



12338 Mona Blvd., Compton 90220 | <http://bms-compton-ca.schoolloop.com>

A. EXISTING SITE INFORMATION

Year Built: 1957
 Year Modernized: Approx. 2005
 Student Population (2014-2015): 509
 Grade Levels: 7-8
 Number of Classrooms: 36
 Site Acreage: 21.68 ac
 Building Area: 81,600 ac

B. OVERVIEW

Bunche Middle School was originally constructed in 1957 and is currently comprised of 36 classrooms, a library, two computer labs, a staff lunch room, a cafeteria, two recreation rooms, and two locker rooms.

System Rating Legend:

Category [0]	New/Recently Modernized. Minor work required
Category [1]	Minor Modernization: mostly finishes, building systems to remain.
Category [2]	Standard modernization: Repair/Replace systems: HVAC, lighting, plumbing, power and low voltage.
Category [3]	Major modernization and space configuration.
Category [4]	Complete replacement

C. ASSESSMENT OF SITE

Parking (ADA Compliance)

Overall Rating: [4]

Parking

- Truncated domes missing.
- Signage missing at parking lot entrance (tow away).
- Slopes in stalls are greater than 2%.
- Path of travel does not meet code.
- No ADA drop-off area meeting current code.

Site Work

Overall Rating: [4]

Concrete(natural gray)

- Cross slope issues (>2%).
- Cracking in panels.
- Panels lifting at joints.(>1/4" vertical difference).
- Joints broken/sealant eroded away.

AC Paving

- Cross slope issues (>2%).
- Low spots in paving.
- Cracked AC allowing for water intrusion/weed growth.
- Trees are lifting paving.

Ramps

- Cross slope greater than 2% in some areas.

Site Amenities

Overall Rating: [4]

Drinking Fountains

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

Fencing/Gates

- Minor rust in posts, rails, and meshing/infill panels.
- Lever hardware is missing.
- Panic hardware is missing.

Playground**Overall Rating: [3]****Basketball Goals/post**

- Posts (fair)
- Backboards (bad)
- Goals (bad)
- Netting (bad)
- Ball Wall (fair)

Fields (fair/bad)

- Irrigation of all fields is sporadic. There are many areas which do not receive water and/or have no irrigation system.
- All fields have gopher problems.
- Fields are comprised of a mixture of grasses, weed, and bare dirt.
- Irrigation is only on half of the fields.

Drainage (Site)**Overall Rating: [2]**

- Ponding occurs at low spots in paving (leading to water intrusion through cracked concrete).
- Some buildings contain roof drains that look like they are connected to an underground system. However, no underground system could be located.

Landscape**Overall Rating: [3]**

- Majority of landscape is turf which increases the need for maintenance workers and irrigation water.
- Turf between buildings is bare and dying in several areas.
- Tree roots are lifting ac paving.

Irrigation**Overall Rating: [4]**

- Only half of site is irrigated.
- Irrigation system has been patched/adjusted over the years with mixing several different heads which makes the system inefficient.
- Irrigation system operability is inconsistent.

Utility - (Water, Sewer)**Overall Rating: [4]**

- Water and sewer mains are original to building construction dates. Life expectancy of these systems is approximately 50 years. Replacement or detailed inspection is recommended.

Utility - (Storm Drain)**Overall Rating: [3]**

- Storm drain conveys water to curb and gutter. Mostly non-existent around site.

D. ASSESSMENT OF BUILDINGS**Building Exterior (General)****Overall Rating: [2]****Paint: [2]**

- Walls reflect areas of paint patching and repairs.
- Walls have visible signs of cracking and paint peeling.

Door & Frames: [1]

- Frames and doors appear in acceptable condition.
- Hardware is in acceptable condition.

Windows: [2]

- Window frames are original to campus and have visible signs of wear.
- Windows are single pane and do not meet energy compliance.
- Windows have visible signs of glazing coming undone from frames.

Roof: [2]

- Roof leaks reported by school personnel at several buildings.
- Covered walkway ceilings have visible damage to coping and flashing.
- Exterior plaster vents on ceiling damaged or missing.
- Fascias have visible signs of rotting or paint peeling.

ADA Compliance: [2]

- Exterior drinking fountains not ADA compliant.

Building Interiors (General)**Overall Rating: [2]****Paint/Finishes: [2]**

- Interior walls show color fading and wear.
- Walls reflect areas of paint patching and repairs.

Door & Frames: [1,2]

- Frames and doors appear in acceptable.
- Door hardware is in acceptable condition.
- Door closers do not close properly, missing or not functioning.

Windows: [2]

- Window frames are original to campus and have visible signs of wear and paint peeling.
- Windows are single pane and do not meet energy compliance.
- Windows around campus are painted solid.

Ceiling: [2]

- Ceiling tiles appear worn and discolored with visible signs of damage.
- Several areas have stained or damaged tiles.

Floor: [2]

- Vct flooring in classrooms reflect heavy use and furniture marking.

ADA Compliance & General: [3]

- Building and room signs are missing, damaged or not legible.
- Millwork at staff workrooms and offices do not meet ADA standards.

Restrooms**Overall Rating: [1,2]****Paint/Finishes: [1,2]**

- Tile in modernized restrooms appear in acceptable condition with sign of wear.
- Complete modernization required at all other restrooms.

Door and Frames: [1,2]

- Door and Frames are acceptable
- Door closers not functional.
- Door Hardware working properly.

Windows: [N/A]

- N/A

Ceiling: [2]

- Paint on ceiling is peeling or cracking.
- Ceiling access panels are damage or missing.

Floor: [2]

- Tile flooring appears in acceptable condition at modernized restrooms.
- Floor drain appears worn and bent.

ADA Compliance: [3]

- Various restrooms around campus are not ADA compliant.

Multi-purpose/Food Service**Overall Rating: [4]****Paint/Finishes: [4]**

- Interior wall surfaces are worn and falling apart.
- Large areas of paint repairs / patching.

Door and Frames: [4]

- Door and Frames reflect wear and use.
- Door closers not functional.

Ceiling: [4]

- Tiles reflect staining, leaks and different colors.
- Tiles missing are various locations.
- Ceiling access panels are damaged or missing.

Floor: [4]

- VCT flooring reflect heavy traffic. Flooring is scuffed and marked by furniture.
- Tile in kitchen is broken, cracking and missing.
- Tile cove is damaged or missing.

ADA Compliance: [4]

- Handrails and stairs at stage not ADA complaint.

Bungalows/Portable Buildings

- N/A

E. ASSESSMENT OF SYSTEMS:**System Rating Legend:**

- Category [0] No Improvement
- Category [1] Minor system improvement
- Category [2] Localized improvement/replacement
- Category [3] Major Improvement
- Category [4] Complete Improvement

Mechanical**Overall Rating: [2]**

- HVAC systems present are a mix of packaged rooftop and split systems.
- The majority of the HVAC equipment is in the middle of its useful life.

Heating: [2]

- Classrooms are served by gas fired furnace split systems.
- Classrooms are served by gas fired packaged rooftop units.
- Portable buildings are served by packaged wall mounted heat pump units.
- Locker rooms are served by gas fired unit heaters.
- Locker rooms are served by hydronic unit heaters.

Cooling: [2]

- Classrooms are served by DX split systems.
- Classrooms are served by DX packaged rooftop units.
- No Air Conditioning is present in the MPR/ Cafeteria.
-

Ventilation: [4]

- Poor or intermittent ventilation could have negative impacts on average daily attendance.
- Timer switches provides intermittent ventilation with negative impact on occupant health.
- No ventilation/exhaust fans in locker rooms.

Controls: [4]

- No functioning direct digital control system is present on the campus.
- Spaces are controlled by local thermostats with interrupting timer switches.
- Thermostats are digital type with limited programmability and no user lock out.
- Utility demand response controllers present. May disable cooling during school hours.

Plumbing**Overall Rating: [2]**

- Plumbing fixtures are a collection of different models and styles.
- Plumbing fixture Lead Free compliance is unknown.
- Restroom fixtures are damaged and pulled away from the walls.
- Locker room shower piping systems appear to be galvanized pipe.

Other: [1]

- Kitchen hood does not have a fire suppression system.
- Wall Mounted gas heating unit flue discharges above drop ceiling, health risk.
- Kitchen hood is too short. Appliance extends past the coverage of the hood.
- Smell of gas apparent in the kitchen.

Electrical**Power Distribution: [0]**

- The Service Distribution Equipment switchboards are in fair condition. The Distribution System consists of two high voltage switches, HV2 and HV3, two transformers, T2 and T3, and two distribution switchboards MS2 and MS3. Switchboard MS2 is a 1200 amp board and the voltage is 208/120v-3p-4w. Transformer T2 is 4160v to 208/120v-3p-4w 300kva transformer. MS3 is a 1600 amp 208v/120-3p-4w Switchboard. Transformer T3 is a 4160 to 208v/120-3p-4w 500kva transformer. There is a utility company high voltage switch on the south side of the campus. The System meets the user needs and there are not any issues with performance and maintenance. However, if additional buildings are added to the Site, the System has to be reevaluated.

Fire Alarm: [4]

- The Site Fire Alarm System has been upgraded. The System is manufactured by Fire-Lite. The condition of the equipment is in poor condition. The day of the survey, June 29, 2015, the entire System was offline and has been offline for three weeks. A complete replacement is required.
- The System does not meet the current code. Any renovations to the system will trigger a full System replacement. The current National Fire Protection Association Code (NFPA) requires a intelligible voice messages that is capable of the reproduction of prerecorded, synthesized or live messages, via a telephone, handset, or microphone in case of an emergency.

Clock / Bell: [2]

- The Passing Bell and the Clock System has been upgraded and is fully functional but does not meet the user needs. The clock times are inconsistent and the District's maintenance staff has to manually set some of the classrooms and building clocks.

Phone: [3]

- The system has been upgraded and is a Voice Over Internet Protocol (VoIP). The system is fair condition and is fully functional but does not meet the user needs.
- The System has to be upgraded with new phones to improve system functionality.

Intercom: [2]

- System is analog and has been upgraded and is in good condition and requires no maintenance from the Districts facility staff. The System is fully functional and meets the user needs.
- The intercom feature integrated into administration staff telephone handset.

Public Address (PA): [3]

- The PA System has been upgraded and is fully functional but does not meet the user needs.
- Additional speakers are required for outside coverage.
- The System is and is controlled by the Simplex 5120-9180 Central Processing Unit Building Communication System.

Data / IT Infrastructure: [3]

- The Data System has been upgraded and is in good condition and requires no maintenance from the Districts facility staff but does not meet the user needs.
- The data Wi-Fi System was upgraded in 2014.
- The following upgrades are also required to provide a fully sustainable System: The Data System fiber optic backbone to improve system performance and the Data System switches to improve system performance and reliability.

Lighting: [2]

- The Lighting System is in fair condition and requires little maintenance from the Districts facility staff.
- Light fixtures in the classrooms and the offices are functional and meet the user needs. However, retrofitting the existing lighting with LED will improve efficiency and reduce the school's electrical bill.

Security System: [3]

- System has been upgraded and is fully functional but does meet the user needs.
- In addition to the existing motion sensors, door devices are needed in the Computer Lab Classrooms.
- The Site does not have campus wide CCTV or a Video Surveillance Equipment Monitoring System.

Audio Visual System: [3]

- This Site does not have an Audio Visual System in all of the classrooms, Library, or Multipurpose Building.



Degrade asphalt on playground



Cracking in concrete



Panel lift at joints



Degraded backboard on playground



Non-compliant ADA parking on south side of site



No irrigation in playfield to the north



Water damaged ceiling tiles



Non ADA compliant restroom



Non ADA complaint administration counter



Upgraded door hardware



Typical classroom



Deteriorating walkway ceiling



Modernized restroom



Non-compliant ADA sink



Typical single pane windows



Aged and vandalized showers



Lavatory separated from the wall



Thermostat missing face plate



Typical rooftop packaged AC unit



Nonfunctional computer room ac unit



Nonfunctional computer room ac unit



IT equipment rack



High voltage switch



Typical classroom phone



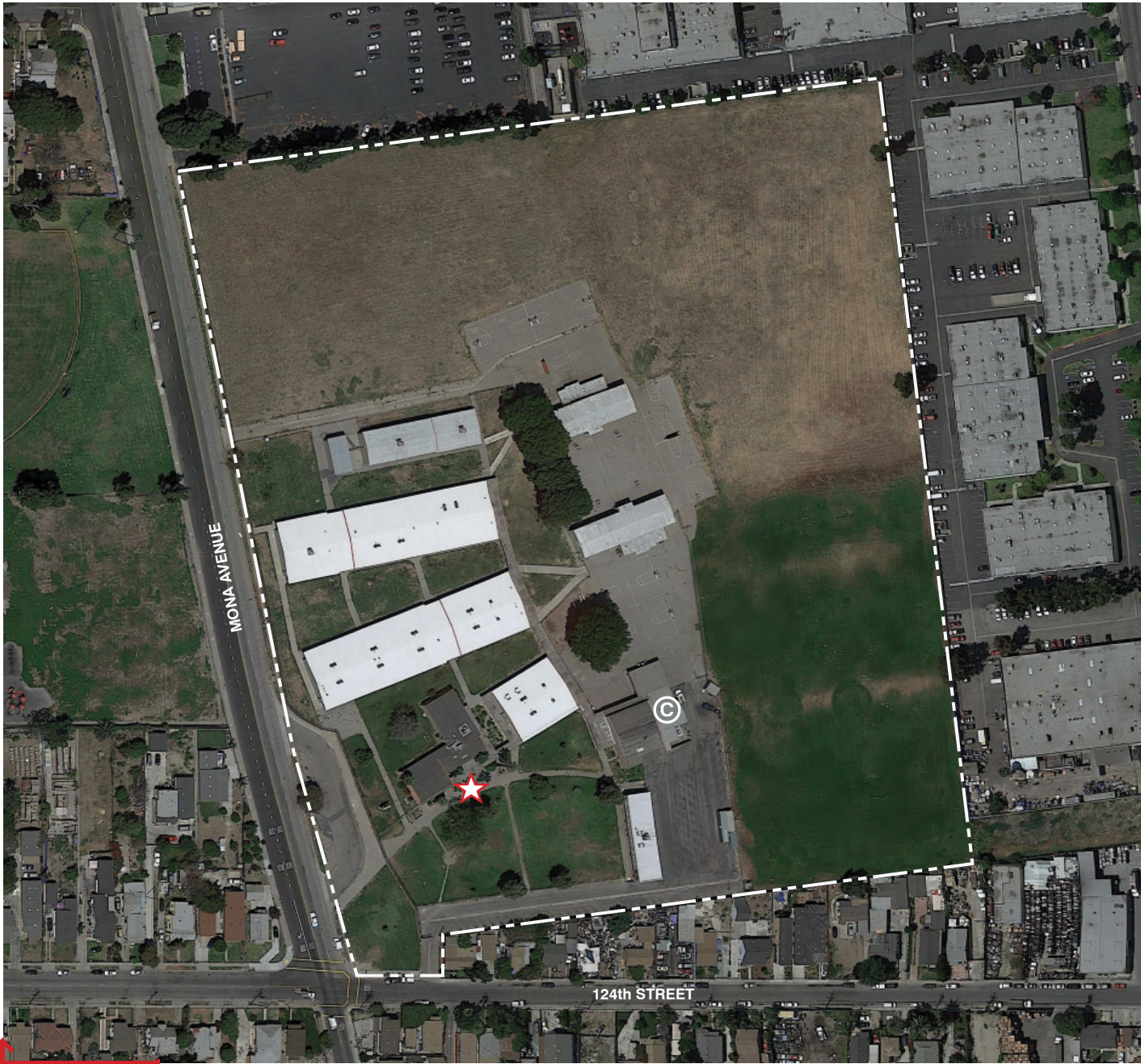
Fire alarm control panel







Typical classroom lighting



Building access key pad



PRIORITY NEEDS:

-  Main Campus Entry
-  Existing Portable/Building To Be Removed
-  New Permanent Modular Classroom Building(1-Story)
-  New Permanent Modular Classroom Building(2-Story)

A Existing Building Modernization
 • Applies to permanent building construction

B Site Utility Replacement
 • Water, sewer, gas, and storm drain replacement
 • Low voltage upgrades

C Food Service Upgrades
 • Kitchen reconfiguration
 • New lunch shelter

D Playfield Replacement
 • New turf areas with appropriate irrigation

SCOPE OF WORK CATEGORIES

MASTER PLAN COST

1. Permanent Building Modernization	\$ 18,474,000
2. Site Utilities	\$ 4,563,000
3. Food Service Upgrades	\$ 676,000
4. Playfield Replacement	\$ 4,491,000
5. Portable Classrooms to Permanent	-
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Total Project Cost (2015\$)	\$ 28,204,000



621 W. Poplar Street, Compton 90220 | <http://dms-compton-ca.schoolloop.com>

A. EXISTING SITE INFORMATION

Year Built: 1969
 Year Modernized: 2004-2005
 Student Population (2013-2014): 948
 Grade Levels: 7-8
 Number of Classrooms: 52
 Site Acreage: 21.89 ac
 Building Area: 136,600 sf

B. OVERVIEW

Davis Middle School, originally constructed in 1969, is currently comprised of 52 classrooms, a library, a computer lab, one staff lounge, a field, and a cafeteria.

System Rating Legend:

Category [0]	New/Recently Modernized. Minor work required
Category [1]	Minor Modernization: mostly finishes, building systems to remain.
Category [2]	Standard modernization: Repair/ Replace systems: HVAC, lighting, plumbing, power and low voltage.
Category [3]	Major modernization and space configuration.
Category [4]	Complete replacement

Parking (ADA Compliance)

Overall Rating: [2]

Parking

- Truncated domes missing in lots 1 and 2.
- Signage missing at parking stall in lots 1 and 2. (ADA)
- Signage missing at parking lot entrance in lots 1 and 2. (tow-away)
- Missing (1) ADA stall in parking lot no. 2.
- No ADA drop-off area meeting current code.

Site Work

Overall Rating: [2]

Concrete(natural gray)

- Cross slope issues. (>2%)
- Cracking in panels.
- Panels lifting at joints. (>1/4" vertical difference)
- Chips/broken concrete.
- Joints broken/sealant eroded away.

AC Paving

- Cross slope issues. (>2%)
- Low spots in paving.
- Cracked AC allowing for water intrusion/weed growth.
- Eroded AC paving allowing for water intrusion.
- Holes in AC paving(4" dia.) is safety hazard.

Site Amenities

Overall Rating: [3]

Drinking Fountains

- Knee clearance is not code compliant.
- Wheelchair clearance is not compliant.
- Missing cane detection rails.
- Other- basin is rusted, water ht. not compliant.

Fencing/Gates

- Galvanization is worn away.
- Post, rails, and meshing/infill panels of fence are rusted.
- Broken rails
- Posts broken/loose
- Mesh is cut/pulled back.
- Lever hardware is missing.
- Panic hardware is missing.

Overheads

- Bird nesting and loitering issues

Playground**Overall Rating: [3]****Basketball Goals/Post**

- Posts (fair)
- Backboards (good)
- Goals (good)
- Netting (fair)

Volleyball

- Posts (fair)
- Net (none)

Baseball/Softball Backstop

- Posts (bad)
- Chain link (bad)
- Bases (none)

Drainage (Site)**Overall Rating: [2]**

- Catch basins are plugged with debris/silt/trash.
- Ponding occurs at low spots in paving.(leading to water intrusion through cracked concrete)
- Drainage to field/planting areas creates erosion issues/standing water.
- Catch basins and drain inlets are open, safety hazard.

Landscape**Overall Rating: [2]**

- Majority of landscape is turf which increases the need for maintenance workers and irrigation water.
- Turf areas are compacted and does not provide an area for water to infiltrate.
- Water draining into compacted turf areas promotes mud/erosion issues.
- High use areas are compacted and turf has died.
- Plant material on campus does not promote water conservation during the drought emergency.

Irrigation**Overall Rating: [2]**

- Irrigation system has pressure/electrical issues(ie. remote control valves turned on manually and spray heads do not throw full distance)
- Irrigation system has been patched/adjusted over the years with mixing several different heads which makes the system inefficient.
- Irrigation system operability is inconsistent. Pressure issues along Poplar

Utility - (Water, Sewer)**Overall Rating: [4]**

- Water and sewer mains are original to building construction dates. Life expectancy of these systems is approximately 50 years. Replacement or detailed inspection is recommended.

Utility - (Storm Drain)**Overall Rating: [3]**

- Storm drain conveys water to curb and gutter. Mostly non-existent around site

D. ASSESSMENT OF BUILDINGS**Building Exterior (General)****Overall Rating: Category: [2]****Paint: [2]**

- Walls reflect areas of paint patching and repairs.
- Walls have visible signs of cracking and paint peeling.
- Exterior access panels or louvers are damaged.

Door & Frames: [1]

- Frames and doors appear in acceptable condition.
- Hardware is in acceptable condition.

Windows: [2]

- Window frames are original to campus and have visible signs of wear.
- Windows are single pane and do not meet energy compliance.

Roof: [2]

- Roof parapets have visible damage to coping and flashing.
- Exterior ceiling tile are stained, damaged or missing.

ADA Compliance: [2]

- Exterior drinking fountains not ADA compliant.
- Exterior student serving windows not ADA complaint.

Building Interiors (General)**Overall Rating: [2]****Paint/Finishes: [2]**

- Interior walls show color fading and wear.
- Walls reflect areas of paint patching and repairs.
- Wall bases are damaged or missing.

Door & Frames: [1,2]

- Frames and doors appear in acceptable.
- Door hardware is in acceptable condition.
- Door closers do not close properly, missing or not functioning.

Windows: [2]

- Window frames are original to campus and have visible signs of wear and paint peeling.
- Windows are single pane and do not meet energy compliance.
- Windows around campus are painted solid.

Ceiling: [2]

- Ceiling tiles appear worn and discolored with visible signs of damage.
- Several areas have stained or damaged tiles.

Floor: [2]

- Vct flooring in classrooms reflect heavy use and furniture marking.

ADA Compliance & General: [3]

- Majority Millwork is worn, damaged and do not meet current ADA standards.

Restrooms**Overall Rating: [1,2]****Paint/Finishes: [1,2]**

- Tile in modernized restrooms appear in acceptable condition with sign of wear.
- Complete modernization required at all other restrooms.

Door and Frames: [1,2]

- Door and Frames are in acceptable condition.
- Door closers not functional.
- Door Hardware working properly.

Windows: [N/A]

- N/A

Ceiling: [2]

- Paint on ceiling is peeling or cracking.
- Ceiling access panels are damage or missing.

Floor: [2]

- Tile flooring appears in acceptable condition at modernized restrooms.
- Floor drain appears worn and bent.

ADA Compliance: [3]

- Various restrooms around campus are not ADA compliant.

Multi-purpose/Food Service**Overall Rating: [4]****Paint/Finishes: [4]**

- Interior wall surfaces are worn and falling apart.
- Large areas of paint repairs / patching.
- 1x1 wall tiles are stained, damaged and different colors.

Door and Frames: [4]

- Door and Frames reflect wear and use.
- Door closers not functional.

Ceiling: [4]

- 1x1 tiles reflect staining, leaks and different colors.
- Tiles missing are various locations.
- Ceiling access panels are damaged or missing.

Floor: [4]

- Concrete flooring reflect heavy traffic with cracking and uneven finish.
- Tile in kitchen is broken, cracking and missing.
- Tile cove is damaged or missing.

ADA Compliance: [4]

- Handrails and stairs at stage not ADA complaint.
- Staff restrooms.

Bungalows/Portable Buildings:

- N/A

E. ASSESSMENT OF SYSTEMS:**System Rating Legend:**

- Category [0] No Improvement
- Category [1] Minor system improvement
- Category [2] Localized improvement/replacement
- Category [3] Major Improvement
- Category [4] Complete Improvement

Mechanical**Overall Rating: [3]**

- HVAC systems present is mostly custom gas fired DX multi-zone air handlers.
- The majority of the HVAC equipment is in the middle of its useful life.
- HVAC equipment appears to be well maintained for its age.
- District stated this site has the highest energy use in the district.

Heating: [3]

- Classrooms are served by multi zone gas fired rooftop systems.

Cooling: [2]

- Classrooms are served by DX multi-zone air handlers.
- No Air Conditioning is present in the MPR/ Cafeteria.

Ventilation: [1]

- Science/Lab Classrooms lack exhaust systems.
- Restroom are under exhausted with little or no make-up air.

Controls: [1]

- A direct digital control system is present on the campus.
- Spaces are controlled by local space temperature sensors.

Plumbing**Overall Rating: [3]**

- Plumbing fixtures are a collection of different models and styles.
- Plumbing fixture Lead free compliance is unknown.
- Regular waste pipe blockages reported in the kitchen
- Science classrooms do not appear to have emergency gas shut off switches.
- Science room sinks are not operable.

Other: [1]

- Rooftop units do not appear to have any seismic bracing or tie downs in place.

Electrical**Power Distribution: [3]**

- All electrical equipment is functional and there is no issue with power shortage / tripping on site. Main power to the site is available via single 480Y/277V sub-station located on site. Power distribution system is a mix of old and new equipment. Old equipment replacement is highly recommended. There is a 12.5 KW back-up generator on site tied to the power distribution system via Automatic Transfer Switch. The generator is old, rusty, and planet manager could not confirm if it is functional. Generator replacement is recommended. In multiple locations, regular power receptacles are installed by sinks. Only Ground Fault Current Interrupter (GFCI) type receptacles shall be installed in such locations.

Fire Alarm: [4]

- Site is equipped with fire alarm system, which does not meet current code requirement and when a major renovation occurs, the entire system will need to be replaced with a voice-evacuation fire alarm system.

Clock / Bell: [2]

- System is in good working condition, but some clocks are broken and replacement.

Phone: [1]

- System is in good condition, functional and there is no issue reported with the phone system.

Intercom: [2]

- System is in good condition, functional and there is no issue reported with this system.

Public Address (PA): [2]

- System is in good condition, but some speakers are old and stopped working completely. Adding additional exterior speakers is recommended for better coverage.

Data / IT Infrastructure: [3]

- There is data coverage through entire school via fiber optics feeding IDF cabinets, and wireless access points (WAPS). However, current system does not meet users need. Augment WAPS per district standards, upgrade backbone fiber, and switches is highly recommended to provide a fully sustainable system.

Lighting: [2]

- Interior light fixtures are old and some need replacement. Exterior light fixtures are old and some need replacement. Additional exterior light fixtures installation is recommended for adequate coverage.

Security System: [3]

- Intrusion alarm system is functional but old. System upgrade is recommended. There are security cameras on site but they are not functional. For safety and vandalism prevention reasons, security camera system shall be added to the school.



Large chips in concrete paving



Large cracks in concrete paving



Rusted drinking fountains



Poor drainage in asphalt paving



Compacted field, no turf growth



Broken chain link fencing



Door threshold



Original reception casework is deteriorating



Damage/stains to ACT



Interior corridor



Computer lab w/ new Mac's



Damage/stains to ACT



Modernized lab w/ flexible furniture



Covered exterior social space



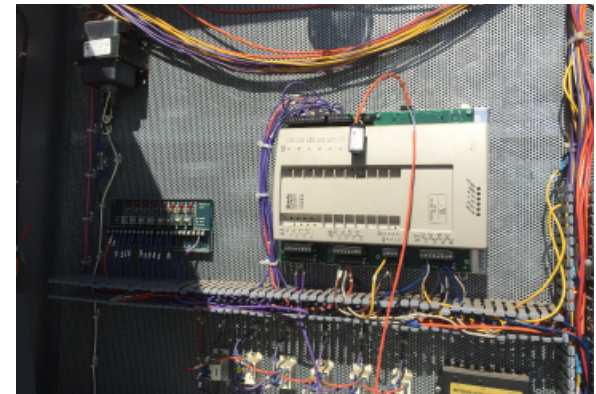
Metal pieces at fascia are missing which can result in water infiltration



Standing condensate/water on roof



Typical Multi-zone air handler



Direct digital controller



Kitchen floor sink reported to back up on occasion



Disconnect science room teachers sink



typical overhead supply and return grilles



Inadequate site lighting coverage



Lack of security cameras



Light fixture is rusting and inoperable



Original surface mounted fixtures are inefficient







Electrical generator



Electrical switchboard



PRIORITY NEEDS:

-  Main Campus Entry
-  Existing Portable/Building To Be Removed
-  New Permanent Modular Classroom Building(1-Story)
-  New Permanent Modular Classroom Building(2-Story)

- A Existing Building Modernization**
 - Applies to permanent building construction
- B Site Utility Replacement**
 - Water, sewer, gas, and storm drain replacement
 - Low voltage upgrades
- C Food Service Upgrades**
 - Kitchen reconfiguration
 - New lunch shelter
- D Playfield Replacement**
 - New turf areas with appropriate irrigation

4.23

**DAVIS MIDDLE SCHOOL
PRIORITY NEEDS DIAGRAM**

OCTOBER 2015

SCOPE OF WORK CATEGORIES

MASTER PLAN COST

1. Permanent Building Modernization	\$ 30,543,000
2. Site Utilities	\$ 6,308,000
3. Food Service Upgrades	\$ 676,000
4. Playfield Replacement	\$ 5,504,000
5. Portable Classrooms to Permanent	-
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Total Project Cost (2015\$)	\$ 43,031,000



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A. EXISTING SITE INFORMATION

Year Built: 1941
 Year Modernized: 2005
 Student Population (2013-2014): 538
 Grade Levels: 7-8
 Number of Classrooms: 23
 (Total number of portable: 4)
 Site Acreage: 18.95 ac
 Building Area: 90,400 sf

B. OVERVIEW

Enterprise Middle School, originally constructed in 1941, is comprised of 23 classrooms, a library, four computer labs, a gym, a dance room, reading room, basketball courts, a track, one staff lounge, and a cafeteria.

System Rating Legend:

Category [0]	New/Recently Modernized. Minor work required
Category [1]	Minor Modernization: mostly finishes, building systems to remain.
Category [2]	Standard modernization: Repair/ Replace systems: HVAC, lighting, plumbing, power and low voltage.
Category [3]	Major modernization and space configuration.
Category [4]	Complete replacement

C. ASSESSMENT OF SITE

Parking (ADA Compliance)

Overall Rating: [4]

Parking

- Truncated domes missing.
- Signage missing at parking stall.(ADA)
- Signage missing at parking lot entrance.(tow-away)
- Missing ADA stall and path of travel to Admin. Bldg.
- ADA pavement markings illegible.
- No ADA drop-off.

Site Work

Overall Rating: [3]

Concrete(natural gray)

- Cross slope issues.(>2%)
- Cracking in panels.
- Panels lifting at joints.(> 1/4" vertical difference)
- Chips/broken concrete.
- Joints broken/sealant eroded away.
- Lack of warning curbs for paving elevation changes >4".

AC Paving

- Cross slope issues.(>2%)
- Low spots in paving.
- Cracked AC allowing for water intrusion/weed growth.
- Eroded AC paving allowing for water intrusion.

Ramps

- Handrails lack required 12" extension at landing.
- Landings are too small at top/bottom of ramp.
- Handrails are missing.

Stairs

- Nosings do not have warning grooves/ contrasting color.
- Risers are not all of equal height.
- Missing handrails.
- Handrail extensions to not meet code.
- Landing size is too small.

Site Amenities

Overall Rating: [3]

Drinking Fountains

- Knee clearance is not code compliant.
- Wheelchair clearance is not compliant.

Fencing/Gates

- Galvanization is worn away.
- Post, rails, and meshing/infill panels of fence are rusted.
- Broken rails
- Lever hardware is missing.
- Panic hardware is missing.
- Gate landing is non-compliant

Bleachers

- No ADA compliant for wheelchair or semi-ambulatory seating
- Required ADA access around and to bleacher is not provided.
- Guardrails not included for larger bleachers.

Playground

Overall Rating: [2]

Basketball Goals/Post

- Posts (fair)
- Backboards (fair)
- Goals (bad)
- Netting (bad)

Volleyball

- Posts (fair)
- Net (bad)

Baseball/Softball Backstop

- Posts (fair)
- Chain link (fair)

Track

- Decomposed granite is uneven, several low spots and weed filled.
- Curbs are broken.

Drainage (Site)

Overall Rating: [2]

- Catch basins have debris and silt built up.
- Ponding occurs at low spots in paving.(leading to water intrusion through cracked concrete)
- Drainage to field/planting areas creates erosion issues/standing water.

Landscape

Overall Rating: [3]

- Majority of landscape is turf which increases the need for maintenance workers and irrigation water.
- Turf areas are compacted and have several bare spots.
- Lack of plant material promotes mud/erosion issues.
- Turf between buildings is bare and dying in several areas.
- Plant material on campus does not promote water conservation during the drought emergency.

Irrigation

Overall Rating: [4]

- Irrigation system operability is inconsistent.
- A few heads are broken.

Utility - (Water, Sewer)

Overall Rating: [4]

- Water and sewer mains are original to building construction dates. Life expectancy of these systems is approximately 50 years. Replacement or detailed inspection is recommended.

Utility - (Storm Drain)

Overall Rating: [3]

- Storm drain conveys water to curb and gutter. Mostly non-existent around site.

D. ASSESSMENT OF BUILDINGS

Building Exterior (General)

Overall Rating: [3]

Paint: [3]

- Building walls reflect areas of paint patching and repairs.
- Wall have visible signs of cracking and paint peeling.
- Access panels are broken, damaged or missing.
- Downspouts on walls damaged or broken.

Door & Frames: [3]

- Frames are original to school and reflect heavy wear and damage at some location thruout campus.
- Door were previously upgraded but reflect damage and paint peeling.

Windows: [3]

- Window and frames are original to campus reflect heavy wear and damage.
- Windows are single pane and do not meet energy compliance.
- Windows on campus painted and blocked with plywood.

Roof: [3]

- Roof leaks reported by school personnel at several buildings.
- Covered walkway ceilings have rotting wood and visible damage to coping and flashing.
- Vents on exterior plaster ceiling damaged or missing.
- Exterior walkway colums rusting with visible damage.

ADA Compliance: [3]

- Exterior drinking fountains not ADA compliant.
- Exterior stairs around campus not ADA compliant.

Building Interiors (General)**Overall Rating: [3]****Paint/Finishes: [3]**

- Interior walls show color fading and wear.
- Walls reflect areas of paint patching and repairs.
- Wall tiles above marker boards are old and coming apart at various locations.
- Wall reflect cracking and damage.
- Wall bases are damaged or missing.

Door & Frames: [3]

- Frames are original to school and reflect heavy wear and damage.
- Door were previously upgraded but reflect damage and paint peeling.
- Door closers do not close properly, missing or not functioning.
- Door hardware is worn and not working properly.

Windows: [3]

- Windows do not provide sufficient lights for students.
- Windows do not meet energy compliance.
- Windows are painted solid or blocked.

Ceiling: [2]

- 1x1 tiles appear worn and discolored with visible signs of damage.
- Tiles are stained, cracking or missing at various locations.
- Access panels are damaged or not working properly.

Floor: [2]

- Vct flooring in classrooms reflect heavy use and furniture marking.

ADA Compliance & General: [3]

- Building and room signs missing, damaged or not legible.
- Millwork on campus do not meet ADA standards.
- Door Thresholds not ADA complaint.

Restrooms**Overall Rating: [2]****Paint/Finishes: [1,2]**

- Tile in modernized restrooms appear in acceptable condition with sign of wear.
- Complete modernization required at all other restrooms.

Door and Frames: [2]

- Frames are original to school and reflect heavy wear and damage.
- Door were previously upgraded but reflect damage and paint peeling.
- Door closers do not close properly, missing or not functioning.
- Door hardware is worn and not working properly.

Windows: [N/A]

- N/A

Ceiling: [2]

- Paint on ceiling is peeling or cracking.
- Ceiling access panels are damage or missing.

Floor: [2]

- Tile flooring appears in acceptable condition at modernized restrooms.
- Floor drain appears worn and bent.

ADA Compliance: [3]

- Various restrooms around campus are not ADA compliant.

Multi-purpose/Food Service**Overall Rating: [3]****Paint/Finishes: [3]**

- Interior wall surfaces worn and falling apart.
- Large areas of paint repairs / patching.

Door and Frames: [3]

- Door and Frames reflect wear and use.
- Door closers not functional.

Ceiling: [3]

- Tiles reflect staining, leaks and different colors.
- Tiles missing are various locations.
- Various ceiling access panels are damaged or missing.
- Tiles reflect water leaks from roof.

Floor: [3]

- Concrete flooring reflect heavy traffic.
- Wood flooring at stage is worn with visible signs of cracking and damage.

ADA Compliance: [3]

- Handrails and stairs at stage not ADA complaint.

Bungalows/Portable Buildings**(Total number of portable building: 4)****Overall Rating: [2]****Paint/Finishes: [2]**

- Exterior wood siding has visible damage.
- Coping and flashing reflect rusting and damage.
- Interior wall surfaces are torn, worn and falling apart.

Door and Frames: [1]

- Door and Frames reflect wear and use.
- Door closers not functional.

Ceiling: [2]

- Tiles reflect staining, leaks and different colors.
- Tiles missing are various locations.
- Various ceiling access panels are damaged or missing.

Floor: [2]

- VCT flooring reflect heavy traffic. Flooring is scuffed and marked by furniture.
- Carpet is torn and stained.

ADA Compliance: [2]

- Ramps are noted to be have uneven surfaces.
- Ramps are falling apart or have large areas of rotting.

E. ASSESSMENT OF SYSTEMS:

System Rating Legend:

Category [0]	No Improvement
Category [1]	Minor system improvement
Category [2]	Localized improvement/replacement
Category [3]	Major Improvement
Category [4]	Complete Improvement

Mechanical**Overall Rating: [2]**

- HVAC systems present are a mix of packaged rooftop and wall units.
- The majority of the HVAC equipment is in the middle of its useful life.

Heating: [2]

- Classrooms are served by gas fired packaged rooftop units.
- Locker rooms are served by gas fired unit heaters.

Cooling: [2]

- Classrooms are served by DX packaged rooftop units.
- Classrooms are served by DX packaged ground mounted units serving multiple spaces.
- No Air Conditioning is present in the MPR/ Cafeteria.
- No Air Conditioning is present in the Library.

Ventilation: [4]

- Poor or intermittent ventilation could have negative impacts on average daily attendance.
- Timer switches provides intermittent ventilation with negative impact on occupant health.
- No economizer function appears to be available.
- No mechanical ventilation is present in some spaces.
- Science/Lab Classrooms lack exhaust systems.
- Restroom are under exhausted with little or no make-up air.
- No ventilation/exhaust fans in locker rooms.

Controls: [4]

- No functioning direct digital control system is present on the campus.
- Spaces are controlled by local thermostats with interrupting timer switches.
- Thermostats are digital type with limited programmability and no user lock out.
- Utility demand response controllers present. May disable cooling during school hours.
- Multiple classrooms controlled by a single thermostat.

Plumbing**Overall Rating: [2]**

- Plumbing fixtures are a collection of different models and styles.
- Plumbing fixture Lead free compliance is unknown.
- Site gas meter appears to have been upgraded.

Other: [1]

- Rooftop units do not appear to have any seismic bracing or tie downs in place.
- No fire suppression system at kitchen hood.

Electrical**Power Distribution: [2]**

- All electrical equipment is functional and there is no issue with power shortage / tripping on site. Main power to the site is available via single 480/277V sub-station located on site. Power distribution system is a mix of old and new equipment. Old equipment replacement is highly recommended. Some class rooms lack adequate number of power and data outlets. Additional outlets need to be added in such spaces. Circuit breaker trips when multiple outlets are used at the same time at the Auditorium. More receptacles with dedicated circuits shall be installed in that space.

Fire Alarm: [4]

- Site is equipped with fire alarm system, which does not meet current code requirement. When a major renovation occurs, the entire system will need to be replaced with a voice-evacuation fire alarm system.

Clock / Bell: [2]

- System is in good working condition, but some clocks are broken and need replacement.

Phone: [2]

- System is in good condition, functional and there is no issue reported with the phone system.

Intercom: [2]

- System is fully functional and there is no issue reported with this system.

Public Address (PA): [2]

- System is in good condition, but some speakers do not work properly and need replacement. Adding additional exterior speakers is recommended for better coverage.

Data / IT Infrastructure: [3]

- There is data coverage through entire school via fiber optics feeding IDF cabinets, and wireless access points (WAPS). However, current system does not meet users need. Augment WAPS per district standards, upgrade backbone fiber, and switches is highly recommended to provide a fully sustainable system.

Lighting: [3]

- Interior light fixtures are old and most need replacement. Exterior light fixtures are old and some need replacement. Additional exterior light fixtures installation is recommended for adequate coverage.

Security System: [4]

- Intrusion alarm system is functional but old. System upgrade is recommended. There are security cameras installed but they do not work. For safety and vandalism prevention reasons, security camera system shall be added to the school.

4.24

ENTERPRISE MIDDLE SCHOOL
FACILITIES NEEDS ASSESSMENT

OCTOBER 2015



Drain inlet clogged with debris



Cracking in pavement



Curb on track degraded



Lacking ADA stall markings/signage/truncated domes



Concrete paving cracking



Handrails missing



Deteriorating casework



Damaged walkway coping / flashing



Non accessible front office counter



damaged ceiling tiles



Original casework deteriorating



Damaged signage



Non ADA compliant sink



Deteriorating lights



typical computer lab



Kitchen hood without fire suppression system



typical rooftop package units



Ground mounted package unit without outside air intake



Supply and return ducts in classroom



Shared thermostat



MDF room without proper cooling



Old switchboard needs replacement



Inadequate site lighting coverage



typical condition of interior surface mounted light fixtures



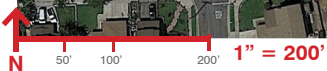
Abcdefg







Fire alarm control panel is not up to standards



Lack of security cameras



PRIORITY NEEDS:

-  Main Campus Entry
-  Existing Portable/Building To Be Removed
-  New Permanent Modular Classroom Building(1-Story)
-  New Permanent Modular Classroom Building(2-Story)

A Existing Building Modernization

- Applies to permanent building construction

B Site Utility Replacement

- Water, sewer, gas, and storm drain replacement
- Low voltage upgrades

C Food Service Upgrades

- Kitchen reconfiguration
- New lunch shelter

D Playfield Replacement

- New turf areas with appropriate irrigation

E New Permanent Modular Classroom Building

- Replaces existing portables which are to be removed
- Includes support spaces(staff and student restrooms)
- K-8 and Middle School Sites to include (2) STEM/Science Labs

4.24

**ENTERPRISE MIDDLE SCHOOL
PRIORITY NEEDS DIAGRAM**

OCTOBER 2015

SCOPE OF WORK CATEGORIES

MASTER PLAN COST

1. Permanent Building Modernization	\$ 19,562,000
2. Site Utilities	\$ 4,547,000
3. Food Service Upgrades	\$ 676,000
4. Playfield Replacement	\$ 4,386,000
5. Portable Classrooms to Permanent	\$ 2,711,000
<hr/>	
Total Project Cost (2015\$)	\$ 31,882,000



1200 E. Alondra Blvd. Compton 90221 | <http://rms-compton-ca.schoolloop.com>

A. EXISTING SITE INFORMATION

Year Built: 1925
 Year Modernized: 2004-2005
 Student Population (2014-2015): 834
 Grade Levels: 7-8
 Number of Classrooms: 50
 (Total number of portables: 9)
 Site Acreage: 17.48 ac
 Building Area: 96,200 sf

B. OVERVIEW

Roosevelt Middle School, originally constructed in 1925, is currently comprised of 50 classrooms, a library, a computer lab, a science lab, one music room, an auditorium, a gym, one staff lounge, two P.E. rooms, two locker rooms, and a cafeteria. Additions to campus include a two story classroom, a fire alarm system and upgraded HVAC system.

System Rating Legend:

- Category [0] New/Recently Modernized. Minor work required
- Category [1] Minor Modernization: mostly finishes, building systems to remain.
- Category [2] Standard modernization: Repair/ Replace systems: HVAC, lighting, plumbing, power and low voltage.
- Category [3] Major Modernization and space
- Category [4] Complete replacement

C. ASSESSMENT OF SITE

Parking (ADA Compliance)

Overall Rating: [3]

Parking

- Path of travel in front of parking stalls require additional width to be compliant.
- Signage is not up to current code.

Site Work

Overall Rating: [4]

Concrete(natural gray)

- Path of travel in various areas around campus have cross slopes greater than 2%.
- Concrete expansion joints are deteriorated and panels are cracked allowing for water intrusion underneath.
- Concrete panels are cracked.
- Landings are not adjacent to ADA compliant path.
- Threshold at several doors is no longer compliant.

AC Paving

- Areas between buildings have cross slopes greater than 2%.
- Paving contains major cracks creating water intrusion.
- Playground paint is gone/extremely faded.
- Low spots in paving in numerous locations. No overall drainage pattern.

Ramps

- Handrails do not extend 12".
- Multiple buildings require ramps to be accessible.
- Handrails and extensions missing from some ramps.

Stairs

- Risers on each set not of equal height.
- No extensions on handrails.

Site Amenities

Overall Rating: [3]

Drinking Fountains

- Bubblers are not ADA compliant.
- Knee height and bubbler heights.

Fencing/Gates

- Galvanization has worn off in several locations.
- No chain link gates have panic hardware.
- Chain link fencing is rusted in several locations.
- Chain link fence is broken in a few locations.

Playground

Overall Rating: [3]

Basketball Goals/Post

- Posts (fair)
- Backboards (bad)
- Goals (bad)
- Netting (bad)
- Ball Wall (fair)

Track (fair/bad)

- Decomposed granite is uneven and worn away.
- Concrete curbs are all broken/chipped.

Basketball

- Post(fair)
- Backboard(fair)
- Goal(bad)
- Netting(bad)

Drainage (Site)

Overall Rating: [2]

- Water ponding in multiple areas creating asphalt degradation.
- All drainage that doesn't pond sheet flows to public street.
- Drain inlet below grade behind main building has standing water inside.

Landscape

Overall Rating: [4]

- Irrigation was never installed in fields. Creating large amount of dust.

- Turf is bare and dying in several areas. Irrigation appears to be sporadic.

Irrigation

Overall Rating: [4]

- Irrigation system is non-existent. Hoses are used to irrigate landscape.

Utility - (Water, Sewer)

Overall Rating: [4]

- Water and sewer mains are original to building construction dates. Life expectancy of these systems is approximately 50 years. Replacement or detailed inspection is recommended.

Utility - (Storm Drain)

Overall Rating [3]

- Storm drain conveys water to curb and gutter. Mostly non-existent around site.

D. ASSESSMENT OF BUILDINGS

Building Exteriors (General)

Overall Rating: [2]

Paint: [2]

- Building walls reflect areas of paint patching and repairs.
- Wall access panels / vents damaged or missing.

Door & Frames: [2]

- Frames are original to campus and have heavy wear and paint peeling.
- Doors are worn with visible damage.
- Hardware is not working properly or in poor condition.
- Door closers do not function properly

Windows: [3]

- Windows and frames are original to school.
- Windows are single pane and do not meet energy compliance.
- Windows are painted solid or blocked.

Roof: [2]

- Roof is original to school.

- Coping and flashing at roof appear to be worn and coming apart.
- Covered walkway ceilings have rotting wood and visible damage to coping and flashing.

ADA Compliance

- Access to several classrooms are not ADA accessible.
- Door Thresholds are not ADA compliant.
- Campus signs missing, not legible or do not meet ADA standards.

Building Interiors (General)

Overall Rating: [2]

Paint/Finishes: [2]

- Interior walls show color fading and wear.
- Walls reflect areas of paint patching/repairs.
- Wall coverings reflect areas of tearing.

Door & Frames: [2]

- Frames are original to campus and have heavy wear and paint peeling.
- Doors are worn with visible damage.
- Door closers do not close properly, missing or not functioning.

Windows: [2]

- Windows and frames are original to building and do not provide sufficient lights for students.
- Windows do not meet energy compliance
- Windows are painted or blocked.

Ceiling: [2]

- Ceiling Tiles are stained.
- Ceiling tiles missing at various spaces on campus.

Floor: [2]

- Vct flooring in classrooms reflect heavy use and tearing.
- Concrete flooring reflect large areas of cracking and uneven surfaces.
- Carpet at classrooms is worn and tearing.

ADA Compliance & General: [3]

- Millwork thru-out campus does not meet ADA standards and reflect heavy wear.
- Millwork hardware not working properly or in poor condition.

Restrooms**Overall Rating: [2]****Paint/Finishes: [2]**

- Tile on walls are worn with visible damage.
- Grout on walls is coming undone.

Door and Frames: [2]

- Frames are original to campus and have heavy wear and paint peeling.
- Doors are worn with visible damage.
- Door closers do not close properly, missing or not functioning.

Windows [N/A]

- N/A

Ceiling: [2]

- Paint on ceiling is peeling with visible signs of cracking.
- Various ceiling access panels are damaged or missing.

Floor: [3]

- Tile reflect heavy use and cracking.
- Floor drains are worn and damaged.

ADA Compliance: [3]

- Thresholds do not meet current ADA compliance.
- Toilet accessories not ADA compliant.

Multi-purpose/Food Service**Overall Rating: [3]****Paint/Finishes: [3]**

- Interior wall surfaces worn and falling apart.
- Large areas of paint repairs / patching.

Door and Frames: [3]

- Door and Frames reflect wear and use.
- Door closers not functional.

Ceiling: [3]

- Tiles reflect staining, leaks and different colors.

- Tiles missing are various locations.
- Various ceiling access panels are damaged or missing.

Floor: [3]

- Vct flooring reflect heavy traffic and furniture markings.
- Wood flooring at stage is worn with visible signs of cracking and damage.

ADA Compliance: [3]

- Handrails and stairs at stage not ADA complaint.

**Bungalows/Portable Buildings
(Total number of portable building: 9)****Overall Rating: [2]****Paint/Finishes: [2]**

- Exterior wood siding has visible damage.
- Coping and flashing reflect rusting and damage.
- Interior wall surfaces are torn and falling apart.

Door and Frames: [2]

- Door and Frames reflect wear and use.
- Door closers not functional.

Ceiling: [2]

- Tiles reflect staining, leaks and different colors.
- Various ceiling access panels are damaged or missing.

Floor: [2]

- VCT flooring reflect heavy traffic. Flooring is scuffed and marked by furniture.
- Carpet is torn and stained.

ADA Compliance: [2]

- Ramps are noted to be have uneven surfaces.
- Ramps are falling apart or have large areas of rotting.

E. ASSESSMENT OF SYSTEMS:**System Rating Legend:**

- Category [0] No Improvement
- Category [1] Minor system improvement
- Category [2] Localized improvement/replacement
- Category [3] Major Improvement

Category [4] Complete Improvement

Mechanical**Overall Rating: [2]**

- HVAC systems present are a mix of indoor self-contained, packaged rooftop and wall units.
- The majority of the HVAC equipment is nearing its useful life.
- Equipment replacement can be expected in 3 to 5 years.

Heating: [2]

- Some Classrooms are served by gas fired furnace split systems.
- Portable buildings are served by packaged wall mounted heat pump units.
- Modular building and some Classrooms are served by indoor vertical packaged heat pump unit.
- Locker rooms are served by gas fired unit heaters.

Cooling: [2]

- Some Classrooms are served by DX split systems.
- Portable buildings are served by packaged wall mounted heat pump units.
- Modular building and some classrooms are served by Indoor vertical packaged DX unit.
- No Air Conditioning is present in the MPR/ Cafeteria.

Ventilation: [4]

- Poor or intermittent ventilation could have negative impacts on average daily attendance.
- Timer switches provides intermittent ventilation with negative impact on occupant health.
- No economizer function appears to be available.
- Science/Lab Classrooms lack exhaust systems.
- No ventilation/exhaust fans in locker rooms.

Controls: [4]

- No functioning direct digital control system is present on the campus.

- Spaces are controlled by local thermostats with interrupting timer switches.
- Thermostats are digital type with limited programmability and no user lock out.
- Utility demand response controllers present. May disable cooling during school hours.

Plumbing

Overall Rating: [1]

- Plumbing fixtures are a collection of different models and styles.
- Plumbing fixture Lead free compliance is unknown.
- Domestic water thermostatic mixing valve are aged.

Acoustics: [2]

- Air conditioning unit compressor mounted in the classroom.

Electrical

Power Distribution: [2]

- The Site appears to have two independent Southern California Edison services. One serviced is located in the Utility Building and the second is located in the north parking lot.
- The original utility company meter and disconnect sections appear to be part of the original System and is located in the Utility Building.
- The original service distribution equipment is located in the Utility Building and portions of the System appears to have been removed after a new 400 amp 480/277v-3p-4w Switchboard “DBA” was installed.
- In 2004 a new 150kva transformer and a Distribution Board “DBA-2” was installed.
- Switchboard “DPA” provides power to Distribution Panelboard DPA-2. “DPA-2” provides power to a classroom building.
- The service in the parking lot is a weatherproof Distribution Board “MSE” which is a 400 amp 240/120v-1p-3w service and is providing power to an unknown building.
- Distribution Board “MSE” is in poor condition and should be replaced. The board and the utility switch have rust and the door does not close or is

very difficult to close.

- Switchboard “DPA” and Distribution Panelboard “DPA-2 is in and is in good condition and requires no maintenance from the Districts facility staff and does meet the user needs.

Fire Alarm: [4]

- The Site Fire Alarm System has been upgraded and there is not any maintenance associated with the equipment and devices. The condition of the equipment is good. There are numerous maintenance issues with the system. The System emits trouble signals and requires constant maintenance from the Vendor’s service team.
- The system meets the user needs but does not meet the current code. Any renovations to the system will trigger a full System replacement. The current National Fire Protection Association Code (NFPA) requires a intelligible voice messages that is capable of the reproduction of prerecorded, synthesized or live messages, via a telephone, handset, or microphone in case of an emergency.

Clock / Bell: [2]

- The Passing Bell and the Clock System has been upgraded but does not meet the user needs. The clock times are inconsistent and the District’s maintenance staff has to manually set some of the classrooms and building clocks.

Phone: [3]

- The system has been upgraded and is a Voice Over Internet Protocol (VoIP). The system is fair condition and requires minimum maintenance. The System is fully functional but does not meet the user needs.
- The System has to be upgraded with new phones to improve system functionality.

Intercom: [2]

- System is analog and has been upgraded. The System is in good condition and requires no maintenance from the Districts facility staff. The System is fully functional and meets the user needs.

- The intercom feature integrated into administration staff telephone handset.

Public Address (PA): [3]

- The PA System has been upgraded and is functional but does not meet the user needs.
- Additional speakers are required for outside coverage.
- The System is and is controlled by the Simplex 5120-9180 Central Processing Unit Building Communication System.

Data / IT Infrastructure: [3]

- The Data System has been upgraded and is fully functional but does not meet the user needs.
- The data Wi-Fi System has been upgraded.
- The following upgrades are also required to provide a fully sustainable System: The Data System fiber optic backbone to improve system performance and the Data System switches to improve system performance and reliability.

Lighting: [2]

- The Lighting System is in fair condition and requires little maintenance from the Districts facility staff.
- A complete evaluation of the lighting in the Multipurpose Room stage area is required to determine if some of the lights ballast are bad or the lamps require replacement.

Security System: [3]

- System has been upgraded and is fully functional but does not meet the user needs. Buildings on site have ceiling mounted motion sensors.
- In addition to the existing motion sensors, door devices are needed in the Computer Lab Classrooms, the Music Classroom and Multipurpose Building.
- The Site does not have CCTV or a Video Surveillance Equipment Monitoring System.

Audio Visual System: [3]

- This Site has partial Audio Visual System in some of the classrooms, Library, or Multipurpose Building.



Tree grate tripping hazard



Stair handrails lack extensions, nosing have no grooves nor contrasting color



Abcdefg AC paving heavily degraded



Drinking fountain missing rails



Standing water in drain inlet behind main building



Handrails are missing



Water damaged ceiling tiles



Covered walkway wood deteriorating



Door damaged and not accessible



Damaged VCT flooring



Original lockers deteriorating



Non accessible threshold



Damaged building fascia



Non ADA complaint counters



Typical computer lab



Cafeteria with gas unit heaters no ventilation no AC



Abcdefg



Nonfunctional locker room floor drain



Exposed forced air unit without fresh air input



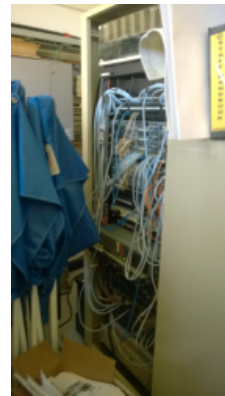
Damaged urinal piping



Typical indoor classroom HVAC unit



telephone head-in equipment



IT equipment rack



Switchboard MSE



Main switchboard in utility building







Fire alarm control panel



Typical classroom lighting



PRIORITY NEEDS:

-  Main Campus Entry
-  Existing Portable/Building To Be Removed
-  New Permanent Modular Classroom Building(1-Story)
-  New Permanent Modular Classroom Building(2-Story)

A Existing Building Modernization

- Applies to permanent building construction

B Site Utility Replacement

- Water, sewer, gas, and storm drain replacement
- Low voltage upgrades

C Food Service Upgrades

- Kitchen reconfiguration
- New lunch shelter

D Playfield Replacement

- New turf areas with appropriate irrigation

E New Permanent Modular Classroom Building

- Replaces existing portables which are to be removed
- Includes support spaces(staff and student restrooms)
- K-8 and Middle School Sites to include (2) STEM/Science Labs

4.25

**ROOSEVELT MIDDLE SCHOOL
PRIORITY NEEDS DIAGRAM**

OCTOBER 2015

SCOPE OF WORK CATEGORIES

MASTER PLAN COST

1. Permanent Building Modernization	\$ 19,781,000
2. Site Utilities	\$ 4,388,000
3. Food Service Upgrades	\$ 676,000
4. Playfield Replacement	\$ 3,998,000
5. Portable Classrooms to Permanent	\$ 5,903,000
<hr/>	
Total Project Cost (2015\$)	\$ 34,746,000



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A. EXISTING SITE INFORMATION

Year Built: 1960
 Year Modernized: 2004-2005
 Student Population (2013-2014): 300
 Grade Levels: 6-8
 Number of Classrooms: 41
 Site Acreage: 17.50 ac
 Building Area: 86,900 sf

B. OVERVIEW

Vanguard is a beautiful and well-planned school with eight buildings grouped around a central quadrangle. Composed of a library, a computer lab, a science lab, one music room, one staff lounge, two P.E. rooms, two locker rooms, and a cafeteria. Upgrades to campus include a fire alarm and HVAC system.

System Rating Legend:

- Category [0] New/Recently Modernized. Minor work required
- Category [1] Minor Modernization: mostly finishes, building systems to remain.
- Category [2] Standard modernization: Repair/ Replace systems: HVAC, lighting, plumbing, power and low voltage.
- Category [3] Major modernization and space configuration.
- Category [4] Complete replacement

C. ASSESSMENT OF SITE

Parking (ADA Compliance)

Overall Rating: [3]

Parking

- Truncated domes missing.
- Signage missing at parking stall.(ADA)
- Signage missing at parking lot entrance.(tow-away)
- Cross slope issues.(>2%)
- Missing compliant Van ADA stall in any parking lot.
- Lack of ADA symbol on pavement.
- Lack of ADA drop-off for school.

Site Work

Overall Rating: [3]

Concrete(natural gray)

- Cracking in panels.
- Panels lifting at joints.(> 1/4" vertical difference)
- Lack of warning curb where concrete/planting area is >4" below finish surface of concrete walk.
- Settling(low spots) at trenched areas.
- Chips/broken concrete.
- Joints broken/sealant eroded away.

AC Paving

- Cross slope issues.(>2%)
- Low spots in paving.
- Cracked AC allowing for water intrusion/weed growth.
- Eroded AC paving allowing for water intrusion.

Stairs

- Nosings do not have warning grooves/ contrasting color.
- Missing handrails.
- Handrail extensions to not meet code.
- Warning curb missing from landing.

Site Amenities**Overall Rating: [3]****Drinking Fountains**

- Knee clearance is not code compliant.

Fencing/Gates

- Post, rails, and meshing/infill panels of fence are rusted.
- Broken rails
- Lever hardware is missing.
- Panic hardware is missing.
- Gate/Door landing is >2%
- Landing lacks compliant size

Playground**Overall Rating: [3]****Basketball Goals/Post**

- Posts (fair)
- Backboards (bad)
- Goals (fair)
- Netting (bad)
- Tetherball posts (fair)

Tennis Courts

- Posts (none on court-bad)
- Net (none on court-bad)
- Soccer goals (fair)

Baseball/Softball Backstop

- Posts (good)
- Chain link (fair)

Drainage (Site)**Overall Rating: [2]**

- Catch basins are plugged with debris/silt.
- Ponding occurs at low spots in paving.(leading to water intrusion through cracked concrete)
- Culverts are full of debris blocking flow of surface water.
- Roof drains expel water onto paving.
- Roof drains expel water into planter w/o a dissipater.(erosion issues)

Landscape**Overall Rating: [3]**

- Majority of landscape is dedicated to turf areas which increases the need for maintenance workers and irrigation water.
- Majority of turf field areas are overridden with weeds.
- Water draining into field areas promotes mud/erosion issues.
- Gophers in turf areas causing mounds.
- Plant material on campus does not promote water conservation during the drought emergency.
- Some plant material on campus is considered toxic.(Nerium oleander)
- Trees sucker growth should be curbed.

Irrigation**Overall Rating: [4]**

- Irrigation system is old and should be replaced
- Irrigation system operability is inconsistent.

Utility - (Water, Sewer)**Overall Rating: [4]**

- Water and sewer mains are original to building construction dates. Life expectancy of these systems is approximately 50 years. Replacement or detailed inspection is recommended.

Utility - (Storm Drain)**Overall Rating: [3]**

- Storm drain conveys water to curb and gutter. Mostly non-existent around site

D. ASSESSMENT OF BUILDINGS**Building Exterior (General)****Overall Rating: [2]****Paint: [2]**

- Walls reflect areas of paint patching and repairs.
- Wall louvers or access panels are coming undone or damaged.

Door & Frames: [1]

- Frames and doors appear in acceptable condition with normal and paint peeling.
- Hardware is in acceptable condition.

Windows: [2]

- Mixture of modernized windows and frames with signs of wear and paint peeling.
- Windows are single pane and do not meet energy compliance.

Roof: [2]

- Roof leaks reported by school personnel at several buildings.
- Covered walkway ceilings have visible damage to coping and flashing.
- Exterior plaster on overhangs have visible sign of cracking.
- Lunch shelter has visible signs of rusting and paint peeling.

ADA Compliance: [2]

- Exterior drinking fountains not ADA compliant.
- Thresholds not ADA complaint.

Building Interiors (General)**Overall Rating: [2]****Paint/Finishes: [2]**

- Interior walls show color fading and wear.
- Walls reflect areas of paint patching and repairs.
- Walls bases are damaged or missing.

Door & Frames: [1,2]

- Frames and doors appear in acceptable condition with signs of wear..
- Door hardware is in acceptable condition.

Windows: [2]

- Mixture of modernized windows and frames with signs of wear and paint peeling.
- Windows are single pane and do not meet energy compliance.
- Windows around campus are painted solid.

Ceiling: [2]

- Ceiling tiles appear worn and discolored.
- Several areas have stained tiles with signs of water damage,

Floor: [2]

- Vct flooring in classrooms reflect wear and furniture marking.

ADA Compliance & General: [3]

- Millwork at staff workrooms and offices do not meet ADA standards.

Restrooms**Overall Rating: [1,2]****Paint/Finishes: [1,2]**

- Tile in modernized restrooms appear in acceptable condition with sign of wear.
- Complete modernization required at all other restrooms.

Door and Frames: [1,2]

- Door and Frames are acceptable.
- Door closers not functional.
- Door Hardware working properly.

Windows: [N/A]

- N/A

Ceiling: [2]

- Paint on ceiling is peeling or cracking.
- Ceiling access panels are damage or missing.

Floor: [2]

- Tile flooring appears in acceptable condition at modernized restrooms.
- Floor drain appears worn and bent.

ADA Compliance: [3]

- Various restrooms around campus are not ADA compliant.

Multi-purpose/Food Service**Overall Rating: [3]****Paint/Finishes: [3]**

- Interior wall surfaces are worn and falling apart.
- Large areas of paint repairs / patching.

Door and Frames: [3]

- Door and Frames reflect wear and use.
- Door closers not functional.

Ceiling: [3]

- Tiles reflect staining, leaks and different colors.
- Tiles missing are various locations.
- Ceiling access panels are damaged or missing.

Floor: [3]

- VCT flooring reflect heavy traffic. Flooring is scuffed and marked by furniture.
- Tile in kitchen is broken, cracking and missing.
- Tile cove is damaged or missing.

ADA Compliance: [4]

- Handrails and stairs at stage not ADA complaint.
- Door hardware not ADA complaint at support offices.

Bungalows/Portable Buildings

- N/A

E. ASSESSMENT OF SYSTEMS:**System Rating Legend:**

- Category [0] No Improvement
- Category [1] Minor system improvement
- Category [2] Localized improvement/replacement
- Category [3] Major Improvement
- Category [4] Complete Improvement

Mechanical**Overall Rating: [2]**

- HVAC systems present are a mostly split system units.
- The majority of the HVAC equipment is the middle of its useful life.

Heating: [2]

- Classrooms are served by gas fired furnace split systems
- Locker rooms are served by hydronic unit heaters.

Cooling: [2]

- Classrooms are served by DX split systems.
- No Air Conditioning is present in the Library.

Ventilation: [4]

- Poor or intermittent ventilation could have negative impacts on average daily attendance.
- Timer switches provides intermittent ventilation with negative impact on occupant health.
- No ventilation/exhaust fans in locker rooms.

Controls: [4]

- No functioning direct digital control system is present on the campus.
- Spaces are controlled by local thermostats with interrupting timer switches.
- Thermostats are digital type with limited programmability and no user lock out.
- Utility demand response controllers present. May disable cooling during school hours.

Plumbing:**Overall Rating: [2]**

- Plumbing fixtures are a collection of different models and styles.
- Plumbing fixture Lead free compliance is unknown.
- Domestic water heating system for locker rooms does not function correctly.

Other: [1]

- Split system condensate primary piping becomes blocked on a regular basis.

Electrical**Power Distribution: [3]**

- All electrical equipment is functional but some circuit breakers in multiple panels trip sometimes. Tripping breakers need to be checked and replaced if needed. Power to the site is available via single 5KV sub-station feeding multiple 208Y/120V switchgears via transformers. Power distribution system is a mix of old and new equipment. Old equipment replacement is highly recommended. Some power outlets have no cover plate. All outlets need to be checked and cover plates need to be added as needed. In multiple locations, regular power receptacles are installed by sinks. Only Ground Fault Current Interrupter (GFCI) type receptacles shall be installed in such locations.

Fire Alarm: [4]

- Site is equipped with fire alarm system, which does not meet current code requirement and when a major renovation occurs, the entire system will need to be replaced with a voice-evacuation fire alarm system.

Clock / Bell: [3]

- System does not work properly and many clocks do not show correct time. System upgrade is recommended.

Phone: [0]

- System is in good condition, functional and there is no issue reported with the phone system.

Intercom: [0]

- System is in good condition, functional and there is no issue reported with this system.

Public Address (PA): [2]

- System is in good condition, functional, but coverage does not cover entire school. Adding more exterior speakers is recommended for better coverage.

Data / IT infrastructure: [3]

- There is data coverage through entire school via fiber optics feeding IDF cabinets, and wireless access points (WAPS). However, current system does not meet users need. Augment WAPS per district standards, upgrade backbone fiber, and switches is highly recommended to provide a fully sustainable system. .

Lighting: [3]

- Interior light fixtures are old and need replacement. Exterior light fixtures are old and some need replacement. Surface mounted exterior walkway light fixtures keep getting vandalized due to ceiling height being too low. Fixtures should be replaced with vandal resistant light fixtures. Additional exterior light fixtures installation is recommended for adequate coverage.

Security System: [4]

- Intrusion alarm system is functional but old. System upgrade is recommended. There are no security cameras installed. For safety and vandalism prevention reasons, security camera system shall be added to the school.



Fire Hydrant buried. Outlet is low.



Low spot in asphalt creating asphalt degradation



Erosion problems in planter



Majority of play field is overrun with weeds



Missing proper drop-off width/length/signage/marking



Nosings & landing is non-compliant



Typical modernized restroom



Non accessible counter



Damaged ceiling tiles



Damaged plaster ceiling



Damaged door louver



Different ceiling tile repair



Water damaged ceiling tiles



Non accessible drinking fountain



Original lockers deteriorating



Non operable forced air units



Non-operational domestic water heater



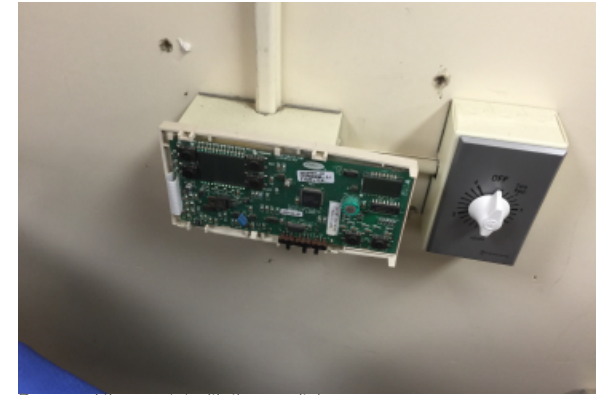
Aged locker room shower



Aged water heater without seismic restraint straps



Roof mount CU, OA intake and Flue



Damaged thermostat with timer switch



Typical condition of interior pendant light fixtures



Improper receptacle type used by water sources



Fire alarm control panel is not up to standards



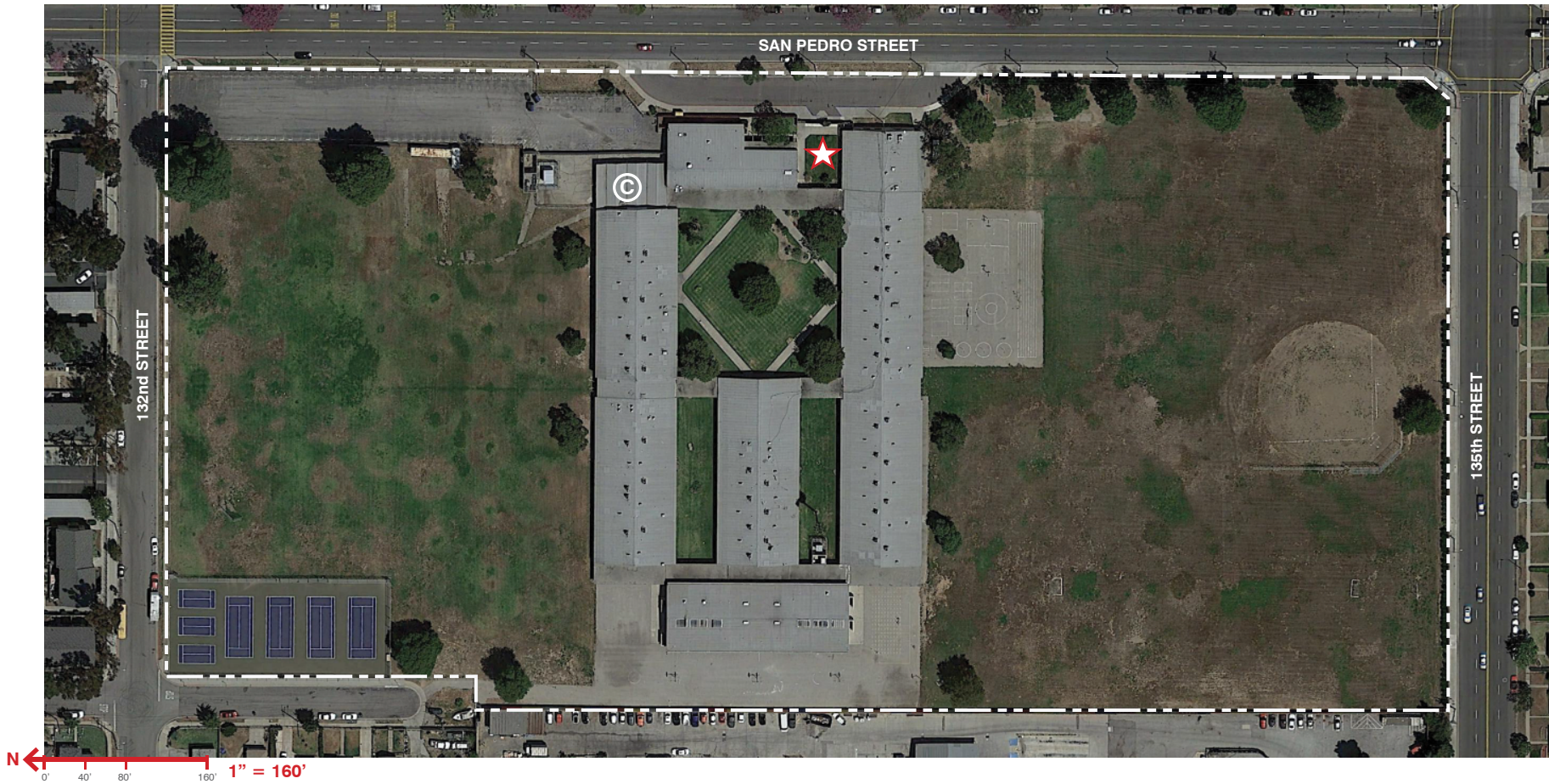
Inadequate site lighting coverage







Typical condition of exterior surface mounted light fixtures



Lack of security cameras



PRIORITY NEEDS:

-  Main Campus Entry
-  Existing Portable/Building To Be Removed
-  New Permanent Modular Classroom Building(1-Story)
-  New Permanent Modular Classroom Building(2-Story)

- A Existing Building Modernization**
 - Applies to permanent building construction
- B Site Utility Replacement**
 - Water, sewer, gas, and storm drain replacement
 - Low voltage upgrades
- C Food Service Upgrades**
 - Kitchen reconfiguration
 - New lunch shelter
- D Playfield Replacement**
 - New turf areas with appropriate irrigation

SCOPE OF WORK CATEGORIES

MASTER PLAN COST

1. Permanent Building Modernization	\$ 19,637,00
2. Site Utilities	\$ 4,418,000
3. Food Service Upgrades	\$ 676,000
4. Playfield Replacement	\$ 4,578,000
5. Portable Classrooms to Permanent	-
<hr/>	
Total Project Cost (2015\$)	\$ 29,309,000



900 W. Greenleaf Ave., Compton 90220 | <http://wams-compton-ca.schoolloop.com>

A. EXISTING SITE INFORMATION

Year Built: 1953
 Year Modernized: 2004-2005
 Student Population (2013-2014): 400
 Grade Levels: 7-8
 Number of Classrooms: 33
 Site Acreage: 20.78 ac
 Building Area: 69,600 sf

B. OVERVIEW

Walton Middle School, originally constructed in 1953, is currently comprised of 33 classrooms, a library, two computer labs, a gym, one staff lounge, two P.E. rooms, two locker rooms, and a cafeteria. Modernized in approximately 2004, the campus was updated with new student restrooms, doors and most recent a complete fire alarm upgrade.

System Rating Legend:

Category [0]	New/Recently Modernized. Minor work required
Category [1]	Minor Modernization: mostly finishes, building systems to remain.
Category [2]	Standard modernization: Repair/ Replace systems: HVAC, lighting, plumbing, power and low voltage.
Category [3]	Major Modernization and space configuration.
Category [4]	Complete replacement

C. ASSESSMENT OF SITE

Parking (ADA Compliance)

Overall Rating: [3]

Parking

- Truncated domes missing.
- Signage missing at parking stall.(ADA)
- Signage missing at parking lot entrance.(tow-away)
- Cross slope issues.(>2%)
- No ADA compliant path to Administration Bldg.
- No ADA drop-off area meeting current code.

Site Work

Overall Rating: [4]

Concrete(natural gray)

- Cross slope issues.(>2%)
- Cracking in panels.
- Panels lifting at joints.(> 1/4" vertical difference)
- Chips/broken concrete.
- Joints broken/sealant eroded away.

AC Paving

- Cross slope issues.(>2%)
- Low spots in paving.
- Cracked AC allowing for water intrusion/weed growth.
- Eroded AC paving allowing for water intrusion

Ramps

- Handrails lack required 12" extension at landing.
- Landings are too small at top/bottom of ramp.

Stairs

- Nosings do not have warning grooves/ contrasting color.
- Risers are not all of equal height.
- Handrail extensions to not meet code.
- Guard rail missing.

Site Amenities**Overall Rating: [3]****Drinking Fountains**

- Knee clearance is not code compliant.
- Wheelchair clearance is not compliant.

Fencing/Gates

- Galvanization is worn away.
- Post, rails, and meshing/infill panels of fence are rusted.
- Lever hardware is missing.
- Panic hardware is missing.

Playground**Overall Rating [3]****Basketball Goals/Post**

- Posts (fair)
- Backboards (fair)
- Goals (fair)
- Netting (fair)
- Tetherball posts (good/fair/bad)

Volleyball

- Posts (fair)
- Net (bad)

Drainage (Site)**Overall Rating: [2]**

- Catch basins are plugged with debris/silt.
- Ponding occurs at low spots in paving. (leading to water intrusion through cracked concrete)
- Culverts are full of debris/landscaping blocking flow of surface water.
- Drainage to field/planting areas creates erosion issues/standing water.

Landscape**Overall Rating: [3]**

- Majority of landscape is turf which increases the need for maintenance workers and irrigation water.
- Turf areas are compacted and does not provide an area for water to infiltrate.

- Water draining into compacted turf areas promotes mud/erosion issues.
- Gophers in turf areas causing mounds.
- Turf between buildings is bare and dying in several areas due to lack of an irrigation system.
- Plant material on campus does not promote water conservation during the drought emergency.
- Tree roots uplifting asphalt paving.

Irrigation**Overall Rating: [3]**

- Hoses are used to irrigate planters between buildings.
- Irrigation system has been patched/adjusted over the years with mixing several different heads which makes the system inefficient.

Utility - (Water, Sewer)**Overall Rating: [4]**

- Water and sewer mains are original to building construction dates. Life expectancy of these systems is approximately 50 years. Replacement or detailed inspection is recommended.

Utility - (Storm Drain)**Overall Rating: [3]**

- Storm drain conveys water to curb and gutter. Mostly non-existent around site

D. ASSESSMENT OF BUILDINGS**Building Exterior (General)****Overall Rating: Category: [2]****Paint: [2]**

- Building walls show peeling and color fading.
- Building walls reflect large areas of paint patching and repairs.

Door & Frames: [2]

- Frames and doors appear acceptable.
- Door hardware is functional.
- Door closers not working properly.

Windows: [2]

- Windows are original to school do not meet energy compliance.
- Windows frames reflect discoloration and paint peeling.
- Windows at classroom are painted solid and do not provide sufficient natural light.
- Exterior window screens are damaged or broken.

Roof: [2]

- Roof appearst to be functional with no visible signs of leaks.
- Coping and flashing have visible damage or missing.
- Underside of covered walkways peeling paint and visible damage of rotting wood.
- Paint on building fascias is peeling and falling apart.
- Roof downspouts are damaged or missing.

ADA Compliance:

- Building signs around campus are broken or not readable.
- Door thresholds are not ADA compliant.
- Exterior drinking fountains not ADA complaint.

Building Interior (General)**Overall Rating: [2]****Paint/Finishes**

- Interior walls show color fading and wear.
- Walls reflect areas of paint patching and repairs.

Door & Frames

- Frames and doors are acceptable but need repairs or refinishing.
- Door closers do not close properly, missing or not functioning.

Windows

- Windows are original to building and do not provide sufficient lights for students.
- Windows are painted solid or blocked.
- Windows are not energy compliant.

Ceiling

- Ceiling tiles appear worn and discolored.

Floor

- VCT in classrooms reflect heavy use and furniture markings.

ADA Compliance & General: [2]

- Thresholds at doors do not meet ADA standards.
- Millwork in several rooms around campus are not ADA accessible and appear worn.

Restrooms**Overall Rating: [1,2]****Paint/Finishes: [1,2]**

- Tile in modernized restrooms appear in acceptable condition with sign of wear.
- Complete modernization required at all other restrooms.

Door and Frames: [1,2]

- Door and Frames are acceptable
- Door closers not functional.
- Door Hardware working properly.

Windows: [2]

- Windows and frames original and painted for privacy.

Ceiling: [2]

- Paint on ceiling is peeling or cracking.
- Ceiling access panels are worn or not closing properly.

Floor: [2]

- Tile flooring appears in acceptable condition at modernized restrooms.
- Floor drain appears worn and bent.

ADA Compliance: [3]

- Various restrooms around campus are not ADA compliant.

Multi-purpose/Food Service**Overall Rating: [3]****Paint/Finishes: [3]**

- Interior wall surfaces are worn and falling apart.
- Large areas of paint repairs / patching.

Door and Frames: [3]

- Door and Frames reflect wear and use.
- Door closers not functional.

Windows: [3]

- Windows and frames are original to school.
- Windows are single pane and do not meet energy compliance.

Ceiling: [3]

- Tiles reflect staining, leaks and different colors.
- Tiles missing are various locations.
- Ceiling access panels are damaged or missing.

Floor: [3]

- VCT flooring reflect heavy traffic. Flooring is scuffed and marked by furniture.
- Tile in kitchen is broken, cracking and missing.
- Tile cove is damaged or missing.
- Wall bases are damaged or missing.

ADA Compliance: [4]

- Handrails and stairs at stage not ADA complaint.

Bungalows/Portable Buildings

- N/A

E. ASSESSMENT OF SYSTEMS:**System Rating Legend:**

- Category [0] No Improvement
- Category [1] Minor system improvement
- Category [2] Localized improvement/replacement
- Category [3] Major Improvement
- Category [4] Complete Improvement

Mechanical**Overall Rating: [2]**

- HVAC systems present are a mix of split systems and wall units.
- The majority of the HVAC equipment is nearing its useful life.
- HVAC equipment appears to be well maintained for its age.
- Well Maintained Site by E. Johnson.

Heating: [2]

- Classrooms are served by gas fired furnace split systems.
- Portable buildings are served by packaged wall mounted heat pump units.
- Locker rooms are served by gas fired unit heaters.

Cooling: [2]

- Classrooms are served by DX split systems.
- Portable buildings are served by packaged wall mounted heat pump units.
- No Air Conditioning is present in some Classrooms.
- No Air Conditioning is present in the MPR/ Cafeteria.

Ventilation: [4]

- Poor or intermittent ventilation could have negative impacts on average daily attendance.
- Timer switches provides intermittent ventilation with negative impact on occupant health.
- No economizer function appears to be available.
- No mechanical ventilation is present in some spaces.
- Science/Lab Classrooms lack exhaust systems.
- No ventilation/exhaust fans in locker rooms.

Controls: [4]

- No functioning direct digital control system is present on the campus.
- Spaces are controlled by local thermostats with interrupting timer switches.
- Thermostats are digital type with limited programmability and no user lock out.
- Multiple classrooms/computer labs controlled by a single thermostat.

Plumbing**Overall Rating: [2]**

- Plumbing fixtures are a collection of different models and styles.
- Plumbing fixture Lead free compliance is unknown.
- Classrooms do not have bubblers/water fountains.
- Site gas meter appears to have been upgraded.
- Locker room shower piping systems appear to be galvanized pipe.
- Domestic water thermostatic mixing valve are aged.

Other: [1]

- Water Heaters do not have seismic restraint straps.
- Split system condensate primary piping becomes blocked on a regular basis.
- Wall Mounted gas heating unit flue discharges above drop ceiling health risk.

Electrical**Power Distribution: [1]**

- All electrical equipment is functional and there is no issue with power shortage / tripping on site. Power to the site is available via single 208Y/120V sub-station located on site. Condition of exterior switch gear is good, but full evaluation of the equipment could not be made due to lack of access. Some rooms lack adequate capacity of power and data outlets. Additional outlets need to be added in such spaces.

Fire Alarm: [4]

- Site is equipped with fire alarm system, which does not meet current code requirement and when a major renovation occurs, the entire system will need to be replaced with a voice-evacuation fire alarm system.

Clock / Bell: [0]

- System is in good condition, functional and there is no issue reported with this system.

Phone: [0]

- System is in good condition, functional and there is no issue reported with this system.

Intercom: [0]

- System is in good condition, functional and there is no issue reported with this system.

Public Address (PA): [1]

- System is in good condition, functional and there is no issue reported with this system. Installation of additional exterior speakers is recommended for better coverage.

Data / IT Infrastructure: [3]

- There is data coverage through entire school via fiber optics feeding IDF cabinets, and wireless access points (WAPS). However, current system does not meet users need. Augment WAPS per district standards, upgrade backbone fiber, and switches is highly recommended to provide a fully sustainable system.

Lighting: [2]

- Interior light fixtures are old, and some need replacement. Exterior light fixtures are old and some need replacement. Additional exterior light fixtures installation is recommended for adequate coverage.

Security System: [4]

- Intrusion alarm system is functional but old and does not cover all structures on site. System upgrade is recommended. There are no security cameras installed. For safety and vandalism prevention reasons, security camera system shall be added to the school.



Fire hydrant is rusted and should be checked



Culvert blocked by landscaping



Gopher problems in playfield



Drinking fountains not up to current code



Stair risers and nosing not up to current code



Eroded/cracked asphalt paving



paint is chipping and peeling, metal coping is warped



Exterior windows are covered blocking natural daylight



Paint is peeling at fascia



Typical modernized classroom(2004)



Original casework and sink not accessible



Door signage deteriorating



Deteriorating exterior column



Unsafe installation of light fixture conduit



Exterior metal shade damaged



Disconnected flue piping that discharges above classroom ceilings



Nonfunctional boiler



Aged water heater with seismic restraint straps



Computer room wall ac unit



Typical thermostat with twist timer



Soffit mounted HVAC in computer lab



Burglary alarm system is old and needs upgrade



Inadequate site lighting coverage



Typical exterior surface mounted light fixture



Original classroom lighting







Exterior lighting



Fire alarm control panel

PRIORITY NEEDS:

-  Main Campus Entry
-  Existing Portable/Building To Be Removed
-  New Permanent Modular Classroom Building(1-Story)
-  New Permanent Modular Classroom Building(2-Story)

A Existing Building Modernization
 • Applies to permanent building construction

B Site Utility Replacement
 • Water, sewer, gas, and storm drain replacement
 • Low voltage upgrades

C Food Service Upgrades
 • Kitchen reconfiguration
 • New lunch shelter

D Playfield Replacement
 • New turf areas with appropriate irrigation

E New Permanent Modular Classroom Building
 • Replaces existing portables which are to be removed
 • Includes support spaces(staff and student restrooms)
 • K-8 and Middle School Sites to include (2) STEM/Science Labs



SCOPE OF WORK CATEGORIES

MASTER PLAN COST

1. Permanent Building Modernization	\$ 14,787,000
2. Site Utilities	\$ 4,009,000
3. Food Service Upgrades	\$ 676,000
4. Playfield Replacement	\$ 4,088,000
5. Portable Classrooms to Permanent	\$ 3,538,000
<hr/>	
Total Project Cost (2015\$)	\$ 27,098,000



14401 S. Gibson Street, Compton 90220 | <http://whma-compton-ca.schoolloop.com>

A. EXISTING SITE INFORMATION

Year Built: 1953
 Year Modernized: Approx 2000 to 2005
 Student Population (2014-2015): 753
 Grade Levels: 6-8
 Number of Classrooms: 37
 (Total number of portables: 5)
 Site Acreage: 17.23 ac
 Building Area: 88,800 sf

B. OVERVIEW

Roosevelt middle school has 37 classrooms, a library, a computer lab, a multi-purpose room, one staff lounge, two physical education rooms, two locker rooms, and a cafeteria, During the period of 2000 to 2005 portable classrooms and a two story classroom building were added to the campus. Most recent upgrades to the campus include new basketball backstops and

complete fire alarm system.

System Rating Legend:

- Category [0] New/Recently Modernized. Minor work required
- Category [1] Minor Modernization: mostly finishes, building systems to remain.
- Category [2] Standard modernization: Repair/Replace systems: HVAC, lighting, plumbing, power and low voltage.
- Category [3] Major Modernization and space
- Category [4] Complete replacement

C. ASSESSMENT OF SITE

Parking (ADA Compliance)

Overall Rating: [4]

Parking

- Path of travel in front of parking stalls require additional width to be compliant.
- Truncated domes missing between parking area and campus entry(north lot).
- Curb ramps do not have truncated domes.

Site Work

Overall Rating: [4]

Concrete(natural gray)

- Path of travel in various areas around campus have cross slopes greater than 2%.
- Concrete expansion joints are deteriorated and panels are cracked allowing for water intrusion underneath.

AC Paving

- Areas between buildings have cross slopes greater than 2%.
- Areas between buildings are cracked and have voids which allow for water intrusion underneath.

Site Amenities

Overall Rating: [3]

Drinking Fountains

- Non-compliant space for wheel chair access
- Bubblers are not ADA compliant.(Operable button is not accessible)
- Knee height and bubbler heights.

Fencing/Gates

- New paint is chipping/flaking. Paint has not been properly removed before application of new coat.
- Gap underneath perimeter tube steel fencing is to large and allows for students to exit campus unsupervised and stray animals(dogs/cats) to enter campus.

- Tube steel entry gate does not have any lever or panic hardware.
- Chain link fencing is rusted in several locations.

Lunch Shelters

- Bird problems - droppings and nesting.

Playground

Overall Rating: [4]

Fields

- All fields have uneven grade and compaction issues.
- Irrigation of all fields is sporadic. There are many areas which do not receive water and/or have no irrigation system.
- All fields have gopher problems.
- Fields are comprised of a mixture of grasses, weed, and bare dirt.
- Fields are irrigated by a single controller which is not tied to any central system.
- Baseball field is non-existent. Area is only delineated by a backstop.
- No soccer or football field has been delineated on-site.
- No track has been delineated on-site.
- Striping of the AC playground area is extremely faded.

Tennis Courts: [3]

- No tennis court posts or netting are installed.
- Not legible striping for the courts exists.

Play Equipment: [2]

- No composite play structure exists
- Existing horizontal bars and monkey bars rusted and warped.

Drainage (Site)

Overall Rating: [2]

- AC paving between building is consistently flooded due to roof drains outlet onto paving, silt filled catch basins, and prevalent low spots in paving.
- Storm water is sheet flowed to fields where possible which produces large wet spots due to

field grading, low permeable soil and compacted soil.

- Areas formerly for lockers are now allowing water and debris to collect.
- Tennis courts seem to have drainage problems based upon amount of debris in the tennis court area.

Landscape

Overall Rating: [3]

- Majority of landscape is turf which increases the need for maintenance workers and irrigation water.
- Trees between the finger buildings seem to be struggling to survive.
- Turf fields have many bare spots.(Refer to Athletics/Playground)
- Turf between buildings is bare and dying in several areas.
- Irrigation for planters between the buildings are controlled manually.
- Irrigation for the fields is operated by a controller. (stand alone)

Irrigation

Overall Rating: [4]

- Irrigation system is non-existent. Hoses are used to irrigate landscape.

Utility - (Water, Sewer)

Overall Rating: [4]

- Water and sewer mains are original to building construction dates. Life expectancy of these systems is approximately 50 years. Replacement or detailed inspection is recommended.

Utility - (Storm Drain)

Overall Rating: [3]

- Storm drain conveys water to curb and gutter. Mostly non-existent around site

D. ASSESSMENT OF BUILDINGS

Building Exterior (General)

Overall Rating: [2]

Paint: [2]

- Building walls show peeling and color fading.
- Building walls reflect large areas of paint patching and repairs.

Door & Frames: [2]

- Frames and doors appear in acceptable condition.
- Door hardware is functional.
- Door closers not working properly.

Windows: [2]

- Windows are original to school do not meet energy compliance.
- Windows frames reflect discoloration and paint peeling.
- Windows at classroom are painted solid and do not sufficient natural lighting.

Roof: [3]

- School personnel report leaks and drainage issues on roofs.
- Coping and flashing have visible damage or missing.
- Downspouts at walkways damage not draining properly

ADA Compliance

- Campus signs are missing, not legible or damaged.
- Door Thresholds are not ADA compliant.
- Exterior drinking fountains not ADA complain.

Building Interiors (General)

Overall Rating: [2]

Paint/Finishes: [2]

- Interior walls show color fading and wear.
- Walls reflect areas of paint patching and repairs.

Door & Frames: [1,2]

- Frames and doors appear in acceptable.
- Door hardware is in acceptable condition.
- Door closers don't close properly, missing or not functioning.

Windows: [2]

- Window frames are original to campus and have visible signs of wear and paint peeling.
- Windows are single pane and do not meet energy compliance.
- Windows around campus are painted solid.

Ceiling: [2]

- Ceiling tiles appear worn and discolored with visible signs of damage.
- Several areas have stained or damaged tiles.

Floor: [2]

- Vct flooring in classrooms and offices reflect heavy use and furniture marking.

ADA Compliance & General: [3]

- Building and room signs are missing, damaged or not legible.
- Millwork at offices do not meet ADA standards.

Restrooms**Overall Rating: [1,2]****Paint/Finishes: [1,2]**

- Walls appear worn with visible signs of damage or cracking.
- Complete modernization required at all other restrooms.

Door and Frames: [2]

- Door and Frames appera in fair condition with visible signs of wear.
- Door closers not working properly.
- Door Hardware working properly.

Windows: [N/A]

- N/A

Ceiling: [2]

- Paint on ceiling is peeling or cracking.
- Ceiling access panels are damage or missing.

Floor: [2]

- Flooring appears in acceptable condition with sign of wear and cracking.
- Floor drains appears worn and bent.

ADA Compliance: [3]

- Various restrooms around campus are not ADA compliant.

Multi-purpose/Food Service**Overall Rating: [3]****Paint/Finishes: [3]**

- Interior wall surfaces are worn and falling apart.
- Large areas of paint repairs / patching.

Door and Frames: [3]

- Door and Frames reflect wear and use.
- Door closers not functional.

Ceiling: [3]

- Tiles reflect staining, leaks and different colors.
- Ceiling access panels are damaged or missing.
- Hard lid ceiling have visible signs of craking and paint peeling.

Floor: [3]

- VCT flooring reflect heavy traffic. Flooring is scuffed and marked by furniture.
- Tile in kitchen is broken, cracking and missing.
- Tile cove is damaged or missing.

ADA Compliance: [4]

- Handrails and stairs not ADA complaint.

**Bungalows/Portable Buildings
(Total number of portable builing: 5)****Overall Rating: [2]****Paint/Finishes: [2]**

- Exterior wood siding has visible damage.
- Coping and flashing reflect rusting and damage.
- Interior wall surfaces are torn and falling apart.

Door and Frames: [2]

- Door and Frames reflect wear and use.
- Door closers not functional.

Ceiling: [2]

- Tiles reflect staining, leaks and different colors.
- Various ceiling access panels are damaged or missing.

Floor: [2]

- VCT flooring reflect heavy traffic. Flooring is scuffed and marked by furniture.
- Carpet is torn and stained.

ADA Compliance: [2]

- Ramps are noted to be have uneven surfaces.
- Ramps are falling apart or have large areas of rotting.

E. ASSESSMENT OF SYSTEMS:**System Rating Legend:**

- | | |
|--------------|-----------------------------------|
| Category [0] | No Improvement |
| Category [1] | Minor system improvement |
| Category [2] | Localized improvement/replacement |
| Category [3] | Major Improvement |
| Category [4] | Complete Improvement |

Mechanical**Overall Rating: [1]**

- HVAC systems present are a mix of packaged rooftop, split systems, and wall units.
- The majority of the HVAC equipment is nearing the end of its useful life.
- Equipment replacement in 3-5 years.
- Graffiti and vandalism is visible.

Heating: [1]

- Classrooms are served by gas fired furnace split systems
- Classrooms are served by gas fired packaged rooftop units
- Portable buildings are served by packaged wall mounted heat pump units.
- Modular building is served by Indoor vertical packaged heat pump unit.

Cooling: [2]

- Classrooms are served by DX split systems
- Classrooms are served by DX packaged rooftop units
- Portable buildings are served by packaged wall mounted heat pump units.

- Modular building is served by Indoor vertical packaged DX unit

Ventilation: [1]

- Poor or intermittent ventilation could have negative impacts on average daily attendance.
- Timer switches provides intermittent ventilation with negative impact on occupant health.
- No economizer function appears to be available.
- No mechanical ventilation in some spaces.
- Science/Lab Classrooms lack exhaust systems.
- Restroom are under exhausted with little or no make-up air.
- No ventilation/exhaust fans in locker rooms.

Controls: [4]

- No functioning direct digital control system is present on the campus.
- Spaces are controlled by local thermostats with interrupting timer switches.
- Thermostats are digital type with limited programmability and no user lock out.
- Utility demand response controllers present. May disable cooling during school hours.

Plumbing

Overall Rating: [2]

- Plumbing fixtures are a collection of different models and styles.
- Locker room shower piping systems appear to be galvanized pipe,
- Domestic water thermo mixing valve are aged.
- Science classrooms do not appear to have emergency gas shut off switches.

Other: [1]

- Split system condensate primary piping becomes blocked on a regular basis.
- Wall Mounted gas heating unit flue discharges above drop ceiling health risk.

Acoustics [1]

- AC compressor mounted in the classroom.

Electrical

Power Distribution: [0]

- The distribution equipment has been upgraded. The current System meets the user needs and there are not any issues with the performance. However, if additional buildings are added to the Site, the System has to be reevaluated.
- The Distribution System consists of a 4160 primary voltage, a 2000 amp at 208/120v-3p-4w Weatherproof Unit Substation “MSB”, a weatherproof 400 amp free standing disconnect switch and a weatherproof 225kva transformer.
- The weatherproof free standing disconnect switch and transformer is located North Equipment Yard “A” and weatherproof Switchboard “MSB” is located in the South Equipment Yard “B”.

Fire Alarm: [4]

- The Site Fire Alarm System has been upgraded. There is no maintenance associated with the equipment and devices. The condition of the equipment is good. There are numerous maintenance issues with the system. The System emits trouble signals and requires constant maintenance from the Vendor’s service team.
- The system does not meet the current code. Renovations to the system will trigger a full System replacement. The current (NFPA) code requires a intelligible voice messages that is capable of the reproduction of prerecorded, synthesized or live messages, via a telephone, handset, or microphone in case of an emergency.

Clock / Bell: [2]

- The Clock System was upgraded but does not meet the user needs. The clocks times are inconsistent and the District’s maintenance staff has to manually set some of the classrooms and buildings clocks
- The System is wireless and is controlled by the Simplex 5120-9180 Central Processing Unit Building Communication System.
- The Passing Bell System is fully operational and meets the user needs.

Phone: [3]

- The system has been upgraded. The system is a Voice Over Internet Protocol (VoIP) but does not

meet the user needs.

- The System has to be upgraded with new phones to improve system functionality.

Intercom: [0]

- System is analog and has been upgraded. currently meets the user needs, intercom feature integrated into staff telephone handset.

Public Address (PA): [3]

- The PA System has been upgraded but does not meet the user needs. Additional speakers are required for outside coverage.
- The System is Simplex 5120-9180 Central Processing Unit Building Communication System.

Data / IT Infrastructure: [3]

- The Data System has been upgraded but does not meet the user needs.
- Wi-Fi System upgraded in 2014. Upgrades are also required to provide a fully sustainable System: The Data System fiber optic backbone to improve system performance and the Data System switches to improve system performance and reliability.

Lighting [0]

- Light fixtures are functional and meet the user needs. However, retrofitting the existing lighting with LED will improve efficiency and reduce the school’s electrical bill

Security System: [3]

- System has been upgraded but does not meet the user needs. Buildings on site have ceiling mounted motion sensors.
- In addition to the existing motion sensors, door devices are needed in the Computer Lab Classrooms, the Music Classroom and Multipurpose Building.
- The Site does not have CCTV System.

Audio Visual System: [3]

- This Site does not have an Audio Visual System in all classrooms, Library, or Multipurpose.



AC paving is cracked/depressed



Backstop is broken/rusted, no landscape



Play equipment is outdated and deemed unsafe



Bird nesting/droppings



Gate hardware and width is not compliant



Irrigation system does not work properly



Need to provide accessible drinking fountain and side warning rails



2-story modular classroom building(2004)



Typical modular classroom



Locker building



Typical classroom interior



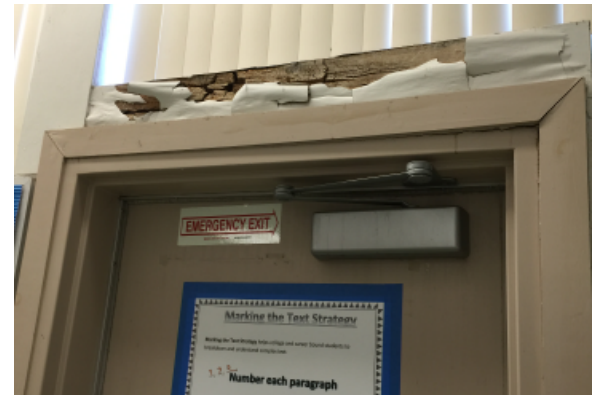
Door threshold



Locker room interior



Campus interior courtyard



Door header is deteriorating



Nonfunctional science room teachers sink



Aged locker showers with galvanized piping



Computer room with Cassette type dx cooling units



Several generations of Thermostats



Indoor packaged DX classroom unit with demand response module



typical rooftop HVAC equipment



typical office phone



Telephone head in equipment



Equipment yard



Secondary equipment yard







Fire alarm control panel



IT rack in admin building

PRIORITY NEEDS:

-  Main Campus Entry
-  Existing Portable/Building To Be Removed
-  New Permanent Modular Classroom Building(1-Story)
-  New Permanent Modular Classroom Building(2-Story)

A Existing Building Modernization
 • Applies to permanent building construction

B Site Utility Replacement
 • Water, sewer, gas, and storm drain replacement
 • Low voltage upgrades

C Food Service Upgrades
 • Kitchen reconfiguration
 • New lunch shelter

D Playfield Replacement
 • New turf areas with appropriate irrigation

E New Permanent Modular Classroom Building
 • Replaces existing portables which are to be removed
 • Includes support spaces(staff and student restrooms)
 • K-8 and Middle School Sites to include (2) STEM/Science Labs



SCOPE OF WORK CATEGORIES

MASTER PLAN COST

1. Permanent Building Modernization	\$ 19,000,000
2. Site Utilities	\$ 4,296,000
3. Food Service Upgrades	\$ 676,000
4. Playfield Replacement	\$ 3,747,000
5. Portable Classrooms to Permanent	\$ 3,538,000
<hr/>	
Total Project Cost (2015\$)	\$ 31,257,000



2601 N. Wilmington, Compton 90221 | <http://wims-compton-ca.schoolloop.com>

A. EXISTING SITE INFORMATION

Year Built: 1941
 Year Modernized: 2004-2005
 Student Population (2013-2014): 379
 Grade Levels: 7-8
 Number of Classrooms: 41
 (Total number of portables: 1)
 Site Acreage: 12.34 ac
 Building Area: 82,100 sf

B. OVERVIEW

Willowbrook Middle School, originally built in 1941, is currently comprised of 25 classrooms (including bungalows), a library, a staff lounge, a cafeteria, a parent center, one athletic field, and two locker rooms.

System Rating Legend:

Category [0]	New/Recently Modernized. Minor work required
Category [1]	Minor Modernization: mostly finishes, building systems to remain.
Category [2]	Standard modernization: Repair/ Replace systems: HVAC, lighting, plumbing, power and low voltage.
Category [3]	Major modernization and space configuration.
Category [4]	Complete replacement

C. ASSESSMENT OF SITE

Parking (ADA Compliance)

Overall Rating: [2]

Parking

- Truncated domes missing.
- Signage missing at parking lot entrance.(tow-away)

Site Work

Overall Rating: [3]

Concrete(natural gray)

- Cross slope issues.(>2%)
- Cracking in panels.
- Panels lifting at joints.(> 1/4" vertical difference)
- Settling(low spots) at trenched areas.
- Chips/broken concrete.
- Joints broken/sealant eroded away.

AC Paving

- Cross slope issues.(>2%)
- Low spots in paving.
- Cracked AC allowing for water intrusion/weed growth.
- Eroded AC paving allowing for water intrusion.

Ramps

- Guard rails are missing.

Stairs

- Nosings do not have warning grooves/ contrasting color.
- Risers are not all of equal height.
- Guard rail missing.

Site Amenities

Overall Rating: [3]

Drinking fountains

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

Fencing/Gates

- Paint has flaking/chipping off.

Playground

Overall Rating: [3]

Basketball Goals/Post

- Posts (good)
- Backboards (good)
- Goals (good)
- Netting (good)

Baseball/Softball Backstop

- Posts (bad)
- Chain link (bad)

Football Goals(bad)

- Track(bad-level and replace decomposed granite.)

Drainage (Site)

Overall Rating: [2]

- Water and silt ponding in multiple playground areas creating asphalt degradation.
- Areas of pavement blocking roof drain outlets which exit on asphalt.
- Drain inlets clogged with debris creating stagnant water.

Landscape

Overall Rating: [3]

- Majority of landscape is turf which increases the need for maintenance workers and irrigation water.
- Turf areas are compacted and does not provide an area for water to infiltrate.
- Plant material on campus does not promote water conservation during the drought emergency.

Irrigation

Overall Rating: [3]

- Irrigation system is non-existent for courtyard areas. Hoses are used to irrigate planters.
- Turf areas at east side has operable irrigation system w/controller.

- Irrigation system operability is inconsistent for other areas.

Utility - (Water, Sewer)

Overall Rating: [4]

- Water and sewer mains are original to building construction dates. Life expectancy of these systems is approximately 50 years. Replacement or detailed inspection is recommended.

Utility - (Storm Drain)

Overall Rating: [3]

- Storm drain conveys water to curb and gutter. Mostly non-existent around site

D. ASSESSMENT OF BUILDINGS

Building Exterior (General)

Overall Rating: [2]

Paint: [2]

- Building walls reflect areas of paint patching and repairs.
- Wall have visible signs of cracking and paint peeling.
- Access panels are broken, damaged or missing.
- Downspouts on walls damaged or broken.

Door & Frames: [2]

- Frames and doors appear in acceptable condition.
- Hardware is in acceptable condition.

Windows: [2]

- Window and frames are original to campus reflect heavy wear, damage and paint peeling from frame.
- Windows are single pane and do not meet energy compliance.
- Windows on campus painted and blocked with plywood.

Roof: [2]

- Roof leaks reported by school personnel at several buildings.
- Covered walkway ceilings have rotting wood and visible damage to coping and flashing.

- Vents on exterior plaster ceiling damaged or missing.
- Exterior walkway columns rusting with visible damage.

ADA Compliance: [3]

- Exterior drinking fountains not ADA compliant.
- Exterior stairs around campus not ADA compliant.

Building Interiors (General)

Overall Rating: [2]

Paint/Finishes: [2]

- Interior walls show color fading and wear.
- Walls reflect areas of paint patching and repairs.
- Wall bases are damaged or missing.

Door & Frames: [3]

- Frames and doors appear in acceptable condition.
- Hardware is in acceptable condition.
- Door closers do not close properly, missing or not functioning.

Windows: [3]

- Windows do not provide sufficient lights for students.
- Windows are single pane and do not meet energy compliance.
- Windows are painted solid or blocked.

Ceiling: [2]

- Tiles appear worn and discolored with signs of wear and discoloration.
- Access panels are damaged or not working properly.

Floor: [2]

- Vct flooring in classrooms reflect heavy use and furniture marking.

ADA Compliance & General: [3]

- Exterior drinking fountains not ADA complaint.
- Millwork on campus do not meet ADA standards.
- Door Thresholds not ADA complaint.

Restrooms**Overall Rating: [2]****Paint/Finishes: [1,2]**

- Tile in modernized restrooms appear in acceptable condition with sign of wear.
- Complete modernization required at all other restrooms.

Door and Frames: [2]

- Frames are original to school and reflect heavy wear and damage.
- Door were previously upgraded but reflect damage and paint peeling.
- Door closers do not close properly, missing or not functioning.
- Door hardware is worn and not working properly.

Windows: [N/A]

- N/A

Ceiling: [2]

- Paint on ceiling is peeling or cracking.
- Ceiling access panels are damage or missing.

Floor: [2]

- Tile flooring appears in acceptable condition at modernized restrooms.
- Floor drain appears worn and bent.

ADA Compliance: [3]

- Various restrooms around campus are not ADA compliant.

Multi-purpose/Food Service**Overall Rating: [3]****Paint/Finishes: [3]**

- Interior wall surfaces worn and falling apart.
- Large areas of paint repairs / patching.

Door and Frames: [3]

- Door and Frames reflect wear and use.
- Door closers not functional.

Ceiling: [3]

- Tiles reflect staining, leaks and different colors.
- Tiles missing are various locations.
- Various ceiling access panels are damaged or missing.
- Tiles reflect water leaks from roof.

Floor: [3]

- VCT flooring reflect heavy traffic. Flooring is scuffed and marked by furniture.
- Wall bases are damaged or missing.

ADA Compliance: [3]

- Handrails and stairs at stage not ADA compliant.

**Bungalows/Portable Buildings
(Total number of portable building: 1)****Overall Rating: [2]****Paint/Finishes: [2]**

- Exterior wood siding has visible damage.
- Coping and flashing reflect rusting and damage.
- Interior wall surfaces are torn, worn and falling apart.

Door and Frames: [1]

- Door and Frames reflect wear and use.
- Door closers not functional.

Ceiling: [2]

- Tiles reflect staining, leaks and different colors.
- Tiles missing are various locations.
- Various ceiling access panels are damaged or missing.

Floor: [2]

- VCT flooring reflect heavy traffic. Flooring is scuffed and marked by furniture.
- Carpet is torn and stained.

ADA Compliance: [2]

- Ramps are noted to be have uneven surfaces.
- Ramps are falling apart or have large areas of rotting.

E. ASSESSMENT OF SYSTEMS:**System Rating Legend:**

Category [0]	No Improvement
Category [1]	Minor system improvement
Category [2]	Localized improvement/replacement
Category [3]	Major Improvement
Category [4]	Complete Improvement

Mechanical**Overall Rating: [2]**

- HVAC systems present are mostly packaged rooftop units.
- The majority of the HVAC equipment is nearing the end of its useful life.

Heating: [2]

- Classrooms are served by gas fired packaged rooftop units
- Locker rooms are served by gas fired unit heaters.

Cooling: [2]

- Classrooms are served by DX packaged rooftop units
- No Air Conditioning is present in the MPR/ Cafeteria.

Ventilation: [4]

- Poor or intermittent ventilation could have negative impacts on average daily attendance.
- Timer switches provides intermittent ventilation with negative impact on occupant health.
- Science/Lab Classrooms lack exhaust systems.
- No ventilation/exhaust fans in locker rooms.

Controls: [4]

- No functioning direct digital control system is present on the campus.
- Spaces are controlled by local thermostats with interrupting timer switches.
- Thermostats are digital type with limited programmability and no user lock out.
- Utility demand response controllers present. May disable cooling during school hours.

Plumbing**Overall Rating: [2]**

- Plumbing fixtures are a collection of different models and styles.
- Plumbing fixture Lead free compliance is unknown.
- Some water fountains appear to have galvanized piping,
- Locker room shower piping systems appear to be galvanized pipe,
- Domestic water thermostatic mixing valve are aged.

Other: [1]

- Rooftop units do not appear to have any seismic bracing or tie downs in place.
- Kitchen hood does not appear to have a fire suppression system.

Electrical**Power Distribution: [2]**

- The current distribution system was renovated around 2005. The weatherproof exterior Service Distribution Equipment switchboard is in fair condition. The switchgears manufacture, voltage and size is unknown because the switchgear doors were pad lock. There is an additional utility company high voltage switch on the east side of the campus. The equipment appears not to feed any buildings on the site. The System meets the user needs and there are not any issues with performance and maintenance. However, if additional buildings are added to the Site, the System has to be reevaluated.

Fire Alarm: [4]

- The Site Fire Alarm System has been upgraded. The System is manufactured by Fire-Lite. The condition of the equipment is poor. There are numerous maintenance issues with the system. The System emits trouble signals and requires constant maintenance from the Vendor's service team.
- The System does not meet the current code. Any renovations to the system will trigger a full System replacement. The current National Fire

Protection Association Code (NFPA) requires a intelligible voice messages that is capable of the reproduction of prerecorded, synthesized or live messages, via a telephone, handset, or microphone in case of an emergency.

Clock / Bell: [3]

- The Passing Bell and the Clock System has been upgraded. The Clock System is in good condition but does not meet the user needs.
- The System is wireless and is controlled by the Simplex 5120-9180 Central Processing Unit Building Communication System.
- The System is fully functional but the Processing Unit does not sync all clocks. As a result, some of the building times are inconsistent.
- The Passing Bell System is fully operational and meets the user needs.

Phone: [3]

- The system has been upgraded. The system is a Voice Over Internet Protocol (VoIP). The system is fair condition and requires minimum maintenance. The System is fully functional but does not meet the user needs.
- The System has to be upgraded with new phones to improve system functionality.

Intercom: [0]

- System is analog and has been upgraded. The System is in good condition and requires no maintenance from the Districts facility staff. The System is fully functional and meets the user needs.
- The intercom feature integrated into administration staff telephone handset

Public Address (PA): [3]

- The PA System has been upgraded and is in good condition and requires no maintenance from the Districts facility staff. The System is functional but does not meet the user needs.
- The System is and is controlled by the Simplex 5120-9180 Central Processing Unit Building Communication System.

- Additional speakers are required for full outside coverage.

Data / IT Infrastructure: [3]

- The Data System has been upgraded and is in good condition and requires no maintenance from the Districts facility staff but does not meet the user needs.
- The data Wi-Fi System was upgraded in 2014.
- The following upgrades are also required to provide a fully sustainable System:
 - a)The Data System fiber optic backbone to improve system performance.
 - b)The Data System switches to improve system performance and reliability.

Lighting: [2]

- The Lighting System is approximately 20 years old and is in fair condition and requires little maintenance from the Districts facility staff.
- Light fixtures in the classrooms and the offices are functional and meet the user needs. However, retrofitting the existing lighting with LED will improve efficiency and reduce the school's electrical bill.

Security System: [3]

- The Security System has been upgraded and is in good condition. The System requires no maintenance from the Districts facility staff.
- System is fully functional but does not meet the user needs. Buildings on site have ceiling mounted motion sensors.
- In addition to the existing motion sensors, door devices are needed in the Computer Lab Classrooms.
- The Site does not have campus wide CCTV

Audio Visual System: [3]

- This Site does not have an Audio Visual System in all of the classrooms, Library, or Multipurpose Building.



Irrigation is done with hoses



stagnant water in drain inlet



Silt ponding due to low spot and erosion



Handrails missing & guardrails non-compliant



Asphalt cracking allowing for water intrusion



Abcdefg Drain inlet blocked with debris



Damaged plaster wall



Deteriorating flashing / coping



Non Accessible drinking fountain



Non ADA complaint stairs



Water damaged ceiling



Aged restroom and non ADA complaint



Non accessible counter



Paint peeling on window frames



Non ADA complaint drinking fountain



Aged drinking fountain



Electric baseboard heater



MPR/cafeteria with air conditioning

4.29

WILLOWBROOK MIDDLE SCHOOL
FACILITIES NEEDS ASSESSMENT

OCTOBER 2015



Kitchen hood without suppression system



Computer lab with overhead supply and return grilles



Thermostat with twist timer



Lack of security cameras



Old distribution equipment needs replacement



Typical condition of exterior surface mounted light fixtures



Fire alarm control panel is not up to standards







Outlets without protective cover plates



Inadequate site lighting coverage



PRIORITY NEEDS:

-  Main Campus Entry
-  Existing Portable/Building To Be Removed
-  New Permanent Modular Classroom Building(1-Story)
-  New Permanent Modular Classroom Building(2-Story)

A Existing Building Modernization

- Applies to permanent building construction

B Site Utility Replacement

- Water, sewer, gas, and storm drain replacement
- Low voltage upgrades

C Food Service Upgrades

- Kitchen reconfiguration
- New lunch shelter

D Playfield Replacement

- New turf areas with appropriate irrigation

SCOPE OF WORK CATEGORIES

MASTER PLAN COST

1. Permanent Building Modernization	\$ 18,373,000
2. Site Utilities	\$ 3,454,000
3. Food Service Upgrades	\$ 676,000
4. Playfield Replacement	\$ 2,446,000
5. Portable Classrooms to Permanent	-
<hr/>	
Total Project Cost (2015\$)	\$ 24,949,000

