



# 2019 Facilities Master Plan

April 24, 2019



# Superintendent's Statement



In June of 2018, the citizens of Pacifica passed Measure O with the intent of repairing and updating the Elementary and Middle Schools of the Pacifica School District. This \$55 million dollar bond will provide significant upgrades and updates to our facilities. We thank our community for their continued commitment to our students.

Pacifica School District hired WLC Architects to work with stakeholders to develop a new Facilities Master Plan that would support our District goals and priorities. We held two meetings with each school site and two community meetings. These meetings generated a wish list of almost \$198 million dollars in projects. A Superintendent's Advisory Committee on the Facility Master Plan helped narrow down the highest priorities as well as determining how to prioritize projects across schools. The recommendations that you see in this Facilities Master Plan have been discussed and prioritized by the committee who brought the recommendations to the Board of Trustees.

This plan has three levels of priority. The first priority was health and safety including code compliance. The second priority is major deferred maintenance and the third priority is high-impact projects or projects that improve the educational suitability of the space.

Technology and technology infrastructure were frequently seen at the top of the priority list. We set aside \$12 million as we conduct a needs assessment and we will work with staff to determine District classroom technology standards (this information will be detailed outside of this report in a Technology Master Plan).

Updated classrooms and schools and instructional technology play an important role in student safety, development, and learning for students. We look forward to seeing the improvements outlined in this plan.

Heather Olsen  
Superintendent



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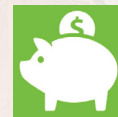
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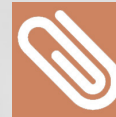
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PSD FACILITIES PLAN/NEEDS ANALYSIS, 2017-2018

MEETING MINUTES



Three smooth, white, oval-shaped stones are stacked vertically on a sandy beach. The stones are positioned on the left side of the frame, with the ocean waves visible in the background.

# **Volume 1: Executive Summary**

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# Chapter 1 INTRODUCTION AND PROCESS

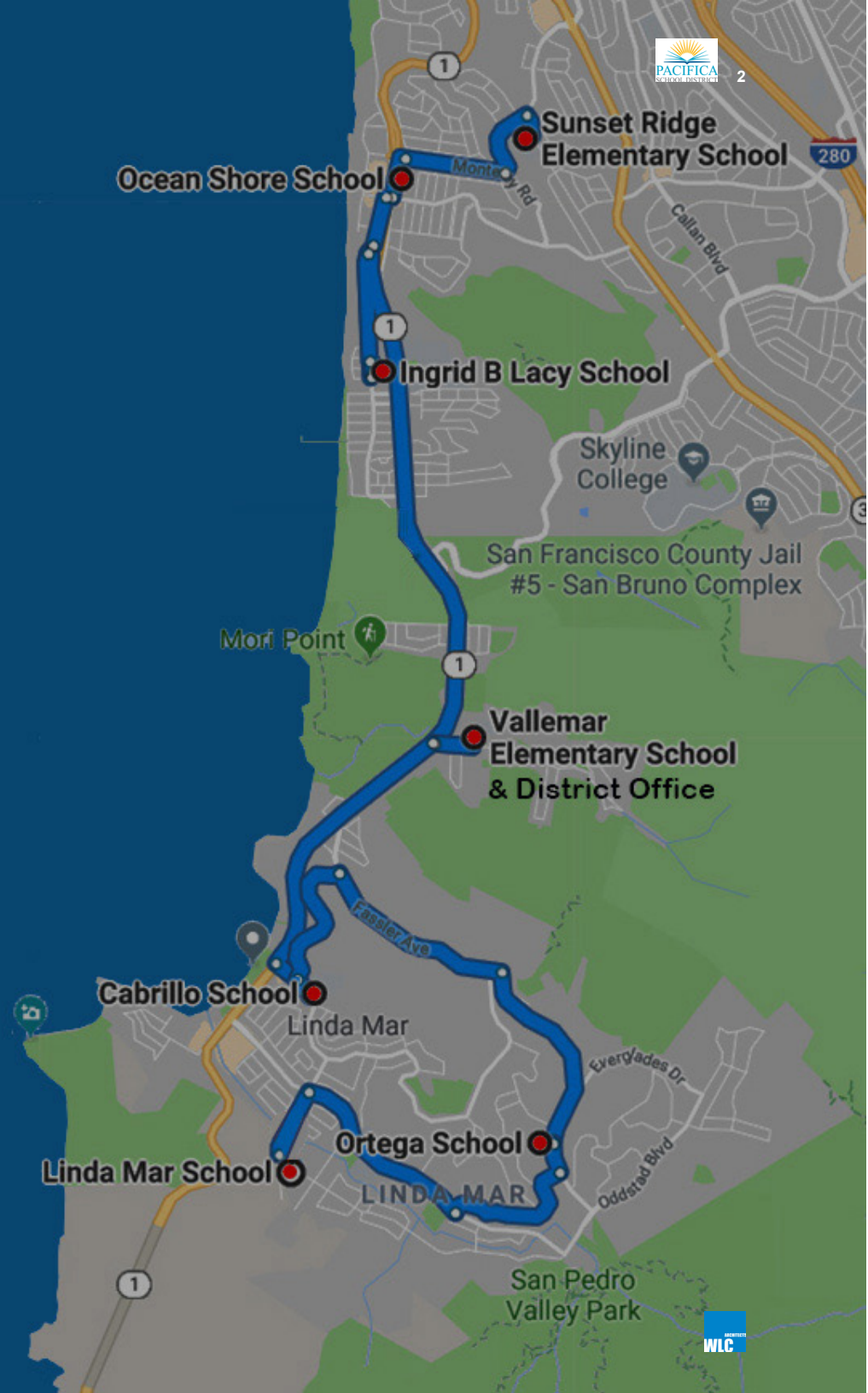
# 1

## Executive Summary

Pacifica School District has developed this Facilities Master Plan as a fundamental element in our commitment to meeting our goal of providing safe facilities conducive to learning. This goal is not only a significant part of our 2017-20 Local Control Accountability Plan (LCAP) but is also critical to our goal of “preparing students for an evolving world.”

The Master Plan identifies our current and future facilities needs based on several factors. It also presents an implementation plan based on anticipated funding that includes the development of a Facilities Master Plan. The Facilities Master Plan will take the information developed through this plan and perform a more thorough and robust evaluation and assessment of our needs and proposed projects to ensure we identify and define the needs with proper clarity and have the best solutions in place to meet them.

With support from our PSD community and our neighbors throughout Pacifica we are confident that this plan will ensure we have the best resources in place to deliver the quality education that we are committed to providing the students we serve.





# Mission

The purpose of the Facilities Master Plan is to identify a road map to improve all of the District's schools and facilities according to a long term educational vision of the Pacifica School District for the next 10 to 15 years. The long range road map will ensure that in the near term improvement for which the current \$55 million bond Measure O funds are allocated, the work will be in alignment with the long range vision and planning of the schools.

## Master Plan Overview

To fulfill the mission, in October 2018 the Pacifica School District Board of Trustees directed WLC Architects, Inc. (WLC) to develop a comprehensive facilities master plan. A Master Plan is a living document that connects Pacifica School District's diverse and rich heritage with its vibrant future by defining a set of guiding principles and facility projects that will align its built environment with its strategic educational vision, acting as a long-term blueprint for meeting the changing facility needs of the District. Developed with input from the Pacifica parents, neighbors, students, teachers and District staff, it is the cornerstone of District planning, will provide a framework and foundation for the future of the District, and guide the use of District resources. As a living document, the Master Plan will continue to evolve to address the ever-changing needs of a dynamic district. Its intention is to provide continual improvement for the next generation of students and families. To keep this living document relevant and a fully functional decision shaping tool, it is expected and necessary that it be modified as the variables shaping a district change (demographic shifts, growth in technology, changes in regulations and community needs, etc.). These updates are necessary to assure that the District's strategic vision is viable and appropriate.

The master plan for each site is a graphic representation of the facility planning recommendations for each campus. However it is not meant to provide a specific design solution, but rather a strategic map to set scope and budget for each school for future improvements. The campus master plans are also not based on detailed site surveys, such as coordination of existing utility locations, soils reports and detailed code studies. That level of analysis will be completed during the design phase as projects are implemented.



## BRIDGE THE GAP

# About Pacifica School District

375 Reina del Mar Avenue, Pacifica, CA 94044  
650.738.6600, [www.pacificasd.org](http://www.pacificasd.org)

Located along the coast of California, just south of San Francisco and within the County of San Mateo, Pacifica School District (PSD) is a TK-8 district with special education programs that has made great progress by leveraging its resources to provide quality education to the families served.

After undergoing a reduction in student enrollment from approximately 10,000 students in 1969 with 15 schools, Pacifica School District currently educates approximately 3,150 students in two K-5 schools, three K-8 schools, and one 6-8 middle school. In addition, the District operates the Linda Mar Educational Center that houses the Special Education Department, Special Education Preschool, and Home School Program. During a time of unprecedented rise of property values as well as economic downturn, not to mention being one of the lowest funded revenue limit districts within San Mateo County (SMC), PSD has managed to maintain a District that has: 1) between 2000 and 2005, modernized all functioning schools (2-TK-5; 3-K-8; 1-6-8 Middle School) and partially modernized the Linda Mar Educational Center; 2) passed a parcel tax in 2008, won a renewal in 2011 with an increase in per parcel from \$96 to \$118, and won an additional renewal in 2016, keeping the same level per parcel of \$118 but extending the period of the parcel to ten years; 3) supported the revitalization of Pacifica School Volunteers (PSV) which provides student and adult volunteers for each of the schools; and 4) supported the development of a foundation, Pacifica Education Foundation, to complement, from a District-wide perspective, the great work of the Parent Teacher Organizations that every school has as a school support to protect and advance high quality programs.

The current school setup consists of two paths: Single (K-8) and Dual (K-5+ Middle School). The main difference between the paths is the school environment in grades 6-8. All education is based on the California curriculum standards and is taught by credentialed, professional teachers who are supported by continuing education. Both paths offer enrichment that includes music, visual arts, performing arts, and physical education. The single school path provides class continuity from kindergarten through grade 8. The dual school path provides a comprehensive middle grade experience. The path that works for the individual child is a personal decision.

The single path schools are Cabrillo School (K-8), Ocean Shore School (K-8), and Vallemar School (K-8). Our Dual Path Schools are Ortega Elementary School (K-5), Sunset Ridge Elementary School (K-5) and Ingrid B. Lacy Middle School (6-8). The educational experience of each path is very similar through 5th grade. The students are grouped into classes, and each class is taught, most of the time by the primary teacher. As in all Pacifica School District classrooms, the curriculum is rigorous, taught by exceptional teachers who are provided support. For 6th to 8th grade, the single path school students remain together through 8th grade. Students are blocked into core subject areas. All students experience elective classes. Older and younger students interact for mentoring. On the other hand, the dual school path students will move to Ingrid B. Lacy Middle School at 6th grade. 6th grade students are blocked into core subject areas and move to single subject classes in 7th and 8th grades. All students experience elective classes.

In addition to the current structure, PSD also offers the following programs:

- Long Term Homeschool Program
- Special Day Class Program

# District Vision

21st Century Learning. Preparing Students for an Evolving World by supporting learning that is:

1. **Rigorous** – Provide every student access to the State Standards and curricular integration that includes curriculum adoption and professional development that focuses on content practices that ensure 21st Century skills development: Critical thinking, Creativity, Collaboration, Communication, Citizenship.
2. **Differentiated** – Provides for the individual needs of students through a three-step process to ensure all students have access to the core curriculum and rigorous learning, from both an academic and social-emotional perspective.
3. **Holistic** – Engages the “whole person” in all aspects of learning – heart, mind, and body. Supporting learners’ growth intellectually, emotionally, socially, physically, artistically, creatively, within the context of the Coordinated School Health Model (CSHM) that guides the integration of content from a health and wellness lens. This model is of particular strength due to the inclusion of parents, staff, and community.

With this blueprint, PSD continues to focus their efforts to consistently reduce the achievement and opportunity gap of the significant subgroups: ethnic subgroups, low income pupils, English learners (ELs) and pupils with disabilities.

# District Mission

Pacifica School District, the community it serves, and the children they cherish, together prepare each child to meet the challenges of the future by providing an equitable, rigorous academic program which nurtures curiosity and inspires joy, confidence, and achievement in learning.



## Why Did PSD Undertake a Comprehensive Facilities Master Plan?

1. Our educational program needs are defined in the District's 2017-20 LCAP (Local Control & Accountability Plan) and our facilities must be able to properly support and enable us to address these needs and achieve our goals.
2. The master plan identifies needs that will support our current LCAP goals and enable us to deliver a consistent and equitable level of learning to every student we serve.
3. The master plan identifies needs beyond our current year and current LCAP term that will support long-term District goals.
4. The master plan sets the course for considered and intentional use of financial resources that serve and are in support of our identified needs.
5. The master plan creates and maintains a systematic process for the continuous planning of educational facilities that will meet the changing needs of our students and the community we serve.
6. Our aging facilities are in need of repair or replacement in order to provide proper learning environments for our students and to preserve asset value.
7. Our current funding sources support operations but there is no funding available for major facilities and technology needs such as replacements, upgrades, or modernizations dictated by programming needs. The Facilities Master Plan is essential in order to establish a road map for a considered and intentional program to execute the projects that address these needs and make adjustments as necessary.

## What Factors will Drive the Implementation of the Plan?

1. 2017-20 LCAP (Local Control & Accountability Plan) goal. The District presently has and will continue a commitment to providing well-maintained and attractive facilities that are flexible and adaptable to meet future needs.
2. Condition of existing facilities. Existing facilities were originally constructed as long ago as the late 1950s and are all at least 50 years old. Existing facilities underwent modernization of varying extent during the period 2000-2005. Most sites underwent extensive modernization, but no major construction has occurred since these modernization projects.
3. Capacity of the school. Forecasted population growth in the age groups we serve as shown by data in the Demographic Study. Population growth for San Mateo County in ages 14 and under is forecasted to be generally negative. Enrollment District-wide is expected to be generally flat or negative based on population growth forecasts.

## Bond Themes

Through rounds of meetings with the school staff, community, and district staff, the following are identified as major bond themes:

District-Wide:

1. Site Accessibility - ADA.
2. Student Safety - locks, doors, cameras, fencing.
3. Filtered water and drinking fountains.
4. Fix major deferred maintenance issues - roofs, paint, rust control, hot water, flooring, HVAC, kitchen equipment, fencing, etc.)
5. Improve instructional technology.
6. House core academic programs in permanent construction.
7. Improve fields and playgrounds with the community use in mind.
8. Accommodations for Special Ed - pull-out rooms and student restrooms.
9. Enlarge the Multi-Purpose Room.
10. Next Generation Collaborative Classrooms.
11. Flexible furniture.

# Guiding Principles

## The Five Cs of 21st Century Learning



### 1. Communication

Sharing thoughts, questions, ideas and solutions



### 2. Collaboration

Working together to reach a goal – putting that expertise and smarts to work



### 3. Creativity

Trying new approaches to get things done equals innovation & invention



### 4. Critical Thinking

Looking at problems in a new way, linking learning across subjects & disciplines



### 5. Citizenship

Participating as a productive member of a community

## Preparing Students for an Evolving World

# Guiding Principles

## THE PACIFICA SCHOOL DISTRICT (PSD) 21ST CENTURY EDUCATION FRAMEWORK

The PSD 21st Century Education Framework was developed to help us as a district facilitate and nurture the skills, processes, ways of thinking, and values that students will need to become productive, responsible, global citizens who are prepared to meet the challenges of a dynamic world.

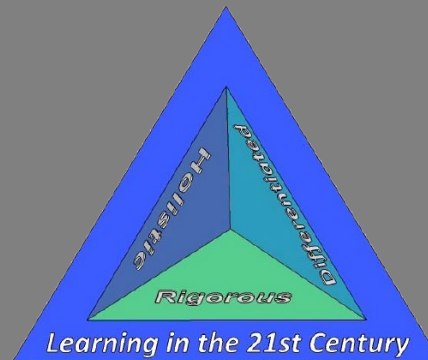
The Framework organizes 21st Century skills/capacities into three over-arching domains (see table) that are essential for students to be highly productive in a rapidly evolving world. The skill/capacities reinforce academic competence as defined through the emerging national Common Core State Standards; ensuring students develop competence in the 5 Cs (critical thinking, curiosity, creativity, collaboration, and communication).

These domains are interdependent and dynamic. The Framework places educational processes and the application of knowledge and skills at the core of our work with students. Technology serves as a tool that can be used in powerful ways to support content learning that promotes positive student outcomes across all curriculum areas. The intent is to infuse the PSD 21st Century Education Framework into the three key components of the Strategic Plan: Learning that is Rigorous, Differentiated and Holistic, to best educate students for current opportunities and challenges.

PACIFICA SCHOOL DISTRICT 21ST CENTURY EDUCATION FRAMEWORK		
DIGITAL AGE LITERACIES	PROBLEM-SOLVING/ INNOVATIVE THINKING	INTERPERSONAL FLUENCY/ SOCIAL RESPONSIBILITY
<p>Literacy: "Digital Technology, communication tools, and/or networks to access, manage, integrate, evaluate, and create information in order to function in a knowledge society." (ICT Literacy Panel, 2002).</p> <ul style="list-style-type: none"> <li>• <i>Traditional/Basic Literacy</i></li> <li>• <i>Mathematic Literacy</i></li> <li>• <i>Scientific Literacy</i></li> <li>• <i>Productivity</i></li> <li>• <i>Financial/Economic/Entrepreneurial Literacy</i></li> <li>• <i>Health Literacy</i></li> <li>• <i>Environmental Literacy</i></li> <li>• <i>Technological Literacy</i></li> <li>• <i>Visual Literacy</i></li> <li>• <i>Information Literacy</i></li> <li>• <i>Multi-Cultural Literacy</i></li> <li>• <i>Global Awareness</i></li> </ul>	<p>As technology becomes more prevalent in our everyday lives, cognitive skills become increasingly critical. "In effect, because technology makes the simple tasks easier, it places a greater burden on higher-level skills" (ICT Literacy Panel, 2002).</p> <ul style="list-style-type: none"> <li>• <i>Integration</i></li> <li>• <i>Adaptability/Managing Complexity</i></li> <li>• <i>Self-Direction</i></li> <li>• <i>Curiosity</i></li> <li>• <i>Creativity</i></li> <li>• <i>Risk-Taking</i></li> <li>• <i>Higher-Order Thinking and Sound Reasoning</i></li> </ul>	<p>Information and communication technologies have gained importance, become more complex, and necessary for success with an increased emphasis on interpersonal fluency and social responsibility.</p> <ul style="list-style-type: none"> <li>• <i>Teaming and Collaboration</i></li> <li>• <i>Social Skills</i></li> <li>• <i>Personal Responsibility</i></li> <li>• <i>Social and Civic Responsibility</i></li> <li>• <i>Interactive Communication</i></li> </ul>
RESULTING IN: REAL-WORLD PREPAREDNESS/PRODUCTIVITY/GLOBAL CITIZENSHIP		
<ul style="list-style-type: none"> <li>• <i>Prioritizing, Planning, and Managing for Results</i></li> <li>• <i>Ability to Produce Relevant, High Quality Products</i> <ul style="list-style-type: none"> <li>• <i>Effective use of Real-World Tools</i></li> <li>• <i>Productive Dispositions</i></li> </ul> </li> </ul>		

# Guiding Principles

## THE PACIFICA SCHOOL DISTRICT (PSD) STRATEGIC PLAN



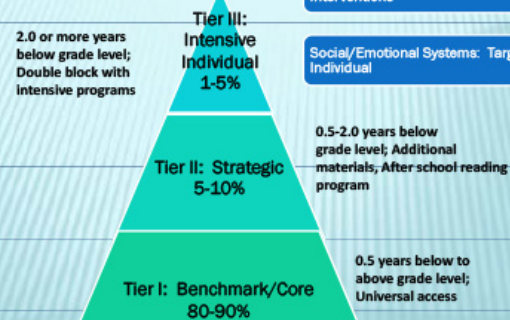
LEARNING THAT IS RIGOROUS  
(COMMON CORE STATE STANDARDS  
AND CURRICULAR INTEGRATION)

LEARNING THAT IS DIFFERENTIATED  
(TIERED LEVELS OF SUPPORT)

LEARNING THAT IS HOLISTIC  
(COORDINATED SCHOOL HEALTH MODEL)



Learning that is Individualized:  
Differentiated Levels of Support  
(Response to Instruction & Intervention)



Academic Systems: Intensive Individual Interventions

Social/Emotional Systems: Targeted Individual

0.5-2.0 years below grade level; Additional materials; After school reading program

0.5 years below to above grade level; Universal access

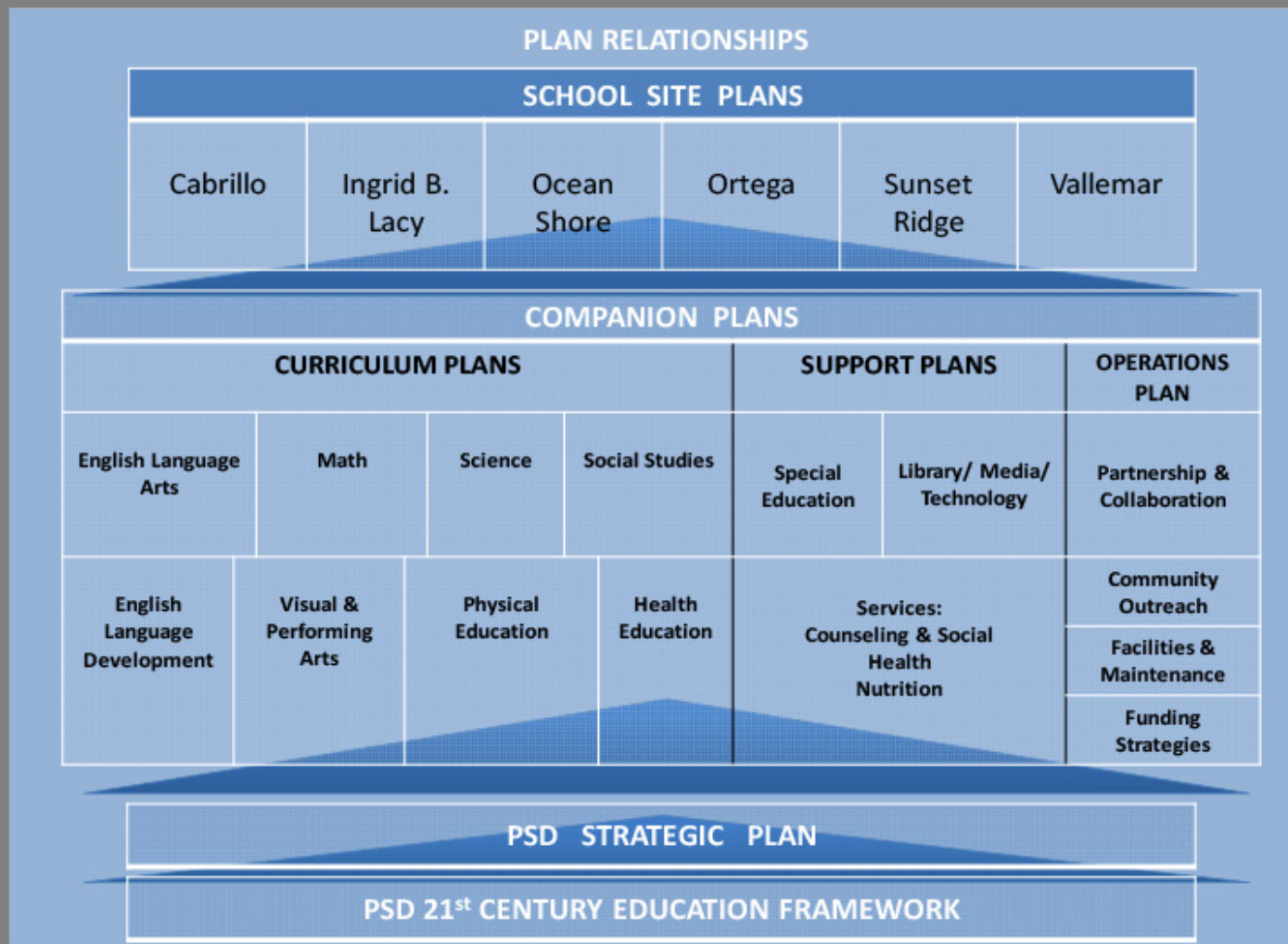
LEARNING THAT IS HOLISTIC: COORDINATED SCHOOL HEALTH MODEL (CSHM)





# Guiding Principles

## THE PACIFICA SCHOOL DISTRICT (PSD) COMPANION PLAN AND PLAN RELATIONSHIPS



# Goals

## 2017 - 2020 Pacifica School District Local Control Accountability Plan (LCAP)

### Goal 1

#### Focuses on Conditions for Learning:

- Recruit and retain highly qualified teachers and educational support staff;
- State standards aligned instructional materials;
- Safe facilities conducive for learning.

### Goal 2

#### Focuses on Pupil Outcomes:

- Support for all students in reaching their academic potential.

### Goal 3

#### Focuses on Engagement:

- Support for all students in reaching their academic potential.

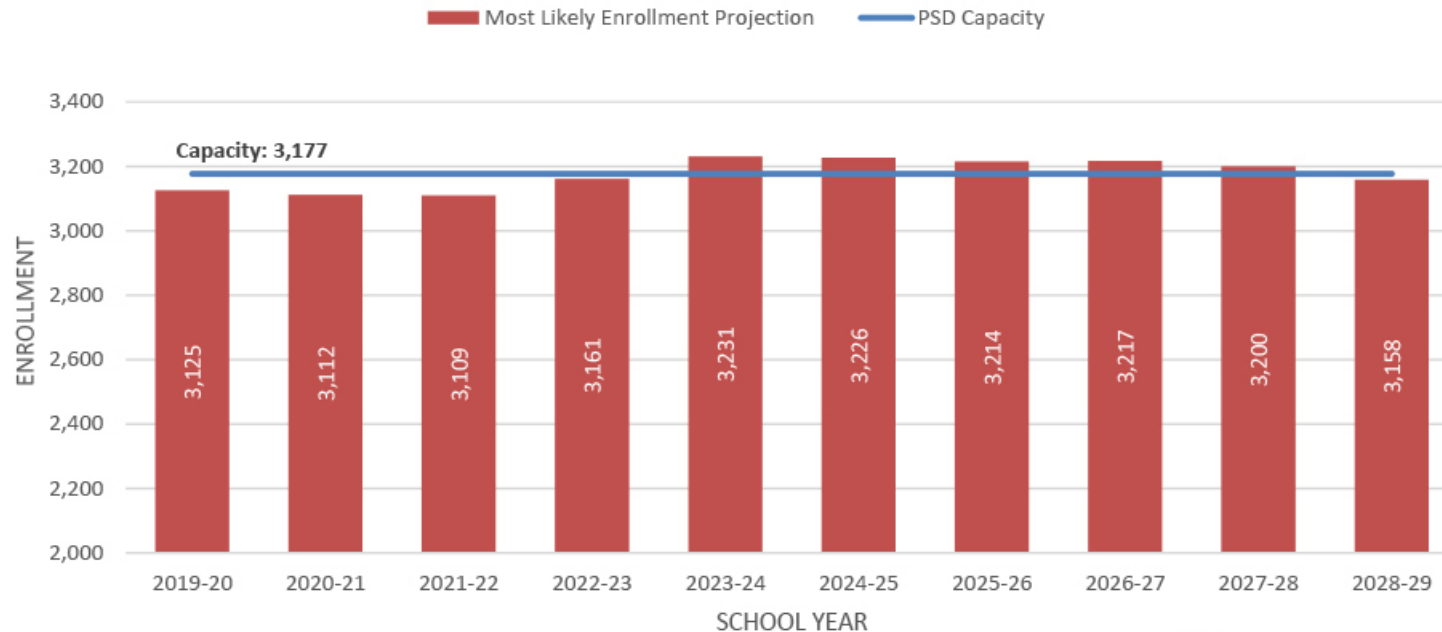
### Professional Development

- Mathematics
- English Language Arts and English Language Development;
- Social Emotional Learning (SEL);
- Intervention Programs;
- Next Generation Science Standards (NGSS).

## Demographic and Capacity Assessment

The Pacifica School District is projected to experience enrollment growth during the ten-year projection period. This growth is due primarily to larger incoming kindergarten cohorts resulting from higher local births in recent years entering the District and replacing smaller cohorts that are exiting. PSD currently has two exceptionally small cohorts whose replacement by larger kindergarten cohorts in 2022-23 and 2023-24 will result in the highest years of growth. Total enrollment at PSD's classroom-based schools is projected to exceed capacity during the study period.

School	2018 Enrollment	Capacity	Projected to Exceed Capacity (Year)
Cabrillo K-8	562	569	N/A
Ocean Shore K-8	432	461	2023-24
Vallemar K-8	514	541	2023-24
Ortega TK-5	481	522	N/A
Sunset Ridge TK-5	539	514	2018-19
Ingrid B. Lacy 6-8	544	570	N/A
<b>District Totals</b>	<b>3,072</b>	<b>3,177</b>	

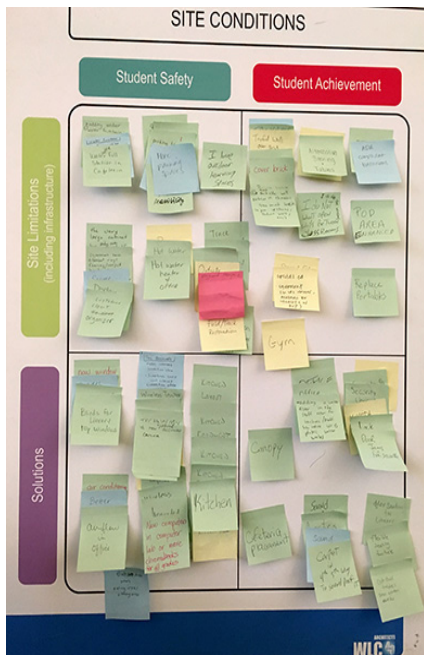
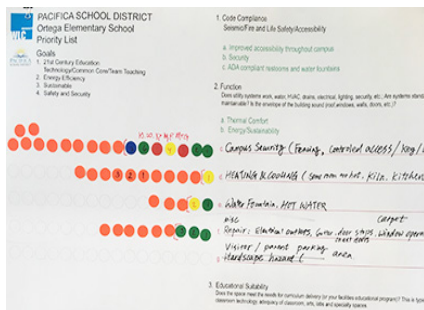


4/10/2019


 King Consulting







## Process Overview

The master planning process is as follows:

1. Information gathering.
2. Assess the physical conditions of all school sites and determine the needs for repair and replacement. Prioritize based on the critical condition of each item. EMG Corporation conducted the assessment and produced reports.
3. Determine the cost of repair and replacement for each item.
4. Assess educational suitability and functionality of each school site. Identify the site specific needs and wants for new buildings and renovations. Prioritize based on the educational needs of the campus.
5. Start developing the Facility Master Plan for each school.
6. Determine the costs of each renovation or new construction item of each site during the ongoing development of each campus master plan.
7. Prioritize all identified projects, both repair needs and educational needs and wants based on criteria developed and set forth within the context of the process. Based on availability of funds at the time the master plans are developed, set current phase, off-the-list items and future phase projects group. Each item will have the flexibility to move up or down the phases during the course of implementation as needs change, or new funding becomes available.
8. Enlist input from all stakeholders and community feedback.
9. Repeat from item 7, revisit item 4 as required.
10. Develop Educational Specifications for Preschool, Elementary School, and Middle School based on the District's educational vision.
11. Develop District Standards based on lessons learned from the last modernization and District M&O input.
12. Provide final Facilities Master Plans that best represent the outcome at the end of the planning process. This document will provide guidelines for school facilities decision making so that all physical improvements move toward a common, coordinated program vision. It is a living document and can be adjusted and revised to respond to future changes in economic conditions and changing demographics.

## Information Gathering

This process began by gathering basic site data from the Site and District. This included extensive research of District archives and records to gather background information to assist in overall knowledge of the District and schools. This provided foundational information to understand context, as well as providing the foundation to develop the assessment process, overall organization of the process tasks, and schedule. This research of particular importance in this initial phase was the selection and establishment of the District's core planning group and the guiding principles for establishing design guidelines for future projects.

This information included, but was not limited to the following:

- Geographic locations of each site and aerial images.
- Student populations, demographics, directories of key staff.
- Site and building as-built drawings.
- Site and floor plan diagrams of each school site.
- CAD drawing files.
- Enrollment history and projections for each school site.
- List of proposed projects by site.
- District educational initiatives and strategic plan.
- District design and material standards.
- Portable building conditions assessment report.

# Information Gathering

## Site Facility Assessment

The site data includes the Facilities Plan/Needs Analysis 2017-2018 created by the District. This report was used as a starting point for the master plan assessment.

Subsequently, EMG Corp conducted a comprehensive facility condition assessment that demonstrates the repair and maintenance needs of each site. The Garland Company, who installed and maintained the District roofs since 2000, inspected all the District's roofs.

## Educational Suitability Assessment

Using the District's facilities assessment as a foundation and guide, Sisi Meng, Project Architect from WLC Architects, Inc., accompanied by the District M&O staff, walked each site with the intention of further analyzing the facilities beyond a 'nuts and bolts' assessment to consider big picture issues and a higher level review. This analysis and review considered site layout issues in the parking lots and drop-off, building layouts that inhibited site supervision, security, full utilization of the hardscape play areas, educational suitability of classrooms for the 21st Century and educational support spaces, and strategic analysis to help prepare each campus for long term success.

The next step in the comprehensive analysis of each site was to meet with the site experts, i.e., the teachers, principals, and staff who experience these facilities on a daily basis. Between October and April 2019, WLC and each site had two site committee meetings and multiple meetings with the District leadership council and advisory committee, principals meetings, meeting with the District M and O, and board workshops regarding the Master Plan. The intention of the first meeting was to introduce all of the site participants to the Master Plan process, what it was and how it would affect their site with a future bond, as well as to gather user site concerns regarding student and staff safety, facility limitations for student achievement, site limitations and building issues. The WLC staff used a satellite image to get acquainted with the site and to locate specific site issues brought up by the site committees. Additionally, a problem/solution matrix, which allowed input from all participants, was used to record matters with more depth.

The WLC staff passed out Post-It notes and asked participants to write down specific concerns and ideas they had relating to the campus. These sticky notes were then placed on a chart divided into four categories, and were later compiled into a list. Then, the common themes derived from the stickies were added to a list along with developed District priorities in categories of Code Compliance, Function, and Educational Suitability. Each participant was given four stickers, representing four votes, and was allowed to vote on which priorities they favored. That prioritization has been translated into the Master Plan.

## Start Developing the Site Master Plan

The next process was to develop the site concepts. Recommendations, solutions, and District priorities were incorporated into a conceptual Master Plan. The Plan is then presented during the second site meeting for feedback.

## Cost Modeling

A Rough Order of Magnitude cost model was then developed by WLC Architects according to the conceptual master plans. The cost model uses the most up to date information on costs per square foot for schools in the Bay Area.

The cost model is not a detailed estimate, is not itemized, nor does it specifically look at detailed components. It is more of a guide to show the magnitude of each project so informed decisions about schedule, budgets, and the bond implementation can be made.

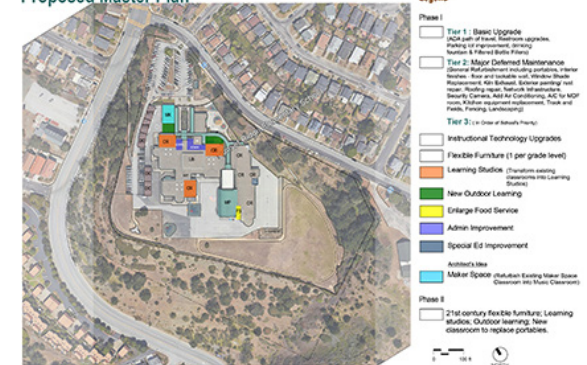
## School and Community Feedback

The Master Plan in its entirety was created through a joint effort with site staff, teachers, students, parents, neighbors, District M&O and District staff. Everyone who participated had a profound impact on the making of this plan and the future of your District and schools. Our firm, WLC, thanks everyone for their committed support and for allowing us to be a part of the exciting vision for Pacifica School District.

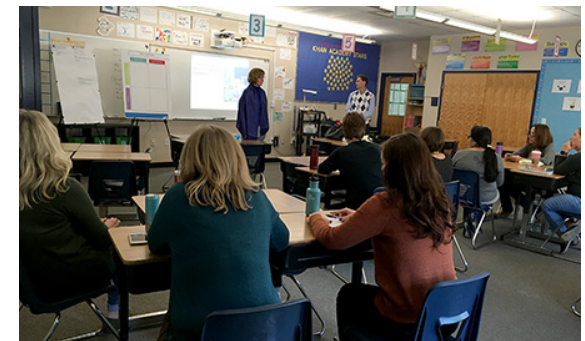


Facility Assessment

## Sunset Ridge Elementary School Proposed Master Plan



Development of Site Master Plan



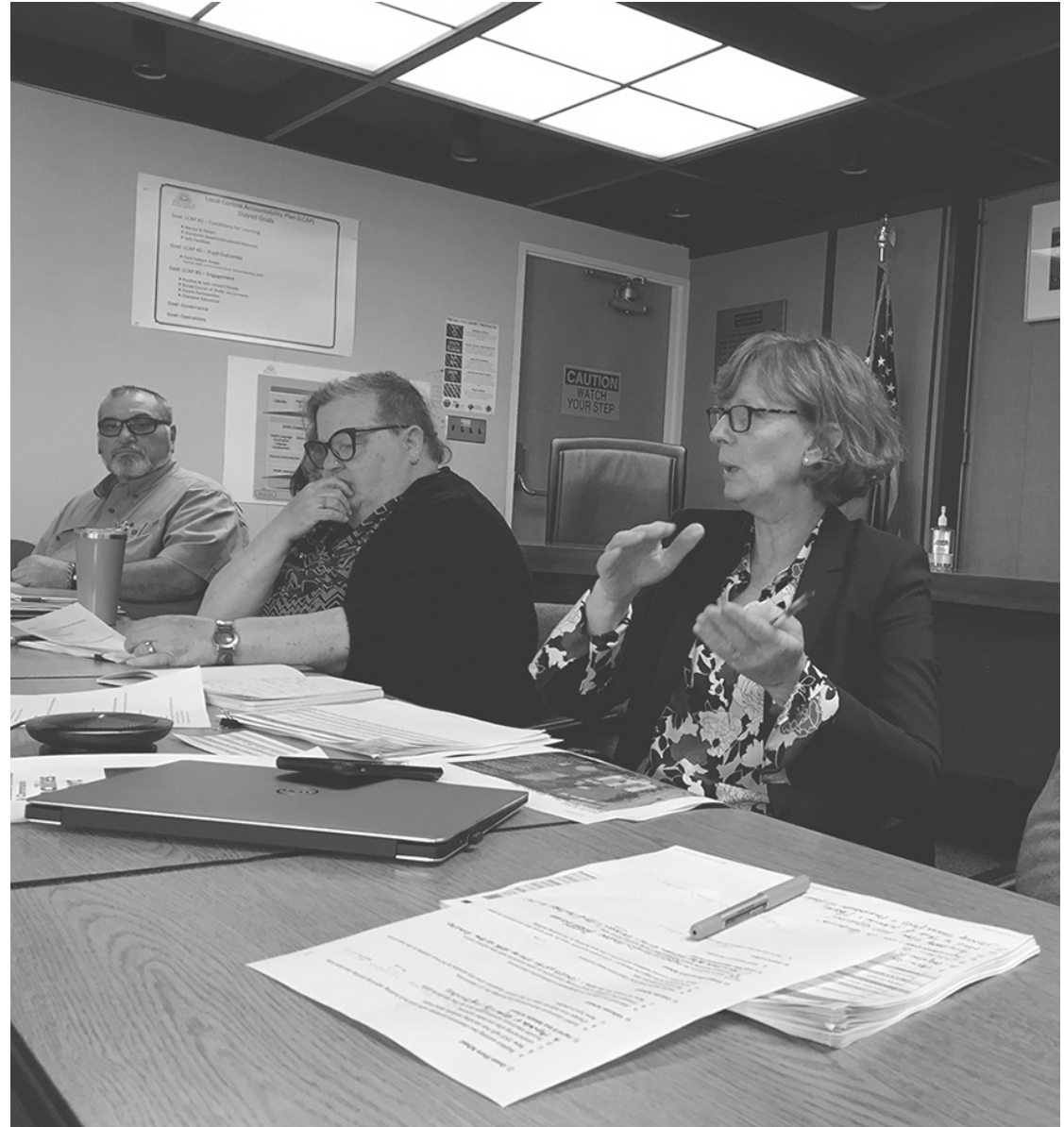
School Feedback



# Bond Implementation Priorities

In order to meet the \$55 million budget, the master project list was divided into three tiers by priority, plus a District-wide technology plan.

1. **The first priority, Tier 1**, identifies basic structural, ADA and other upgrades required at each school site to be in alignment with current code requirements. The cost associated with Tier 1 - Basic Upgrades/Code Requirements is currently estimated at about \$1.42 million.
2. **The second priority, Tier 2**, identifies each site's deferred maintenance items. Typical items under Tier 2 include the upkeep, repair, or replacement of: exterior paint, roof, HVAC, miscellaneous interior needs, kitchen equipment, fence, pavement, outdoor furniture, play structure. The cost associated with Tier 2 – District Priorities is currently estimated at \$20.56 million.
3. **The third priority, Tier 3**, identifies Site-Specific Impact projects for each site. Projects included in Tier 3 are based on the priorities as expressed by participants in the various meetings, best use of the bond dollars, and equity. The cost associated with Tier 3 – Site-Specific Impact Projects is currently estimated at \$21 million.
4. Key projects under Tier 2 and Tier 3 are determined based on the following guidelines:
  - a. Improve instructional technology.
  - b. House core academic programs in permanent construction.
  - c. Improve fields and playgrounds with the community use in mind.
  - d. Accommodations for Special Ed - pull-out rooms and student restrooms.
  - e. Enlarge the Multi-purpose room.
  - f. 21st Century Collaborative Classrooms.
  - g. Flexible furniture.
5. The District has pulled the technology piece out of Tier 3 and formed a District-wide technology plan, which totals \$12 million.





# Bond Implementation Priorities

## Tier 1: Code Compliance

Each school site has their Tier 1 fully included in the scope. Scope includes safety hardware, signage, drinking fountains as needed, restroom upgrades due to code-required number of plumbing fixtures, and non-code compliant structure replacement.

Highlighted projects are:

Sunset Ridge	Ocean Shore	Valleamar	Cabrillo	Ortega	Linda Mar Educational Center	District Office
Complete the ADA path of travel by adding a curb ramp. Drinking fountains and filtered bottle fillers.	Replace one urinal with toilet at a boys' restroom.	A new kiln room to replace the non-code compliant kiln shed. Drinking fountains and filtered bottle fillers.	Replace one urinal with one toilet at two boys' restrooms. Drinking fountains and filtered bottle fillers.	Add one boys' toilet stall at two boys' restrooms. Enlarge the men's restrooms. • Add one urinal. Enlarge the women's restroom. • Add two toilet stalls. Drinking fountains and filtered bottle fillers.	Drinking fountains and filtered bottle fillers.	ADA access. ESS building safety egress. Drinking fountains and filtered bottle fillers.

## Tier 2: Deferred Maintenance

Each school site has most of their Tier 2 included in the scope, except the field renovation. Typical items under Tier 2 include the upkeep, repair, or replacement of: exterior paint, roof, HVAC, adding hot water, miscellaneous interior needs, hot classroom cooling, kitchen equipment, fence, pavement, outdoor furniture, play structure. Please refer to each school's cost model in Chapter 5 for a complete list under Tier 2.

Highlighted projects are:

Sunset Ridge	Ocean Shore	Ingrid B. Lacy	Valleamar	Cabrillo	Ortega	Linda Mar Educational Center	District Office
Fencing. Parking lot improvements. Shading trees.	Fencing. Play structure replacement. Outdoor furniture replacement.	Fencing. Security camera. Outdoor furniture replacement.	Fencing. Drop-off improvement. Relocate basketball court. Outdoor furniture replacement.	Fencing.	Fencing. Play structure replacement. Field Renovation: • Synthetic turf field.	Partial asphalt resurfacing.	Fencing. Landscape improvement.

# Bond Implementation Priorities

## Tier 3: Site Specific Impact Projects

Each school site will get the following Tier 3 items:

1. Flexible furniture (except Ocean Shore which already has flexible furniture) for designated collaborative classrooms, pod area (if any), and library;
2. Add a door between two designated collaborative classrooms (except at Ortega and Ingrid B. Lacy School where the door is dependent on adding a new pull-out room).

Each school site will get the following additional impact projects under Tier 3:

<b>Sunset Ridge</b> <ul style="list-style-type: none"> <li>A. Add Special Ed pull-out room.</li> <li>B. Add a students' restroom to Kindergarten.</li> <li>C. Rearrange cabinetry and desk in the Administration/Reception area to allow for a bigger waiting area.</li> <li>D. Enlarge existing kitchen.</li> <li>E. Pave a mud area in the kindergarten playground.</li> </ul>	<b>Ocean Shore</b> <ul style="list-style-type: none"> <li>A. Replace existing two classroom portables with permanent building, adjoining existing classroom wing.</li> <li>B. New 1,920 sf freestanding modular band room.</li> <li>C. Landscaping after portable removal.</li> <li>D. Provide electronic wireless gate lock for the Monterey gate.</li> </ul>	<b>Ingrid B. Lacy</b> <ul style="list-style-type: none"> <li>A. Replace one exterior door in the administration reception area with a window to increase visibility to the main entry.</li> <li>B. New lunch shelter.</li> </ul>	<b>Vallemar</b> <ul style="list-style-type: none"> <li>A. Add pull-out spaces to designated collaborative classrooms.</li> <li>B. Enlarge the middle school D wing classrooms to state standards with new pull-out rooms.</li> <li>C. Provide new furniture for the Multi-Purpose Room.</li> </ul>
<b>Cabrillo</b> <ul style="list-style-type: none"> <li>A. Swap the locations of the Music Room and SDC Classroom.</li> <li>B. Remove the Computer Lab.</li> <li>C. New gym with stage (no kitchen) to accommodate a 620-person assembly with stair access and an elevator to the upper deck, and restrooms at the elevator lobby. A new covered walkway will connect the new building to the existing building.</li> </ul>	<b>Ortega</b> <ul style="list-style-type: none"> <li>A. Add one single-stall student restroom to each of the two Special Ed classrooms.</li> <li>B. Add an outdoor learning space between the C Wing and Administration Building.</li> <li>C. Add a door to separate the C Wing classrooms from the Restroom Lobby. This will enable sports teams to use the student restrooms after hours.</li> </ul>	<b>Linda Mar Educational Center</b> <ul style="list-style-type: none"> <li>A. Remodel the Staff Restroom.</li> </ul>	<b>District Office</b> <p>There are no Tier 3 items for the District Office.</p>

# School Site and Community Priorities Summary

The following are each school's priorities list. Items that have been included in the implementation master plan are in bold white. Items that are not included in the implementation master plan are in gray color.

Sunset Ridge	Ocean Shore	Ingrid B. Lacy	Linda Mar Educational Center
<p><b>Priority 1:</b></p> <ul style="list-style-type: none"> <li>• <b>Technology</b></li> </ul> <p><b>Priority 2:</b></p> <ul style="list-style-type: none"> <li>• Outdoor learning space and furniture;</li> <li>• New cafeteria with new kitchen;</li> <li>• Transform existing café into gym;</li> <li>• <b>Parking lot improvement.</b></li> </ul> <p><b>Priority 3:</b></p> <ul style="list-style-type: none"> <li>• <b>Collaborative classrooms with flexible furniture;</b></li> <li>• <b>Security improvement (fence, door lock);</b></li> <li>• <b>Window shades/ blinds;</b></li> <li>• <b>Tackable wall surface;</b></li> <li>• <b>Administration Office improvements;</b></li> <li>• Field/track, hardscape, play structure.</li> </ul> <p><b>Priority 4:</b></p> <ul style="list-style-type: none"> <li>• <b>HVAC - improve air circulation and filtration;</b></li> <li>• Classroom storage improvement and miscellaneous storage needs;</li> <li>• Improve classroom and hallway acoustics at D and E Wings;</li> <li>• <b>Kindergarten yard improvement;</b></li> <li>• Maker space improvements.</li> </ul> <p><b>Priority 5:</b></p> <ul style="list-style-type: none"> <li>• Restroom improvement;</li> <li>• A space for staff to do DRAs/RCP/ Grade level meetings;</li> <li>• Library redesign.</li> </ul> <p><b>Comments:</b> Priority 2 - The new Cafeteria with a new kitchen will be addressed by enlarging the existing kitchen.</p>	<p><b>Priority 1:</b></p> <ul style="list-style-type: none"> <li>• <b>E Wing portable replacement (E1, E2, and E3 (Band Room)).</b></li> </ul> <p><b>Priority 2:</b></p> <ul style="list-style-type: none"> <li>• Field and track in upper fields.</li> </ul> <p><b>Priority 3:</b></p> <ul style="list-style-type: none"> <li>• <b>D Wing shading/cooling.</b></li> </ul> <p><b>Priority 4:</b></p> <ul style="list-style-type: none"> <li>• More classrooms, <b>collaborative classrooms.</b></li> </ul> <p><b>Priority 5:</b></p> <ul style="list-style-type: none"> <li>• Outdoor learning space.</li> </ul> <p><b>Priority 6:</b></p> <ul style="list-style-type: none"> <li>• <b>Security (fencing, safety locks, electronic gate lock).</b></li> </ul> <p><b>Priority 7:</b></p> <ul style="list-style-type: none"> <li>• School entry façade enhancement;</li> <li>• New Performing Arts Center.</li> </ul> <p><b>Priority 8:</b></p> <ul style="list-style-type: none"> <li>• Bigger Multi-Purpose Room (MPR), air conditioning for MPR;</li> <li>• Bigger Kindergarten Classroom.</li> <li>• Bigger classrooms.</li> </ul> <p><b>Priority 9:</b></p> <ul style="list-style-type: none"> <li>• Landscape and sprinklers.</li> </ul> <p><b>Priority 10:</b></p> <ul style="list-style-type: none"> <li>• <b>Natural daylight: skylights for B and C wings, and Office;</b></li> <li>• <b>Kiln improvements.</b></li> </ul> <p><b>Priority 11:</b></p> <ul style="list-style-type: none"> <li>• Parking lot improvement;</li> <li>• <b>Special Ed Classroom improvements.</b></li> </ul> <p><b>Comments:</b> Priority 10 - daylighting will be addressed by improving interior lighting in dark areas of the C and B wings.</p>	<p><b>Priority 1:</b></p> <ul style="list-style-type: none"> <li>• <b>Campus Security: Fencing, access control, camera(s).</b></li> </ul> <p><b>Priority 2:</b></p> <ul style="list-style-type: none"> <li>• <b>Flexible furniture.</b></li> </ul> <p><b>Priority 3:</b></p> <ul style="list-style-type: none"> <li>• <b>Kitchen improvements (icemaker ventilation, snack bar improvement, replace refrigerator).</b></li> </ul> <p><b>Priority 4:</b></p> <ul style="list-style-type: none"> <li>• <b>Technology improvement.</b></li> <li>• Priority 5:</li> <li>• Outdoor learning space/garden.</li> </ul> <p><b>Priority 6:</b></p> <ul style="list-style-type: none"> <li>• <b>HVAC (Administration hot/cold, air filter, the Kitchen is too hot, Library and Computer Lab HVAC).</b></li> </ul> <p><b>Priority 7:</b></p> <ul style="list-style-type: none"> <li>• Library improvement;</li> <li>• Collaborative classroom.</li> </ul> <p><b>Priority 8:</b></p> <ul style="list-style-type: none"> <li>• PE Improvements: dance/yoga room, washer and dryer);</li> <li>• <b>Rust repair.</b></li> </ul> <p><b>Priority 9:</b></p> <ul style="list-style-type: none"> <li>• <b>Solar Panel.</b></li> </ul> <p><b>Priority 10:</b></p> <ul style="list-style-type: none"> <li>• <b>Natural daylight for bathrooms (Solatube);</b></li> <li>• Performing arts space (larger stage);</li> <li>• <b>Science Room upgrades (more outlets and at 6th grade);</b></li> <li>• Drop-off improvements.</li> </ul>	<p><b>Priority 1:</b></p> <ul style="list-style-type: none"> <li>• Improve front entry supervision.</li> </ul> <p><b>Priority 2:</b></p> <ul style="list-style-type: none"> <li>• <b>Safety locks and locks to prevent students from escaping outdoors;</b></li> <li>• <b>Technology Improvement.</b></li> </ul> <p><b>Priority 3:</b></p> <ul style="list-style-type: none"> <li>• <b>HVAC with air filter.</b></li> <li>• <b>Room equipped with amenities suitable for Special Ed (bars on walls, cabinets wall cover, fire-retardant curtains).</b></li> <li>• <b>Bathroom remodel.</b></li> </ul> <p><b>Priority 4:</b></p> <ul style="list-style-type: none"> <li>• <b>Refurbish portables.</b></li> <li>• Have a covered area or a play room for pre-school students during rain.</li> </ul> <p><b>Comments:</b></p> <ul style="list-style-type: none"> <li>• <b>Priority 3: Gray items are provided by adding cabinet doors. The bathroom remodel includes staff restroom remodel only.</b></li> <li>• <b>Priority 4: Portable refurbishment will include roof replacement only.</b></li> </ul>



# School Site and Community Priorities Summary

The following are the school's priorities list. Items that are included in the implementation master plan are in bold white. Items that are not included in the implementation master plan are in gray color.

Valleamar	Cabrillo	Ortega
<p><b>Priority 1:</b></p> <ul style="list-style-type: none"> <li>• New gym/bigger multi-purpose room (MPR).</li> </ul> <p><b>Priority 2:</b></p> <ul style="list-style-type: none"> <li>• <b>New flexible learning space (new breakout room);</b></li> <li>• <b>Furniture (indoor and outdoor, flexible furniture, new chairs for MPR);</b></li> <li>• <b>Collaborative Classroom (bigger, flexible).</b></li> </ul> <p><b>Priority 3:</b></p> <ul style="list-style-type: none"> <li>• <b>Suitable classrooms for middle school.</b></li> </ul> <p><b>Priority 4:</b></p> <ul style="list-style-type: none"> <li>• <b>Technology.</b></li> </ul> <p><b>Priority 5:</b></p> <ul style="list-style-type: none"> <li>• <b>New flooring (replace carpet, new linoleum in D Wing);</b></li> <li>• <b>Restroom improvements (doors, floors, hardware, floor drains, additional restroom near Computer Lab, privacy screens for urinals).</b></li> </ul> <p><b>Priority 6:</b></p> <ul style="list-style-type: none"> <li>• <b>Kitchen improvements (too small, too hot, equipment/counter space);</b></li> <li>• <b>Larger Band Room.</b></li> </ul> <p><b>Priority 7:</b></p> <ul style="list-style-type: none"> <li>• <b>Security (taller fence, enclose site, security camera at high risk area);</b></li> <li>• <b>HVAC/air conditioning (improve classrooms and Kitchen ventilation, cooling or shading for Band Room and D wing classrooms);</b></li> <li>• <b>Covered lunch area/lunch shelter.</b></li> </ul> <p><b>Priority 8:</b></p> <ul style="list-style-type: none"> <li>• <b>Hardscape and landscape improvements (resurface black top, equipment, ball wall, track and field, outdoor furniture, parking lot, surface cracks).</b></li> </ul> <p><b>Priority 9:</b></p> <ul style="list-style-type: none"> <li>• <b>Science Room Improvements: stove and oven;</b></li> <li>• <b>Kindergarten locks;</b></li> <li>• <b>Portable replacement.</b></li> </ul>	<p><b>Priority 1:</b></p> <ul style="list-style-type: none"> <li>• <b>New gym or PE room.</b></li> </ul> <p><b>Priority 2:</b></p> <ul style="list-style-type: none"> <li>• Upper deck/field improvement, <b>with nearby restroom</b>, lighting, better community access.</li> </ul> <p><b>Priority 3:</b></p> <ul style="list-style-type: none"> <li>• <b>Flexible furniture</b> (including new furniture for band room).</li> </ul> <p><b>Priority 4:</b></p> <ul style="list-style-type: none"> <li>• <b>Technology improvements;</b></li> <li>• <b>Outdoor learning space.</b></li> </ul> <p><b>Priority 5:</b></p> <ul style="list-style-type: none"> <li>• <b>Pavement and blacktop improvement;</b></li> <li>• <b>Electrical outlets improvement;</b></li> <li>• <b>Library improvements (remove computer lab).</b></li> </ul> <p><b>Priority 6:</b></p> <ul style="list-style-type: none"> <li>• <b>Restroom improvement (more boys' stalls, plumbing issues);</b></li> <li>• <b>Security (camera(s), fencing, access control).</b></li> </ul> <p><b>Priority 7:</b></p> <ul style="list-style-type: none"> <li>• <b>Carpet replacement or cleaning;</b></li> <li>• <b>Kitchen improvement;</b></li> <li>• <b>Portable replacement (P1-P4).</b></li> </ul> <p><b>Priority 8:</b></p> <ul style="list-style-type: none"> <li>• <b>Soundproof the music room within the classroom wings.</b></li> <li>• <b>Improve the Administration offices supervision of the main school entry.</b></li> </ul> <p><b>Priority 9:</b></p> <ul style="list-style-type: none"> <li>• <b>Provide for separate spaces to accommodate play for younger and older students.</b></li> </ul> <p><b>Priority 10:</b></p> <ul style="list-style-type: none"> <li>• <b>Play structure repair/re-selection;</b></li> <li>• <b>Miscellaneous storage;</b></li> <li>• <b>Provide more multi-use space. The MPR is over-tasked.</b></li> </ul>	<p><b>Priority 1:</b></p> <ul style="list-style-type: none"> <li>• <b>Campus Security (fencing, locks, access control).</b></li> </ul> <p><b>Priority 2:</b></p> <ul style="list-style-type: none"> <li>• <b>Furniture improvement, flexible classroom.</b></li> </ul> <p><b>Priority 3:</b></p> <ul style="list-style-type: none"> <li>• <b>Multi-Purpose Room (MPR) improvements (lighting, media);</b></li> <li>• <b>SDC Restrooms.</b></li> </ul> <p><b>Priority 4:</b></p> <ul style="list-style-type: none"> <li>• <b>HVAC (some rooms too hot, kiln, kitchen).</b></li> </ul> <p><b>Priority 5:</b></p> <ul style="list-style-type: none"> <li>• <b>Outdoor classroom/outdoor learning.</b></li> </ul> <p><b>Priority 6:</b></p> <ul style="list-style-type: none"> <li>• <b>Field and playground improvements, new play structure for big kids yard.</b></li> </ul> <p><b>Priority 7:</b></p> <ul style="list-style-type: none"> <li>• <b>Miscellaneous Repairs: Electrical outlets, gutter, door stops on exterior doors, window operation, carpet.</b></li> </ul> <p><b>Priority 8:</b></p> <ul style="list-style-type: none"> <li>• <b>Maker space improvements;</b></li> <li>• <b>Canopy for shading in playground.</b></li> </ul> <p><b>Priority 9:</b></p> <ul style="list-style-type: none"> <li>• <b>Portable replacement or repair.</b></li> </ul> <p><b>Priority 10:</b></p> <ul style="list-style-type: none"> <li>• <b>Hot water for Library and staff.</b></li> </ul> <p><b>Priority 11:</b></p> <ul style="list-style-type: none"> <li>• <b>Waste Management (recycle, compost).</b></li> </ul> <p><b>Priority 12:</b></p> <ul style="list-style-type: none"> <li>• <b>Shelving and storage;</b></li> <li>• <b>Full height bulletin board and whiteboard.</b></li> </ul> <p><b>Priority 13:</b></p> <ul style="list-style-type: none"> <li>• <b>Bigger Kindergarten classroom.</b></li> </ul>

# Acknowledgements

## District Board of Trustees

Laverne Villalobos, President  
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 Andrea Gould, Clerk (Facilities Master Plan Advisory Committee)  
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## District Administration

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Maria Gavidia, Executive Director, Integrated Services  
 Will Lucey, Executive Director, Educational Support Services  
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 Katherine Mihalov, Humanities Specialist  
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 Christy Novack, AEI Specialist  
 Alison Drake, Clerical Assistant  
 Barbara Smith, Net Specialist

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Jorge Machado, Facilities Director  
 Mark Claussen, Senior Maintenance  
 Vincent Ayala, Grounds Keeper  
 Gerald Keller, Grounds Keeper  
 Gerald Kern, Maintenance Worker 1  
 Scott Martin, Senior Maintenance  
 Frank Tse, Senior Maintenance

## Community Members

Julia Hall, Parent  
 Stanly Martin, Parent  
 Janell Jones, Parent  
 Suzanne Lifson Salazar, Parent  
 Lori Trayler, Parent  
 Lanette Lazar, Community Member  
 Jaime Blanchard, Parent  
 Jim Blanchard, Parent  
 Lynda Brocchini, Measure O Advisory  
 Fran Hardcastle, Parent  
 Betsy M. Landrum, Parent, Vallemar School  
 Michele Husak, Parent and PTO Member, Vallemar School  
 Brandy Vazquez, PTO Member, Vallemar School  
 Antonia Urbina, PTO Member, Vallemar School  
 Tony Urbina, Parent, Vallemar School  
 Julie Rose, PTO Member, Vallemar School  
 Christina Drucker, Parent, Vallemar School  
 Sylvia Lange, Parent, Cabrillo School  
 Christie Francis, Parent

## Sunset Ridge Elementary School

Ellie Cundiff, Principal  
 Janeen Castaneda, Secretary  
 Cynthia Skinner, Classroom Teacher  
 Lauren Reynolds, Librarian/School Assistant  
 May Ryan, Teacher, TK  
 Ilya Varnayev, Teacher, TK/K  
 Gina Ng, Teacher, K  
 Ali Tucker, Teacher, Grade 1  
 Donna Luu, Teacher, Grade 2  
 Haley Barbalinardo, Teacher, Grade 2  
 Joanne Frediani, Teacher, Grade 2  
 Lauren Davidson, Teacher, Grade 3  
 Debby Lyttle, Teacher, Grades 4/5  
 Bridgette Grillo, Grade 5  
 Kristi Kurttila, Teacher, SDC  
 Dahyana Otero, Spanish  
 Jennifer Nicosia, Paraprofessional  
 Alyssa Calpo, School Psychologist  
 Maria Ocampo, Day Custodian  
 Virginia Corporan-Travieso, Kitchen Assistant  
 Amy Cole-Farrell, Parent (Facilities Master Plan Advisory Committee)

# Acknowledgements

## Ocean Shore School

Julie Tarango, Principal  
 Patricia Buddington, Secretary  
 Natalie Abinante, RSP (Facilities Master Plan  
 Advisory Committee)  
 Jennifer Mitchell, Teacher, Grade K  
 Lily Escobedo, Grade K  
 Michelle Zuromski, Teacher, Grade 1  
 Renee Caughman, Teacher, Grade 3  
 Sheila Gamble-Dorn, Teacher, Grade 3  
 Jonathan Harris, Teacher, Grades 4/5  
 Patty McNally, Teacher, Grades 4/5  
 Virginia Szczepaniak, Teacher, Grades 4/5  
 Beccy Howarth, Teacher, Grade 6  
 Jessica Paul, Teacher, Grade 6  
 Katy Stearns, Teacher, Grade 6  
 Jason McArthur, Grades 7/8  
 Sophie Korn, Teacher, Grades 7/8  
 Marie Vargas, Teacher  
 Ben Gower, Teacher, Band

## Ingrid B. Lacy Middle School

Daniel Lyttle, Principal  
 Irene Yip, Classified Staff  
 Laurie Blume, Classified Staff  
 Jose Parada, Classified Staff  
 Aimee Falk, Classified Staff  
 Ben Gower, Teacher  
 Slade Lewis, Teacher  
 Allen Seul, Teacher  
 Jane Solano, Teacher  
 Kenneth Tin, Teacher  
 Emily Walley, Teacher  
 Joan Weideman, Teacher  
 Cole Westbrook, Teacher  
 Julie Smith, Librarian

## Vallemar School

Monica Lobao, Principal  
 Natasha Glasgo, Kindergarten Teacher  
 Martha Sanossian, Kindergarten Teacher  
 Rebecca Moore, K/1 Teacher  
 Doreen Murphy, 1st Grade Teacher  
 Erin Grochowski, 1st Grade Teacher  
 Maureen Manis, 2nd Grade Teacher  
 Kelly Shives, 2nd Grade Teacher  
 Mara Holtz, 3rd Grade Teacher  
 Kelly Edelhart, 4th Grade Teacher  
 Laura Vuskovic, 6th Grade (ELA/SS) Teacher  
 Jackie Walley, 6th Grade (Math/Sci.) Teacher  
 Cathy Alderson, 7th Grade (Math/Sci.) Teacher  
 Leslie Hazelwood, 7th Grade (ELA/SS) Teacher  
 Samantha Saxon, 8th Grade (Math/Sci.) Teacher  
 Candace Cloud, 8th Grade (ELA/SS) Teacher  
 Samantha Johns, 6th-8th Gr. Music/Band Teacher  
 Padma Chathapuram, Library Media Clerk



# Acknowledgements

## Cabrillo School

Mary Griggi, School Secretary  
 Rola Ababseh, School Assistant  
 Christine Reuter, Kindergarten/First Grade  
 Barbara DeVolder, Kindergarten  
 Kendra Crame, Kindergarten  
 Chris Donnelly, First Grade  
 Elisa Repetto, First Grade  
 Charlotte Jacobs, Second Grade  
 Diane Stillman, Second Grade  
 Melyssa West, Second/Third Grade  
 Kiyomi Arai, Third Grade  
 Meghann Elsbernd, Seventh/Eighth Grade Social  
 Studies (Facilities Master Plan Advisory  
 Committee)  
 Ila Payne-Dwyer, Seventh/Eighth Grade  
 Language Arts  
 Samantha Johns, Band Teacher  
 Darcy Fields, Kitchen  
 Sue Beckmeyer, Library-Media (Facilities Master  
 Plan Advisory Committee)

## Ortega Elementary School

Patrick Jackson, Principal  
 Seva Steel, Vice Principal  
 Lynne Maggioncalda, Secretary  
 Julia Hall, Librarian  
 Noreen Abulencia, Teacher  
 Kathy Fugitt, Teacher  
 Sibyl Felts, Teacher  
 Anthony Corten, Teacher  
 Gina Arguello, Teacher  
 Debbie Andre, Teacher

## Linda Mar Educational Center School

Jennifer Gray, Principal/Behavior Program Supervisor  
 Cecilia Ng, Special Day Class Teacher  
 Nicole Sayres, Lead Behaviorist





# Chapter 2 FACILITIES ASSESSMENTS



# Introduction

The assessment of the existing facilities is a critical step in development of the Facility Master Plan. In the case of Pacifica School District, it is particularly crucial due to the age of the schools in the district. Although the previous bond focused mostly on the nuts and bolts repairs there is still a need for general repairs, code required improvements and facility upgrades. EMG Corp conducted field inspections of all schools in October of 2018. EMG identified conditions that require immediate repair, as well as life cycle cost of the entire building and its systems.

Physical assessments are just one measure of the condition and adequacy of a school site. In order to get a true understanding of each school site, an educational suitability and functional needs analysis must be done.

WLC Architects walked the schools with EMG, with focuses on reviewing the educational suitability and functional needs, along with 21st Century learning environment opportunities at the schools.



Wilkes Elementary School - Mahlum Architects



21st Century  
Learning Environments

Cherry Crest Elementary School - NAG



# Educational Suitability Assessments

## Summary

This analysis occurred site by site and, with the exception of a handful of locations, the majority of teaching spaces require upgrades to raise the educational suitability to meet 21st Century education goals. While the District has made significant strides in improving instructional technology in some of its schools with the introduction of short throw projectors and Apple TV, applying that technology consistently across the District is desirable. Other improvements such as developing collaborative classrooms, outdoor classrooms, pullout spaces, providing flexible furniture in the teaching environment are necessary to achieve the District goals.

The specific nature of these changes and improvements needs to be shaped by the District's Strategic Plan, Educational Specifications, mission, and goals and can, in some cases, be determined by the creation of District-wide master specifications. Some of these improvements will need to be shaped/defined campus by campus to fit the culture and character of each site. For site specific analysis please refer to the appropriate succeeding sections.

# Educational Suitability Assessments

A key component to the Facilities Master Plan is the Educational Suitability Assessments. A site facility assessment which defines the site's repair and replacement needs had been conducted by the EMG Corp. WLC Architects performed educational suitability assessments to evaluate if the District's current facilities will serve the school's educational goals. The reviews concentrated on concepts such as 21st Century Learning Environments and opportunities for creating those spaces within existing schools.

Another set of standards for the educational functionality of schools is the California Department of Education (CDE) design codes which provides a minimum basic guideline for school facilities.

Based on the educational adequacy and the CDE standards, WLC Architects will develop the Educational Specifications within this process, which will serve as the ultimate design standards for the schools in Pacifica School District.

The results of the assessments were to identify deficiencies for inclusion into the site specific master plans to provide an upgrade to each school site.

Various components are reviewed and considered in determining the educational suitability of a room and/or building. These include room location, room environment, room size, flexibility, ability to meet program requirements and storage/equipment. Below is a checklist of criteria noted at each site.

The following items were reviewed for the following components:

## Room Size:

- The space should meet the square footage standards for the classroom program (960 sf minimum).
- Is the space appropriately sized for the capacity, to current standards and for the grade level?
- Is the space large enough to allow all the activities typically conducted in that sort of program (i.e., art, science, music, etc.)?

Administrative Offices

Kindergartens and Preschools

Library and Media Centers

Multi-Purpose Rooms, Cafeterias, Performing Arts Facilities, and Assembly Spaces

Physical Education Spaces Including Gymnasiums, Weight Rooms and Locker Rooms

## Classroom Storage:

The space should have adequate storage and equipment space for all the equipment appropriate to the program.

- Does the room have adequate casework, appropriate materials, and project storage?
- Are there sinks for programs that require sinks? Is there appropriate ventilation, and display space where required?
- Does the space have appropriate types of flooring and easily cleanable surfaces (countertops, tabletops)?
- Is there access to necessary technology and related infrastructure (i.e., capacity to darken a room to display projected imagery)?

## Room Environment:

- The space should provide an inviting and stimulating environment for teaching and learning.
- Rooms types provided
- Is the spatial configuration flexible and does it support the instructional program?
- Is there natural light and are the lighting levels appropriate for the educational activities?
- Acoustically, are there impediments to hearing the teacher and are external noises transferred into the classroom?
- Is there proper ventilation and consistent/appropriate climate control to make the room comfortable?
  - Do the aesthetics create an inviting learning environment?

Outdoor Learning and Gathering Spaces

Specialty Classrooms Such as Science, Art, and Music

Outdoor Fields and Courts

## Room Size:

The space shall have adequate room type to serve a function of the school. The space should be appropriately located for the instructional program.

- Is the physical location of the room/area in relative proximity to the students who need to use it?
- Does the space have appropriate proximity to other program relevant spaces?
- Does its location allow for future flexibility?

# Physical Condition Assessments

## Introduction

EMG Corp. performed a physical condition assessment in October 2018. In addition, The Garland Company, who has installed and been maintaining the District's roofs since 2000, at the same time, performed roofing inspections of all schools. They have provided roof assessment reports and budgetary repair or replacement cost. WLC Architects also interviewed the District M&O team. The content of the assessment is produced by EMG Corp. and WLC Architects, Inc.

## Summary

All schools are assessed based on the following categories: Site, Building, Building Systems, Interior, Cabinetry, Furniture and Equipment, and Sustainability. We have found that all sites are mostly in fair condition. Repair and replacement are mostly due to life cycle of the buildings.

We have found that all sites are mostly in fair condition. Repair and replacement are mostly due to life cycle of the buildings, as well as some site's proximity to the ocean. Permanently constructed buildings are in much better conditions than portables.


<u>Site</u>	<u>Building</u>	<u>Building Systems</u>	<u>Interior</u>	<u>Cabinetry, Furniture, and Equipment</u>	<u>Sustainability</u>
Site Utilities Parking and Drop-Off Areas Sidewalks, Ramps, and Stairs Drainage and Erosion Control Landscape and Irrigation Hard Courts Turf Play Fields Play Structure Areas Running Trails Site Shade Structure Bleachers Swimming Pools Site Fencing Site Signage Portables Accessibility and Code Compliance	Exterior Walls and Finishes Roofs and Drainage Doors and Windows Exterior Canopies Covered Walkways	Electrical, Lighting, and Power Technology, Data, and Signal Fire Alarm Phone, Clock/Bell/PA HVAC Equipment, Ductwork and Controls Plumbing Fire Sprinklers General Infrastructure	Floor Finish Wall Finish Ceiling Finish Interior Doors and Windows	Casework and Shelving Markerboards Projection Screens Projectors TV Stage/Theater Equipment Kitchen Equipment Other Accessory Items	Natural Daylighting Natural Ventilation Water Usage Lighting Control Heating and Cooling Building Envelope, Energy Efficiency Materials Solar Panel






# Physical Condition Assessments

## EMG Facility Condition Assessment


**FACILITY CONDITION ASSESSMENT**



Prepared for:

**Pacifica School District**  
375 Reina Del Mar Avenue  
Pacifica, California 94044

**WLC Architects, Inc**  
2600 Tenth Street, Suite 500  
Berkeley, California 94710  
Mr. Kevin MacQuarrie

**FACILITY CONDITION ASSESSMENT**

Sunset Ridge Elementary School  
340 Inverness Drive  
Pacifica, California 94044


**PREPARED BY:**  
EMG  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
[www.EMGcorp.com](http://www.EMGcorp.com)

**EMG Project Number:**  
133703.18R000-006.017

**EMG CONTACT:**  
Matthew F. Anderson  
Program Manager  
800.733.0660 x7613  
[manderson@emgcorp.com](mailto:manderson@emgcorp.com)

**Date of Report:**  
February 15, 2019

**On Site Date:**  
October 24-25, 2018


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**FACILITY CONDITION ASSESSMENT**



Prepared for:

**Pacifica School District**  
375 Reina Del Mar Avenue  
Pacifica, California 94044

**WLC Architects**  
2600 Tenth Street, Suite 500  
Berkeley, California 94710-2597  
Mr. Kevin MacQuarrie

**FACILITY CONDITION ASSESSMENT**

Ocean Shore School  
411 Oceana Boulevard  
Pacifica, California 94044

**PREPARED BY:**  
EMG  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
[www.EMGcorp.com](http://www.EMGcorp.com)


**EMG Project Number:**  
133703.18R000-004.017


**EMG CONTACT:**  
Matthew Anderson  
Program Manager  
800.733.0660 x7613  
[manderson@emgcorp.com](mailto:manderson@emgcorp.com)

**Date of Report:**  
February 9, 2019

**On Site Date:**  
October 11, 2018


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**FACILITY CONDITION ASSESSMENT**



Prepared for:

**Pacifica School District**  
375 Reina Del Mar Avenue  
Pacifica, California 94044

**WLC Architects, Inc.**  
2600 Tenth Street, Suite 500  
Berkeley, California 94710-2597  
Mr. Kevin MacQuarrie

**FACILITY CONDITION ASSESSMENT**

Ortega Elementary School  
1283 Terra Nova Boulevard  
Pacifica, California 94044


**PREPARED BY:**  
EMG  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
[www.EMGcorp.com](http://www.EMGcorp.com)

**EMG Project Number:**  
133703.18R000-005.017

**EMG CONTACT:**  
Matthew Anderson  
Program Manager  
800.733.0660 x7613  
[manderson@emgcorp.com](mailto:manderson@emgcorp.com)

**Date of Report:**  
February 12, 2019

**On Site Date:**  
October 12, 2018


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**FACILITY CONDITION ASSESSMENT**



Prepared for:

**Pacifica School District**  
375 Reina Del Mar Avenue  
Pacifica, California 94044

**WLC Architects, Inc.**  
2600 Tenth Street, Suite 500  
Berkeley, California 94710-2597  
Mr. Kevin MacQuarrie

**FACILITY CONDITION ASSESSMENT**

Cabrillo Elementary School  
601 Crest Drive  
Pacifica, California 94044

**PREPARED BY:**  
EMG  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
[www.EMGcorp.com](http://www.EMGcorp.com)

**EMG Project Number:**  
133703.18R000-001.017

**EMG CONTACT:**  
Matthew Anderson  
Program Manager  
800.733.0660 x7613  
[manderson@emgcorp.com](mailto:manderson@emgcorp.com)


**Date of Report:**  
February 15, 2019


**On Site Date:**  
October 10, 2018


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# Physical Condition Assessments

## EMG Facility Condition Assessment


**FACILITY CONDITION ASSESSMENT**



Prepared for:

**Pacifica School District**  
375 Reina Del Mar Avenue  
Pacifica, California 94044

**WLC Architects, Inc**  
2600 Tenth Street, Suite 500  
Berkeley, California 94710  
Mr. Kevin MacQuarrie

**FACILITY CONDITION ASSESSMENT**

Ingrid B Lacy Middle School  
1427 Palmetto Avenue  
Pacifica, California 94044


**PREPARED BY:**  
EMG  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
[www.EMGcorp.com](http://www.EMGcorp.com)


**EMG CONTACT:**  
Matthew F. Anderson  
Program Manager  
800.733.0660 x7613  
[manderson@emgcorp.com](mailto:manderson@emgcorp.com)


**EMG Project Number:**  
133703.18R000-002.017

**Date of Report:**  
March 14, 2019

**On Site Date:**  
October 23, 2018


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**FACILITY CONDITION ASSESSMENT**



Prepared for:

**Pacifica School District**  
375 Reina Del Mar Avenue  
Pacifica, California 94044

**WLC Architects, Inc**  
2600 Tenth Street, Suite 500  
Berkeley, California 94710  
Mr. Kevin MacQuarrie

**FACILITY CONDITION ASSESSMENT**

Vallejo School  
377 Reina Del Mar Avenue  
Pacifica, California 94044


**PREPARED BY:**  
EMG  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
[www.EMGcorp.com](http://www.EMGcorp.com)


**EMG CONTACT:**  
Matthew F. Anderson  
Program Manager  
800.733.0660 x7613  
[manderson@emgcorp.com](mailto:manderson@emgcorp.com)


**EMG Project Number:**  
133703.18R000-002.017

**Date of Report:**  
February 15, 2019

**On Site Date:**  
October 9, 2018


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**FACILITY CONDITION ASSESSMENT**



Prepared for:

**Pacifica School District**  
375 Reina Del Mar Avenue  
Pacifica, California 94044

**WLC Architects, Inc**  
2600 Tenth Street, Suite 500  
Berkeley, California 94710  
Mr. Kevin MacQuarrie

**FACILITY CONDITION ASSESSMENT**

Linda Mar Educational Center  
830 Rossita  
Pacifica, California 94044


**PREPARED BY:**  
EMG  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
[www.EMGcorp.com](http://www.EMGcorp.com)

**EMG CONTACT:**  
Matthew F. Anderson  
Program Manager  
800.733.0660 x7613  
[manderson@emgcorp.com](mailto:manderson@emgcorp.com)

**EMG Project Number:**  
133703.18R000-002.017

**Date of Report:**  
February 15, 2019

**On Site Date:**  
October 26, 2018


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# Physical Condition Assessments

## Roof Inspections



### Facility Summary

Client: Pacifica SD

Facility: Sunset Ridge ES



area to demo and rebuild, see photo 19

Facility Data	
Address 1	340 Inverness Dr
City	Pacifica
State	California
ZIP	94044
Type of Facility	School

Asset Information			
Name	Date Installed	Square Footage	Roof Access
Covered Walkways	2003	-	
Low-slope Roof	2003	-	Ladder Needed

Facility Summary

Page 2 of 23



### Facility Summary

Client: Pacifica SD  
Facility: Ocean Shore ES



Facility Data			
Address 1	411 Oceana Blvd		
City	Pacifica		
State	California		
ZIP	94044		
Type of Facility	School		

Asset Information			
Name	Date Installed	Square Footage	Roof Access
Asphalt Shingle	2005	-	Ladder Needed
Low Slope - Asphalt	2005	-	Ladder Needed

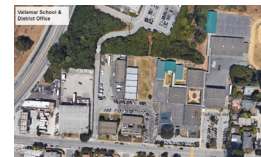
Facility Summary

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### Facility Summary

Client: Pacifica SD  
Facility: Vallejo Elementary School



Facility Data			
Address 1	277 Nella Del Mar Ave		
City	Pacifica		
State	California		
ZIP	94044		
Type of Facility	School		

Asset Information			
Name	Date Installed	Square Footage	Roof Access
Low Slope - Asphalt	1998	-	Ladder Needed
Metal - Standing Seam	2007	-	

Facility Summary

Page 2 of 23



# Physical Condition Assessments

## Roof Inspections



### Facility Summary

Client: Pacifica SD

Facility: Cabrillo ES



Facility Data	
Address 1	601 Crespi Dr
City	Pacifica
State	California
ZIP	94044
Type of Facility	School

Asset Information			
Name	Date Installed	Square Footage	Roof Access
Low Slope - Asphalt	1998	-	Ladder Needed
Metal panels	2010	-	Ladder Needed

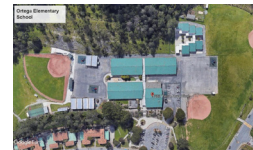
Facility Summary

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### Facility Summary

Client: Pacifica SD  
Facility: Ortega ES



Facility Data			
Address 1	1283 Terra Nova Blvd		
City	Pacifica		
State	California		
ZIP	94044		
Type of Facility	School		
Asset Information			
Name	Date Installed	Square Footage	Roof Access
Low Slope - Asphalt	1999	-	Ladder Needed
Metal - Standing Seam	1999	-	Ladder Needed
Metal - Standing Seam - NW Addition	2008	-	Ladder Needed

Facility Summary

Page 2 of 20



### Facility Summary

Client: Pacifica SD  
Facility: District Office & Maintenance Garage



Facility Data			
Address 1	375 Reina Del Mar Ave		
City	Pacifica		
State	California		
ZIP	94044		
Type of Facility	School		
Asset Information			
Name	Date Installed	Square Footage	Roof Access
District Office	?	-	Ladder Needed

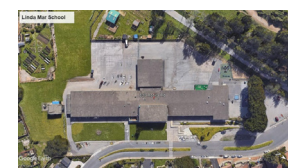
Facility Summary

Page 2 of 21



### Facility Summary

Client: Pacifica SD  
Facility: Linda Mar Education Center



Facility Data			
Address 1	830 Rosita Rd		
City	Pacifica		
State	California		
ZIP	94044		
Type of Facility	School		
Asset Information			
Name	Date Installed	Square Footage	Roof Access
Roof Inspection	?	-	Ladder Needed

Facility Summary

Page 2 of 21

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# Chapter 3 PROGRAM COSTS

# 3



## Introduction

WLC presented master plan options for each site from the various stakeholder meetings to workshops starting October 30, 2018, along with a comprehensive cost model spreadsheet. During the process, WLC met with the District leadership to review the draft rough order of magnitude cost model and developed project priorities for the Bond Measure. A cost model is not a detailed estimate, but rather a tool using square foot costs to capture a scope. Each improvement is assigned a cost per square foot depending on the scope of work recommended in the Master Plan. The cost model also calculates a typical design contingency, escalation, industry standard change order cost, and soft costs for each project. The total bond program cost model also includes a support cost that covers program management, and moving expenses.

At the April 10, 2019 Board Workshop the master plans for each site were presented to the Board of Trustees and received positive feedback from the Board members. The master plan was approved on April 24, 2019.

# Master Plan Cost Summary

## CURRENT BOND FUNDS ALLOCATION

Phase	Priority	Sunset Ridge	Ocean Shore	IBL	Valleamar	Cabrillo	Ortega	LMEC	District Office	District Wide Technology Plan	Estimated Total Project
	<b>Tier 1</b>	\$262,552	\$76,908	\$90,480	\$286,944	\$124,164	\$378,264	\$83,952	\$120,956		\$1,424,220
	<b>Tier 2</b>	\$1,975,618	\$1,530,350	\$1,751,851	\$3,669,035	\$1,774,393	\$7,517,759	\$1,617,995	\$721,655		\$20,558,656
	<b>Tier 1 and 2 Subtotal:</b>	<b>\$2,238,170</b>	<b>\$1,607,258</b>	<b>\$1,842,331</b>	<b>\$3,955,979</b>	<b>\$1,898,557</b>	<b>\$7,896,023</b>	<b>\$1,701,947</b>	<b>\$842,611</b>		<b>\$21,982,876</b>
	<b>Tier 3</b>	\$2,001,452	\$4,949,133	\$402,600	\$2,968,900	\$9,682,570	\$782,430	\$213,642	\$0		\$21,000,727
	<b>Tier 1, 2 and 3 Total:</b>	<b>\$4,239,623</b>	<b>\$6,556,391</b>	<b>\$2,244,931</b>	<b>\$6,924,879</b>	<b>\$11,581,126</b>	<b>\$8,678,453</b>	<b>\$1,915,589</b>	<b>\$842,611</b>		<b>\$42,983,603</b>
	<b>District Wide Technology Plan</b>									\$12,000,000	<b>\$12,000,000</b>
	<b>Tier 1, 2 and 3 plus technology Total:</b>										<b>\$54,983,603</b>

## IDENTIFIED TOTAL NEEDS OF ALL SITES

Phase	Priority	Sunset Ridge	Ocean Shore	IBL	Valleamar	Cabrillo	Ortega	LMEC	District Office	District Wide Technology Plan	Estimated Total Project
	<b>Future Bond Items</b>	\$6,274,211	\$11,525,480	\$2,900,520	\$20,837,645	\$16,433,593	\$18,912,362	\$4,245,182	\$11,419,980		\$92,548,973
	<b>Tier 1, 2, 3, technology, plus Future Bond Items Total:</b>	<b>\$10,513,834</b>	<b>\$18,081,871</b>	<b>\$5,145,451</b>	<b>\$27,762,524</b>	<b>\$28,014,719</b>	<b>\$27,590,815</b>	<b>\$6,160,771</b>	<b>\$12,262,591</b>	<b>\$12,000,000</b>	<b>\$147,532,576</b>
	<b>Future Phase</b>	\$14,384,080	\$1,121,340	\$7,041,565	\$2,634,852	\$1,223,220	\$1,963,500	\$28,209,547	\$0	\$0	\$56,578,104
	<b>Grand Total:</b>	<b>\$24,897,913</b>	<b>\$19,203,211</b>	<b>\$12,187,016</b>	<b>\$30,397,376</b>	<b>\$29,237,939</b>	<b>\$29,554,315</b>	<b>\$34,370,318</b>	<b>\$12,262,591</b>	<b>\$12,000,000</b>	<b>\$204,110,680</b>

# Master Plan Itemized Cost Summary

## Tier 1: Code Compliance

Phase	Tier 1 - Code Compliance	Sunset Ridge	Ocean Shore	IBL	Valleamar	Cabrillo	Ortega	LMEC	District Office	Estimated Total Project
	Restroom Upgrades/Increase Stalls/ADA - Replace One Urinal With Toilet	\$ -	\$ 13,728	\$ -		\$ 29,040	\$ 283,140			\$ 325,908
	Safety Hardware and Keying Standards	\$ 85,540	\$ 54,600	\$ 81,900	\$ 63,700	\$ 54,600	\$ 54,600	\$ 30,888	\$ 7,700	\$ 433,528
	Signage	\$ 13,728	\$ 8,580	\$ 8,580	\$ 8,580	\$ 8,580	\$ 8,580	\$ 5,148	\$ 8,580	\$ 70,356
	Parking and Site Accessibility/ADA Projects	\$ 51,480	\$ -	\$ -						\$ 51,480
	Filtered Bottle Drinking Fountain (Interior Replace)	\$ 24,684		\$ -	\$ 24,684	\$ 31,944				\$ 81,312
	ADA Drinking Fountains and Filtered Bottle Fillers (Interior New)				\$ 29,040		\$ 31,944	\$ 47,916	\$ 18,876	\$ 127,776
	ADA Drinking Fountains and Filtered Bottle Fillers (Exterior)	\$ 87,120	\$ -	\$ -						\$ 87,120
	Library Modular Engineering Study (EMG)				\$ 6,500					\$ 6,500
	New Kiln to Replace Non-Code Compliant Shed				\$ 154,440					\$ 154,440
	ADA/Egress								\$ 85,800	\$ 85,800
	<b>Subtotal of Tier 1:</b>	<b>\$ 262,552</b>	<b>\$ 76,908</b>	<b>\$ 90,480</b>	<b>\$ 286,944</b>	<b>\$ 124,164</b>	<b>\$ 378,264</b>	<b>\$ 83,952</b>	<b>\$ 120,956</b>	<b>\$ 1,424,220</b>



# Master Plan Itemized Cost Summary

## Tier 2: Deferred Maintenance

Phase	Tier 2 -Major Deferred Maintenance	Sunset Ridge	Ocean Shore	IBL	Valleamar	Cabrillo	Ortega	LMEC	District Office	Estimated Total Project
	General Refurbishment - Portable (Ramp, Roof)	\$17,160		\$0		\$198,000	\$25,740	\$33,000		\$273,900
	General Refurbishment - Building	\$0	\$34,320	\$25,740	\$114,339	\$0	\$0	\$0	\$188,760	\$363,159
	Existing Classroom Improvements (Elect Outlets)	\$68,640	\$0	\$8,580	\$85,800	\$124,410	\$120,120			\$407,550
	Interior Finishes - Cabinetry				\$34,320					\$34,320
	Interior Finishes - Tackable Wall	\$128,700			\$128,700		\$59,202			\$316,602
	Interior Finishes - Whiteboard		\$20,592				\$48,048			\$68,640
	Interior Finishes - VCT, Carpet	\$8,237	\$98,842		\$597,168	\$386,100	\$432,432			\$1,522,778
	Interior Finishes (Restroom Floor Drain and Floor Replacement)				\$96,096					\$96,096
	Window Shade Replacement - Manual	\$63,492	\$6,864		\$68,640	\$69,395	\$43,586			\$251,977
	Window Shade Replacement - Motorized	\$13,728	\$39,897		\$37,752		\$19,562			\$110,939
	Replace Kiln Exhaust Hood and System	\$0	\$30,888		\$0	\$25,740	\$25,740			\$82,368
	Special Ed Classroom Improvement							\$60,060		\$60,060
	Exterior Repainting (Not Including Portables, Covered Walkway and Lunch Shelter)	\$318,984	\$234,894	\$378,444	\$224,796	\$257,197	\$259,347			\$1,673,661
	Roofing Repairs and Replacement (Not Including Portable)	\$22,000	\$156,200	\$150,700	\$974,952	\$27,500	\$275,000	\$1,353,000	\$375,375	\$3,334,727
	Exterior Brick Veneer Repair (EMG)			\$8,580						\$8,580
										\$0
	Security Upgrades Cameras, Intrusion Alarm, EMS	\$0	\$0	\$82,368	\$20,592	\$0	\$0	\$0		\$102,960
	Lighting Controls Replacement - Master Control Panel Erosion	\$17,160								\$17,160
	Master Electrical Panel Corrosion	\$8,580								\$8,580
	Lighting repair - Exterior Lighting		\$8,580							\$8,580
	Underground Electrical Wiring			\$85,800						\$85,800
	Heating Unit and Controls Replacement (at 10 Year Mark)	\$322,740	\$205,920	\$489,610	\$290,400	\$234,960	\$287,650	\$136,400	\$54,560	\$2,022,240
	HVAC Condensate Drain Line Replacement		\$73,190			\$82,810				\$156,000
	Furnace, Gas, 201 to 250 MBH, Replace (EMG)		\$0			\$25,480				\$25,480
	Add Air Conditioning to MDF Rooms	\$17,160	\$17,160	\$0	\$17,160	\$17,160	\$17,160	\$17,160		\$102,960
	Ceiling Fan, (4) Per Room Between Light Bays	\$102,960	\$51,480		\$68,640		\$137,280			\$360,360
	Add Instant Hot Water Heater to Existing Sinks	\$50,965	\$0	\$64,865	\$55,598	\$41,699	\$55,598			\$268,726
	Replace Kitchen Equipment, Screen Door	\$150,000	\$150,000	\$201,480	\$150,000	\$150,000	\$150,000			\$951,480
	Reception Office HVAC Re-Configuration			\$85,800						\$85,800
	Library HVAC Re-Configuration			\$85,800						\$85,800
	Replace Bathroom Exhaust Fans				\$44,616					\$44,616
	Canopy Replacements - Painting, Rust Repair (Garland)	\$429,000	\$8,065							\$437,065
	Covered Walkway Drainage Repair	\$161,647								\$161,647
	Replace Existing Windows						\$48,048			\$48,048

# Master Plan Itemized Cost Summary

## Tier 2: Deferred Maintenance Cont.

	Sunset Ridge	Ocean Shore	IBL	Vallemar	Cabrillo	Ortega	LMEC	District Office	Estimated Total Project
<b>Tier 2 -Major Deferred Maintenance</b>									
Exterior Electrical Outlets	\$3,432								\$3,432
Improve Perimeter Fencing Add 6' Tall Ornamental Fence	\$7,173					\$17,160			\$24,333
Improve Perimeter Fencing, Replace Existing Low Fence With 6' Tall Ornamental		\$30,888	\$0	\$96,782					\$127,670
Improve Perimeter Fencing, Add 8' Tall Chain Link	\$1,785	\$9,884	\$6,864		\$15,101	\$48,048			\$81,682
Improve Perimeter Fencing, Ornamental Pedestrian Gate	\$10,296	\$10,296		\$20,592		\$10,296			\$51,480
Improve Perimeter Fencing, Chain Link Pedestrian Gate	\$8,880	\$8,880			\$8,880	\$26,641			\$53,282
Add Chain Link Rolling Gate - Motorized or Manual	\$25,740		\$17,160						\$42,900
Add Ornamental Rolling Gate - Motorized			\$0			\$51,480			\$51,480
Improve Track and Fields, Irrigation and Rodent Mitigation						\$5,010,720			\$5,010,720
Asphalt Improvement						\$34,320	\$18,375		\$52,695
School Concrete Pavement Repair		\$0			\$51,480				\$51,480
Outdoor Furniture Replacement - Benches		\$8,580	\$8,580	\$8,580					\$25,740
Outdoor Furniture Replacement - Picnic Table		\$55,770	\$51,480	\$55,770					\$163,020
Play Structure Replacement		\$216,000				\$216,000			\$432,000
Play Structure Safety Surfacing		\$36,000				\$90,000			\$126,000
Site Drainage		\$17,160							\$17,160
New Basketball Court (Relocation)				\$377,520					\$377,520
Site Lighting - New				\$54,912					\$54,912
School Parking Lot Crack Repair				\$10,989		\$8,580			\$19,569
Widen the Driveway at Turn Island				\$17,160		\$0			\$17,160
New Exit Driveway at Kindergarten Drop-Off				\$17,160					\$17,160
New Asphalt Walkway to Daycare					\$24,161				\$24,161
Daycare New Ramp					\$34,320				\$34,320
Landscape Enhancement	\$17,160							\$102,960	\$120,120
<b>Subtotal of Tier 2:</b>	<b>\$1,975,618</b>	<b>\$1,530,350</b>	<b>\$1,751,851</b>	<b>\$3,669,035</b>	<b>\$1,774,393</b>	<b>\$7,517,759</b>	<b>\$1,617,995</b>	<b>\$721,655</b>	<b>\$20,558,656</b>

# Master Plan Itemized Cost Summary

## Tier 3: Site Specific Impact Projects

	Sunset Ridge	Ocean Shore	IBL	Valleamar	Cabrillo	Ortega	LMEC	District Office	Estimated Total Project
<b>Tier 3 - High Impact Projects/Educational Suitability</b>									
Next Generation Flexible Furniture	\$ 192,000	\$ -	\$ 158,400	\$ 237,600	\$ 313,632	\$ 261,360			\$ 1,162,992
Next Generation Flexible Furniture (3) - Pod Area	\$ 62,500								\$ 62,500
Next Generation Flexible Furniture (1) - Library	\$ 50,000		\$ 29,700	\$ 27,500	\$ 36,300	\$ 36,300			\$ 179,800
Next Generation Flexible Furniture - Multi-Purpose Room				\$ 44,000					\$ 44,000
Collaborative Classrooms (Pull-Out Spaces, Door Between Classroom)	\$ 411,840	\$ 25,740		\$ 463,320	\$ 25,740				\$ 926,640
Special Ed Space Improvements - Add Restroom, Pull-Out Room	\$ 79,622					\$ 205,920			\$ 285,542
Add Kindergarten Restroom	\$ 77,220								\$ 77,220
Admin Improvement - Rearrange Cabinetry and Desk Only	\$ 51,480								\$ 51,480
Multi-Purpose Room/Kitchen Improvements - Kitchen Enlargement	\$ 1,029,600								\$ 1,029,600
Kindergarten Playground Improvement	\$ 47,190								\$ 47,190
(2) New Classroom to Replace the Portables		\$ 2,975,544							\$ 2,975,544
Site Work - New Fire Lane Paving and Regrading		\$ 156,585							\$ 156,585
New Modular Band Room		\$ 1,746,202							\$ 1,746,202
Electronic Wireless Gate Lock		\$ 17,160							\$ 17,160
Landscaping After Portable Removal		\$ 27,902							\$ 27,902
Office, Admin Improvement - Increase Visibility to Outside			\$ 8,580						\$ 8,580
New Lunch Shelter			\$ 205,920						\$ 205,920
Collaborative Classrooms (D Wing Enlarge to State Standards)				\$ 2,196,480					\$ 2,196,480
Music Room and SDC Classroom Swap Location					\$ 1,544				\$ 1,544
Remove Computer Lab					\$ 4,633				\$ 4,633
New Gym With Stage (No Kitchen) - 620 People Assembly, With Access Stair and Elevator to Upper Deck, and Restrooms at Elevator Lobby					\$ 9,266,400				\$ 9,266,400
New Covered Walkway					\$ 34,320				\$ 34,320
Add a Door to Separate the Students Restroom for Sports Field Use						\$ 8,580	\$ -		\$ 8,580
Outdoor Learning Environment						\$ 270,270	\$ -		\$ 270,270
Staff Restroom Remodel							\$ 213,642		\$ 213,642
<b>Subtotal of Tier 3:</b>	<b>\$ 2,001,452</b>	<b>\$ 4,949,133</b>	<b>\$ 402,600</b>	<b>\$ 2,968,900</b>	<b>\$ 9,682,570</b>	<b>\$ 782,430</b>	<b>\$ 213,642</b>	<b>\$ -</b>	<b>\$ 21,000,727</b>
<b>District-Wide Technology Plan</b>									<b>\$ 12,000,000</b>
<b>Grand Total of Tier 1, 2 and 3 Plus Technology</b>	<b>\$ 4,239,623</b>	<b>\$ 6,556,391</b>	<b>\$ 2,244,931</b>	<b>\$ 6,924,879</b>	<b>\$11,581,126</b>	<b>\$ 8,678,453</b>	<b>\$ 1,915,589</b>	<b>\$ 842,611</b>	<b>\$ 54,983,603</b>



# Master Plan Itemized Cost Summary

## Future Bond Items

	Future Bond Items	Sunset Ridge	Ocean Shore	IBL	Valleamar	Cabrillo	Ortega	LMEC	District Office	Estimated Total Project
Tier 1	Restroom Upgrades/Increase Stalls/ADA - Nurse Restroom	\$ 27,456								\$ 27,456
Tier 2	General Interior Refurbishment (Painting, Ceiling Repair, Misc.)	\$ 995,229	\$ 732,869	\$ 590,373	\$ 701,364	\$ 802,453	\$ 809,163	\$ 718,935		\$ 5,350,385
	Exterior Repainting							\$ 230,428		\$ 230,428
	Lighting Improvement - Multi-Purpose Room						\$ 13,728			\$ 13,728
	School Landscape Enhancement		\$ 85,800			\$ -				\$ 85,800
	Asphalt Resurfacing				\$ 306,821	\$ 363,792	\$ 494,208			\$ 1,164,821
	Improve Fields, Irrigation and Rodent Mitigation	\$ 1,571,942	\$ 1,158,300		\$ 1,342,470	\$ 4,118,400				\$ 8,191,112
	Improve Track	\$ 172,853			\$ 208,185					\$ 381,038
	Improve Upper Deck Asphalt					\$ 907,078				\$ 907,078
	(2) Full Basketball Courts					\$ 34,320				\$ 34,320
	Site Lighting - New at Upper Deck					\$ 109,824				\$ 109,824
Tier 3	Collaborative Classrooms (Pull-Out Spaces, Add Door)			\$ 960,960		\$ 617,760	\$ 257,400			\$ 1,836,120
	Collaborative Classrooms Enlargement						\$ 823,680			\$ 823,680
	Replace Portables with Modular Buildings	\$ -	\$ -							
	Office, Admin Improvement	\$ 772,200			\$ 1,029,600	\$ 2,929,583	\$ 2,718,144	\$ 2,609,418		\$ 10,058,945
	Science Classroom Improvements	\$ -	\$ 17,160	\$ -	\$ 8,580	\$ -	\$ -			\$ 25,740
	Maker Space Improvements	\$ -		\$ 257,400	\$ 160,189	\$ -	\$ 75,504			\$ 493,093
	Special Ed Improvement					\$ 2,316,600				\$ 2,316,600
	Improve Library/Innovation Centers	\$ 274,560	\$ 42,900	\$ 53,608	\$ 1,716,000	\$ 494,208	\$ 1,716,000			\$ 4,297,276
	Improve Library - Enclose Corridor	\$ 343,200								\$ 343,200
	<b>New Gym or Multi-Purpose Room</b>		\$ 7,882,618		\$ 14,628,900		\$ 8,029,850			\$ 30,541,368
	MPR/Kitchen Improvements		\$ 496,782			\$ 324,324	\$ 343,200			\$ 1,164,306
	New Modular PE Classroom			\$ 823,680						\$ 823,680
	Classroom and Other Curriculum Space Swap						\$ 1,647,360			\$ 1,647,360
	New Acoustical Ceiling in D and E Wings	\$ 53,282								\$ 53,282
	Enlarge Kindergarten		\$ 823,680			\$ 1,287,000	\$ 1,647,360			\$ 3,758,040
	Existing Band Room Repurpose Into Music Room				\$ 2,231					\$ 2,231
	Classroom Relocation							\$ 686,400		\$ 686,400

# Master Plan Itemized Cost Summary

## Future Bond Items Cont.

	Sunset Ridge	Ocean Shore	IBL	Valleamar	Cabrillo	Ortega	LMEC	District Office	Estimated Total Project
<b>Future Bond Items</b>									
New Maker Space	\$ 1,673,100				\$ 1,673,100				\$ 3,346,200
Exterior Façade Enhancements, Entry Canopy		\$ 85,800		\$ 128,700					\$ 214,500
Outdoor Learning Environments - Shade Structures	\$ 51,480	\$ 34,320		\$ 51,480	\$ 34,320				\$ 171,600
Outdoor Learning Environments - Paving and Landscaping	\$ 299,442	\$ 62,291	\$ 128,700	\$ 264,264	\$ 396,808				\$ 1,151,505
Outdoor Furniture - Benches	\$ 13,728			\$ 12,012	\$ 6,864	\$ 6,864			\$ 39,468
Outdoor Furniture - Picnic Table	\$ 25,740			\$ 30,030	\$ 17,160	\$ 17,160			\$ 90,090
New Ball Wall				\$ 34,320		\$ 34,320			\$ 68,640
Kindergarten Playground						\$ 158,301			\$ 158,301
New Fencing and Gates				\$ 145,577					\$ 145,577
New Parking Area		\$ 102,960						\$ 1,081,080	\$ 1,184,040
Parking/Drop-Off Improvement			\$ 85,800	\$ 66,924					\$ 152,724
Trash Enclosure Improvement - Add Roof						\$ 17,160			\$ 17,160
Widen Fire Lane at North Fence Area						\$ 102,960			\$ 102,960
New District Office with paving and landscaping								\$ 10,338,900	\$ 10,338,900
<b>Subtotal of Future Bond Items</b>	<b>\$ 6,274,211</b>	<b>\$11,525,480</b>	<b>\$ 2,900,520</b>	<b>\$ 20,837,645</b>	<b>\$16,433,593</b>	<b>\$18,912,362</b>	<b>\$ 4,245,182</b>	<b>\$11,419,980</b>	<b>\$ 92,548,973</b>
<b>Grand Total of Tier 1, 2 and 3 and Future Bond Items:</b>	<b>\$10,513,834</b>	<b>\$18,081,871</b>	<b>\$ 5,145,451</b>	<b>\$ 27,762,524</b>	<b>\$28,014,719</b>	<b>\$27,590,815</b>	<b>\$ 6,160,771</b>	<b>\$12,262,591</b>	<b>\$147,532,576</b>

# Master Plan Itemized Cost Summary

## Future Phases

		Sunset Ridge	Ocean Shore	IBL	Valleamar	Cabrillo	Ortega	LMEC	District Office	Estimated Total Project
	<b>Future Phases</b>									
	New Multi-Purpose Building	\$ 11,969,100								\$ 11,969,100
	Transform Existing Multi-Purpose Room into Gym	\$ 760,360								\$ 760,360
	Additional Classroom for After School Programs				\$ 696,960					\$ 696,960
	Modernize B Wing and C Wing							\$ 27,027,000		\$ 27,027,000
	Next Generation Flexible Furniture (11) - Rest of Classroom	\$ 290,400	\$ 237,600	\$ 264,000	\$ 264,000	\$ 288,000	\$ 247,500	\$ 240,000		\$ 1,831,500
	Collaborative Classrooms (11) - Rest of Classroom	\$ 566,280	\$ 25,740	\$ 1,321,320	\$ 1,029,600	\$ 720,720	\$ 1,458,600			\$ 5,122,260
	Outdoor Learning Environments (Remainder of Campus)	\$ 386,100	\$ 429,000	\$ 343,200	\$ 214,500	\$ 214,500	\$ 257,400	\$ 257,400		\$ 2,102,100
	Asphalt Resurfacing	\$ 411,840	\$ 429,000	\$ -				\$ 273,307		\$ 1,114,147
	Hardscape Repair							\$ 154,440		\$ 154,440
	School Landscape Improvement							\$ 257,400		\$ 257,400
	Rust Repair - Replace Exterior Cladding (Not Including Art, Music, Maker)			\$ 1,515,940						\$ 1,515,940
	Improve Fields, Irrigation and Rodent Mitigation, and Track			\$ 3,597,105						\$ 3,597,105
	Lunch Shelter				\$ 290,400					\$ 290,400
	Covered Walkway Extention				\$ 139,392					\$ 139,392
	Electronic Marquee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
	Temporary Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Subtotal of Future Phases:</b>	<b>\$14,384,080</b>	<b>\$ 1,121,340</b>	<b>\$ 7,041,565</b>	<b>\$ 2,634,852</b>	<b>\$ 1,223,220</b>	<b>\$ 1,963,500</b>	<b>\$28,209,547</b>	<b>\$ -</b>	<b>\$ 56,578,104</b>
	<b>Total Project Cost For Master Plan Improvements</b>	<b>\$24,897,913</b>	<b>\$19,203,211</b>	<b>\$12,187,016</b>	<b>#####</b>	<b>\$29,237,939</b>	<b>\$29,554,315</b>	<b>\$34,370,318</b>	<b>\$ 12,262,591</b>	<b>\$204,110,680</b>



An aerial photograph of a beach. Large, white-capped waves are breaking onto a sandy shore. In the middle of the beach, a person is parasailing, suspended in the air by ropes. The overall color palette is dominated by the blues of the ocean and the tan of the sand.

## Chapter 4 COMMUNITY INPUT AND OUTREACH

# 4



## Introduction

The development of the Facilities Master Plan is an inclusive and transparent process. At the start of the master planning process, teachers, administrators, parents, and community members are heavily involved in this planning process.

At each school, two meetings were held at the school site for the school teachers and staff. Separate meetings were held for the communities.

These meetings are meant to gather information and feedback from the community to better understand the 'needs' and the 'wants' at the various school sites, as well as the priorities. These meetings and workshops provided a valuable source of information which helped assess and develop the school site master plans.



# Process

## Staff Meetings Round 1

October 30, 2018  
Ortega Elementary School

Nov 6, 2018  
Sunset Ridge Elementary School

Nov 13, 2018  
Ingrid B. Lacy Middle School

Nov 14, 2018  
District Office Staff Meeting  
M&O Personnel Meeting

Nov 14, 2018  
Vallemar School

Nov 26, 2018  
Ocean Shore School

Nov 28, 2018  
Cabrillo School  
Linda Mar Educational Center

## Staff Meetings Round 2

Nov 27, 2018  
Sunset Ridge Elementary School

Dec 3, 2018  
Cabrillo Elementary School  
Linda Mar Educational Center

Dec 4, 2018  
Ocean Shore School

Dec 10, 2018  
Vallemar School

Dec 11, 2018  
Ortega Elementary School

Dec 12, 2018  
Ingrid B. Lacy Middle School



Vallemar School



Cabrillo Elementary School



Sunset Ridge Elementary School



Ortega Elementary School



District Maintenance and Operations



Ocean Shore School



District Office



# Process



## Community Meetings

Dec 3, 2018

Sunset Ridge Elementary School  
Ocean Shore School  
Ortega Elementary School

Dec 6, 2018

Vallemar School  
Cabrillo Elementary School  
Ingrid B. Lacy Middle School  
Linda Mar Educational Center

## Meetings with School Principals

Jan 9, 2019

Ocean Shore School  
Cabrillo School

Jan 11, 2019

Vallemar School  
Ingrid B. Lacy Middle School  
Sunset Ridge School

Jan 14, 2019

Ortega Elementary School  
Linda Mar Educational Center

## Superintendent's Meetings with Sports Leagues

March 13, 2019

AYSO

- Jamie Warden and Janelle Jones

March 13, 2019

Pacifica American Little League

- Chris Reeder

March 11, 2019

Pacifica National Little League

- Ben Vigil

March 13, 2019

Boys' and Girls' Club: for some of their after school sports.

- Bill Leptak

March 11, 2019

Pacifica United Soccer Club

- Michael Paris Trayler

March 14, 2019

Pacifica Tigersharks

- Dave Mercurio

February 27, 2019 and March 14, 2019

Walked the athletic fields with Pacifica

Tribune Sports Editor

- Horace Hinshaw



# Process



## District Leadership Meetings

October 23, 2018  
Leadership Council Meeting

November 27, 2018  
District Cabinet Meeting

January 22, 2019  
Superintendent's Advisory  
Committee Meeting 1

February 5, 2019  
Superintendent's Advisory  
Committee Meeting 2

February 13, 2019  
Superintendent's Meeting

March 12, 2019  
All Principals Meeting

March 21, 2019  
Superintendent's Advisory  
Committee Meeting 3

## Board Workshops and Meetings

January 16, 2019  
Board Workshop 1

April 10, 2019  
Board Workshop 2

April 24, 2019  
Board Meeting

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# Chapter 5

## SITE ANALYSIS AND MASTER PLANS

# 5



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# Sunset Ridge Elementary School

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## Sunset Ridge Elementary School

“Celebrating Excellence Through Diversity and Collaboration”

340 Inverness Drive  
(650) 738-6687  
Ellie Cundiff, Principal

Sunset Ridge Elementary School serves children in TK-5th grade, with a strong curriculum that emphasizes literacy/language arts and mathematics. The teachers are highly qualified and trained in using best practices for ensuring student achievement. We are dedicated to providing a rigorous education in a nurturing learning environment.



# Sunset Ridge Elementary School

## Facility Analysis - Facility Condition Index

### Facility Analysis - Physical Condition

The EMG Corp. conducted Physical Condition Assessments.

The Garland Company conducted roofing inspection.

Please refer to Volume 4 - Appendix for details.

### Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

#### FCI Ranges and Description

<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or other deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 60%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>60% and above</b>	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

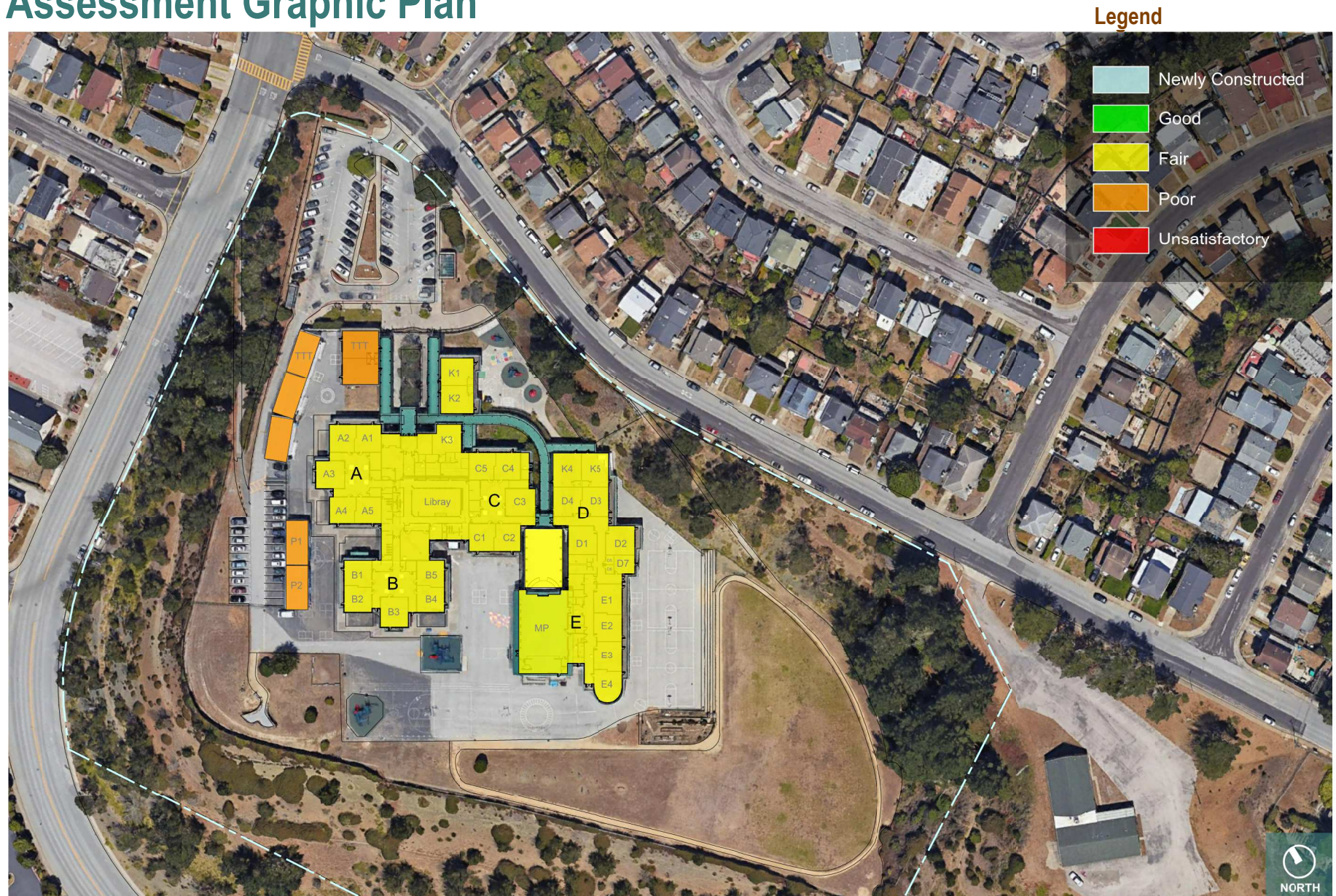
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Sunset Ridge Elementary School / After Care Modular	\$296	2,880	\$852,480	0.0%	10.0%	17.0%	20.0%
Sunset Ridge Elementary School / Building	\$503	57,997	\$29,172,491	0.0%	2.0%	11.0%	26.0%
Sunset Ridge Elementary School / Modular	\$296	1,920	\$568,320	0.0%	14.0%	19.0%	22.0%
Sunset Ridge Elementary School / Site	\$10	356,321	\$3,563,210	0.0%	3.0%	3.0%	16.0%

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# Sunset Ridge Elementary School Assessment Graphic Plan





# Sunset Ridge Elementary School

## Facility Analysis - Capacity and Educational Suitability

### Capacity Analysis

Grades	Enrollment: Fall 2018						Capacity State Standards	Capacity District Standards
	TK/K	1	2	3	4	5	Total	
TK-5	121	79	102	93	66	78	539	544

### Facility Analysis - 21st Century Technology Readiness

This is generally in fair condition. The school has Wi-Fi but Wi-Fi consistency is needed. Classrooms are equipped with short throw projectors, Apple TVs, and document cameras. 3rd to 5th grade students have access to Chrome books. English language learners have access to iPads. The other grades have access to two computer labs with lap top computers.

### Facility Analysis - Educational Suitability

**Core Classrooms:** Classrooms are in fair condition. Classrooms have standard desks and chairs. The size of many classrooms is slightly undersized compared to state standards. The learning walls appear in good shape. Some classrooms are hot and need cooling. Currently there are no doors between classrooms. Electrical outlets locations and quantities needs improvement. Floor finish patterns in some classrooms makes seating arrangement difficult. The classroom has insufficient tackable surface due to brick walls.

**Kindergarten:** All of the Kindergarten classrooms are located close to the Administration, except one, which has no restrooms and no direct access to kindergarten playground. The Kindergarten classrooms are undersized compared to state standards, and they lack storage rooms and workrooms. There are no doors between the classrooms. There is a muddy area that is problematic for the playground. There are also no outdoor drinking fountains for the students.

**Special Education:** The Severely Impaired Preschool Classroom is undersized compared to state standards. There is no adequate support space for storage, workroom, changing rooms. The SDC classroom has no student pull-out room.

**Art and Science Room:** The Science Room is in a standard size classroom and is also used as a Maker Space. The Art Room is adequate. The kiln is located inside the Art Room directly with a hood, however it generates a smell.

**Maker Space:** The Maker Space is shared with the Science Room.

**Computer Lab:** There are two computer labs used by TK-2nd grade students. One of the computer labs is in a portable.

**Multi-Purpose Room:** The size of the Multi-Purpose Room can allow 533 people inside, while a 609 person capacity is needed to house the entire school, including all students, 50 staff and 20 volunteers. There is a projection screen, portable projector, and speaker system.

**Food Service:** The Kitchen is in the wrong location of the school. There is no direct vehicular access for kitchen drop-off. Kitchen delivery is impossible without crossing a vast playground. A screen door is needed to provide natural ventilation.

**Library:** The Library is centrally located, but is small. It is equipped with a portable projector and a projection screen. It has standard tables and chairs and is not flexible. The library clerestory windows need motorized roller shades.

**Administration:** The Administration has a good location. However the waiting area is very small. It also does not have good supervision to the main entrance and the hallway. Improvements need to be made to enhance supervision, provide a Principal's Meeting Room, as well as making the Nurse Restroom accessible. An adequately designed All-Staff meeting room is also needed. The current Staff Workroom and Staff Lounge are oddly shaped and it is hard to hold meetings in them.

**Custodial and Maintenance:** In fair condition.

**Storage:** There is a general lack of storage in the entire school.

**Restroom Facilities:** Restrooms are in fair condition. The number of plumbing fixtures meets the code requirement. The exhaust fans are not working.

**Lunch Shelter:** The lunch shelter has some rusting at the base of the metal columns due to improper drainage.

**Covered Walkway:** There is rusting to the steel structures of the covered walkway. There is rusting at the base of the metal columns due to improper drainage.

**Outdoor Area:** There is a noise issue at the lower grade playground to the adjacent classrooms. Track and field needs improvement, as well as shading in the tiered terrace.

**Other:** The school has no exterior drinking fountains. Parking lot islands cause traffic bottle necks. Additional fencing is needed to secure the campus access. The sinks used by staff and custodians have no hot water. In general the envelope of the permanent buildings is in fair condition. The portables are in poor condition.

# Sunset Ridge Elementary School

## Staff and Community Input - Priority List

### School Priority List:

#### Priority 1:

- Technology (wireless microphone, better Wi-Fi, devices, Special Ed).

#### Priority 2:

- Outdoor learning space and furniture;
- New Cafeteria with new Kitchen, transform existing Café into Gym;
- Parking lot improvements.

#### Priority 3:

- Collaborative Classrooms with flexible furniture;
- Security improvement, fence, door lock;
- Window shades/blinds;
- Tackable wall surface;
- Administration Office improvement;
- Field/Track, hardscape, play structure.

#### Priority 4:

- HVAC - Improve air circulation and filtration;
- Classroom storage improvement and miscellaneous storage needs;
- Improve classroom and hallway acoustics at D and E Wings;
- Kindergarten yard improvement;
- Maker Space improvements.

#### Priority 5:

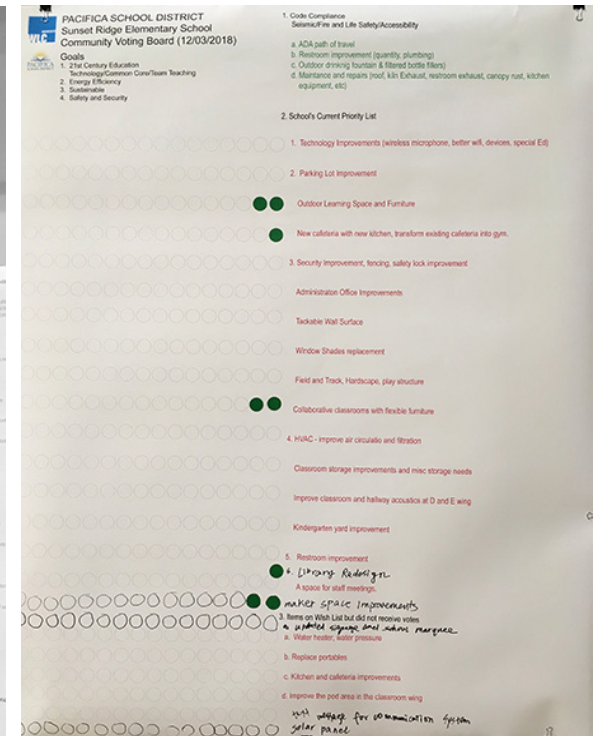
- Restroom improvement;
- A space for staff to have DRAs/RCP/grade level meetings;
- Library redesign.

Sunset Ridge Elementary School			
	# of Votes from Staff	# of Votes from Community	Total # of Votes
<b>Wish List from Staff</b>			
Technology: Wireless microphone, better Wi-fi, devices, Special Ed.	16		16
Outdoor learning space and furniture.	6	2	8
New Cafeteria with new Kitchen, transform existing Café into Gym.	6	1	7
Parking lot improvements.	6		6
Collaborative classrooms with flexible furniture.	5	2	7
Security improvement, fence, door lock improvements.	5		5
Window shades/blinds.	5		5
Tackable wall surface.	5		5
Administration Office improvements.	5		5
Field/Track, hard scape, play structure.	5		5
HVAC: Improve air circulation and filtration.	2		2
Classroom storage improvement and miscellaneous storage needs.	2		2
Improve classroom and hallway acoustics at D and E Wings.	2		2
Kindergarten yard improvements.	2		2
Restroom improvements.	1		1
A space for staff to have DRAs/RCP/grade level meetings.	1		1
Water heater, water pressure.	0		0
Replace portables.	0		0
Kitchen and Cafeteria improvements. Kitchen needs a screen door.	0		0
Improve the Pod area in the classroom wings.	0		0
Special Ed Improvements: Add pull-out room.	0		0
<b>code or health/ life/ safety items</b>			
1. Canopy/covered walkway rust repair.	0		0
2. Outdoor drinking fountain.	6		6
<b>Wish List from Community</b>			
Maker Space improvements.		2	2
Library redesign.		1	1
Updated signage and school marquee.		0	0
Text message from communication system.		0	0
Solar panels.		0	0





# Sunset Ridge Elementary School Community Input





# Sunset Ridge Elementary School Existing Site Plan - Overall Site Plan





# Sunset Ridge Elementary School Existing Site Plan





# Sunset Ridge Elementary School Proposed Master Plan

## Legend

### Tier 1: Code Required Upgrade

ADA path of travel, nurse restroom ADA upgrade, safety lock, signage, filtered bottle drinking fountain, exterior drinking fountain)

### Tier 2: Major Deferred Maintenance

General refurbishment, roofing repair, exterior painting, electrical outlets, hot water, HVAC improvements, hot classroom cooling, network infrastructure, kiln, A/C for MDF room, kitchen equipment replacement and improve natural ventilation, VCT/carpet redesign, window shades, tackable wall, D/E wing acoustic improvement, covered walkway drainage repair, fencing and rolling gate, parking lot improvement, field and track improvement, shading trees, kindergarten playground improvement

— Fence (6' ornamental)

— Fence and rolling gate (chain link)

Upper Deck/ Field Improvements

Hot Classroom Cooling (ceiling fan)

Parking Lot Improvement

Kindergarten Playground Improvement

### Tier 3:

Flexible Furniture

Technology Improvement

New Outdoor Learning

Library Improvement

Kitchen Enlargement

Admin Office Redesign

Special Ed (add pull out room)

Collaborative Classroom  
E wing classroom to receive cooling

Break-out room

Maker Space

Kindergarten & SDC Restroom

New Multi-Purpose Building with Kitchen  
(future phase)





# Sunset Ridge Elementary School

## Proposed Master Plan - Implementation Plan





# Sunset Ridge Elementary School

## Cost Model

### Pacifica School District Master Plan

#### Sunset Ridge Elementary School

WLC Architects, Inc.

April 24, 2019

Phase	Tier 1 - Code Compliance	Quantity	Unit	Cost/Unit	Construction Estimate	Design Contingency 10%	Escalation (2) Years 10%	Estimated Bid Amount	CO's 5% New 10% Mod 10%	Estimated Total Const	Support Costs 20%	Estimated Total Project
	Safety Hardware and Keying Standards	94	EA	\$ 700	\$ 65,800	\$ 6,580	\$ 13,160	\$ 85,540	\$ -	\$ 85,540	\$ -	\$ 85,540
	Signage	1	LS	\$ 8,000	\$ 8,000	\$ 800	\$ 1,600	\$ 10,400	\$ 1,040	\$ 11,440	\$ 2,288	\$ 13,728
	Parking and Site Accessibility / ADA Projects	1	LS	\$ 30,000	\$ 30,000	\$ 3,000	\$ 6,000	\$ 39,000	\$ 3,900	\$ 42,900	\$ 8,580	\$ 51,480
	Filtered Bottle Drinking Fountain (Interior Replace Existing)	2	LS	\$ 8,500	\$ 17,000	\$ 1,700	\$ -	\$ 18,700	\$ 1,870	\$ 20,570	\$ 4,114	\$ 24,684
	ADA Drinking Fountains and Filtered Bottle Fillers (Exterior New)	3	LS	\$ 20,000	\$ 60,000	\$ 6,000	\$ -	\$ 66,000	\$ 6,600	\$ 72,600	\$ 14,520	\$ 87,120
	<b>Subtotal of Tier 1:</b>				<b>\$ 180,800</b>	<b>\$ 18,080</b>	<b>\$ 20,760</b>	<b>\$ 219,640</b>	<b>\$ 13,410</b>	<b>\$ 233,050</b>	<b>\$ 29,502</b>	<b>\$ 262,552</b>
	<b>Tier 2 -Major Deferred Maintenance</b>											
	Portable Replacement	-	EA	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	General Refurbishment - Portable	1	LS	\$ 10,000	\$ 10,000	\$ 1,000	\$ 2,000	\$ 13,000	\$ 1,300	\$ 14,300	\$ 2,860	\$ 17,160
	General Refurbishment - Building	-	SF	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Existing Classroom Improvements (Elect Outlets)	16	ROOMS	\$ 2,500	\$ 40,000	\$ 4,000	\$ 8,000	\$ 52,000	\$ 5,200	\$ 57,200	\$ 11,440	\$ 68,640
	Interior Finishes - Tackable Wall	5,000	SF	\$ 15	\$ 75,000	\$ 7,500	\$ 15,000	\$ 97,500	\$ 9,750	\$ 107,250	\$ 21,450	\$ 128,700
	Interior Finishes - VCT, Carpet	480	SF	\$ 10	\$ 4,800	\$ 480	\$ 960	\$ 6,240	\$ 624	\$ 6,864	\$ 1,373	\$ 8,237
	Window Shade Replacement - Manual	1,850	SF	\$ 20	\$ 37,000	\$ 3,700	\$ 7,400	\$ 48,100	\$ 4,810	\$ 52,910	\$ 10,582	\$ 63,492
	Window Shade Replacement - Motorized	160	SF	\$ 50	\$ 8,000	\$ 800	\$ 1,600	\$ 10,400	\$ 1,040	\$ 11,440	\$ 2,288	\$ 13,728
	Replace Kiln Exhaust Hood and System	-	LS	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
summer	Exterior Repainting (not including portables, covered walkway and lunch shelter)	57,997	sf	\$ 5	\$ 289,985	\$ 28,999	\$ -	\$ 318,984	\$ -	\$ 318,984	\$ -	\$ 318,984
	Exterior Façade Enhancements		LS	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Roofing Repairs and Replacement	1	LS	\$ 20,000	\$ 20,000	\$ 2,000	\$ -	\$ 22,000	\$ -	\$ 22,000	\$ -	\$ 22,000
	Security Upgrades Cameras, Intrusion Alarm, EMS		SF	\$ 18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Lighting Controls Replacement - Master Control Panel Corrosion	1	LS	\$ 10,000	\$ 10,000	\$ 1,000	\$ 2,000	\$ 13,000	\$ 1,300	\$ 14,300	\$ 2,860	\$ 17,160
	Master Electrical Panel Corrosion	1	LS	\$ 5,000	\$ 5,000	\$ 500	\$ 1,000	\$ 6,500	\$ 650	\$ 7,150	\$ 1,430	\$ 8,580
	Heating Unit and Controls Replacement (at 10 Year Mark)	1	LS	\$ 293,400	\$ 293,400	\$ 29,340	\$ -	\$ 322,740	\$ -	\$ 322,740	\$ -	\$ 322,740
	Add Air Conditioning		SF	\$ 18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Add Air Conditioning to MDF Rooms	1	LS	\$ 10,000	\$ 10,000	\$ 1,000	\$ 2,000	\$ 13,000	\$ 1,300	\$ 14,300	\$ 2,860	\$ 17,160
	Ceiling Fan, (4) Per Room Between Light Bays	6	EA	\$ 10,000	\$ 60,000	\$ 6,000	\$ 12,000	\$ 78,000	\$ 7,800	\$ 85,800	\$ 17,160	\$ 102,960
	Add Instant Hot Water Heater to Existing Sinks	11	LS	\$ 2,700	\$ 29,700	\$ 2,970	\$ 5,940	\$ 38,610	\$ 3,861	\$ 42,471	\$ 8,494	\$ 50,965
	Replace Kitchen Equipment, Screen Door	1	LS	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ 150,000
	Canopy Replacements - Painting, Rust Repair (Garland)	6,420	LS	\$ 39	\$ 250,000	\$ 25,000	\$ 50,000	\$ 325,000	\$ 32,500	\$ 357,500	\$ 71,500	\$ 429,000
	Covered Walkway Drainage Repair	9,420	SF	\$ 10	\$ 94,200	\$ 9,420	\$ 18,840	\$ 122,460	\$ 12,246	\$ 134,706	\$ 26,941	\$ 161,647
	Exterior Electrical Outlets	2	EA	\$ 1,000	\$ 2,000	\$ 200	\$ 400	\$ 2,600	\$ 260	\$ 2,860	\$ 572	\$ 3,432
	Improve Perimeter Fencing, Add 6' Tall Ornamental Fence	38	LF	\$ 110	\$ 4,180	\$ 418	\$ 836	\$ 5,434	\$ 543	\$ 5,977	\$ 1,195	\$ 7,173
	Improve Perimeter Fencing, Add 8' Tall Chain Link	13	LF	\$ 80	\$ 1,040	\$ 104	\$ 208	\$ 1,352	\$ 135	\$ 1,487	\$ 297	\$ 1,785
	Improve Perimeter Fencing, Ornamental Pedestrian Gate	1	EA	\$ 6,000	\$ 6,000	\$ 600	\$ 1,200	\$ 7,800	\$ 780	\$ 8,580	\$ 1,716	\$ 10,296
	Improve Perimeter Fencing, Chain Link Pedestrian Gate	1	EA	\$ 5,175	\$ 5,175	\$ 518	\$ 1,035	\$ 6,728	\$ 673	\$ 7,400	\$ 1,480	\$ 8,880
	Add Chain Link Rolling Gate - Motorized	1	LS	\$ 15,000	\$ 15,000	\$ 1,500	\$ 3,000	\$ 19,500	\$ 1,950	\$ 21,450	\$ 4,290	\$ 25,740
	School Landscape Enhancement - Shading Trees	1,000	SF	\$ 10	\$ 10,000	\$ 1,000	\$ 2,000	\$ 13,000	\$ 1,300	\$ 14,300	\$ 2,860	\$ 17,160
	<b>Subtotal of Tier 2:</b>				<b>\$ 1,430,480</b>	<b>\$ 128,048</b>	<b>\$ 135,419</b>	<b>\$ 1,693,947</b>	<b>\$ 88,022</b>	<b>\$ 1,781,969</b>	<b>\$ 193,649</b>	<b>\$ 1,975,618</b>

# Sunset Ridge Elementary School Cost Model

Tier 3 - High Impact Projects / Educational Suitability												
	Next Generation Flexible Furniture (8) - (2) Per Wing	7,680 SF	\$ 25	\$ 192,000	\$ -	\$ -	\$ 192,000	\$ -	\$ 192,000	\$ -	\$ 192,000	
	Next Generation Flexible Furniture (3) - Pod Area	2,500 SF	\$ 25	\$ 62,500	\$ -	\$ -	\$ 62,500	\$ -	\$ 62,500	\$ -	\$ 62,500	
	Next Generation Flexible Furniture (1) - Library	2,000 SF	\$ 25	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ 50,000	
	Collaborative Classrooms (Pull-Out Spaces, Door Between Classroom)	6 ROOMS	\$ 40,000	\$ 240,000	\$ 24,000	\$ 48,000	\$ 312,000	\$ 31,200	\$ 343,200	\$ 68,640	\$ 411,840	
	Special Ed Space Improvements - Add Pull-Out Room	116 SF	\$ 400	\$ 46,400	\$ 4,640	\$ 9,280	\$ 60,320	\$ 6,032	\$ 66,352	\$ 13,270	\$ 79,622	
	Add Kindergarten Restroom	60 SF	\$ 750	\$ 45,000	\$ 4,500	\$ 9,000	\$ 58,500	\$ 5,850	\$ 64,350	\$ 12,870	\$ 77,220	
	Admin Improvement - Rearrange Cabinetry and Desk Only	600 SF	\$ 50	\$ 30,000	\$ 3,000	\$ 6,000	\$ 39,000	\$ 3,900	\$ 42,900	\$ 8,580	\$ 51,480	
	MPR/Kitchen Improvements - Kitchen Enlargement	400 SF	\$ 1,500	\$ 600,000	\$ 60,000	\$ 120,000	\$ 780,000	\$ 78,000	\$ 858,000	\$ 171,600	\$ 1,029,600	
	Kindergarten Playground Improvement	1,100 SF	\$ 25	\$ 27,500	\$ 2,750	\$ 5,500	\$ 35,750	\$ 3,575	\$ 39,325	\$ 7,865	\$ 47,190	
	<b>Subtotal of Tier 3:</b>			<b>\$ 1,293,400</b>	<b>\$ 98,890</b>	<b>\$ 197,780</b>	<b>\$ 1,590,070</b>	<b>\$ 128,557</b>	<b>\$ 1,718,627</b>	<b>\$ 282,825</b>	<b>\$ 2,001,452</b>	
	<b>Grand Total of Tier 1, 2 and 3:</b>			<b>\$ 2,904,680</b>	<b>\$ 245,018</b>	<b>\$ 353,959</b>	<b>\$ 3,503,657</b>	<b>\$ 229,989</b>	<b>\$ 3,733,646</b>	<b>\$ 505,977</b>	<b>\$ 4,239,623</b>	
Future Bond Items												
Tier 1	Restroom Upgrades/Increase Stalls/ADA - Nurse Restroom	40 SF	\$ 400	\$ 16,000	\$ 1,600	\$ 3,200	\$ 20,800	\$ 2,080	\$ 22,880	\$ 4,576	\$ 27,456	
Tier 2	General Refurbishment (Painting, Ceiling Repair, Misc.)	57,997 SF	\$ 10	\$ 579,970	\$ 57,997	\$ 115,994	\$ 753,961	\$ 75,396	\$ 829,357	\$ 165,871	\$ 995,229	
	Improve Fields, Irrigation and Rodent Mitigation	61,070 SF	\$ 15	\$ 916,050	\$ 91,605	\$ 183,210	\$ 1,190,865	\$ 119,087	\$ 1,309,952	\$ 261,990	\$ 1,571,942	
	Improve Track	10,073 SF	\$ 10	\$ 100,730	\$ 10,073	\$ 20,146	\$ 130,949	\$ 13,095	\$ 144,044	\$ 28,809	\$ 172,853	
Tier 3	Replace Portables with Modular Buildings	LS	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Office, Admin Modernization and Entry Enhancement	750 SF	\$ 600	\$ 450,000	\$ 45,000	\$ 90,000	\$ 585,000	\$ 58,500	\$ 643,500	\$ 128,700	\$ 772,200	
	Science Classroom Improvements	- LS	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Maker Space Improvements	SF	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Improve Library/Innovation Centers	1,600 SF	\$ 100	\$ 160,000	\$ 16,000	\$ 32,000	\$ 208,000	\$ 20,800	\$ 228,800	\$ 45,760	\$ 274,560	
	Improve Library - Enclose Corridor	400 SF	\$ 500	\$ 200,000	\$ 20,000	\$ 40,000	\$ 260,000	\$ 26,000	\$ 286,000	\$ 57,200	\$ 343,200	
	New Acoustical Ceiling in D and E Wings	3,105 SF	\$ 10	\$ 31,050	\$ 3,105	\$ 6,210	\$ 40,365	\$ 4,037	\$ 44,402	\$ 8,880	\$ 53,282	
	New Maker Space	1,300 SF	\$ 750	\$ 975,000	\$ 97,500	\$ 195,000	\$ 1,267,500	\$ 126,750	\$ 1,394,250	\$ 278,850	\$ 1,673,100	
	Outdoor Learning Environments - 6 Shade Structure	300 SF	\$ 100	\$ 30,000	\$ 3,000	\$ 6,000	\$ 39,000	\$ 3,900	\$ 42,900	\$ 8,580	\$ 51,480	
	Outdoor Learning Environments - Paving	6,300 SF	\$ 25	\$ 157,500	\$ 15,750	\$ 31,500	\$ 204,750	\$ 20,475	\$ 225,225	\$ 45,045	\$ 270,270	
	Outdoor Learning Environments - Landscaping	1,700 SF	\$ 10	\$ 17,000	\$ 1,700	\$ 3,400	\$ 22,100	\$ 2,210	\$ 24,310	\$ 4,862	\$ 29,172	
	Outdoor Furniture - Benches	8 LS	\$ 1,000	\$ 8,000	\$ 800	\$ 1,600	\$ 10,400	\$ 1,040	\$ 11,440	\$ 2,288	\$ 13,728	
	Outdoor Furniture - Picnic Table	6 LS	\$ 2,500	\$ 15,000	\$ 1,500	\$ 3,000	\$ 19,500	\$ 1,950	\$ 21,450	\$ 4,290	\$ 25,740	
	<b>Subtotal of Future Bond Items</b>			<b>\$ 3,656,300</b>	<b>\$ 365,630</b>	<b>\$ 731,260</b>	<b>\$ 4,753,190</b>	<b>\$ 475,319</b>	<b>\$ 5,228,509</b>	<b>\$ 1,045,702</b>	<b>\$ 6,274,211</b>	
	<b>Grand Total of Tier 1, 2, and 3 and Future Bond Items:</b>			<b>\$ 6,560,980</b>	<b>\$ 610,648</b>	<b>\$ 1,085,219</b>	<b>\$ 8,256,847</b>	<b>\$ 705,308</b>	<b>\$ 8,962,155</b>	<b>\$ 1,551,678</b>	<b>\$ 10,513,834</b>	
Future Phases												
	New Multi-Purpose Building	9,000 SF	\$ 775	\$ 6,975,000	\$ 697,500	\$ 1,395,000	\$ 9,067,500	\$ 906,750	\$ 9,974,250	\$ 1,994,850	\$ 11,969,100	
	Transform Existing MPR into Gym	4,431 SF	\$ 100	\$ 443,100	\$ 44,310	\$ 88,620	\$ 576,030	\$ 57,603	\$ 633,633	\$ 126,727	\$ 760,360	
	Next Generation Flexible Furniture (11) - Rest of Classroom	10,560 SF	\$ 25	\$ 264,000	\$ 26,400	\$ -	\$ 290,400	\$ -	\$ 290,400	\$ -	\$ 290,400	
	Collaborative Classrooms (11) - Rest of Classroom	11 LS	\$ 30,000	\$ 330,000	\$ 33,000	\$ 66,000	\$ 429,000	\$ 42,900	\$ 471,900	\$ 94,380	\$ 566,280	
	Outdoor Learning Environments (Remainder of Campus)	9,000 SF	\$ 25	\$ 225,000	\$ 22,500	\$ 45,000	\$ 292,500	\$ 29,250	\$ 321,750	\$ 64,350	\$ 386,100	
	Asphalt Resurfacing	60,000 SF	\$ 4	\$ 240,000	\$ 24,000	\$ 48,000	\$ 312,000	\$ 31,200	\$ 343,200	\$ 68,640	\$ 411,840	
	Electronic Marquee	- LS	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	<b>Subtotal of Future Phases:</b>			<b>\$ 8,477,100</b>	<b>\$ 847,710</b>	<b>\$ 1,642,620</b>	<b>\$ 10,967,430</b>	<b>\$ 1,067,703</b>	<b>\$ 12,035,133</b>	<b>\$ 2,348,947</b>	<b>\$ 14,384,080</b>	
	<b>Total Project Cost For Master Plan Improvements</b>			<b>\$ 15,038,080</b>	<b>\$ 1,458,358</b>	<b>\$ 2,727,839</b>	<b>\$ 19,224,277</b>	<b>\$ 1,773,011</b>	<b>\$ 20,997,288</b>	<b>\$ 3,900,625</b>	<b>\$ 24,897,913</b>	





# Ocean Shore School

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## Ocean Shore School

“Partnership Between Staff and Parents At All Levels”

411 Oceana Blvd  
650-738-6650  
Julie Tarango, Principal

Ocean Shore School serves students from Kindergarten to 8th grade and promotes a vision of experiential learning supported by extensive parent participation. Our students are taught by highly trained teachers who challenge their classes to be independent thinkers who love learning, supportive of their schoolmates, and kind classmates.



# Ocean Shore School

## Facility Analysis - Facility Condition Index

### Facility Analysis - Physical Condition

The EMG Corp. conducted Physical Condition Assessments.

The Garland Company conducted roofing inspection.

Please refer to Volume 4 - Appendix for details.

### Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

#### FCI Ranges & Description

<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or other deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 60%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>60% and above</b>	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

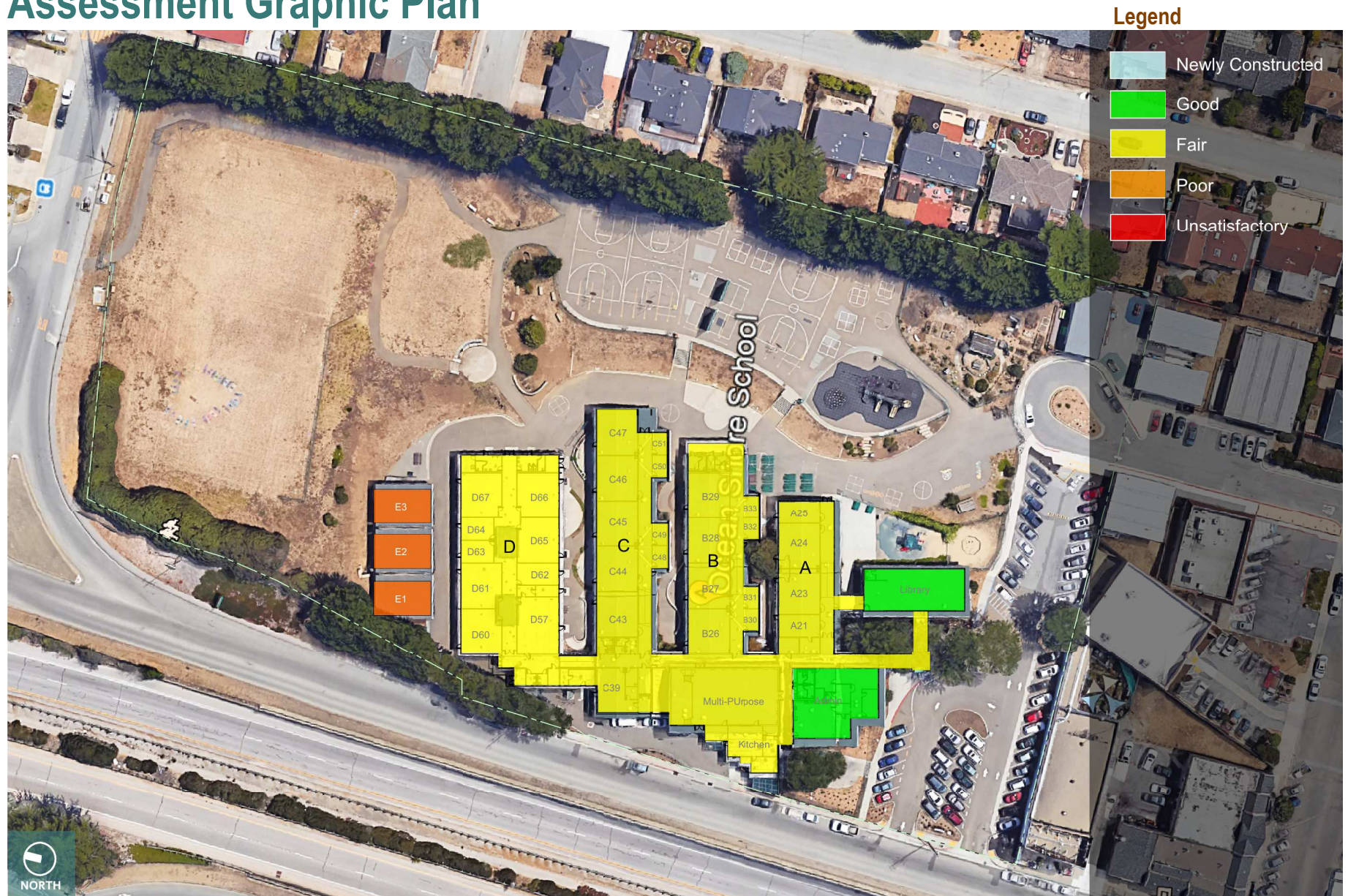
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Ocean Shore School / Building	\$503	42,708	\$21,482,124	0.0%	1.0%	3.0%	8.0%
Ocean Shore School / Portable Classroom E1-E3	\$296	2,880	\$852,480	1.0%	14.0%	27.0%	32.0%
Ocean Shore School / Portables Daycare 1 & 2	\$296	1,920	\$568,320	0.0%	12.0%	25.0%	32.0%
Ocean Shore School / Portables F1&F2 (2005)	\$296	1,984	\$587,264	2.0%	16.0%	22.0%	37.0%
Ocean Shore School / Site	\$10	246,000	\$2,460,000	0.0%	3.0%	4.0%	15.0%

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# Ocean Shore School Assessment Graphic Plan





# Ocean Shore School

## Facility Analysis - Capacity and Educational Suitability

### Capacity Analysis

Grades	Enrollment: Fall 2018										Capacity State Standards	Capacity District Standards
	TK/K	1	2	3	4	5	6	7	8	Total		
TK-8	49	48	51	50	46	49	48	46	45	432	461	448

### Facility Analysis - 21st Century Technology Readiness

This is generally in fair condition. The school has Wi-Fi, but Wi-Fi consistency is needed. Classrooms are equipped with short throw projectors, Apple TVs, and document cameras. There is a computer lab located inside the Library. Graphic Arts is taught in the Computer Lab. The Multi-Purpose Room does not have a projector or any other type of technology except a sound system.

### Facility Analysis - Educational Suitability

**Core Classrooms:** Classrooms are in fair condition. Almost half of the school's furniture is already flexible furniture, funded by PTA funds. The learning walls appear in good shape. Some classrooms are hot and need cooling. Currently there are no doors between classrooms. The school has many breakout rooms serving the classrooms that do not have direct connection to a classroom. However the schools' volunteer participation provides supervision at all breakout rooms. One core classroom is located in a portable and is in poor condition.

**Kindergarten:** The Kindergarten classrooms are located close to Administration, have restrooms and have direct access to the Kindergarten playground. However the Kindergarten classrooms are undersized compared to state standards, with no proper storage rooms or work rooms. There are no doors between the classrooms.

**Special Education:** The SDC Classroom has a restroom and a pull-out room. Campus fence needs to be extended to protect the SDC Classroom's exterior door so that students with special needs will not be escaping the classrooms and be on the street.

**Art and Science Room:** Both the Art Room and the Science Room are located in a standard size classroom. The Art Room is used for traditional art. Graphic art is taught in the Computer Lab located in the Library. The Kiln Room doesn't have proper ventilation. The Kiln Room also needs an interior door. The Science Room is used for both cooking and general science, but lacks STEM focus and contemporary science needs.

**Maker Space:** The school has no Maker Space.

**Band Room:** The Band Room is located in a 960 sf portable, which is undersized and in poor condition.

**Computer Lab:** There are two Computer Labs used by TK-2nd grade students. One of the Computer Labs is in a portable.

**Multi-Purpose Room:** The Multi-Purpose Room is undersized. The existing size of the Multi-Purpose Room only allows for 339 people assembled inside, but a capacity of 502 people is needed, which includes the students, 50 staff, and 20 volunteers. There is a sound system, however other proper technology is needed for the space.

**Food Service:** The Kitchen is sufficiently sized. A screen door is needed to provide natural ventilation.

**Library:** The Library is centrally located and sized properly. It is equipped with a portable projector and a projection screen. It has traditional wood framed tables and chairs and is not flexible.

**Administration:** The Administration has a good location with good supervision to the school main entry. There is no window in the Vice Principal Office.

**Custodial and Maintenance:** In fair condition.

**Storage:** There is a general lack of storage in the entire school.

**Restroom Facilities:** Restrooms are in fair condition. Need one more boys' toilet to meet the code requirement.

**Lunch Shelter:** There are no lunch shelters at this school.

**Covered Walkway:** There are no covered walkways at this school.

**Outdoor Area:** The upper deck field is accessible but the accessible route is long. The field needs improvement. The main play structure and the safety surfacing need to be replaced. Outdoor furniture all has extensive rust and damage. It needs to be vandal and rust proof. Overall campus landscaping needs improvement.

**Other:** A curb cut type of parking/drop-off area should be added to the area off the Monterey gate. This will replace the current use of the Nelson gate located at Nelson Avenue which is not designed to have a vehicle turnaround and not suitable as a student drop-off. The Monterey gate is located far from the main building. Locking the gate is a challenge. The fencing between the parking and playground is too low. In general the envelope of the permanent buildings is in fair condition. The portables are in poor condition.

# Ocean Shore School

## Staff and Community Input - Priority List

### School Priority List:

#### Priority 1:

- E Wing Portable replacements (E1, E2, and E3 - Band Room).

#### Priority 2:

- Field and Track in upper fields.

#### Priority 3:

- D Wing shade/cooling.

#### Priority 4:

- More classrooms, collaborative classrooms.

#### Priority 5:

- Outdoor learning space.

#### Priority 6:

- Security (fencing, safety locks, electronic gate lock).

#### Priority 7

- School entry façade enhancement;
- New Performing Arts Center.

#### Priority 8:

- Bigger Multi-Purpose Room (MPR), air conditioning for MPR;
- Bigger Kindergarten Classroom. bigger classrooms.

#### Priority 9:

- Landscape and sprinklers.

#### Priority 10:

- Natural daylight (skylights for B and C Wings, Office);
- Kiln improvement.

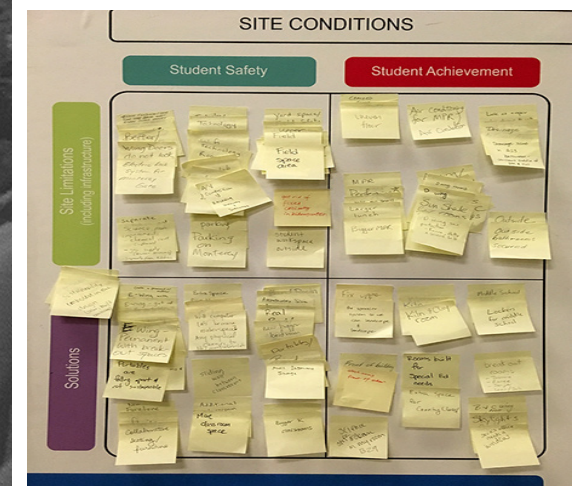
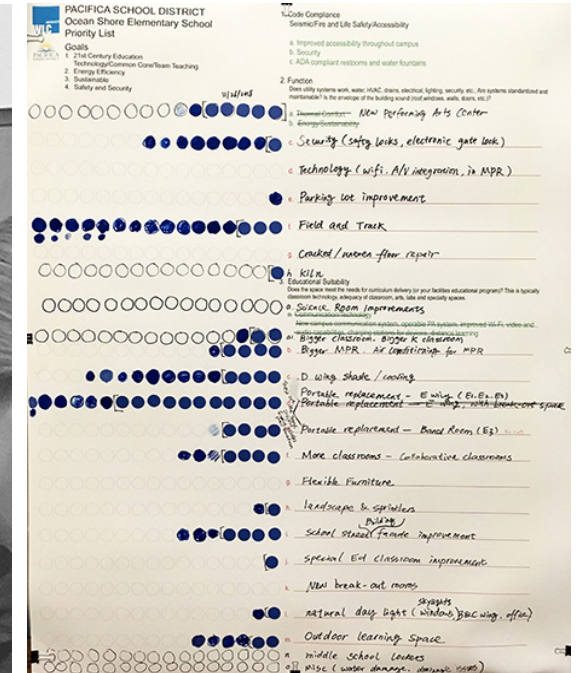
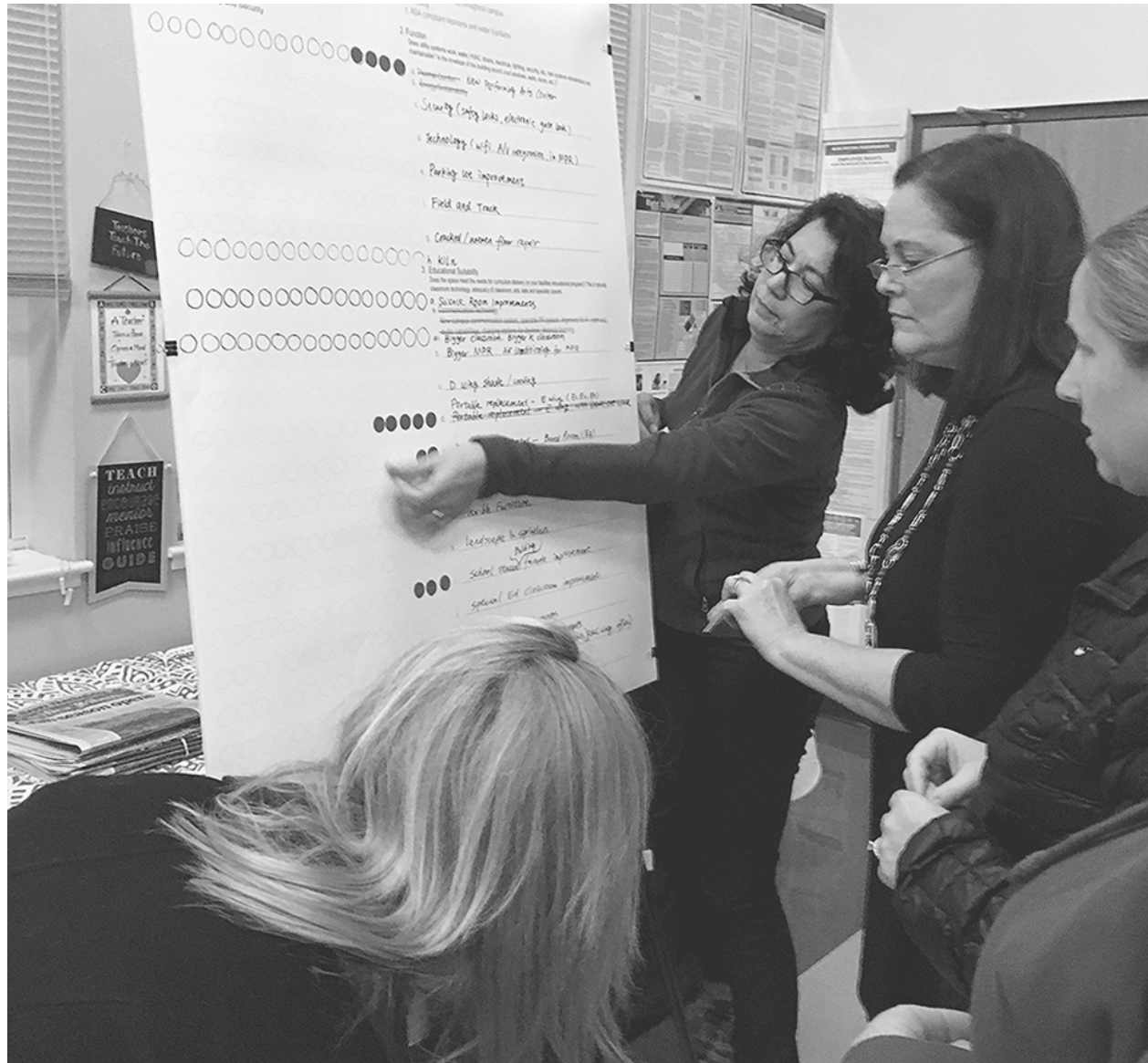
#### Priority 11:

- Parking lot improvements;
- Special Ed Classroom improvements.

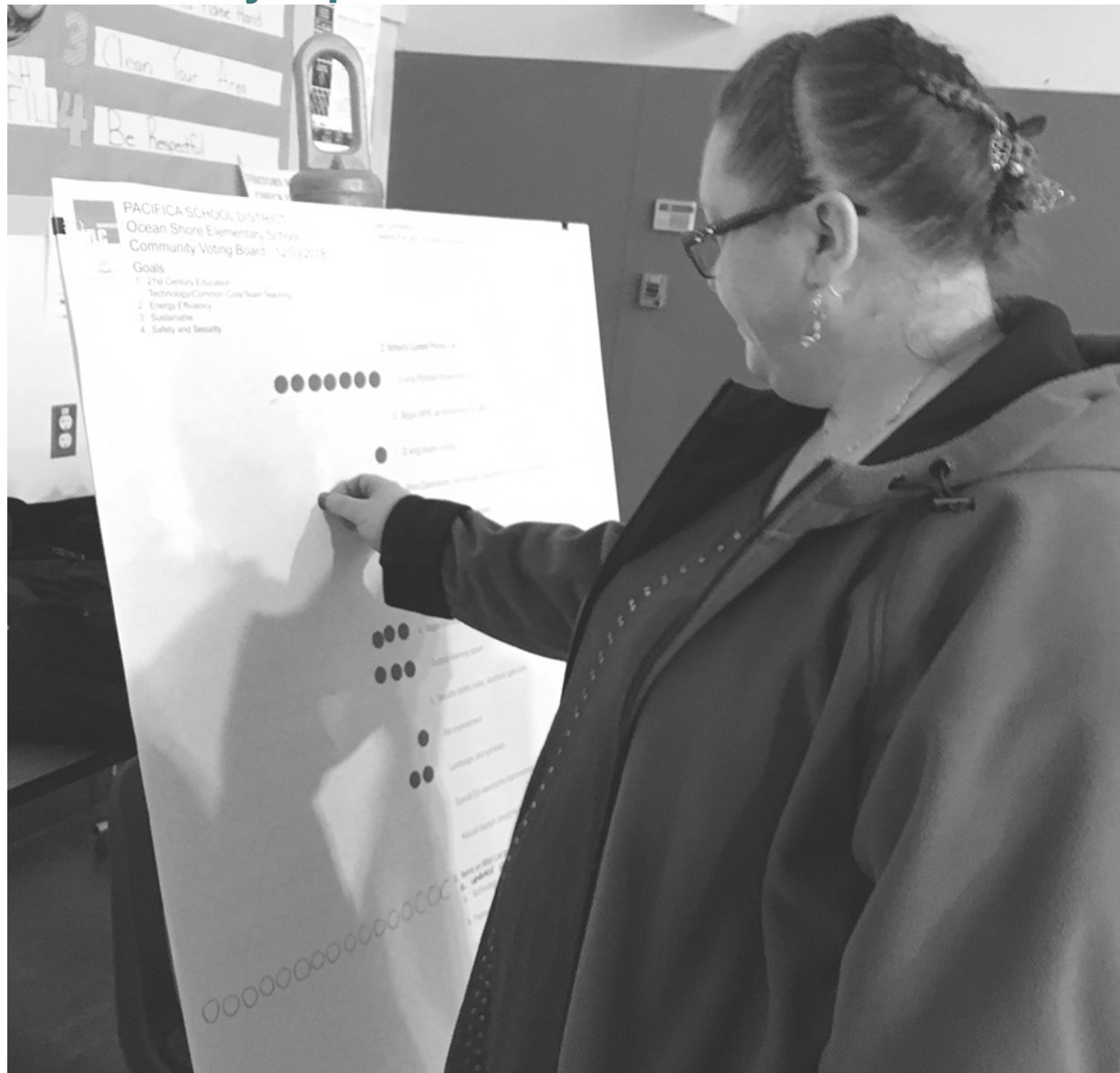
Ocean Shore Elementary School (K-8)			
	# of Votes from Staff	# of Votes from Community	Total # of Votes
<b>Wish List from Staff</b>			
E Wing Portable Replacements: E1, E2, and E3 (the Band Room).	23	7	30
Field and Track in upper fields.	21		21
D Wing shade/cooling.	13	1	14
More classrooms, collaborative classrooms.	7	5	12
Outdoor learning space.	6	4	10
Security: Safety locks, electronic gate lock.	9		9
School entry façade enhancement.	7		7
New Performing Arts Center.	7		7
Bigger Multi-Purpose Room (MPR), air conditioning for MPR.	5	1	6
Bigger Kindergarten classroom. Bigger classroom.	3	3	6
Landscape and sprinklers.	2	2	4
Natural daylight (skylights for B and C Wings, and Office).	2		2
Kiln improvement.	1	1	2
Parking lot improvements.	1		1
Special Ed Classroom improvements.	1		1
Technology: Wi-Fi, A/V integration, technology for MPR.	0		0
Science Room improvements.			0
Flexible furniture.			0
New break-out rooms.			0
Middle school lockers.			
Miscellaneous: Water damage, drainage issues.			0
<b>Code or Health/Life/Safety Items</b>			
Rust repair: portable ramps, play structure, outdoor lunch tables.			0
Cracked/uneven floor repair.			0
<b>Wish List from Community</b>	# of Votes from Staff	# of votes from community	Total # of votes
Outdoor furniture.			0
Updated signage and school marquee.			0
Text message from communication system.			0
Solar panel.			0



# Ocean Shore School Staff Input



# Ocean Shore School Community Input



PACIFICA SCHOOL DISTRICT  
Ocean Shore Elementary School  
Community Voting Board (12/03/2018)

Goals

- 21st Century Education Technology/Common Core/Team Teaching
- Energy Efficiency
- Sustainable
- Safety and Security

1. Code Compliance  
Seismic/Fire and Life Safety/Accessibility

a. Maintenance and repairs (roof, kiln Exhaust, restroom exhaust, rust at portable ramps, play structures, outdoor furniture, kitchen equipment, drainage issue in A23, water damage, Cracked floor repair, etc)

2. School's Current Priority List

- E wing Portable Replacement (E1, E2, E3. The band room is E3)
- Bigger MPR, air conditioning for MPR
- D wing shade/cooling
- More Classrooms (not enough classroom for current enrollment)
- School entry facade enhancement
- New Performing arts center
- Field and Track in upper fields
- Bigger kindergarten Classroom, Bigger Classroom
- Outdoor learning space
- Security (haley locks, electronic gate lock)
- Kite improvement
- Landscape and sprinklers
- Special Ed classrooms improvement
- Natural daylight (lights for B and C wing, Office)

3. Items on Wish List but did not receive votes

a. Technology (web, AV integration, technology for MPR)

b. Parking Lot improvement

c. Science Room improvement

d. Flexible Furniture

e. New break-out room

f. Middle School Lockers

g. Outdoor furniture

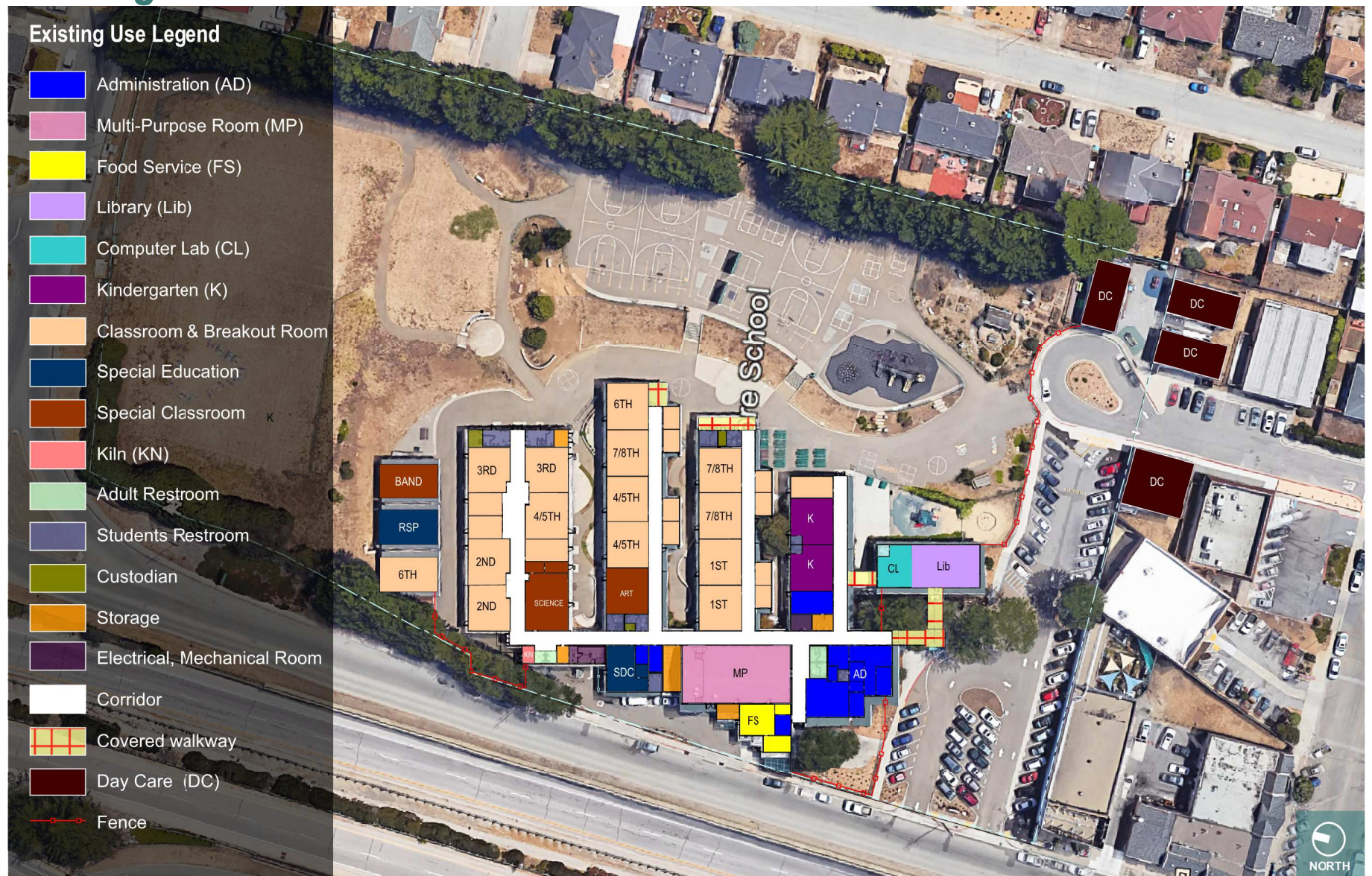
h. Best website for communication system

i. Solar panel





# Ocean Shore School Existing Site Plan





# Ocean Shore School Proposed Master Plan





# Ocean Shore School Proposed Master Plan - Implementation Plan



# Ocean Shore School Cost Model

## Pacifica School District Master Plan

### Ocean Shore Elementary School

WLC Architects, Inc.

April 24, 2019

Phase	Tier 1 - Code Compliance	Quantity	Unit	Cost/Unit	Construction Estimate	Design Contingency 10%	Escalation (2) Years 10%	Estimated Bid Amount	CO's 5% New 10% Mod 10%	Estimated Total Const	Support Costs 20%	Estimated Total Project
	Restroom Upgrades / Increase Stalls / ADA - Replace One Urinal with Toilet	1	LS	\$ 8,000	\$ 8,000	\$ 800	\$ 1,600	\$ 10,400	\$ 1,040	\$ 11,440	\$ 2,288	\$ 13,728
	Abatement/Encapsulation of Hazardous Materials	-	SF	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Safety Hardware and Keying Standards	60	LS	\$ 700	\$ 42,000	\$ 4,200	\$ 8,400	\$ 54,600	\$ -	\$ 54,600	\$ -	\$ 54,600
	Signage	1	LS	\$ 5,000	\$ 5,000	\$ 500	\$ 1,000	\$ 6,500	\$ 650	\$ 7,150	\$ 1,430	\$ 8,580
	ADA Drinking Fountains and Filtered Bottle Fillers	-	LS	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Subtotal of Tier 1:</b>				<b>\$ 55,000</b>	<b>\$ 5,500</b>	<b>\$ 11,000</b>	<b>\$ 71,500</b>	<b>\$ 1,690</b>	<b>\$ 73,190</b>	<b>\$ 3,718</b>	<b>\$ 76,908</b>
	<b>Tier 2 - Major Deferred Maintenance</b>											
	Portable Replacement	-	EA	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	General Refurbishment - Portable	-	SF	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	General Refurbishment - Building	1	EA	\$ 10,000	\$ 20,000	\$ 2,000	\$ 4,000	\$ 26,000	\$ 2,600	\$ 28,600	\$ 5,720	\$ 34,320
	Existing Classroom Improvements (Electrical Outlets)	-	ROOMS	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Existing Classroom Improvements - Whiteboard	6	ea	\$ 2,000	\$ 12,000	\$ 1,200	\$ 2,400	\$ 15,600	\$ 1,560	\$ 17,160	\$ 3,432	\$ 20,592
	Interior Finishes (Replace Carpet) - Floor Crack, Floor Replacement	3,840	SF	\$ 15	\$ 57,600	\$ 5,760	\$ 11,520	\$ 74,880	\$ 7,488	\$ 82,368	\$ 16,474	\$ 98,842
	Window Shade Replacement - Manual - (2) Hot South Facing CR	200	SF	\$ 20	\$ 4,000	\$ 400	\$ 800	\$ 5,200	\$ 520	\$ 5,720	\$ 1,144	\$ 6,864
	Window Shade Replacement - Motorized (MPR)	465	SF	\$ 50	\$ 23,250	\$ 2,325	\$ 4,650	\$ 30,225	\$ 3,023	\$ 33,248	\$ 6,650	\$ 39,897
	Kiln Improvement (Exhaust Hood and Interior Door)	1	LS	\$ 18,000	\$ 18,000	\$ 1,800	\$ 3,600	\$ 23,400	\$ 2,340	\$ 25,740	\$ 5,148	\$ 30,888
summer	Exterior Repainting (Not Including Portables)	42,708	LS	\$ 5	\$ 213,540	\$ 21,354	\$ -	\$ 234,894	\$ -	\$ 234,894	\$ -	\$ 234,894
	Roofing Repairs and Replacement (Garland)	1	SF	\$ 142,000	\$ 142,000	\$ 14,200	\$ -	\$ 156,200	\$ -	\$ 156,200	\$ -	\$ 156,200
	Security Upgrades Cameras, Intrusion Alarm, EMS	-	SF	\$ 18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Lighting Controls Replacement	-	SF	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Lighting Repair - Exterior Lighting	1	LS	\$ 5,000	\$ 5,000	\$ 500	\$ 1,000	\$ 6,500	\$ 650	\$ 7,150	\$ 1,430	\$ 8,580
	Heating Unit and Controls Replacement	1	LS	\$ 187,200	\$ 187,200	\$ 18,720	\$ -	\$ 205,920	\$ -	\$ 205,920	\$ -	\$ 205,920
	HVAC Condensate Drain Line Replacement (EMG)	1	LS	\$ 56,300	\$ 56,300	\$ 5,630	\$ 11,260	\$ 73,190	\$ -	\$ 73,190	\$ -	\$ 73,190
	Add Air Conditioning	-	SF	\$ 18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Add Air Conditioning to MDF Rooms	1	LS	\$ 10,000	\$ 10,000	\$ 1,000	\$ 2,000	\$ 13,000	\$ 1,300	\$ 14,300	\$ 2,860	\$ 17,160
	Ceiling Fan, (4) Per Room Between Light Bays (D Wing Cooling)	3	ROOMS	\$ 10,000	\$ 30,000	\$ 3,000	\$ 6,000	\$ 39,000	\$ 3,900	\$ 42,900	\$ 8,580	\$ 51,480
	Add Instant Hot Water Heater to Existing Sinks	-	LS	\$ 2,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Replace Kitchen Equipment	1	LS	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ 150,000
	Replace Existing Windows	-	ROOMS	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Canopy Replacements (Rust Repair, Repainting)	940	SF	\$ 5	\$ 4,700	\$ 470	\$ 940	\$ 6,110	\$ 611	\$ 6,721	\$ 1,344	\$ 8,065
	Improve Perimeter Fencing - 6' Tall Ornamental Alum Fence to	150	LF	\$ 120	\$ 18,000	\$ 1,800	\$ 3,600	\$ 23,400	\$ 2,340	\$ 25,740	\$ 5,148	\$ 30,888
	Improve Perimeter Fencing - Extend Chain Link Fence for SDC	72	LF	\$ 80	\$ 5,760	\$ 576	\$ 1,152	\$ 7,488	\$ 749	\$ 8,237	\$ 1,647	\$ 9,884
	Improve Perimeter Fencing, Chain Link Pedestrian Gate	1	LF	\$ 5,175	\$ 5,175	\$ 518	\$ 1,035	\$ 6,728	\$ 673	\$ 7,400	\$ 1,480	\$ 8,880
	School Concrete pavement Repair	-	SF	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Improve Perimeter Fencing, Ornamental Pedestrian Gate	1	EA	\$ 6,000	\$ 6,000	\$ 600	\$ 1,200	\$ 7,800	\$ 780	\$ 8,580	\$ 1,716	\$ 10,296
	Outdoor Furniture Replacement - Benches	5	LS	\$ 1,000	\$ 5,000	\$ 500	\$ 1,000	\$ 6,500	\$ 650	\$ 7,150	\$ 1,430	\$ 8,580
	Outdoor Furniture Replacement - Picnic Table	13	LS	\$ 2,500	\$ 32,500	\$ 3,250	\$ 6,500	\$ 42,250	\$ 4,225	\$ 46,475	\$ 9,295	\$ 55,770
	Site Drainage (Between A Wing and Library)	500	SF	\$ 20	\$ 10,000	\$ 1,000	\$ 2,000	\$ 13,000	\$ 1,300	\$ 14,300	\$ 2,860	\$ 17,160
	Play Structure Replacement	1	LS	\$ 150,000	\$ 150,000	\$ -	\$ 30,000	\$ 180,000	\$ -	\$ 180,000	\$ 36,000	\$ 216,000
	Play Structure Safety Surfacing (Including Demo Existing)	1,000	SF	\$ 25	\$ 25,000	\$ -	\$ 5,000	\$ 30,000	\$ -	\$ 30,000	\$ 6,000	\$ 36,000
	<b>Subtotal of Tier 2:</b>				<b>\$ 1,191,025</b>	<b>\$ 86,603</b>	<b>\$ 99,657</b>	<b>\$ 1,377,285</b>	<b>\$ 34,708</b>	<b>\$ 1,411,993</b>	<b>\$ 118,358</b>	<b>\$ 1,530,350</b>



# Ocean Shore School Cost Model

Tier 3 - High Impact Projects / Educational Suitability												
	Collaborative Classrooms (Add Door)	6 ROOMS	\$ 2,500	\$ 15,000	\$ 1,500	\$ 3,000	\$ 19,500	\$ 1,950	\$ 21,450	\$ 4,290	\$ 25,740	
	(2) New Classrooms to Replace the Portables	2,312 SF	\$ 750	\$ 1,734,000	\$ 173,400	\$ 346,800	\$ 2,254,200	\$ 225,420	\$ 2,479,620	\$ 495,924	\$ 2,975,544	
	New Modular Band Room	1,920 SF	\$ 530	\$ 1,017,600	\$ 101,760	\$ 203,520	\$ 1,322,880	\$ 132,288	\$ 1,455,168	\$ 291,034	\$ 1,746,202	
	Sitework - New Fire Lane Paving and Regrading	3,650 SF	\$ 25	\$ 91,250	\$ 9,125	\$ 18,250	\$ 118,625	\$ 11,863	\$ 130,488	\$ 26,098	\$ 156,585	
	Electronic Wireless Gate Lock	1 LS	\$ 10,000	\$ 10,000	\$ 1,000	\$ 2,000	\$ 13,000	\$ 1,300	\$ 14,300	\$ 2,860	\$ 17,160	
	Landscaping After Portable Removal	1,626 SF	\$ 10	\$ 16,260	\$ 1,626	\$ 3,252	\$ 21,138	\$ 2,114	\$ 23,252	\$ 4,650	\$ 27,902	
	Subtotal of Tier 3:			\$ 2,884,110	\$ 288,411	\$ 576,822	\$ 3,749,343	\$ 374,934	\$ 4,124,277	\$ 824,855	\$ 4,949,133	
	Grand Total of Tier 1, 2 and 3:			\$ 4,130,135	\$ 380,514	\$ 687,479	\$ 5,198,128	\$ 411,332	\$ 5,609,460	\$ 946,931	\$ 6,556,391	
	Future Bond Items											
Tier 2	General Refurbishment (Painting, Ceiling Repair, Misc.)	42,708 SF	\$ 10	\$ 427,080	\$ 42,708	\$ 85,416	\$ 555,204	\$ 55,520	\$ 610,724	\$ 122,145	\$ 732,869	
	School Landscape Enhancement	5,000 SF	\$ 10	\$ 50,000	\$ 5,000	\$ 10,000	\$ 65,000	\$ 6,500	\$ 71,500	\$ 14,300	\$ 85,800	
	Improve Fields, Irrigation and Rodent Mitigation	45,000 SF	\$ 15	\$ 675,000	\$ 67,500	\$ 135,000	\$ 877,500	\$ 87,750	\$ 965,250	\$ 193,050	\$ 1,158,300	
Tier 3	Science Classroom Improvements	1 LS	\$ 10,000	\$ 10,000	\$ 1,000	\$ 2,000	\$ 13,000	\$ 1,300	\$ 14,300	\$ 2,860	\$ 17,160	
	Replace Portables with Modular Buildings	LS	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	MPR/Kitchen Improvements - Demo Stage and Part of MPR	579 SF	\$ 500	\$ 289,500	\$ 28,950	\$ 57,900	\$ 376,350	\$ 37,635	\$ 413,985	\$ 82,797	\$ 496,782	
	Improve Library/Innovation Centers	1,000 SF	\$ 25	\$ 25,000	\$ 2,500	\$ 5,000	\$ 32,500	\$ 3,250	\$ 35,750	\$ 7,150	\$ 42,900	
	New Gym/Performing Arts Center (502 Assembly, 6,380 sf Gym with	6,380 SF	\$ 720	\$ 4,593,600	\$ 459,360	\$ 918,720	\$ 5,971,680	\$ 597,168	\$ 6,568,848	\$ 1,313,770	\$ 7,882,618	
	New Parking	2,000 SF	\$ 30	\$ 60,000	\$ 6,000	\$ 12,000	\$ 78,000	\$ 7,800	\$ 85,800	\$ 17,160	\$ 102,960	
	Curb Cut Parking on Monterey Road	- SF	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Admin Addition and Adjustment (Included in the Bandroom)	- SF	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Outdoor Learning Environments - (4) Shade Structures	200 SF	\$ 100	\$ 20,000	\$ 2,000	\$ 4,000	\$ 26,000	\$ 2,600	\$ 28,600	\$ 5,720	\$ 34,320	
	Outdoor Learning Environments - Paving	1,320 SF	\$ 25	\$ 33,000	\$ 3,300	\$ 6,600	\$ 42,900	\$ 4,290	\$ 47,190	\$ 9,438	\$ 56,628	
	Outdoor Learning Environments - Landscaping	330 SF	\$ 10	\$ 3,300	\$ 330	\$ 660	\$ 4,290	\$ 429	\$ 4,719	\$ 944	\$ 5,663	
	Enlarge Kindergarten	960 SF	\$ 500	\$ 480,000	\$ 48,000	\$ 96,000	\$ 624,000	\$ 62,400	\$ 686,400	\$ 137,280	\$ 823,680	
	Entry Façade Improvement	1 LS	\$ 50,000	\$ 50,000	\$ 5,000	\$ 10,000	\$ 65,000	\$ 6,500	\$ 71,500	\$ 14,300	\$ 85,800	
	Subtotal of Future Bond Items			\$ 6,716,480	\$ 671,648	\$ 1,343,296	\$ 8,731,424	\$ 873,142	\$ 9,604,566	\$ 1,920,913	\$ 11,525,480	
	Grand Total of Tier 1, 2 and 3 and Future Bond Items:			\$ 10,846,615	\$ 1,052,162	\$ 2,030,775	\$ 13,929,552	\$ 1,284,475	\$ 15,214,026	\$ 2,867,844	\$ 18,081,871	
	Future Phases											
	Next Generation Flexible Furniture (9) - the Rest	8,640 SF	\$ 25	\$ 216,000	\$ 21,600	\$ -	\$ 237,600	\$ -	\$ 237,600	\$ -	\$ 237,600	
	Collaborative Classrooms (6) - the Rest	6 ROOM	\$ 2,500	\$ 15,000	\$ 1,500	\$ 3,000	\$ 19,500	\$ 1,950	\$ 21,450	\$ 4,290	\$ 25,740	
	Black Top Resurface	50,000 SF	\$ 5	\$ 250,000	\$ 25,000	\$ 50,000	\$ 325,000	\$ 32,500	\$ 357,500	\$ 71,500	\$ 429,000	
	Outdoor Learning Environments (Remainder of Campus)	10,000 SF	\$ 25	\$ 250,000	\$ 25,000	\$ 50,000	\$ 325,000	\$ 32,500	\$ 357,500	\$ 71,500	\$ 429,000	
	Electronic Marquee	- LS	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Subtotal of Future Phases:			\$ 731,000	\$ 73,100	\$ 103,000	\$ 907,100	\$ 66,950	\$ 974,050	\$ 147,290	\$ 1,121,340	
	Total Project Cost For Master Plan Improvements			\$ 11,577,615	\$ 1,125,262	\$ 2,133,775	\$ 14,836,652	\$ 1,351,425	\$ 16,188,076	\$ 3,015,134	\$ 19,203,211	

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# Ingrid B. Lacy Middle School

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## EXISTING SITE FACILITIES PROFILE

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## Ingrid B. Lacy Middle School

**“Provides A Safe, Nurturing, And Positive Atmosphere For Children To Become Young Adults”**

1427 Palmetto Ave  
650-738-6665  
Daniel Lyttle, Principal

Ingrid B. Lacy Middle School opened on August 22nd, 2002. With 27 teachers and 600 students, Ingrid B. Lacy Middle School (IBL) focuses on the needs of 6 through 8th graders, supporting and encouraging them in the transition from childhood to young adulthood. A rich and challenging curriculum is taught by credentialed specialist teachers in each subject area and further enriched through partnerships with the San Mateo County Public Library System, the Boys and Girls Club, and Spindrift School of Performing Arts.

### Academic Program

Elective classes include art, music, yearbook, team sports, leadership, Spanish, yoga, and drama. Sixth grade special activities include Greek Fest, and a trip to the Rosicrucian Museum. Seventh and eighth graders visit the Asian Art Museum or the Exploratorium.



# Ingrid B. Lacy Middle School

## Facility Analysis - Facility Condition Index

### Facility Analysis - Physical Condition

The EMG Corp. conducted Physical Condition Assessments.

The Garland Company conducted roofing inspection.

Please refer to Volume 4 - Appendix for details.

### 1.3 Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

#### FCI Ranges & Description

0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or other deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 60%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
60% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Ingrid B Lacy Middle School / Building (2001)	\$503	68,808	\$34,610,424	2.0%	4.0%	8.0%	16.0%
Ingrid B Lacy Middle School / Modular (2001)	\$296	960	\$284,160	8.0%	23.0%	27.0%	37.0%
Ingrid B Lacy Middle School / Site (2001)	\$10	476,546	\$4,765,460	0.0%	1.0%	2.0%	12.0%

# Ingrid B. Lacy Middle School Assessment Graphic Plan





# Ingrid B. Lacy Middle School

## Facility Analysis - Capacity and Educational Suitability

### Capacity Analysis

Grades	Enrollment: Fall 2018				Capacity State Standards	Capacity District Standards
	6	7	8	Total		
6 - 8	178	177	189	544	570	544

### Facility Analysis - 21st Century Technology Readiness

Wi-Fi is pretty good throughout the school, however, additional access points are needed. Most classrooms are equipped with short throw projectors, Apple TVs, and document cameras. The current ChromeBook usage is one to one. Each teacher has a ChromeBook cart inside their classroom. There is a technology lab located inside the Library that was recently remodeled to align with 21st Century technology needs.

### Facility Analysis - Educational Suitability

**Core Classrooms:** Classrooms are in fair condition and properly sized per state standards. All of the classroom furniture is standard desks and chairs. The learning walls appear to be in good shape. Currently there are no doors between classrooms.

**Special Education:** One special Ed classroom is for students with behavior issues. The second Special Ed classroom is leased out to the San Mateo County SDC. The third SDC classroom is located in Room C1 for 6 - 8 mild disabled students.

**Art Room, Science Room, and Maker Space:** Additional electrical outlets are needed in the Science Rooms.

**Computer Lab:** The Computer Lab is located inside the Library. Currently the space is being remodeled into a space for video production, coding, pod casting. A sliding glass door has already been installed at the Technology Lab opening.

**Band Room:** The Band Room is adequate.

**Multi-Purpose Room:** The Multi-Purpose Room is adequate. The existing size of the Multi-Purpose Room allows for 700 people to assemble inside. There is a sound system, projection screen, and a portable projector.

**Food Service:** The Kitchen and Snack Bar needs proper ventilation. Snack Bar needs data and power for staff desk. Food service equipment needs replacement.

**Gym:** The size of the Gym is adequate. There is a washer and dryer inside the Gym Equipment Room.

**Library:** The Library is centrally located and properly sized. It is equipped with a portable projector and projection screen. It has traditional wood framed tables and chairs, and is not flexible. The Library also has uneven heat distribution. The equipment is located above the office in the southwest corner, where it is hot. Air comes out of the ceiling above, the Technology Lab is cold.

**Administration:** The Administration is in a good location. Better transparency could be added to improve supervision to the main entry of the school. The HVAC also needs to be improved to eliminate cold and hot spots in the Reception Area.

**P.E. Classroom:** A new Dance/Yoga Room is needed. The school currently uses the Mat Room as a dance/yoga classroom. However, it is undersized and often used for mat storage.

**Custodial and Maintenance:** In fair condition.

**Restroom Facilities:** Restrooms are in fair condition. Gender neutral restrooms are available.

**Lunch Shelter:** There are no lunch shelters at this school. A new lunch shelter with outdoor seating for 75-80 students would be adequate.

**Covered Walkway:** Covered walkways are in good condition.

**Outdoor Area:** The main school quad area is in good shape. Some outdoor furniture would be good for the area.

**Other:** The fence next to the Gym is too low. It includes a rolling gate for maintenance access. Cameras are needed along the building perimeter, near the Boys' Restrooms, as well as hidden areas on campus. There are security concerns because community members who use the Gym can enter the campus through the Gym's campus side exit doors. The sinks used by staff and custodians have no hot water. The school's exterior has severe rusting, which requires further investigation to reach a proper solution. In general the envelope of the permanent buildings is in fair condition. The portables are in poor condition.

# Ingrid B. Lacy Middle School

## Staff and Community Input - Priority List

### School Priority List:

#### Priority 1:

- Campus security (fencing, access control, camera).

#### Priority 2:

- Flexible furniture.

#### Priority 3:

- Kitchen improvements (ice maker ventilation, snack bar improvement, replace refrigerator).

#### Priority 4:

- Technology improvement (infrastructure, voice enhancement, AV integration, devices and equipment).

#### Priority 5:

- Outdoor learning space/garden.

#### Priority 6:

- HVAC (Admin hot/cold, air filter, dehumidifier, Kitchen too hot, Library and Computer lab cooling).

#### Priority 7

- Library improvement;
- Collaborative Classroom.

#### Priority 8:

- PE improvement (Dance/Yoga Room, washer and dryer).
- Rust repair.

#### Priority 9:

- Solar panel.

#### Priority 10:

- Natural day light for bathrooms (solar tube).
- Performing Arts space (larger stage).
- Science Room upgrades (more outlets and at 6 grade).
- Drop-off improvement.

Ingrid B Lacy Middle School			
Wish List from Staff	# of Votes from Staff	# of Votes from Community	Total # of Votes
Campus Security: Fencing, access control, camera.	14	4	18
Flexible furniture.	13	5	18
Kitchen Improvements: Icemaker ventilation, snack bar improvement, replace refrigerator.	12		12
Technology Improvement: Infrastructure, voice enhancement, AV integration, devices and equipment.	10		10
Outdoor learning space/garden.	7		7
HVAC: Admin hot/cold, air filter, dehumidifier, Kitchen too hot, Library and Computer Lab cooling.	6		6
Library improvement.	4	2	6
Collaborative Classroom.	4		4
P.E. Improvement: Dance/Yoga Room, washer and dryer.	3		3
Solar panel.	2		2
Natural daylight for bathrooms (Solatube).	1		1
Performing Arts space (larger stage).	1		1
Science Room Upgrades: More outlets and at 6th grade.	1		1
Electrical wiring.	0		0
Maker space improvements.			0
Improve the common quad area.			0
Lunch shelter.			0
Gender neutral restroom.			0
Hot water at Administration and Custodian.			0

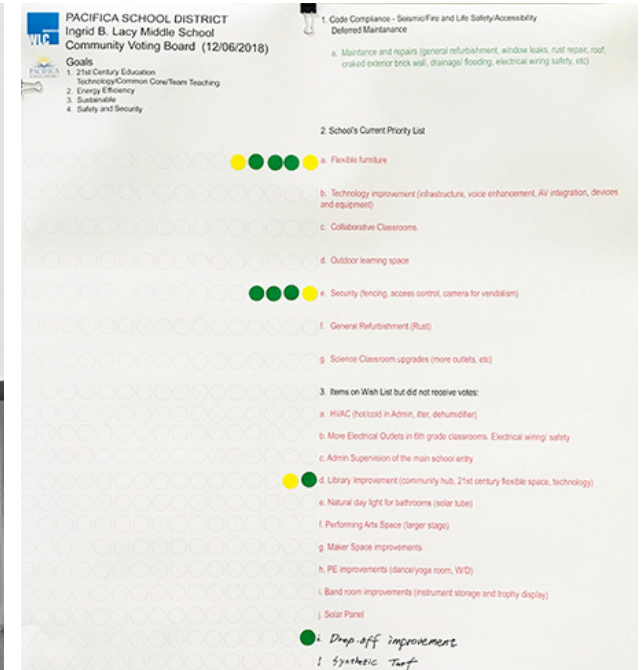
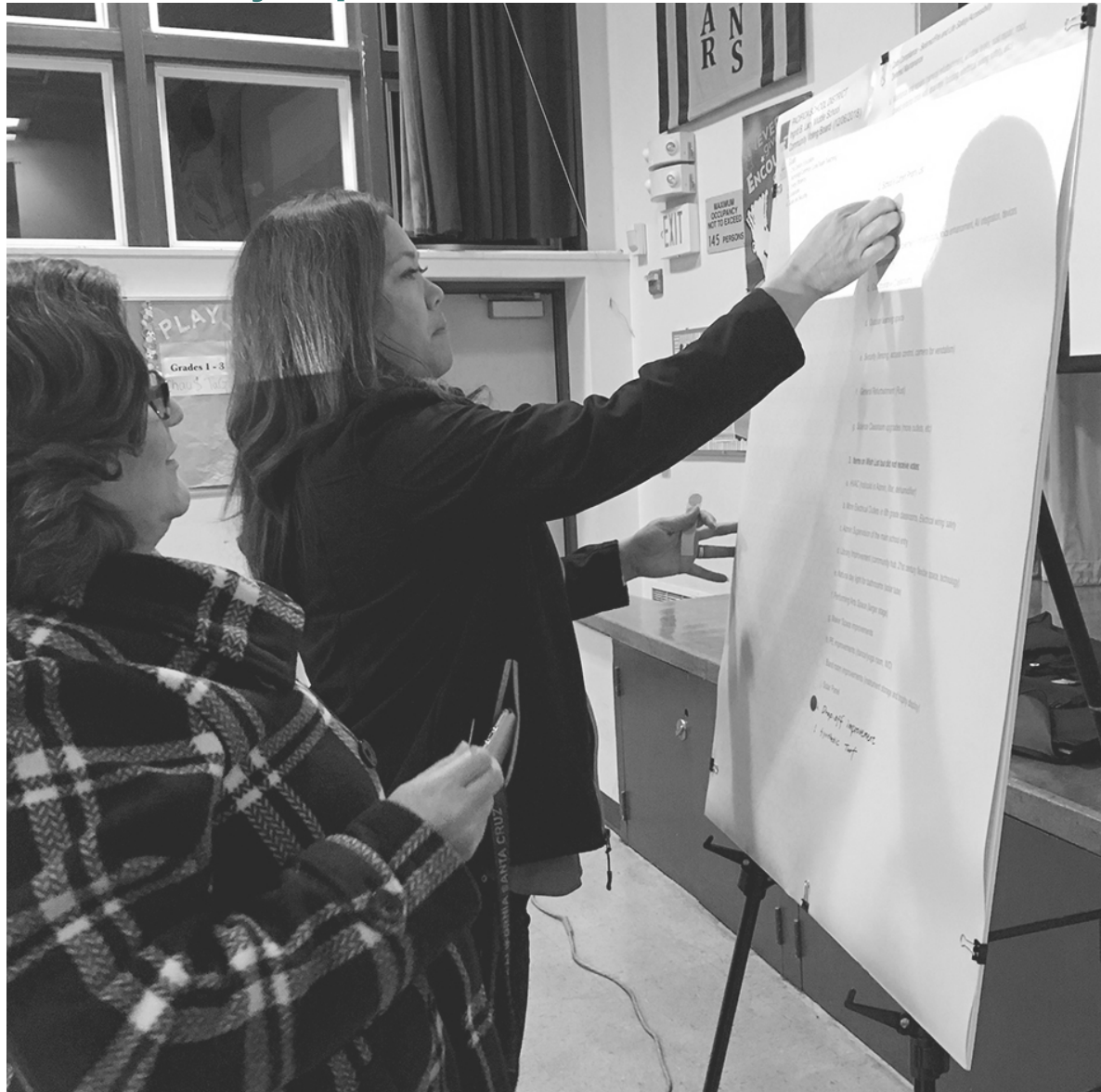
Code or Health/Life/Safety Items			
Rust repair.	3		3

Wish List from Community	# of Votes from Staff	# of Votes from Community	Total # of Votes
Drop-off improvement.		1	1
Synthetic turf.			0





# Ingrid B. Lacy Middle School Community Input



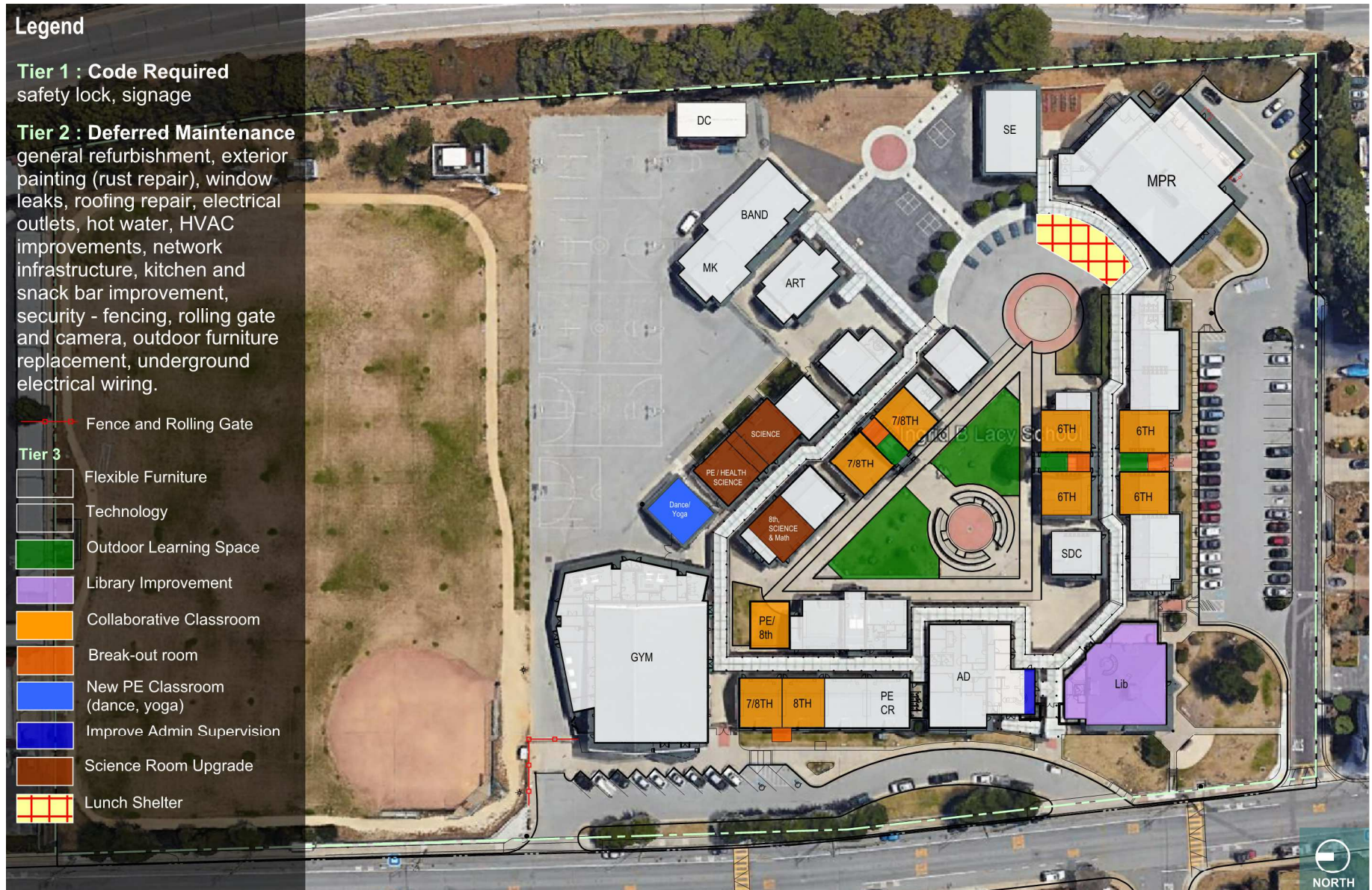


# Ingrid B. Lacy Middle School Existing Site Plan





# Ingrid B. Lacy Middle School Proposed Master Plan





# Ingrid B. Lacy Middle School

## Proposed Master Plan - Implementation Plan



# Ingrid B. Lacy Middle School Cost Model

Phase	Tier 1 - Code Compliance	Quantity	Unit	Cost/Unit	Construction Estimate	Design Contingency 10%	Escalation (2) Years 10%	Estimated Bid Amount	CO's 5% New 10% Mod 10%	Estimated Total Const	Support Costs 20%	Estimated Total Project
	Abatement/Encapsulation of Hazardous Materials	-	SF	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Safety Hardware and Keying Standards	90	LS	\$ 700	\$ 63,000	\$ 6,300	\$ 12,600	\$ 81,900	\$ -	\$ 81,900	\$ -	\$ 81,900
	Signage	1	LS	\$ 5,000	\$ 5,000	\$ 500	\$ 1,000	\$ 6,500	\$ 650	\$ 7,150	\$ 1,430	\$ 8,580
	ADA Drinking Fountains and Filtered Bottle Fillers	-	LS	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Subtotal of Tier 1:</b>				<b>\$ 68,000</b>	<b>\$ 6,800</b>	<b>\$ 13,600</b>	<b>\$ 88,400</b>	<b>\$ 650</b>	<b>\$ 89,050</b>	<b>\$ 1,430</b>	<b>\$ 90,480</b>
	<b>Tier 2 -Major Deferred Maintenance</b>											
	Portable Replacement	-	EA	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	General Refurbishment - Portable	-	SF	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	General Refurbishment - Building - Admin and Gym Window Leaks, Drainage/Flooding at the Admin Back Door and at Janitor's Rooms	1	LS	\$ 15,000	\$ 15,000	\$ 1,500	\$ 3,000	\$ 19,500	\$ 1,950	\$ 21,450	\$ 4,290	\$ 25,740
	Existing Classroom Improvements - Electrical Outlets	2	ROOMS	\$ 2,500	\$ 5,000	\$ 500	\$ 1,000	\$ 6,500	\$ 650	\$ 7,150	\$ 1,430	\$ 8,580
	Exterior Repainting (Rust Repair)	68,808	LS	\$ 5	\$ 344,040	\$ 34,404	\$ -	\$ 378,444	\$ -	\$ 378,444	\$ -	\$ 378,444
	Roofing Repairs and Replacement (Garland)	1	SF	\$ 137,000	\$ 137,000	\$ 13,700	\$ -	\$ 150,700	\$ -	\$ 150,700	\$ -	\$ 150,700
	Exterior Brick Veneer Repair (EMG)	1	LS	\$ 5,000	\$ 5,000	\$ 500	\$ 1,000	\$ 6,500	\$ 650	\$ 7,150	\$ 1,430	\$ 8,580
	Security Upgrades Cameras, Intrusion Alarm, EMS	12	SF	\$ 4,000	\$ 48,000	\$ 4,800	\$ 9,600	\$ 62,400	\$ 6,240	\$ 68,640	\$ 13,728	\$ 82,368
	Lighting Controls Replacement	-	SF	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Underground Electrical Wiring	1	LS	\$ 50,000	\$ 50,000	\$ 5,000	\$ 10,000	\$ 65,000	\$ 6,500	\$ 71,500	\$ 14,300	\$ 85,800
	Heating Unit and Controls Replacement (HVAC Work, at 10 Year Mark)	1	LS	\$ 445,100	\$ 445,100	\$ 44,510	\$ -	\$ 489,610	\$ -	\$ 489,610	\$ -	\$ 489,610
	Add Air Conditioning	-	SF	\$ 18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Add Air Conditioning to MDF Rooms	-	LS	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Reception Office HVAC Re-Configuration	1	LS	\$ 50,000	\$ 50,000	\$ 5,000	\$ 10,000	\$ 65,000	\$ 6,500	\$ 71,500	\$ 14,300	\$ 85,800
	Library HVAC Re-Configuration	1	LS	\$ 50,000	\$ 50,000	\$ 5,000	\$ 10,000	\$ 65,000	\$ 6,500	\$ 71,500	\$ 14,300	\$ 85,800
	Add Instant Hot Water Heater to Existing Sinks	14	LS	\$ 2,700	\$ 37,800	\$ 3,780	\$ 7,560	\$ 49,140	\$ 4,914	\$ 54,054	\$ 10,811	\$ 64,865
	Replace Kitchen Equipment	1	LS	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ 150,000
	Kitchen and Snack Bar Improvement											
	(Screen Door, Fence, Outlet, Roll-Up Door)	1	LS	\$ 30,000	\$ 30,000	\$ 3,000	\$ 6,000	\$ 39,000	\$ 3,900	\$ 42,900	\$ 8,580	\$ 51,480
	Replace Existing Windows	-	ROOMS	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Improve Track and Fields, Irrigation and Rodent Mitigation		SF	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Improve Asphalt	-	SF	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Improve Perimeter Fencing - Taller Fence	50	LF	\$ 80	\$ 4,000	\$ 400	\$ 800	\$ 5,200	\$ 520	\$ 5,720	\$ 1,144	\$ 6,864
	Improve Perimeter Fencing - New Chain Link Rolling Gate	1	EA	\$ 10,000	\$ 10,000	\$ 1,000	\$ 2,000	\$ 13,000	\$ 1,300	\$ 14,300	\$ 2,860	\$ 17,160
	School Concrete Pavement Repair	-	SF	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	School Landscape Enhancement		SF	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Outdoor Furniture Replacement - Benches	5	LS	\$ 1,000	\$ 5,000	\$ 500	\$ 1,000	\$ 6,500	\$ 650	\$ 7,150	\$ 1,430	\$ 8,580
	Outdoor Furniture Replacement - Picnic Table	12	LS	\$ 2,500	\$ 30,000	\$ 3,000	\$ 6,000	\$ 39,000	\$ 3,900	\$ 42,900	\$ 8,580	\$ 51,480
	<b>Subtotal of Tier 2:</b>				<b>\$ 1,415,940</b>	<b>\$ 126,594</b>	<b>\$ 67,960</b>	<b>\$ 1,610,494</b>	<b>\$ 44,174</b>	<b>\$ 1,654,668</b>	<b>\$ 97,183</b>	<b>\$ 1,751,851</b>
	<b>Tier 3 - High Impact Projects / Educational Suitability</b>											
	Next Generation Flexible Furniture (6) - (2) Per Grade Level	5,760	SF	\$ 25	\$ 144,000	\$ 14,400	\$ -	\$ 158,400	\$ -	\$ 158,400	\$ -	\$ 158,400
	Next Generation Flexible Furniture - Library	1,800	SF	\$ 15	\$ 27,000	\$ 2,700	\$ -	\$ 29,700	\$ -	\$ 29,700	\$ -	\$ 29,700
	Office, Admin Improvement - Increase Visibility to Outside	1	LS	\$ 5,000	\$ 5,000	\$ 500	\$ 1,000	\$ 6,500	\$ 650	\$ 7,150	\$ 1,430	\$ 8,580
	New Lunch Shelter	1,200	LS	\$ 100	\$ 120,000	\$ 12,000	\$ 24,000	\$ 156,000	\$ 15,600	\$ 171,600	\$ 34,320	\$ 205,920
	<b>Subtotal of Tier 3:</b>				<b>\$ 296,000</b>	<b>\$ 29,600</b>	<b>\$ 25,000</b>	<b>\$ 350,600</b>	<b>\$ 16,250</b>	<b>\$ 366,850</b>	<b>\$ 35,750</b>	<b>\$ 402,600</b>
	<b>Grand Total of Tier 1, 2 and 3:</b>				<b>\$ 1,779,940</b>	<b>\$ 162,994</b>	<b>\$ 106,560</b>	<b>\$ 2,049,494</b>	<b>\$ 61,074</b>	<b>\$ 2,110,568</b>	<b>\$ 134,363</b>	<b>\$ 2,244,931</b>



# Ingrid B. Lacy Middle School Cost Model

Future Bond Items												
Tier 2	General Refurbishment (Painting, Ceiling Repair, Misc.)	68,808 SF	\$ 5	\$ 344,040	\$ 34,404	\$ 68,808	\$ 447,252	\$ 44,725	\$ 491,977	\$ 98,395	\$ 590,373	
Tier 3	Collaborative Classrooms (Pull-Out Spaces, Add Door)	8 ROOMS	\$ 70,000	\$ 560,000	\$ 56,000	\$ 112,000	\$ 728,000	\$ 72,800	\$ 800,800	\$ 160,160	\$ 960,960	
	Science Classroom Improvements	LS	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Maker Space Improvements	1,500 SF	\$ 100	\$ 150,000	\$ 15,000	\$ 30,000	\$ 195,000	\$ 19,500	\$ 214,500	\$ 42,900	\$ 257,400	
	Special Ed Space and Restroom Improvements	- LS	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Replace Portables with Modular Buildings	- LS	\$ 432,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	MPR/Kitchen Improvements	- SF	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	New Modular P.E. Classroom	960 SF	\$ 500	\$ 480,000	\$ 48,000	\$ 96,000	\$ 624,000	\$ 62,400	\$ 686,400	\$ 137,280	\$ 823,680	
	Improve Library/Innovation Centers	3,124 SF	\$ 10	\$ 31,240	\$ 3,124	\$ 6,248	\$ 40,612	\$ 4,061	\$ 44,673	\$ 8,935	\$ 53,608	
	Outdoor Learning Environments	3,000 SF	\$ 25	\$ 75,000	\$ 7,500	\$ 15,000	\$ 97,500	\$ 9,750	\$ 107,250	\$ 21,450	\$ 128,700	
	Drop-Off Area Improvement	5,000 SF	\$ 10	\$ 50,000	\$ 5,000	\$ 10,000	\$ 65,000	\$ 6,500	\$ 71,500	\$ 14,300	\$ 85,800	
<b>Subtotal of Future Bond Items</b>				<b>\$ 1,690,280</b>	<b>\$ 169,028</b>	<b>\$ 338,056</b>	<b>\$ 2,197,364</b>	<b>\$ 219,736</b>	<b>\$ 2,417,100</b>	<b>\$ 483,420</b>	<b>\$ 2,900,520</b>	
<b>Grand Total of Tier 1, 2, and 3 and Future Bond Items:</b>				<b>\$ 3,470,220</b>	<b>\$ 332,022</b>	<b>\$ 444,616</b>	<b>\$ 4,246,858</b>	<b>\$ 280,810</b>	<b>\$ 4,527,668</b>	<b>\$ 617,783</b>	<b>\$ 5,145,451</b>	
Future Phases												
	Next Generation Flexible Furniture (11) - the Rest	10,560 SF	\$ 25	\$ 264,000	\$ -	\$ -	\$ 264,000	\$ -	\$ 264,000	\$ -	\$ 264,000	
	Collaborative Classrooms (11) - the Rest	11 Rooms	\$ 70,000	\$ 770,000	\$ 77,000	\$ 154,000	\$ 1,001,000	\$ 100,100	\$ 1,101,100	\$ 220,220	\$ 1,321,320	
	Rust Repair - Replace Exterior Cladding (Not Including Art, Music, Maker Space)	58,002 SF	\$ 18	\$ 1,044,036	\$ 104,404	\$ -	\$ 1,148,440	\$ 114,844	\$ 1,263,284	\$ 252,657	\$ 1,515,940	
	Black Top Resurface	- SF	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Outdoor Learning Environments (Remainder of Campus)	8,000 SF	\$ 25	\$ 200,000	\$ 20,000	\$ 40,000	\$ 260,000	\$ 26,000	\$ 286,000	\$ 57,200	\$ 343,200	
	Improve Fields, Irrigation and Rodent Mitigation	129,723 SF	\$ 15	\$ 1,945,845	\$ 194,585	\$ 389,169	\$ 2,529,599	\$ 252,960	\$ 2,782,558	\$ 556,512	\$ 3,339,070	
	Improve Track	15,037 SF	\$ 10	\$ 150,370	\$ 15,037	\$ 30,074	\$ 195,481	\$ 19,548	\$ 215,029	\$ 43,006	\$ 258,035	
	Electronic Marquee	- LS	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Subtotal of Future Phases:</b>				<b>\$ 4,374,251</b>	<b>\$ 411,025</b>	<b>\$ 613,243</b>	<b>\$ 5,398,519</b>	<b>\$ 513,452</b>	<b>\$ 5,911,971</b>	<b>\$ 1,129,594</b>	<b>\$ 7,041,565</b>	
<b>Total Project Cost For Master Plan Improvements</b>				<b>\$ 7,844,471</b>	<b>\$ 743,047</b>	<b>\$ 1,057,859</b>	<b>\$ 9,645,377</b>	<b>\$ 794,262</b>	<b>\$ 10,439,639</b>	<b>\$ 1,747,377</b>	<b>\$ 12,187,016</b>	

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# Vallemar School

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## Vallemar School

**“Powerful Minds, Enriched Lives, Healthy Kids.”**

377 Reina Del Mar  
650-738-6655  
Monica Lobao, Principal

Vallemar School provides an enriching environment that cultivates character, fosters academic excellence, and develops future leaders. Our program aims to fulfill the intellectual and academic development of each child in our ever changing world. We strive to help children master skills for continued learning, teach children to reason in a logical and objective manner, challenge each child to develop their full potential, and promote in students a sense of citizenship, community involvement, and personal responsibility.



# Valleamar School

## Facility Analysis - Facility Condition Index

### Facility Analysis - Physical Condition

The EMG Corp. conducted Physical Condition Assessments.

The Garland Company conducted roofing inspection.

Please refer to Volume 4 - Appendix for details.

### 1.3 Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

#### FCI Ranges & Description

<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or other deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 60%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>60% and above</b>	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

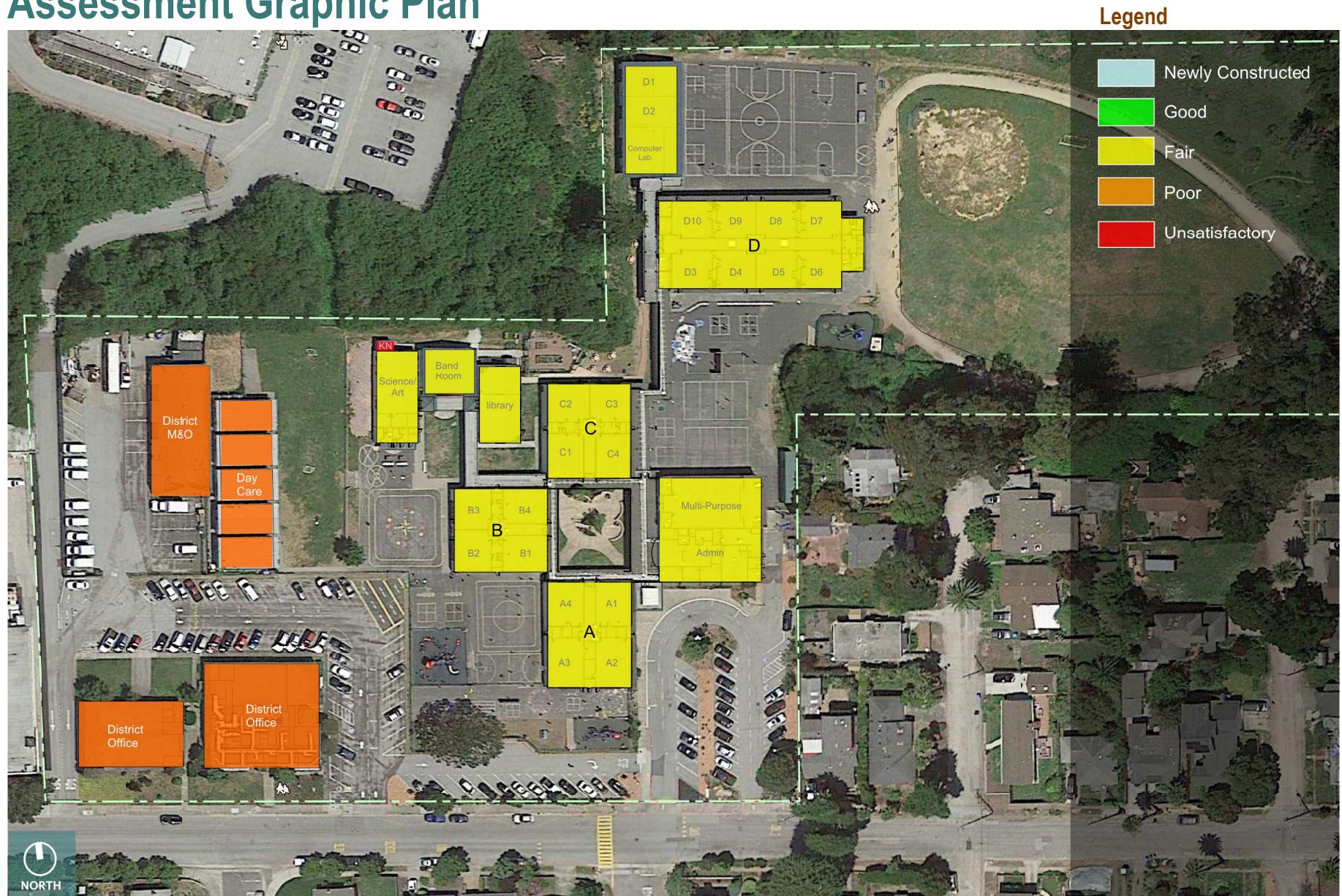
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Valleamar School / Building	\$503	40,812	\$20,528,436	2.0%	4.0%	9.0%	12.0%
Valleamar School / Classrooms D1 & D2 (2007)	\$296	3,600	\$1,065,600	0.0%	8.0%	9.0%	19.0%
Valleamar School / Modular Buildings – Library and Science Lab (2000)	\$296	4,224	\$1,250,304	1.0%	6.0%	11.0%	17.0%
Valleamar School / Site	\$10	1	\$10	83,240.0%	722,350.0%	2,349,640.0%	9,529,960.0%

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# Vallemar School Assessment Graphic Plan





# Vallemar School

## Facility Analysis - Capacity and Educational Suitability

### Capacity Analysis

Grades	Enrollment: Fall 2018										Capacity State Standards	Capacity District Standards
	TK/K	1	2	3	4	5	6	7	8	Total		
TK-8	59	61	61	60	39	56	60	63	55	514	541	512

### Facility Analysis - 21st Century Technology Readiness

This is generally in fair condition. The school has Wi-Fi, but Wi-Fi consistency is needed. Classrooms are equipped with short throw projectors, Apple TVs, and document cameras. D wing has more Wi-Fi issue because the device use is one to one. The Chrome book use for 6th to 8th grade is one to one. 4th to 5th grade is close to one to one. Kindergarten to 3rd grade uses the Computer Lab.

### Facility Analysis - Educational Suitability

**Core Classrooms:** Classrooms are in fair condition. The 1st to 5th grade classrooms are slightly undersized compared to state standards. All classrooms have standard students tables and chairs. The learning walls appear in good shape. Some classrooms in D Wing are hot and need cooling. Currently there are no doors between classrooms. The D Wing middle school classrooms are also undersized compared to state standards. Additional tackable surfaces are needed.

**Kindergarten:** The Kindergarten classrooms are located close to Administration. The classrooms are slightly undersized compared to the state standards, but are larger than the kindergartens in all other District schools. All kindergartens have a restroom, storage rooms and have direct access to the Kindergarten playground. There are no doors between the classrooms.

**Special Education:** The SDC classroom has no adjoining restroom or a pull-out room.

**Art and Science Room:** Art and Science share the same room which is adequately sized and in good condition. The Kiln Room is located outdoors in a non-code compliant shed and needs to be replaced with permanent construction.

**Maker Space:** The school has no Maker Space.

**Music Room:** The Music Room is located in a standard classroom.

**Band Room:** The Band Room is too small.

**Computer Lab:** The Computer Lab is in good condition.

**Multi-Purpose Room:** The Multi-Purpose Room is extremely undersized. The existing size of the Multi-Purpose Room can allow 298 people to assemble inside, while 584 person capacity is needed including all students, 50 staff and 20 volunteers. There is a sound system, projection screen and portable projector. Motorized blinds are needed for the clerestory windows. The chairs for the Multi-Purpose Room are very worn.

**Food Service:** The Kitchen is extremely undersized. A screen door is needed to provide natural ventilation.

**Library:** The Library is adequately sized. It is equipped with portable projector and a projection screen. It has traditional wood framed tables and chairs and is not flexible. The Library seems to have some settlement problems that caused window distortion and leaks. Further engineering study is needed to assess the condition of the building footing.

**Administration:** The Administration has a good location with good supervision to the school main entry. A Principal's Meeting Room is needed. The school's main entry canopy is unattractive and needs to be replaced to improve the main facade of the school.

**Custodial and Maintenance:** In fair condition.

**Storage:** There is a general lack of storage in the entire school.

**Restroom Facilities:** Restrooms are in poor condition. There is no floor drain in the students' restrooms. Students' urinals need proper screens.

**Lunch Shelter:** There are no lunch shelters at this school.

**Covered Walkway:** There are no covered walkways at this school.

**Outdoor Area:** The track and field needs improvement. The basketball location is noisy for the middle school. Outdoor furniture needs to be vandal and rust proof.

**Other:** Parking and drop-off area can be improved to reduce congestion. Security camera is needed in high risk areas. Some areas of the fence are too low. The sinks used by staff and custodians have no hot water. In general the envelope of the permanent buildings is in fair condition. The portables are in poor condition.

# Vallemar School

## Staff and Community Input - Priority List

### School Priority List:

#### Priority 1:

- New Gym/bigger Multi-Purpose Room.

#### Priority 2:

- New flexible learning space (new Break-out Room, etc.);
- Furniture (indoor and outdoor, flexible furniture, new chairs for Multi-Purpose Room);
- Collaborative Classroom (bigger, flexible).

#### Priority 3:

- Classrooms suitable for Middle School.

#### Priority 4:

- Technology (Wi-Fi, etc.).

#### Priority 5:

- New flooring (replace carpet, new linoleum in D Wing);
- Restroom improvements (door, floor, hardware, floor drain, additional restroom near Computer Lab, privacy screen for urinals).

#### Priority 6:

- Kitchen improvement (too small, too hot, equipment/ counter space);
- Larger Band Room.

#### Priority 7

- Security (taller fence, enclose site, security camera near dumpster/kitchen area, D Wing area, and front of school);
- HVAC/air conditioning (improve classroom and kitchen ventilation, cooling or shading for Band Room and D Wing classrooms);
- Covered lunch/lunch shelter.

#### Priority 8:

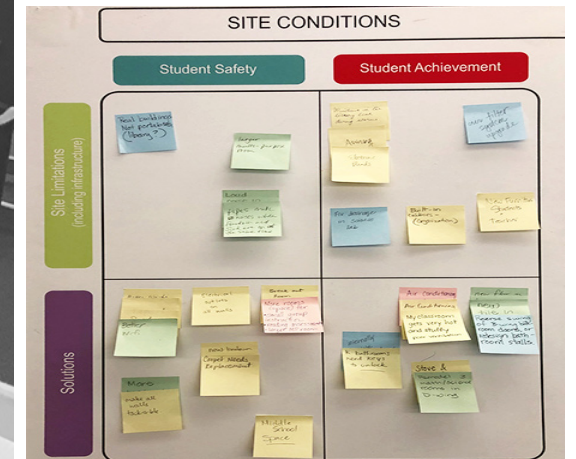
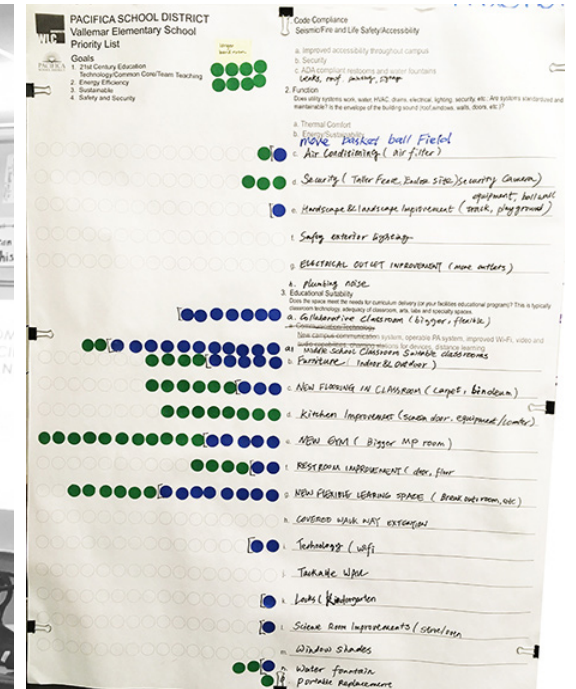
- Hardscape and landscape improvement (resurface blacktop, equipment, ball wall, track and field, outdoor furniture, parking lot surface crack)

#### Priority 9:

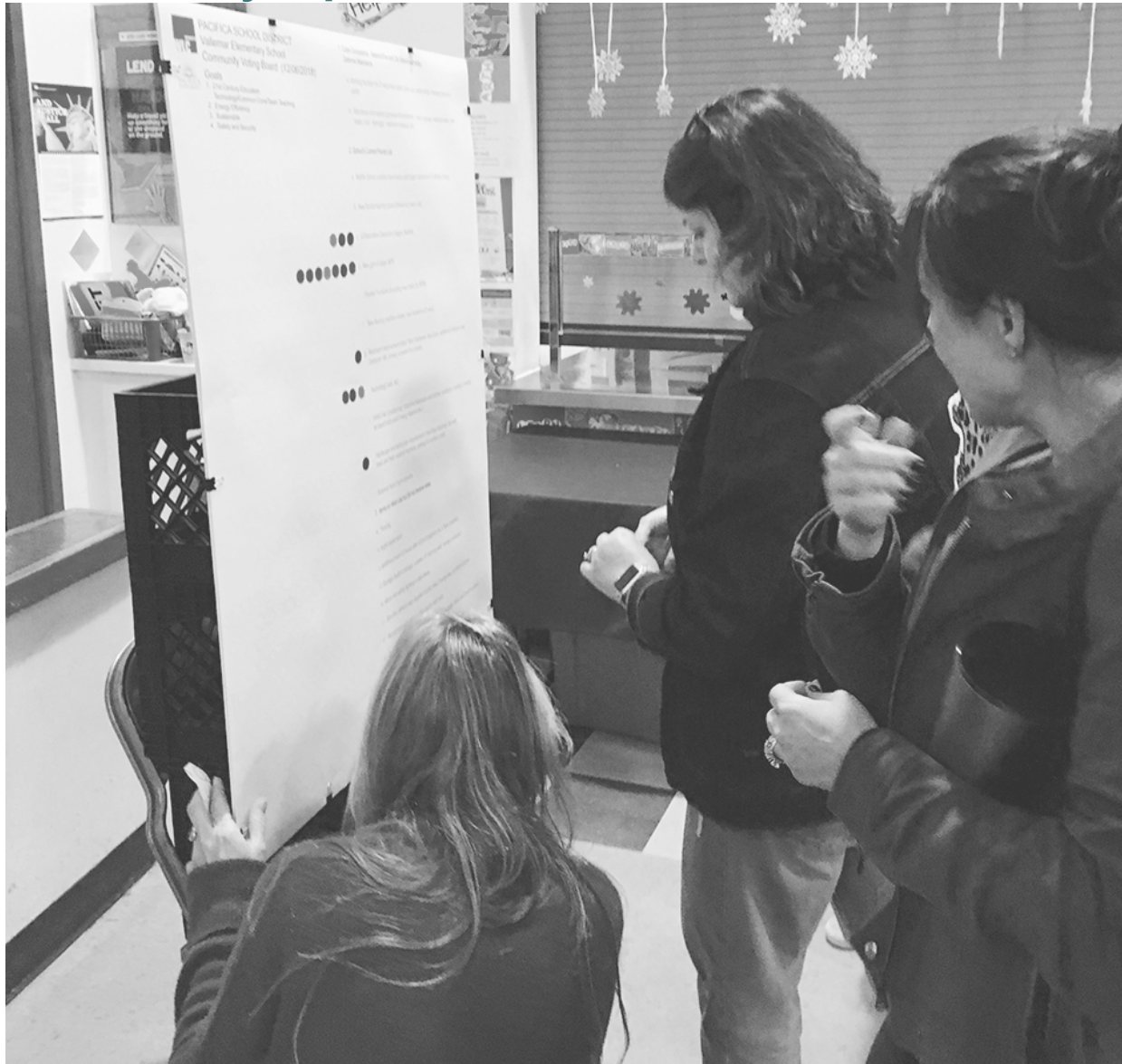
- Science Room improvements (stove and oven);
- Kindergarten locks;
- Portable replacement.

Vallemar Elementary School (K-8)			
	# of Votes from Staff	# of Votes from Community	Total # of Votes
<b>Wish List from Staff</b>			
New Gym/bigger Multi-Purpose Room (MPR).	16	13	29
New flexible learning space (new Break-out Room, etc.)	14		14
Furniture (indoor and outdoor, flexible furniture, new chairs for MPR).	9	5	14
Collaborative Classroom (bigger, flexible).	7	7	14
Classrooms suitable for Middle School.	13		13
Technology (Wi-Fi, etc.)	2	9	11
New flooring (replace carpet, new linoleum in D Wing).	9	1	10
Restroom improvement (door, floor, hardware, floor drain, additional restroom near Computer Lab, privacy screen for urinals).	6	4	10
Kitchen improvement (too small, too hot, equipment/ counter space).	8		8
Larger Band Room.	8		8
Security (taller fence, enclose site, security camera near dumpster/Kitchen area, D Wing area, and front of school).	3		3
HVAC/air conditioning: Improve classroom and Kitchen ventilation, cooling or shading for Band Room and D Wing classrooms.	2	1	3
Hardscape and landscape improvement (resurface blacktop, equipment, ball wall, track and field, outdoor furniture, parking lot surface crack).	1	1	2
Science Room improvements (stove and oven).	1		1
Kindergarten locks.	1		1
Portable replacement.	1		1
Move basketball field.			0
Safety exterior lighting.			0
Plumbing noise.			0
Covered walkway extension (extend over Resource Rooms D1 and D2).			0
More tackable wall (make all wall tackable in all classrooms)			0
Electrical outlet improvement. Need more outlets.			0
Additional room to house after school programs (i.e., J-tean program).			0
Storage (built-in, cubbies, A1 learning wall, storage container).			0
Refrigerator and garbage disposal for Staff Room.			0
Sound isolation between playground and D Wing.			0
Window shades, motorized blinds.			0
<b>Code or Health/Life/Safety Items</b>			
Drinking fountain for D Wing near upper grade yard.	3		3
Window and wall leaks, roof, drainage, restroom exhaust.			
Signage.			0
<b>Wish List from Community</b>			
Covered lunch/lunch shelter.		3	3
Improve parking and drop-off.			0





# Vallemar School Community Input



PACIFICA SCHOOL DISTRICT Vallemar Elementary School Community Voting Board (12/06/2018)	
<b>Goals</b> 1. 21st Century Education 2. Energy Efficiency 3. Sustainable 4. Safety and Security	
1. Code Compliance - Seismic/Fire and Life Safety/Accessibility, Deferred Maintenance	a. drinking fountain for D wing near upper grade yard, safety locks, missing electrical outlet b. Maintenance and repairs (general refurbishment - finish, signage, window leaks, wall leaks, roof, drainage, restroom exhaust, etc)
<b>2. School's Current Priority List</b>	
	a. Middle School suitable classrooms and larger classrooms for Middle School
	b. New flexible learning space (break-out room, etc)
	c. Collaborative Classroom (bigger, flexible)
	d. New gym or larger MPR
	Flexible Furniture (including new chairs for MPR)
	e. New flooring (replace carpet, new linoleum in D wing)
	f. Restroom improvement (door, floor, hardware, floor drain, additional restroom near computer lab, privacy screens for urinals)
	Technology (wifi, etc)
	h. HVAC/ Air conditioning (improve classroom and kitchen ventilation, cooling or shading for band room and D-wing classrooms.)
	i. Handicapped and landscape improvement (resurface blacktop, half walk, back and field, outdoor furniture, parking lot surface crack)
<b>Science room improvements</b>	
<b>3. Items on Wish List but did not receive votes</b>	
	a. Fencing
	b. larger band room
	c. additional room to house after school programs (ie. J-Teen program)
	d. Storage (built-in storage, cubbies, A1 learning wall, storage container)
	e. More site safety lighting in dark areas
	f. Security camera near dumpster/kitchen area, D-wing area, and front of school
	g. Refrigerator and garbage disposal for staff room
	h. General Classroom Improvement: make all walls lockable, Stove and Oven in science lab, sound isolation between play yards and D-wing.
	i. Extended covered walkway over resource room D1 and D2
	j. Motorized Blinds
	k. improve sleep off (parking)
	l. covered lunch



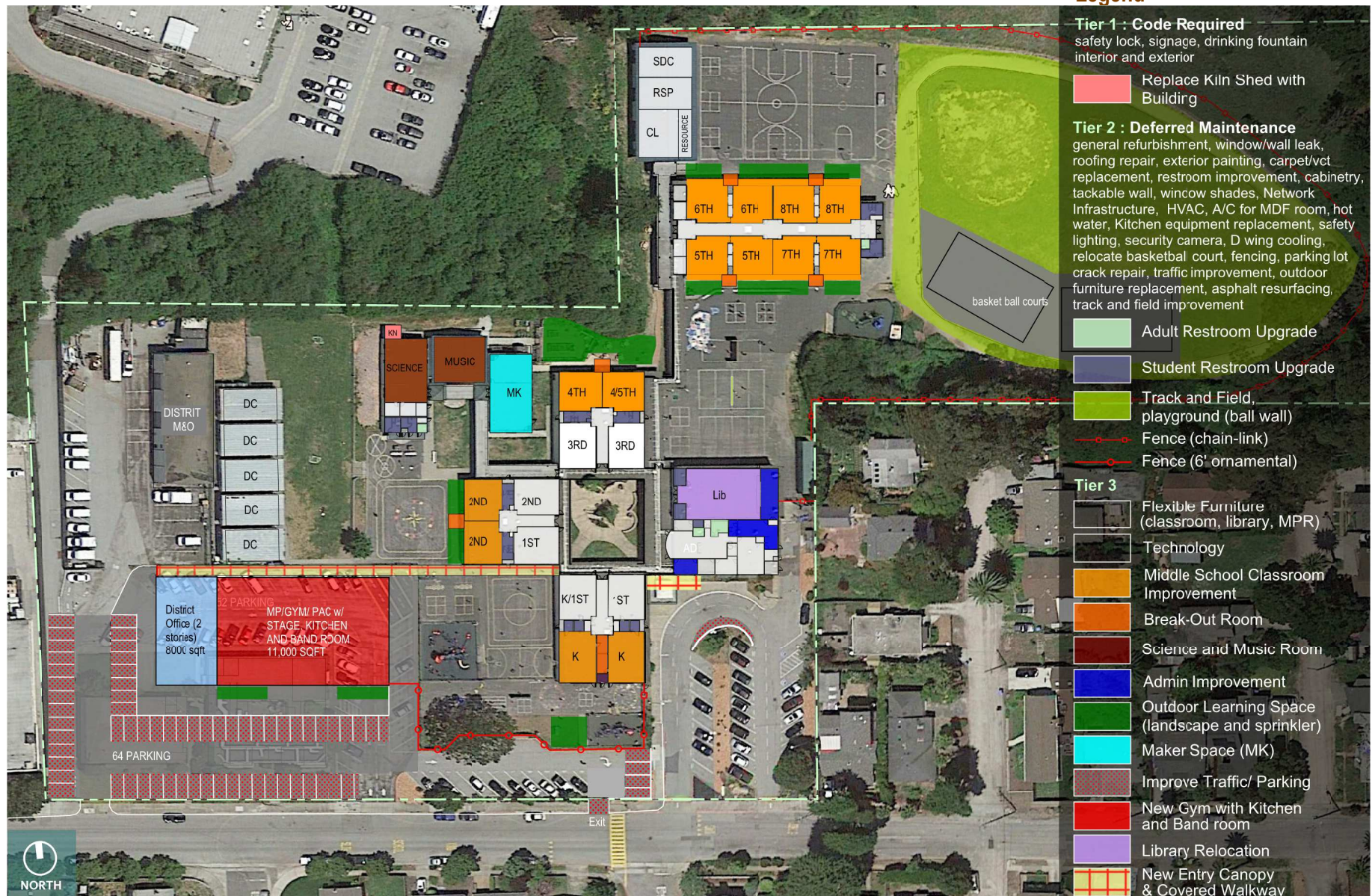


# Vallemar School Existing Site Plan





# Vallemar School Proposed Master Plan





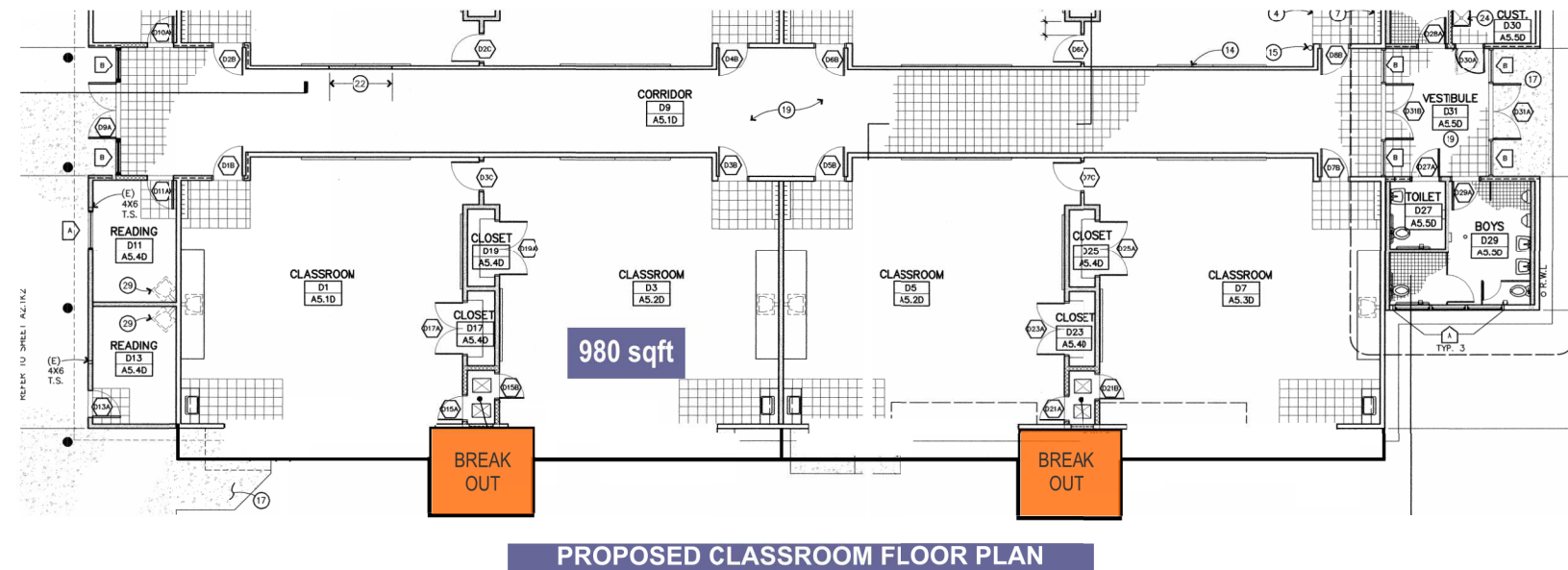
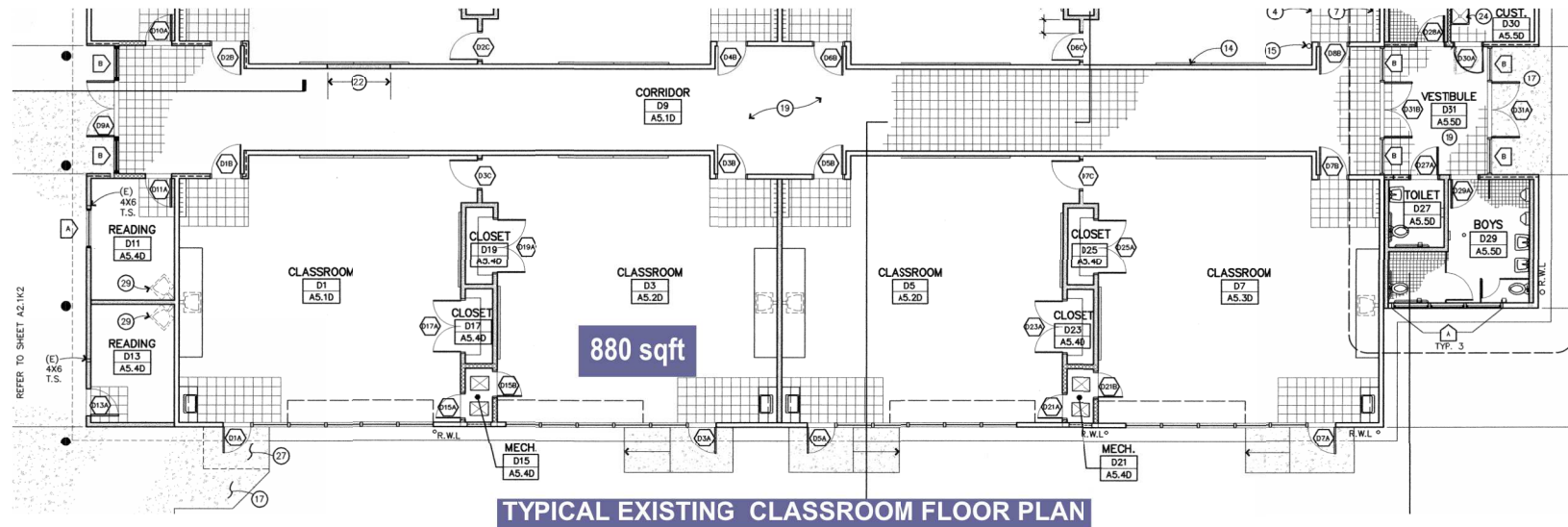
# Vallemar School Proposed Master Plan - Implementation Plan





# Vallemar School

## Proposed Master Plan - Middle School Improvement





# Vallemar School Cost Model

Pacifica School District Master Plan												
Vallemar Elementary School			April 24, 2019									
WLC Architects, Inc.												
Phase		Quantity	Unit	Cost/Unit	Construction Estimate	Design Contingency 10%	Escalation (2) Years 10%	Estimated Bid Amount	CO's 5% New 10% Mod 10%	Estimated Total Const	Support Costs 20%	Estimated Total Project
Tier 1 - Code Compliance												
	Abatement/Encapsulation of Hazardous Materials	-	SF	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Safety Hardware and Keying standards	70	LS	\$ 700	\$ 49,000	\$ 4,900	\$ 9,800	\$ 63,700	\$ -	\$ 63,700	\$ -	\$ 63,700
	Signage	1	LS	\$ 5,000	\$ 5,000	\$ 500	\$ 1,000	\$ 6,500	\$ 650	\$ 7,150	\$ 1,430	\$ 8,580
	ADA Drinking Fountains and Filtered Bottle Fillers - Interior Replace	2	LS	\$ 8,500	\$ 17,000	\$ 1,700	\$ -	\$ 18,700	\$ 1,870	\$ 20,570	\$ 4,114	\$ 24,684
	ADA Drinking Fountains and Filtered Bottle Fillers - Interior New	1	LS	\$ 20,000	\$ 20,000	\$ 2,000	\$ -	\$ 22,000	\$ 2,200	\$ 24,200	\$ 4,840	\$ 29,040
	Library Modular Engineering Study (EMG)	1	EA	\$ 6,500	\$ 6,500	\$ -	\$ -	\$ 6,500	\$ -	\$ 6,500	\$ -	\$ 6,500
	New Kiln to Replace Non-Code Compliant Shed	120	SF	\$ 750	\$ 90,000	\$ 9,000	\$ 18,000	\$ 117,000	\$ 11,700	\$ 128,700	\$ 25,740	\$ 154,440
	<b>Subtotal of Tier 1:</b>				<b>\$ 187,500</b>	<b>\$ 18,100</b>	<b>\$ 28,800</b>	<b>\$ 234,400</b>	<b>\$ 16,420</b>	<b>\$ 250,820</b>	<b>\$ 36,124</b>	<b>\$ 286,944</b>
Tier 2 - Major Deferred Maintenance												
	General Refurbishment - Building (Window Leaks, Urinal Screen, Dry Rot)	1	LS	\$ 50,000	\$ 50,000	\$ 5,000	\$ 10,000	\$ 65,000	\$ 6,500	\$ 71,500	\$ 14,300	\$ 85,800
	EMG's Immediate Repair (Stucco/Wall Leak, Door, by EMG)	1	LS	\$ 16,631	\$ 16,631	\$ 1,663	\$ 3,326	\$ 21,620	\$ 2,162	\$ 23,782	\$ 4,756	\$ 28,539
	Existing Classroom Improvements (Electrical Outlets)	20	ROOMS	\$ 2,500	\$ 50,000	\$ 5,000	\$ 10,000	\$ 65,000	\$ 6,500	\$ 71,500	\$ 14,300	\$ 85,800
	Interior Finishes - Cabinetry	1	LS	\$ 20,000	\$ 20,000	\$ 2,000	\$ 4,000	\$ 26,000	\$ 2,600	\$ 28,600	\$ 5,720	\$ 34,320
	Interior Finishes - Tackable Wall	5,000	SF	\$ 15	\$ 75,000	\$ 7,500	\$ 15,000	\$ 97,500	\$ 9,750	\$ 107,250	\$ 21,450	\$ 128,700
	Interior Finishes (Replace Carpet)	30	ROOMS	\$ 9,600	\$ 288,000	\$ 28,800	\$ 57,600	\$ 374,400	\$ 37,440	\$ 411,840	\$ 82,368	\$ 494,208
	Interior Finishes (Replace VCT)	4,000	SF	\$ 15	\$ 60,000	\$ 6,000	\$ 12,000	\$ 78,000	\$ 7,800	\$ 85,800	\$ 17,160	\$ 102,960
	Interior Finishes (Restroom Floor Drain and Floor Replacement)	1,600	SF	\$ 35	\$ 56,000	\$ 5,600	\$ 11,200	\$ 72,800	\$ 7,280	\$ 80,080	\$ 16,016	\$ 96,096
	Window Shade Replacement - Manual (Classrooms, Band, Library)	2,000	SF	\$ 20	\$ 40,000	\$ 4,000	\$ 8,000	\$ 52,000	\$ 5,200	\$ 57,200	\$ 11,440	\$ 68,640
	Window Shade Replacement - Motorized (MPR)	440	SF	\$ 50	\$ 22,000	\$ 2,200	\$ 4,400	\$ 28,600	\$ 2,860	\$ 31,460	\$ 6,292	\$ 37,752
	Kiln Improvement (Exhaust Hood and System)	-	LS	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
summer	Exterior Repainting	40,872	LS	\$ 5	\$ 204,360	\$ 20,436	\$ -	\$ 224,796	\$ -	\$ 224,796	\$ -	\$ 224,796
	Roofing Repairs and Replacement - Garland's Cost	1	LS	\$ 886,320	\$ 886,320	\$ 88,632	\$ -	\$ 974,952	\$ -	\$ 974,952	\$ -	\$ 974,952
	Security Upgrades Cameras, Intrusion Alarm, EMS	3	EA	\$ 4,000	\$ 12,000	\$ 1,200	\$ 2,400	\$ 15,600	\$ 1,560	\$ 17,160	\$ 3,432	\$ 20,592
	Lighting Controls Replacement	-	EA	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Heating Unit and Controls Replacement (at 10 Year Mark)	1	LS	\$ 264,000	\$ 264,000	\$ 26,400	\$ -	\$ 290,400	\$ -	\$ 290,400	\$ -	\$ 290,400
	Add Air Conditioning to MDF Rooms	1	LS	\$ 10,000	\$ 10,000	\$ 1,000	\$ 2,000	\$ 13,000	\$ 1,300	\$ 14,300	\$ 2,860	\$ 17,160
	Ceiling Fan, (4) Per Room Between Light Bays (D Wing Cooling)	4	ROOMS	\$ 10,000	\$ 40,000	\$ 4,000	\$ 8,000	\$ 52,000	\$ 5,200	\$ 57,200	\$ 11,440	\$ 68,640
	Add Instant Hot Water Heater to Existing Sinks	12	LS	\$ 2,700	\$ 32,400	\$ 3,240	\$ 6,480	\$ 42,120	\$ 4,212	\$ 46,332	\$ 9,266	\$ 55,598
	Replace Kitchen Equipment, Screen Door	1	LS	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ 150,000
	Replace Bathroom Exhaust Fans	13	EA	\$ 2,000	\$ 26,000	\$ 2,600	\$ 5,200	\$ 33,800	\$ 3,380	\$ 37,180	\$ 7,436	\$ 44,616
	Relocate Basketball Court - New Asphalt	10,000	SF	\$ 20	\$ 200,000	\$ 20,000	\$ 40,000	\$ 260,000	\$ 26,000	\$ 286,000	\$ 57,200	\$ 343,200
	(2) Full Basketball Courts	2	ea	\$ 10,000	\$ 20,000	\$ 2,000	\$ 4,000	\$ 26,000	\$ 2,600	\$ 28,600	\$ 5,720	\$ 34,320
	Improve Perimeter Fencing - 6' Tall Ornamental Fence to Replace Existing Low Fence	470	LF	\$ 120	\$ 56,400	\$ 5,640	\$ 11,280	\$ 73,320	\$ 7,332	\$ 80,652	\$ 16,130	\$ 96,782
	Improve Perimeter Fencing, Ornamental Pedestrian Gate	2	EA	\$ 6,000	\$ 12,000	\$ 1,200	\$ 2,400	\$ 15,600	\$ 1,560	\$ 17,160	\$ 3,432	\$ 20,592
	School Landscape Enhancement		SF	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Site Lighting - New	4	ea	\$ 8,000	\$ 32,000	\$ 3,200	\$ 6,400	\$ 41,600	\$ 4,160	\$ 45,760	\$ 9,152	\$ 54,912
	School Parking Lot Crack Repair	1	LS	\$ 6,404	\$ 6,404	\$ 640	\$ 1,281	\$ 8,325	\$ 833	\$ 9,158	\$ 1,832	\$ 10,989
	Widen the Driveway at Turn Island	1	LS	\$ 10,000	\$ 10,000	\$ 1,000	\$ 2,000	\$ 13,000	\$ 1,300	\$ 14,300	\$ 2,860	\$ 17,160
	New Exit Driveway at Kindergarten Drop-Off	1	ea	\$ 10,000	\$ 10,000	\$ 1,000	\$ 2,000	\$ 13,000	\$ 1,300	\$ 14,300	\$ 2,860	\$ 17,160
	Outdoor Furniture Replacement - Benches	5	LS	\$ 1,000	\$ 5,000	\$ 500	\$ 1,000	\$ 6,500	\$ 650	\$ 7,150	\$ 1,430	\$ 8,580
	Outdoor Furniture Replacement - Picnic Table	13	LS	\$ 2,500	\$ 32,500	\$ 3,250	\$ 6,500	\$ 42,250	\$ 4,225	\$ 46,475	\$ 9,295	\$ 55,770
	<b>Subtotal of Tier 2:</b>				<b>\$ 2,687,015</b>	<b>\$ 253,702</b>	<b>\$ 236,467</b>	<b>\$ 3,177,184</b>	<b>\$ 153,704</b>	<b>\$ 3,330,887</b>	<b>\$ 338,148</b>	<b>\$ 3,669,035</b>

# Vallemar School

## Cost Model

Tier 3 - High Impact Projects / Educational Suitability											
	Next Generation Flexible Furniture (9) - (1) Per Grade Level	8,640 SF	\$ 25	\$ 216,000	\$ 21,600	\$ -	\$ 237,600	\$ -	\$ 237,600	\$ -	\$ 237,600
	Next Generation Flexible Furniture (1) - Library Furniture (1) - MPR	1,000 SF	\$ 25	\$ 25,000	\$ 2,500	\$ -	\$ 27,500	\$ -	\$ 27,500	\$ -	\$ 27,500
		1 LS	\$ 40,000	\$ 40,000	\$ 4,000	\$ -	\$ 44,000	\$ -	\$ 44,000	\$ -	\$ 44,000
	Collaborative Classrooms (Pull-Out Spaces, Add Door, K Breakout)	270 SF	\$ 1,000	\$ 270,000	\$ 27,000	\$ 54,000	\$ 351,000	\$ 35,100	\$ 386,100	\$ 77,220	\$ 463,320
	Collaborative Classrooms (D Wing Enlarge to State Standards)	1,280 SF	\$ 1,000	\$ 1,280,000	\$ 128,000	\$ 256,000	\$ 1,664,000	\$ 166,400	\$ 1,830,400	\$ 366,080	\$ 2,196,480
<b>Subtotal of Tier 3:</b>				<b>\$ 1,831,000</b>	<b>\$ 183,100</b>	<b>\$ 310,000</b>	<b>\$ 2,324,100</b>	<b>\$ 201,500</b>	<b>\$ 2,525,600</b>	<b>\$ 443,300</b>	<b>\$ 2,968,900</b>
<b>Grand Total of Tier 1, 2 and 3:</b>				<b>\$ 4,705,515</b>	<b>\$ 454,902</b>	<b>\$ 575,267</b>	<b>\$ 5,735,684</b>	<b>\$ 371,624</b>	<b>\$ 6,107,307</b>	<b>\$ 817,572</b>	<b>\$ 6,924,879</b>
Future Bond Items											
Tier 2	General Refurbishment (Painting, Ceiling Repair, Misc.)	40,872 SF	\$ 10	\$ 408,720	\$ 40,872	\$ 81,744	\$ 531,336	\$ 53,134	\$ 584,470	\$ 116,894	\$ 701,364
	Asphalt Resurfacing	44,700 SF	\$ 4	\$ 178,800	\$ 17,880	\$ 35,760	\$ 232,440	\$ 23,244	\$ 255,684	\$ 51,137	\$ 306,821
	Improve Fields, Irrigation and Rodent Mitigation	52,155 SF	\$ 15	\$ 782,325	\$ 78,233	\$ 156,465	\$ 1,017,023	\$ 101,702	\$ 1,118,725	\$ 223,745	\$ 1,342,470
	Improve Track	12,132 SF	\$ 10	\$ 121,320	\$ 12,132	\$ 24,264	\$ 157,716	\$ 15,772	\$ 173,488	\$ 34,698	\$ 208,185
Tier 3	Science Classroom Improvements	1 LS	\$ 5,000	\$ 5,000	\$ 500	\$ 1,000	\$ 6,500	\$ 650	\$ 7,150	\$ 1,430	\$ 8,580
	Maker Space Improvements - Relocating to Existing Library	1,867 SF	\$ 50	\$ 93,350	\$ 9,335	\$ 18,670	\$ 121,355	\$ 12,136	\$ 133,491	\$ 26,698	\$ 160,189
	Office, Admin Improvement	800 SF	\$ 750	\$ 600,000	\$ 60,000	\$ 120,000	\$ 780,000	\$ 78,000	\$ 858,000	\$ 171,600	\$ 1,029,600
	New Entry Canopy	500 SF	\$ 150	\$ 75,000	\$ 7,500	\$ 15,000	\$ 97,500	\$ 9,750	\$ 107,250	\$ 21,450	\$ 128,700
	Existing Band Room Repurpose into Music Room	1,300 SF	\$ 1	\$ 1,300	\$ 130	\$ 260	\$ 1,690	\$ 169	\$ 1,859	\$ 372	\$ 2,231
	Improve Library/Innovation Centers (Library Relocation)	2,000 SF	\$ 500	\$ 1,000,000	\$ 100,000	\$ 200,000	\$ 1,300,000	\$ 130,000	\$ 1,430,000	\$ 286,000	\$ 1,716,000
	New Gym/MPR with Band Room and Kitchen	11,000 SF	\$ 775	\$ 8,525,000	\$ 852,500	\$ 1,705,000	\$ 11,082,500	\$ 1,108,250	\$ 12,190,750	\$ 2,438,150	\$ 14,628,900
	Improve Perimeter Fencing - New 6' Chain Link Fence Around the Field	1,138 LF	\$ 70	\$ 79,660	\$ 7,966	\$ 15,932	\$ 103,558	\$ 10,356	\$ 113,914	\$ 22,783	\$ 136,697
	Improve Perimeter Fencing, Chain Link Pedestrian Gate	1 EA	\$ 5,175	\$ 5,175	\$ 518	\$ 1,035	\$ 6,728	\$ 673	\$ 7,400	\$ 1,480	\$ 8,880
	New Maker Space	- SF	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Outdoor Learning Environments - (6) Shade Structures	300 SF	\$ 100	\$ 30,000	\$ 3,000	\$ 6,000	\$ 39,000	\$ 3,900	\$ 42,900	\$ 8,580	\$ 51,480
	Outdoor Learning Environments - Paving	5,600 SF	\$ 25	\$ 140,000	\$ 14,000	\$ 28,000	\$ 182,000	\$ 18,200	\$ 200,200	\$ 40,040	\$ 240,240
	Outdoor Learning Environments - Landscaping	1,400 SF	\$ 10	\$ 14,000	\$ 1,400	\$ 2,800	\$ 18,200	\$ 1,820	\$ 20,020	\$ 4,004	\$ 24,024
	Outdoor Furniture - Benches	7 LS	\$ 1,000	\$ 7,000	\$ 700	\$ 1,400	\$ 9,100	\$ 910	\$ 10,010	\$ 2,002	\$ 12,012
	Outdoor Furniture - Picnic Table	7 LS	\$ 2,500	\$ 17,500	\$ 1,750	\$ 3,500	\$ 22,750	\$ 2,275	\$ 25,025	\$ 5,005	\$ 30,030
	New Ball Wall	1 ea	\$ 20,000	\$ 20,000	\$ 2,000	\$ 4,000	\$ 26,000	\$ 2,600	\$ 28,600	\$ 5,720	\$ 34,320
	Existing Parking Lot Widening	1,300 SF	\$ 30	\$ 39,000	\$ 3,900	\$ 7,800	\$ 50,700	\$ 5,070	\$ 55,770	\$ 11,154	\$ 66,924
<b>Subtotal of Future Bond Items</b>				<b>\$ 12,143,150</b>	<b>\$ 1,214,315</b>	<b>\$ 2,428,630</b>	<b>\$ 15,786,095</b>	<b>\$ 1,578,610</b>	<b>\$ 17,364,705</b>	<b>\$ 3,472,941</b>	<b>\$ 20,837,645</b>
<b>Grand Total of Tier 1, 2 and 3 and Future Bond Items:</b>				<b>\$ 16,848,665</b>	<b>\$ 1,669,217</b>	<b>\$ 3,003,897</b>	<b>\$ 21,521,779</b>	<b>\$ 1,950,233</b>	<b>\$ 23,472,012</b>	<b>\$ 4,290,513</b>	<b>\$ 27,762,524</b>
Future Phases											
	Next Generation Flexible Furniture (10) - the Rest	9,600 SF	\$ 25	\$ 240,000	\$ 24,000	\$ -	\$ 264,000	\$ -	\$ 264,000	\$ -	\$ 264,000
	Collaborative Classrooms (6) - the Rest	6 LS	\$ 100,000	\$ 600,000	\$ 60,000	\$ 120,000	\$ 780,000	\$ 78,000	\$ 858,000	\$ 171,600	\$ 1,029,600
	Outdoor Learning Environments (Remainder of Campus)	5,000 SF	\$ 25	\$ 125,000	\$ 12,500	\$ 25,000	\$ 162,500	\$ 16,250	\$ 178,750	\$ 35,750	\$ 214,500
	Lunch Shelter	2,000 LS	\$ 100	\$ 200,000	\$ 20,000	\$ -	\$ 220,000	\$ 22,000	\$ 242,000	\$ 48,400	\$ 290,400
	Additional Classroom for After School Programs	960 LS	\$ 500	\$ 480,000	\$ 48,000	\$ -	\$ 528,000	\$ 52,800	\$ 580,800	\$ 116,160	\$ 696,960
	Covered Walkway Extension	960 LS	\$ 100	\$ 96,000	\$ 9,600	\$ -	\$ 105,600	\$ 10,560	\$ 116,160	\$ 23,232	\$ 139,392
	Electronic Marquee	- LS	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal of Future Phases:</b>				<b>\$ 1,741,000</b>	<b>\$ 174,100</b>	<b>\$ 145,000</b>	<b>\$ 2,060,100</b>	<b>\$ 179,610</b>	<b>\$ 2,239,710</b>	<b>\$ 395,142</b>	<b>\$ 2,634,852</b>
<b>Total Project Cost For Master Plan Improvements</b>				<b>\$ 18,589,665</b>	<b>\$ 1,843,317</b>	<b>\$ 3,148,897</b>	<b>\$ 23,581,879</b>	<b>\$ 2,129,843</b>	<b>\$ 25,711,722</b>	<b>\$ 4,685,655</b>	<b>\$ 30,397,376</b>





# Cabrillo School

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## EXISTING SITE FACILITIES PROFILE

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## Cabrillo School

“We believe that an enriched education with an arts focus enables all of our students to achieve high academic standards. We provide a caring environment that emphasizes the development of responsibility, citizenship and self-esteem. We are a partnership of teachers, parents, and community dedicated to the success of our students.”

601 Crespi Drive  
(650) 738-6660  
Thomas Stafford, Principal

Cabrillo School is a vibrant community of 560 students, their families, and over 30 staff members. We serve students in kindergarten and grades 1 through 8. Our mission statement reflects our dedication to teaching the standards while embracing an enriched art program and a multiple intelligences approach in classroom activities. We integrate conflict resolution and character development into our curriculum to address the needs of the whole child. Parent involvement and support facilitate the success and unique nature of our school.



# Cabrillo School Facility Analysis - Facility Condition Index

## Facility Analysis - Physical Condition

The EMG Corp.  
conducted Physical  
Condition Assessments.

The Garland Company  
conducted roofing  
inspection.

Please refer to Volume 4 -  
Appendix for details.

### Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

#### FCI Ranges & Description

0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or other deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 60%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
60% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

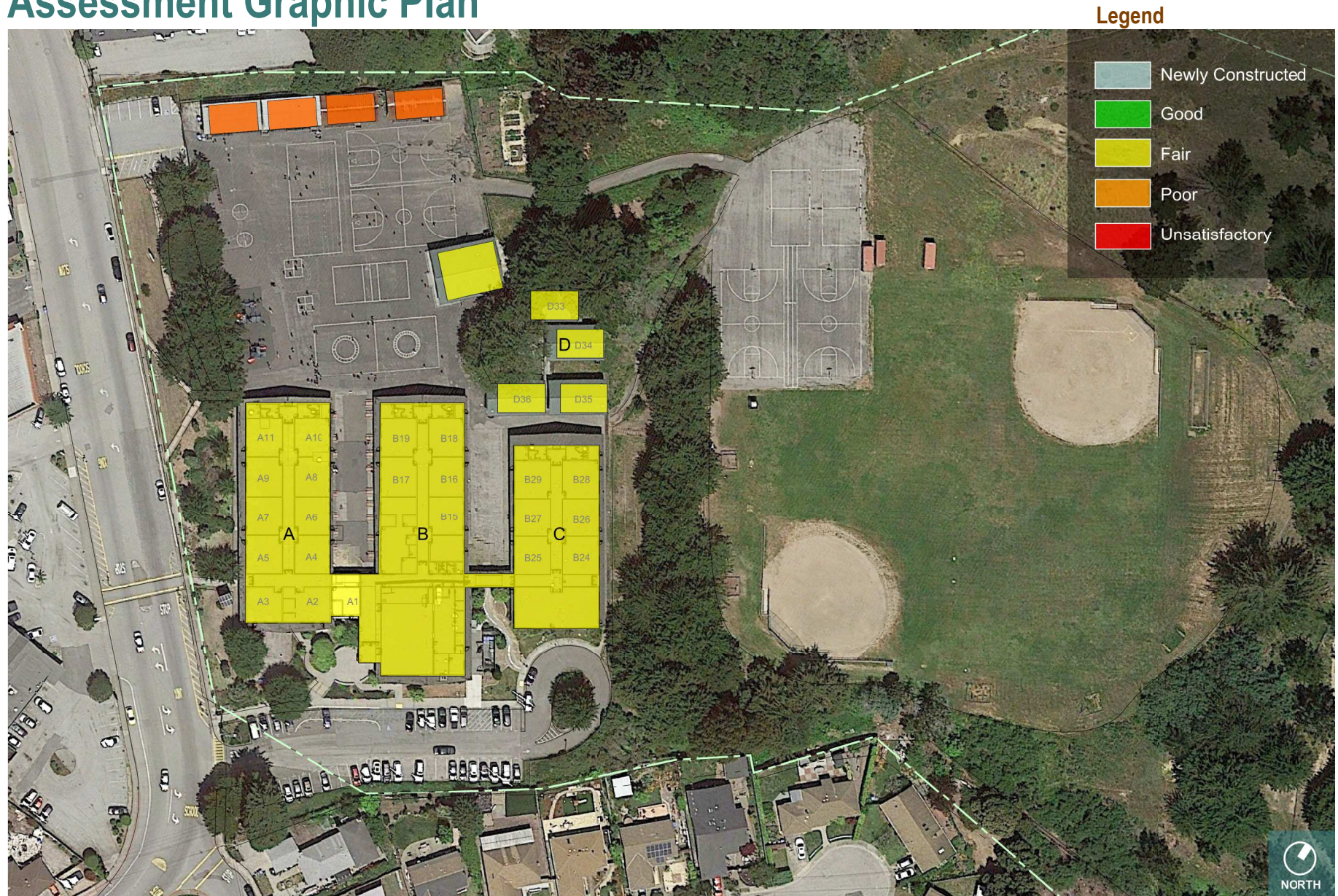
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Cabrillo Elementary School / Building (1950)	\$515	39,734	\$20,463,010	0.0%	7.0%	10.0%	13.0%
Cabrillo Elementary School / Modular D33-D36	\$296	3,840	\$1,136,640	0.0%	0.0%	8.0%	13.0%
Cabrillo Elementary School / Modular-Band Classroom	\$296	1,920	\$568,320	0.0%	0.0%	7.0%	9.0%
Cabrillo Elementary School / Modulares P1-P4	\$296	3,960	\$1,172,160	20.0%	23.0%	41.0%	44.0%
Cabrillo Elementary School / Site	\$0	0	\$1	0.0%	0.0%	0.0%	0.0%

www.EMGcorp.com p 800.733.0660





# Cabrillo School Assessment Graphic Plan





# Cabrillo School

## Facility Analysis - Capacity and Educational Suitability

### Capacity Analysis

Grades	Enrollment: Fall 2018										Capacity State Standards	Capacity District Standards
	TK/K	1	2	3	4	5	6	7	8	Total		
TK-8	62	62	62	60	61	64	64	64	64	562	569	560

### Facility Analysis - 21st Century Technology Readiness

This is generally in fair condition. The school has Wi-Fi, but Wi-Fi consistency is needed. Classrooms are equipped with short throw projectors, Apple TVs, and document cameras.

### Facility Analysis - Educational Suitability

**Core Classrooms:** Classrooms are in fair condition. The classrooms are undersized compared to state standards. All classrooms have standard students tables and chairs. The learning walls appear in good shape. Currently there are no doors between classrooms. Electrical outlets locations and quantities needs improvement. Some electrical outlets fittings are loose.

**Kindergarten:** The Kindergarten classrooms has restrooms, but the classrooms are undersized compared to state standards, It also lacks storage rooms and work rooms, nor do they have direct access to the Kindergarten Playground. Kindergarten shares the playground with other grades through difference break schedules. There are no doors between the classrooms.

**Special Education:** The SDC classroom has no adjoining restroom or a pull-out room. The existing RSP is oversized compared to state standards. It is equipped with one storage, one office, and two pull-out rooms. According to the staff, Cabrillo has the largest RSP program in the entire District.

**Art and Science Room:** The Art Room and Science Room are located in a standard size classroom. The Kiln Room is not adjacent to the Art Room. The kiln needs proper ventilation. The Kiln Room also has an electrical panel inside.

**Maker Space:** The school has no Maker Space.

**Music Room:** The Music Room is located among the classrooms and is noisy for the classrooms. It needs to be relocated somewhere else.

**Computer Lab:** The Computer Lab is located inside the Library. The school no longer has a need for computer lab.

**Multi-Purpose Room:** The Multi-Purpose Room is undersized with a small stage. The existing size of the Multi-Purpose Room can allow 355 people assembled inside, while capacity is needed for 622 people including all students, staff and volunteers. There is a sound system, projection screen and portable projector. The Multi-Purpose Room is over tasked. The stage is too small. The school needs a good size gym space that can house the entire school.

**Food Service:** The size of the kitchen is adequate. Food service equipment needs replacement. A screen door is needed to provide natural ventilation.

**Library:** The Library is equipped with a portable projector and a projection screen. It has traditional wood framed tables and chairs and is not flexible.

**Administration:** The Administration is far away from the main entry and does not have good supervision to the school main entry. There are no student restrooms inside the Nurse Room. There are currently no conference rooms in the administration area. Electrical outlet fittings are loose.

**Custodial and Maintenance:** In fair condition.

**Storage:** There is a general lack of storage in the entire school.

**Restroom Facilities:** Restrooms are in fair condition. More boys' toilet stalls are needed.

**Lunch Shelter:** There are no lunch shelters at this school.

**Covered Walkway:** There are no covered walkways at this school.

**Outdoor Area:** The upper deck playground is not accessible. The upper deck basketball court and field needs improvement. The two play structures located in the lower playground need to be located farther apart, and the type needs to be reselected.

**Other:** Fencing near the day care portables can be improved for security. The sinks used by staff and custodians have no hot water. In general the envelope of the permanent buildings is in fair condition. The portables are in poor condition.

# Cabrillo School

## Staff and Community Input - Priority List

### School Priority List:

#### Priority 1:

- New Gym or P.E. Room that is the same size of the modular Band Room (1,920 sf including an office and storage).

#### Priority 2:

- Upper deck/field improvement, with nearby restroom, lighting, better access (used and desired by community).

#### Priority 3:

- Flexible furniture (including new furniture for the Band Room).

#### Priority 4:

- Technology improvement (teacher's computer, Wi-Fi, projectors, charging station, etc.).
- Outdoor learning space.

#### Priority 5:

- Pavement and blacktop improvement.
- Electrical outlets improvement (current wall outlets are not enough or wrong location).
- Library improvement (remove Computer Lab currently inside the Library, re-purpose into possible flexible space).

#### Priority 6:

- Restroom improvement (more boys' stalls, plumbing issues).
- Security (camera, key card access to campus, fencing).

#### Priority 7

- Carpet replacement or cleaning.
- Kitchen improvement.
- Portable replacement (P1-P4).

#### Priority 8:

- Soundproof the Music Room within the classroom wings.
- Improve the Administration offices supervision of the main school entry.

#### Priority 9:

- Provide for separate spaces to accommodate play for younger and older students.

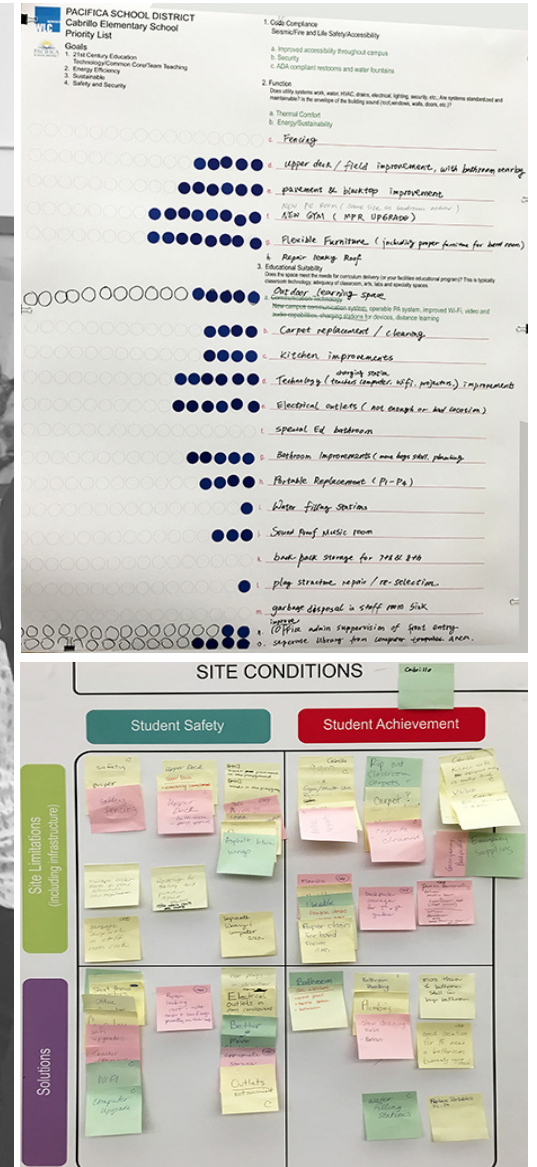
#### Priority 10:

- Play structure repair/re-selection.
- Add backpack storage for 7th and 8th grades. Lockers or other storage space for upper grade students' gear, books, binders, skateboards, etc.
- Provide more multi-use space. The MPR is over-tasked as cafeteria, theater, and gym.

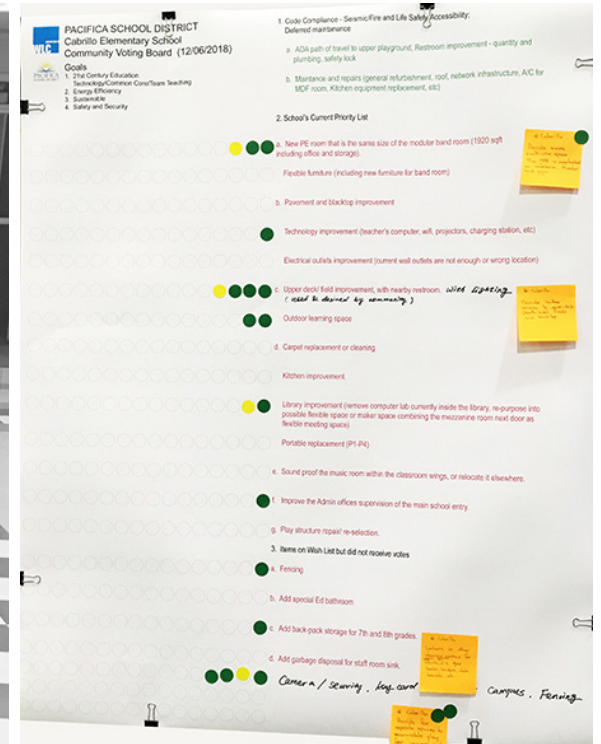
<b>Cabrillo Elementary School (K-8)</b>			
	# of Votes from Staff	# of Votes from Community	Total # of Votes
<b>Wish List from Staff</b>			
New Gym or PE Room that is the same size of the modular Band Room (1,920 sf including office and storage).	8	3	11
Upper deck/field improvement, with nearby restroom, lighting, better access (used and desired by community).	5	4	9
Flexible furniture (including new furniture for Band Room).	8		8
Technology improvement (teacher's computer, Wi-Fi, projectors, charging station, etc.)	6	1	7
Outdoor learning space.	5	2	7
Fencing.	6		6
Improve electrical outlets: the current wall outlets are loose, there are not enough or they are in the wrong location.	6		6
Library Improvement: Remove Computer Lab currently inside the Library, possibly re-purpose into a flexible space.	4	2	6
Restroom Improvements: More boys' stalls, plumbing issues.	5		5
Carpet replacement or cleaning.	4		4
Kitchen improvement, need screen door.	4		4
Portable replacement (P1-P4).	4		4
Soundproof the Music Room within the classroom wings.	3		3
Improve the Admin offices supervision of the main school entry.	2	1	3
Play structure repair/re-selection.	1		1
Add backpack storage for 7th and 8th grades. Lockers or other storage space for upper grade students' gear, books, binders, skateboards, etc.		1	1
Enlarge the Multi-Purpose Room.			0
Fencing.			0
Add Special Ed bathroom.			0
Add garbage disposal for Staff Room sink.			0
Enlarge Kindergarten.			0
<b>Code or Health/Life/Safety Items</b>			
Water filling stations.	1		1
Repair the leaky roof.			0
The hood above the Staff Room oven is in violation of code.			0
Restroom Improvement: More boys' stalls, plumbing issues.	5		5
ADA issues at the yard in between the classroom wings.			0
Upper playfield is not accessible.			0
The walking path in front of the school has cracks in concrete pavement that are tripping hazards.			0
<b>Wish List from Community</b>			
Security : Cameras, key card access to campus, fencing.		5	5
Provide for separate spaces to accommodate play for younger and older students.		2	2
Provide more multi-use space. The MPR is over-tasked as cafeteria, theater and gym.		1	1
Public access to courts, fields and play structures; school as a park.			0
Better traffic flow for mid-day visitors, from parking to office access.			0



# Cabrillo School Staff Input

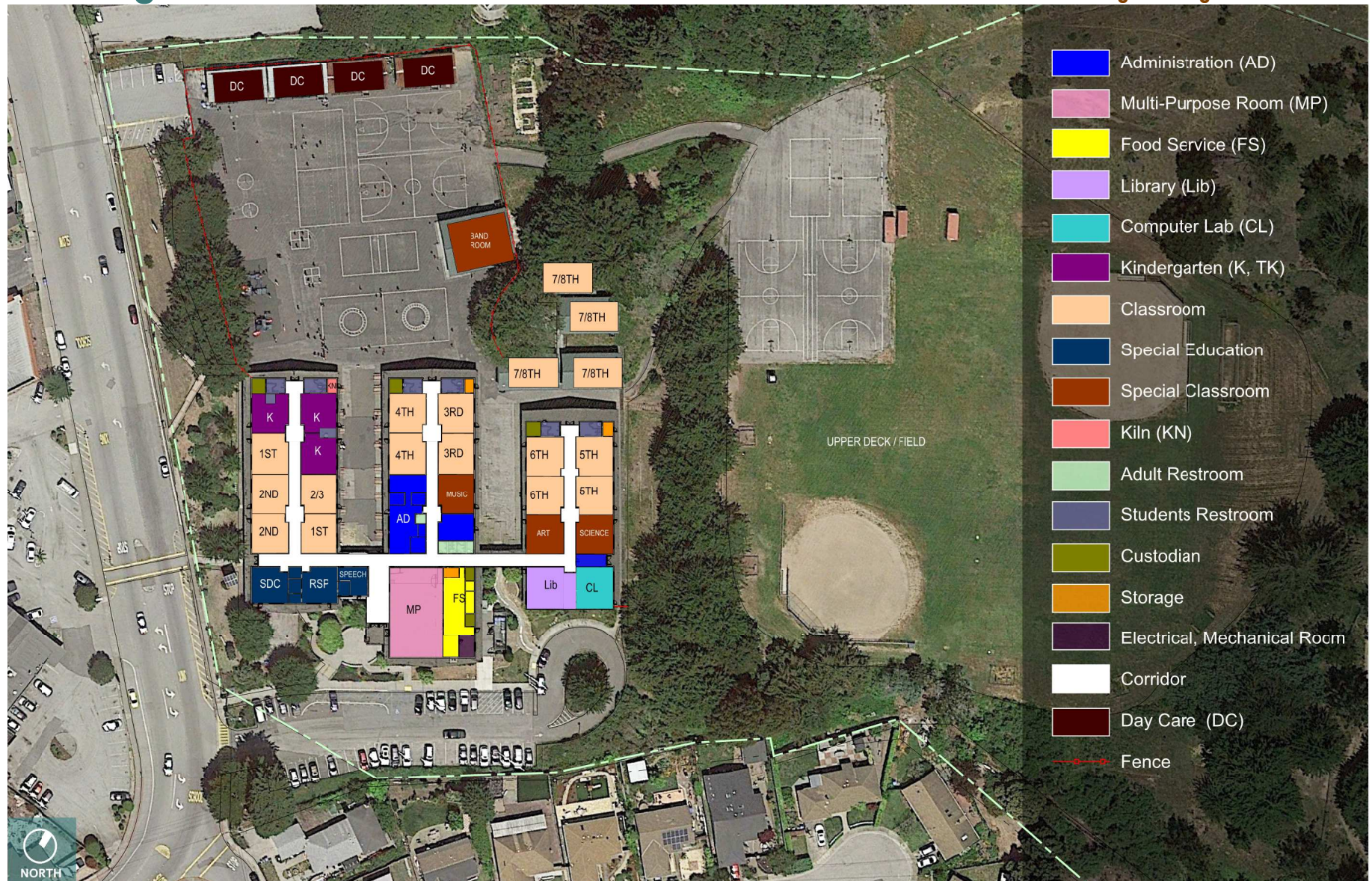


# Cabrillo School Community Input





# Cabrillo School Existing Site Plan





# Cabrillo School Proposed Master Plan

## Legend

### Tier 1: Code Required Upgrade

ADA path of travel to upper deck, restroom improvements - increase boy's toilet, safety lock, signage, drinking fountain.

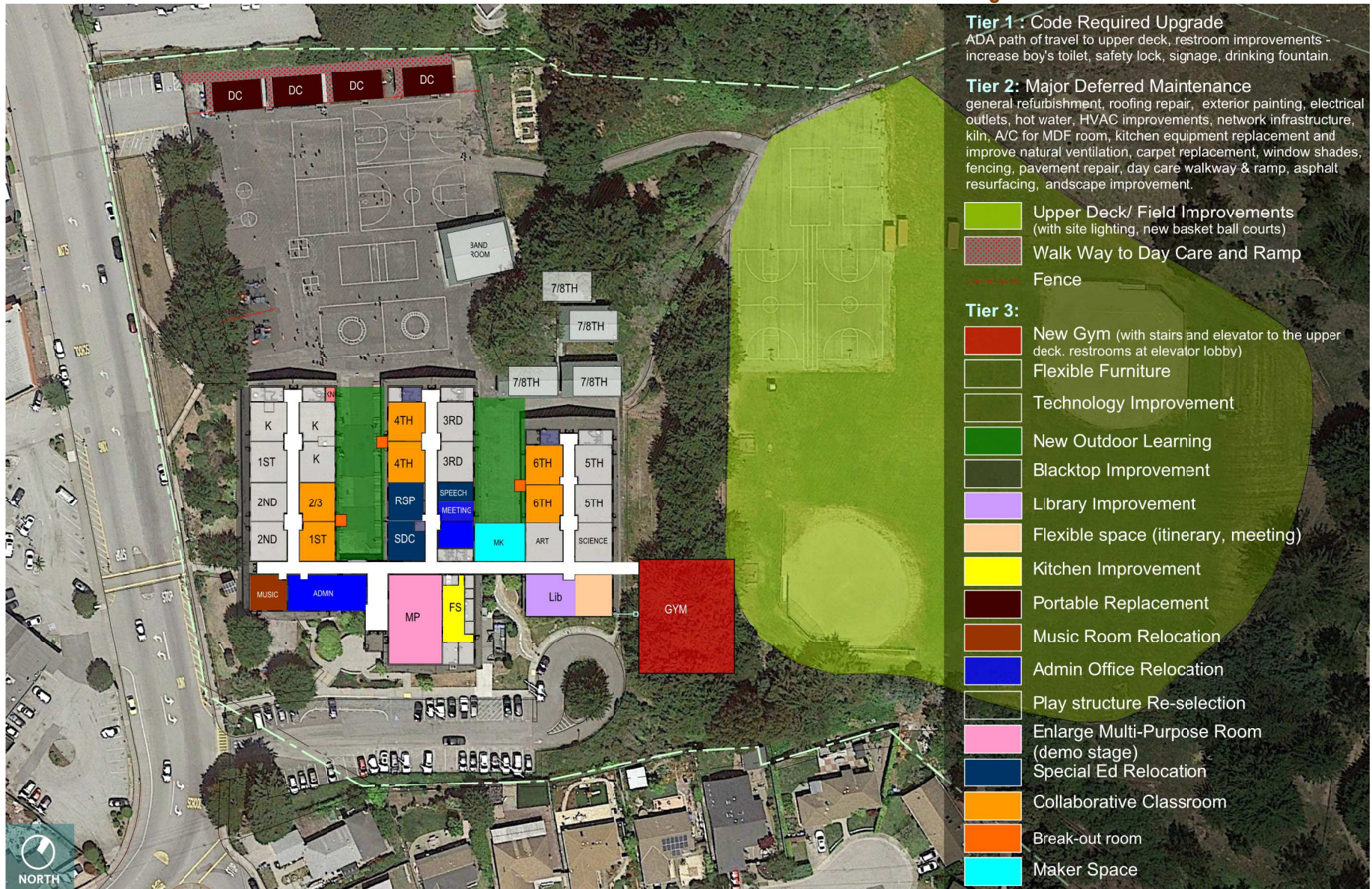
### Tier 2: Major Deferred Maintenance

general refurbishment, roofing repair, exterior painting, electrical outlets, hot water, HVAC improvements, network infrastructure, kiln, A/C for MDF room, kitchen equipment replacement and improve natural ventilation, carpet replacement, window shades, fencing, pavement repair, day care walkway & ramp, asphalt resurfacing, andscape improvement.

- Upper Deck/ Field Improvements (with site lighting, new basket ball courts)
- Walk Way to Day Care and Ramp Fence

### Tier 3:

- New Gym (with stairs and elevator to the upper deck, restrooms at elevator lobby)
- Flexible Furniture
- Technology Improvement
- New Outdoor Learning
- Blacktop Improvement
- Library Improvement
- Flexible space (itinerary, meeting)
- Kitchen Improvement
- Portable Replacement
- Music Room Relocation
- Admin Office Relocation
- Play structure Re-selection
- Enlarge Multi-Purpose Room (demo stage)
- Special Ed Relocation
- Collaborative Classroom
- Break-out room
- Maker Space





# Cabrillo School Proposed Master Plan - Implementation Plan

## Legend

### Tier 1 : Code Required Upgrade

ADA path of travel to upper playground, restroom improvements - increase boys' toilet, safety lock, signage, drinking fountain

Replace (1) Urinal with Toilet Stall

### Tier 2: Major Deferred Maintenance

roofing repair, exterior painting, electrical outlets, hot water, HVAC improvements, network infrastructure, kiln, A/C for MDF room, kitchen equipment replacement and improve natural ventilation, carpet replacement, window shades, fencing, pavement repair, day care walkway & ramp

Walk Way to Day Care and Ramp

Fence

### Tier 3:

New Gym (with stairs and elevator to the upper deck, restrooms at elevator lobby)

Flexible Furniture (classroom, library)

Technology Improvement

Flexible space (curriculum, meeting)

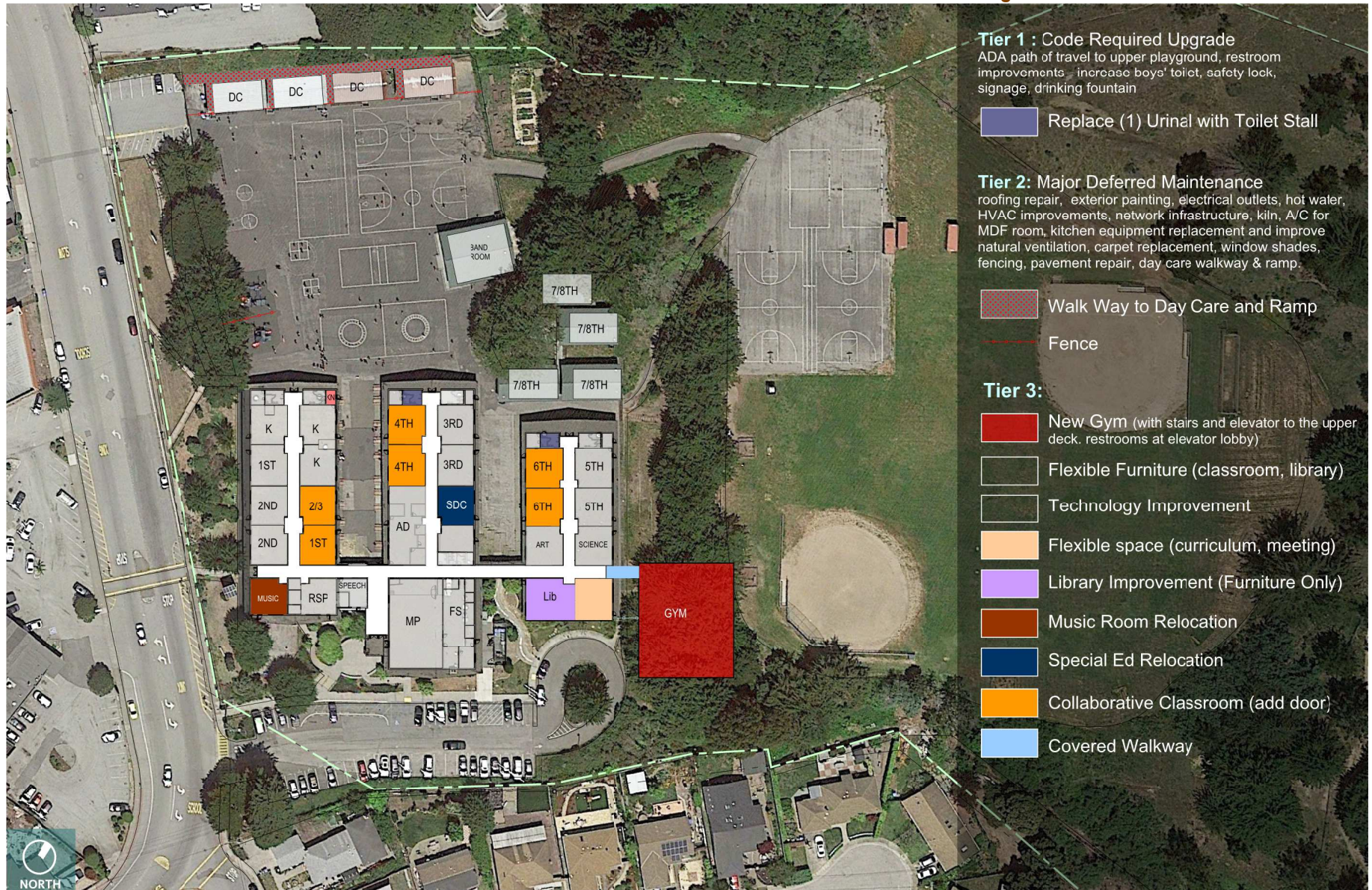
Library Improvement (Furniture Only)

Music Room Relocation

Special Ed Relocation

Collaborative Classroom (add door)

Covered Walkway





# Cabrillo School Cost Model

## Pacifica School District Master Plan

### Cabrillo Elementary School

WLC Architects, Inc.

April 24, 2019

Phase	Tier 1 - Code Compliance	Quantity	Unit	Cost/Unit	Construction Estimate	Design Contingency 10%	Escalation (2) Years 10%	Estimated Bid Amount	CO's 5% New 10% Mod 10%	Estimated Total Const	Support Costs 20%	Estimated Total Project
	Restroom Upgrades / Increase Stalls / ADA - Replace (2) Urinals with (2) Toilets	2	LS	\$ 10,000	\$ 20,000	\$ 2,000	\$ -	\$ 22,000	\$ 2,200	\$ 24,200	\$ 4,840	\$ 29,040
	Abatement/Encapsulation of Hazardous Materials	-	SF	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Safety Hardware and Keying Standards	60	LS	\$ 700	\$ 42,000	\$ 4,200	\$ 8,400	\$ 54,600	\$ -	\$ 54,600	\$ -	\$ 54,600
	Signage	1	LS	\$ 5,000	\$ 5,000	\$ 500	\$ 1,000	\$ 6,500	\$ 650	\$ 7,150	\$ 1,430	\$ 8,580
	ADA Drinking Fountains and Filtered Bottle Fillers (interior)	2	ea	\$ 11,000	\$ 22,000	\$ 2,200	\$ -	\$ 24,200	\$ 2,420	\$ 26,620	\$ 5,324	\$ 31,944
	<b>Subtotal of Tier 1:</b>				<b>\$ 89,000</b>	<b>\$ 8,900</b>	<b>\$ 9,400</b>	<b>\$ 107,300</b>	<b>\$ 5,270</b>	<b>\$ 112,570</b>	<b>\$ 11,594</b>	<b>\$ 124,164</b>
	<b>Tier 2 -Major Deferred Maintenance</b>											
	Portable Replacement (4)	EA	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Portable Roof Replacement - Daycare (Garland)	1	LS	\$ 180,000	\$ 180,000	\$ 18,000	\$ -	\$ 198,000	\$ -	\$ 198,000	\$ -	\$ 198,000
	General Refurbishment - Portable	-	SF	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	General Refurbishment - Building	-	SF	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Existing Classroom Improvements (Elect Outlets)	21	ROOMS	\$ 2,500	\$ 52,500	\$ 5,250	\$ 10,500	\$ 68,250	\$ 6,825	\$ 75,075	\$ 15,015	\$ 90,090
	Interior Finishes (Replace Carpet)	25	ROOMS	\$ 9,000	\$ 225,000	\$ 22,500	\$ 45,000	\$ 292,500	\$ 29,250	\$ 321,750	\$ 64,350	\$ 386,100
	Window Shade Replacement - Manual	2,022	SF	\$ 20	\$ 40,440	\$ 4,044	\$ 8,088	\$ 52,572	\$ 5,257	\$ 57,829	\$ 11,566	\$ 69,395
	Kiln Exhaust Hood and System	1	LS	\$ 15,000	\$ 15,000	\$ 1,500	\$ 3,000	\$ 19,500	\$ 1,950	\$ 21,450	\$ 4,290	\$ 25,740
	Exterior Repainting	46,763	SF	\$ 5	\$ 233,815	\$ 23,382	\$ -	\$ 257,197	\$ -	\$ 257,197	\$ -	\$ 257,197
	Exterior Façade Enhancements	-	LS	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Roofing Repairs and Replacement	1	SF	\$ 25,000	\$ 25,000	\$ 2,500	\$ -	\$ 27,500	\$ -	\$ 27,500	\$ -	\$ 27,500
	Security Upgrades Cameras, Intrusion Alarm, EMS	-	EA	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Lighting Controls Replacement	-	SF	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Heating Unit and Controls Replacement (at 10 Year Mark)	1	LS	\$ 213,600	\$ 213,600	\$ 21,360	\$ -	\$ 234,960	\$ -	\$ 234,960	\$ -	\$ 234,960
	HVAC Condensate Drain Line Replacement	1	LS	\$ 63,700	\$ 63,700	\$ 6,370	\$ 12,740	\$ 82,810	\$ -	\$ 82,810	\$ -	\$ 82,810
	Furnace, Gas, 201 to 250 MBH, Replace (EMG)	1	LS	\$ 19,600	\$ 19,600	\$ 1,960	\$ 3,920	\$ 25,480	\$ -	\$ 25,480	\$ -	\$ 25,480
	Add Air Conditioning	-	SF	\$ 18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Add Air Conditioning to MDF Rooms	1	LS	\$ 10,000	\$ 10,000	\$ 1,000	\$ 2,000	\$ 13,000	\$ 1,300	\$ 14,300	\$ 2,860	\$ 17,160
	Add Instant Hot Water Heater to Existing Sinks	9	LS	\$ 2,700	\$ 24,300	\$ 2,430	\$ 4,860	\$ 31,590	\$ 3,159	\$ 34,749	\$ 6,950	\$ 41,699
	Replace Kitchen Equipment, Screen Door	1	LS	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ 150,000
	Replace Existing Windows	-	ROOMS	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Electrical Outlets - Fix Loose	160	ea	\$ 125	\$ 20,000	\$ 2,000	\$ 4,000	\$ 26,000	\$ 2,600	\$ 28,600	\$ 5,720	\$ 34,320
	Improve Perimeter Fencing, 8' Tall Chain Link, 6' Separation Fence	110	LF	\$ 80	\$ 8,800	\$ 880	\$ 1,760	\$ 11,440	\$ 1,144	\$ 12,584	\$ 2,517	\$ 15,101
	Between Play Structure	1	LF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Improve Perimeter Fencing, Chain Link Pedestrian Gate	1	LF	\$ 5,175	\$ 5,175	\$ 518	\$ 1,035	\$ 6,728	\$ 673	\$ 7,400	\$ 1,480	\$ 8,880
	Asphalt Walkway for Daycare	704	SF	\$ 20	\$ 14,080	\$ 1,408	\$ 2,816	\$ 18,304	\$ 1,830	\$ 20,134	\$ 4,027	\$ 24,161
	Daycare New Ramp	5,000	EA	\$ 4	\$ 20,000	\$ 2,000	\$ 4,000	\$ 26,000	\$ 2,600	\$ 28,600	\$ 5,720	\$ 34,320
	School Concrete Pavement Repair at Front of School	1,500	SF	\$ 20	\$ 30,000	\$ 3,000	\$ 6,000	\$ 39,000	\$ 3,900	\$ 42,900	\$ 8,580	\$ 51,480
	<b>Subtotal of Tier 2:</b>				<b>\$ 1,351,010</b>	<b>\$ 120,101</b>	<b>\$ 109,719</b>	<b>\$ 1,580,830</b>	<b>\$ 60,488</b>	<b>\$ 1,641,318</b>	<b>\$ 133,074</b>	<b>\$ 1,774,393</b>
	<b>Tier 3 - High Impact Projects / Educational Suitability</b>											
	Next Generation Flexible Furniture (9) - (1) Per Grade Level	8,640	SF	\$ 25	\$ 216,000	\$ 21,600	\$ -	\$ 237,600	\$ 23,760	\$ 261,360	\$ 52,272	\$ 313,632
	Next Generation Flexible Furniture (1)- Library	1,000	SF	\$ 25	\$ 25,000	\$ 2,500	\$ -	\$ 27,500	\$ 2,750	\$ 30,250	\$ 6,050	\$ 36,300
	Collaborative Classrooms (Door Between Classroom)	3	EA	\$ 5,000	\$ 15,000	\$ 1,500	\$ 3,000	\$ 19,500	\$ 1,950	\$ 21,450	\$ 4,290	\$ 25,740
	Music Room and SDC Classroom Swap Location	900	SF	\$ 1	\$ 900	\$ 90	\$ 180	\$ 1,170	\$ 117	\$ 1,287	\$ 257	\$ 1,544
	Remove Computer Lab	900	SF	\$ 3	\$ 2,700	\$ 270	\$ 540	\$ 3,510	\$ 351	\$ 3,861	\$ 772	\$ 4,633
	New Gym with Stage (No Kitchen) - 620 People Assembly, with Access Stair and Elevator to Upper Deck, and Restrooms at Elevator Lobby	7,500	SF	\$ 720	\$ 5,400,000	\$ 540,000	\$ 1,080,000	\$ 7,020,000	\$ 702,000	\$ 7,722,000	\$ 1,544,400	\$ 9,266,400
	New Covered Walkway	200	SF	\$ 100	\$ 20,000	\$ 2,000	\$ 4,000	\$ 26,000	\$ 2,600	\$ 28,600	\$ 5,720	\$ 34,320
	<b>Subtotal of Tier 3:</b>				<b>\$ 5,679,600</b>	<b>\$ 567,960</b>	<b>\$ 1,087,720</b>	<b>\$ 7,335,280</b>	<b>\$ 733,528</b>	<b>\$ 8,068,808</b>	<b>\$ 1,613,762</b>	<b>\$ 9,682,570</b>
	<b>Grand Total of Tier 1, 2 and 3:</b>				<b>\$ 7,119,610</b>	<b>\$ 696,961</b>	<b>\$ 1,206,839</b>	<b>\$ 9,023,410</b>	<b>\$ 799,286</b>	<b>\$ 9,822,696</b>	<b>\$ 1,758,430</b>	<b>\$ 11,581,126</b>



# Cabrillo School Cost Model

		Quantity	Unit	Cost/Unit	Construction Estimate	Design Contingency	Escalation (2) Years	Estimated Bid Amount	CO's 5% New 10% Mod	Estimated Total Const	Support Costs	Estimated Total Project
<b>Future Bond Items</b>												
Tier 2	General Refurbishment (Painting, Ceiling Repair, Misc.)	46,763	SF	\$ 10	\$ 467,630	\$ 46,763	\$ 93,526	\$ 607,919	\$ 60,792	\$ 668,711	\$ 133,742	\$ 802,453
	Improve Upper Deck Fields, Irrigation and Rodent Mitigation	160,000	SF	\$ 15	\$ 2,400,000	\$ 240,000	\$ 480,000	\$ 3,120,000	\$ 312,000	\$ 3,432,000	\$ 686,400	\$ 4,118,400
	Improve Upper Deck Asphalt	26,430	SF	\$ 20	\$ 528,600	\$ 52,860	\$ 105,720	\$ 687,180	\$ 68,718	\$ 755,898	\$ 151,180	\$ 907,078
	(2) Full Basketball Courts	2	ea	\$ 10,000	\$ 20,000	\$ 2,000	\$ 4,000	\$ 26,000	\$ 2,600	\$ 28,600	\$ 5,720	\$ 34,320
	Site Lighting - New at Upper Deck	8	ea	\$ 8,000	\$ 64,000	\$ 6,400	\$ 12,800	\$ 83,200	\$ 8,320	\$ 91,520	\$ 18,304	\$ 109,824
	Asphalt Resurfacing	53,000	SF	\$ 4	\$ 212,000	\$ 21,200	\$ 42,400	\$ 275,600	\$ 27,560	\$ 303,160	\$ 60,632	\$ 363,792
	School Landscape Enhancement	-	LS	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tier 3	Demo MPR Stage, Remodel Into Part of MPR	540	SF	\$ 350	\$ 189,000	\$ 18,900	\$ 37,800	\$ 245,700	\$ 24,570	\$ 270,270	\$ 54,054	\$ 324,324
	Collaborative Classrooms (Pull-Out Spaces)	360	SF	\$ 1,000	\$ 360,000	\$ 36,000	\$ 72,000	\$ 468,000	\$ 46,800	\$ 514,800	\$ 102,960	\$ 617,760
	Science Classroom Improvements	-	LS	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Maker Space Improvements	-	SF	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Special Ed Space and Restroom Improvements	-	LS	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Replace Portables with Modular Buildings	-	SF	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Office, Admin Relocation	1,648	SF	\$ 792	\$ 1,305,216	\$ 130,522	\$ 261,043	\$ 1,696,781	\$ 169,678	\$ 1,866,459	\$ 373,292	\$ 2,239,751
	Office, Admin Addition	536	SF	\$ 750	\$ 402,000	\$ 40,200	\$ 80,400	\$ 522,600	\$ 52,260	\$ 574,860	\$ 114,972	\$ 689,832
	Special Ed Relocation	2,700	SF	\$ 500	\$ 1,350,000	\$ 135,000	\$ 270,000	\$ 1,755,000	\$ 175,500	\$ 1,930,500	\$ 386,100	\$ 2,316,600
	Improve Library/Innovation Centers	960	SF	\$ 300	\$ 288,000	\$ 28,800	\$ 57,600	\$ 374,400	\$ 37,440	\$ 411,840	\$ 82,368	\$ 494,208
	New Maker Space	1,300	SF	\$ 750	\$ 975,000	\$ 97,500	\$ 195,000	\$ 1,267,500	\$ 126,750	\$ 1,394,250	\$ 278,850	\$ 1,673,100
	Enlarge Kindergarten	1,000	SF	\$ 750	\$ 750,000	\$ 75,000	\$ 150,000	\$ 975,000	\$ 97,500	\$ 1,072,500	\$ 214,500	\$ 1,287,000
	Outdoor Learning Environments - (4) Shade Structures	200	SF	\$ 100	\$ 20,000	\$ 2,000	\$ 4,000	\$ 26,000	\$ 2,600	\$ 28,600	\$ 5,720	\$ 34,320
	Outdoor Learning Environments - Paving	7,896	SF	\$ 25	\$ 197,400	\$ 19,740	\$ 39,480	\$ 256,620	\$ 25,662	\$ 282,282	\$ 56,456	\$ 338,738
	Outdoor Learning Environments - Landscaping	3,384	SF	\$ 10	\$ 33,840	\$ 3,384	\$ 6,768	\$ 43,992	\$ 4,399	\$ 48,391	\$ 9,678	\$ 58,069
	Outdoor Furniture - Benches	4	LS	\$ 1,000	\$ 4,000	\$ 400	\$ 800	\$ 5,200	\$ 520	\$ 5,720	\$ 1,144	\$ 6,864
	Outdoor Furniture - Picnic Table	4	LS	\$ 2,500	\$ 10,000	\$ 1,000	\$ 2,000	\$ 13,000	\$ 1,300	\$ 14,300	\$ 2,860	\$ 17,160
<b>Subtotal of Future Bond Items</b>					\$ 9,576,686	\$ 957,669	\$ 1,915,337	\$ 12,449,692	\$ 1,244,969	\$ 13,694,661	\$ 2,738,932	\$ 16,433,593
<b>Grand Total of Tier 1, 2 and 3 and Future Bond Items:</b>					\$ 16,696,296	\$ 1,654,630	\$ 3,122,176	\$ 21,473,102	\$ 2,044,256	\$ 23,517,357	\$ 4,497,362	\$ 28,014,719
<b>Future Phases</b>												
	Next Generation Flexible Furniture (12) - the Rest of Classrooms	11,520	SF	\$ 25	\$ 288,000	\$ -	\$ -	\$ 288,000	\$ -	\$ 288,000	\$ -	\$ 288,000
	Collaborative Classrooms (14) - the Rest of Classrooms	14	LS	\$ 30,000	\$ 420,000	\$ 42,000	\$ 84,000	\$ 546,000	\$ 54,600	\$ 600,600	\$ 120,120	\$ 720,720
	Outdoor Learning Environments (Remainder of Campus)	5,000	SF	\$ 25	\$ 125,000	\$ 12,500	\$ 25,000	\$ 162,500	\$ 16,250	\$ 178,750	\$ 35,750	\$ 214,500
	Electronic Marquee	-	LS	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Temporary Housing	-	LS	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal of Future Phases:</b>					\$ 833,000	\$ 54,500	\$ 109,000	\$ 996,500	\$ 70,850	\$ 1,067,350	\$ 155,870	\$ 1,223,220
<b>Total Project Cost For Master Plan Improvements</b>					\$ 17,529,296	\$ 1,709,130	\$ 3,231,176	\$ 22,469,602	\$ 2,115,106	\$ 24,584,707	\$ 4,653,232	\$ 29,237,939

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# Ortega Elementary School

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## EXISTING SITE FACILITIES PROFILE

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## Ortega Elementary School

**“Building a Community of Lifelong Learners and Responsible Global Citizens.”**

1283 Terra Nova Blvd.  
(650) 738-6670  
Patrick Jackson, Principal

At Ortega Elementary School, our mission is to support staff and families in providing a safe and nurturing environment in which each student can be successful academically, socially, and emotionally, according to his or her potential. We accomplish this through the combined efforts of a child-focused community led by Ortega Elementary’s principal, teachers, and families.

We believe each student can achieve the standards we set given adequate support. Our goal is to teach children to become independent learners with high self-esteem and the confidence to succeed.



# Ortega Elementary School

## Facility Analysis - Facility Condition Index

### Facility Analysis - Physical Condition

The EMG Corp. conducted Physical Condition Assessments.

The Garland Company conducted roofing inspection.

Please refer to Volume 4 - Appendix for details.

### Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

#### FCI Ranges & Description

0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or other deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 60%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
60% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

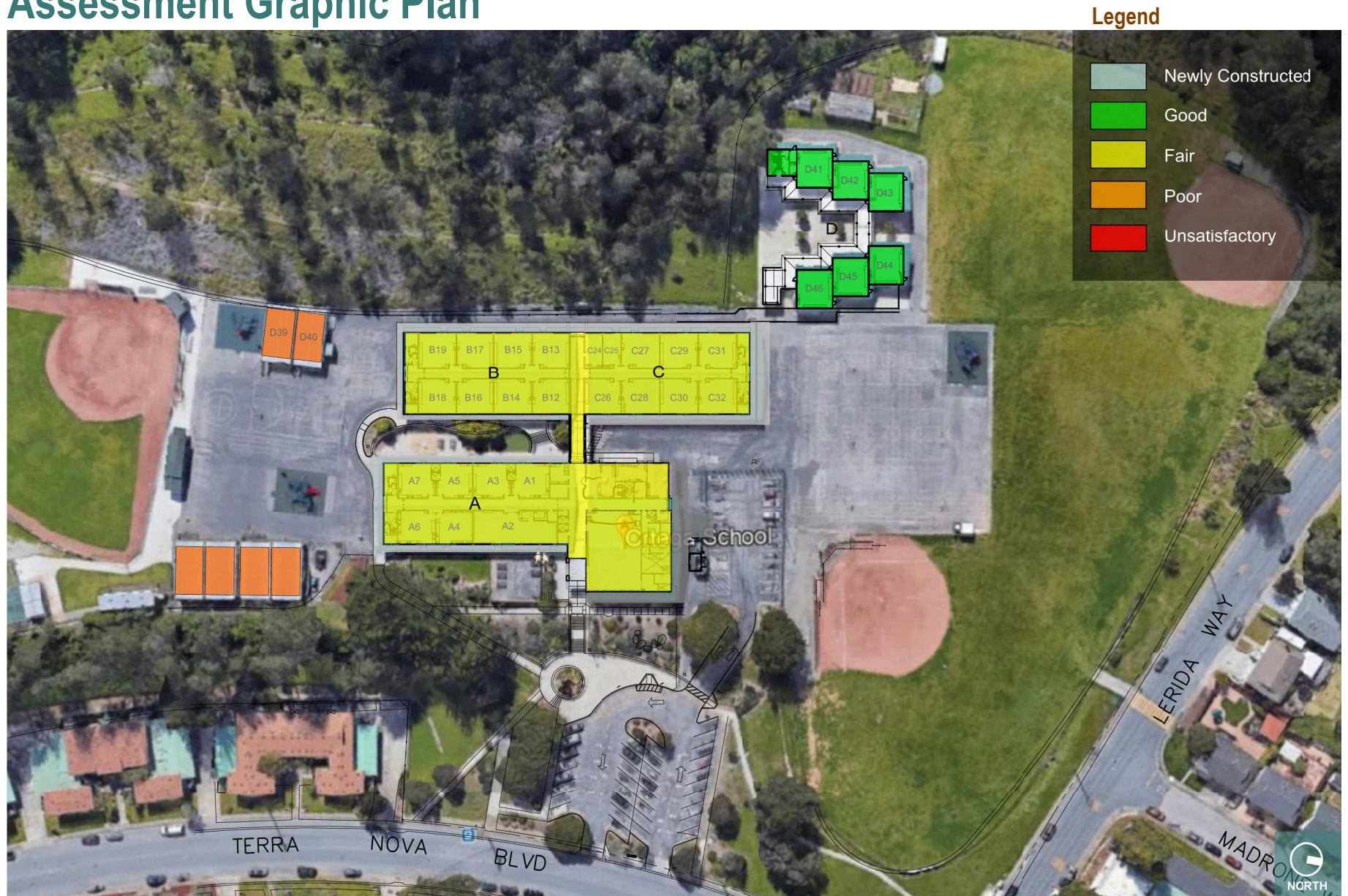
The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Ortega Elementary School / Buildings	\$503	47,154	\$23,718,462	2.0%	4.0%	6.0%	9.0%
Ortega Elementary School / Portable Classrooms	\$296	960	\$284,160	5.0%	23.0%	43.0%	46.0%
Ortega Elementary School / Portable Daycare	\$296	4,800	\$1,420,800	4.0%	6.0%	24.0%	25.0%
Ortega Elementary School / Site	\$0	0	\$1	0.0%	0.0%	0.0%	0.0%

www.EMGcorp.com p 800.733.0660



# Ortega Elementary School Assessment Graphic Plan





# Ortega Elementary School

## Facility Analysis - Capacity and Educational Suitability

### Capacity Analysis

Grades	Enrollment: Fall 2018							Capacity State Standards	Capacity District Standards
	TK/K	1	2	3	4	5	Total		
TK-8	62	62	62	60	61	64	562	569	560

### Facility Analysis - 21st Century Technology Readiness

This is generally in fair condition. The school has Wi-Fi but Wi-Fi consistency is needed. Classrooms are equipped with short throw projectors, Apple TVs, and document cameras.

### Facility Analysis - Educational Suitability

**Core Classrooms:** Classrooms are in fair condition. The classroom size is slightly undersized compared to state standards. Classrooms have standard desks and chairs. The learning walls appear in good shape. Some south facing classrooms are hot and need cooling. Currently there are no doors between classrooms. Many classrooms are only equipped with marker board on one wall. Need marker boards on side walls as well. Electrical outlets locations and quantities need improvement. The operable windows are too high and hard to reach.

**Kindergarten:** The Kindergarten classrooms are located close to Administration, with restrooms. Kindergarten shares the playground with other grades through different break schedules. The Kindergarten classrooms are undersized compared to state standards. They also lack storage rooms and work rooms. There are no doors between the classrooms.

**Special Education:** The SDC classrooms have no student restrooms or pull-out rooms.

**Art and Science Room:** The Art Room and Science Room are located in a standard size classroom and are also used as a Maker Space. The Kiln Room needs proper ventilation.

**Maker Space:** The Maker Space is located in a standard size classroom. More storage area for various subject and teaching items is needed.

**Computer Lab:** There is one Computer Lab located in the D Wing, it is in good condition.

**Multi-Purpose Room:** The Multi-Purpose Room is undersized with a small stage. The Multi-Purpose Room can allow 373 people assembled inside, but a capacity of 551 people is needed in order to house the entire school, which includes all of the students, 50 staff, and 20 volunteers. The current Multi-Purpose Room needs lighting improvement. There is also a projection screen and a portable projector.

**Food Service:** Kitchen is properly sized. The interior layout could be redesigned to improve space efficiency. A screen door is needed to provide natural ventilation. Kitchen equipment needs replacement.

**Library:** The Library is located next to the main entry. It is adequately sized. It is equipped with portable projector and a projection screen. It has standard tables and chairs and is not flexible. The operable windows are too high and hard to reach. The exterior doors also need hardware to be docked at open position. There is no hot water for the library sink.

**Administration:** The Administration is not located next to the main entry, therefore does not have good supervision to the main entrance. Improvements need to be made to enhance supervision. A Principal's Meeting Room is also needed.

**Custodial and Maintenance:** In fair condition.

**Storage:** There is a general lack of storage in the entire school.

**Restroom Facilities:** Restrooms are in fair condition. There is a lack of code required number of plumbing fixtures for the boys' toilet, as well as men's and women's restrooms.

**Lunch Shelter:** There are no lunch shelters.

**Covered Walkway:** Covered walkway at Building D appears to be in good condition.

**Outdoor Area:** There is no running track. The upper grades play structure needs to be replaced and the size needs to be bigger. The bare and paved sloped area between the Administration wing and the C Wing needs improvement. Some shading could also help with the hot playground in the summer.

**Other:** The entire school has only one interior drinking fountain; the Principal is currently installing two new ones. Two more water fountains are desired. The fence and pedestrian gate next to the Daycare portable is too low. A new fence is needed to control the current free access onto the campus. The sinks used by staff and custodians have no hot water. The trash enclosure needs improvement. In general the envelope of the permanent buildings is in fair to good condition. The portables are in poor condition.

# Ortega Elementary School

## Staff and Community Input - Priority List

### School Priority List:

#### Priority 1:

- Campus security (fencing, access control, keys, locks).

#### Priority 2:

- Furniture improvement, flexible classroom.

#### Priority 3:

- Multi-Purpose Room improvements (lighting, media) SDC Restroom.

#### Priority 4:

- HVAC (some rooms are too hot, kiln, kitchen).

#### Priority 5:

- Outdoor classroom/outdoor learning.

#### Priority 6:

- Field and playground improvements, new play structure for the big kids yard.

#### Priority 7

- Miscellaneous repairs: Electrical outlets, gutter, door stops on exterior doors, window operation, carpet.

#### Priority 8:

- Maker Space improvements.
- Canopy for shading in playground.

#### Priority 9:

- Portable replacement or repair.

#### Priority 10:

- Hot water for Library and staff.

#### Priority 11:

- Waste management (recycle, compost).

#### Priority 12:

- Shelving and storage.
- Full height bulletin board and whiteboard.

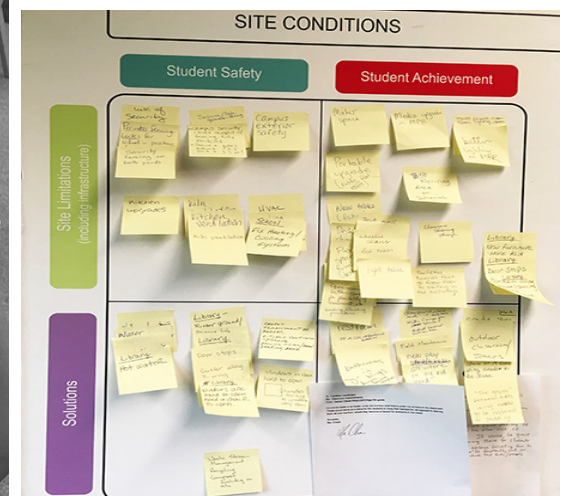
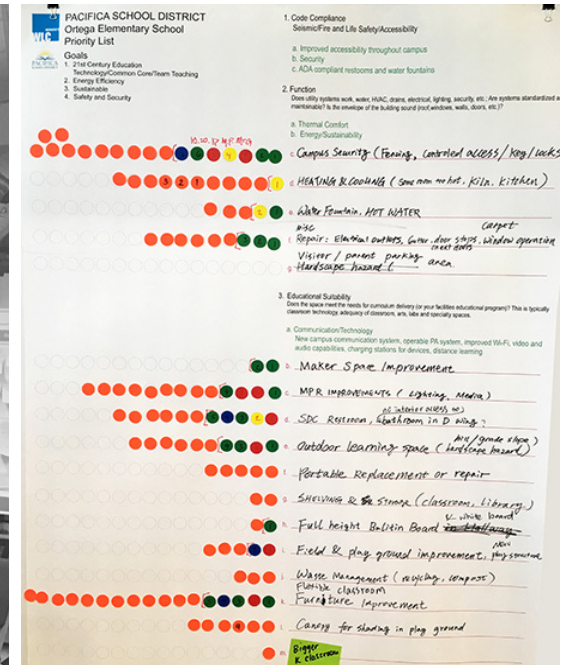
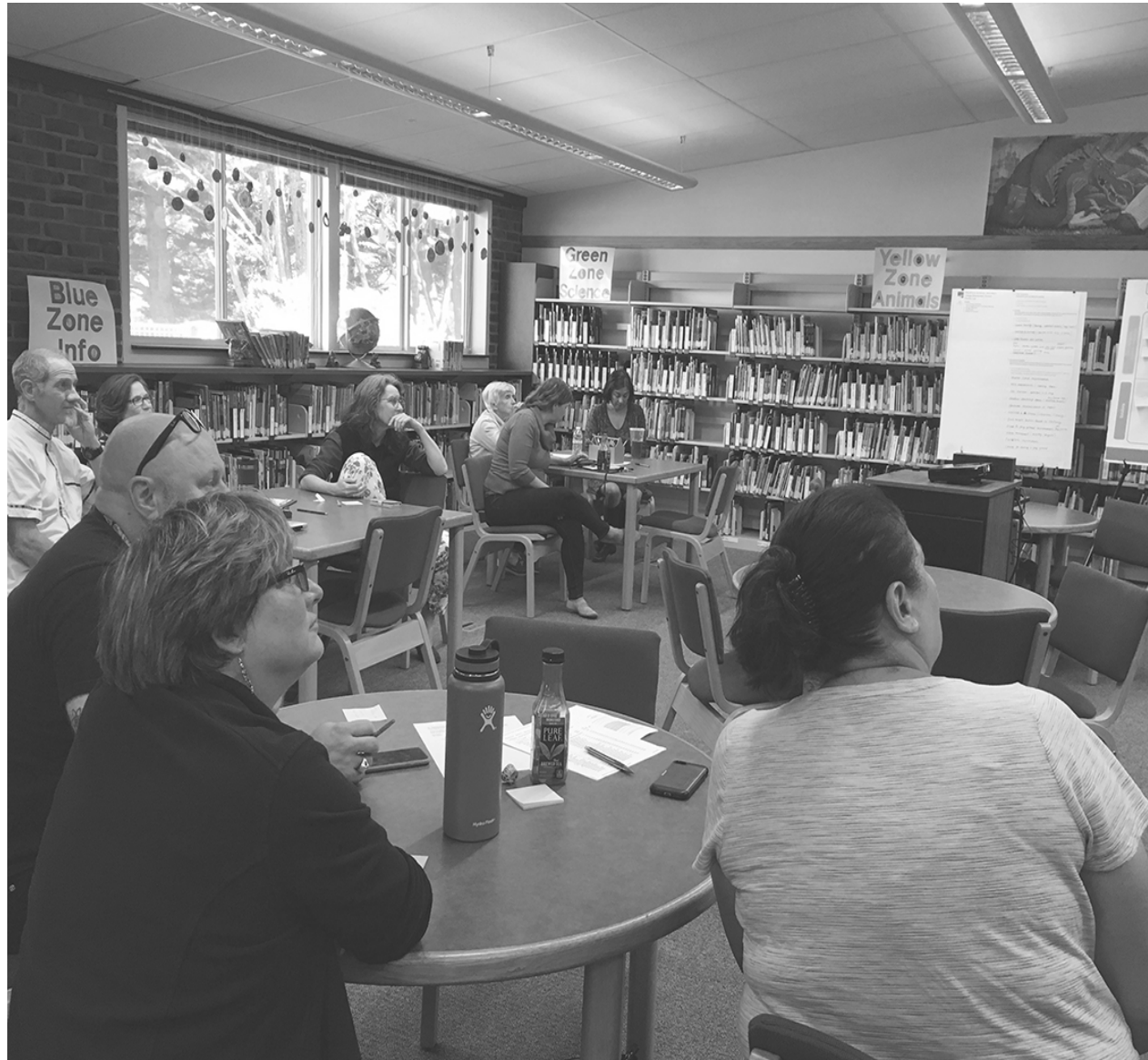
#### Priority 13:

- Bigger Kindergarten classroom.

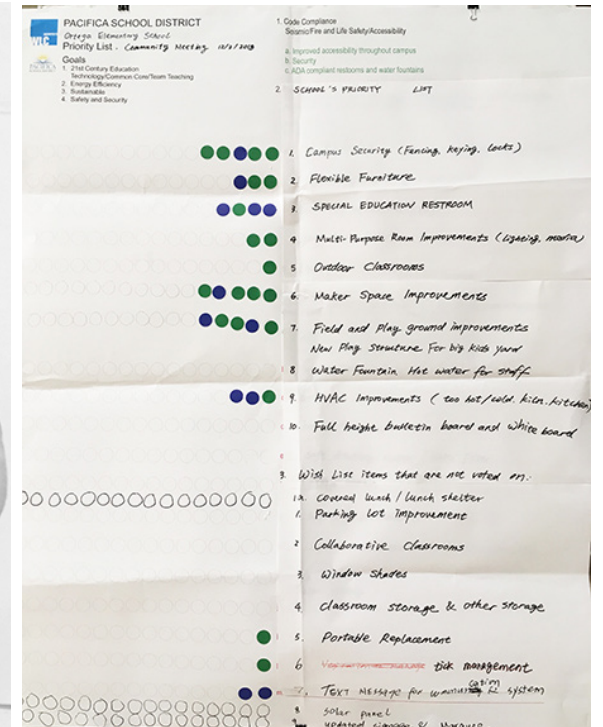
Ortega Elementary School			
Wish List from Staff	# of Votes from Staff	# of Votes from Community	Total # of Votes
Campus security: Fencing, access control, key, locks.	18	5	23
Furniture improvement, flexible classroom	17	3	20
Multi-Purpose Room improvements: Lighting, media.	13	2	15
SDC restroom.	11	4	15
HVAC (some rooms are too hot, kiln, kitchen).	11	3	14
Outdoor classroom/outdoor learning.	10	1	11
Field and playground improvements, new play structure for big kids yard.	5	5	10
Miscellaneous Repair: Electrical outlets, gutter, door stops on exterior doors, window operation, carpet.	9		9
Maker Space improvements.	2	5	7
Canopy for shading in playground.	6		6
Portable replacement or repair.	5	1	6
Hot water for Library and staff.	5		5
Waste management (recycling, compost).	3		3
Shelving and storage.	2		2
Full height bulletin board and whiteboard.	2		2
Bigger Kindergarten classroom.	1		1
Visitor and parents parking area.			0
Code or Health/Life/Safety Items			
Water fountain.	5		5
Wish List from Community	# of Votes from Staff	# of Votes from Community	Total # of Votes
Text message for communication system.		2	2
Tick management.		1	1
Solar panel.			0
Updated signage and marquee.			0



# Ortega Elementary School Staff Input

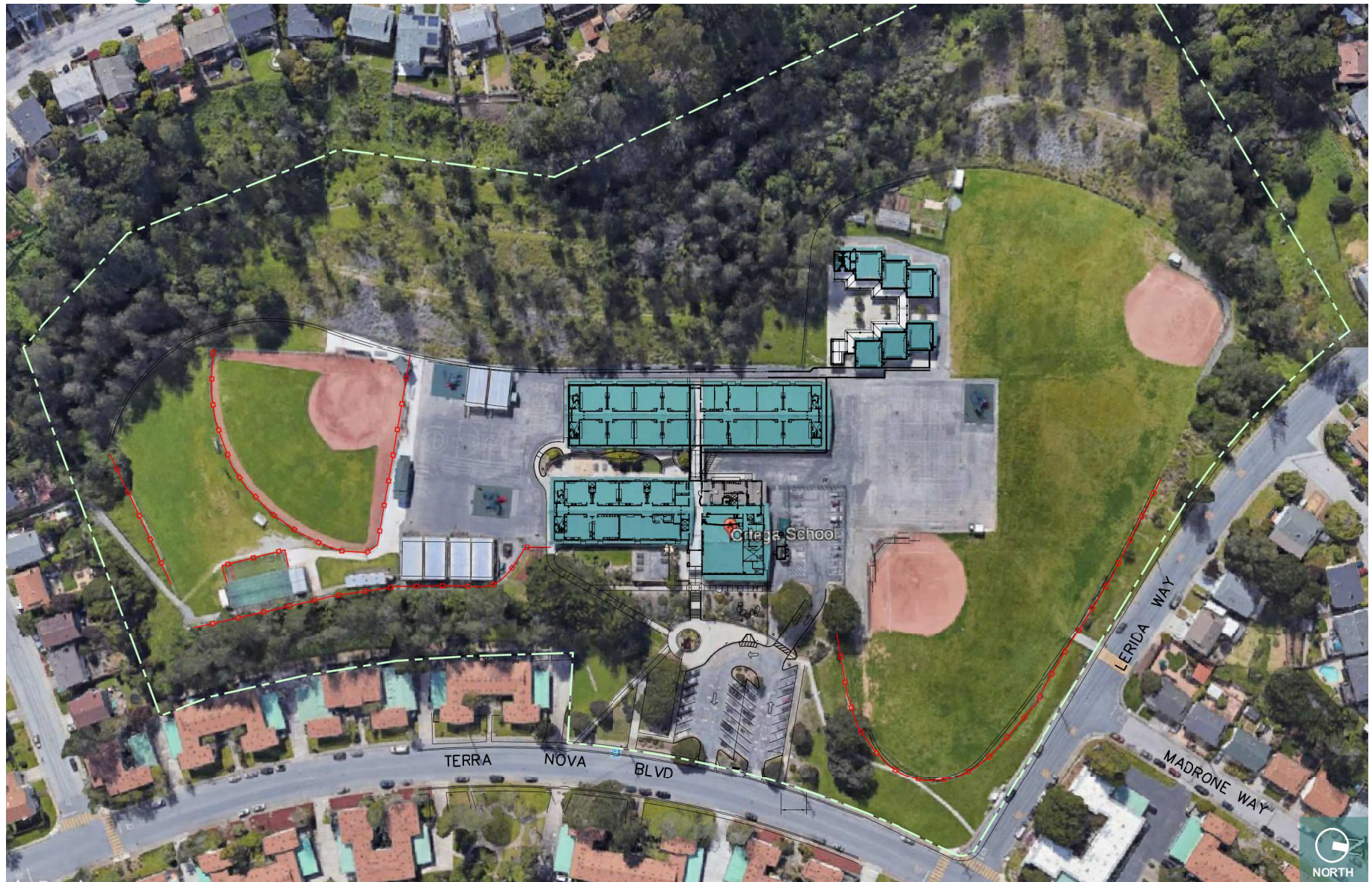


# Ortega Elementary School Community Input





# Ortega Elementary School Existing Site Plan - Overall Site Plan





# Ortega Elementary School Existing Site Plan





# Ortega Elementary School Proposed Master Plan - Option 1





# Ortega Elementary School Proposed Master Plan - Option 2

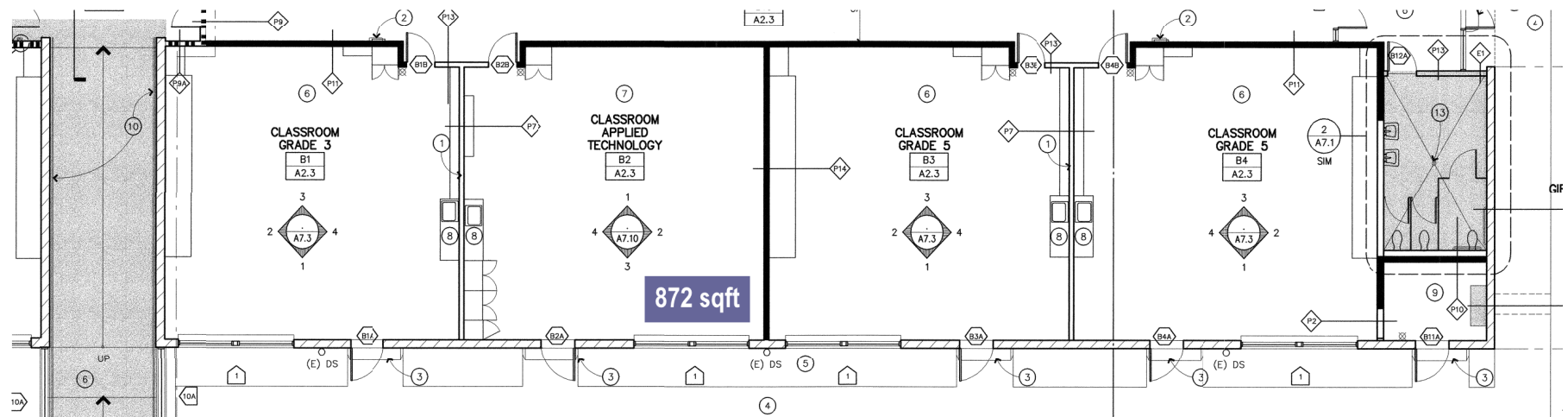




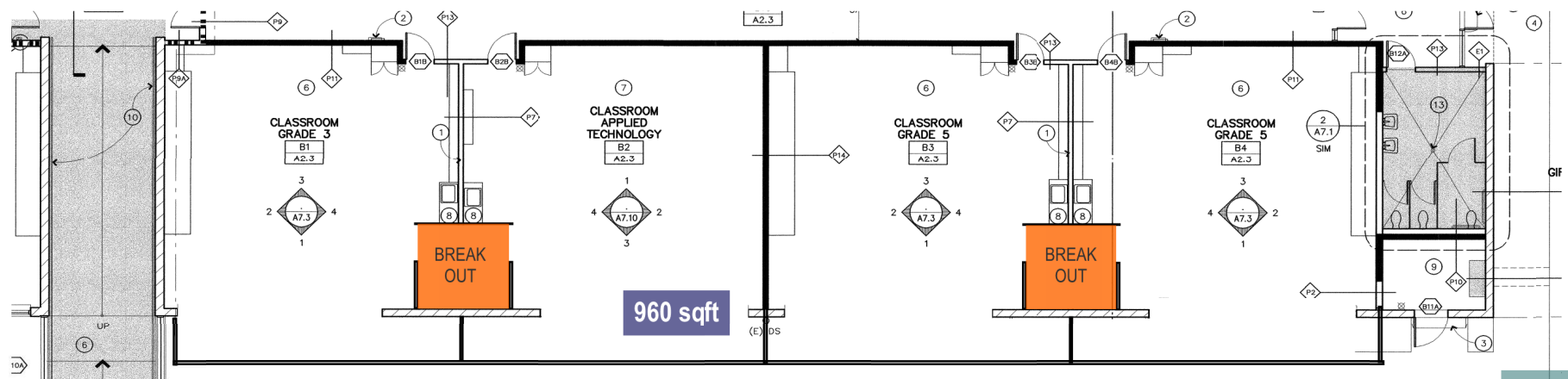
# Ortega Elementary School Proposed Master Plan - Option 2A



# Ortega Elementary School Proposed Master Plan - Collaborative Classroom



TYPICAL EXISTING CLASSROOM FLOOR PLAN

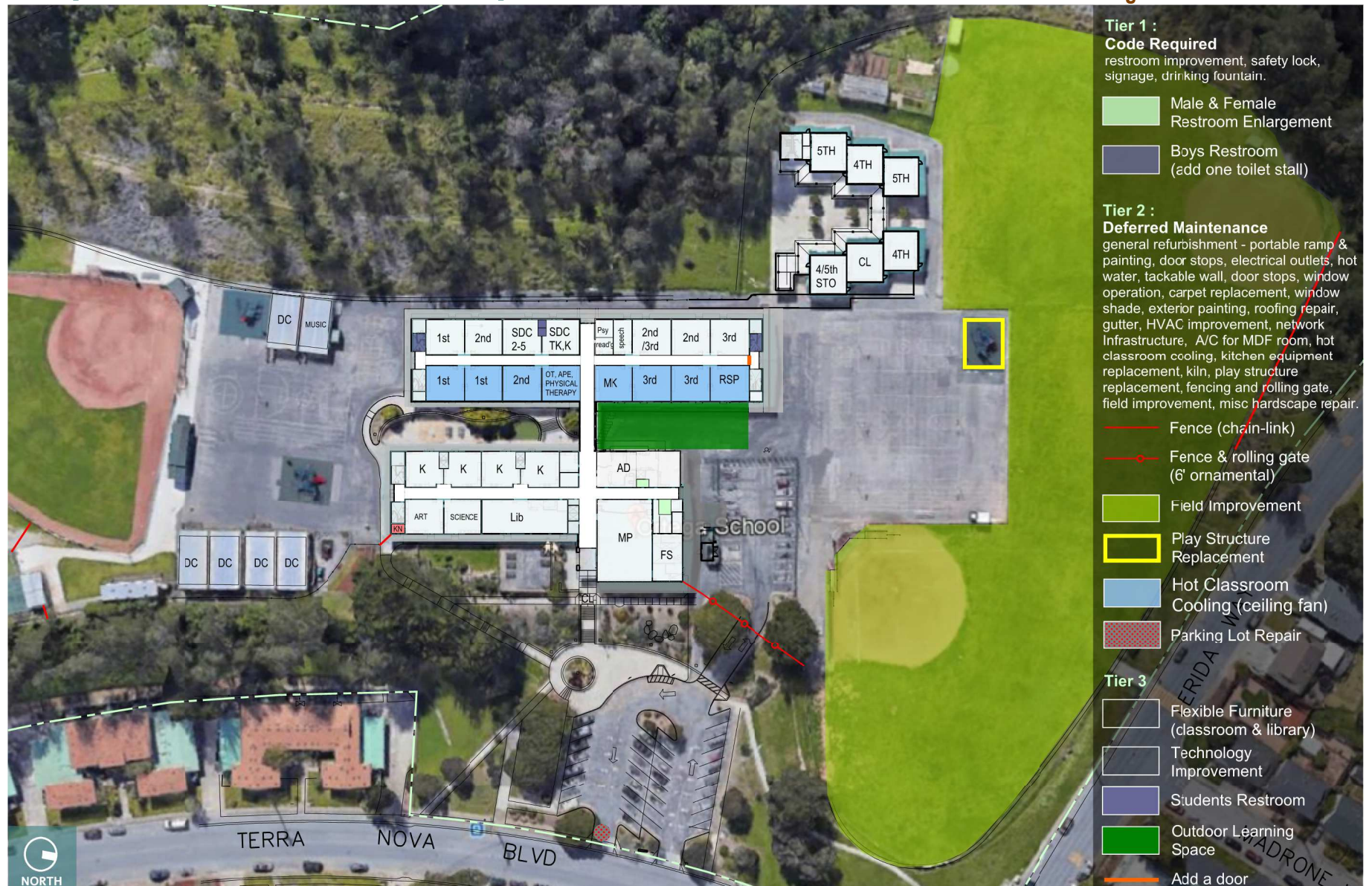


PROPOSED CLASSROOM FLOOR PLAN





# Ortega Elementary School Proposed Master Plan - Implementation Plan



# Ortega Elementary School

## Cost Model

Pacifica School District Master Plan												
Ortega Elementary School				April 24, 2019								
WLC Architects, Inc.												
Phase		Quantity	Unit	Cost/Unit	Construction Estimate	Design Contingency 10%	Escalation (2) Years 10%	Estimated Bid Amount	CO's 5% New 10% Mod 10%	Estimated Total Const	Support Costs 20%	Estimated Total Project
Tier 1 - Code Compliance												
	Restroom Upgrades / Increase Stalls / ADA - Add (2) Boys' Stalls	2	EA	\$ 15,000	\$ 30,000	\$ 3,000	\$ 6,000	\$ 39,000	\$ 3,900	\$ 42,900	\$ 8,580	\$ 51,480
	Restroom Upgrades / Increase Stalls / ADA - Male and Female Restroom Enlargement - Add (2) Female Stalls, Add (1) Male Urinal Restroom	180	SF	\$ 750	\$ 135,000	\$ 13,500	\$ 27,000	\$ 175,500	\$ 17,550	\$ 193,050	\$ 38,610	\$ 231,660
	Abatement/Encapsulation of Hazardous Materials	-	SF	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Safety Hardware and Keying Standards	60	LS	\$ 700	\$ 42,000	\$ 4,200	\$ 8,400	\$ 54,600	\$ -	\$ 54,600	\$ -	\$ 54,600
	Signage	1	LS	\$ 5,000	\$ 5,000	\$ 500	\$ 1,000	\$ 6,500	\$ 650	\$ 7,150	\$ 1,430	\$ 8,580
	ADA Drinking Fountains and Filtered Bottle Fillers (Interior New)	2	LS	\$ 11,000	\$ 22,000	\$ 2,200	\$ -	\$ 24,200	\$ 2,420	\$ 26,620	\$ 5,324	\$ 31,944
	<b>Subtotal of Tier 1:</b>				<b>\$ 234,000</b>	<b>\$ 23,400</b>	<b>\$ 42,400</b>	<b>\$ 299,800</b>	<b>\$ 24,520</b>	<b>\$ 324,320</b>	<b>\$ 53,944</b>	<b>\$ 378,264</b>
Tier 2 - Major Deferred Maintenance												
	Portable Replacement	-	EA	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	General Refurbishment - Portable Ramp Replacement+Painting, Door Stops	1	LS	\$ 15,000	\$ 15,000	\$ 1,500	\$ 3,000	\$ 19,500	\$ 1,950	\$ 21,450	\$ 4,290	\$ 25,740
	General Refurbishment - Portable Building	-	SF	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Existing Classroom Improvements - Electrical Outlets	28	ROOMS	\$ 2,500	\$ 70,000	\$ 7,000	\$ 14,000	\$ 91,000	\$ 9,100	\$ 100,100	\$ 20,020	\$ 120,120
	Interior Finishes - Tackable Wall	2,300	SF	\$ 15	\$ 34,500	\$ 3,450	\$ 6,900	\$ 44,850	\$ 4,485	\$ 49,335	\$ 9,867	\$ 59,202
	Existing Classroom Improvements - White Board	14	ea	\$ 2,000	\$ 28,000	\$ 2,800	\$ 5,600	\$ 36,400	\$ 3,640	\$ 40,040	\$ 8,008	\$ 48,048
	Interior Finishes - Replace Carpet	28	ROOMS	\$ 9,000	\$ 252,000	\$ 25,200	\$ 50,400	\$ 327,600	\$ 32,760	\$ 360,360	\$ 72,072	\$ 432,432
	Window Shade Replacement - Manual ((8) South Facing Classrooms, D Wing South Facing)	1,270	SF	\$ 20	\$ 25,400	\$ 2,540	\$ 5,080	\$ 33,020	\$ 3,302	\$ 36,322	\$ 7,264	\$ 43,586
	Window Shade Replacement - Motorized (D Wing South and West High Window)	228	SF	\$ 50	\$ 11,400	\$ 1,140	\$ 2,280	\$ 14,820	\$ 1,482	\$ 16,302	\$ 3,260	\$ 19,562
	Klin Improvement (Exhaust Hood and System)	1	LS	\$ 15,000	\$ 15,000	\$ 1,500	\$ 3,000	\$ 19,500	\$ 1,950	\$ 21,450	\$ 4,290	\$ 25,740
	Exterior Repainting	47,154	LS	\$ 5	\$ 235,770	\$ 23,577	\$ -	\$ 259,347	\$ -	\$ 259,347	\$ -	\$ 259,347
	Roofing Repairs and Replacement (Garland)	1	SF	\$ 250,000	\$ 250,000	\$ 25,000	\$ -	\$ 275,000	\$ -	\$ 275,000	\$ -	\$ 275,000
	Security Upgrades Cameras, Intrusion Alarm, EMS	-	EA	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Lighting Controls Replacement	-	SF	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Heating Unit and Controls Replacement (HVAC Work, at 10 Year Mark)	1	LS	\$ 261,500	\$ 261,500	\$ 26,150	\$ -	\$ 287,650	\$ -	\$ 287,650	\$ -	\$ 287,650
	Add Air Conditioning to MDF Rooms	1	LS	\$ 10,000	\$ 10,000	\$ 1,000	\$ 2,000	\$ 13,000	\$ 1,300	\$ 14,300	\$ 2,860	\$ 17,160
	Hot Classroom Cooling - Ceiling Fan - (4) Per Room Between Light Bays	8	LS	\$ 10,000	\$ 80,000	\$ 8,000	\$ 16,000	\$ 104,000	\$ 10,400	\$ 114,400	\$ 22,880	\$ 137,280
	Add Instant Hot Water Heater to Existing Sinks	12	LS	\$ 2,700	\$ 32,400	\$ 3,240	\$ 6,480	\$ 42,120	\$ 4,212	\$ 46,332	\$ 9,266	\$ 55,598
	Replace Kitchen Equipment, Screen Door	1	LS	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ 150,000
	Replace Existing Windows	28	ROOMS	\$ 1,000	\$ 28,000	\$ 2,800	\$ 5,600	\$ 36,400	\$ 3,640	\$ 40,040	\$ 8,008	\$ 48,048
	Play Structure Replacement	1	LS	\$ 150,000	\$ 150,000	\$ -	\$ 30,000	\$ 180,000	\$ -	\$ 180,000	\$ 36,000	\$ 216,000
	Play Structure Safety Surfacing Including Demo Existing	2,500	SF	\$ 25	\$ 62,500	\$ -	\$ 12,500	\$ 75,000	\$ -	\$ 75,000	\$ 15,000	\$ 90,000
	Improve Track and Fields, Irrigation and Rodent Mitigation - Synthetic Turf	146,000	SF	\$ 20	\$ 2,920,000	\$ 292,000	\$ 584,000	\$ 3,796,000	\$ 379,600	\$ 4,175,600	\$ 835,120	\$ 5,010,720
	Improve Asphalt - Tripping Hazard	1	EA	\$ 20,000	\$ 20,000	\$ 2,000	\$ 4,000	\$ 26,000	\$ 2,600	\$ 28,600	\$ 5,720	\$ 34,320
	Improve Perimeter Fencing - Add New 8' Tall Fencing	350	LF	\$ 80	\$ 28,000	\$ 2,800	\$ 5,600	\$ 36,400	\$ 3,640	\$ 40,040	\$ 8,008	\$ 48,048
	Improve Perimeter Fencing, Add 6' Tall Ornamental Fence	100	LF	\$ 100	\$ 10,000	\$ 1,000	\$ 2,000	\$ 13,000	\$ 1,300	\$ 14,300	\$ 2,860	\$ 17,160
	Improve Perimeter Fencing - Chain Link Pedestrian Gate	3	LF	\$ 5,175	\$ 15,525	\$ 1,553	\$ 3,105	\$ 20,183	\$ 2,018	\$ 22,201	\$ 4,440	\$ 26,641
	Improve Perimeter Fencing, Ornamental Pedestrian Gate	1	EA	\$ 6,000	\$ 6,000	\$ 600	\$ 1,200	\$ 7,800	\$ 780	\$ 8,580	\$ 1,716	\$ 10,296
	Add Ornamental Rolling Gate	1	LS	\$ 30,000	\$ 30,000	\$ 3,000	\$ 6,000	\$ 39,000	\$ 3,900	\$ 42,900	\$ 8,580	\$ 51,480
	School Parking Lot Crack Repair	1	LS	\$ 5,000	\$ 5,000	\$ 500	\$ 1,000	\$ 6,500	\$ 650	\$ 7,150	\$ 1,430	\$ 8,580
	<b>Subtotal of Tier 2:</b>				<b>\$ 4,745,995</b>	<b>\$ 438,350</b>	<b>\$ 769,745</b>	<b>\$ 5,954,090</b>	<b>\$ 472,709</b>	<b>\$ 6,426,799</b>	<b>\$ 1,090,960</b>	<b>\$ 7,517,759</b>
Tier 3 - High Impact Projects / Educational Suitability												
	Next Generation Flexible Furniture (8) - (1) Per Grade Level or (2) Per Wing	7,200	SF	\$ 25	\$ 180,000	\$ 18,000	\$ -	\$ 198,000	\$ 19,800	\$ 217,800	\$ 43,560	\$ 261,360
	Next Generation Flexible Furniture - Library	1,000	SF	\$ 25	\$ 25,000	\$ 2,500	\$ -	\$ 27,500	\$ 2,750	\$ 30,250	\$ 6,050	\$ 36,300
	Special Ed Space and Restroom Improvements - Add Students Restroom	120	SF	\$ 1,000	\$ 120,000	\$ 12,000	\$ 24,000	\$ 156,000	\$ 15,600	\$ 171,600	\$ 34,320	\$ 205,920
	Add a Door to Separate the Students Restroom for Sports Field Use	1	EA	\$ 5,000	\$ 5,000	\$ 500	\$ 1,000	\$ 6,500	\$ 650	\$ 7,150	\$ 1,430	\$ 8,580
	Outdoor Learning Environments - (4) Shade Structure	200	SF	\$ 10	\$ 2,000	\$ 2,000	\$ 4,000	\$ 26,000	\$ 2,600	\$ 28,600	\$ 5,720	\$ 34,320
	Outdoor Learning Environments - Paving	3,500	SF	\$ 35	\$ 122,500	\$ 12,250	\$ 24,500	\$ 159,250	\$ 15,925	\$ 175,175	\$ 35,035	\$ 210,210
	Outdoor Learning Environments - Landscaping	1,500	SF	\$ 10	\$ 15,000	\$ 1,500	\$ 3,000	\$ 19,500	\$ 1,950	\$ 21,450	\$ 4,290	\$ 25,740
	<b>Subtotal of Tier 3:</b>				<b>\$ 487,500</b>	<b>\$ 48,750</b>	<b>\$ 56,500</b>	<b>\$ 592,750</b>	<b>\$ 59,275</b>	<b>\$ 652,025</b>	<b>\$ 130,405</b>	<b>\$ 782,430</b>
	<b>Grand Total of Tier 1, 2 and 3:</b>				<b>\$ 5,467,495</b>	<b>\$ 510,500</b>	<b>\$ 868,645</b>	<b>\$ 6,846,640</b>	<b>\$ 556,504</b>	<b>\$ 7,403,144</b>	<b>\$ 1,275,309</b>	<b>\$ 8,678,453</b>



# Ortega Elementary School

## Cost Model

		Quantity	Unit	Cost/Unit	Construction Estimate	Design Contingency	Escalation (2) Years	Estimated Bid Amount	CO's 5% New 10% Mod	Estimated Total Const	Support Costs	Estimated Total Project
<b>Future Bond Items</b>												
Tier 2	General Refurbishment (Painting, Ceiling Repair, Misc.)	47,154	SF	\$ 10	\$ 471,540	\$ 47,154	\$ 94,308	\$ 613,002	\$ 61,300	\$ 674,302	\$ 134,860	\$ 809,163
	Lighting Improvement - MPR	8	EA	\$ 1,000	\$ 8,000	\$ 800	\$ 1,600	\$ 10,400	\$ 1,040	\$ 11,440	\$ 2,288	\$ 13,728
	Improve Asphalt - Asphalt Resurfacing	72,000	SF	\$ 4	\$ 288,000	\$ 28,800	\$ 57,600	\$ 374,400	\$ 37,440	\$ 411,840	\$ 82,368	\$ 494,208
	School Concrete Pavement Repair	-	SF	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	School Landscape Enhancement	-	SF	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Outdoor Furniture Replacement	-	LS	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tier 3	Collaborative Classrooms (Pull-out Spaces, Door Between Rooms)	300	SF	\$ 500	\$ 150,000	\$ 15,000	\$ 30,000	\$ 195,000	\$ 19,500	\$ 214,500	\$ 42,900	\$ 257,400
	Collaborative Classrooms Enlargement	480	SF	\$ 1,000	\$ 480,000	\$ 48,000	\$ 96,000	\$ 624,000	\$ 62,400	\$ 686,400	\$ 137,280	\$ 823,680
	Science Classroom Improvements	-	LS	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Maker Space Improvements	880	SF	\$ 50	\$ 44,000	\$ 4,400	\$ 8,800	\$ 57,200	\$ 5,720	\$ 62,920	\$ 12,584	\$ 75,504
	Kindergarten Enlargement	1,200	SF	\$ 800	\$ 960,000	\$ 96,000	\$ 192,000	\$ 1,248,000	\$ 124,800	\$ 1,372,800	\$ 274,560	\$ 1,647,360
	Replace Portables with Modular Buildings	-	SF	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Office, Admin Improvement - Admin Relocation	2,000	SF	\$ 792	\$ 1,584,000	\$ 158,400	\$ 316,800	\$ 2,059,200	\$ 205,920	\$ 2,265,120	\$ 453,024	\$ 2,718,144
	New MPR with Stage, No Kitchen (581 Assembly)	6,600	SF	\$ 709	\$ 4,679,400	\$ 467,940	\$ 935,880	\$ 6,083,220	\$ 608,322	\$ 6,691,542	\$ 1,338,308	\$ 8,029,850
	Kitchen Remodel/Enlargement Within Existing Walls	400	SF	\$ 500	\$ 200,000	\$ 20,000	\$ 40,000	\$ 260,000	\$ 26,000	\$ 286,000	\$ 57,200	\$ 343,200
	Classroom and Curriculum Space Swap	1,920	SF	\$ 500	\$ 960,000	\$ 96,000	\$ 192,000	\$ 1,248,000	\$ 124,800	\$ 1,372,800	\$ 274,560	\$ 1,647,360
	Improve Library/Innovation Centers - Library Relocation	2,000	SF	\$ 500	\$ 1,000,000	\$ 100,000	\$ 200,000	\$ 1,300,000	\$ 130,000	\$ 1,430,000	\$ 286,000	\$ 1,716,000
	Kindergarten Playground - Landscaping	1,350	SF	\$ 10	\$ 13,500	\$ 1,350	\$ 2,700	\$ 17,550	\$ 1,755	\$ 19,305	\$ 3,861	\$ 23,166
	Kindergarten Playground - Paving	3,150	SF	\$ 25	\$ 78,750	\$ 7,875	\$ 15,750	\$ 102,375	\$ 10,238	\$ 112,613	\$ 22,523	\$ 135,135
	Outdoor Furniture - Benches	4	LS	\$ 1,000	\$ 4,000	\$ 400	\$ 800	\$ 5,200	\$ 520	\$ 5,720	\$ 1,144	\$ 6,864
	Outdoor Furniture - Picnic Table	4	LS	\$ 2,500	\$ 10,000	\$ 1,000	\$ 2,000	\$ 13,000	\$ 1,300	\$ 14,300	\$ 2,860	\$ 17,160
	Additional Parking	-	SF	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	New Ball Wall	1	ea	\$ 20,000	\$ 20,000	\$ 2,000	\$ 4,000	\$ 26,000	\$ 2,600	\$ 28,600	\$ 5,720	\$ 34,320
	Trash Enclosure Improvement - Add Roof	1	LS	\$ 10,000	\$ 10,000	\$ 1,000	\$ 2,000	\$ 13,000	\$ 1,300	\$ 14,300	\$ 2,860	\$ 17,160
	Widen Fire Lane at North Fence Area	3,000	SF	\$ 20	\$ 60,000	\$ 6,000	\$ 12,000	\$ 78,000	\$ 7,800	\$ 85,800	\$ 17,160	\$ 102,960
<b>Subtotal of Future Bond Items</b>					\$ 11,021,190	\$ 1,102,119	\$ 2,204,238	\$ 14,327,547	\$ 1,432,755	\$ 15,760,302	\$ 3,152,080	\$ 18,912,382
<b>Grand Total of Tier 1, 2 and 3 and Future Bond Items:</b>					\$ 16,488,685	\$ 1,612,619	\$ 3,072,883	\$ 21,174,187	\$ 1,989,259	\$ 23,163,445	\$ 4,427,370	\$ 27,590,815
<b>Future Phases</b>												
	Next Generation Flexible Furniture (11) - the Rest	9,900	SF	\$ 25	\$ 247,500			\$ 247,500		\$ 247,500		\$ 247,500
	Collaborative Classrooms (8) - the Rest	8	LS	\$ 106,250	\$ 850,000	\$ 85,000	\$ 170,000	\$ 1,105,000	\$ 110,500	\$ 1,215,500	\$ 243,100	\$ 1,458,600
	Outdoor Learning Environments (Remainder of Campus)	6,000	SF	\$ 25	\$ 150,000	\$ 15,000	\$ 30,000	\$ 195,000	\$ 19,500	\$ 214,500	\$ 42,900	\$ 257,400
	Electronic Marquee	-	LS	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Temporary Housing	-	LS	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal of Future Phases:</b>					\$ 1,247,500	\$ 100,000	\$ 200,000	\$ 1,547,500	\$ 130,000	\$ 1,677,500	\$ 286,000	\$ 1,963,500
<b>Total Project Cost For Master Plan Improvements</b>					\$ 17,736,185	\$ 1,712,619	\$ 3,272,883	\$ 22,721,687	\$ 2,119,259	\$ 24,840,945	\$ 4,713,370	\$ 29,554,315

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# Linda Mar Educational Center

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## Linda Mar Educational Center

**“We believe in our students – respecting, valuing, and building on the individual strengths and differences of each student. Through high-quality instruction and strong partnerships with families, we instill a life-long love of learning providing students with the tools to form meaningful relationships and to become successful, independent, and thriving members of the community.”**

830 Rosita Road  
650-738-6615  
Jennifer Gray, Principal

Linda Mar Educational Center houses the District's Special Education, Special Education summer programs, and Home School.



# Linda Mar Educational Center

## Facility Analysis - Facility Condition Index

### Facility Analysis - Physical Condition

The EMG Corp. conducted Physical Condition Assessments.

The Garland Company conducted roofing inspection.

Please refer to Volume 4 - Appendix for details.

### Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

#### FCI Ranges & Description

<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or other deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 60%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>60% and above</b>	Has reached the end of its useful or serviceable life. Renewal is now necessary.

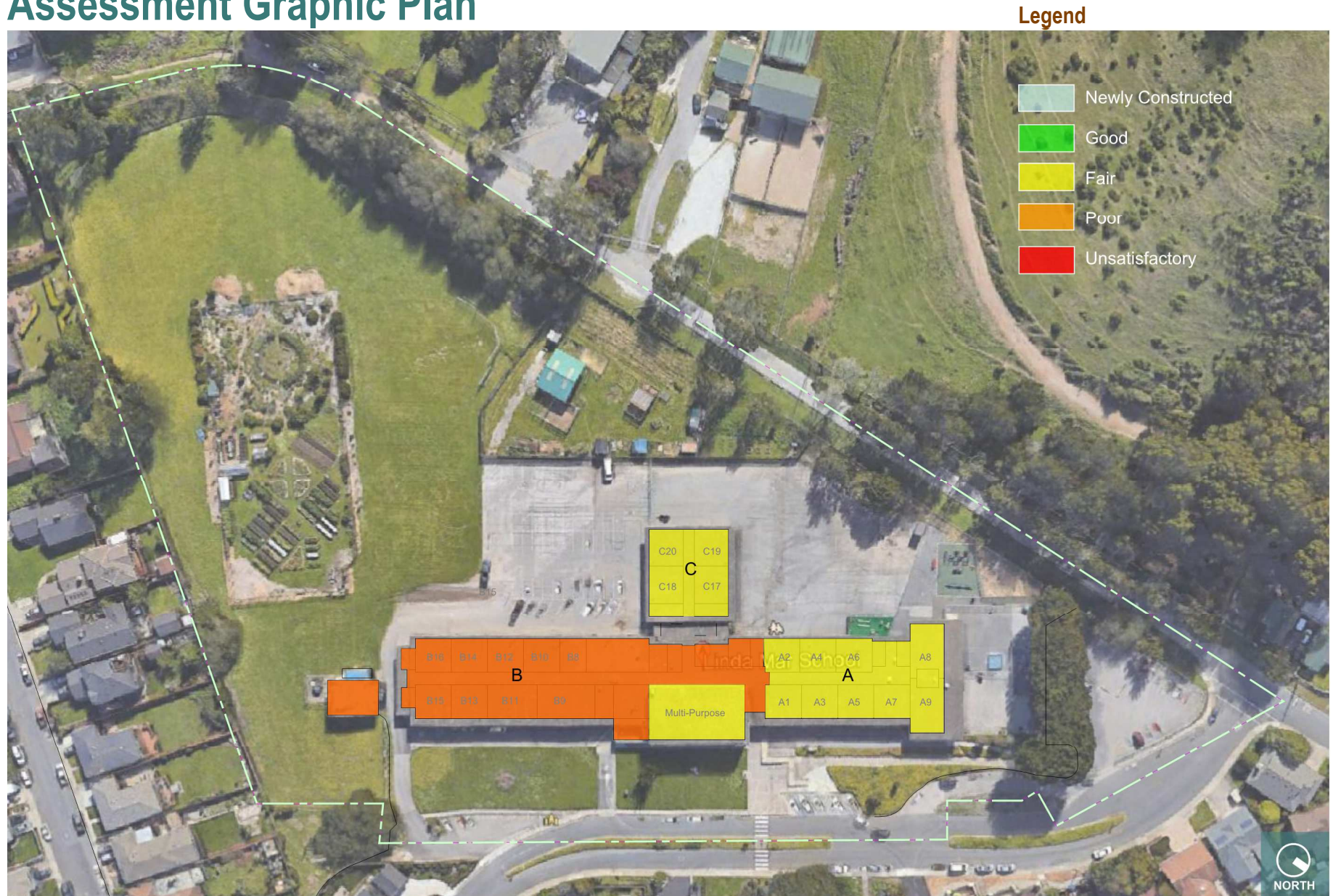
The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Linda Mar Educational Center / Building	\$503	46,470	\$23,374,410	2.0%	2.0%	10.0%	34.0%
Linda Mar Educational Center / Modular	\$296	960	\$284,160	0.0%	0.0%	16.0%	26.0%
Linda Mar Educational Center / Site	\$10	396,831	\$3,968,310	1.0%	6.0%	7.0%	20.0%

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# Linda Mar Educational Center Assessment Graphic Plan





# Linda Mar Educational Center

## Facility Analysis - Capacity and Educational Suitability

### Facility Analysis - 21st Century Technology Readiness

This is generally in fair condition. The school has Wi-Fi but Wi-Fi consistency is needed. There are short throw projectors, projection screens, and in some classrooms a flat screen TV.

### Facility Analysis - Educational Suitability

**Core Classrooms:** There are two pre-school special education classrooms for severely handicapped. Only one of the classrooms is equipped with adjoining restrooms that are not accessible. Both classrooms lack adequate storage and pull-out rooms. The cabinetry is dated and needs doors. There is a Sensory Room, a Speech Therapy Room, a Behavior and Psychologist Room, and a room for OT and physical therapy.

**Administration:** The Administration is not located right next to the main entry, therefore does not have good supervision to the main entrance. Improvements need to be made to enhance supervision.

**Restroom Facilities:** Restrooms are in fair condition. The staff restrooms are in poor condition.

**Outdoor Area:** The outdoor area is in poor condition.



# Linda Mar Educational Center

## Staff and Community Input - Priority List

### School Priority List:

#### Priority 1:

- Improve front entry supervision.

#### Priority 2:

- Safety locks and locks to prevent students from escaping outdoors.
- Technology improvement (Wi-Fi).

#### Priority 3:

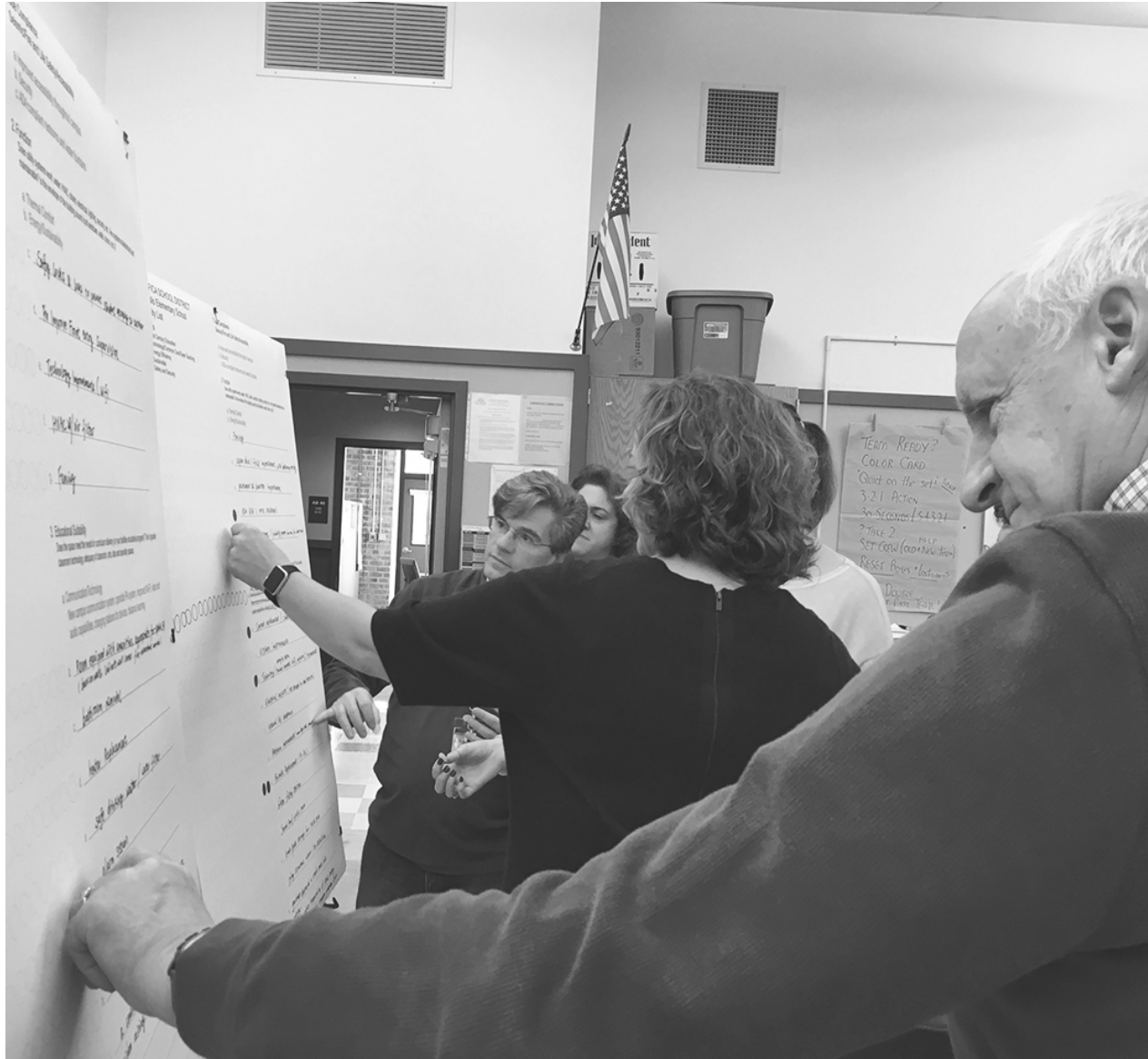
- HVAC with air filter;
- Room equipped with amenities suitable for Special Ed (bars on walls, cabinets wall cover, fire-retardant curtains);
- Bathroom remodel.

#### Priority 4:

- Refurbish portables;
- A covered area or a play room for pre-school students during rain.

Linda Mar Educational Center			
Wish List from Staff	# of Votes From Staff	# of Votes from Community	Total # of Votes
Improve front entry supervision.	2	2	4
Safety locks and locks to prevent students from escaping outdoors.	3		3
Technology improvement (Wi-Fi).	1	2	3
HVAC with air filter.	2		2
Room equipped with amenities suitable for Special Ed. (bars on walls, cabinets wall cover, fire-retardant curtains).	1	1	2
Bathroom remodel.		2	2
Refurbish portables.	1		1
Provide a covered area or play room for preschool students during rain.		1	1
Fencing.			0
Heater replacement.			0
Alarm system.			0
Improve rental space condition to maximize rent.			0
Code or Health/Life/Safety Items	# of Votes From Staff	# of Votes From Community	Total # of Votes
Safe drinking water/water filter.	2		2
Wish List from Community	# of Votes From Staff	# of Votes From Community	Total # of Votes
Enhance wayfinding.			0





**PACIFIC SCHOOL DISTRICT**  
**LANDSIDE AND EDUCATION CENTER**  
**Priority List**

**Goals**

1. 21st Century Education  
 Technology/Computer Course/Team Teaching
2. Energy Efficiency
3. Sustainability
4. Safety and Security

**Goal 1: Compliance**  
**Seismic/Fire and Life Safety/Accessibility**

- a. Improved accessibility throughout campus
- b. Security
- c. ADA-compliant restrooms and water fountains

**Goal 2: Function**

One utility system works, water, HVAC, drains, electrical, lighting, security, etc. Are systems standard/used and accessible? Is the emergency of the building sound (not asbestos, mold, storm, etc.)?

- a. Thermal Comfort
- b. Energy/Sustainability

1. *Safety leaks & leaks to prevent students escaping to outdoor*

2. *Be Improve Front Entry Supervision*

3. *Technology Improvements (Wifi)*

4. *HEPA air filter*

5. *Feasible*

**Goal 3: Educational Suitability**

Does the space meet the needs for curriculum delivery for your facilities educational program? This is typically Secondary Education, adequacy of classroom, labs and specialty spaces.

- a. Communication/Technology  
 New campus communication system, operable PBX system, improved Wi-Fi, video and audio capabilities, charging stations for devices, distance learning

1. *Room equipped with amenities appropriate for special ed (bath & toilet, callouts can't hear, fad, replacement controls)*

2. *both room remodel*

3. *water Replacement*

4. *safe drinking water / water filter*

5. *alarm system*

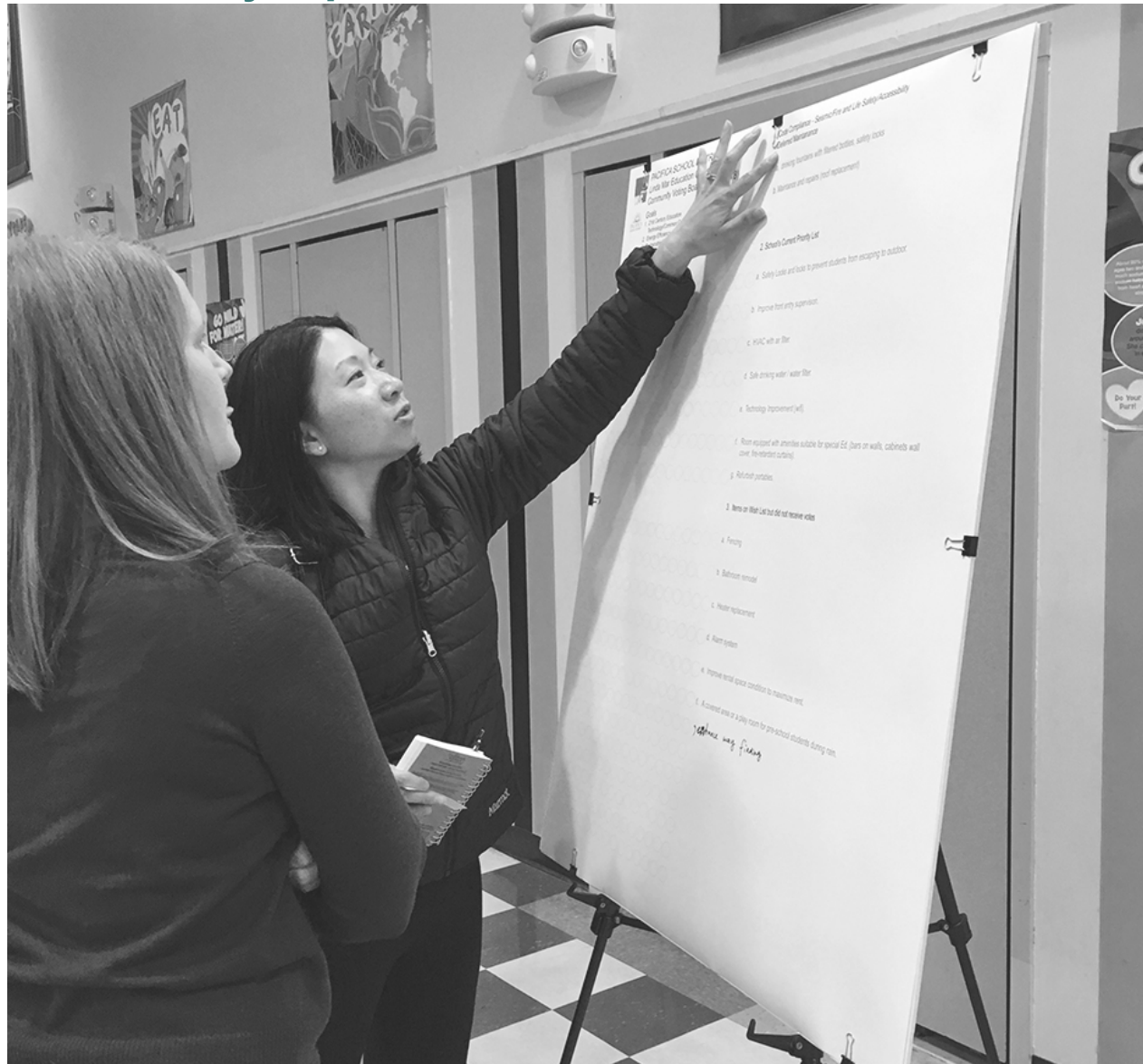
6. *Replaced portable*

7. *Improve rental space condition to maximize space*

8. *a covered area or a play room for pre-schooler when raining.*

[illegible]

# Linda Mar Educational Center Community Input



<b>PACIFICA SCHOOL DISTRICT</b> Linda Mar Education Center Community Voting Board (12/06/2018)	
<b>Goals</b> 1. 21st Century Education: Technology/Common Core/Team Teaching 2. Energy Efficiency 3. Sustainable 4. Safety and Security	
<b>Code Compliance - Seismic/Fire and Life Safety/Accessibility</b> 1. Deferred Maintenance a. drinking fountains with filtered bottles, safety locks b. Maintenance and repairs (roof replacement)	
<b>2. School's Current Priority List</b> a. Safety Locks and locks to prevent students from escaping to outdoor b. Improve front entry supervision c. HVAC with air filter d. Safe drinking water / water filter e. Technology Improvement (wifi) f. Room equipped with amenities suitable for special Ed (bars on walls, cabinets wall cover, fire-retardant curtains) g. Refurbish portables	
<b>3. Items on Wish List but did not receive votes</b> a. Fencing b. Bathroom remodel c. Heater replacement d. Alarm system e. Improve rental space condition to maximize rent f. A covered area or a play room for pre-school students during rain g. <i>garage may fix</i>	





# Linda Mar Educational Center Existing Site Plan





### Legend





## Legend



# Linda Mar Educational Center Cost Model

Pacifica School District Master Plan												
Linda Mar Education Center			April 24, 2019									
WLC Architects, Inc.												
Phase	Tier 1 - Code Compliance	Quantity	Unit	Cost/Unit	Construction Estimate	Design Contingency 10%	Escalation (2) Years 10%	Estimated Bid Amount	CO's 5% New 10% Mod 10%	Estimated Total Const	Support Costs 20%	Estimated Total Project
	Safety Hardware and Keying standards	18 LS	\$	1,000	\$ 18,000	\$ 1,800	\$ 3,600	\$ 23,400	\$ 2,340	\$ 25,740	\$ 5,148	\$ 30,888
	Signage	1 LS	\$	3,000	\$ 3,000	\$ 300	\$ 600	\$ 3,900	\$ 390	\$ 4,290	\$ 858	\$ 5,148
	ADA Drinking Fountains and Filtered Bottle Fillers (Interior New)	3 LS	\$	11,000	\$ 33,000	\$ 3,300	\$ -	\$ 36,300	\$ 3,630	\$ 39,930	\$ 7,986	\$ 47,916
	<b>Subtotal of Tier 1:</b>				<b>\$ 54,000</b>	<b>\$ 5,400</b>	<b>\$ 4,200</b>	<b>\$ 63,600</b>	<b>\$ 6,360</b>	<b>\$ 69,960</b>	<b>\$ 13,992</b>	<b>\$ 83,952</b>
	<b>Tier 2 - Major Deferred Maintenance</b>											
	Portable Roof Replacement (Garland): \$30,000	1 EA	\$	30,000	\$ 30,000	\$ 3,000	\$ -	\$ 33,000	\$ -	\$ 33,000	\$ -	\$ 33,000
	Special Ed Classroom Improvements (Bars on Walls, Cabinet Doors)	7 ROOMS	\$	5,000	\$ 35,000	\$ 3,500	\$ 7,000	\$ 45,500	\$ 4,550	\$ 50,050	\$ 10,010	\$ 60,060
	Roofing Replacement (Due Replacement 2020)	1 SF	\$	1,200,000	\$ 1,200,000	\$ 120,000	\$ -	\$ 1,320,000	\$ -	\$ 1,320,000	\$ -	\$ 1,320,000
	Roofing Repairs	1 SF	\$	30,000	\$ 30,000	\$ 3,000	\$ -	\$ 33,000	\$ -	\$ 33,000	\$ -	\$ 33,000
	Heating Unit and Controls Replacement (10 Year Mark)	1 LS	\$	124,000	\$ 124,000	\$ 12,400	\$ -	\$ 136,400	\$ -	\$ 136,400	\$ -	\$ 136,400
	Add Air Conditioning to MDF Rooms	1 LS	\$	10,000	\$ 10,000	\$ 1,000	\$ 2,000	\$ 13,000	\$ 1,300	\$ 14,300	\$ 2,860	\$ 17,160
	Asphalt Resurfacing	2,677 SF	\$	4	\$ 10,708	\$ 1,071	\$ 2,142	\$ 13,920	\$ 1,392	\$ 15,312	\$ 3,062	\$ 18,375
	<b>Subtotal of Tier 2:</b>				<b>\$ 1,439,708</b>	<b>\$ 143,971</b>	<b>\$ 11,142</b>	<b>\$ 1,594,820</b>	<b>\$ 7,242</b>	<b>\$ 1,602,062</b>	<b>\$ 15,932</b>	<b>\$ 1,617,995</b>
	<b>Tier 3 - High Impact Projects / Educational Suitability</b>											
	Staff Restroom Remodel	166 LS	\$	750	\$ 124,500	\$ 12,450	\$ 24,900	\$ 161,850	\$ 16,185	\$ 178,035	\$ 35,607	\$ 213,642
	<b>Subtotal of Tier 3:</b>				<b>\$ 124,500</b>	<b>\$ 12,450</b>	<b>\$ 24,900</b>	<b>\$ 161,850</b>	<b>\$ 16,185</b>	<b>\$ 178,035</b>	<b>\$ 35,607</b>	<b>\$ 213,642</b>
	<b>Grand Total of Tier 1, 2 and 3:</b>				<b>\$ 1,618,208</b>	<b>\$ 161,821</b>	<b>\$ 40,242</b>	<b>\$ 1,820,270</b>	<b>\$ 29,787</b>	<b>\$ 1,850,057</b>	<b>\$ 65,531</b>	<b>\$ 1,915,589</b>
	<b>Future Bond Items</b>											
Tier 2	Exterior Repainting	41,896 SF	\$	5	\$ 209,480	\$ 20,948	\$ -	\$ 230,428	\$ -	\$ 230,428	\$ -	\$ 230,428
	General Refurbishment (Painting, Ceiling Repair, Misc.)	41,896 SF	\$	10	\$ 418,960	\$ 41,896	\$ 83,792	\$ 544,648	\$ 54,465	\$ 599,113	\$ 119,823	\$ 718,935
Tier 3	Office, Admin Supervision Enhancement - Relocate Admin	1,920 SF	\$	792	\$ 1,520,640	\$ 152,064	\$ 304,128	\$ 1,976,832	\$ 197,683	\$ 2,174,515	\$ 434,903	\$ 2,609,418
	Classroom Refurbish - Relocation	4 ROOMS	\$	100,000	\$ 400,000	\$ 40,000	\$ 80,000	\$ 520,000	\$ 52,000	\$ 572,000	\$ 114,400	\$ 686,400
	<b>Subtotal of Future Bond Items</b>				<b>\$ 2,549,080</b>	<b>\$ 254,908</b>	<b>\$ 467,920</b>	<b>\$ 3,271,908</b>	<b>\$ 304,148</b>	<b>\$ 3,576,056</b>	<b>\$ 669,126</b>	<b>\$ 4,245,182</b>
	<b>Grand Total of Tier 1, 2 and 3 and Future Bond Items:</b>				<b>\$ 4,167,288</b>	<b>\$ 416,729</b>	<b>\$ 508,162</b>	<b>\$ 5,092,178</b>	<b>\$ 333,935</b>	<b>\$ 5,426,113</b>	<b>\$ 734,657</b>	<b>\$ 6,160,771</b>
	<b>Future Phases</b>											
	Next Generation Flexible Furniture for B Wing and C Wing	9,600 SF	\$	25	\$ 240,000	\$ -	\$ -	\$ 240,000	\$ -	\$ 240,000	\$ -	\$ 240,000
	Collaborative Classrooms (24) - (3) Per Grade Level	- SF	\$	100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Modernize B Wing and C Wing	31,500 SF	\$	500	\$ 15,750,000	\$ 1,575,000	\$ 3,150,000	\$ 20,475,000	\$ 2,047,500	\$ 22,522,500	\$ 4,504,500	\$ 27,027,000
	Black Top Resurface (Not Including the Parking Lot)	26,545 SF	\$	6	\$ 159,270	\$ 15,927	\$ 31,854	\$ 207,051	\$ 20,705	\$ 227,756	\$ 45,551	\$ 273,307
	Hardscape Repair (Front of the School)	15,000 SF	\$	6	\$ 90,000	\$ 9,000	\$ 18,000	\$ 117,000	\$ 11,700	\$ 128,700	\$ 25,740	\$ 154,440
	Outdoor Learning Environments	6,000 SF	\$	25	\$ 150,000	\$ 15,000	\$ 30,000	\$ 195,000	\$ 19,500	\$ 214,500	\$ 42,900	\$ 257,400
	School Landscape Enhancement	10,000 LS	\$	15	\$ 150,000	\$ 15,000	\$ 30,000	\$ 195,000	\$ 19,500	\$ 214,500	\$ 42,900	\$ 257,400
	<b>Subtotal of Future Phases:</b>				<b>\$ 16,539,270</b>	<b>\$ 1,629,927</b>	<b>\$ 3,259,854</b>	<b>\$ 21,429,051</b>	<b>\$ 2,118,905</b>	<b>\$ 23,547,956</b>	<b>\$ 4,661,591</b>	<b>\$ 28,209,547</b>
	<b>Total Project Cost For Master Plan Improvements</b>				<b>\$ 20,706,558</b>	<b>\$ 2,046,656</b>	<b>\$ 3,768,016</b>	<b>\$ 26,521,229</b>	<b>\$ 2,452,840</b>	<b>\$ 28,974,070</b>	<b>\$ 5,396,248</b>	<b>\$ 34,370,318</b>





# DISTRICT OFFICE

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## District Office

**“Preparing Students for an Evolving World”**

375 Reina Del Mar  
(650) 738-6600  
Heather Olsen, Superintendent

Pacifica School District, the community it serves, and the children they cherish, together prepare each child to meet the challenges of the future by providing an equitable, rigorous academic program which nurtures curiosity and inspires joy, confidence, and

achievement in learning.



# District Office

## Facility Analysis - Facility Condition Index

### Facility Analysis - Physical Condition

The EMG Corp. conducted Physical Condition Assessments.

The Garland Company conducted roofing inspection.

Please refer to Volume 4 - Appendix for details.

### Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

#### FCI Ranges & Description

<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or other deficiencies.
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The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

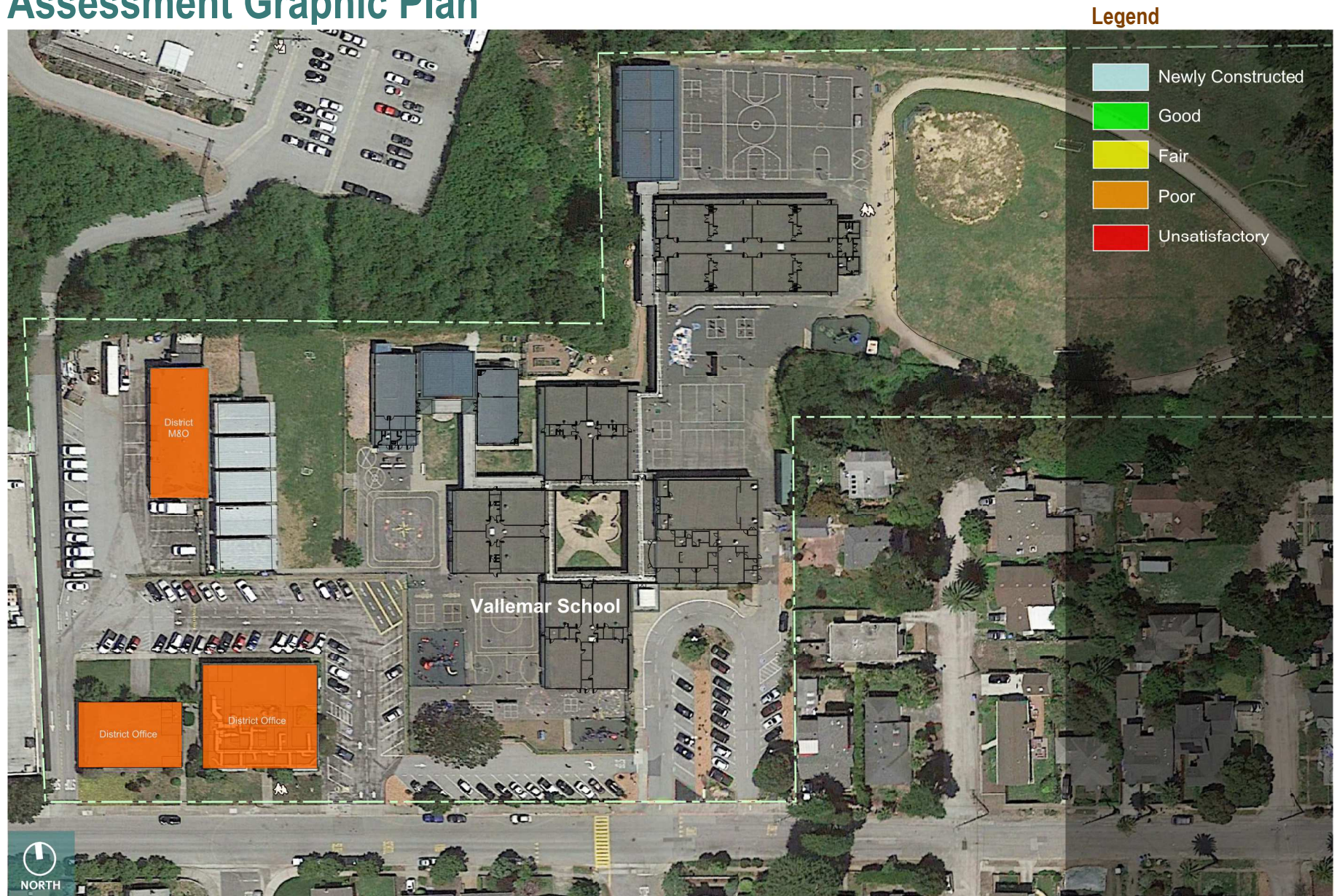
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
District / District Office	\$6,143	503	\$3,089,929	5.0%	13.0%	14.0%	36.0%
District / ESS Office	\$3,856	503	\$1,939,568	3.0%	12.0%	13.0%	31.0%
District / Shop	\$296	6,648	\$1,967,808	5.0%	27.0%	30.0%	35.0%
District / Site	\$10	69,260	\$692,600	0.0%	4.0%	4.0%	55.0%

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# District Office Assessment Graphic Plan





# District Office Staff Input



## Staff Wish List:

The following items are included in the Master Plan:

1. Safety hardware and keying standards.
2. District Office ADA access.
3. ESS Building safety egress.
4. Drinking fountains and filtered bottle fillers.
5. Signage.
6. HVAC improvements (hot and cold spots, restroom ventilation).
7. Fencing.
8. Landscape improvement.
9. Roofing replacement.

Selected items from below might be included under general refurbishment budget:

1. Window replacement.
2. Technology improvement.
3. Meeting rooms.
4. Kitchen remodel.
5. Kitchenette for ESS Buildings.
6. Mailbox.
7. Outdoor seating.
8. Front entry supervision.
9. Electrical outlets improvements.
10. Add hot water.
11. Dryrot and termites.
12. Parking improvements.
13. Delivery area.
14. Bathroom improvements.
15. Security camera.
16. Nursing room.
17. File cabinets security.
18. Shared privacy office.
19. Courtyard improvements.
20. New office window.

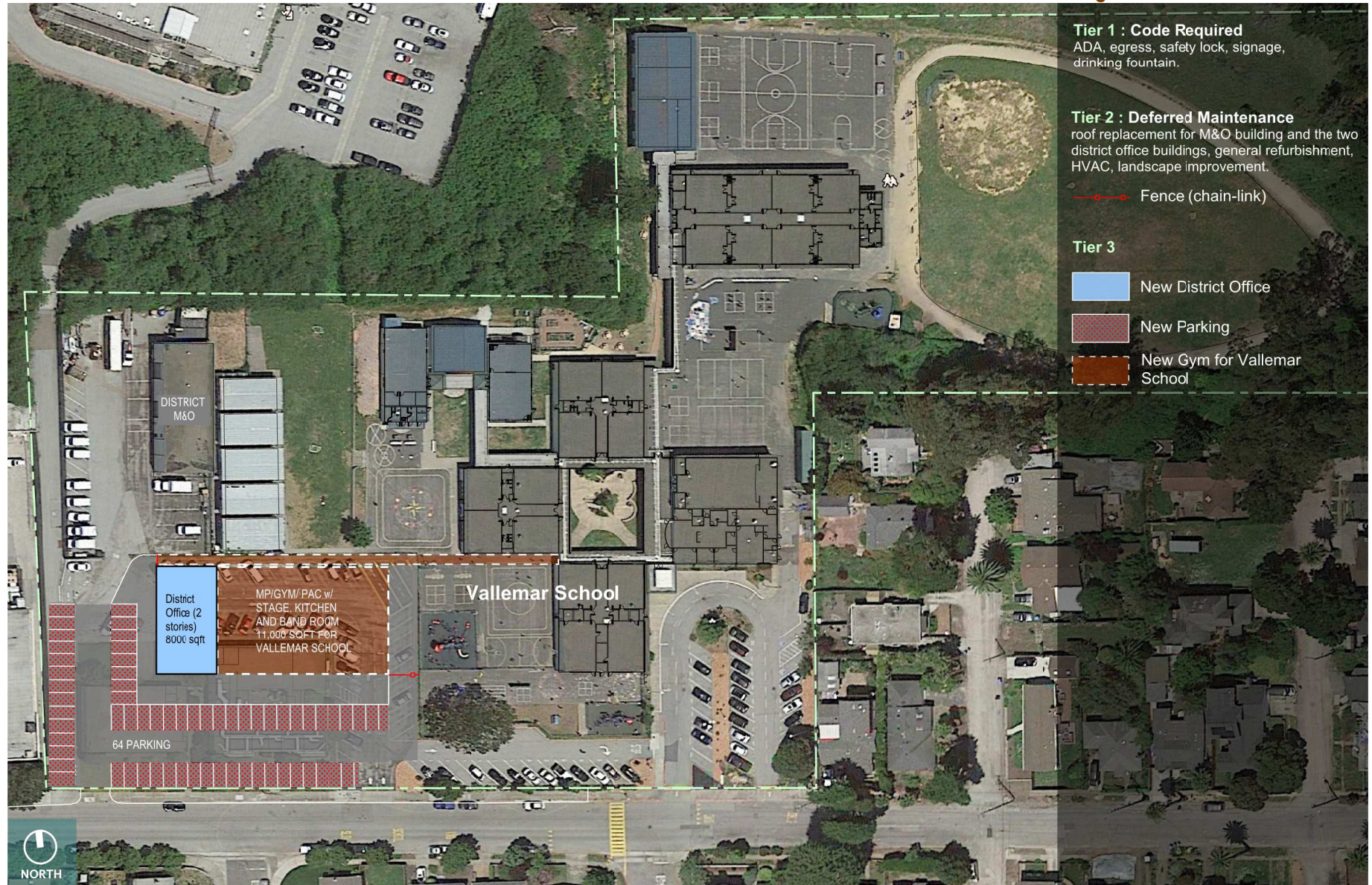


# District Office Existing Site Plan



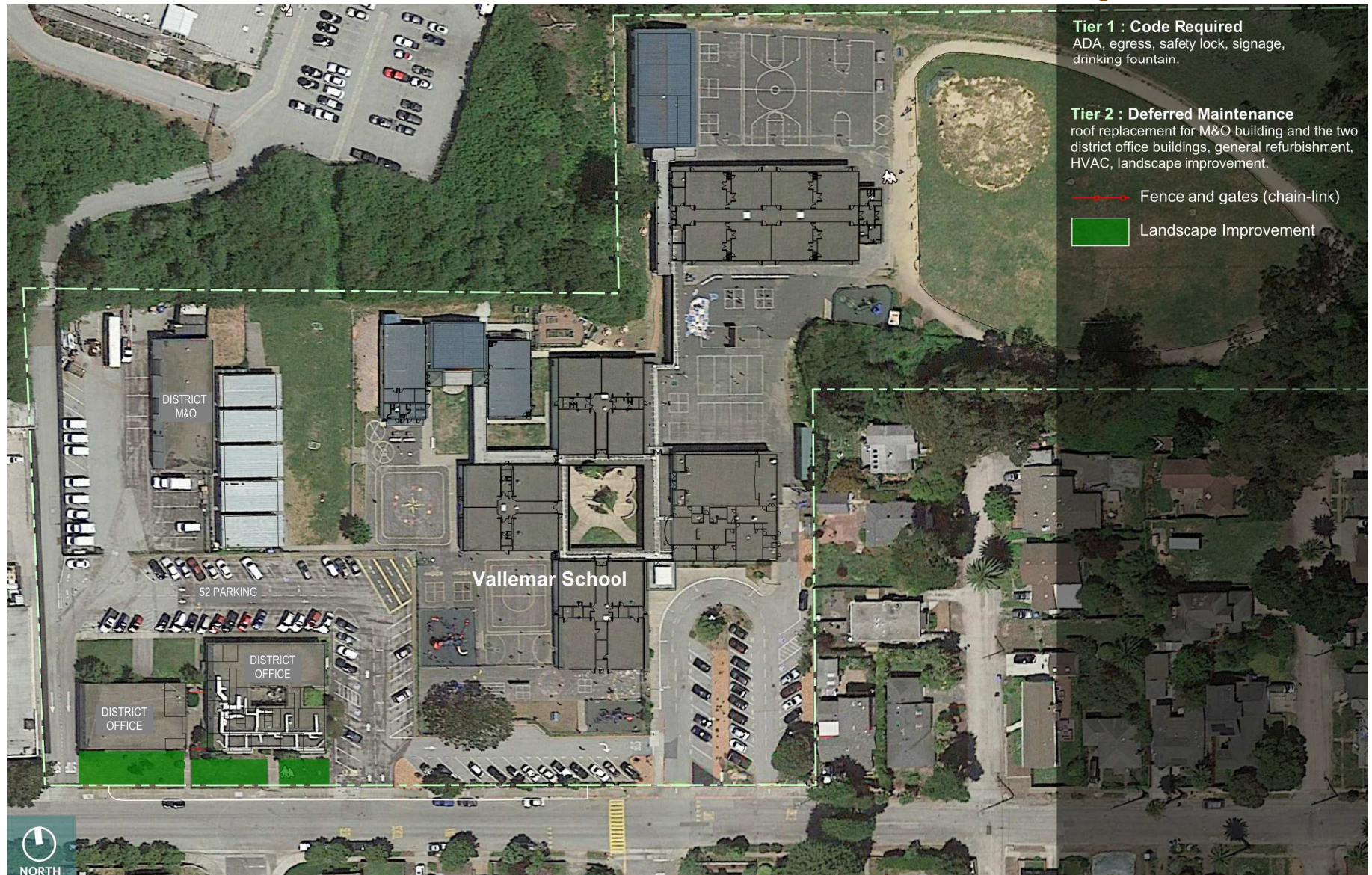


# District Office Proposed Master Plan





# District Office Proposed Master Plan - Implmentation Plan





# District Office Cost Model

## Pacifica School District Master Plan

District Office

WLC Architects, Inc.

April 24, 2019

Phase	Tier 1 - Code Compliance	Quantity	Unit	Cost/Unit	Construction Estimate	Design Contingency 10%	Escalation (2) Years 10%	Estimated Bid Amount	CO's 5% New 10% Mod 10%	Estimated Total Const	Support Costs 20%	Estimated Total Project
	Safety Hardware and Keying Standards	10 ea	\$	700	\$ 7,000	\$ 700	\$ -	\$ 7,700	\$ -	\$ 7,700	\$ -	\$ 7,700
	District Office ADA, Egress	1 LS	\$	50,000	\$ 50,000	\$ 5,000	\$ 10,000	\$ 65,000	\$ 6,500	\$ 71,500	\$ 14,300	\$ 85,800
	ADA Drinking Fountains and Filtered Bottle Fillers (Interior New)	1 LS	\$	11,000	\$ 11,000	\$ 1,100	\$ 2,200	\$ 14,300	\$ 1,430	\$ 15,730	\$ 3,146	\$ 18,876
	Signage	1 LS	\$	5,000	\$ 5,000	\$ 500	\$ 1,000	\$ 6,500	\$ 650	\$ 7,150	\$ 1,430	\$ 8,580
	<b>Subtotal of Tier 1:</b>				<b>\$ 68,000</b>	<b>\$ 6,800</b>	<b>\$ 12,200</b>	<b>\$ 87,000</b>	<b>\$ 7,930</b>	<b>\$ 94,930</b>	<b>\$ 17,446</b>	<b>\$ 120,956</b>
	<b>Tier 2 - Major Deferred Maintenance</b>											
	M&O Building Roofing Replacement	1 LS	\$	95,000	\$ 95,000	\$ 9,500	\$ -	\$ 104,500	\$ -	\$ 104,500	\$ -	\$ 104,500
	District Office Roofing Replacement	1 LS	\$	148,750	\$ 148,750	\$ 14,875	\$ -	\$ 163,625	\$ -	\$ 163,625	\$ -	\$ 163,625
	District Office ESS Roofing Replacement	1 LS	\$	97,500	\$ 97,500	\$ 9,750	\$ -	\$ 107,250	\$ -	\$ 107,250	\$ -	\$ 107,250
	Subtotal Roofing Replacement											\$ 375,375
	District Office General Refurbishment (Including Fencing)	10,000 SF	\$	11	\$ 110,000	\$ 11,000	\$ 22,000	\$ 143,000	\$ 14,300	\$ 157,300	\$ 31,460	\$ 188,760
	District Office HVAC (10 Year Mark)	1 LS	\$	49,600	\$ 49,600	\$ 4,960		\$ 54,560		\$ 54,560		\$ 54,560
	Landscaping	6,000 SF	\$	10	\$ 60,000	\$ 6,000	\$ 12,000	\$ 78,000	\$ 7,800	\$ 85,800	\$ 17,160	\$ 102,960
	<b>Subtotal of Tier 2:</b>				<b>\$ 560,850</b>	<b>\$ 56,085</b>	<b>\$ 34,000</b>	<b>\$ 650,935</b>	<b>\$ 22,100</b>	<b>\$ 673,035</b>	<b>\$ 48,620</b>	<b>\$ 721,655</b>
	<b>Tier 3 - High Impact Projects / Educational Suitability</b>											
		SF	\$	300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Subtotal of Tier 3</b>				<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>Grand Total of Tier 1, 2 and 3</b>				<b>\$ 628,850</b>	<b>\$ 62,885</b>	<b>\$ 46,200</b>	<b>\$ 737,935</b>	<b>\$ 30,030</b>	<b>\$ 767,965</b>	<b>\$ 66,066</b>	<b>\$ 842,611</b>
	<b>Future Bond Items</b>											
	New District Office	8,000 SF	\$	735	\$ 5,880,000	\$ 588,000	\$ 1,176,000	\$ 7,644,000	\$ 764,400	\$ 8,408,400	\$ 1,681,680	\$ 10,090,080
	Concrete Paving	4,600 SF	\$	25	\$ 115,000	\$ 11,500	\$ 23,000	\$ 149,500	\$ 14,950	\$ 164,450	\$ 32,890	\$ 197,340
	Parking Lot	21,000 SF	\$	30	\$ 630,000	\$ 63,000	\$ 126,000	\$ 819,000	\$ 81,900	\$ 900,900	\$ 180,180	\$ 1,081,080
	Landscaping	3,000 SF	\$	10	\$ 30,000	\$ 3,000	\$ 6,000	\$ 39,000	\$ 3,900	\$ 42,900	\$ 8,580	\$ 51,480
	Temporary Housing	- LS	\$	60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Subtotal of Future Bond Items</b>				<b>\$ 6,655,000</b>	<b>\$ 665,500</b>	<b>\$ 1,331,000</b>	<b>\$ 8,651,500</b>	<b>\$ 865,150</b>	<b>\$ 9,516,650</b>	<b>\$ 1,903,330</b>	<b>\$ 11,419,980</b>
	<b>Grand Total of Tier 1, 2 and 3 and Future Bond Items:</b>				<b>\$ 7,283,850</b>	<b>\$ 728,385</b>	<b>\$ 1,377,200</b>	<b>\$ 9,389,435</b>	<b>\$ 895,180</b>	<b>\$ 10,284,615</b>	<b>\$ 1,969,396</b>	<b>\$ 12,262,591</b>
	<b>Future Phases</b>											
	<b>Subtotal of Future Phases:</b>				<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>Total Project Cost For Master Plan Improvements</b>				<b>\$ 7,283,850</b>	<b>\$ 728,385</b>	<b>\$ 1,377,200</b>	<b>\$ 9,389,435</b>	<b>\$ 895,180</b>	<b>\$ 10,284,615</b>	<b>\$ 1,969,396</b>	<b>\$ 12,262,591</b>



Preparing Students for an Evolving World