

Willows Unified School District Facilities Master Plan

April 3, 2014



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Board Draft Copy

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Master Plan Overview

Statement of Intent

The intent of the Master Plan is to identify improvements needed to provide safe, healthy and effective learning environments for all students of the Willows Unified School District. The Plan also is to develop improvement costs and priorities for implementing the work.

Introduction & Overview

This Master Plan is primarily a Facility Needs Assessment and deals with current facility needs. However, it does take into account future needs that are anticipated over the next 5 – 10 years. These are primarily maintenance and upkeep needs as growth is projected to be minimal.

The Plan provides a guide for facility improvements needed to support the educational programs for the near future. It will evolve and change as education, priorities, funding and needs change, and should be allowed to adapt to these conditions.

Goals & Objectives

The goals and objectives have been identified by listening to the administration, maintenance, school site users and community representatives. These represent a broad view of what is needed to continue delivering educational quality for the District's students.

- **Healthy Environments:** Providing healthy environments means students and staff have modern and operational HVAC systems, weather-tight buildings, and schools that are free of harmful or hazardous materials. This is a basic prerequisite for learning.
- **Effective Learning Environments:** In order to maximize learning potential, the classroom must address a number of issues:
 - Adequate sized classrooms in good condition
 - Flexible electric and natural lighting
 - Access to technology
 - Good acoustics
 - Appropriate furnishing and equipment

Effective classroom spaces improve learning and student achievement.

- **Technology Infrastructure:** Key to today's educational delivery is access to, and distribution of, technology. To accommodate 21st Century learning, each school needs to have one-to-one device capabilities with adequate speed and campus-wide distribution.
- **Energy Efficiency:** To reduce long-term operating costs, conserve energy and demonstrate responsible stewardship of the environment, facilities should include efficient and effective materials and systems.

- **Safety and Security:** Each site needs to be safe and secure implementing a community-appropriate plan that secures perimeters, controls physical and visual access, provides adequate supervision and oversight, and incorporates other means to fulfill those goals. Each site is different and the level of security may vary.
- **Quality Facilities:** Schools should be functional, operational and quality facilities that support education and enhance the student experience. This requires both regular maintenance and timely improvements to keep facilities updated and to provide for new educational demands.

Process Overview

The goal of the process was to include school site personnel, including parents, in a review of the needs and development of priorities for improvements at each site. Participation at the site level is critical to ensure the school has an opportunity to share their specific concerns. It is also an opportunity for the site to understand the costs of their needs and to develop priorities for implementing future improvements.

To create the Plan, the following activities have occurred:

- Review of Needs Assessment by Thomson & Hendricks Architects (2007)
- Initial site walk with Superintendent and Maintenance Director
- Review of identified improvements from 2007 with maintenance
- Site meeting with each school to identify needs
- Plan study and initial cost estimating
- Follow-up site meeting with each school principal to review scope, costs and priorities
- Reconciliation of needs, costs and priorities
- Board presentation and review (to occur)
- Final modifications and adjustments (to occur)
- Final Master Plan publication (to occur)

Regular updating of the Plan should be accomplished to acknowledge progress as well as to identify new needs for future planning.

District Standards

Standards are recommended for specific items to provide consistency across the District. These specific issues should be addressed during the planning and design phase of project development to standardize systems and materials where possible.

- **Technology:** District should continue efforts with GCOE to provide adequate data to sites and create standards for hardware to ensure maximum access and speed.
- **Security:** District should develop community-appropriate standards for perimeter fencing, site access, visual access to classroom and other measures for each site.
- **Windows:** District should develop and adapt standards regarding the use of operable windows.
- **Hardware:** District should develop and adapt standards for door hardware.
- **Painting:** District should develop painting standards for manufacturer and colors to reduce variety of paint suppliers and number of color variations.
- **HVAC:** The District currently has a variety of mechanical systems and different manufacturers. Maintenance should identify type and make of equipment and District should adapt standards through Board action to allow single-source specifications. This will simplify long-term maintenance of equipment.

Assumptions

A number of assumptions have been made as a basis for developing the Plan.

- **Enrollment:** Student enrollment has been declining and is not expected to increase significantly in the next 10 years. Although there may be future housing in the community, there are no major new housing subdivisions currently proceeding.
- **Ongoing Maintenance:** The District has invested when possible in maintaining and improving buildings. However, there is inadequate funding in the General Fund to properly address the long-term facility needs for aging schools.
- **Normal Life of Facilities:** The normal and expected life of a school is approximately 50 years. However, many schools last much longer with appropriate maintenance, repairs and regular improvements.

It is normal to anticipate major modernization of existing schools every 25 - 30 years. This includes significant improvements to all major systems such as HVAC, roofing, signal systems and finishes, as all have limited lives. After 50 years, building needs can be even greater as infrastructure also may need to be upgraded or replaced.

- **ADA Work:** The ADA (Americans with Disabilities Act) work is required as an integral part of any project on a school site. This will include significant modifications and improvements to portions of the school to make it fully compliant. An analysis and report will be a part of this effort to identify what needs to be addressed and how.

Funding Options

There are a number of funding options, each with specific challenges and restrictions.

- **State Funding – School Facilities Program (SFP):** This state program provides matching funds for new and modernization projects. Two significant issues with this program are 1) District must have matching funds; and 2) the funds provided are typically less than 50% of the total project costs. However, with matching funds the District has the potential to leverage available local funding to perform significantly more work.
- **Financial Hardship:** The hardship program is part of the SFP and is intended for Districts that cannot pass a local bond but have significant needs. Requirements are strict and funding is very limited, addressing only major needs. The program is considered a safety net only and not a regular option for most.

It is important to note that the State Allocation Board (SAB) is in the process of modifying hardship requirements and new regulations will likely make eligibility for this program much more difficult. These changes are intended to require more funding participation at the local level.

- **Local Bonds:** Local school bonds fund facility improvements from local property tax assessments. These typically are used to leverage and enhance state funding and also allow District flexibility in timing as the state program is a reimbursement program.
- **Parcel Tax:** We are not aware of this method being used for facility improvements, rather it typically funds ongoing or additional educational programs.
- **Developer Fees:** Fees paid for new home construction and significant additions are intended to offset the cost impact to the District for new students. In a slow or no-growth area, these are insignificant.
- **Prop 39 Energy Funding:** These funds are available for the next 5 years and may be used only for improving energy efficiency of schools. The threshold for compliance is quite high and as the program is so new it is difficult to predict how effective it will be. Integrating it with other work is critical to maximize effectiveness.

The District should remain well informed about the various programs available and regularly pursue each available option to maximize funding.

Costs

The Master Plan addresses the costs for needed improvements at each site. The costs for full modernization of all sites will be greater than the local bond can support. Matching state funds from the School Facilities Program for Modernization will help extend those funds and allow a greater scope of work. However, even with both funding sources it is evident that all needs cannot be met and additional future funding from other sources will need to be sought.

Costs are estimated using a variety of methods as it is not possible to fully price a project at such an early stage. Costs are therefore to be considered budget figures which will be refined as scope is further defined.

Cost Basis: Costs for improvements have been developed from historical data on similar projects, cost estimating guides, and input from a professional cost estimator. Some actual costs will be higher; some lower. The factor more likely to affect costs is scope, primarily the addition or expansion of scope during project development. It is therefore critical to contain and manage scope during planning. The estimate includes a reasonable contingency factor to account for minor scope change.

Soft Costs: These represent costs other than actual construction costs. They include Architect / Engineering fees, Division of the State Architect (DSA) and California Department of Education (CDE) fees, materials testing, inspection, Furniture & Equipment (F&E) and contingency. These can add up to 30% on top of construction costs.

Site Allowance: The estimates have built in a “site general allowance” to account for site specific issues not identified within the cost estimates. This will allow each site to identify some specific needs and build in a small level of flexibility necessary for modernization work.

Exclusions: The estimates have intentionally excluded F&E and technology hardware and software. While the allowance provides for some purchase of F&E, it is typical for these not to be a significant portion of bond funding due to the relatively short life span of such items.

Murdock Elementary School

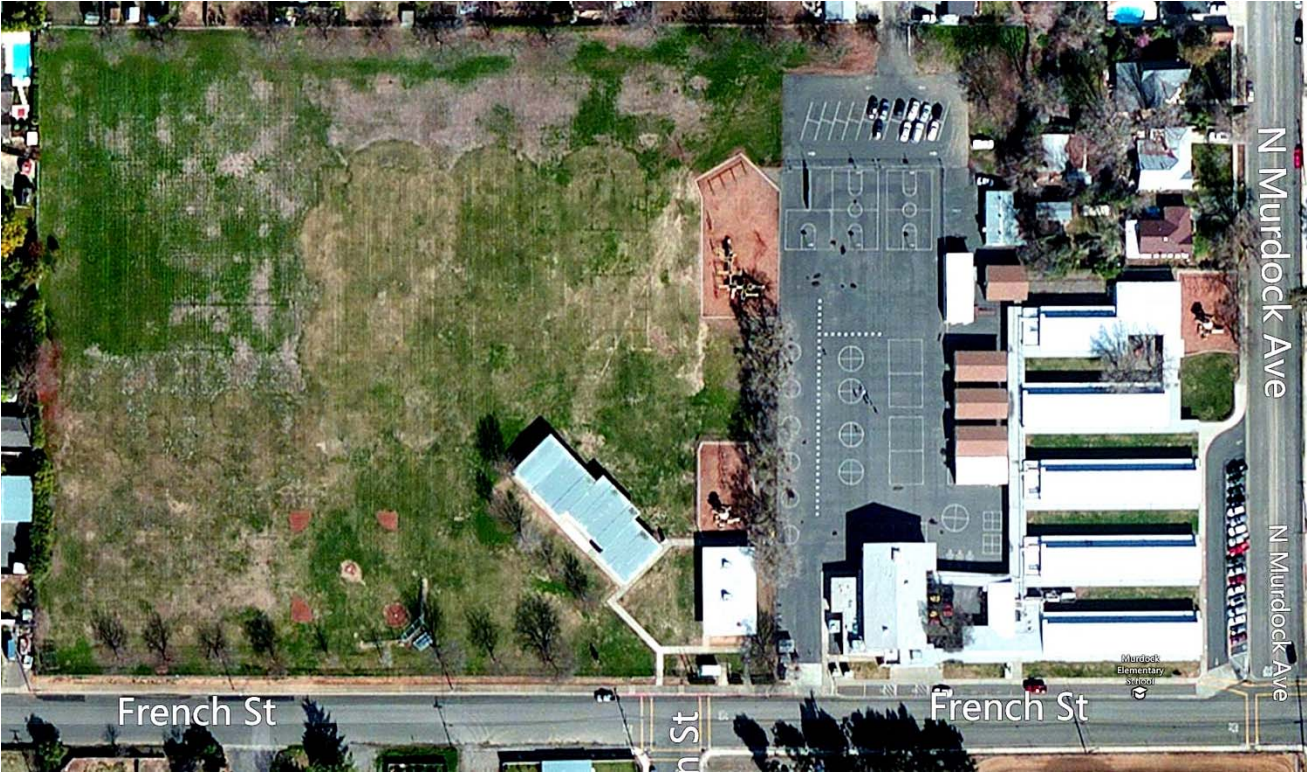


Overview

Previous Work

Scope of Work

Cost Estimates



Murdock Elementary School

Overview

Principal: Carrie Brown

Grade configuration: K-5

Student enrollment: 635

Year constructed: 1950/1951

Building area: 47,966 (including portables; excluding maintenance building)

Previous Work

Modernization - 1989

Suspended acoustical ceilings installed

Installed heat pumps

New Classrooms

Constructed new relocatable classroom wing with toilets on west side of site

Lighting & Solar

Replaced all lights including outside lighting with PG&E program (2013)

Installed ground mounted solar system (2013)

Scope of Work – Priority 1:

ADA (Americans with Disabilities Act) Improvements

ADA improvements are required for all public facilities when any construction project occurs on the site. These will include:

- Parking stalls
- Path of Travel (POT) from parking lot to all spaces affected by project work; this includes sidewalk slopes, curb cuts, door thresholds, etc.
- Drop-off zone
- Doors and hardware that allows accessible entry
- Drinking fountains
- Toilet rooms
- Signage (parking lot, rooms)

ADA work is far ranging and expensive. A survey of the campus by a specialized professional to identify all needs is the first step in developing a viable plan to gain compliance. Cost allowances for these improvements are provided in the estimate.

Toilet Rooms: The ADA improvements to all toilet rooms (student and staff) is a significant requirement. To accommodate current clearances and access, typical work will require removal and reconfiguration of the fixtures, often including relocation of walls and changes to doors, as well as increasing the size in very small rooms. A toilet analysis will be conducted to determine required quantity of fixtures. Construction of a new toilet building (if accomplished) may alleviate the need for some of this work.

Plumbing: Toilet room plumbing lines are experiencing problems and should be replaced.

Doors and Hardware: Doors will be replaced where needed due to condition. Hardware will be replaced throughout to comply with code and ADA requirements. There are some specific problems with the office doors.

Classroom Finishes

Flooring: All flooring is past useful life and needs to be replaced. In addition, much of the floor has Vinyl Asbestos Tile (VAT) under current flooring material. This will require abatement. The preferred material for flooring was discussed and all-carpet seems to be the site preferred option. This will be subject to review during planning.

Walls: All walls should be painted. Tack boards and whiteboards should be replaced.

Ceilings: Ceiling tiles are sagging and discolored. The suspended tile ceiling grid can be maintained and all existing acoustic ceiling tiles should be replaced with new. Hard ceilings should be painted.

Technology

There is a need for improved technology infrastructure throughout the campus to accommodate current and future educational programs. This includes better access and speed, as well as wireless access throughout. There is also inadequate power in classrooms to support the technology as well as outdated and inadequate number of computers.

Signal Systems

Fire Alarm, Clocks/Bells and Telephone are in poor repair and operational condition. These systems should be completely replaced. Telephone will be Voice Over internet Protocol (VOiP).

HVAC

The boiler is operational and in reasonable condition; however, replacement should be included as an option due to the age of the equipment. The chiller is very old and requires replacement. The heat pumps in the buildings also need to be replaced. The central system design can be maintained. However, location of the equipment is undesirable and relocation should be considered if possible.

Roofing

The roof is more than 25 years old and at the end of its' useful life. Re-roofing is a top priority and is a critical improvement to maintaining the school. Roofing should include the covered walks as they are leaking and deteriorating.

Skylights are a problem for break-ins. Skylights should be in-filled in rooms that are no longer active and be replaced with new in other locations. These shall have security grills to prevent access.

Exterior Painting

Repainting of the exterior of the entire school should be included if possible to maintain the waterproofing integrity of the buildings.

Windows

Classroom windows: Existing windows are steel frame single glazed in poor condition. Operation is difficult. Weather-stripping installed during last modernization is in poor condition. All steel windows should be replaced with thermal break frames and insulated glass.

Classroom clerestory windows-north side: These are sloped and have been sealed and painted over. Due to the slope, maintaining waterproofing is extremely difficult. These windows should be removed and in-filled as a permanent solution.

Classroom clerestory windows – south side: These have been painted over and are generally in good condition as they are protected by a roof overhang. It is recommended these be re-sealed and painted in place.

Other windows: Windows in administration area should be replaced.

Kindergarten Sliding Door: This door is difficult to secure and operate and needs to be replaced in the same configuration.

Window coverings: Covering should be provided to provide security options and allow darkening of rooms when needed for educational purposes.

Kitchen

A new hood will be required. Additional food service needs to be further investigated.

Office Configuration

The space utilization of the office should be studied and function improved. Expansion of the office space into the adjacent classroom should be considered to provide staff an adequate workroom and lounge, as the current space is inadequate. This classroom is currently not used as a teaching space. A conference room is also needed.

Planned Improvements – Priority 2:

Portable Replacements

There are 5 classroom portables plus a library/computer room portable all over 20 years old and in need of replacement. New buildings should be set at grade (no ramps / stairs) include custodial space, toilets, storage and intervention spaces.

Options for replacing these portables with new construction and portable buildings will be considered.

Safety and Security

The campus should have some additional fencing between parking and campus areas to prevent the public from walking on to the site without checking in at the office. Limiting points of access to locations that can be visually supervised during school hours is desired.

Security cameras have been installed by the District under a recent project.

French Street Closure: Closing French Street during the teaching day would reduce noise and improve safety. This would need to be discussed with the City to determine if closure is possible.

Classroom Doors: Most classrooms have 2 exterior doors. For controlling access, it may be desirable to close one door; however this may meet significant resistance at staff level. Further review to occur. However, closing the south doors facing French Street, and having students access these classrooms from the north side may be a practical way to improve safety. Sidewalks and entry covering may need to be considered.

Roof Access: The fencing around the boiler / chiller is being used to gain access to the roof. This fencing should be replaced with no-climb fabric or reconfigured to prevent easy roof access.

Shade Structure

A shade structure on the hard courts is desired.

PE Room & Band Room

As the MP is used extensively for serving, an indoor PE space would be very desirable for rainy day activities. A dedicated music room is also desired.

Acoustics

The M-P room acoustics need to be improved as it is not useable for many types of events including music.

Stage

The stage partition is difficult to use; it should be replaced. There is currently no projection screen in the MP.

Kitchen

The outside freezer should be moved adjacent to the building to allow direct access from interior space. This is a health department requirement.

Maintenance Building

It would be beneficial to relocate the maintenance building further outside the campus core.

MURDOCK-WEST ELEMENTARY



Scale: 1" = 30'

SITE INFORMATION

Unit/Room	Area (sq.)	Classroom Count	Notes
100 (1) Home	7,438	5	
200 Classroom	5,095	5	
300 Classroom	5,095	5	
400 Classroom	4,210	5	(1 Renov)
500 Classrooms	11,495	8	(1 Renov)
600 Classroom	2,560	2	(2 Renov)
700 Classroom	5,575	5	
Misc. Classrooms	16,498	0	
Total	47,966	35	

MAJOR IMPROVEMENTS NEEDED:

- ADA (AMERICANS WITH DISABILITIES ACT) IMPROVEMENTS
 - PATH OF TRAVEL
 - BUILDING ENTRIES, DOORS & HARDWARE
 - DRINKING FOUNTAINS
 - TOILET ROOMS
- CLASSROOM FINISHES; FLOORS, WALLS & CEILING
- TECHNOLOGY INFRASTRUCTURE
- SIGNAL SYSTEMS: FIRE ALARM, CLOCKS/BILLS, TELEPHONE
- HVAC; CHILLER, BOILER & HEAT PUMPS
- ROOFING, GUTTERS AND DOWNSPOUTS
- EXTERIOR PAINTING
- CLASSROOM WINDOWS
- OFFICE RECONFIGURATION
- PORTABLE CLASSROOMS & LIBRARY REPLACEMENT
- SAFETY & SECURITY
- SHADE STRUCTURE
- PE ROOM & BAND/ Music Room

KEY

- Standard Classroom
- Activity Spaces
- Non-Classroom Space
- Unapproved
- Student Restrooms
- Staff Restrooms



MURDOCK-WEST ELEMENTARY

SITE INFORMATION

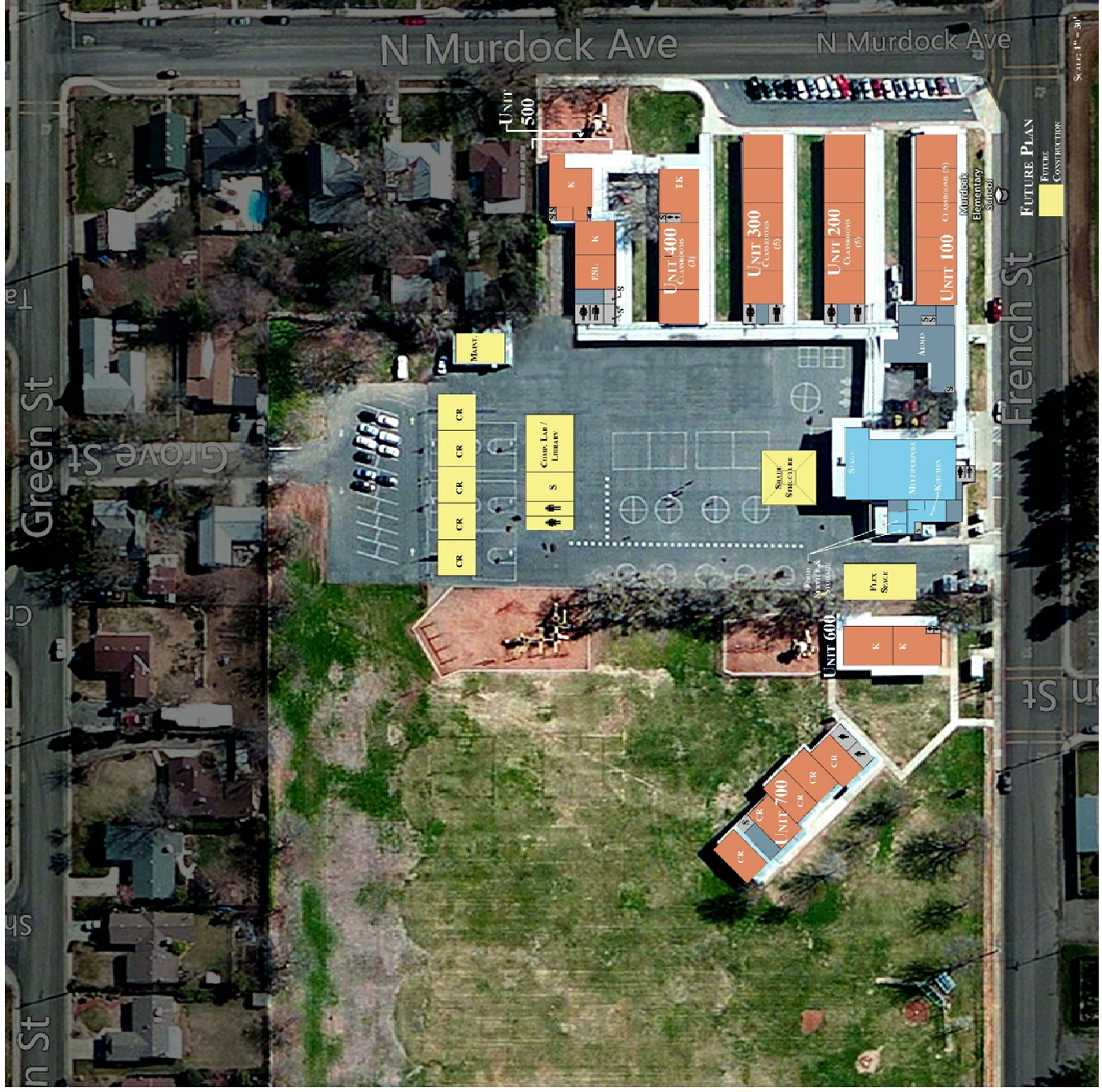
Unit/Use	Area (sq. ft.)	Classroom Count	Notes
100 Admin	7,438	5	
200 Classroom	5,695	5	
300 Classroom	5,695	5	
400 Classroom	4,210	5	(1 Restroom)
500 Classroom	11,095	8	(1 Restroom)
600 Classroom/Lab	2,540	2	(2 Restroom)
700 Classroom	5,575	5	
MP Storage/Restrooms	6,498	0	
Total	47,966	35	

MAJOR IMPROVEMENTS NEEDED:

- ADA (AMERICANS WITH DISABILITIES ACT) IMPROVEMENTS
 - PATH OF TRAVEL
 - BUILDING ENTRIES, DOORS & HARDWARE
 - DRINKING FOUNTAINS
 - TOILET ROOMS
- CLASSROOM FINISHES: FLOORS, WALLS & CEILINGS
- TECHNOLOGY INFRASTRUCTURE
- SIGNAL SYSTEMS: FIRE ALARM, CLOCKS/BILLS, TELEPHONE
- HVAC: CHILLER, BOILER & HEAT PUMPS
- ROOFING, GUTTERS AND DOWNSPOUTS
- EXTERIOR PAINTING
- CLASSROOM WINDOWS
- OFFICE RECONFIGURATION
- PORTABLE CLASSROOMS & LIBRARY REPLACEMENT
- SAFETY & SECURITY
- SHADE STRUCTURE
- PE ROOM & BAND/ Music Room

KEY

	Standard Classroom		Activity Space
	Non-Classroom Space		Unapproved
	Student Restrooms		Staff Restrooms



Scope of Work

Murdock Elementary School

configuration k - 5
 site loading 635 students
 building area 47,966 sf
 year built 1950 / 51
 soft costs 1.30
 inflation factor 109%
 updated: 3/26/2014

Priority 1				construction	total		construction	total	
scope of work	quantity	unit	unit cost	cost - 2014	cost - 2014		cost - 2017	cost - 2017	
ADA - Accessibility Improvements									
ADA assessment and transition plan	47,966	sf	0.12	5,756	7,483		6,293	8,181	DAC
parking lot improvements									
signage	1	ls	750.00	750	975		820	1,066	
parking stalls striping	4	ea	250.00	1,000	1,300		1,093	1,421	
drop zone	1	ea	7500.00	7,500	9,750		8,200	10,660	
accessible transition ramps	1	ea	2500.00	2,500	3,250		2,733	3,553	
path of travel	2400	sf	16.00	38,400	49,920		41,983	54,578	
building signage	52	ea	125.00	6,500	8,450		7,106	9,238	
replace doors (80%)	41	ea	900.00	36,900	47,970		40,343	52,446	
replace door hdw, thresholds	52	ea	1500.00	78,000	101,400		85,277	110,861	
misc upgrades	47,966	ls	1.50	71,949	93,534		78,662	102,260	
total - ADA						324,031			354,264

Bathroom Remodel									
remodel student toilets	1,650	sf	325.00	536,250	697,125		586,282	762,167	
remodel staff toilets	456	sf	350.00	159,600	207,480		174,491	226,838	
	-	sf	350.00	-	-		-	-	
total - toilets						904,605			989,005

Interior Improvements									
floor coverings (carpet) includes base	47,966	sf	4.88	234,074	304,296		255,913	332,687	saylor
VAT removal / abatement	47,966	sf	2.50	119,915	155,890		131,103	170,434	
walls (paint)	47,966	sf	2.25	107,924	140,301		117,993	153,391	saylor
ceilings (replace tiles)	47,966	sf	3.50	167,881	218,245		183,544	238,608	saylor
additional power outlets	22	cr	1500.00	33,000	42,900		36,079	46,903	
total - interior						861,632			942,022

General Bldg Improvements									
site allowance for misc needs	47,966	sf	2.00	95,932	124,712		104,882	136,347	saylor
kitchen hood replacement	1	ls	35000.00	35,000	45,500		38,266	49,745	
includes MAU									
total - general						170,212			186,092

Mechanical Systems									
replace HVAC system	47,966	sf	28.00	1,343,048	1,745,962		1,468,354	1,908,861	CECI
includes boiler, chiller and classroom heat pumps							-	-	
includes gym unit replacement							-	-	
total - mechanical						1,745,962			1,908,861

Infrastructure Improvements									
technology distribution	47,966	sf	1.85	88,737	115,358		97,016	126,121	
fire alarm	47,966	sf	3.75	179,873	233,834		196,655	255,651	
telephone	47,966	sf	1.00	47,966	62,356		52,441	68,174	
clocks / bells	47,966	sf	1.50	71,949	93,534		78,662	102,260	
total - infrastructure						505,082			552,206

Exterior Improvements									
roofing (remove & replace)	47,966	sf	12.00	575,592	748,270		629,295	818,083	
roof abatement	47,966	sf	1.50	71,949	93,534		78,662	102,260	
modify toilet room roofs	1,450	sf	50.00	72,500	94,250		79,264	103,044	
replace skylights	8	ea	2500.00	20,000	26,000		21,866	28,426	
paint exterior	-	sf	1.75	-	-		-	-	
replace classroom windows	5,000	sf	65.00	325,000	422,500		355,323	461,919	
includes demo and prep									
infill north clerestory windows	3,700	sf	32.00	118,400	153,920		129,447	168,281	
replace admin windows	350	sf	65.00	22,750	29,575		24,873	32,334	
replace kindergarten sliding doors	112	sf	120.00	13,440	17,472		14,694	19,102	
							-	-	
total - exterior						1,585,520			1,733,449

Total - Murdock Elementary School - Priority 1						6,097,044			6,665,899
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Priority 2	quantity	unit	unit cost	construction cost - 2014	total cost - 2014		construction cost - 2017	total cost - 2017	
scope of work									
Interior Improvements									
admin office reconfiguration	1,800	sf	90.00	162,000	210,600		177,115	230,249	
stage door replacement	1	ls	55000.00	55,000	71,500		60,132	78,171	
acoustic improvements in gym	1	ls	25000.00	25,000	32,500		27,333	35,532	
projection screen	1	ls	15000.00	15,000	19,500		16,400	21,319	
replace/relocate freezer	1	ls	125000.00	125,000	162,500		136,663	177,661	
total						496,600			542,933

Exterior Improvements									
paint exterior	47,966	sf	1.75	83,941	109,123		91,772	119,304	
							-	-	
total - exterior						109,123			119,304

	includes concrete foundations and signal systems								
Portable Replacement w/ Portables									
demolish (e) portables	6,720	sf	5.00	33,600	43,680		36,735	47,755	
site prep and utilities	8	ea	40000.00	320,000	416,000		349,856	454,813	
5 classrooms (960sf each)	5	ea	115000.00	575,000	747,500		628,648	817,242	
computer lab and library (1920 sf)	2	ea	125000.00	250,000	325,000		273,325	355,323	
toilet building	1	ea	145000.00	145,000	188,500		158,529	206,087	
support space (960)	1	ea	125000.00	125,000	162,500		136,663	177,661	
includes 2 student @ 600sf and 1 staff @ 80sf									
total - portables						1,883,180			2,058,881

	includes concrete foundations and signal systems								
PE Room & Band Room (Portable)									
flex room (1920)	1	ea	230000.00	230,000	299,000		251,459	326,897	
utilities and site work	1	ls	90000.00	90,000	117,000		98,397	127,916	
total						416,000			454,813

Site Improvements									
shade structure	2,400	sf	30.00	72,000	93,600		78,718	102,333	
fencing allowance	300	lf	34.00	10,200	13,260		11,152	14,497	
entry fence and gates	-	lf	150.00	-	-		-	-	
relocate maintenance building	1	ls	75000.00	75,000	97,500		81,998	106,597	
total - site						204,360			223,427

	2014	2017
Total - Murdock Elementary School - Priority 2	3,109,263	3,399,357

Total - Murdock Elementary School - Priority 1 + 2	9,206,307	10,065,255
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Option 1	quantity	unit	unit cost	construction cost - 2014	total cost - 2014	construction cost - 2017	total cost - 2017
scope of work							
Portable Replacement w/ Permanent							
demolish (e) portables	6,720	sf	5.00	33,600	43,680	36,735	47,755
site prep and utilities	1	ls	350000.00	350,000	455,000	382,655	497,452
new permanent building	7,392	sf	275.00	2,032,800	2,642,640	2,222,460	2,889,198
includes 5 classrooms, library, computer lab, intervention rooms and mechanical space							
new permanent toilets	680	sf	450.00	306,000	397,800	334,550	434,915
includes 2 student @ 600sf and 1 staff @ 80sf							
total						3,539,120	3,869,320

Willows Intermediate School

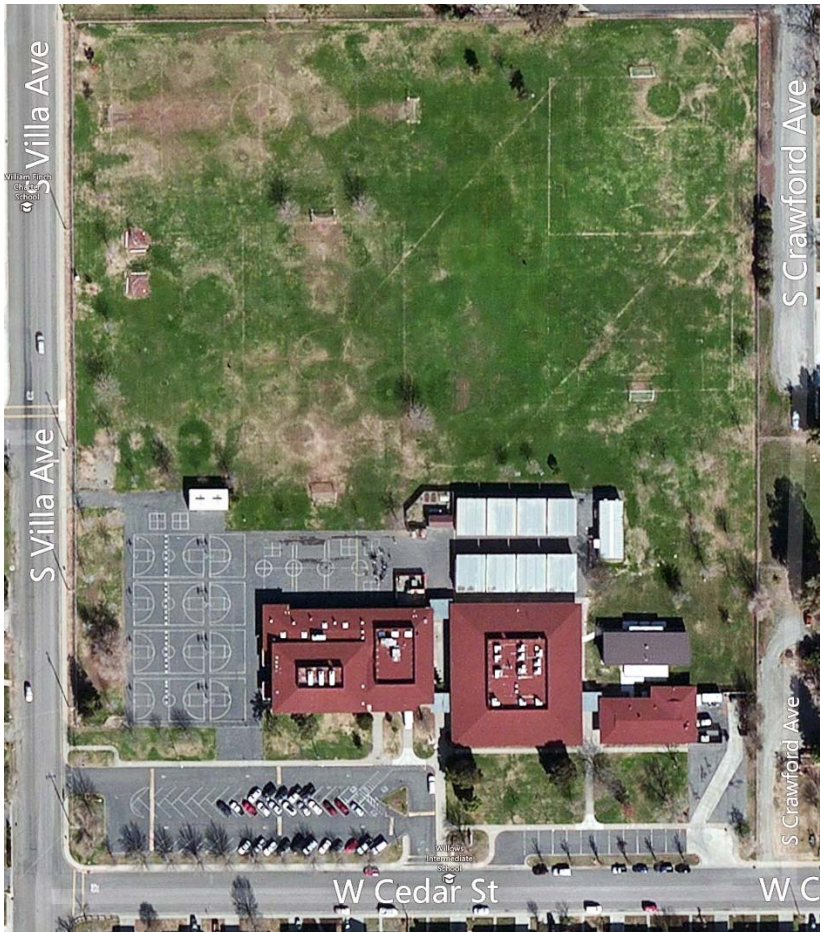


Overview

Previous Work

Scope of Work

Cost Estimates



Willows Intermediate School

Overview

Principal: Steve Salisbery

Grade configuration: 6-8

Student enrollment: 456

Year constructed: 1975

Building area: 42,769 (including portables; excluding GCOE portable, GCOE building, free-standing toilet building and maintenance building)

Previous Work

Gym Floor Refinished (2012)

Roofing Replacement at 100, 200, 300 (Extreme Hardship Program; 2003)

HVAC Replacement at 100, 200 (Extreme Hardship Program; 2003)

HVAC Replacement at 300 Shops (Maintenance; 2013)

Lighting & Solar

Replaced all lights including outside lighting with PG&E program (2013)

Installed ground mounted solar system (2013)

Scope of Work – Priority 1:

ADA (Americans with Disabilities Act)

ADA improvements are required for all public facilities when any construction project occurs on the site. These will include:

- Parking stalls
- Path of Travel (POT) from parking lot to all spaces affected by project work; this includes sidewalk slopes, curb cuts, door thresholds, etc.
- Drop-off zone
- Doors and hardware that allows accessible entry
- Drinking fountains
- Toilet rooms
- Signage (parking lot, rooms)

ADA work is far ranging and expensive. A survey of the campus by a specialized professional to identify all needs is the first step in developing a viable plan to gain compliance. Cost allowances for these improvements are to be provided in the estimate.

Toilet Rooms: The ADA improvements to all toilet rooms (student and staff) is a significant requirement. To accommodate current clearances and access, typical work may require complete removal and reconfiguration of the fixtures, often including relocation of walls and changes to doors. A toilet analysis will be conducted to determine required quantity of fixtures.

Doors and Hardware: Doors will be replaced where needed due to condition. Hardware will be replaced throughout to comply with code and ADA requirements.

Technology

The lack of adequate technology is the primary issue for the campus and improving access and service is a top priority. There is inadequate capacity and speed to accommodate the site needs for a one-to-one ratio of students to devices. There is also inadequate power in the classrooms to support the technology.

Exterior Painting

Cleaning and sealing of the exterior masonry is needed to maintain the waterproofing integrity of the buildings.

Interior Finishes

As the school is almost 40 years old, replacement of interior finishes is needed. This includes new floor finishes throughout, painting of interior walls and new ceiling tiles (to improve acoustics and light reflectance).

Locker Rooms

All showers are to be removed and the room reconfigured to improve usability. Lockers and benches are to be replaced.

Portables Building Replacement

The portables are all over 20 years old and in poor condition. Replacing these with permanent or higher grade modular building is desired. A permanent building would cost more, but take longer to construct. Instead of 8 classrooms, the site currently needs a maximum of 4 classrooms at this time. The plan will allow the addition of future classrooms if growth occurs. It is preferable to have the classrooms face inwards to the campus, providing more connection with the core buildings as well as better security.

Toilet Building Replacement

This building is not DSA approved and should not to be used by students during the school day. It is an exempt building; meaning it may be used for after school functions associated with the fields; however it should be posted and fenced to prevent any danger to students. This building should be replaced with new toilet rooms as a part of the classroom replacement.

Asphalt Paving / Hard Courts Replacement

All AC paving, including hard courts and parking, is in poor condition and needs to be replaced. It is failing, continuing to deteriorate and is a tripping hazard. Replacement requires grinding, re-grading, storm drain adjustments and placement of new AC.

Sidewalks

Some portions of the sidewalks are in bad repair and a tripping hazard. Replacement of portions of sidewalks to be a part of the ADA scope of work.

Scope of Work – Priority 2:

HVAC at Gymnasium

Adding evaporative cooling to the lockers room is desired to improve conditions during hot weather.

GCOE Portable

The GCOE portable classroom building does not appear to be DSA approved; however this is not a requirement for the County program. Leaving this building in place for this program is not a problem but ultimately the building will need to be demolished.

Outside lighting

There seems to be an issue with the outside lighting controls. This can either be addressed prior to a project by district maintenance or be included as part of a controls modification with a future project.

Bat Control

There is a bat problem at the soffits of the M-P / Gym building caused by the metal deck flutes and the electrical conduit. This can be addressed by the installation of a sheet metal closure panel.

Safety and Security

Security cameras are being installed under a current District project. The existing fencing and access control are acceptable to the site and no other modifications or improvements were identified as needed at this time.

Bleachers

Replace bleachers with new electric bleacher system.

WILLOWS INTERMEDIATE

SITE INFORMATION

Unit / Use	Area (sqft)	Classroom Count	Notes
1000 Existing Classroom	16,527	10	2 Classrooms
200 Gym IM	15,367	0	
300 Classroom	5,195	3	1 Shop
400 Classroom	7,680	8	
Total	44,769		

EXCLUDING:
 Unit 500, GCOE, Pool Deck
 Tower Bridge
 Maintenance

MAJOR IMPROVEMENTS NEEDED:

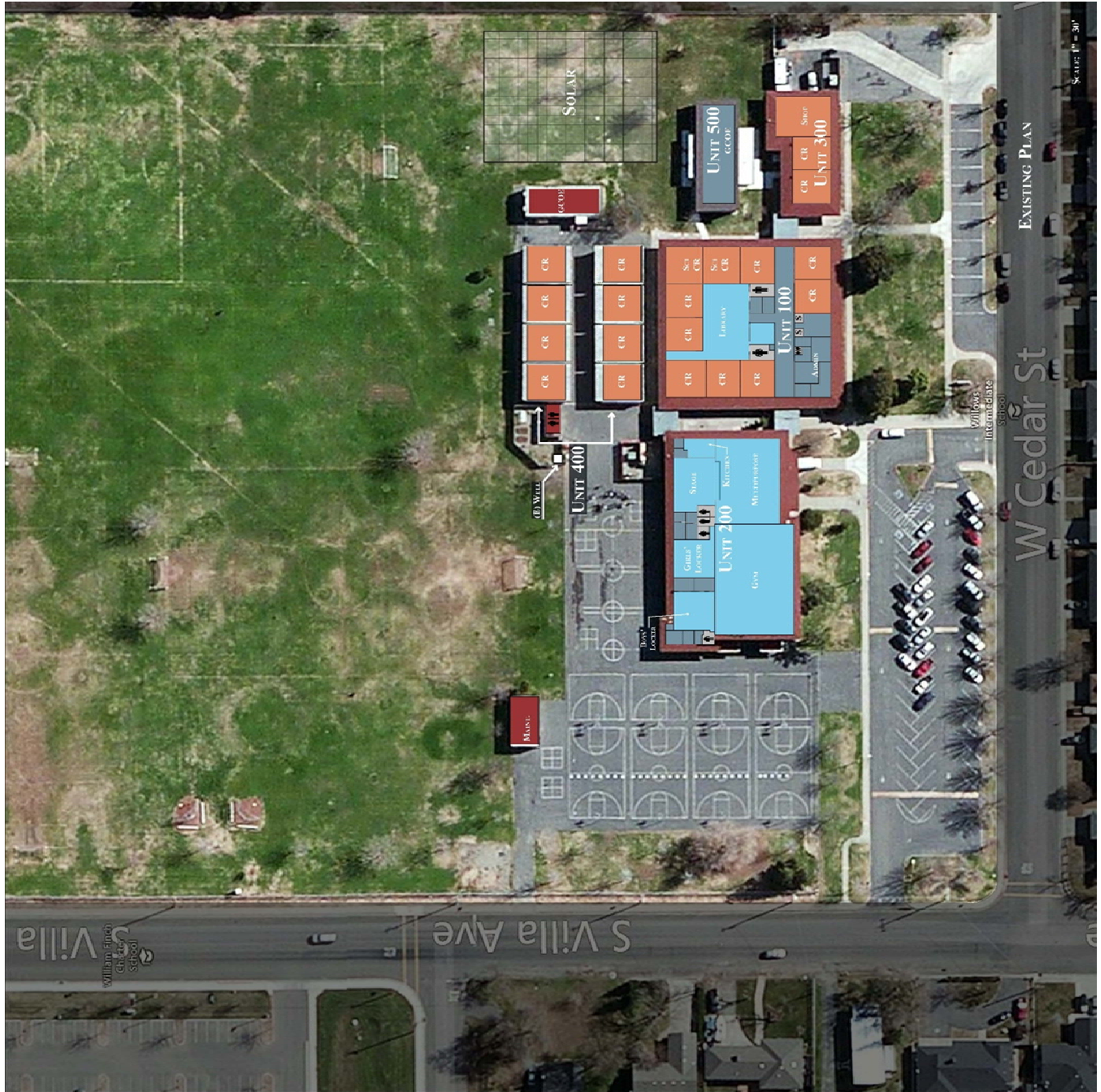
- ADA (AMERICANS WITH DISABILITIES ACT)
- IMPROVEMENTS
 - PATH OF TRAVEL
 - BUILDING ENTRIES, DOORS & HARDWARE
 - DRINKING FOUNTAINS
 - TOILET ROOMS
- INTERIOR FINISHES: FLOORS, WALLS & CEILINGS
- TECHNOLOGY INFRASTRUCTURE
- LOCKER ROOM UPGRADES & RECONFIGURATION
- PORTABLE CLASSROOM REPLACEMENT
- TOILET BUILDING REPLACEMENT
- ASPHALT PAVING & HARD COURT REPLACEMENT
- SIDEWALKS REPAIR & REPLACEMENT
- EXTERIOR PAINTING
- SAFETY & SECURITY
- HVAC: COOLING AT LOCKER ROOMS
- BLEACHER REPLACEMENT

KEY

	Standard Classroom		Activity Soccer
	Non-Classroom Space		Unapproved
	Student Restrooms		Staff Restrooms



RAINBOWBELL GRAU ARCHITECTS



EXISTING PLAN

Scale: 1" = 30'

WILLOWS INTERMEDIATE

SITE INFORMATION

Use Type	Area (sqz)	Classroom Count	Notes
100' x 42' Classroom	16,527	10	2 existing classrooms
200' x 60' BP	15,367	0	
300' Classroom	3,195	3	1 new
400' Classroom	7,080	8	
Total	42,169		

Excluding:
 Shop, GCOE, Pool, Gym
 Pool, Entrance
 Maintenance








MAJOR IMPROVEMENTS NEEDED:

• ADA (AMERICANS WITH DISABILITIES ACT)

IMPROVEMENTS

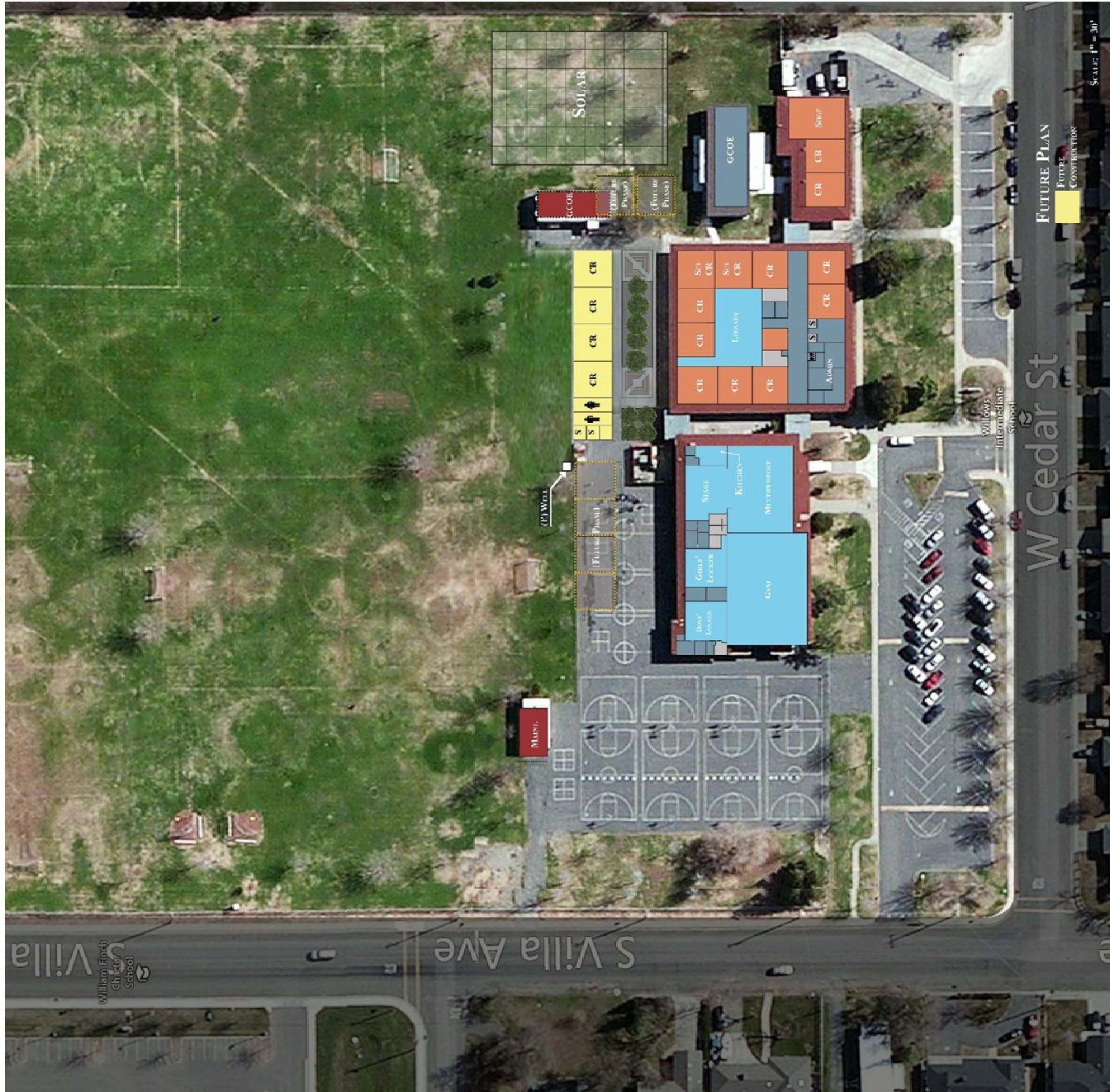
- PATH OF TRAVEL
- BUILDING ENTRIES, DOORS & HARDWARE
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- EXTERIOR PAINTING
- SAFETY & SECURITY
- HVAC: COOLING AT LOCKER ROOMS
- BLEACHER REPLACEMENT

KEY

-  Standard Classroom
-  Activity Spaces
-  Non-Classroom Space
-  Unapproved
-  Student Restrooms
-  Staff Restrooms
-  Shop Restrooms



WILLOWS UNIFIED SCHOOL DISTRICT
 RAINFORTH • CRAIG
 ARCHITECTS



FUTURE PLAN

Future Construction

Scale: 1" = 30'

Scope of Work

Willows Intermediate School

configuration 6 - 8
 site loading 456 students
 building area 42,769 sf
 year built 1975 age 39 years
 soft costs 1.30
 inflation factor 109.33%
 updated: 4/1/2014

Priority 1				construction	total		construction	total	
scope of work	quantity	unit	unit cost	cost - 2014	cost - 2014		cost - 2017	cost - 2017	
ADA - Accessibility Improvements									
ADA assessment and transition plan	42,769	sf	0.12	5,132	6,672		5,611	7,294	
parking lot improvements									
signage	1	ls	750.00	750	975		820	1,066	
parking stalls	4	ea	250.00	1,000	1,300		1,093	1,421	
drop zone	1	ea	7500.00	7,500	9,750		8,200	10,660	
accessible transition ramps	1	ea	2500.00	2,500	3,250		2,733	3,553	
path of travel	4000	sf	16.00	64,000	83,200		69,971	90,963	
building signage	52	ea	125.00	6,500	8,450		7,106	9,238	
replace doors (20%, ext)	10	ea	900.00	9,000	11,700		9,840	12,792	swg
replace door hdw, thresholds	52	ea	1600.00	83,200	108,160		90,963	118,251	swg
misc upgrades	42,769	ls	1.50	64,154	83,400		70,139	91,181	
total - ADA						316,857			346,419

Toilet / Lockers Remodel									
remodel student toilets	854	sf	325.00	277,550	360,815		303,445	394,479	swg
remodel staff toilets	120	sf	350.00	42,000	54,600		45,919	59,694	
locker room remodel	3,150	sf	95.00	299,250	389,025		327,170	425,321	
total - toilets						804,440			879,494

Interior Improvements									
floor coverings	26,000	sf	4.88	126,880	164,944		138,718	180,333	swg
100, 300A, cafeteria, kit, band									
walls	32,300	sf	2.25	72,675	94,478		79,456	103,292	
ceilings	32,300	sf	3.50	113,050	146,965		123,598	160,677	
additional power outlets	13	cr	1500.00	19,500	25,350		21,319	27,715	
total - interior						431,737			472,018

General Bldg Improvements									
site allowance for misc needs	42,769	sf	2.00	85,538	111,199		93,519	121,574	saylor
kitchen hood replacement	-	ls	25000.00	-	-		-	-	
total - general						111,199			121,574

Infrastructure Improvements									
technology distribution	42,769	sf	1.85	79,123	102,859		86,505	112,456	swg
fire alarm	42,769	sf	3.75	160,384	208,499		175,348	227,952	swg
telephone	-	sf	1.00	-	-		-	-	swg
clocks / bells	-	sf	1.50	-	-		-	-	swg
	-								
total - infrastructure						311,358			340,408

Exterior Improvements									
roofing (remove & replace)	-	sf	12.00	-	-		-	-	swg
paint exterior	-	sf	1.75	-	-		-	-	swg
total - exterior						-			-

Portable Replacement									
demolish (e) portables	7,680	sf	6.00	46,080	59,904		50,379	65,493	
demolish (e) toilet bldg	1	ls	5000.00	5,000	6,500		5,467	7,106	
site prep and utilities	1	ls	260000.00	260,000	338,000		284,258	369,535	
new portable classrooms	4	ea	115000.00	460,000	598,000		502,918	653,793	
new portable toilets	720	sf	325.00	234,000	304,200		255,832	332,582	
total - portables						1,306,604			1,428,510

Other Work									
upgrade bleachers	1	ls	17500.00	17,500	22,750		19,133	24,873	
replace bleachers	-	seat	125.00	-	-		-	-	bid
total - other						22,750			24,873

Site Improvements									
AC paving - demo	93,150	sf	0.90	83,835	108,986		91,657	119,154	wce
AC paving - lime treat	93,150	sf	1.00	93,150	121,095		101,841	132,393	wce
AC paving - new	93,150	sf	3.25	302,738	393,559		330,983	430,278	wce
total - site						623,639			681,825

	2014	2017
Total - Willows Intermediate School - Priority 1	3,930,598	4,297,138

Priority 2	quantity	unit	unit cost	construction cost - 2014	total cost - 2014	construction cost - 2017	total cost - 2017	
scope of work								
Interior Finishes								
floor coverings	-	sf	4.88	-	-	-	-	swg
walls (all except gym/lkrs)	-	sf	2.25	-	-	-	-	
ceilings (all except gym/lkrs)	-	sf	3.50	-	-	-	-	
total - interior						-		-

Mechanical Systems									
evap cooling (lkr rms only)	3,150	sf	30.00	94,500	122,850		103,317	134,312	
	-	sf	0.00	-	-		-	-	
total - mechanical						122,850			134,312

Exterior Improvements									
paint exterior	42,769	sf	1.75	74,846	97,299		81,829	106,378	swg
total - exterior						97,299			106,378

Other Work									
replace bleachers	300	seat	135.00	40,500	52,650		44,279	57,562	bid
power for bleachers	1	ls	5000.00	5,000	6,500		5,467	7,106	
fencing allowance	-	lf	34.00	-	-		-	-	
entry fence and gates	-	lf	125.00	-	-		-	-	
total - other						59,150			64,669

	2014	2017
Total - Willows Intermediate School - Priority 2	279,299	305,358

Total - Willows Intermediate School - Priority 1 + 2	4,209,897	4,602,496
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Willows High School

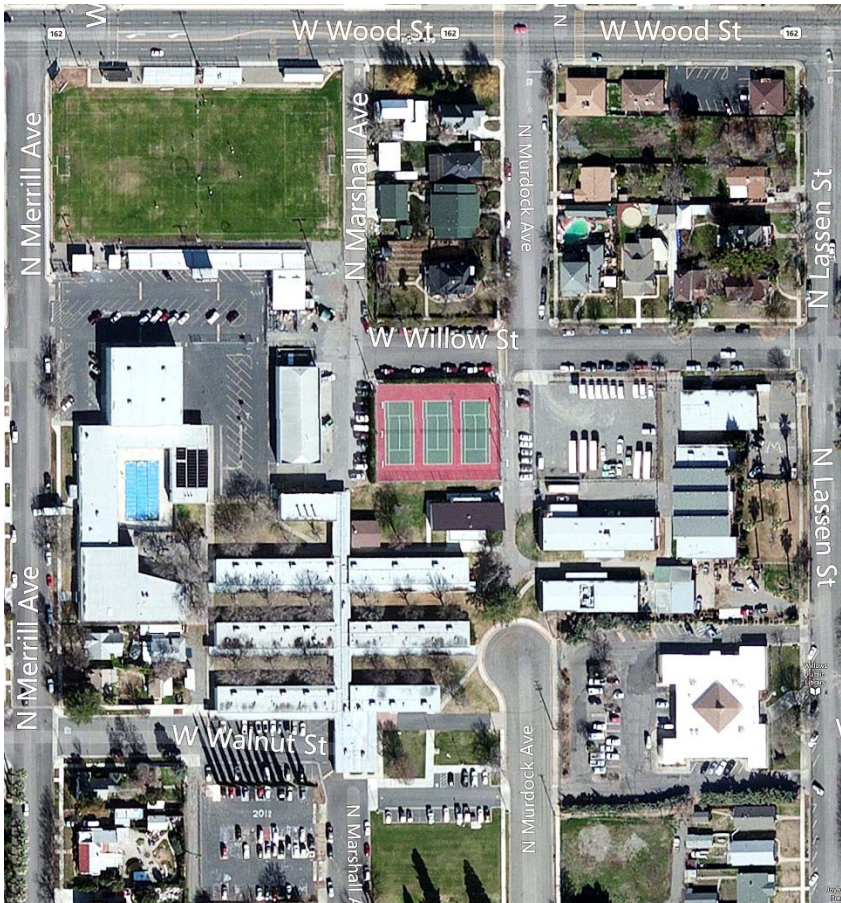


Overview

Previous Work

Scope of Work

Cost Estimates



Willows High School

Overview

Principal: Holly McLaughlin

Grade configuration: 9-12

Student enrollment: 491

Year constructed: 1950

Building area: 84,700 SF (excluding GCOE bldg, boiler bldg, maintenance bldg, bus garage)

Previous Work

Fire Alarm (1994)

HVAC in admin, 100, 200, 300, 400, 500, 600 (1994)

HVAC in GCOE, Printing, Arts (1999)

HVAC in auto, shops (1999)

Roofing (1999)

Lighting & Solar

Replaced all lights including outside lighting with PG&E program (2013)

Installed ground mounted solar system (2013)

Scope of Work – Priority 1:

ADA (Americans with Disabilities Act)

ADA improvements are required for all public facilities when any construction project occurs on the site. These will include:

- Parking stalls
- Path of Travel (POT) from parking lot to all spaces affected by project work; this includes sidewalk slopes, curb cuts, door thresholds, etc.
- Drop-off zone
- Doors and hardware that allows accessible entry
- Drinking fountains
- Toilet rooms
- Signage (parking lot, rooms)

ADA work is far ranging and expensive. A survey of the campus by a specialized professional to identify all needs is the first step in developing a viable plan to gain compliance. Cost allowances for these improvements are provided in the estimate.

Toilet Rooms: The ADA improvements to all toilet rooms (student and staff) is a significant requirement. To accommodate current clearances and access, typical work may require complete removal and reconfiguration of the fixtures, often including relocation of walls and changes to doors. A toilet analysis will be conducted to determine required quantity of fixtures.

Doors and Hardware: Doors will be replaced where needed due to condition. Hardware will be replaced throughout to comply with code and ADA requirements.

Technology

The lack of adequate technology is the primary issue for the campus and improving access and service is a top priority. There is inadequate capacity and speed to accommodate the site needs for a one-to-one ratio of students to devices. There is also inadequate power in classrooms to support the technology.

HVAC

Gymnasium: The system is original and requires replacement. The new system for the gym and locker rooms should include heating and ventilation only. Evaporative cooling should be considered as a possible add-on, based on cost.

Multi-Purpose / Stage: Requires new HVAC system.

Kitchen: New hood will be required; make-up air will be evaporative cooling.

Ventilation: The welding exhaust system in the auto shop is under-sized and inadequate. This system should be replaced with a code-compliant system.

Roofing

The roof is 20 years old and close to the end of its' useful life. Re-roofing the school will be needed within 5 years and is a critical improvement to maintaining the school.

Interior Finishes (Partial)

This wing did not receive modernization improvements during the 1994 project. Basic work needed includes lowering of ceiling, wall finishes and asbestos floor removal / replacement. Floor replacement also needed in 201 and library workroom.

Fire Alarm & Intercom

Although the fire alarm was upgraded in 1994, there were questions about strobe devices in certain spaces. Fire alarm upgrades required due to code changes will be an integral part of any future modernization work.

The intercom system is very antiquated and needs to be replaced along with clocks and bells.

Acoustics

The M-P room acoustics need to be improved as it is not useable for many types of events including music.

Lockers & Showers

Lockers to be replaced with new lockers. Showers to be modified for ADA and health code upgrades. If pool is upgraded, additional modifications may be required.

Planned Improvements – Priority 2:

Windows

There are concerns with the window systems, particularly in the classrooms:

- Visibility: The lower windows allow full visibility into the classrooms creating a serious concern for safety of the occupants. Making the lower panel opaque would be an improvement.
- The windows are single-pane and therefore very poor for energy efficiency.
- Window coverings are needed to allow darkening of room for video as well as to address safety issues.

Exterior Painting

Repainting of the school should be included if possible to maintain the waterproofing integrity of the buildings.

HVAC

Most of the campus HVAC is over 20 years old should be replaced within the next 5 years as the systems are close to the end of their useful life. New equipment will significantly improve energy efficiency, comfort and acoustic quality of classrooms.

Safety and Security

The school is currently an open campus with multiple entrances and unfenced edges. It would be desirable to add fencing along the west edge adjacent to the residential unit as well as to add some gates at the parking lot to better control vehicular traffic during school hours.

Security cameras have recently been installed under a current project.

Swimming Pool

Improvements needed to continue use of the pool include piping, equipment and code improvements including ADA compliance and pool deck.

Site Drainage

It was observed during a site walk that there was significant ponding and drainage issues throughout the site. Improvements to the storm drainage system will be required to better collect and disperse the water.









SITE INFORMATION

Use/Use	Area (sq.)	Classroom Count
Admin Offices / Conference	7,300	0
100 Classroom	3,800	1
200 Classroom	4,400	3
300 Classroom	4,400	4
400 Classroom	4,400	4
500 Classroom	4,400	2
600 Classroom	4,400	3
GYM	30,852	0
Woodshop	5,920	1
Ag. Shop	10,200	3
Auto Shop	3,200	1
Arts & A/V & Crafts	4,788	2
Total	87,000	24

MAJOR IMPROVEMENTS NEEDED:

- ADA (AMERICANS WITH DISABILITIES ACT) IMPROVEMENTS
 - PATH OF TRAVEL
 - BUILDING ENTRIES, DOORS & HARDWARE
 - DRINKING FOUNTAINS
 - TOILET ROOMS
- INTERIOR FINISHES AT 300 WING: FLOORS, WALLS & CEILING
- TECHNOLOGY INFRASTRUCTURE
- HVAC REPLACEMENT AT GYM, MP, STAGE
- VENTILATION AT WELDING STATIONS
- ROOFING, GUTTERS AND DOWNSPOUTS
- CLASSROOM WINDOW REPLACEMENT
- LOCKERS & SHOWERS UPGRADE
- MULTI-PURPOSE ROOM ACOUSTIC UPGRADES
- EXTERIOR PAINTING
- HVAC REPLACEMENT
- STUDENT SAFETY & CAMPUS SECURITY
- SWIMMING POOL UPGRADES
- SITE DRAINAGE IMPROVEMENTS

KEY

 Standard Classroom	 Activity Spaces
 Non-Classroom Space	 Unapproved
 Student Restrooms	 Staff Restrooms



WILLOWS HIGH SCHOOL

Scope of Work

Willows High School

configuration 9 - 12 student
 site loading 491 s
 building area 87,600 sf
 year built 1950 age 64 years
 soft costs 1.30
 inflation factor 109.33%
 updated: 3/26/2014

Priority 1	quantity	unit	unit cost	construction cost - 2014	total cost - 2014		construction cost - 2017	total cost - 2017	
scope of work									
ADA - Accessibility Improvements									
ADA assessment and transition plan	87,600	sf	0.12	10,512	13,666		11,493	14,941	
parking lot improvements									
signage	1	ls	750.00	750	975		820	1,066	
parking stalls	4	ea	250.00	1,000	1,300		1,093	1,421	
drop zone	1	ea	7500.00	7,500	9,750		8,200	10,660	
accessible transition ramps	2	ea	2500.00	5,000	6,500		5,467	7,106	
path of travel	3200	sf	16.00	51,200	66,560		55,977	72,770	
building signage	111	ea	125.00	13,875	18,038		15,170	19,720	
replace doors (50%)	55	ea	900.00	49,500	64,350		54,118	70,354	swg
replace door hdw, thresholds	111	ea	1600.00	177,600	230,880		194,170	252,421	swg
misc upgrades	87,600	ls	1.50	131,400	170,820		143,660	186,758	
total - ADA						582,838			637,217

Bathroom Remodel									
remodel student toilets	1,810	sf	325.00	588,250	764,725		643,134	836,074	swg
remodel staff toilets	450	sf	350.00	157,500	204,750		172,195	223,853	
	-	sf	350.00	-	-		-	-	
total - exterior						969,475			1,059,927

Classroom Improvements									
floor coverings	6,600	sf	4.88	32,208	41,870		35,213	45,777	swg
300 wing, lib wkrm, 201									
VAT abatement	6,600	sf	2.50	16,500	21,450		18,039	23,451	swg
walls	6,600	sf	2.25	14,850	19,305		16,236	21,106	
ceilings	6,600	sf	3.50	23,100	30,030		25,255	32,832	swg
lighting (fluorescent 2x4 drop-in)	6,600	sf	10.00	66,000	85,800		72,158	93,805	swg
additional power outlets	22	cr	1500.00	33,000	42,900		36,079	46,903	
total - classroom improvements						198,455			216,971

General Bldg Improvements									
site allowance for misc needs	87,600	sf	2.00	175,200	227,760		191,546	249,010	saylor
kitchen hood replacement	1	ls	35000.00	35,000	45,500		38,266	49,745	
includes MAU									
total - exterior						273,260			298,755

Mechanical Systems									
new HVAC (gym, MP, stage)	30,892	sf	38.00	1,173,896	1,526,065		1,283,420	1,668,447	
welding ventilation system	1	ls	72000.00	72,000	93,600		78,718	102,333	
includes MUA									
total - exterior						1,619,665			1,770,780

Infrastructure Improvements									
technology distribution	87,600	sf	1.85	162,060	210,678		177,180	230,334	swg
fire alarm (upgrades)	87,600	sf	1.75	153,300	199,290		167,603	217,884	swg
telephone	-	sf	1.00	-	-		-	-	swg
clocks / bells / intercom	87,600	sf	2.25	197,100	256,230		215,489	280,136	swg
total - infrastructure						666,198			728,354

Exterior Improvements									
roofing (remove & replace)	87,600	sf	12.00	1,051,200	1,366,560		1,149,277	1,494,060	swg
paint exterior	-	sf	1.75	-	-		-	-	swg
replace classroom windows	-	sf	65.00	-	-		-	-	winco
total - exterior						1,366,560			1,494,060

Other Work									
lockers & showers	4,500	sf	150.00	675,000	877,500		737,978	959,371	
	-	sf	3.00	-	-		-	-	
total - exterior						877,500			959,371

Site Improvements									
demo greenhouse	3,600	sf	2.50	9,000	11,700		9,840	12,792	wce
repair greenhouse site	3,600	sf	8.00	28,800	37,440		31,487	40,933	wce
				-	-		-	-	wce
total - exterior						49,140			53,725

						2014	2017
Total - Willows High School - Priority 1						6,605,105	7,221,177

Priority 2	quantity	unit	unit cost	construction cost - 2014	total cost - 2014		construction cost - 2017	total cost - 2017	
scope of work									
Other Work									
replace gym bleachers	700	seat	125.00	87,500	113,750		95,664	124,363	
pool upgrades	1	ls	250000.00	250,000	325,000		273,325	355,323	
paint exterior	87,600	sf	1.75	153,300	199,290		167,603	217,884	swg
total - exterior						638,040			697,569

Exterior Improvements									
replace classroom windows	16,000	sf	65.00	1,040,000	1,352,000		1,137,032	1,478,142	winco
total - exterior						1,352,000			1,478,142

Mechanical Systems									
new HVAC	56,700	sf	34.00	1,927,800	2,506,140		2,107,664	2,739,963	
total - exterior						2,506,140			2,739,963

Site Improvements									
AC paving - demo - courts	18,000	sf	0.90	16,200	21,060		17,711	23,025	wce
AC paving - lime treat - courts	18,000	sf	1.00	18,000	23,400		19,679	25,583	wce
AC paving - new - courts	18,000	sf	3.10	55,800	72,540		61,006	79,308	wce
basketball backstops	6	ea	2600.00	15,600	20,280		17,055	22,172	
storm drain extensions	400	lf	42.00	16,800	21,840		18,367	23,878	wce
storm drain inlets	8	ea	2000.00	16,000	20,800		17,493	22,741	wce
new greenhouse	2,400	sf	75.00	180,000	234,000		196,794	255,832	
entry fence and gates	-	lf	150.00	-	-		-	-	
fencing allowance	300	lf	34.00	10,200	13,260		11,152	14,497	saylor
total - exterior						427,180			467,036

	2014	2017
Total - Willows High School - Priority 2	4,923,360	5,382,709

Total - Willows High School - Priorities 1 + 2	11,528,465	12,603,886
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Willows Community School



Overview

Due to the current size of enrollment and limited facilities, we have not prepared a master plan for this school. We have, however, included an allowance for replacing two of the portables as well as ADA upgrades for the permanent building. ADA compliance will be required during the next project at this site.



CONTINUATION HIGH SCHOOL

SITE INFORMATION

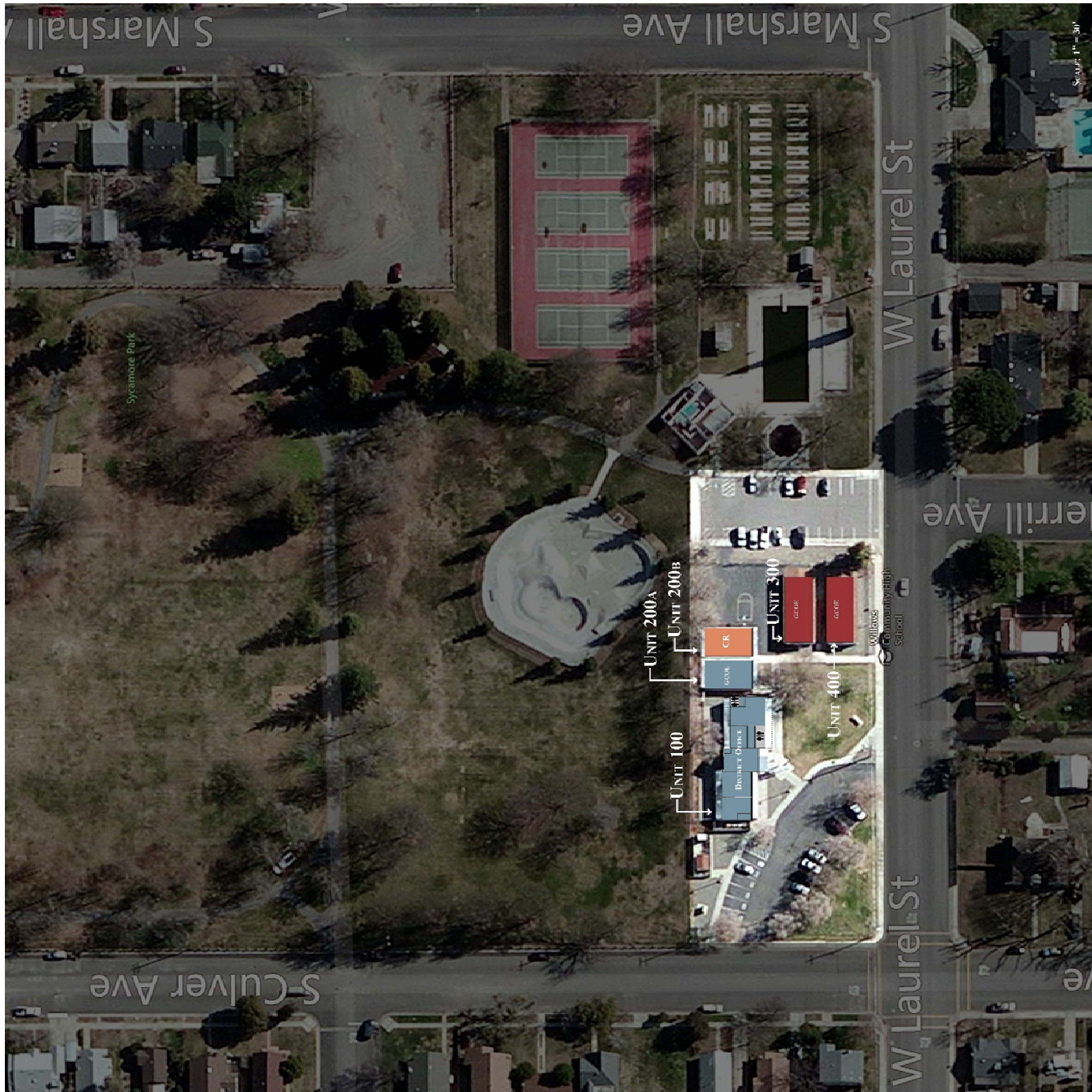
Unit Use	Area (sq.)	Classroom Count	Notes
100 Director Office	2,765	0	
200S GCOE	960	0	
200L Classroom	960	1	
300 GCOE	1,264	0	
400 GCOE	1,664	0	
Total	7,413	1	

KEY

- Shared Classroom
- Activity Spaces
- Non-Classroom Space
- EXAPPROVED
- Student Restrooms
- Staff Restrooms



WILLOWS UNIFIED SCHOOL DISTRICT
RAINFORTH, VERMONT



Summary of Costs

This summary totals the costs for each set of priorities as well as total costs.

It should be noted that costs are estimated costs and are subject to change due to specific site conditions, unforeseen items and market conditions. Time is also a big factor as demonstrated by the 2014 costs in comparison to the 2017 costs.

Summary of Costs				
Priority 1		2014		2017
Total - Murdock Elementary School - Priority 1		6,099,058		6,667,916
Total - Willows Intermediate School - Priority 1		3,930,598		4,297,138
Total - Willows High School - Priority 1		6,605,105		7,221,177
Total - Willows Community School		-		-
Totals		16,634,762		18,186,230
Priority 2				
Total - Murdock Elementary School - Priority 2		3,109,263		3,399,357
Total - Willows Intermediate School - Priority 2		279,299		305,358
Total - Willows High School - Priority 2		4,923,360		5,382,709
Total - Willows Community School		350,000		455,000
Totals		8,661,922		9,087,424
Priority 1 + 2				
Total - Murdock Elementary School - Priority 1 + 2		9,208,321		10,067,272
Total - Willows Intermediate School - Priority 1 + 2		4,209,897		4,602,496
Total - Willows High School - Priorities 1 + 2		11,528,465		12,603,886
Total - Willows Community School		350,000		455,000
Totals		25,296,684		27,728,655

Appendix



Architecture & Planning ▪

Meeting Summary
Murdock Elementary School

Willows Unified School District
Meeting Date: March 6, 2014

2407 J Street, Suite 202 ▪

Location: School site
Attending: John Alves; Maintenance
Carrie Brown; Principal
John Niehues; 4th Grade Teacher
Karen Colombos; ELD Teacher
Wendy Farnworth; Kindergarten Teacher
Tim Drary; Assistant Principal
Jim Lambert; Bond Committee Chair
Ann Lambert; Bond Committee
Paul Hendricks; Consulting Architect
Jeffrey Grau; RGA

Sacramento, CA 95816-4736 ▪

(916) 368-7990 ▪

FAX: (916) 368-7996 ▪

The following is a summary of the meeting discussion.

Facilities Master Plan Purpose: To identify improvements needed to provide safe, healthy and effective learning environments for all students of the Willows USD.

A Professional Corporation ▪

Goals:

- Identify site specific needs for facility improvements.
- Identify possible future needs and desires.
- Provide input from site staff and community.
- Consider funding sources.
- Develop priorities to reconcile funds.
- Create comprehensive plan with costs and priorities that illustrates facility needs for the future.

Improvements to be considered:

- Legal requirements; ADA
- Code requirements; HVAC, FLS
- Health codes; kitchens, food service
- Critical repairs
- Infrastructure

Past improvements:

- Lighting (completed in 2013)
- Modernization including HVAC, suspended ceilings, flooring (1989, 25 years)
- New relocatable classroom wing with toilet building (1999)
- Solar

Needed Improvements:

Signal Systems: Fire Alarm, Clocks/Bells, Telephone and Technology are in poor repair and operational condition and in need of full replacement.

Roofing: The roof is more than 25 years old and at the end of its' useful life. Re-roofing is a top priority and is a critical improvement to maintaining the school. Roofing should include the covered walks as they are leaking and deteriorating.

Roof access: Students are able to access the roof from fencing located adjacent to buildings and they can be concealed once on the roof. This needs to be investigated and mitigated.

Skylights: Are a problem for break-ins. Skylights should be infilled in rooms that are no longer active and be replaced with new in other locations. These shall have security grills to prevent access.

Windows:

Classroom windows: Existing windows are steel frame single glazed in poor condition. Operation is difficult. Weather-stripping installed during last modernization is in poor condition. All steel windows should be replaced with thermal break frames and double pane insulated glass.

Classroom clerestory windows-north side: These are slightly sloped and have been sealed and painted over. Due to the slope, maintaining waterproofing is extremely difficult. These windows should either be removed and infilled or covered with a roofing system. It would be preferable to remove the glazing as a minimum.

Classroom clerestory windows – south side: These have been painted over and are generally in decent condition as they are protected by a roof overhang. It is recommended these be re-sealed and painted in place.

Other windows: A detailed review of the other windows in the school needs to be accomplished to determine the extent of need.

Note: Installation and use of operable windows is a District level standard that should be established to provide consistency.

Window coverings: Covering should be provided to provide security options and allow darkening of rooms when needed for educational purposes.

HVAC: The boiler is operational and in reasonable condition; however, replacement should be included as an option due to the age of the equipment. The chiller is very old and requires replacement. The heat pumps in the buildings also need to be replaced. The central system design can be maintained. However, location of the equipment is undesirable and relocation should be considered if possible.

Plumbing: Toilet room plumbing in particular is experiencing problems and should be replaced.

Kitchen: New hood will be required. Food service needs to be further investigated.

Acoustics: The M-P room acoustics need to be improved as it is not useable for many types of events including music.

ADA (Americans with Disabilities Act): ADA improvements are required for all public facilities when any construction project occurs on the site. These will include:

- Parking stalls
- Path of Travel (POT) from parking lot to all spaces affected by project work; this includes sidewalk slopes, curb cuts, door thresholds, etc.
- Drop-off zone
- Doors and hardware that allows accessible entry
- Drinking fountains
- Toilet rooms
- Signage (parking lot, rooms)

ADA work is far ranging and expensive. A survey of the campus by a specialized professional to identify all needs is the first step in developing a viable plan to gain compliance. Cost allowances for these improvements will be provided in the estimate.

Toilet Rooms: The ADA improvements to all toilet rooms (student and staff) is a significant requirement. To accommodate current clearances and access, typical work will require removal and reconfiguration of the fixtures, often including relocation of walls and changes to doors, as well as increasing the size in very small rooms. A toilet analysis will be conducted to determine required quantity of fixtures. Construction of a new toilet building (if accomplished) may alleviate the need for some of this work.

Exterior painting: Repainting of the school should be included if possible to maintain the waterproofing integrity of the buildings.

Doors and Hardware: Doors will be replaced where needed due to condition. Hardware will be replaced throughout to comply with code and ADA requirements. There are some specific problems with the office doors.

Safety: Improving security is a concern for the site. Currently, the perimeter is not fully secure. There are numerous points of access. Securing the classroom core and limiting access points is desired by the site.

Note: Site security should be considered at the District level to develop a standard for application at each site.

French Street Closure: Closing French Street during the teaching day would reduce noise and improve safety. This would need to be discussed with the City to determine if closure is possible.

Office Configuration: The space utilization of the office should be studied and improved if possible. Expansion of the office space into the adjacent classroom should be considered to provide staff and adequate workroom and lounge, as there is very small area allocated for this function. This classroom is currently not used as a teaching space. A conference room is also needed.

Classroom Finishes:

Flooring: All flooring is past useful life and needs to be replaced. In addition, much of the floor has VAT under new material. This will require abatement. The preferred material for flooring was discussed and all-carpet seems to be the site preferred option. This may require District level input.

Walls: All walls should be painted. Tack boards and whiteboards should be replaced.

Ceilings: Ceiling tiles are sagging and discolored. These should be replaced if possible. The grid can be maintained in place. Hard ceiling should be painted.

Classroom Doors: Most classrooms have 2 exterior doors. For controlling access, it may be desirable to close one door; however this may meet significant resistance at staff level. Further review to occur. However, closing the south doors facing French Street, and having students access these classrooms from the north side may be a practical way to improve safety. Sidewalks and entry covering may need to be considered.

Shade structure: As there is little shade on the campus, a shade structure on the hard courts is very desirable.

PE Room: As the MP is used extensively for serving, an indoor PE space would be very desirable for rainy day activities.

Band / Music Room: A dedicated music room is desired.

Stage: The stage door is difficult to use; it should be replaced. There is currently no projection screen in the MP.

Portable Replacements: There are 5 old portables plus a library/computer room portable all in need of replacement. Options for replacement will be considered for various locations. Should include custodial space, toilets, storage and intervention spaces.

Funding options were reviewed:

- State program; SFP Mod, new
- Financial hardship
- Local bonds
- Parcel Tax
- COP's
- Developer fees
- Prop 39 – Energy Funding

Next Meeting: A follow-up meeting to review scope and costs will be scheduled within the next several weeks.

This is a summary of the discussion during the meeting. Please advise if there are any significant discrepancies or omissions.



Architecture & Planning ▪

Meeting Summary

Willows Intermediate School

Willows Unified School District

Meeting Date: February 28, 2014

2407 J Street, Suite 202 ▪

Location: School site

Attending: Tim Hall; Maintenance
Natalie Wolder; Parent
Mark Huntley; Teacher
Dianna Abold; Teacher
Karen Furtado; Teacher
Julie Soeth; Secretary
Steve Sailsbery; principal
Gina Taylor; Parent
Jim Lambert; Bond Committee Chair
Paul Hendricks; Consulting Architect
Jeffrey Grau; RGA

Sacramento, CA 95816-4736 ▪

(916) 368-7990 ▪

FAX: (916) 368-7996 ▪

The following is a summary of the meeting discussion.

Facilities Master Plan Purpose: To identify improvements needed to provide safe, healthy and effective learning environments for all students of the Willows USD.

A Professional Corporation ▪

Goals:

- Identify site specific needs for facility improvements.
- Identify possible future needs and desires.
- Provide input from site staff and community.
- Consider funding sources.
- Develop priorities to reconcile funds.
- Create comprehensive plan with costs and priorities that illustrates facility needs for the future.

Improvements to be considered:

- Legal requirements; ADA, title 9
- Code requirements; HVAC, FLS
- Health codes; kitchens, food service
- Critical repairs
- Infrastructure

Past improvements:

- Lighting (completed in 2013)
- Roofing 100, 200, 300 (Extreme Hardship 2003)
- HVAC 100, 200 (Extreme Hardship 2003)
- HVAC 300 (Maintenance 2013)
- Gym floor refinished (2012)
- Solar (2013)

Needed Improvements:

HVAC at Gymnasium: Adding cooling to the gymnasium and lockers room should be considered to improve conditions during hot weather. An evaporative cooling add-on will be estimated to determine feasibility.

ADA (Americans with Disabilities Act): ADA improvements are required for all public facilities when any construction project occurs on the site. These will include:

- Parking stalls
- Path of Travel (POT) from parking lot to all spaces affected by project work; this includes sidewalk slopes, curb cuts, door thresholds, etc.
- Drop-off zone
- Doors and hardware that allows accessible entry
- Drinking fountains
- Toilet rooms
- Signage (parking lot, rooms)

ADA work is far ranging and expensive. A survey of the campus by a specialized professional to identify all needs is the first step in developing a viable plan to gain compliance. Cost allowances for these improvements will be provided in the estimate.

Toilet Rooms: The ADA improvements to all toilet rooms (student and staff) is a significant requirement. To accommodate current clearances and access, typical work may require complete removal and reconfiguration of the fixtures, often including relocation of walls and changes to doors. A toilet analysis will be conducted to determine required quantity of fixtures.

Technology: The lack of adequate technology is the primary issue for the campus and improving access and service is the #1 priority. There is inadequate capacity and speed to accommodate the site needs for a one-to-one ratio of students to devices. There is also inadequate power in classrooms to support the technology as well as out-dated and inadequate number of computers.

Note: Follow-up meeting with District technology staff and County Office of Education needed to coordinate these improvements and develop consistency for all sites.

Interior Finishes: While original, interior finishes including floors, walls and ceilings are serviceable but could use replacement. As the school is almost 40 years old, replacement of finishes would be appropriate. This includes new floor finishes throughout, painting of interior walls and new ceiling tiles (to improve acoustics and light reflectance).

Exterior painting: Cleaning and sealing of the exterior masonry should be included if possible to maintain the waterproofing integrity of the buildings.

Bat Control: There is a bat problem at the soffits of the M-P / Gym building caused by the metal deck flutes and the electrical conduit. This can be addressed by the installation of a sheet metal closure panel.

Safety: Improving security is a concern for the site. Currently, the perimeter is not secure and fully fenced. There are multiple points of access. The site needs to further discuss what measures are important in improving safety.

Doors and Hardware: Doors will be replaced where needed due to condition. Hardware will be replaced throughout to comply with code and ADA requirements.

Locker rooms: Showers will be removed and the room reconfigured to improve usability. Lockers and benches to be replaced.

Portables: The portables are all over 20 years old and in poor condition. Replacing these with permanent or higher grade modulars is desired. A permanent building would cost more (but not significantly), but take longer to construct. Instead of 8 classrooms, the site would need a maximum of 4 at this time. The plan should allow the addition of future classrooms if growth occurs. It would be preferable to have the classrooms face inwards to the campus, providing more connection with the core buildings as well as better security.

Toilet Building: This building is not DSA approved and therefore is not to be used by students during the school day. It is an exempt building; meaning it may be used for after school functions associated with the fields; however it should be posted and fenced to prevent any danger to students. This building should be replaced with new toilet rooms as a part of the classroom replacement.

GCOE Portable: The GCOE portable classroom building does not appear to be DSA approved; however this is not a requirement for the County program. Leaving this building in place for this program is not a problem but ultimately the building will need to be demolished.

Asphalt Paving / Hard Courts: All AC paving, including hard courts and parking, is in poor condition and needs to be replaced. It is failing, continuing to deteriorate and is a tripping hazard. Replacement would require grinding, regrading, storm drain adjustments and placement of new AC.

Sidewalks: Some portions of the sidewalks are in bad repair. Replacement of sidewalks would be a part of the ADA scope of work.

Outside lighting: There seems to be an issue with the outside lighting controls. This can either be addressed prior to a project by district maintenance or be included as part of a controls modification with a future project.

Funding options were reviewed:

- State program; SFP Mod, new
- Financial hardship
- Local bonds
- Parcel Tax
- COP's
- Developer fees
- Prop 39 – Energy Funding

Next Meeting: A follow-up meeting to review scope and costs will be scheduled within the next several weeks.

This is a summary of the discussion during the meeting. Please advise if there are any significant discrepancies or omissions.



Architecture & Planning ■

Meeting Summary
Willows High School

Willows Unified School District
Meeting Date: February 28, 2014

2407 J Street, Suite 202 ■

Location: School site
Attending: Tim Hall; Maintenance
Keri Tafuro; Teacher
Teresa Woods; English Teacher
Joe West; Music Teacher
Wesley Cindell; Student
Ron Bazan; Assistant Principal
Sherry Brott; Library / Parent
Holly McLaughlin; Principal
Jim Lambert; Bond Committee Chair
Dean Martin; Parent
Paul Hendricks; Consulting Architect
Jeffrey Grau; RGA

Sacramento, CA 95816-4736 ■

(916) 368-7990 ■

FAX: (916) 368-7996 ■

The following is a summary of the meeting discussion.

Facilities Master Plan Purpose: To identify improvements needed to provide safe, healthy and effective learning environments for all students of the Willows USD.

A Professional Corporation ■

Goals:

- Identify site specific needs for facility improvements.
- Identify possible future needs and desires.
- Provide input from site staff and community.
- Consider funding sources.
- Develop priorities to reconcile funds.
- Create comprehensive plan with costs and priorities that illustrates facility needs for the future.

Improvements to be considered:

- Legal requirements; ADA, title 9
- Code requirements; HVAC, FLS
- Health codes; kitchens, food service, pool
- Critical repairs
- Infrastructure

Past improvements:

- Lighting (completed in 2013)
- Fire Alarm (1994)
- Roofing (1994 years)
- HVAC (1994 / 1999) except Gym / MP / Band
- Solar
- Dust collection system in wood shop

Needed Improvements:

Fire Alarm: Although the fire alarm was upgraded in 1994, there were questions about strobe devices in certain spaces. Fire alarm upgrades required due to code changes will be an integral part of any future modernization work.

Roofing: The roof is 20 years old and close to the end of its' useful life. Re-roofing the school will be needed within 5 years and is a critical improvement to maintaining the school.

HVAC:

Gymnasium: The system is original and requires replacement. The new system for the gym and locker rooms should include heating and ventilation only. Evaporative cooling should be considered as a possible add-on, based on cost.

Multi-Purpose / Stage: Requires new HVAC system.

Kitchen: New hood will be required; make-up air will be evaporative cooling.

Balance of Campus: All HVAC that is over 20 years old should be replaced within the next 5 years as the systems are close to the end of their useful life. New equipment will significantly improve energy efficiency, comfort and acoustic quality of classrooms.

Ventilation: The welding exhaust system in the auto shop is under-sized and inadequate. This system should be replaced with a code-compliant system.

Acoustics: The M-P room acoustics need to be improved as it is not useable for many types of events including music.

300 Wing: This wing did not receive modernization improvements during the 1994 project. Basic work includes lowering of ceiling and asbestos floor removal / replacement. Floor replacement also needed in 201 and library workroom.

ADA (Americans with Disabilities Act): ADA improvements are required for all public facilities when any construction project occurs on the site. These will include:

- Parking stalls
- Path of Travel (POT) from parking lot to all spaces affected by project work; this includes sidewalk slopes, curb cuts, door thresholds, etc.
- Drop-off zone
- Doors and hardware that allows accessible entry
- Drinking fountains
- Toilet rooms
- Signage (parking lot, rooms)

ADA work is far ranging and expensive. A survey of the campus by a specialized professional to identify all needs is the first step in developing a viable plan to gain compliance. Cost allowances for these improvements will be provided in the estimate.

Toilet Rooms: The ADA improvements to all toilet rooms (student and staff) is a significant requirement. To accommodate current clearances and access, typical work will require removal and reconfiguration of the fixtures, often including relocation of walls and changes to doors. A toilet analysis will be conducted to determine required quantity of fixtures. Staff did not feel that there currently is a shortage of fixtures.

Technology: The lack of technology is a major issue and big priority for the campus. There is inadequate capacity and speed to accommodate the site needs for a one-to-one ratio of

students to devices. There is also inadequate power in classrooms to support the technology as well as out-dated and inadequate number of computers.

Note: Follow-up meeting with District technology staff and County Office of Education needed to coordinate these improvements and develop consistency for all sites.

Exterior painting: Repainting of the school should be included if possible to maintain the waterproofing integrity of the buildings.

Windows: There are major concerns with the window systems, particularly in the classrooms:

- Visibility: The lower windows allow full visibility into the classrooms creating a serious concern for safety of the occupants. Making the lower panel opaque would be an improvement.
- The windows are single-pane and therefore very poor for energy efficiency.
- It is desirable to have operable portions of the windows to allow natural ventilation.
- Window coverings are needed to allow darkening of room for video as well as to address safety issues.
- Replacement and/or modifications to windows will be studied to determine the costs and practicality of full replacement or modifications.

Note: Installation and use of operable windows is a District level standard that should be established to provide consistency.

Doors and Hardware: Doors will be replaced where needed due to condition. Hardware will be replaced throughout to comply with code and ADA requirements.

Safety: Improving security is a concern for the site. Currently, the perimeter is not secure and fully fenced. There are numerous points of access. The site needs to further discuss what measures are important in improving safety.

Swimming Pool: The District is working with a pool contractor to develop possible costs to upgrade the pool. This may include piping, equipment and code improvements. Those costs will be shared at a later time when available.

Lockers & Showers: Lockers to be replaced with new lockers. Showers to be modified for ADA and health code upgrades. If pool is upgraded, additional modifications may be required.

Site drainage: It was observed during a site walk that there was significant ponding and drainage issues throughout the site. Improvements to the storm drainage system will be required to better collect and disperse the water.

Funding options were reviewed:

- State program; SFP Mod, new
- Financial hardship
- Local bonds
- Parcel Tax
- COP's
- Developer fees
- Prop 39 – Energy Funding

February 28, 2014
Meeting Summary
Willows High School
Page 4

Next Meeting: A follow-up meeting to review scope and costs will be scheduled within the next several weeks.

This is a summary of the discussion during the meeting. Please advise if there are any significant discrepancies or omissions.

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