courts	$ 466,000
O. Next Generation Classroom Flexibility (Furniture)	$ 48,000
P. Technology Infrastructure	$ 73,000
Total Construction / Project Cost (2017$)	**$ 13,840,000**

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

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

Electives / Labs

SCI	Science
COMP	Computer Lab
ELEC	Elective

Shared Spaces

MPR	Multi-Purpose Room
LIB	Library
LCKR	Locker Room

Admin / Faculty

FW	Faculty Work
FL	Faculty Lounge
WR	Workroom
O	Office

Support Spaces

S	Storage
T	Toilet
U	Utility
C	Custodial
KIT	Kitchen

Portable Classroom

Main Entry

Drop Off

Teaching Stations:

HS Opportunity	4
MS Opportunity	3
Community Day School	2
Computer Lab (1 - Innov. Lab)	1
SDC (1 - Secondary, 1 - Elementary)	2
RSP	1
Other (1 - Pre School)	1
Grand Total:	**14**

N

0 20' 40' 80'

1" = 80'

MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

Classrooms, CR

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

Electives / Labs

SCI	Science
COMP	Computer Lab
ELEC	Elective
IL	Innovation Lab

Shared Spaces

MPR	Multi-Purpose Room
LIB	Library
LCKR	Locker Room

Admin / Faculty

FW	Faculty Work
FL	Faculty Lounge
WR	Workroom
O	Office

Support Spaces

S	Storage
T	Toilet
U	Utility
C	Custodial
KIT	Kitchen

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

Planning Capacity:	130-300
Teaching Stations:	
HS Opportunity	4
MS Opportunity	3
Community Day School	2
Computer Lab (1 - Innov. Lab)	1
SDC (1 - Secondary)	1
RSP	1
Other (1 - Pre School)	1
Grand Total:	13

N

0 20' 40' 80'

1" = 80'