

PLEASANT RIDGE

Union School District



Facility Improvement Plan **(2025 Revision)**

January 13, 2026
**COMMUNITY
ARCHITECTURE**

TABLE OF CONTENTS

Section	Page
TABLE OF CONTENTS	1-2
INTRODUCTION	3-4
OVERVIEW OF PLEASANT RIDGE FACILITIES	
• Alta Sierra Elementary School	5
• Cottage Hill Elementary School	6
• Magnolia Intermediate School	7
• Arete Charter Academy	8
• District Office – <i>(Excluded in this Assessment)</i>	
FACILITY ASSESSMENTS	
• Introduction	9
• Alta Sierra Elementary School	10-12
• Cottage Hill Elementary School	13-15
• Magnolia Intermediate School	16-20
• Arete Charter Academy	21-25
IMPROVEMENT PLANS	
• Summary of Improvements	26-27
• Alta Sierra Elementary School	
A. Resurface Upper and Lower Parking Areas	28
B. Stairs and Ramps	29
D. Upper Parking Lot and Auto Drop-Off	30
E. Lower Parking Lot and Bus Drop-Off	31
G. STEM Classroom	32
• Cottage Hill Elementary School	
A. Street Entrance at Magnolia Road and Kingston Lane	33
B. Parking and Drop-Off Areas	34
E. Portable Classroom Repairs and Shade Structure	35
F. Replace Portable Classrooms with Permanent Classroom Building	36
G. STEM Classroom	37
H. Sports field improvements	38
• Magnolia Intermediate School	
A. Parking and Drop-Off Areas	39
B. Steep Slopes and Trip Hazards	40
C. Outdoor Dining and Gathering	41
D. Access to Fields	42
E. Expanded Parking and New Entry Drive at Magnolia Road	43
F. 6 th Grade Field Improvements	44
G. Resurface Game Courts and Striping	45
H. Fire Lane Improvements	46
I. Site Drainage and Erosion Repairs	47
J. New Entrance Courtyard	48
K. Multi-Use Remodel and Serving Kitchen	49
M. 6 th Grade Multipurpose Room	50
N. Sound / Green Room Studio	51
O. Sports Field Improvements and Replacement of Backflow Inverter	52
• District Office – <i>(Excluded in this Assessment)</i>	
• Arete Charter Academy	
A. Duggans Road – Entry/Exit Driveway Configuration and Safety Improvements	53

Facility Improvement Plan – Pleasant Ridge School District

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TABLE OF CONTENTS

B. Site Parking and Drop off Re-configuration	54
C. Fire Lane Improvements	55
D. Stairs, Ramps, Steep Slopes & Trip Hazards	56
E. Resurface Hard Courts and Striping	57
F. Pre- K and Kindergarten Play Area and Outdoor Learning Center	58
G. Grade - Level Apparatus Area, Physical Fitness and Outdoor Learning area	69
H. Field Improvements	60
I. Restroom Remodel	61
J. Semi Scratch Cooking Kitchen Re-configuration	62
K. Roof Replacement	63
L. Building 'D' – Option 1 Modernization; Option 2 Install new Restroom Building	64-65
M. HVAC Replacement	66
N. Water Tank Replacement	67
O. Upgrade Existing Septic Tank System with Engineered Septic Tank	68

CONSTRUCTION HISTORY & MODERNIZATION ELIGIBILITY

• Alta Sierra Elementary School	69
• Cottage Hill Elementary School	70
• Magnolia Intermediate School	71
• Arete Charter Academy	72

DEFERRED MAINTENANCE

• Introduction, Ed Code Criteria, Scheduled & Routine, Budgeting & Scheduling, Priority	73-76
• Roofing	77-79
• HVAC	80-82
• Fire Alarm	83
• Exterior Paint	84
• Flooring	85
• Blacktop (Asphalt) and Crack fill	86

REFERENCE DATA

• Area (Square Foot) Summaries	
• Area Summaries by Use/Function	87-95
• New Construction, Replacement, Modernization & Systems Costs	96-97
• Cost Factors	99

INTRODUCTION

Introduction

Community Architecture, Inc. completed a District - wide Facility Assessment and Master Planning in 2017. Since then, various components of that assessment have been implemented as projects and successfully completed by the District. However, the scope of facility needs has evolved over time, reflecting completed projects, newly identified improvements, and the addition of a new Facility, Arete Charter Academy.

This updated Facility Assessment provides a comprehensive revision of the 2017 Assessment. It includes revised scopes and updated probable costs, adjusted for inflation through 2027, to support the District's ongoing facility planning and funding strategies.

Background

Starting with the “Baby Boom”, the school-age population in California rose steadily over six decades, reaching a plateau, with certain regional exceptions, followed by a statewide decline in enrollment over the last five to ten years. Having and following a Master Plan was the tool of choice during the growth years. New and significantly different issues other than housing California's growing student population began to emerge as themes over the last two decades.

While “Master Plans” to address growth and demographic shift across the State have become less significant as a planning tool, the need for “Condition Assessments” steadily grew in response to a myriad of new programs and criteria, including:

- New regulations regarding state bonds related to the funding of school improvement programs;
- The evolution and adoption of more stringent model building codes (the California Building Code (CBC));
- Changes in state reporting (the Academic Performance Index (API) now replaced by the California School Dashboard);
- The advent of self-certification by districts pertaining to State Allocation Board (SAB) funding applications;
- Court ordered mandates (the William's Settlement);
- Federal civil rights legislation (the Americans with Disabilities Act (ADA));
- Federal initiatives (No Child Left Behind followed by Common Core)
- The district is continuing to add specialized education programs on our elementary and middle school sites. These programs are creating an additional classroom burden and limiting the free space on campus.

All the above resulted in a changing landscape that re-focused facilities programs away from growth and toward adaptation and reconfiguration of existing facilities to meet new functional requirements and objectives.

New teaching/learning modes such as Charter Schools, Career Technical Education (CTE), and Science Technology Engineering & Math (STEM) programs have led to the creation of specialized hands-on classrooms requiring a new set of classroom features, sizes and arrangements to support them. Even “Open School Plans”, similar to those seen in the 60's have re-emerged, albeit in slightly different forms, with an emphasis upon small group learning spaces, team-teaching spaces, teachers as mentors, “flex spaces” and non-structured learning spaces, often layered with highly ambitious (and often expensive) sustainable, high-performance and energy conscious design features.

Through this transition, school facilities and systems continued to age, with mounting deferred maintenance costs to address the aging of school facilities that had expanded exponentially in the 80's & 90's with no clear funding stream to address the needs. Deferred maintenance issues and costs increase each year and represent significant expenditures to keep schools up and running as safe, comfortable and clean environments for students and teachers.

Pleasant Ridge School District has not been immune to these dynamic facility challenges. This Facility Improvement Plan is being updated as further step towards meeting those challenges. Next steps include; the

Facility Improvement Plan – Pleasant Ridge School District

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prioritization of needs, readiness for unexpected systems failures that will require immediate attention, determination of funding sources and leadership to promote community commitment toward realizing a comprehensive and successful Facility Improvement Plan.

Approach

The assessment process provided a foundation of information, including; building and site plans, agency approval status, age of structures and systems, square footage of buildings and site features, and a history of prior improvements. Community Architecture obtained a complete archive of building plans from the Division of the State Architect (DSA).

To gain a better understanding of the District's needs and overall assessment of the condition of the District's facilities, Community Architecture, and a team of highly experienced engineers and consultants specializing in public K-12 school facilities, performed multiple site walks. As walks were conducted and preliminary assessments were made, the scope of the Improvement Plan was refined to address desired program improvements. This same team re-visited school sites including Arete Charter Academy for the 2025 Assessment.

Archive documents were cross-referenced to current school / campus maps and new electronic plans (AutoCAD and PDF file formats) were created. These plans then became the basis for square footage computations of all sorts; overall building, roof and floor replacement quantities, baselines for determining replacement costs and modernization costs, documenting the original construction date of buildings for the purpose of determining the probable life-expectancy of roofing systems and heating, ventilation and air-conditioning (HVAC) equipment and critical life-safety systems such as fire alarm systems.

Organization and Use of the Plan

The Assessment Plan begins with an overview of the facilities, followed by site assessments, that then leads to descriptions of program improvements, deferred maintenance scope and preliminary cost estimates for each, supported by historic building and cost information to aid in current and future planning. In the preparation of the Improvement Plan two primary goals emerged. One, that it be useful now to understand the District's current needs, and two, that it becomes a reliable tool for future planning purposes.

These goals are reformed in this update. The District possesses a complete archive of historic construction documents, organized for ease of access and retrieval in both AutoCAD and PDF file formats, a variety of Excel files for calculating areas, uses, costs, cost factors, age of facilities and systems and associated agency approval status.

Thanks to the Participants

Community Architecture wishes to express our continued thanks and gratitude to the engineers and advisors who contributed their expertise throughout the consulting, assessment and estimating process. We extend special thanks to Gregg Motarjeme, Superintendent and Liz Randall, Assistant Director of Maintenance, for their guidance encouragement and support, the access given to the team to tour and evaluate the facilities, their open dialogue and for their critical input and review as this update to the Facility Improvement Plan was being prepared.

ALTA SIERRA ELEMENTARY SCHOOL OVERVIEW

Constructed in two major phases in 1983 and 1991 followed by a single modular classroom building addition in 2002, the campus has a very consistent appearance with regard to architectural features and equally consistent patterns of general wear & tear. The school is well maintained, however the excessive grade level changes (terrain) present special challenges to routine maintenance and care of landscape.

The school consists of 21 Classrooms, Library, Tech Lab, Computer Lab, Administration and Support Spaces, Multipurpose Room and Serving Kitchen, Custodial, Garden Area and Restroom Spaces. Enrollment as of October 1, 2025 is 330 students with a capacity of 525 students at a Teacher-Student ratio of 1:25.

Parking and paved surfaces are in need of resurfacing along with the need to construct bus and auto drop-off areas. Grade and level changes along with limited site area are prohibitive to the creation of easily super-visible and accessible facilities. Existing grades require significant ramp and stair features that are difficult to traverse and costly to modify to meet current code requirements. Common ADA improvements are very difficult to design and construct due to the extreme grades and level changes across the site. Site improvements of any kind will require special consideration of design and approval processes by and between the District, the Design Team and the Office of the State Architect. Strict adherence to the current requirements of the California Building Code is not feasible due to impractical design/code solutions and excessive costs.



COTTAGE HILL ELEMENTARY SCHOOL OVERVIEW

The newest of the District's school sites was originally constructed in 1980 as an all-modular (portable) campus, subsequently removed and replaced with new utility infrastructure and new permanent buildings in 1990. The campus was later expanded with modular (portable) classrooms in 2000, 2009 and 2011. The campus design reflects a general feel of consistency and adherence to a basic master plan and overall sense of being well maintained largely due to its relatively recent construction history. In general, the buildings and grounds are in good condition with attention needed at the modular classroom wings.

The school consists of 27 Classrooms, a Modular Library, Administrative Offices, Staff Support, Multipurpose Room and Serving Kitchen, Custodial, Garden Area and Restroom Spaces. Enrollment as of October 1, 2025 is 455 students with a capacity of 475 students at a Teacher-Student ratio of 1:25.

On site parking is limited with combined bus and auto drop-off areas (preferably separate features) and no provisions for disabled student-loading areas. Pavements are showing signs of aging and failure and are in need of resurfacing or replacement. Striping, signage and accessible parking spaces require improvements.

As compared to the other school sites, Cottage Hill is relatively flat with few barriers due to grade level transitions. This has resulted in easy pedestrian transitions across the campus, with few ramps, efficient use of site area and building placement and the placement of a large outdoor student commons area that is central to the campus, provides a focal point for students and visitors and easily accessed throughout the day for outdoor dining, assembly and promotion events. It is important to note that the flat terrain simplifies future site improvements and significantly reduces the cost of improvements



MAGNOLIA INTERMEDIATE SCHOOL OVERVIEW

Constructed over many phases beginning in 1975 with the remodel and conversion of the Administration Building from a commercial building to school use with permanent (site-built), modular classroom buildings and the addition of portable classrooms added as recently as 2006, the campus reflects many years of stylistic influences and varying levels of wear and tear as compared to the other school sites in the District. The campus is generally in a good state of repair but showing the signs of need for considerable Deferred Maintenance upgrades in the form of roofing, HVAC, floor and wall finishes, and exterior paint.

The school consists of 30 Classrooms (includes Lab, Music Room, Wood Shop and Art Room), a Large Gym with a Stage and Serving Kitchen, a Small Gym, Locker Rooms, Library, Green Room, Administrative Offices, Staff Support, Custodial and Restroom Spaces, and Student Center known as the “Rattler Pit”. Enrollment as of October 1, 2025 is 441 students with a capacity of 750 students (including Gymnasium teaching stations) at a Teacher-Student ratio of 1:25.

On site parking is limited adjacent to a combined bus and auto drop-off area (preferably separate features) and no provisions for disabled student-loading areas. Parking and drop-off area also have excessive cross-slope/ADA and pavements are showing signs of aging and are in need of resurfacing or replacement. It is evident that many phases of construction were completed without the benefit of an overall Master Plan for growth, resulting in awkward and uneven sidewalk transitions from building-to-building and associated drainage problems. Although the site terrain is not as significant as compared with Alta Sierra Elementary School, pedestrian access issues related to walkways, stairs, ramps and railings are extensive.

Unlike conventional intermediate school plans, the campus lacks an outdoor gathering or Student Commons space other than the covered lunch area that is filled with tables and benches. Whole-school assemblies, other than in the Large Gym, are not possible with the current plan. Indoor dining is also shared with the functions of the Large Gym, making set-up for physical education and dining a constant issue. As a result a pair of large classroom are used for indoor dining without the benefit of an adjacent Serving Kitchen.



ARETE CHARTER ACADEMY OVERVIEW

Arete Charter Academy operates as a home-based K-12 charter program on the 10-acre property, owned by the Pleasant Ridge Union School District. As of October 1, 2025, Enrollment stands at 285 students, with a target of 300 students. In this unique model, parents act as teachers with support from staff, educational advisors, guiding students learning from home while supported by the school's campus resources. The site lacks appropriate grade-level facilities.

The facility, originally built in 1956 and modernized in 1986 and again in 2004–2006, includes 16 standard classrooms, one kindergarten and one preschool room, a library, resource center, administrative offices, multipurpose space with a very small cooking kitchen, and supporting staff areas

Despite previous upgrades, the campus faces several operational and site-specific challenges. Parking areas and paved surfaces require resurfacing, and there is a need to develop designated drop-off zones for buses and cars. The site's steep terrain and multiple grade levels create significant accessibility issues, making ADA compliance costly and complex.

Arete Charter Academy currently relies on an on-site septic system and a dedicated well to support daily operations. As part of the district's long-term Facility Improvement Plan, both systems have been identified for major upgrades to ensure compliance with modern standards, increase reliability, and accommodate future enrollment growth.



FACILITY ASSESSMENTS

Introduction

The Architectural/Engineering Team conducted site visits at each campus-with the guidance and assistance of Liz Randall, Assistant Director of Maintenance. Prior to these visits, archival documents including drawings for each building and site were obtained from the Division of the State Architect and distributed to all tour participants. This allowed attendees to become familiar with the history, building ages, system conditions, and unique features of each site. This visit built upon the previous assessment conducted in October 2017.

In August 2025, the District requested a reassessment of all campuses, excluding the scopes of work already completed between 2017 and 2025. As part of this updated effort, the Architectural/Engineering Team conducted a walkthrough of Arete Charter Academy to include it in the new assessment. This visit built upon the previous assessment conducted in October 2017.

Assessment Team

- Kip Grubb, Principal Architect, Community Architecture
- Mily Hostetler, Project Manager, Community Architecture
- Maithri Ramakrishna, Job Captain, Community Architecture
- Ryan Celaya Mechanical Engineer, Capital Engineering Consultants
- David Yu, Electrical Engineer, Capital Engineering Consultants
- Bryan Walker, Landscape Architect, MTW Group
- Art Davis, Food Service Designer, Capital Engineering Consultants

Focus of Assessment Tours

- Building finishes, site features and general condition of facilities.
- Electrical systems; power, data, communications and fire alarm.
- Mechanical and plumbing systems.
- Site paving, grades and drainage infrastructure.
- Landscape and irrigation.
- Sports Field at Magnolia Intermediate School and Cottage Hill Elementary School

Specific assessments for the above are provided on the following pages, on a campus-by-campus basis.

Additional Resources and Information

- Structural input provided by Bill Larson, Structural Engineer, Point 2 Structural Engineers
- State Funding / State Allocation Board (SAB) consultation provided by Barbara Kampmeinert Hancock Park & DeLong, Inc.
- The District Office was recently remodeled and is not included in the assessment update.

FACILITY ASSESSMENT – ALTA SIERRA ELEMENTARY SCHOOL

Architectural

Please refer to the Overview of Pleasant Ridge Facilities and the specific Improvement Plans for a basic condition assessment and unique features that were observed by the Architect.

Mechanical

The main campus was originally constructed in 1983 per the original building architectural plans. Several Buildings/Portables have been added to the campus over the years, however some heating, ventilation and air-conditioning (HVAC) systems appear to be 34 years old. To ascertain the existing conditions to prepare this report, Capital Engineering Consultants, Inc. reviewed available mechanical drawings of the campus, interviewed District Maintenance and Operations staff, having familiarity with the campus HVAC systems and their issues, and conducted and participated with the onsite observation of existing conditions.

Some of the existing HVAC systems are very old and well past their life expectancy. The units are kept running with frequent maintenance but at their age they could fail at any time. Many of the campus' toilet exhaust fans are reported to have failed. The mechanical system type for the permanent buildings mainly consist of split system furnaces with outdoor condensing units. Many of the HVAC systems are basically worn out and in need of replacement. The original Multi-Purpose Room has no mechanical cooling and should be considered for replacement. M&O works constantly on the equipment to keep it running, repairing and replacing components as they fail. The site had no energy management controls system (EMCS) that can perform global time or temperature scheduling. The addition of an EMCS would be very beneficial for scheduling events. Additionally, the District could realize significant energy savings.

Recommendations

- Replace all Split Systems (Furnace, Coil, and Condensing Unit) over 12 years old with new High Efficiency Gas Fired Furnaces and Cooling Coils. Size to accommodate code required ventilation rates. Replacement work should include full airside economizers, new full perimeter curbs, and attached with seismic clips per DSA requirements. Additional, all underground refrigerant piping underground should be abandoned and new refrigerant line sets should be installed in ceiling space.
- Clean all ductwork that will be re-used.
- Replace all thermostats with EMCS Sensors and code required Co2 Sensors.
- Install new Energy Management System.
- Interlock all new and re-used existing Split Systems to new energy management system.
- Replace all original exhaust fans older than those replaced as part of any renovation project.
- The central data room containing the Main Distribution Frame (MDF) should receive a stand-alone split system heat pump.
- Install New Kitchen Hood (type 1) over existing oven.

In addition to the above, a detailed report by the Mechanical Engineer, containing additional information about the existing HVAC and plumbing systems has been provided to the District.

FACILITY ASSESSMENT – ALTA SIERRA ELEMENTARY SCHOOL

Electrical

Review of the existing conditions was made and is organized as follows by system

Power:

- Existing switchboard rated at 1200 amps, 120/208 volts, 3-phase, 4-wire.
- Distribution section has many spaces.

Lighting:

- All interior lighting was upgraded LED in 2019-20
- Lighting system controlled with local toggle switches.

Low Voltage:

- Intercom System - Petcom 2200.
- Clock System - Simplex system with secondary clocks.
- Telephone System (IP) - NEC equipment.
- Data - MDF and IDFs located on campus. Wiring system with 62.5 micron fiber and CAT 6 cables to workstations.
- Intrusion Alarm - No intrusion alarm on existing campus.
- CCTV - Cameras located on exterior of campus with CAT 6 cables to IDF.
- CATV - Existing cabling system used in some locations.
- Fire Alarm System - Simplex 2001 hardwire panel and 4002 hardwire fire alarm control panel. Panel was connected to a dialer for monitoring. System equipped with detectors with horns.

Recommendations

Power:

- Evaluation of main switchboard for spare capacity if new buildings will be added.
- Consider relocation of main switchboard was installed on block wall, making it extremely difficult to extend conduits out from switchboard.

Low Voltage:

- Intercom/clock System - Antiquated
- Telephone System (IP) - System is working. But antiquated
- Data - System is working. No work necessary.
- Intrusion Alarm - School district to determine necessity.
- CCTV - System is working. No work necessary.
- CATV - System to remain “as-is”.
- Fire Alarm System - Recommend fire alarm upgrade to comply with current code including underground wiring.

FACILITY ASSESSMENT – ALTA SIERRA ELEMENTARY SCHOOL

Civil

- Provide accessible path from parking lot to office and rest of campus.
- Provide accessible loading areas for every 100 feet of drop off zone or fraction thereof.
- Seal/stripe front parking lot.
- Accessible parking stalls exceed maximum slope.
- Provide accessible path from upper parking lot to campus.
- Reconfigure upper parking lot for better circulation and additional parking.
- Stairs on campus do not meet current code for rise/run.
- Numerous ramps exceed maximum allowable slope.
- Handrails on stairs and ramps do not meet current code.
- Kindergarten play area has no compliant path to it.
- Replace septic system pumps.

Landscape

- A certified arborist should perform tree health assessment. Several trees appear to have failing health with safety implications in the event of their failure.
- Irrigation controllers do not meet current state/DSA standards. All controllers should be updated to Include; Evapotranspiration (ET) based scheduling, rain shut-off sensors, master valve control, and flow sensing.
- The irrigation points of connection appear to be isolated from domestic water supply with vacuum breakers. Current code requires these to be changed to reduced pressure backflow prevention devices such as Wilkins 975xl for sizes up to 2", and Wilkins 375 for larger sizes.
- Each point of connection should have a flow sensor to monitor the use water.
- Ideally, each point of connection would have a master valve to aid in shutting the irrigation system down in the event of a catastrophic failure.
- Upgrade irrigation delivery to high efficiency nozzles and consider drip irrigation for sparsely planted areas.
- Reduce underutilized lawn areas.
- Change basketball court orientations.

FACILITY ASSESSMENT – COTTAGE HILL ELEMENTARY SCHOOL

Architectural

Please refer to the Overview of Pleasant Ridge Facilities and the specific Improvement Plans for a basic condition assessment and unique features that were observed by the Architect.

Mechanical

The main campus was originally constructed in 1990 per the original building architectural plans. Several Buildings/Portables have been added to the campus over the years, however some HVAC systems appear to be 27 years old. To ascertain the existing conditions to prepare this report, Capital Engineering Consultants, Inc. reviewed available mechanical drawings of the campus, interviewed District Maintenance and Operations staff, having familiarity with the campus HVAC systems and their issues, and conducted and participated with the onsite observation of existing conditions.

Some of the existing HVAC systems are old and well past their life expectancy. The units are kept running with frequent maintenance but at their age they could fail at any time leaving the campus without HVAC. The mechanical system type for the permanent building consists of mainly Split System Furnaces with Outdoor Condensing Units. Many of the HVAC systems are basically worn out and in need of replacement. These systems are also at the end of their life expectancy and when replaced, mechanical cooling should be considered. M&O works constantly on the equipment to keep it running, repairing and replacing components as they fail. The site had no energy management system (EMCS) that can perform global time or temperature scheduling. The addition of an EMCS would be very beneficial for scheduling events. Additionally, the District could realize significant energy savings.

Recommendations

- Replace all Split Systems (Furnace, Coil, and Condensing Unit) over 17 years old with new High Efficiency Gas Fired Furnaces and Cooling Coils. Size to accommodate code required ventilation rates. Replacement work should include full airside economizers, new full perimeter curbs, and attached with seismic clips per DSA requirements. Additional, all underground refrigerant piping underground should be abandoned and new refrigerant line sets should be installed in ceiling space.
- Clean all ductwork that will be re-used.
- Replace all thermostats with EMCS Sensors and code required Co2 Sensors. Install new Energy Management System.
- Interlock all new and re-used existing Split Systems to new energy management system.
- Replace all original exhaust fans older that those replaced as part of any renovation project.
- The central data room containing the Main Distribution Frame (MDF) should receive a stand-alone split system heat pump.
- The plumbing fixtures and overall system is in good working order and the site staff reported no major issues with building plumbing system (see civil report for lift station issues).

In addition to the above, a detailed report by the Mechanical Engineer, containing additional information about the existing HVAC and plumbing systems has been provided to the District.

FACILITY ASSESSMENT – COTTAGE HILL ELEMENTARY SCHOOL

Electrical

Review of the existing conditions was made and is organized as follows by system:

Power:

- Existing switchboard rated at 2000 amps, 120/208 volts, 3-phase, 4-wire. Distribution section has only space for two 3-phase circuit breakers.

Lighting:

- All interior lighting has been upgraded to LED. Lighting system controlled with local toggle switches.

Low Voltage:

- Intercom/clock system - Simplex rack system with intercom paging and master clock.
- Telephone system (IP) - Telephones were connected to NEC telephone equipment located at District Office.
- Data - MDF and IDFs located on campus. Wiring system with 62.5 micron fiber and CAT 6 cables to workstations.
- Intrusion Alarm - No intrusion alarm on existing campus.
- CCTV - Cameras located on exterior of campus with CAT 6 cables to IDF.
- CATV - Existing cabling system but not in used.
- Fire alarm system: Simplex 4010 ES addressable fire alarm control panel. Panel was connected to a dialer for monitoring. Manual pull stations in main building and detectors in other locations. Horns throughout campus.

Recommendations

Power:

- Evaluation of main switchboard for spare capacity if new buildings will be added.

Lighting:

- Lighting system to remain “as-is”.

Low Voltage:

- Intercom/Clock system - Antiquated
- Telephone system (IP) - Antiquated
- Data - System is working. No work necessary.
- Intrusion Alarm - School district to determine necessity.
- CCTV - System is working. No work necessary.
- CATV - System was abandoned.
- Fire Alarm System - Recommend fire alarm upgrade to comply with current code including new underground wiring.

FACILITY ASSESSMENT – COTTAGE HILL ELEMENTARY SCHOOL

Civil

- Provide accessible loading areas for every 100 feet of drop off zone or fraction thereof.
- Reconfigure main driveway median to improve left turn in movement.
- Repair cross slope issues at doorways.
- Provide accessible thresholds at doorways.
- Provide sidewalk with curb ramps from Magnolia Road along Kingston Lane.
- Replace sewage lift station motor / pump with reversible function for ease of cleaning and routine maintenance.
- Repair sewage holding tank.

Landscape

- Provide shade for the concrete area between portable classrooms wings.
- Irrigation controllers do not meet current state/DSA standards. All controllers should be updated to include ET based scheduling, rain shut-off sensors, master valve control, and flow sensing.
- The irrigation points of connection appear to be isolated from domestic water supply with vacuum breakers. Current code requires these to be changed to reduced pressure backflow prevention devices such as Wilkins 975xl for sizes up to 2", and Wilkins 375 for larger sizes.
- Each point of connection should have a flow sensor to monitor the use water.
- Ideally, each point of connection would have a master valve to aid in shutting the irrigation system down in the event of a catastrophic failure.
- The existing Schedule 20 PVC irrigation lines at the "Big Field" need to be replaced with Schedule 40 PVC.
- Investigate irrigation mainline to confirm correct sizing; replace if necessary to provide adequate pressure and flow.
- Test water pressure. Install booster pump if water pressure is too low for manufacturer recommendation of rotors.
- Replace the field irrigation system, including all valves, laterals, rotors.
- Install equipment in compliance with the CAL Green Building Code for Point of connection (POC), including:
 - Dedicated Irrigation Backflow Preventer Device
 - Rain shut-off
 - Flow sensors
 - Master valves
 - Evapotranspiration (ET) based controller
- Remove existing grass and regrade field to provide proper slope and drainage for safe play.
- Install new grass suitable for school athletic fields and local climate conditions.
- Develop a seasonal turf maintenance program including aeration, overseeding, fertilization, and topdressing to maintain safe and healthy turf.
- Provide concrete mow strips at fence lines, adjacent to curbs and retaining walls, and between lawn and shrub beds.
- Replace softball infield mix with new material.

FACILITY ASSESSMENT – MAGNOLIA INTERMEDIATE SCHOOL

Architectural

Please refer to the Overview of Pleasant Ridge Facilities and the specific Improvement Plans for a basic condition assessment and unique features that were observed by the Architect.

Mechanical

The main campus was originally constructed in the late 70's to mid 80's according to the original building architectural plans. Several buildings have been added to the campus over the years, however some HVAC systems appear to be 25-36 years old. To ascertain the existing conditions to prepare this report, Capital Engineering Consultants, Inc. reviewed available mechanical drawings of the campus, interviewed District Maintenance and Operations staff, having familiarity with the campus HVAC systems and their issues, and conducted and participated with the onsite observation of existing conditions.

Most of the existing HVAC systems are very old and well past their life expectancy. The units are kept running with frequent maintenance but at their age they could fail at any time leaving the campus without HVAC. The AC-Units at Building "H" are the newest of the air handling equipment on campus are installed in 2022 and should have another 15-18 years of life expectancy however, there are several code violations related to outside air ventilation rates and seismic attachments of these units (see the details in specific building reports). Many of the HVAC systems are basically worn out and in need of replacement. The original Multi-Purpose / Locker Room has no mechanical cooling. These systems are also at the end of their life expectancy and when replaced, mechanical cooling should be considered. M&O works constantly on the equipment to keep it running, repairing and replacing components as they fail. The site has no energy management system (EMCS) that can perform global time or temperature scheduling. The addition of an EMCS would be very beneficial for scheduling events. Additionally, the District could realize significant energy savings.

Recommendations

- Replace all AC-Units over 15 years old with new High Efficiency Gas Fired AC-Units. Size to accommodate code required ventilation rates. Replacement work should include full airside powered economizers, new full perimeter curbs, and attached with seismic clips per DSA requirements.
- Correct code violations observed at Building "A".
- Clean all ductwork that will be re-used.
- Replace all thermostats with EMCS Sensors and code required Co2 Sensors.
- Install new Energy Management System.
- Interlock all new and re-used existing AC-Units to new energy management system.
- Replace all original exhaust fans older than those replaced as part of any renovation project.
- The central data room containing the Main Distribution Frame (MDF) should receive a stand-alone split system heat pump.

In addition to the above, a detailed report by the Mechanical Engineer, containing additional information about the existing HVAC and plumbing systems has been provided to the District.

FACILITY ASSESSMENT – MAGNOLIA INTERMEDIATE SCHOOL

Electrical

Review of the existing conditions was made and is organized as follows by system:

Power:

- Existing switchboard rated at 2000 amps, 120/208 volts, 3-phase, 4-wire. Distribution section has many spaces.

Lighting:

- All interior lighting has been upgraded to LED. Lighting system controlled with local toggle switches.

Low Voltage:

- Intercom system - Antiquated
- Clock System - Antiquated
- Telephone System (IP) - Telephones were connected to NEC telephone equipment located at District Office. Need for underground wiring.
- Data - MDF and IDFs located on campus. Wiring system with 62.5 micron fiber and CAT 6 cables to workstations.
- Intrusion Alarm - No intrusion alarm on existing campus.
- CCTV - Cameras located on exterior of campus with CAT 6 cables to IDF.
- CATV - Existing cabling system but not in used.
- Fire Alarm System - Simplex 4010 ES addressable fire alarm control panel. Panel was connected to a dialer for monitoring. Manual pull stations in main building and detectors in other locations. Horns throughout campus.

Recommendations

Power:

- Evaluation of main switchboard for spare capacity if new buildings will be added.

Low Voltage:

- Intercom/clock system: System does not work consistently.
- Telephone system (IP): System is working. Antiquated
- Data: System is working. No work necessary.
- Intrusion alarm: School district to determine necessity.
- CCTV: System is working. No work necessary.
- CATV: System was abandoned.
- Fire Alarm System - Recommend fire alarm upgrade to comply with current code.
- Site - Per discussion with Liz Randall, the low voltage underground wiring might be in need of replacement.

Civil

- Reconfigure front drop off area for better flow and pedestrian access.

FACILITY ASSESSMENT – MAGNOLIA INTERMEDIATE SCHOOL

- Provide accessible loading areas for every 100 feet of drop off zone or fraction thereof.
- Consider second access from Magnolia Road to improve access to campus.
- Numerous areas where slopes exceed maximum cross slope and running slope.
- Erosion issues noted on ramp, west of Building A.
- Storm drain piping partially plugged in several locations west of campus near the fire lane.
- Excessively sloped areas of concrete/asphalt specifically south of Building L and west of Building F.
- Non-conforming ramp west of Building F.
- Drainage issues between Buildings B and J.
- Concrete tripping issues at bottom of ramp, east of Building B.
- Replace sewage lift station motor /pump with reversible function for ease of cleaning and routine maintenance.
- The existing potable water service valve and backflow assembly are within a ground vault and need to be reconstructed above grade.

Landscape

- Irrigation controllers do not meet current state/DSA standards. All controllers should be updated to include ET based scheduling, rain shut-off sensors, master valve control, and flow sensing.
- The irrigation points of connection appear to be isolated from domestic water supply with vacuum breakers. Current code requires these to be changed to reduced pressure backflow prevention devices such as Wilkins 975xl for sizes up to 2", and Wilkins 375 for larger sizes.
- Each point of connection should have a flow sensor to monitor the use water.
- Ideally, each point of connection would have a master valve to aid in shutting the irrigation system down in the event of a catastrophic failure.
- Upgrade irrigation delivery to high efficiency nozzles and consider drip irrigation for sparsely planted areas.
- There is a need for upgraded play and lunch areas for the 6th grade classes.
- 6th grade lawn area needs short fence around perimeter to prevent balls from rolling into the creek. Additionally, the lawn area should be re-graded, enlarged, and all irrigation heads updated.
- Unused lawn areas should be updated to low-water use planting schemes.
- Investigate irrigation mainline to confirm correct sizing; replace if necessary to provide adequate pressure and flow.
- Test water pressure. Install booster pump if water pressure is too low for manufacturer recommendation of rotors.
- Replace the field irrigation system, including all valves, laterals, rotors.
- Install the equipment listed below in compliance with the CAL Green Building Code.
 - a) Dedicated Irrigation Backflow Preventer Device
 - b) Rain shut-off
 - c) Flow sensors
 - d) Master valves
 - e) Evapotranspiration (ET) based controller
- Remove existing grass and regrade field to provide proper slope and drainage for safe play.
- Install new grass suitable for school athletic fields and local climate conditions.
- Develop a seasonal turf maintenance program including aeration, overseeding, fertilization, and

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FACILITY ASSESSMENT – MAGNOLIA INTERMEDIATE SCHOOL

topdressing to maintain safe and healthy turf.

- Provide concrete mow strips at fence lines, adjacent to curbs and retaining walls, and between lawn and shrub beds.
- Replace softball infield mix with new material.
- Replace softball backstop at Magnolia.

Food Service

The following comments and recommendations pertain to the operational and functional requirements related to the design of a new Serving Kitchen and Dining Area at Building H (currently rooms A2, A5 & A6):

Receiving Operation:

- Receiving area will include a min of 42" wide receiving door that will be utilized for deliveries, student and staff entrance. This door will have an overhead motor operated air screen that will be automatically activated when the door is opened and will shut off when door closes.

Office:

- An Office Space is not required however a desk will be provided with power and data outlets for computer equipment.

Refrigeration Operation:

- Reach-In refrigerator will be maintained at 35° to 40°F size to be determined.
- Reach-In Freezer will be maintained at -10°F size to be determined.
- All deliveries will be made directly to and loaded into the reach-ins.

Preparation Operation:

- Food preparation such as vegetable washing and peeling will be performed at a preparation sink which contains a minimum of (1) sink bowl 18"x 24" and (2) drain boards. Counter drain boards to slope back to sinks per NSF Guidelines. This item is optional and not required by the Health Department based upon the District's current pre-packaged food service program however consideration should be given to future changes in the delivery/serving program.

Baking Operation:

- No baking option is needed.

Can Washing Operation:

- Can washing area will be provided with a high-pressure hose and trigger type gun sprayer. Can washing area should be located in close proximity to the entry to the Kitchen.

Cooking Operation:

- Cooking will consist of (1) double stack convection oven.
- Type II exhaust will be provided.

FACILITY ASSESSMENT – MAGNOLIA INTERMEDIATE SCHOOL

Dry Storage Operation:

- Dry goods will be stored in a separate Dry Storage Room with locking door. Room to contain a minimum of (3) 24"x48", 4-tier wire shelving units.
- Dry goods will be stored at the ambient temperature of 75° to 85°F.

Janitor Operation:

- This room will contain a mop sink, a wall mounted mop rack, with a mop drip tray and a wall-mounted cabinet for cleaning supplies.

Scullery Operation:

- A (3) compartment sink containing sink tubs 24"x30"x12" deep capable of holding the largest sheet pan used in the kitchen. This sink will contain drain boards that are equal to or longer than the sink width. This sink will be provided with high flow pot sink faucets with 3/4" hot and cold-water inlets. Although food is pre-packaged, the Health Department will require this as a minimum feature of the Kitchen.
- Pot and pan storage will be accomplished using mobile shelving units that will be 5 tiers high. Storage units will be stored in the Scullery Area.

Hand Wash Operation:

- ADA compliant hand wash facility (sink) will be provided.

Staff Toilet Rooms:

- An ADA compliant Staff Toilet Room will be available.

Staff Lockers:

- An area for staff lockers needs to be located near the entrance to the kitchen. Preferably adjacent to the Staff Toilet Room.

Serving Function:

- A queuing area will be provided into the Servery Area.
- Servery Area will be configured in a linear approach, with a hot server area with a choice of entrees, and a cold serving area included at each hot area.
- Heated holding cabinets will be provided to load hot product to be kept at temp prior to serving.
- Salad Bar Area will be provided in the Servery Area for additional food type options.

FACILITY ASSESSMENT – ARETE CHARTER ACADEMY

Architectural

Please refer to the Overview of Pleasant Ridge Facilities and the specific Improvement Plans for a basic condition assessment and unique features that were observed by the Architect.

Mechanical

Existing Conditions

Building ‘A’:

The Multi-Purpose Room is served by a “Trane” Propane furnace located in a mechanical closet. The unit appears to have been installed in 2000 and is past its life expectancy. Air is supplied from (4) grilles on the east wall, and return is taken from a single low return grille and underground ductwork.

The Administration offices and classrooms are served by “Bryant” rooftop packaged gas/electric air conditioning units. Three of the units are labeled as installed in 2008/2009, and the other four units were installed between 2015 – 2021. The existing rooftop ductwork appears to be in good condition. Several of the units did not appear to be physically attached to the roof piers, and only sitting atop. The majority of the gas piping was not clamped to the rooftop pipe supports. Several ceiling diffusers are not securely attached to the ceilings and should be replaced.

The existing “Bradford White” gas-fired, tank-type domestic water installed in the Storage Room appears to have been installed in 2013 and is in good condition. The existing plumbing fixtures appear to be in good condition but may require replacement in order to meet ADA requirements.

Building ‘B’:

The classrooms are served by “Bryant” ground-mounted packaged gas/electric air conditioning units. All three units are labeled as installed in 2021. The units do not appear to be physically attached to the concrete pads and just sit atop the concrete or wood leveling rails. The supply and return ductwork within the classrooms are integrated into existing cabinetry along one wall.

The existing plumbing fixtures at the restrooms appear to be in good condition, but may require replacement in order to meet ADA requirements. The mop sink is cold water only.

Building ‘C’:

The room is served by a “Bard” exterior wall-mounted gas/electric air-conditioning unit. The unit appears to have been installed in 1998 and is past its life expectancy.

Building ‘E’:

The classrooms are served by “Bryant” rooftop packaged gas/electric air conditioning units. One of the units are labeled as installed in 2011 and the other two in 2014. Two of the units have vertical duct connections, and the third has horizontal duct connections into a sheet metal plenum.

Building ‘F’:

The room is served by a “Eubank” exterior wall-mounted heat pump unit. The unit appears to have been installed in 1998 and is past its life expectancy.

Building ‘G’:

The classrooms are served by “York” furnaces with DX cooling coils within mechanical closets, and rooftop “York” condensing units. The units appear to have been installed in 2008.

FACILITY ASSESSMENT – ARETE CHARTER ACADEMY

Recommendations

Building 'A':

- Replace the existing furnace and add air conditioning to the Multi-Purpose Room. The 2005 Modernization drawings show the addition of (2) ground-mounted gas/electric air conditioning units, with new exposed supply air ductwork extending to each end of the MPR. This same concept could be considered, or two furnaces w/ DX coils and remote condensing units located on grade or roof be provided with similar ductwork. The new HVAC system for the MPR should be provided with full economizer and demand control ventilation.
- The three older rooftop packaged units are nearing the end of their life expectancy at 17 years old. With proper maintenance, these units may have another 5+ before considering replacement. All rooftop packaged units should be securely attached to the existing roof piers, and all Propane gas piping should be clamped tightly to the supports.

Building 'B':

- The units are in good condition and should have another 25+ years of life expectancy with proper maintenance.

Building 'C':

- Replace the unit with an equivalent exterior wall-mounted gas/electric air conditioning unit, connected to the existing ductwork.

Building 'E':

- The rooftop units are in good condition and should have another 10+ years of life expectancy with proper maintenance. The sheet metal plenum of the one unit with horizontal duct connections should be painted to prevent further rust damage.

Building 'F':

- Replace the unit with an equivalent exterior wall-mounted heat pump unit, connected to the existing ductwork.

Building 'G':

- The units are nearing the end of their life expectancy at 17 years old. The indoor furnaces and DX coils appear to be in reasonable condition, but the rooftop condensing units have been subject to harsher environments. The furnaces and DX coils are recommended to be replaced as well, so that the entire split system components are replaced at the same time.

Electrical

Review of the existing conditions was made and is organized as follows by system:

Power:

- Existing 800 amps, 120/240 volts, 3 phase, 4 wire delta system switchboard with stinger leg.
- Meter # 1009506959. Need maximum demand from utility company to calculate spare capacity.
- Switchboard was located on the south exterior wall of building A.
- Distribution section has many spaces.
- Existing power panels were installed with original construction.

Rooftop conduit system:

- Conduit system consists of rigid steel conduit and EMT.
- Some of the conduits were damaged.
- Conduits not fastened to blocks due to overside plastic clamps. Conduit blocks were not fastened to roof.

FACILITY ASSESSMENT – ARETE CHARTER ACADEMY

Lighting:

- Existing fluorescent lighting with wall switches.
- Existing wall mounted illuminated exit sign with emergency lighting battery units.

Audio/Video:

- Flat Screen monitor with Apple TV and document camera.

Data:

- MDF/IDF located throughout campus.
- 12 strands single mode fiber from MDF to all IDF.
- CAT 6 cables to all data and CCTV jacks
- CAT 6A cable to WAPs.
- MDF located in Server room.
- WAPs are located throughout campus.

Telephone:

- Existing NEC PBX system with handsets.

Fire alarm System:

- Existing: Fire-Lite MS-5UD panel located in Storage room behind the Electrical room.
- Manual system with interior and exterior pull stations. Interior and exterior horns.
- Does not meet current code requirements for Voice EVAC system.

Carbon Monoxide Detection System:

- Carbon Monoxide detection system was not installed.

Intercom/clock system:

- Existing Advanced Network Devices (AND) Intercom speakers and clock with InformaCast software.

Intrusion alarm system:

- No intrusion alarm system on campus

Recommendations

Power:

- Power equipment appears to be in fair condition. It needs to be replaced if replacement parts and circuit breakers are not available.

Rooftop conduit system:

- Replace damaged conduits.
- Fasten conduits to blocks.
- Fasten conduit blocks to roof.
- Fasten all conduit fittings.

Lighting:

- Provide new LED lighting with automatic controls to comply with TL24.
- Verify existing emergency lighting battery units will provide 90 minutes of backup lighting.
- Replace emergency lighting and illuminated exit signage with LED units if necessary.
- Provide exit discharge lighting to a public way or safe dispersal area.

Audio/Video:

- Existing system is up to date with school district standards.

FACILITY ASSESSMENT – ARETE CHARTER ACADEMY

Data:

- Existing system is up to date with school district standards.

Telephone:

- Replace antiquated system with VOIP system.

Fire alarm system:

- Provide fire alarm upgrade to a fully automatic detection system with EVACS speaker/strobes.

Carbon Monoxide Detection System:

- Provide CO detectors at locations with gas appliances.

Intercom/clock system:

- Existing system is up to date with school district standards.

Intrusion alarm system:

- Provide intrusion alarm system.

Civil

- Provide accessible path from parking lot to office and rest of campus.
- Provide accessible loading areas for every 100 feet of drop off zone or fraction thereof.
- Reconfigure front drop off area for better flow and pedestrian access.
- Recommended to establish a designated bus drop-off and pick-up zone to ensure safety, accessibility, and regulatory compliance when such transportation is utilized.
- Seal/stripe all Parking lots.
- Accessible parking stalls exceed maximum slope.
- Repair cross slope issues at entire campus.
- Provide accessible thresholds at doorways.
- Provide accessible paths from Parking lots to campus.
- Reconfigure lower Parking lot for better circulation and additional parking.
- Numerous ramps exceed maximum allowable slope.
- Handrails on stairs and ramps do not meet current code.
- Kindergarten play area has no compliant path of travel.
- Replace Kindergarten fall material.
- Improve Kindergarten play area drainage.
- Upgrade Septic Tank system to Engineered Septic Tank system.
- Replace the Existing Potable Water Tank.

Landscape

Turf is patchy, underutilized, and inconsistent, with bare soil and compaction issues. Irrigation system is outdated; it lacks modern controllers, flow sensors, and master valves. Several mature trees show stress and require arborist evaluation. Drainage and grading are uneven, leading to poor infiltration and dry/brown areas. Hardscape courts are functional but worn and outdated in orientation.

- A certified arborist should perform a tree health assessment. Many of the mature trees appear to have declining health with potential safety risks if they fail.
- The existing 5HP Baldor Reliance pump, last replaced in 2021, supplies irrigation to the field and

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FACILITY ASSESSMENT – ARETE CHARTER ACADEMY

quad lawn areas. Upgrading to a pump system with a VFD controller would improve efficiency, reduce power needs, and reduce water hammering. It is unclear if the non-potable water is sourced from a well or suction fed from a nearby creek.

- Assess point of connection (POC) for ability to provide enough water to the entire site. Upgrade the POC or add POC for service to parts of the campus that do not currently have a dedicated irrigation POC.
- Each point of connection should have a flow sensor to monitor water use.
- Each point of connection should also have a master valve to allow rapid system shut-off in the event of a catastrophic failure.
- Upgrade irrigation delivery to high-efficiency nozzles and consider drip irrigation for sparsely planted areas and areas with slopes greater than 25%.
- Reduce underutilized lawn areas in compliance with DSA water efficiency requirements.
- Regrade and rehabilitate playfield turf areas to improve drainage and usability.
- Enhance core campus landscape with drought tolerant shrubs, canopy trees, and outdoor learning.
- If the parking lot is replaced, trees or other means of shade may be required per DSA standards. Shade will need to be added to provide 50% shade cover over the parking stalls.
- Raised planters throughout the site are in disrepair. Repair or replace.
- Add lawn and irrigation to field area near the sand pit and playground areas to increase useable areas for play.

IMPROVEMENT PLAN - SUMMARY

Introduction

These improvements and associated construction costs are not presented in any sort of priority order and do not include “soft costs”. Costs are based upon Construction Costs for projects of similar scope and/or industry standard cost estimating reference materials. Deferred Maintenance costs are addressed separately.

Alta Sierra Elementary School

A. Resurface Upper and Lower Parking Areas	\$202,762.00
B. Stairs and Ramps	\$216,788.00
D. Upper Parking Lot and Auto Drop-Off	\$799,626.00
E. Lower Parking Lot and Bus Drop-Off	\$880,172.00
G. Stem Classroom	\$216,081.00

Cottage Hill Elementary School

A. Street Entrance at Magnolia Road and Kingston Lane	\$147,284.00
B. Parking and Drop-Off Areas	\$3,504,066.00
E. Portable Classroom Repairs and Shade Structure	\$294,906.00
F. Replace Portable Classrooms with Permanent Classroom Building	\$10,097,073.00
G. Stem Classroom	\$216,081.00
H. Sports Field Improvements	\$659,547.00

Magnolia Intermediate School

A. Parking and Drop-Off Areas	\$2,542,763.00
B. Steep Slopes and Trip Hazards	\$469,098.00
C. Outdoor Dining and Gathering	\$237,680.00
D. Access to Fields	\$1,106,566.00
E. Expand Parking and New Entry Drive at Magnolia Road	\$1,503,031.00
F. 6th Grade Field Improvements	\$482,992.00
G. Resurface Game Courts and Striping	\$135,377.00
H. Fire Lane Improvements	\$262,044.00
I. Site Drainage and Erosion Repairs	\$216,379.00
J. New Entrance Courtyard	\$443,890.00
K. Multi-Use Remodel and Serving Kitchen	\$532,059.00
M. 6th Grade Multipurpose Room	\$153,508.00
N. Sound / Green Room Studio	\$126,007.00
O. Sports Field Improvements and Replacement of Backflow Inverter	\$575,491.00

Arete Charter Academy

A. Duggans Road – Entry/Exit Driveway Configuration and Safety Improvements	\$1,768,036.00
B. Site Parking and Drop off Re-configuration	\$2,536,976.00
C. Fire lane Improvements	\$91,637.00
D. Stairs, Ramps, Steep Slopes & Trip Hazards	\$1,160,425.00

IMPROVEMENT PLAN - SUMMARY

E. Resurface Hard Courts and Striping	\$554,916.00
F. Pre- K and Kindergarten Play Area and Outdoor Learning Center	\$1,132,661.00
G. Grade – Level Apparatus Area, Physical fitness and Outdoor Learning Center	\$954,940.00
H. Field Improvements	\$867,825.00
I. Restroom Remodel	\$786,030.00
J. Semi Scratch Cooking Kitchen Re-configuration	\$228,760.00
K. Roof Replacement	\$2,393,202.00
L. Building 'D' – Modernization	\$1,177,715.00
M. HVAC Replacement	\$1,349,950.00
N. Water Tank Replacement	\$71,820.00
O. Upgrade Existing Septic Tank System with Engineered Septic Tank	\$379,050.00

Completed Projects Post 2017

Alta Sierra Elementary School

- C. Playground Improvements (*Completed – 2023*)
- F. Restroom Remodel (*Completed – 2020*)

Cottage Hill Elementary School

- C. Elementary Apparatus Area (*Completed – 2022*)
- D. Pre-K and Kindergarten Play Area and Outdoor Learning Center (*Completed – 2018*)

Magnolia Intermediate School

- L. Stem Classroom (*Completed – 2021*)

ALTA SIERRA ELEMENTARY IMPROVEMENT PLAN

A. Resurface Upper Parking Lot and Lower Parking Areas

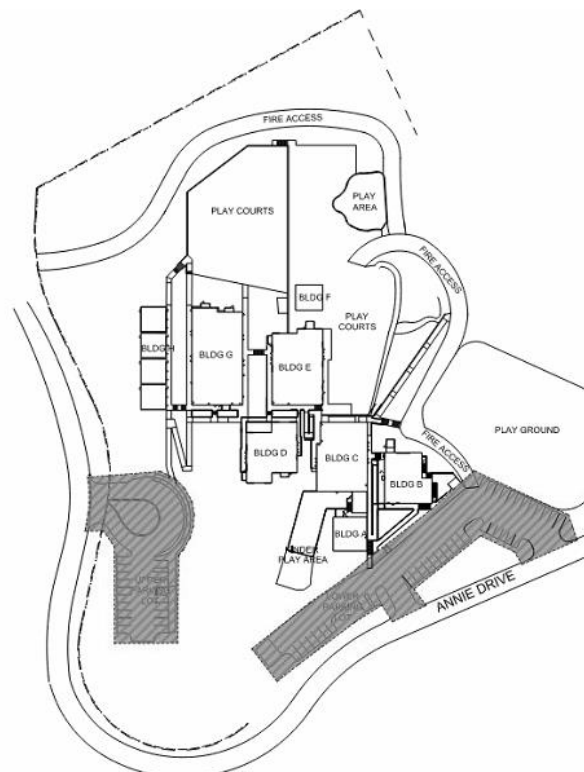
The existing asphalt paving is worn and showing signs of deterioration through cracking, “alligating” of surfaces and faded paint striping / markings. Left unrepaired, the damage will increase over time and the extent of damage and cost to repair will increase significantly. Signage for accessible stalls, tow away, fire lanes and loading zones is needed. Significant access issues exist in the form of excessive cross-slopes to and from accessible parking stalls with improper ramp transitions to adjacent concrete walks. Van accessible stalls are also required as a part of any new re-striping plan. Resurfacing and restriping will also trigger review by the Division of the State Architect (DSA) for access compliance. The code will require a minimum 20% expenditure of the budget toward access upgrades “to the greatest extent possible” however the nature of the access issues and the probable cost of making those improvements are not feasible and will require special review by DSA to determine minimum acceptable improvements or that an “unreasonable hardship” exists.

Improvements consist of:

- Seal open cracked surfaces
- Replace damaged asphalt surfaces and restore sub-base prior to resurfacing
- Re-grade with asphalt paving to correct minor drainage deficiencies
- Resurface and apply seal coat
- Restripe parking stalls
- Restripe auto / van accessible parking stalls
- Restripe directional, loading and fire lane symbols
- Install new wheel stops
- Install new post-mounted directional, loading, tow away and auto / van accessible parking stall signs
- Confirm acceptable “Gates and Access” conditions with Local Fire Authority
- Confirm DSA’s enforcement requirements for the California Building Code, Division 11B-202.4
- Review and approval by the Division of the State Architect

Construction Cost = \$202,762.00

Note: Soft cost is not included in this budget



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ALTA SIERRA ELEMENTARY IMPROVEMENT PLAN

B. Stairs and Ramps

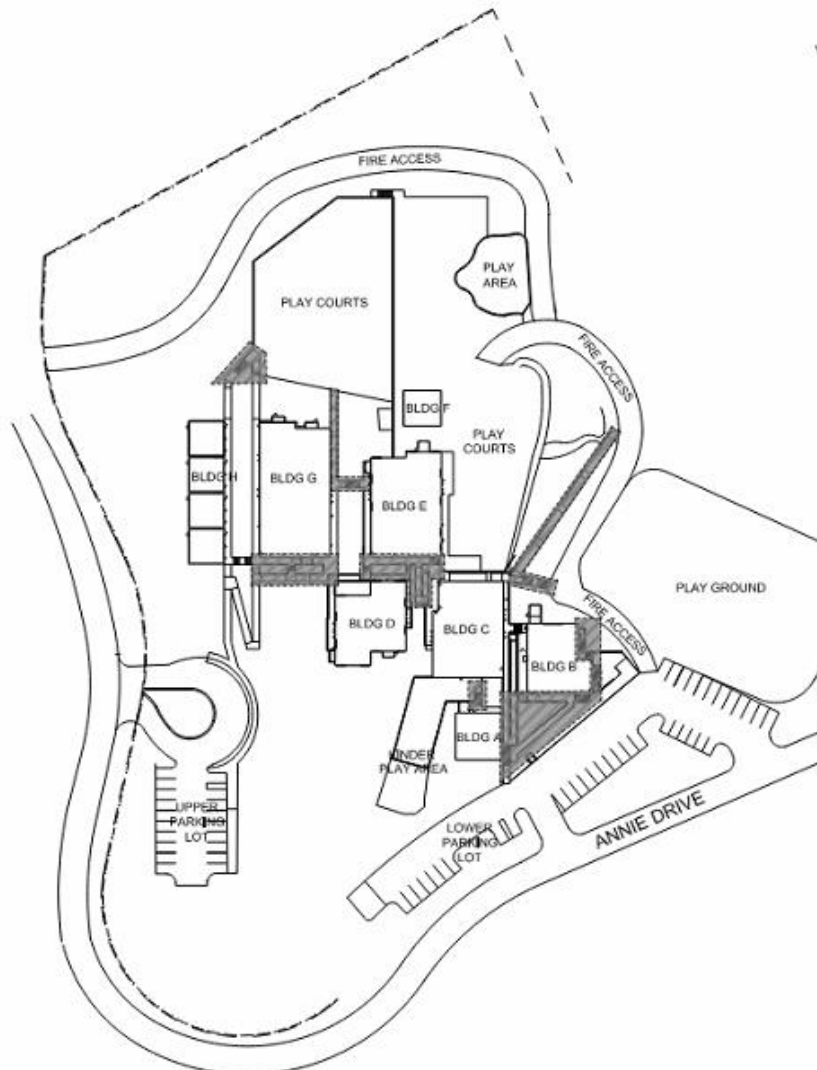
To navigate the hilly terrain of the site the original design of the campus included an extensive network of stairs and ramps. These stairs and ramps appear to conform to the building code that was in effect at the time of construction however, they present several deviations with regard to rise/run, slope, cross-slopes, length of landings, proximity to doorways and handrail/guardrail configurations as required by the Current California Building Code (2016). It is important to note that the current code includes most if not all the provisions commonly called the ADA (the Americans with Disabilities Act).

Improvements consist of:

- Repaint or replace contrasting colored tread warnings at exterior stairs
- Add continuous 1-1/2" diameter handrails to existing handrails systems
- Extend handrails at ramps leading to playground area
- Grind or replace concrete walks where settlement has occurred, resulting in trip-hazards
- Review and approval by the Division of the State Architect

Construction Cost = \$216,788.00

Note : Soft cost is not included in this budget



ALTA SIERRA ELEMENTARY IMPROVEMENT PLAN

D. Upper Parking Lot and Auto Drop-Off

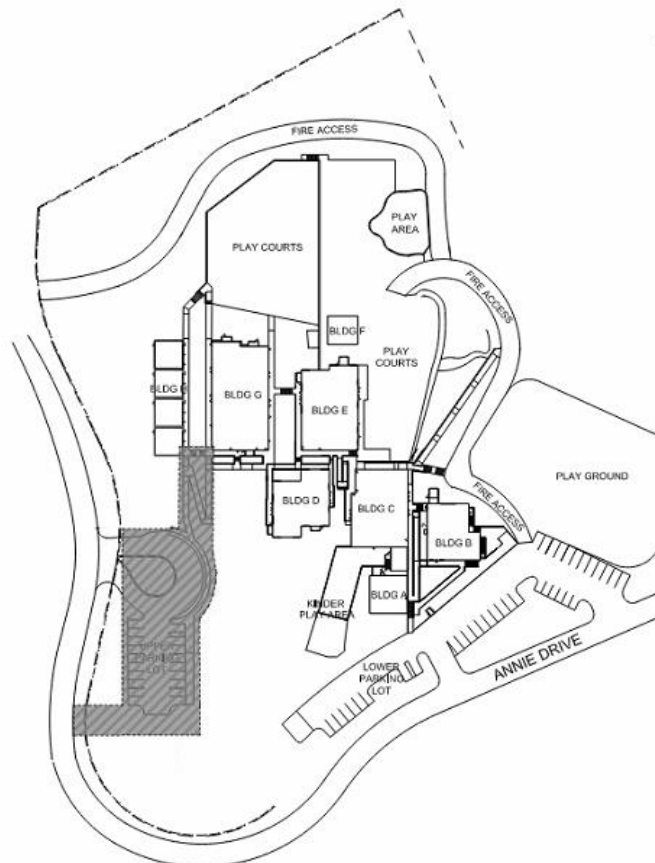
The current configuration is dominated by a large (perhaps unhealthy) oak tree at the center of the entrance and in the middle of the drop-off area, creating a visual barrier and inefficient use of space for queuing at arrival and departure. The parking stalls, striped as accessible stalls, do have proper transitions to the adjacent sidewalk, which has excessive cross-slopes and leads to a ramp system that does not meet current or past codes.

Improvements consist of:

- Hire an Arborist to examine oak trees that appear to be unhealthy
- Remove the presumed diseased oak tree and large retaining wall structure at the entry
- Construct new entry drive, off Annie Drive, at the westerly edge of the parking lot
- Reconstruct the existing lot; grading for cross-slope, base and paving
- Reconfigure the existing drive as an exit-only drive
- Reconfigure the lot for additional parking along Annie Drive
- Construct a new Auto Drop-Off lane along the eastern side of the lot
- Construct a new concrete walk, adjacent to the Auto Drop-Off with flush transitions for access
- Install new parking lot lighting for minimum egress illumination levels
- Extend the new concrete walk into a new code-compliant ramp and handrails/guardrails providing access to the adjacent classroom terrace
- Review and approval by the Division of the State Architect
- Coordination and permitting with County jurisdiction

Construction Cost = \$799,626.00

Note: Soft cost is not included in this budget



ALTA SIERRA ELEMENTARY IMPROVEMENT PLAN

E. Lower Parking Lot and Bus Drop-Off

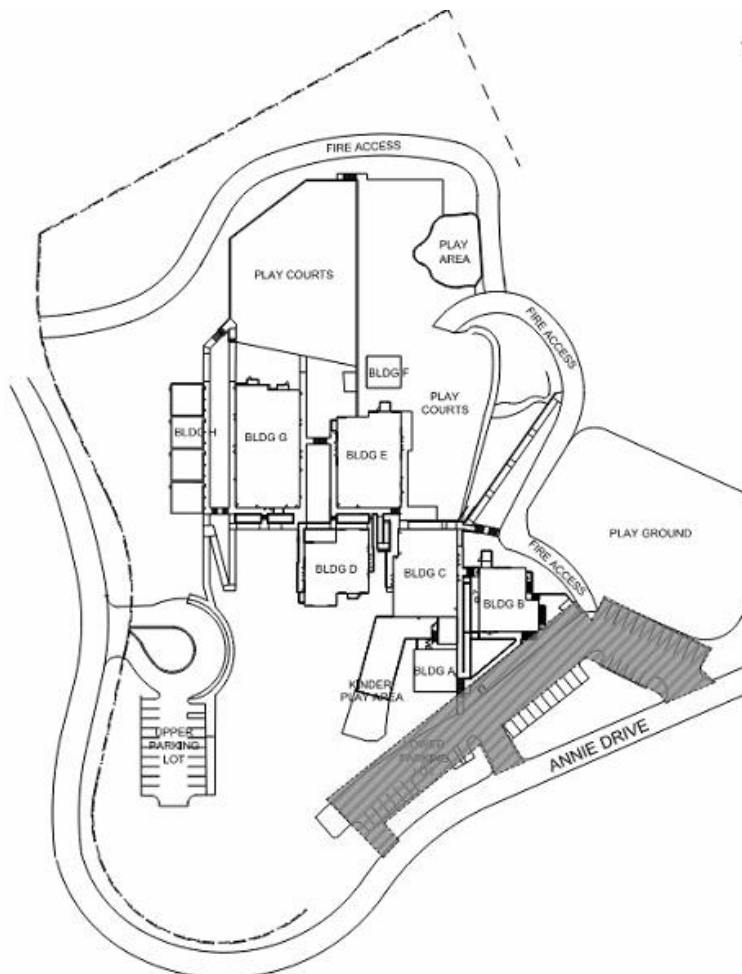
The lower parking lot serves the main entrance to the campus, functions as the bus-drop area and provides access to trash dumpsters at the western end of the lot. The parking lot exists with excessive cross-slope and lacks proper flush-transitions from parking to sidewalks and from the bus-drop to the sidewalk. The dead-end at the western end of the lot is inefficient for parking and makes maneuverability difficult for refuse removal.

Improvements consist of:

- Remove sidewalk and main terrace of parking lot, re-grade/replace entire area with a reduced cross-slope
- Construct new sidewalk along entire length of main entry, flush with lot for use as a dedicated bus-drop
- Install new parking lot lighting for minimum egress illumination levels
- Provisions for auto recharging stations required by the Cal Green Code at Parking Lot 1
- Maintain double-loaded parking area with transition up to reconstructed terrace
- Reconfigure the parking lot as a one-way parking lot
- Configure existing drive as entrance-only drive approach
- Remove the existing exit drive (opposite the main entrance) and increase number of parking spaces
- Construct a new exit-only drive adjacent to the dumpster storage area, exiting on to Annie Drive
- Review and approval by the Division of the State Architect
- Coordination and permitting with County jurisdiction

Construction Cost = \$880,172.00

Note: Soft cost is not included in this budget



Facility Improvement Plan – Pleasant Ridge School District

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ALTA SIERRA ELEMENTARY IMPROVEMENT PLAN

G. Stem Classroom

The objective of this program improvement is the creation of a Science, Technology, Engineering and Math (STEM) Classroom with adequate space and amenities to support project-based learning activities. The program is a relatively new educational approach or tool, different from standard classrooms spaces in that the classroom must be more flexible, able to accommodate hands-on teaching/learning activities with a need for a variety of support spaces, equipment, furnishings and infrastructure. Due to the variety of activities and amenities, a larger space of 1,800 to 2,000 square feet is desired; essentially double the standard classroom area of 960 square feet. The identified and available classrooms in this instance are portable classrooms that do not lend themselves to being joined cost-effectively. Some compromise to an “ideal” program is required but still manageable with reasonable expectations and under proper supervision.

Improvements consist of:

- Remodeling to remove conventional classroom amenities
- Replacement of flooring with a durable/cleanable floor finish that will be subject to spills and messes
- Creation of an open and flexible “lab” space with specialized and movable furnishings
- Enhanced placement and distribution of power and data systems; at perimeter, overhead and in-floor
- Enhanced or flexible task lighting
- Addition of large tub-style sinks with hot and cold water
- Student-centered preparation and project storage space
- Staff-controlled secure materials storage space
- Specialized furnishings for multiple uses and reconfiguration to suit routinely changing classroom needs
- Collection and storage of large-tools and small-tools
- Security system to help prevent loss
- Review and approval by the Division of the State Architect

Construction Cost = \$216,081.0

Note: Soft cost is not included in this budget



COTTAGE HILL ELEMENTARY IMPROVEMENT PLAN

A. Street Entrance at Magnolia Road and Kingston Lane

The entry and exit drives from Kingston Lane onto Magnolia Road are separated by a low “triangular” concrete island, with entry to Kingston and left-turning exists from Kingston being on the easterly side of the island, and the right turn onto Magnolia being on the westerly side of the island. The turn radius is tight with poor visibility, and inbound and egress lanes should be separated by the island rather than aggregated along one side. Drivers become easily confused when entering, believing that the left turn exit is part of the entrance. The existing island needs to be replaced with separation of the inbound and outbound traffic.

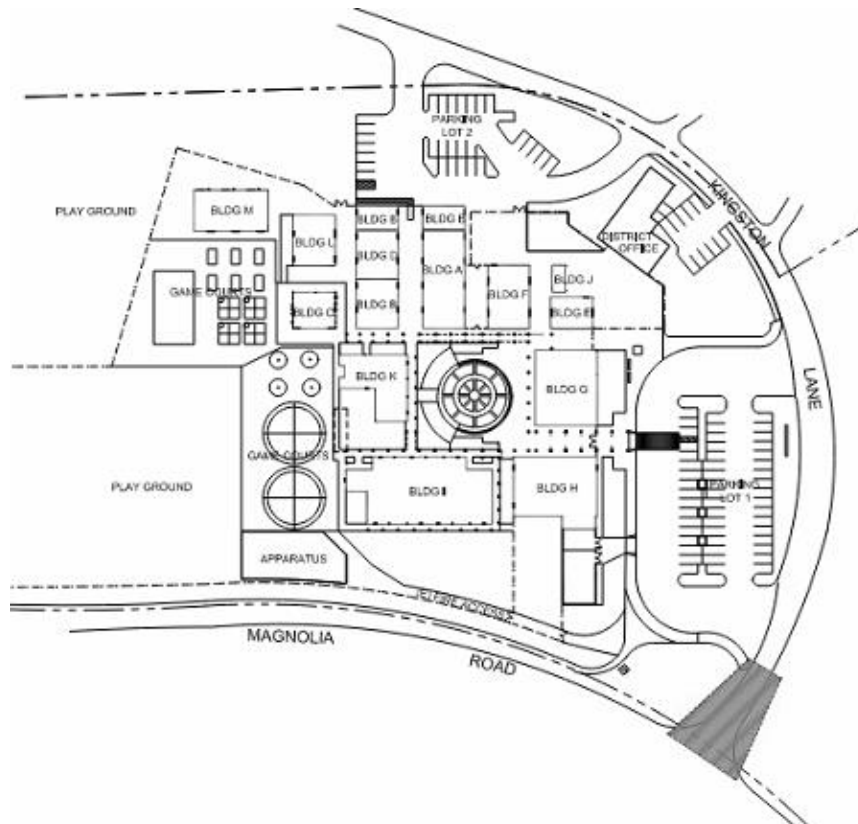
To the east of the main entry, there exists a cross-walk and exit from the Lake of the Pines however, there are no street frontage improvements or sidewalks for pedestrian access to the campus, from the east or the west.

Improvements consist of:

- Demolition of the existing island
- Construction of a new islands
- Construction of new concrete curbs at each side of exits and entrance
- Installation of appropriate approach signage from each direction, entering and leaving the site
- New stop signs
- Pavement markings indicating turning lanes and limit lines
- Widening of the exit lanes and lengthening the overall queue for autos
- Fill at shoulder for widening right turn lane and lengthening queue
- Resurfacing pavement in the area of the improvements
- Review and approval by the Division of the State Architect
- Coordination and permitting with County jurisdiction

Construction Cost = \$147,284.00

Note: Soft cost is not included in this budget



Facility Improvement Plan – Pleasant Ridge School District

Prepared by Community Architecture

COTTAGE HILL ELEMENTARY IMPROVEMENT PLAN

B. Parking and Drop-Off Areas

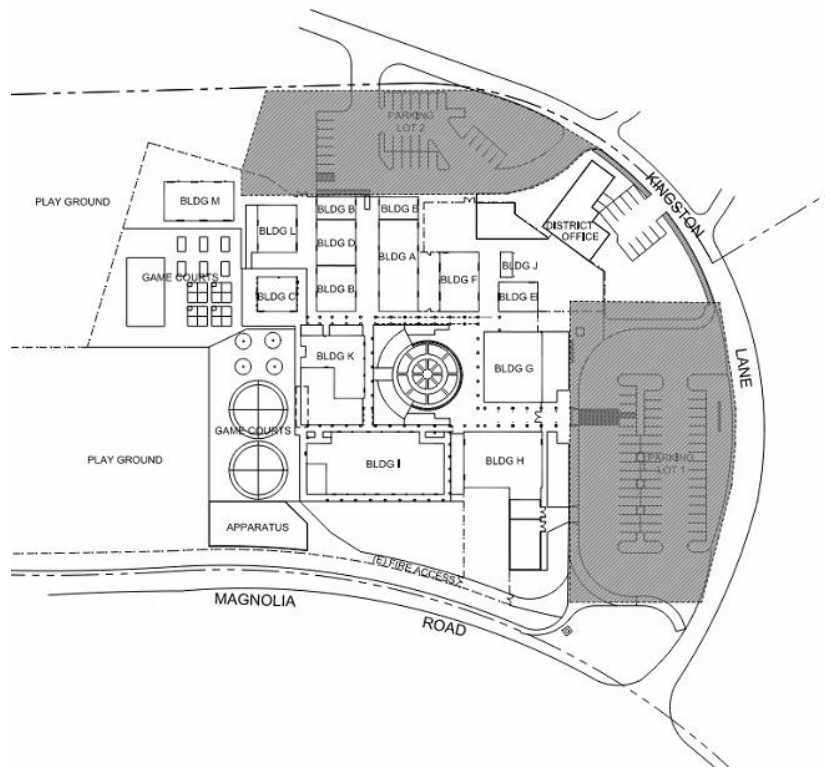
The condition of the existing paved surface is deteriorating and in need of resurfacing, restriping with new accessible parking, signage and crosswalk markings. Additionally, bus-drop and auto-drop areas need to be provided with flush transitions for ADA access. Parking Lot 1 to remain as presently configured except as noted for Americans with Disabilities Act (ADA) compliant access and improvements for the auto-drop. Parking Lot 2 to be expanded and reconfigured to add a bus-drop, which will work in tandem with Magnolia Intermediate. The adjoining parking areas will expand the total number of parking spaces provided and serve both school sites while allowing for longer on-site traffic queuing, greater control of traffic and overall improvement for supervision during arrival and dismissal times.

Improvements consist of:

- Demolition of existing sidewalks and curbs at both parking areas
- Resurfacing of Parking Lot 1
- Re-Grading of Parking Lot 2 for drainage and proper cross-slopes required by code
- Replacement of Parking Lot 2
- Construction of new islands with landscape and irrigation in Parking Lot 2
- Restriping, signage and auto/van accessible parking spaces, both lots
- New directional signage, both lots
- Provisions for auto recharging stations required by the Cal Green Code at Parking Lot 1
- Parking lot lighting for safe dispersal and minimum code required illumination levels
- New sidewalk on Kingston Lane, connecting Cottage Hill, the District Office and Magnolia Intermediate
- Replacement or reconfiguration of gated access points
- Reconfiguration of ornamental iron and/or chain link fencing and gates
- Coordination and agreements with adjacent commercial property owner over use and easements
- Review and approval by the Division of the State Architect

Construction Cost = \$3,504,066.00

Note: Soft cost is not included in this budget



Facility Improvement Plan – Pleasant Ridge School District

Prepared by Community Architecture

COTTAGE HILL ELEMENTARY IMPROVEMENT PLAN

E. Portable Classroom Repairs and Shade Structure

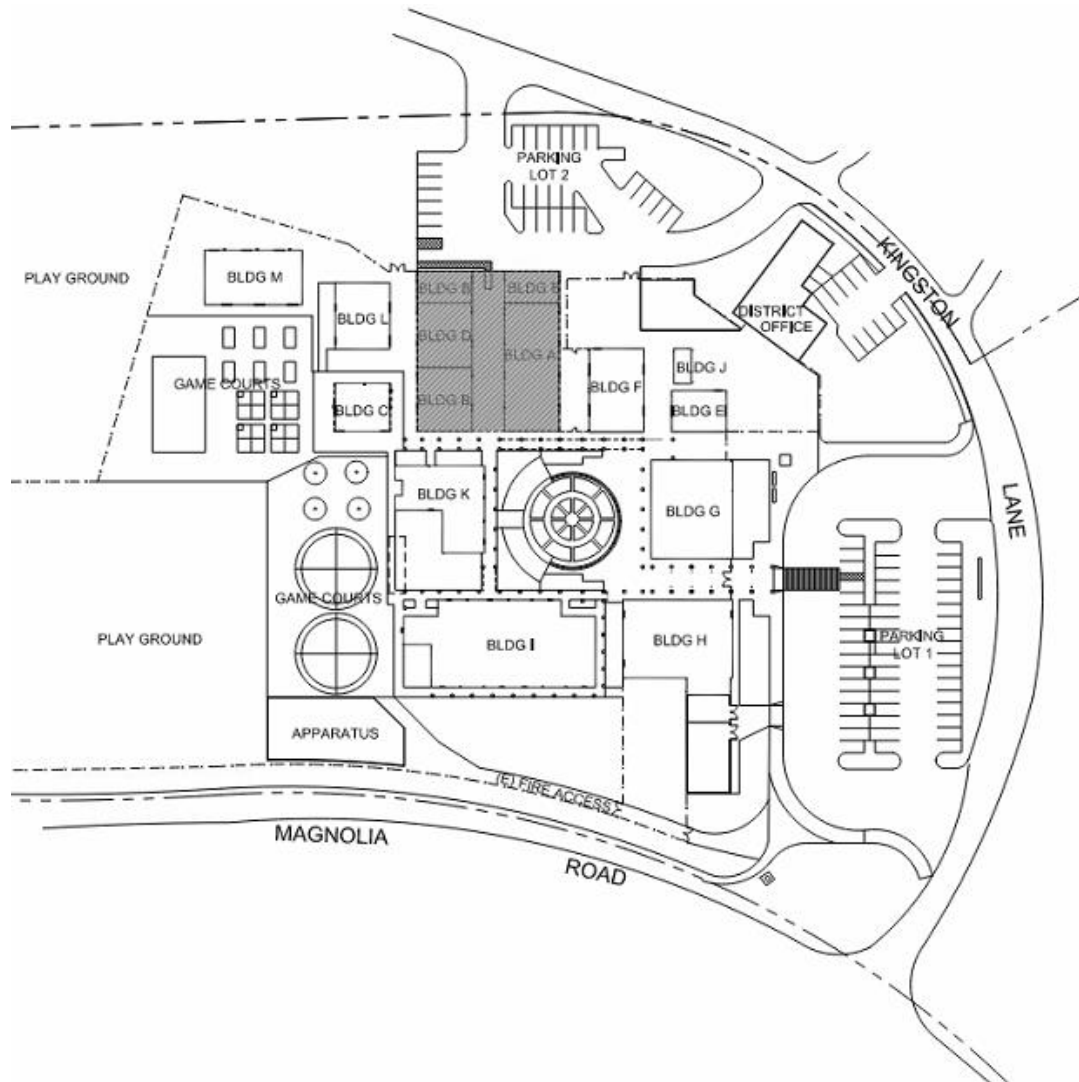
The existing portable classrooms in this area face an open area of concrete with no shading or overhead protection connecting to the main walkway system. The buildings are from different eras of construction and built by varying manufacturers, resulting in poor roof-to-roof connections and associated drainage, ventilation and leak conditions that require attention.

Improvements consist of:

- Replace roofing materials and improve roof-to-roof transitions and expansion joints
- Replace gutters and downspouts and make connections to existing storm drain lines
- Construction of a new central covered walkway / shade structure
- Creation of small landscape areas or tree wells for general shading and beautification
- Placement of outdoor seating features
- Repair and replacement of damaged interior and exterior classroom finishes
- Study foundation venting and make necessary improvements
- Review and approval by the Division of the State Architect

Construction Cost = \$294,906.00

Note: Soft cost is not included in this budget



COTTAGE HILL ELEMENTARY IMPROVEMENT PLAN

F. Replace Portable Classrooms With Permanent Classroom Building

As an option to repairing existing portable classrooms and constructing new site features to make the portables more educationally appropriate, this improvement proposes the removal of the portable classrooms and site work and replacing the classroom area with a new permanent classroom building, consisting of ten (10) Classrooms, interior Corridor, Custodial and Electrical/Data Room, totaling approximately 12,000 square feet of new building area plus restructuring site features and utilities around and to the new building.

Improvements consist of:

- New 12,000 square foot classroom building
- Alteration to campus fire alarm system (may possibly trigger replacement)
- Restructuring of utilities; water, sewer, storm, electrical, data, power and security
- Review and approval by the Division of the State Architect

Construction Cost = \$10,097,073.00

Note: Soft cost is not included in this budget



COTTAGE HILL ELEMENTARY IMPROVEMENT PLAN

G. STEM Classroom

The objective of this program improvement is the creation of a Science, Technology, Engineering and Math (STEM) Classroom with adequate space and amenities to support project-based learning activities. The program is a relatively new educational approach or tool, different from standard classrooms spaces in that the classroom must be more flexible, able to accommodate hands-on teaching/learning activities with a need for a variety of support spaces, equipment, furnishings and infrastructure. Due to the variety of activities and amenities, a larger space of 1,800 to 2,000 square feet is desired; essentially double the standard classroom area of 960 square feet. The identified and available classrooms in this instance are portable classrooms that do not lend themselves to being joined cost-effectively. Some compromise to an “ideal” program is required but still manageable with reasonable expectations and under proper supervision.

Improvements consist of:

- Remodeling to remove conventional classroom amenities
- Replacement of flooring with a durable/cleanable floor finish that will be subject to spills and messes
- Creation of an open and flexible “lab” space with specialized and movable furnishings
- Enhanced placement and distribution of power and data systems; at perimeter, overhead and in-floor
- Enhanced or flexible task lighting
- Addition of large tub-style sinks with hot and cold water
- Student-centered preparation and project storage space
- Staff-controlled secure materials storage space
- Specialized furnishings for multiple uses and reconfiguration to suit routinely changing classroom needs
- Collection and storage of large-tools and small-tools
- Security system to help prevent loss
- Review and approval by the Division of the State Architect

Construction Cost = \$216,081.00

Note: Soft cost is not included in this budget



COTTAGE HILL ELEMENTARY IMPROVEMENT PLAN

H. Sports Field Improvements

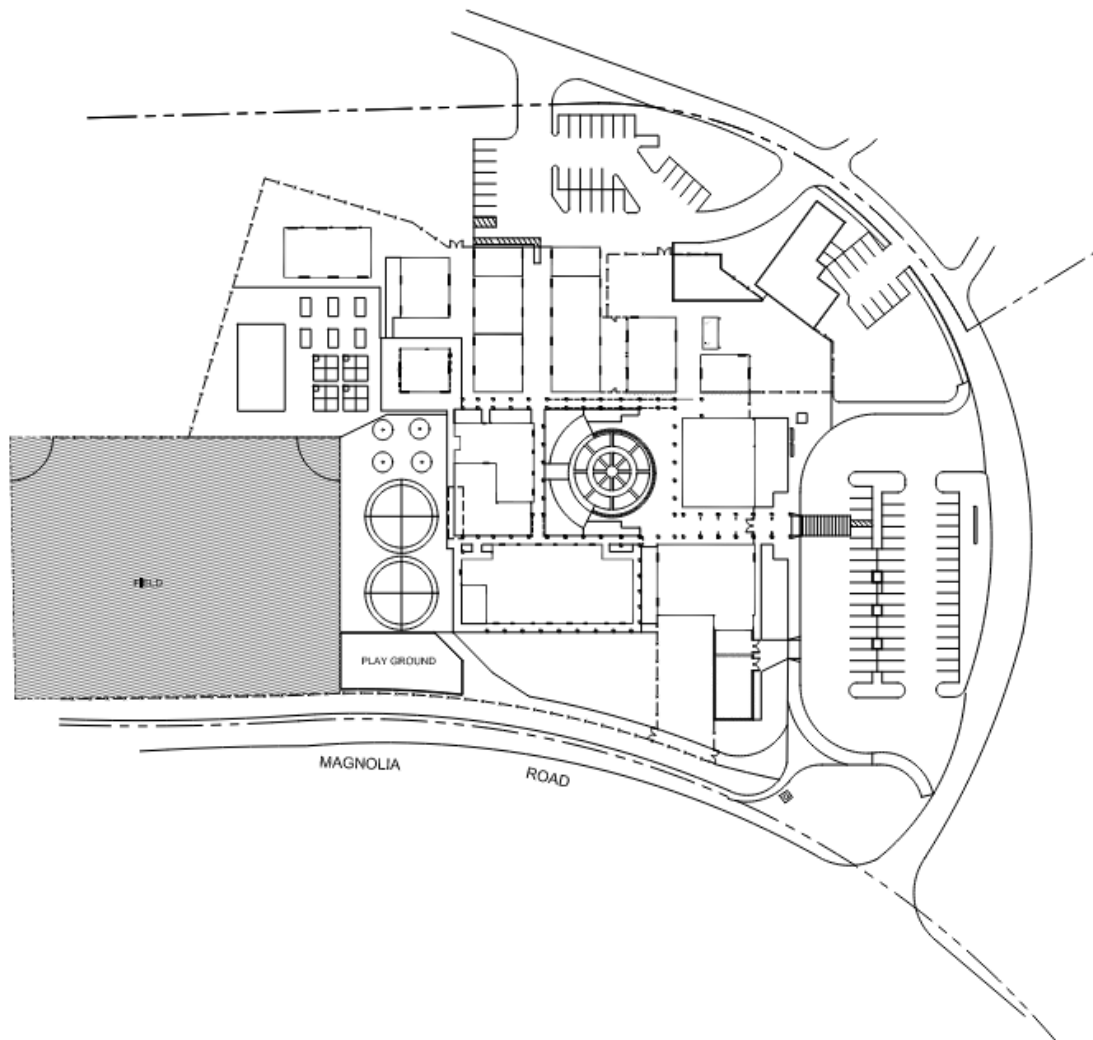
Turf is patchy, with significant dry/brown areas and uneven coverage. Field does not provide consistent play quality.

Improvements consist of:

- Re-grade area for proper drainage and level play/activity surface
- Replace the existing irrigation system with an automatic irrigation system
- SOD the field
- Construct an accessible path to the field from the adjacent campus walkway system
- Baseball backstop for smaller kid's league
- Site lighting
- Review and approval by the Division of the State Architect

Construction Cost = \$659,547.00

Note: Soft cost is not included in this budget



MAGNOLIA INTERMDIATE IMPROVEMENT PLAN

A. Parking and Drop-Off Areas

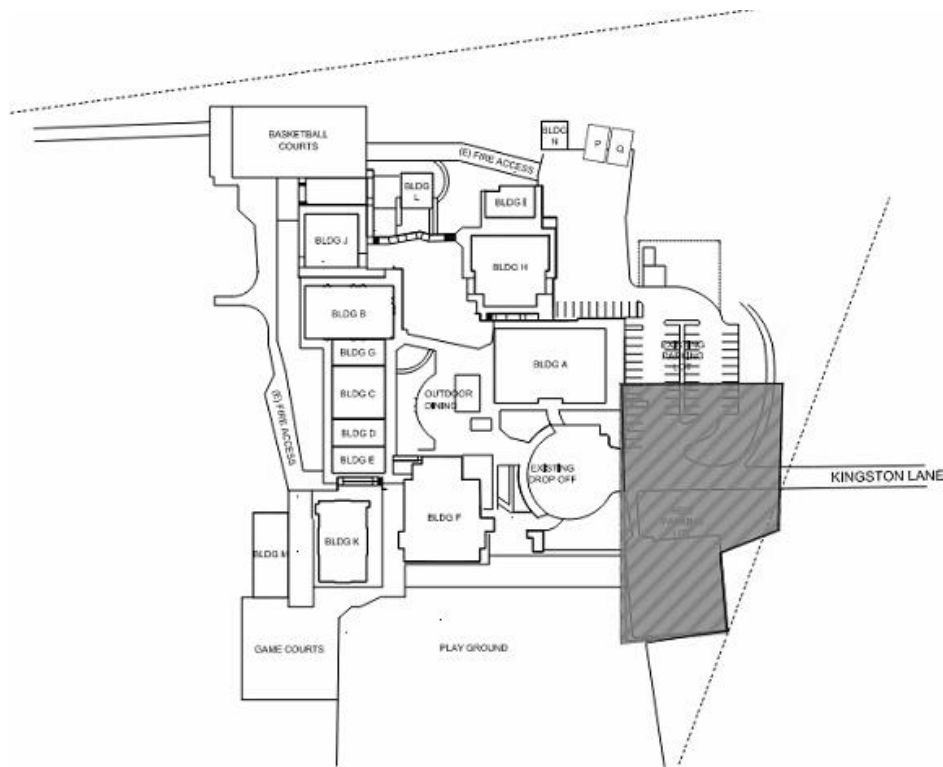
The existing parking area has an insufficient number of parking spaces for staff and visitors, lacks proper accessible auto and van parking spaces and has improper cross-slopes and grades for access to the main entrance. The existing drop-off area is inefficient, lacking separation and adequate queuing area for autos and buses. The recommended improvements are intended to work in concert with adjoining improvements at Cottage Hill Elementary School, creating a larger central parking area with a perimeter loop, zoned for bus-drop and auto-drop areas. Pedestrian safety will be improved with the addition of a sidewalk system that will serve the drop-off areas and connect Magnolia Intermediate, the District Office and Cottage Hill along Kingston Lane. The combined parking and drop-off areas will provide for longer on-site queuing for buses and autos, will segregate buses and autos, improve traffic control and overall supervision during arrival and dismissal times.

Improvements consist of:

- Demolition of existing asphalt paving and miscellaneous site structures
- Re-grading and paving of the new parking and drop-off area
- Restructuring traffic flow between the existing parking lot and the new parking area
- Seal coat and restriping of the existing parking lot
- Restriping, signage and auto/van accessible parking spaces, both lots
- New directional signage, both lots
- Provisions for auto recharging stations required by the Cal Green Code
- Parking lot lighting for safe dispersal and minimum code required illumination levels
- New sidewalk on Kingston Lane, connecting Magnolia Intermediate, the District Office and Cottage Hill
- Coordination and agreements with adjacent commercial property owner over use and easements
- Review and approval by the Division of the State Architect

Construction Cost = \$2,542,763.00

Note: Soft cost is not included in this budget



MAGNOLIA INTERMDIATE IMPROVEMENT PLAN

B. Steep Slopes and Trip Hazards

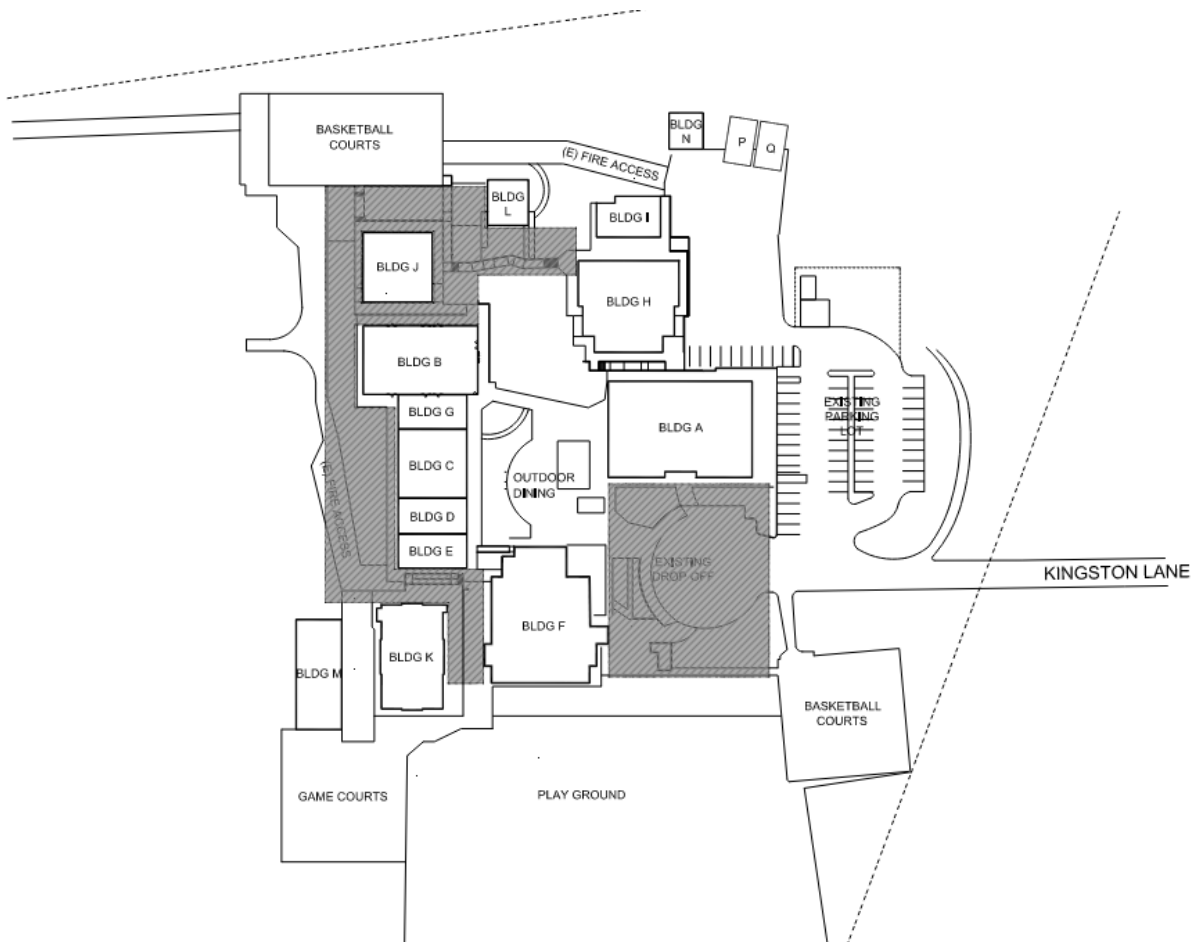
Site development at the school has taken place over several decades without the benefit of a guiding master plan for development resulting in numerous additions and in-fills throughout the campus. It is apparent that funds may have been limited with each of these prior improvements and that pavement and sidewalk transitions were not thoroughly resolved. Grade changes are abrupt in many areas due to paving materials changes and settlement of sub-grades. Surface drainage features have added to these conditions, creating a patchwork of conditions that may pose trip hazards to pedestrians who are unfamiliar with the site.

Improvements consist of:

- Demolition of existing concrete paving and asphalt paving
- Re-grading to create gradual transitions throughout the campus
- Construction of new concrete walks with ramp/handrail improvements where necessary
- Setting finish grades of new concrete walks to meet door thresholds required for accessible doorways
- Re-setting drain grates and inlets at new finish grades
- Elimination of unnecessary pathways where possible
- Repairs to landscaping and irrigation system affected by the walkway improvements
- Review and approval by the Division of the State Architect

Construction Cost = \$469,098.00

Note: Soft cost is not included in this budget



MAGNOLIA INTERMDIATE IMPROVEMENT PLAN

C. Outdoor Dining and Gathering

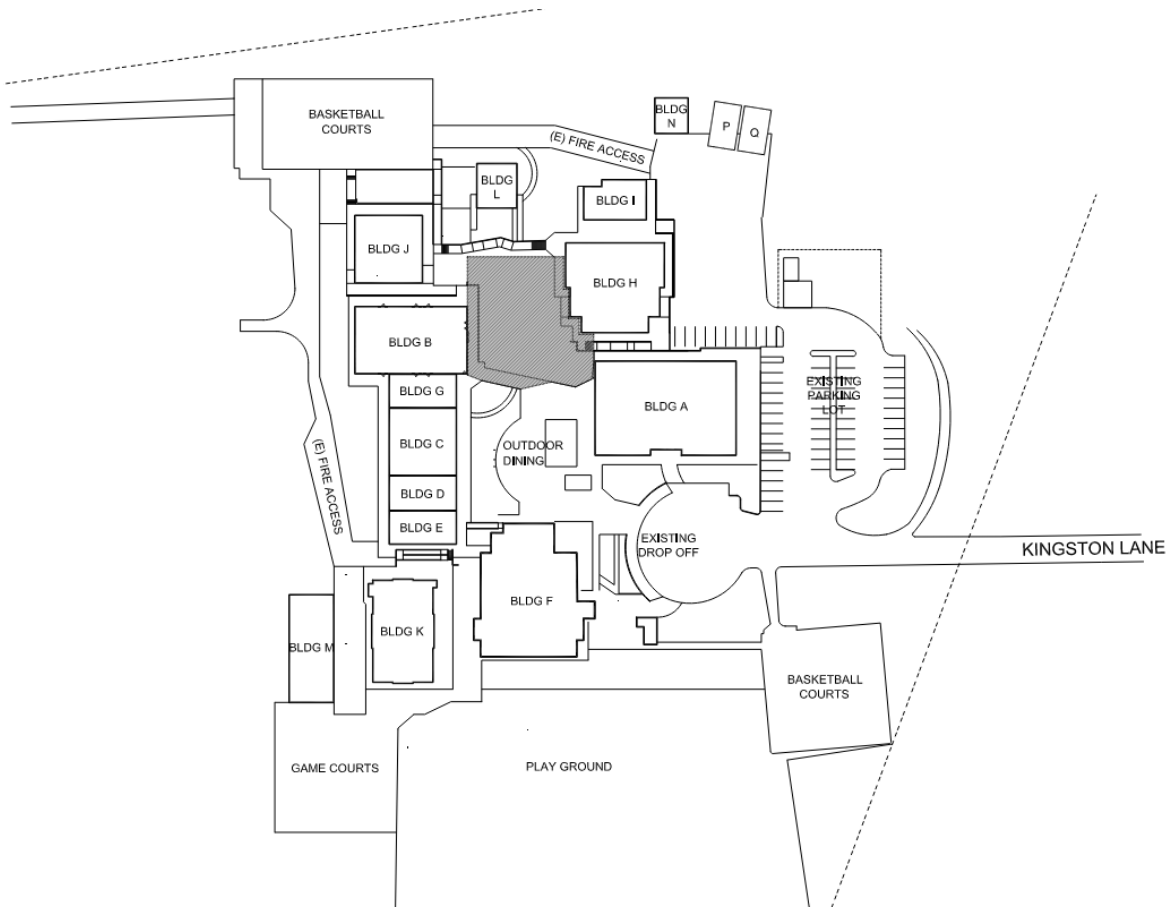
Two large exterior spaces exist in the heart of the campus. One space is fully developed with paved surfaces, landscaping, seating, and tables/bench seating under a large roof covering. The adjacent space (shown as shaded) is not accessible, undeveloped and unusable due to a lack of pathways or features to be used for dining, gathering or outdoor instructional spaces. The undeveloped space presents an opportunity to integrate and physically connect the 6th Grade program to the rest of the campus.

Improvements consist of:

- Reconstruct the existing stair and ramp system from the Outdoor Dining Area to the lower terrace
- Construction of new concrete walks and ramp transitions between the developed and undeveloped areas
- The new walkway system will create an accessible path from the upper terrace to the lower terrace
- The new walkway system will connect the north and south sides of the central open area
- Outdoor dining/gathering spaces will be provided with seating for small and large groups
- Gathering spaces will serve as instructional spaces
- Natural landscape features and trees will be retained
- Outdoor lighting will be provided to illuminate the walkway for evening and after-hours functions
- A 3-foot high retaining wall at the west side of the undeveloped area will be demolished and replaced
- Review and approval by the Division of the State Architect

Construction Cost = \$237,680.00

Note: Soft cost is not included in this budget



MAGNOLIA INTERMDIATE IMPROVEMENT PLAN

D. Access to Fields

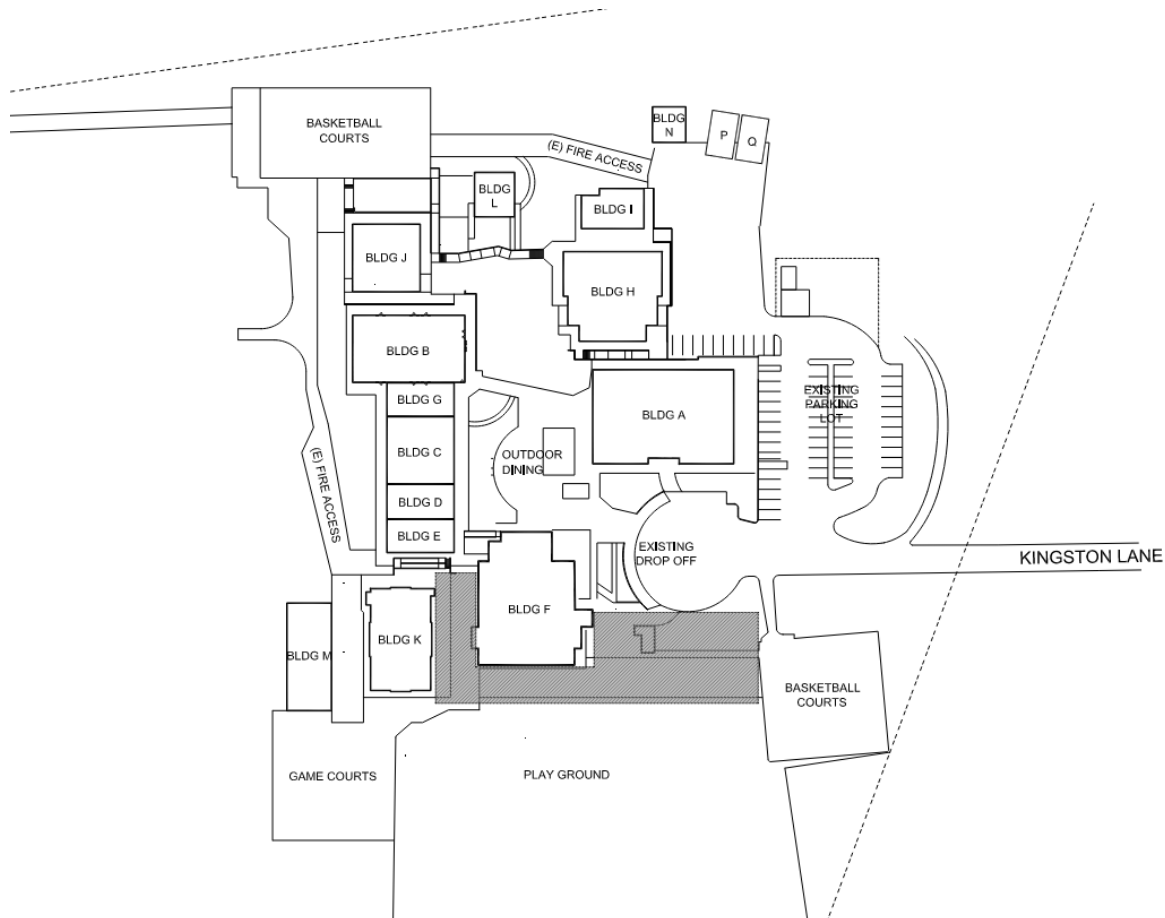
Students, staff and after-hours users of the fields, must cross narrow sidewalks or inaccessible slopes or otherwise walk to the furthest pathway (the fire lane) to the west side of the campus to gain access to the athletic fields/playground and game courts. An extremely steep sloped embankment exists along the south side of the “Big Gym”, much of which is covered by worn asphalt paving. A narrow passage exists between the “Big Gym” and the “Small Gym” that is accessible only by means of a relatively newly constructed switch-back ramp and an older switch-back ramp that is barred to prevent its use. New walkways, ramps and stair features are recommended.

Improvements consist of:

- Demolition of barred ramp system and asphalt embankment
- Construction of a wide and level concrete walk along the west and south sides of the “Big Gym”
- Construction of retaining walls along the new concrete walk
- Construction of a wide exterior stair at the southwest corner of the “Big Gym”
- Construction of a new ramp system, leading from a proposed new Entry Courtyard down to the field level
- Addition of outdoor lighting to illuminate the ramp and walkway for evening use of the fields
- Review and approval by the Division of the State Architect

Construction Cost = \$1,106,566.00

Note: Soft cost is not included in this budget



MAGNOLIA INTERMDIATE IMPROVEMENT PLAN

E. Expanded Parking and New Entry Drive at Magnolia Road

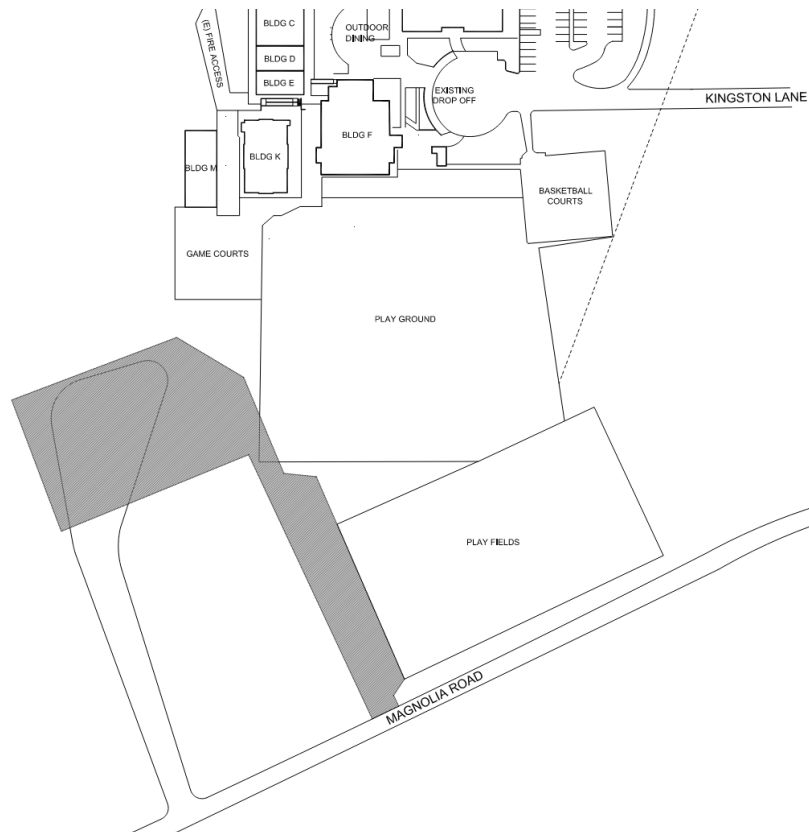
Ideally, school sites are provided with frontages and street access on more than a single side however, two school sites, a district office and a commercial property share a single street frontage on Kingston Lane. In addition to the other improvements to parking and drop-off areas at Magnolia and Cottage Hill and new drive entrance from Magnolia Road is proposed to alleviate traffic congestion, reduce waiting times at arrival and dismissal and provide additional parking and drop-off opportunities that will support the schools and the adjacent public facilities. Due to the current field configurations, a cross-connecting street from the proposed new drive and Kingston, while desirable, would significantly decrease the quantity and usefulness of the athletic fields and playground areas.

Improvements consist of:

- New one-way, entry-only drive from Magnolia Road
- New drive aisle with diagonal parking and/or drop-off area
- Reconfiguration of the existing parking area to the west of the campus
- Re-grading and paving of the new parking and drop-off area
- Restructuring traffic flow between the existing parking lot and the new parking area
- Seal coat and re-striping of the existing parking lot
- Restriping, signage and auto/van accessible parking spaces, both lots
- New directional signage, both lots
- Parking lot lighting for safe dispersal and minimum code required illumination levels
- Addition of a sidewalk connection from the new parking / drop-off area to the game courts
- Review and approval by the Division of the State Architect
- Coordination and permitting with County jurisdiction

Construction Cost = \$1,503,031.00

Note: Soft cost is not included in this budget



Facility Improvement Plan – Pleasant Ridge School District

Prepared by Community Architecture

MAGNOLIA INTERMDIATE IMPROVEMENT PLAN

F. 6th Grade Field Improvements

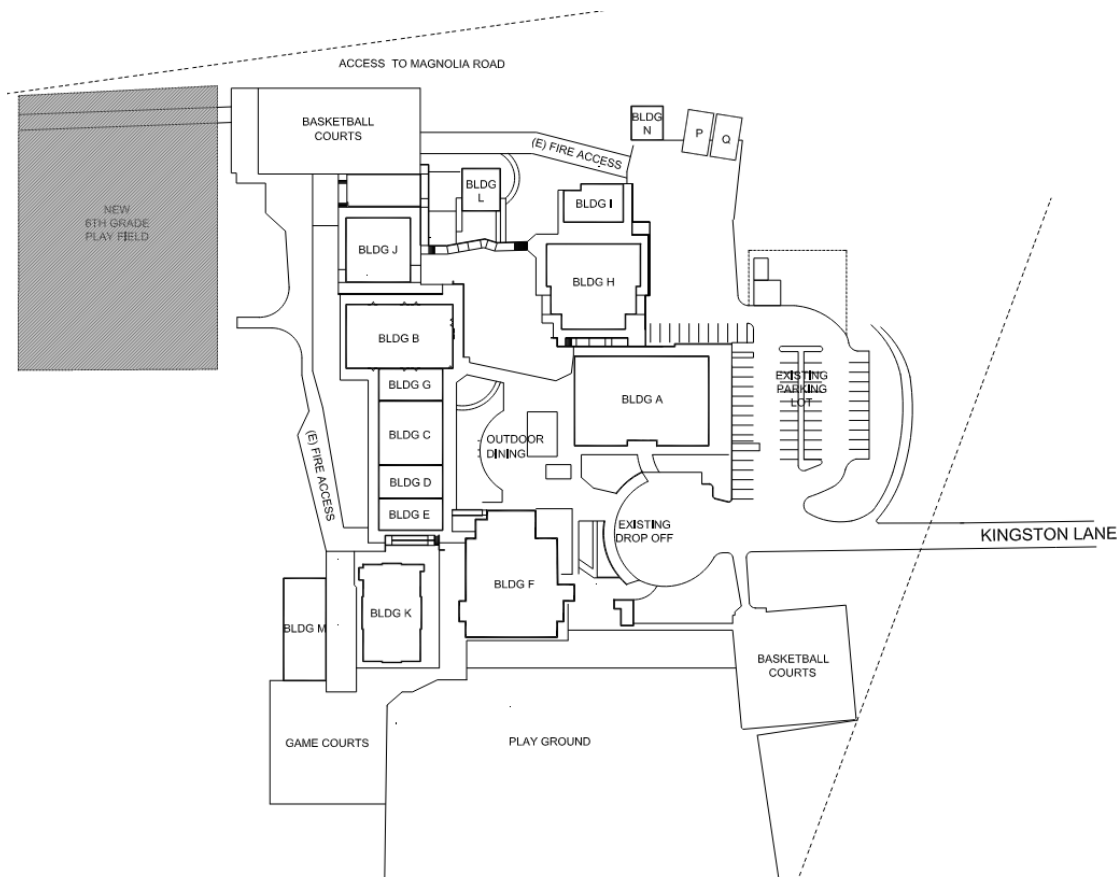
The current field area for 6th Grade Students is small in size and not structured for any particular use or activity. There is not an accessible path to the field and there are no accessible features at the field. The current configuration does not support any specific physical fitness or curricular program.

Improvements consist of:

- Re-grade area for proper drainage and level play/activity surface
- Configure the dimensions of the field for organized game play, roughly a football field in size
- Replace irrigation system and re-seed or sod the field
- Construct an accessible path to the field from the adjacent campus walkway system
- Provide age-appropriate and accessible outdoor exercise/play equipment and fall zones as required
- Construct a group gathering/instruction area for outdoor learning and instruction
- Review and approval by the Division of the State Architect

Construction Cost = \$482,992.00

Note: Soft cost is not included in this budget



MAGNOLIA INTERMDIATE IMPROVEMENT PLAN

G. Resurface Game Courts and Striping

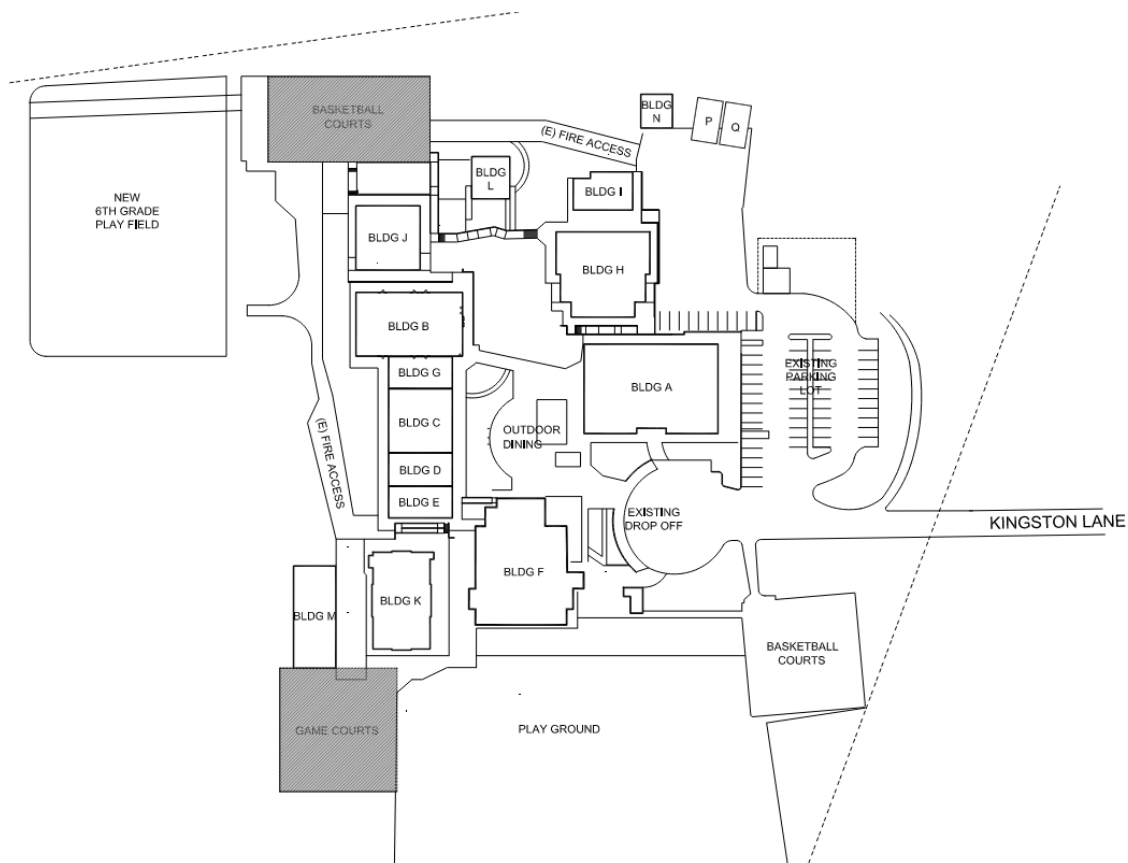
The existing asphalt paved game courts are worn and in need of resurfacing and restriping. Basketball backboards need to be replaced and in-ground sleeves for volleyball and tennis should also be added to provide for enhanced physical education program.

Improvements consist of:

- Seal all open cracks and/or reconstruct damaged sub-grades and patch asphalt surface
- Replace perimeter header boards and repair paved edges
- Remove existing basketball posts/backboards
- Install new basketball posts/backboards
- Install inserts for volleyball and tennis net posts
- Seal coat court surfaces
- Restripe courts for the variety of game play

Construction Cost = \$135,377.00

Note: Soft cost is not included in this budget



MAGNOLIA INTERMDIATE IMPROVEMENT PLAN

H. Fire Lane Improvements

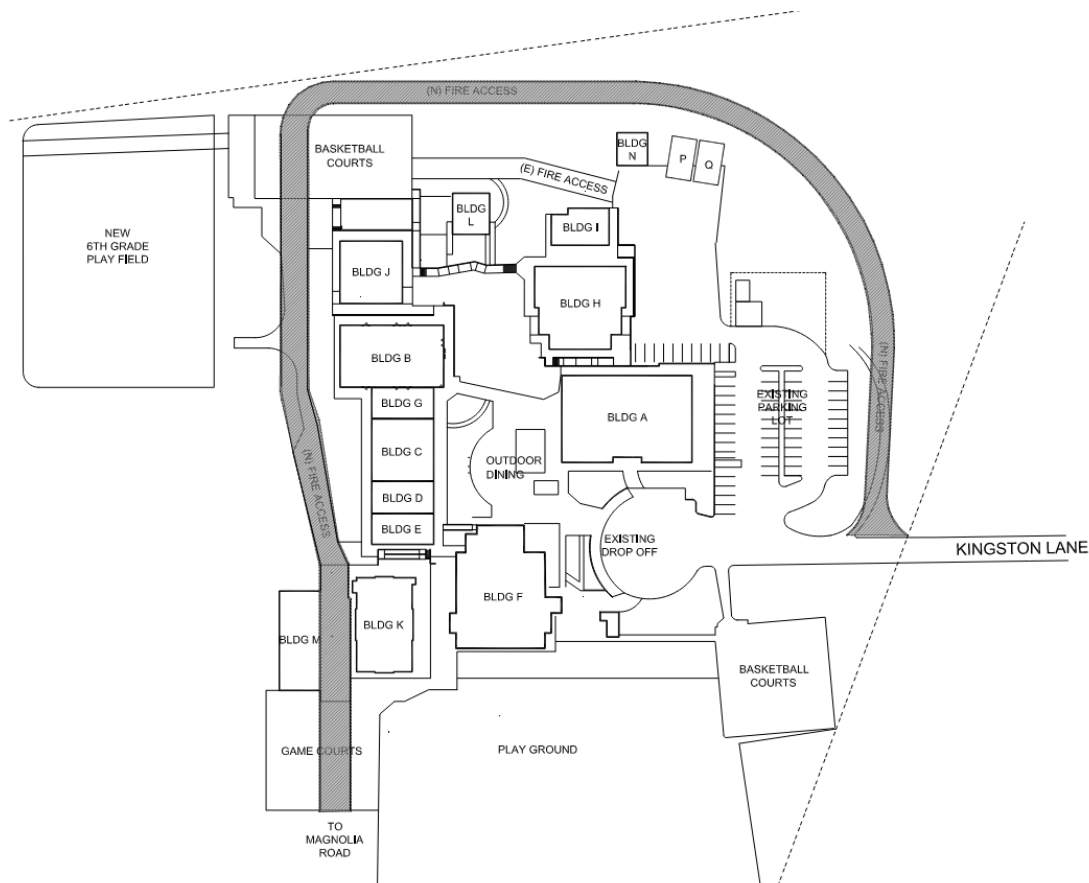
The existing fire lane consists of worn pavement sections and non-paved sections. The fire lane needs to be maintained with a clear 20-foot width, with an all-weather surface, acceptable to the local fire authority. The fire lane is rutted in certain areas due to storm water run-off.

Improvements consist of:

- Trim overhanging tree limbs and shrubs
- Fill pot holes and depressions
- Provide culverts from flow of storm water at unpaved surfaces
- Seal, patch and repair asphalt paving
- Provide crushed rock base at unpaved areas as acceptable to local fire authority
- Provide permanent pavement markings and signs stating "Fire Lane"
- Review and approval by the Division of the State Architect
- Coordination required with local fire authority for required "Gates and Access" approval

Construction Cost = \$262,044.00

Note: Soft cost is not included in this budget



MAGNOLIA INTERMDIATE IMPROVEMENT PLAN

I. Site Drainage and Erosion Repairs

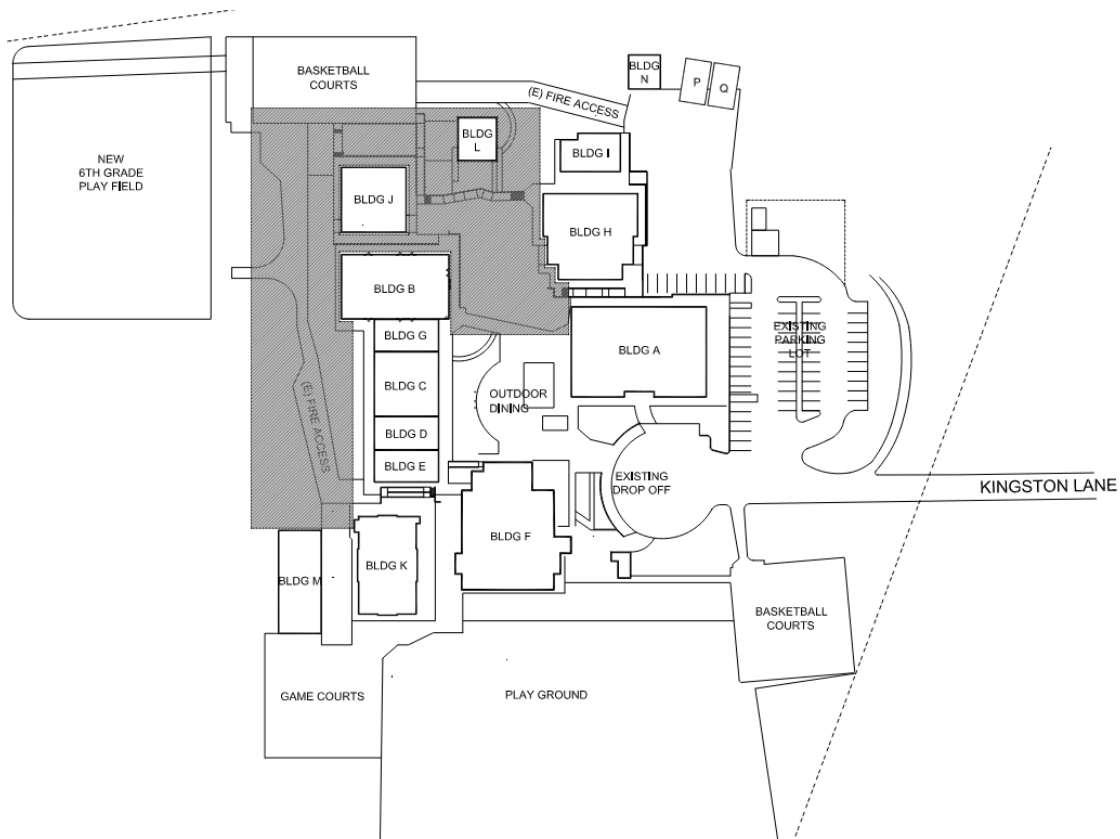
Numerous areas exist where drainage is poor, storm drain systems are poorly constructed or do not exist at all. Surface drainage across unpaved areas is causing rutting of fire lanes and landscape areas. Run-off and debris tend to collect at low lying areas and clog the existing storm catch basins causing localized flooding.

Improvements consist of:

- Provide positive/controlled drainage patterns by re-grading or paving where necessary
- Construct new piped storm drain collection system and drain inlets
- Construct new outfall structures where system flows or return to natural grades and drainage patterns
- Replace pump lift stations with reversible impellers for ease of clearing clogs
- Repair rutted surfaces and repair damaged swales and drain inlets
- Provide grass-lined swales as run-off filtration medium before release to public/neighboring systems

Construction Cost = \$216,379.00

Note: Soft cost is not included in this budget



MAGNOLIA INTERMDIATE IMPROVEMENT PLAN

J. New Entrance Courtyard

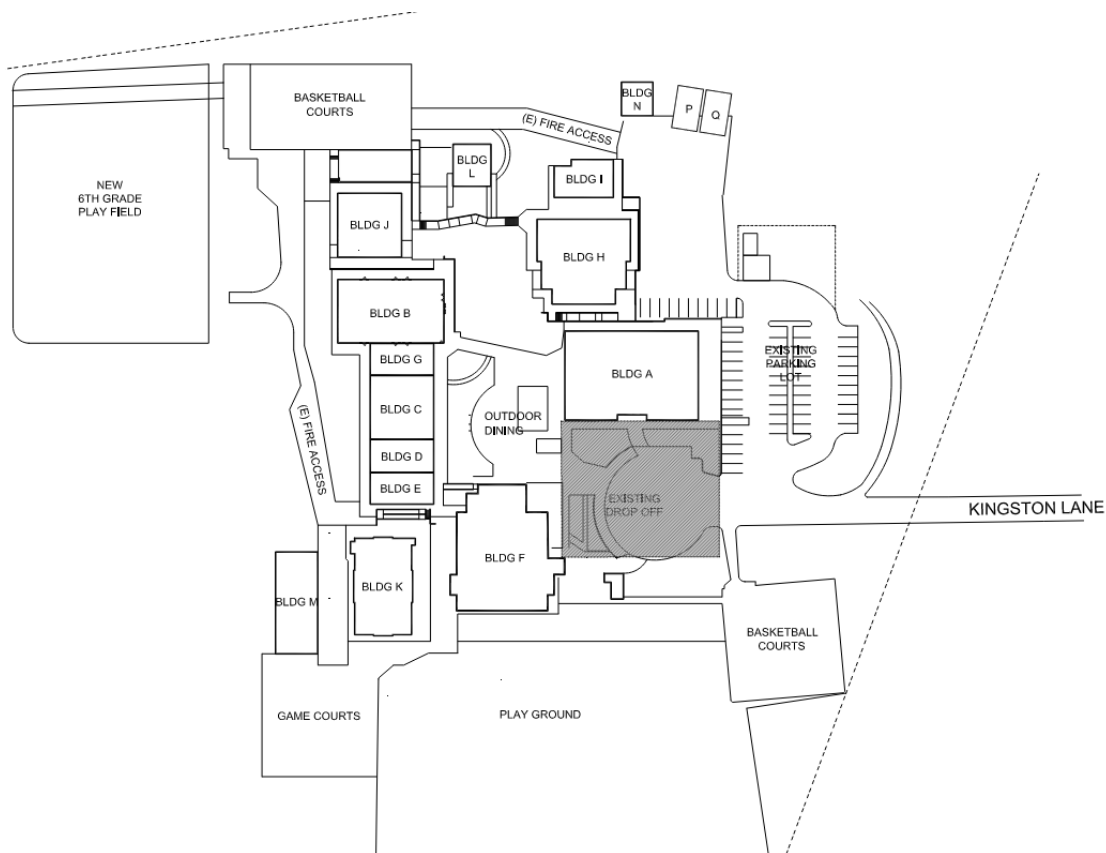
A new Entrance Courtyard to the campus is proposed to be constructed, replacing the existing bus-drop circle that contains excessive cross-slopes of concrete and asphalt paving. The primary entrance to the Administration Building is not accessible and has numerous trip hazards due to settlement, heaving of pavement and wood header boards that are cast-in-place with the concrete walk. With the proposed improvement to parking and the drop-off areas, the area is available for a new use and capable of providing much needed outdoor assembly space and a significant enhancement to the front door of the school.

Improvements consist of:

- Demolish existing concrete walks, curbs and asphalt paving
- Demolish existing landscape and irrigation
- Re-grade and fill entire area to create a generally level courtyard area
- Construct new drainage system
- Construct new ramps and stairs to connect with other site circulation components
- Provide outdoor seating areas
- Provide outdoor lighting for evening use and minimum code required illumination levels
- Provide new landscape and irrigation system.
- Relocate campus monument sign and provide night lighting
- Provide shade structure for covered waiting adjacent to drop-off areas
- Review and approval by the Division of the State Architect

Construction Cost = \$443,890.00

Note: Soft cost is not included in this budget



MAGNOLIA INTERMDIATE IMPROVEMENT PLAN

K. Multi-Use Remodel and Serving Kitchen

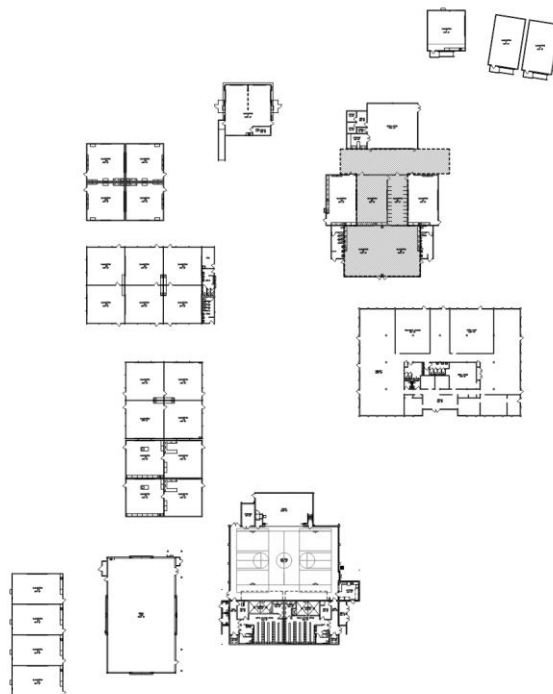
The current Serving Kitchen is housed in a 259 square foot space, adjacent to the Big Gym, and is inadequate for the needs of the student population. Additionally, indoor dining is compromised by the need for use of the Big Gym as a physical education facility on a daily basis. Additional indoor dining is needed, with a Serving Kitchen facility. Classrooms A2 (640 SF) and A3 (960 SF) is roughly six-times the area of the current facility located in the Big Gym. These Classrooms are currently underutilized and are proposed for remodeling as the new Serving Kitchen, Serving Line and Student Snack Bar Area. A new door will be added between the Serving Line (Classroom A3) and the adjacent Multipurpose Classrooms. Multipurpose Classrooms A5 and A6 (at a combined area of 2,394 square feet) will serve as the new indoor dining area. The location is ideal for food delivery due to its proximity to the adjacent parking lot and ease of access to the existing outdoor dining area. Student restrooms are also nearby and support the relocation of the indoor dining functions.

Improvements consist of:

- Replace exterior concrete walk and ramp for access and deliveries
- Construct 2-hour rated interior walls between Kitchen and adjacent Classrooms
- Construct new Type II Hood and roof mounted exhaust and HVAC equipment
- Make structural roof framing modifications for new roof-mounted equipment
- Construct area separation roof parapets each side of Serving Kitchen
- Re-roof area above new Serving Kitchen
- Refer to the Food Service Assessment for a description of the Kitchen improvements
- Provide smooth and washable floor, wall and ceiling finishes per health department criteria
- Construct new connecting door to adjacent multi-purpose classrooms
- Replace flooring in existing multipurpose classrooms w/ vinyl tile, sheet vinyl or stained/sealed concrete
- Review and approval by County Health Department
- Review and approval by the Division of the State Architect

Construction Cost = \$532,059.00

Note: Soft cost is not included in this budget



MAGNOLIA INTERMDIATE IMPROVEMENT PLAN

M. 6th Grade Multipurpose Room

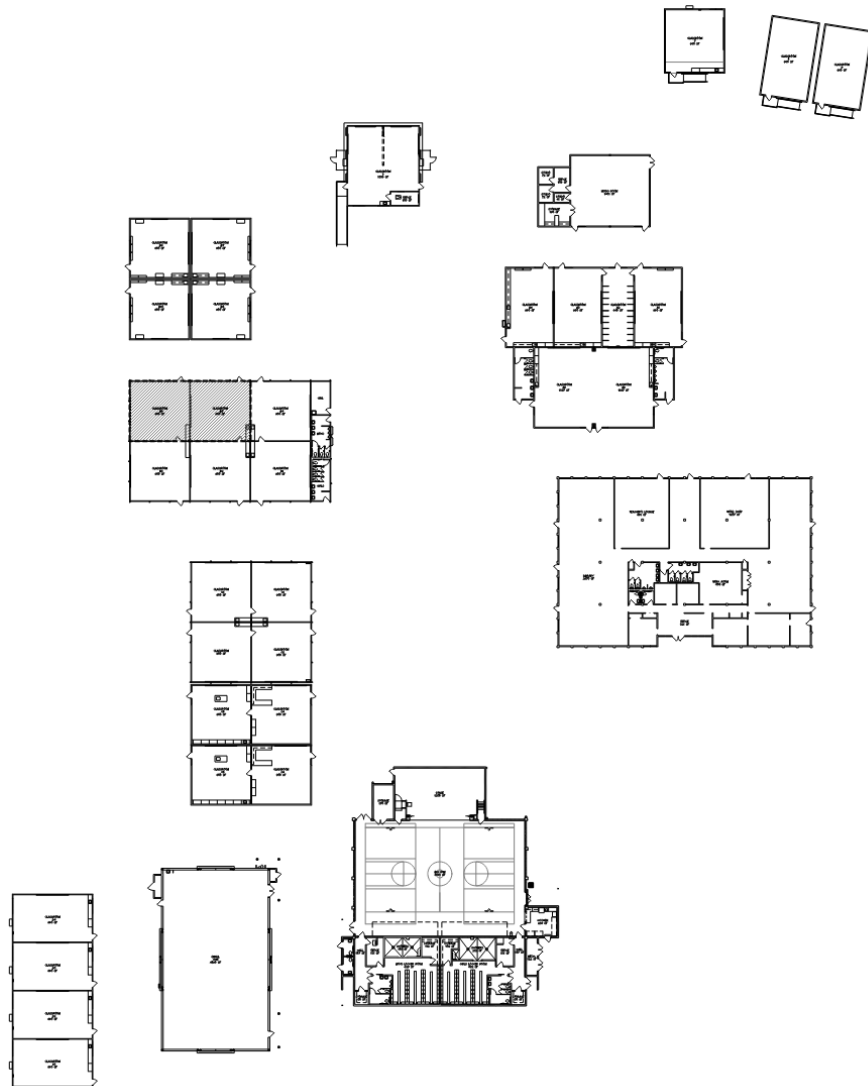
A dedicated Multipurpose Room is desired to serve the needs of the 6th Grade students. Classrooms B5 and B6, at a combined area of 1,800 square feet, are underutilized as standard classroom spaces and are available for repurposing as a new multipurpose space.

Improvements consist of:

- Remodeling to remove conventional classroom amenities
- Remove interior partition between classroom to create a single large room
- Replacement of flooring with a durable/cleanable floor finish that will be subject to spills and messes
- Replace wall and ceiling finishes
- Revise lighting and switching for use as a single room
- Provide flexible furniture systems for arrangement for different uses and activities
- Replace audio-visual projection and screen for use as a larger multipurpose space
- Review and approval by the Division of the State Architect

Construction Cost = \$153,508.00

Note: Soft cost is not included in this budget



MAGNOLIA INTERMDIATE IMPROVEMENT PLAN

N. Sound / Green Room Studio

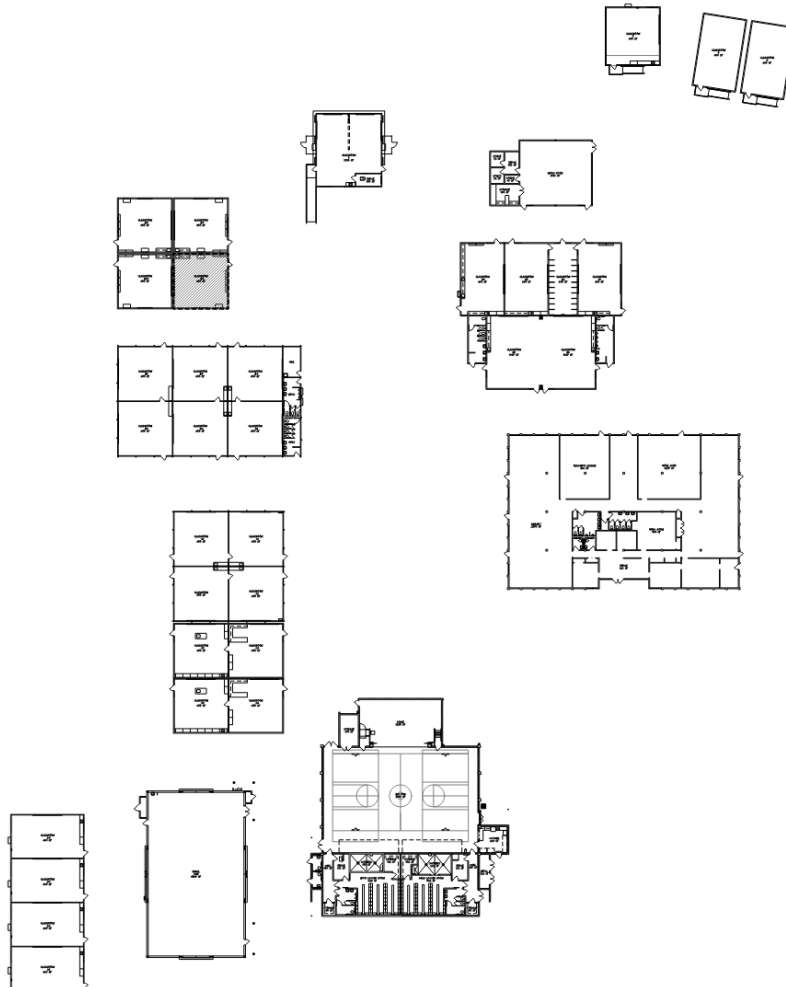
Convert an existing classroom space to function as a recording and media production facility. Classroom B8 has been identified as an underutilized standard classroom and is available for repurposing for this program feature. Relatively close proximity to adjacent multipurpose rooms is a benefit for presentation of materials produced in the studio.

Improvements consist of:

- Remodeling to remove conventional classroom amenities
- Enhanced placement and distribution of power and data systems; at perimeter, overhead and in-floor
- Enhanced or flexible task lighting
- Construction of an overhead suspension grid for hanging spot lights, props and scenery backdrops
- Video and sound production equipment
- Secure storage room for equipment
- Production control booth
- Enhanced light controls and window shading
- Non-reflective and/or light and sound absorbing wall and ceiling finishes
- Security system to help prevent loss
- Review and approval by the Division of the State Architect

Construction Cost = \$126,007.00

Note: Soft cost is not included in this budget



MAGNOLIA INTERMDIATE IMPROVEMENT PLAN

O. Sports Field Improvements and Replacement of Backflow Preventer

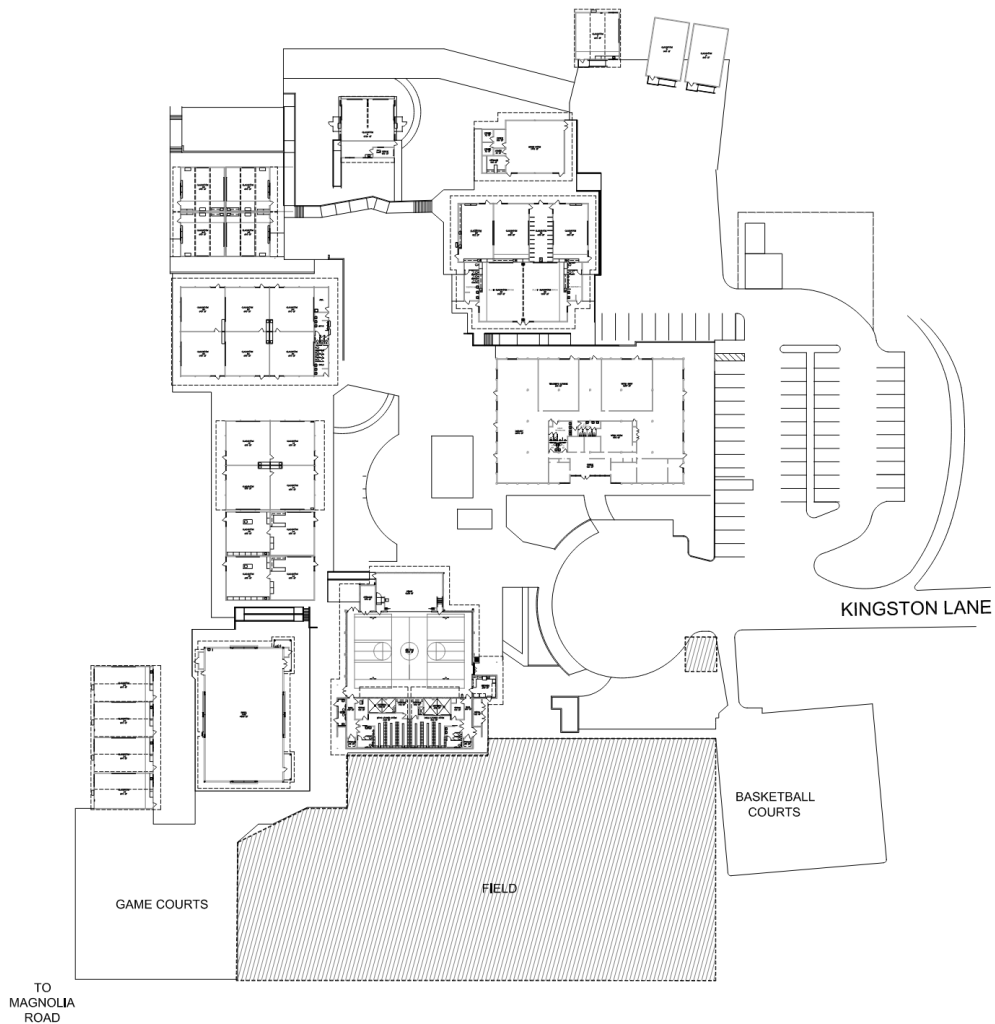
Turf is very patchy with bare dirt areas and uneven distribution of grass. This creates inconsistent play conditions and potential dust/erosion issues.

Improvements consist of:

- Re-grade area for proper drainage and level play/activity surface
- Replace the existing irrigation system with an automatic irrigation system
- SOD the field
- Construct an accessible path to the field from the adjacent campus walkway system
- Install new backflow preventer above grade
- Baseball backstop for smaller kid's league
- Site lighting
- Review and approval by the Division of the State Architect

Construction Cost = \$575,491.00

Note: Soft cost is not included in this budget



FACILITY ASSESSMENT – ARETE CHARTER ACADEMY

A. Duggans Road – Entry/Exit Driveway Configuration and Safety Improvements

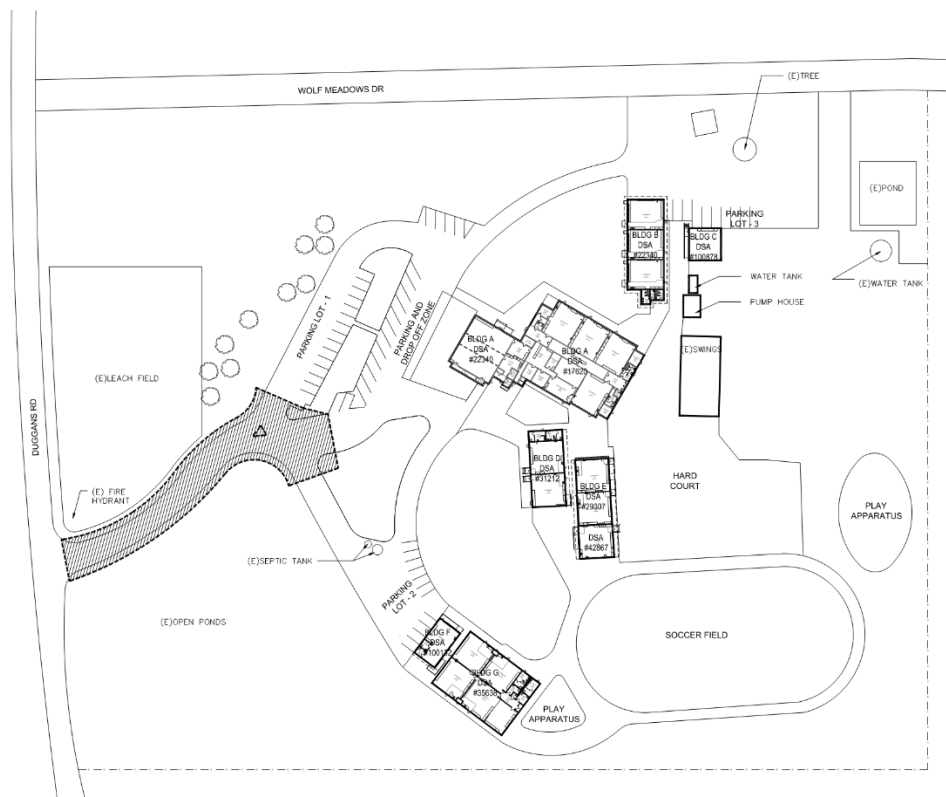
Construct separated entry and exit driveways at the school's access point along Duggans Road, to improve traffic flow and safe ingress and egress. The two driveways will be physically separated by a low-profile triangular concrete island, designed to enhance visibility and reduce the risk of head-on conflicts between inbound and outbound vehicles. The island will be designed in accordance with local roadway and school safety standards, and will include appropriate curbing, reflective pavement markings, and may include signage or delineators for added visibility. Currently, there are no existing street frontage improvements, sidewalks, or crosswalks to provide safe pedestrian access to the campus. As part of this project, the addition of these elements should be considered to ensure compliance with ADA standards and to promote safe walking routes to school.

Improvement Consists of:

- Removal of existing gravel/asphalt
- Expanding/widening existing driveway
- Resurfacing and re-grading the area of improvements
- Installation of new asphalt / concrete paving
- Construction of retaining wall
- Construction of sidewalks on either side of driveway
- Construction of a new concrete curbs and gutters at each side of entry and exit.
- Construction of a new island
- Installation of appropriate signage entering and leaving the site
- Pavement markings indicating turning lanes and limit lanes
- Review and approval by the Division of the State Architect
- Coordination and permitting with County jurisdiction

Construction Cost = \$1,768,036.00

Note: Soft cost is not included in this budget.



FACILITY ASSESSMENT – ARETE CHARTER ACADEMY

B. Site Parking and Drop off zone

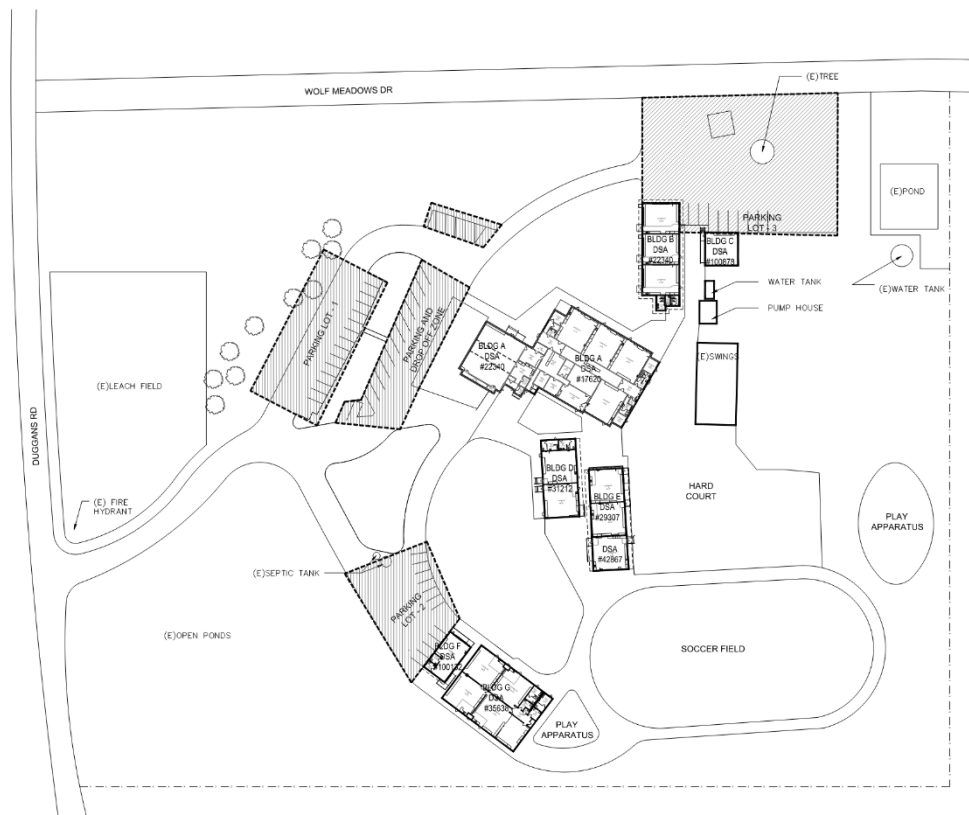
The existing parking area has an insufficient number of parking spaces for staff and visitors, lacks proper accessible auto and van parking spaces and has improper cross-slopes and grades for access to the main entrance. The existing drop-off area is inefficient, lacking separation and adequate queuing area for autos and buses. The new parking and drop-off areas will provide longer on-site queuing autos.

Improvement Consists of:

- Remove sidewalk and upper-level parking stalls
- Demolition of existing trees where needed
- Resurfacing and re-grading the area of improvements
- Installation of new asphalt / concrete paving
- Construct a new concrete walk, adjacent to the drop-off with flush transitions for access
- Install new post-mounted directional, loading, tow away and auto/van accessible parking stall signs
- Seal coat and restriping of the existing parking lots
- Reconfigure the parking lot 1 for additional parking stalls, including accessible stalls
- Reconfigure the drop off zone to include accessible loading zone. And remove existing parking stalls
- Reconfigure the parking lot 2 for additional parking, including accessible stalls
- Install new parking lot lighting for minimum egress illumination levels
- Provisions for auto recharging stations required by the Cal Green Code at parking lot 1
- Install new wheel stops
- Review and approval by the Division of the State Architect
- Coordination and permitting with County jurisdiction

Construction Cost = \$2,536,976.00

Note: Soft cost is not included in this budget



FACILITY ASSESSMENT – ARETE CHARTER ACADEMY

C. Fire Lane Improvements

The existing fire lane is currently not clearly identified, and no red curb markings are present along its path. This condition poses a potential noncompliance with fire and life safety requirements.

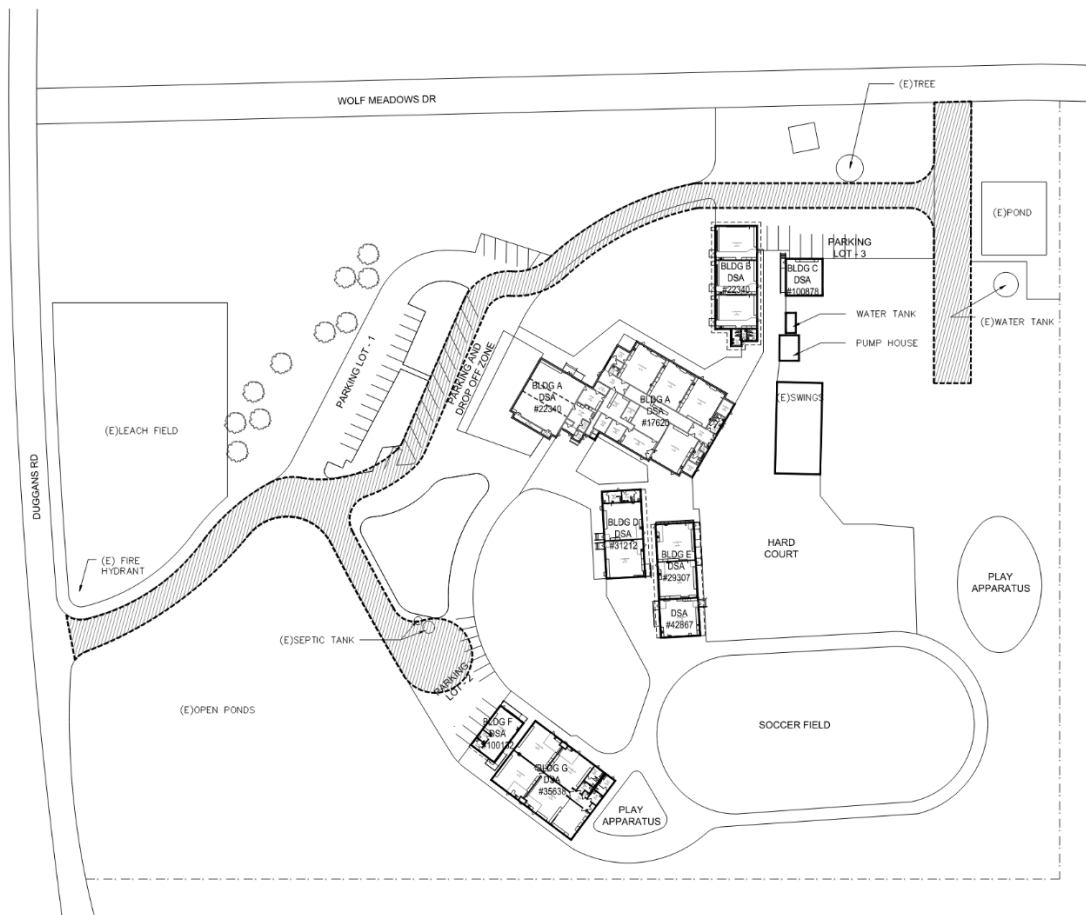
Schools are required to provide clear and unobstructed fire lanes that meet width, marking, and access standards set by local fire marshals and building codes. The new fire lane integrated into the drop-off zone ensures emergency responders can always access the campus, even during high-traffic periods. Improvements include red curbs, fire lane striping, new hydrants and fire department connection, and minimum turning radius to accommodate fire trucks.

Improvement Consists of:

- Trim overhanging tree limbs and shrubs
- Striping and provide permanent pavement markings and signs stating “Fire Lane”
- Red Curb Painting for Fire Lane Designation
- Installation of New Fire Hydrant (s) and fire department connection
- Review and approval by the Division of the State Architect
- Coordination with the local fire authority for required “Gates and Access” approval

Construction Cost = \$91,637.00 (In conjunction with the Paving work included in Scope ‘B’)

Note: Soft cost is not included in this budget



FACILITY ASSESSMENT – ARETE CHARTER ACADEMY

D. Stairs, Ramps, Steep Slopes & Trip Hazards (Accessibility Improvements)

To accommodate the steep terrain of the campus, the original site design incorporated an extensive network of exterior stairs but did not include ramps to provide accessible routes. While the existing stairways appear to have been constructed in accordance with the building codes in effect at the time, they now present several noncompliant conditions when evaluated against current code. Specifically, the stairs exhibit deviations in rise/run ratios, overall slope and cross-slope, landing lengths, proximity to doorways and handrail and guardrail configurations. These elements are not consistent with the requirements of the 2025 California Building Code, which incorporates provisions outlined in the Americans with Disabilities Act.

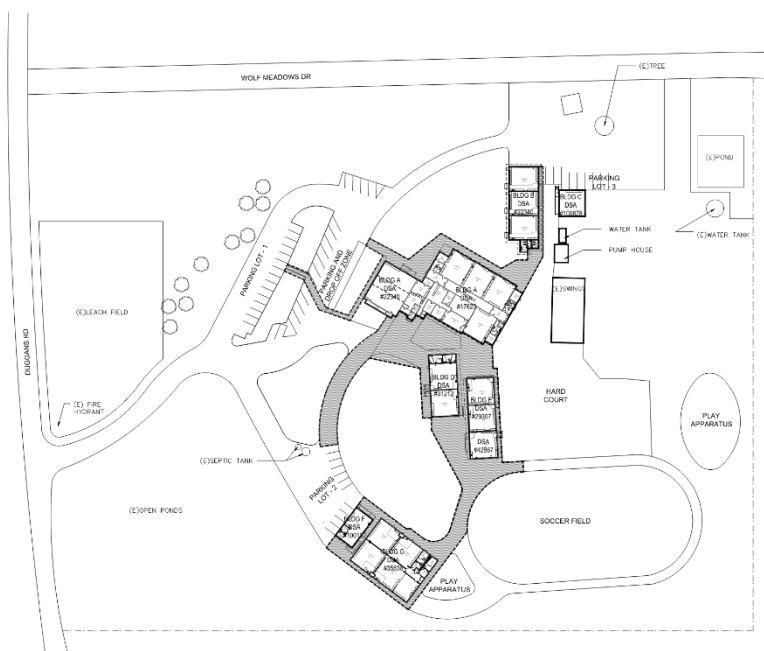
Site development at the school presents unfinished transitions, particularly in pavement and sidewalk areas. Building entrances are often accessed by steep walkways, and in some cases by ramps without railings or stairs located directly outside entrance doors. All these conditions present trip hazards and do not comply with current accessibility codes. These conditions not only impact campus accessibility and safety, but also highlight the need for a strategic, long-term approach to future site development and surface improvements.

Improvement Consists of:

- Demolition of existing concrete paving and asphalt paving
- Replace concrete walkways where vertical displacement has occurred, resulting in trip hazards.
- Regrading to create gradual transitions throughout the campus
- Construction of new concrete walks with ramp/handrail improvements where necessary
- Construction of retaining wall
- Setting finish grades of new concrete walks to meet door thresholds required for accessible doorways
- Re-setting drain grates and inlets at new finish grades
- Repaint or replace contrasting-colored tread warnings at all exterior stairs
- Installation of site lighting, Post lights / Pole lights to provide appropriate illumination of the path of travel.
- Repairs to landscaping and irrigation system affected by the walkway improvements
- Review and approval by the Division of the State Architect

Construction Cost = \$1,160,425.00

Note: Soft cost is not included in this budget



Facility Improvement Plan – Pleasant Ridge School District

Prepared by Community Architecture

FACILITY ASSESSMENT – ARETE CHARTER ACADEMY

E. Resurface Hard Courts and Striping

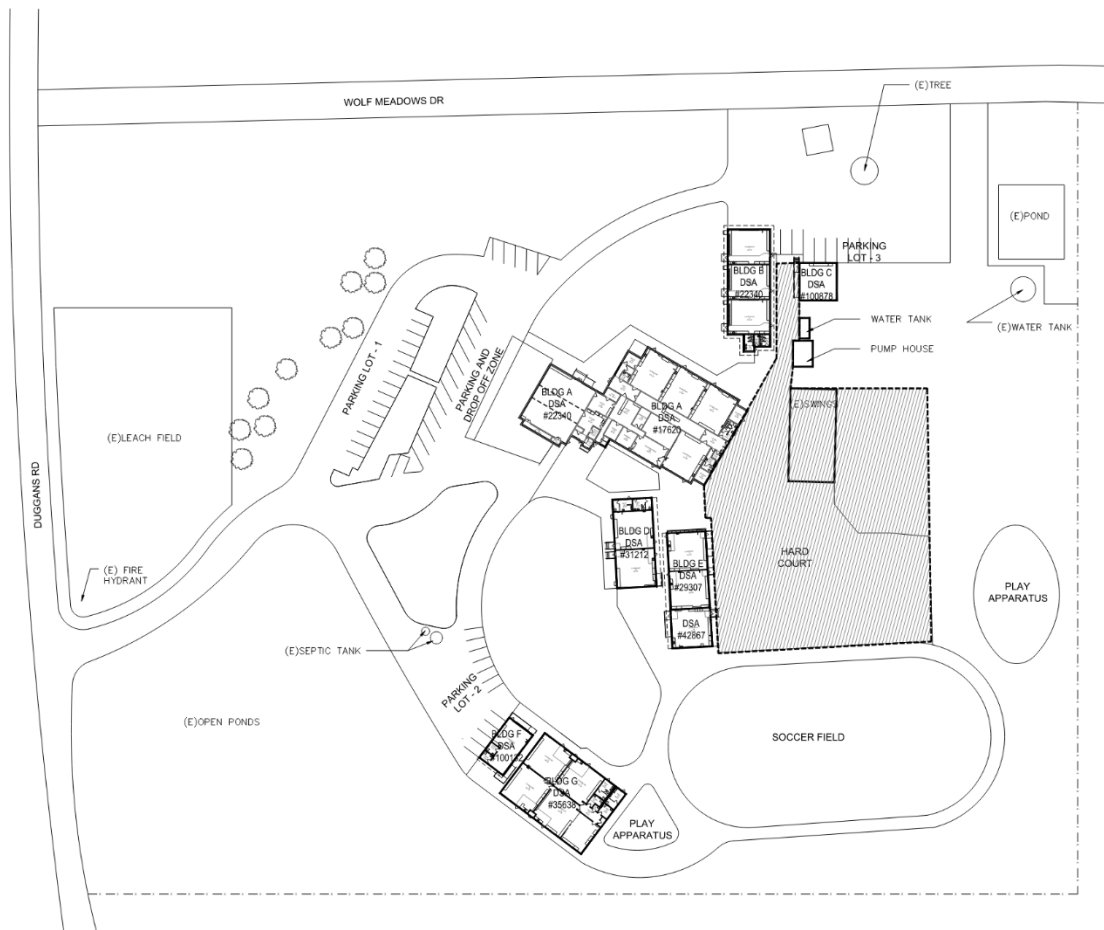
The existing asphalt-paved game courts are significantly worn and require resurfacing and restriping to ensure safe and functional use. In addition, several equipment upgrades are recommended to enhance the quality and flexibility of the school's physical education and recreational programs, including: Replacement of basketball backboards and hardware. Installation of in-ground sleeves to accommodate volleyball and tennis nets. Re-striping of courts to support multiple sport configurations. These improvements will restore the courts' usability, improve safety, and provide students with expanded opportunities for physical activity and team sports.

Improvements consist of:

- Seal all open cracks and/or reconstruct damaged sub-grades and patch asphalt surface
- Replace perimeter header boards and repair paved edges
- Remove existing basketball posts/backboards
- Install new basketball posts/backboards
- Install inserts for volleyball and tennis net posts
- Seal coat court surfaces
- Restripe courts for the variety of game play

Construction Cost = \$554,916.00

Note: Soft cost is not included in this budget



FACILITY ASSESSMENT – ARETE CHARTER ACADEMY

F. Pre- K and Kindergarten Play Area and Outdoor Learning Center

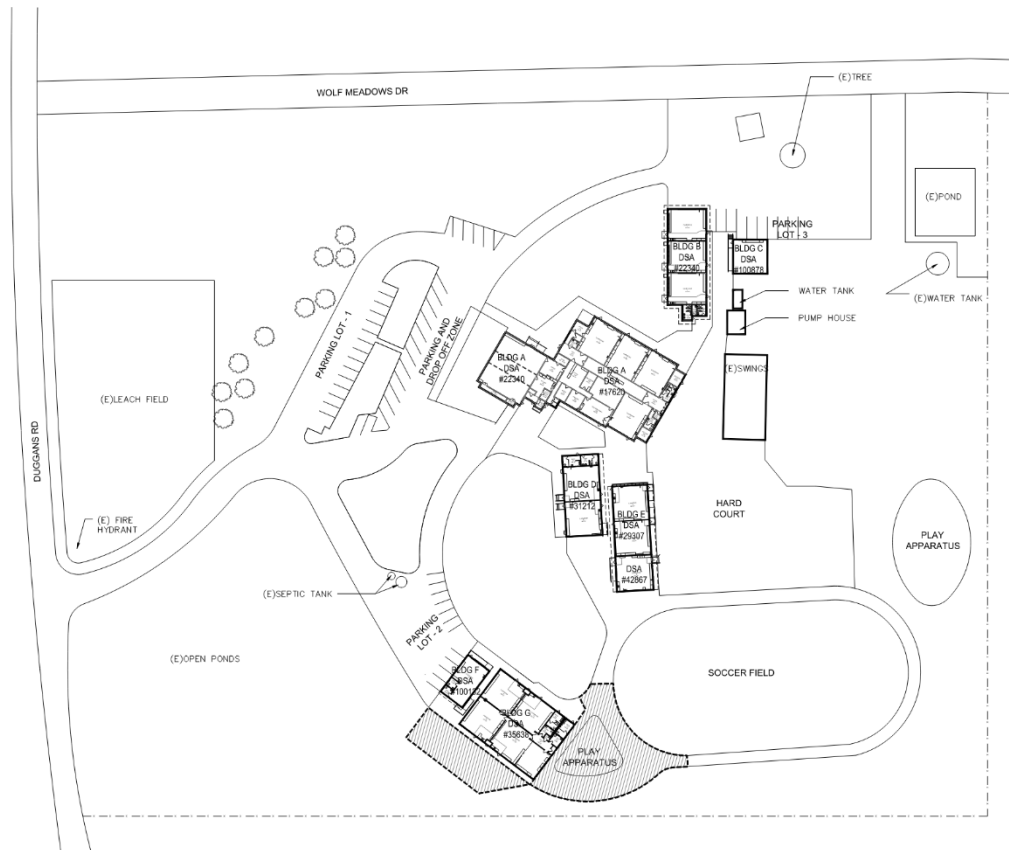
The existing play area is in very poor condition and requires a comprehensive upgrade to meet safety, accessibility, and educational program standards. Key deficiencies include, Failing Concrete paving, with uneven surfaces and extensive cracking, A collapsing wood containment structure around the play apparatus area, Aged and deteriorated play equipment that is non-compliant with current accessibility and safety codes, A lack of shade and no ADA-accessible drinking fountain, reducing the usability and comfort of the space, The location of the play area is not well aligned with the needs of Pre-K and Kindergarten classrooms, requiring a long walk and making supervision and accessibility challenging.

Improvements consist of:

- Demolition and removal of all existing play apparatus, fall materials and containment structures
- Installation of new fall surfaces (rubberized or walk-on bark) with appropriate sub-drainage structures
- Accessible entry points – suggest “Zero” entry approach for universal access
- New play apparatus with a wide variety of age-appropriate and accessible play activities
- Re-Grading and resurfacing of immediate surroundings for proper drainage and access
- Creation of a story-telling and instruction area
- Addition of shade structure, centrally located with seating for supervisors and “time-outs”
- Addition of trees for shading and general beautification of the area
- Creation of a water play feature and outdoor art area
- Review and approval by the Division of the State Architect

Construction Cost = \$1,132,661.00

Note: Soft cost is not included in this budget



FACILITY ASSESSMENT – ARETE CHARTER ACADEMY

G. Grade - Level Apparatus Area, Physical Fitness and Outdoor Learning area

The current playground equipment is improperly located and sits outside the designated play area zone, presenting both safety and accessibility issues. Key deficiencies include:

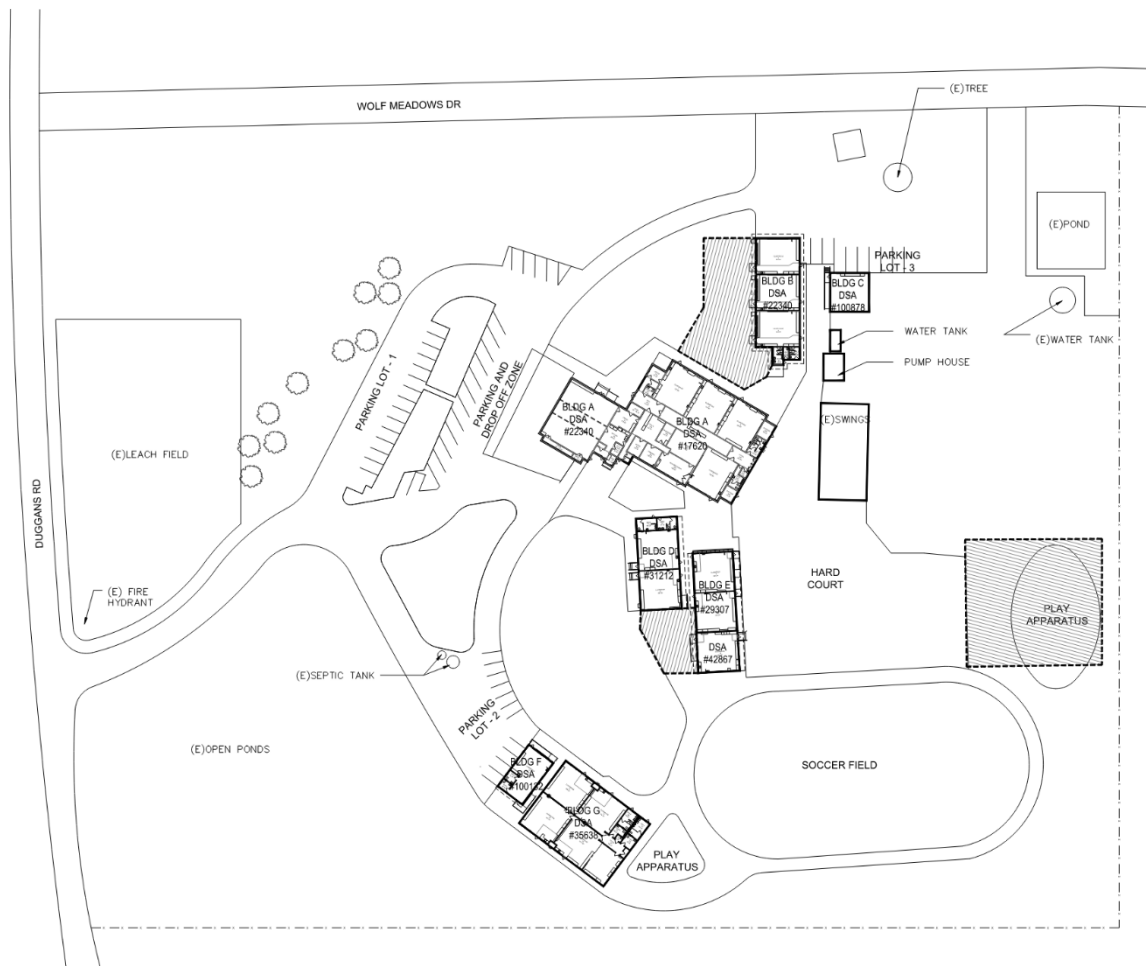
Lack of ADA-compliant transfer points, making the apparatus inaccessible to students with mobility challenges, Absence of rubberized or resilient fall surfacing, increasing the risk of injury from falls, No perimeter edging or containment barriers, which may contribute to trip hazards and loose surfacing migration, Inadequate access points surrounding the play area, with uneven transitions and multiple tripping hazards.

Improvements consist of:

- Demolition and removal of existing play apparatus, fall materials and containment structures
- Installation of new fall surfaces (rubberized or walk-on bark) with appropriate sub-drainage structures
- Accessible entry points – suggest “Zero” entry approach for universal access
- New play apparatus with a wide variety of play activities for all ages and accessible needs
- Install Perimeter edging and containment barriers to clearly define the play area and prevent rip edges
- Re-Grading and resurfacing of immediate surroundings for proper drainage and access
- Review and approval by the Division of the State Architect

Construction Cost = \$954,940.00

Note: Soft cost is not included in this budget



FACILITY ASSESSMENT – ARETE CHARTER ACADEMY

H. Field Improvements

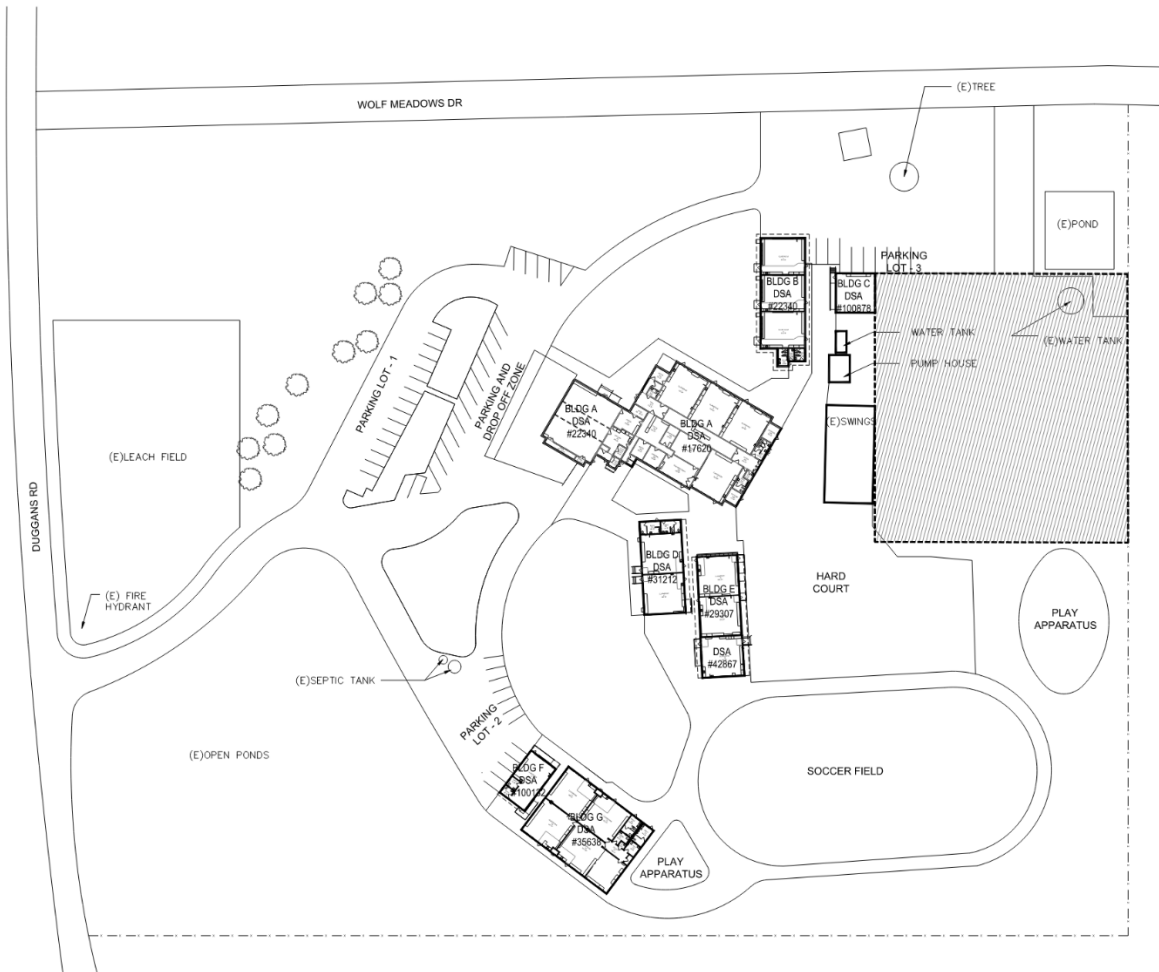
The current field area is undeveloped and lacks infrastructure to support organized use, physical education, or recreational activities. At present, there is no accessible path of travel leading to the field, The field contains no ADA-compliant features such as seating, surfacing, or activity zones, The layout and condition of the space do not support any structured physical fitness, sports, or curricular programming.

Improvements consist of:

- Excavation of rock field
- Survey of Entire field
- Re-grade area for proper drainage and level play/activity surface
- Configure the dimensions of the field for organized game play, roughly a football field in size
- Replace irrigation system and re-seed or sod the field
- Construct an accessible path to the field from the adjacent campus walkway system
- Provide age-appropriate and accessible outdoor exercise/play equipment and fall zones as required
- Review and approval by the Division of the State Architect

Construction Cost = \$867,825.00

Note: Soft cost is not included in this budget



FACILITY ASSESSMENT – ARETE CHARTER ACADEMY

I. Restroom Remodel

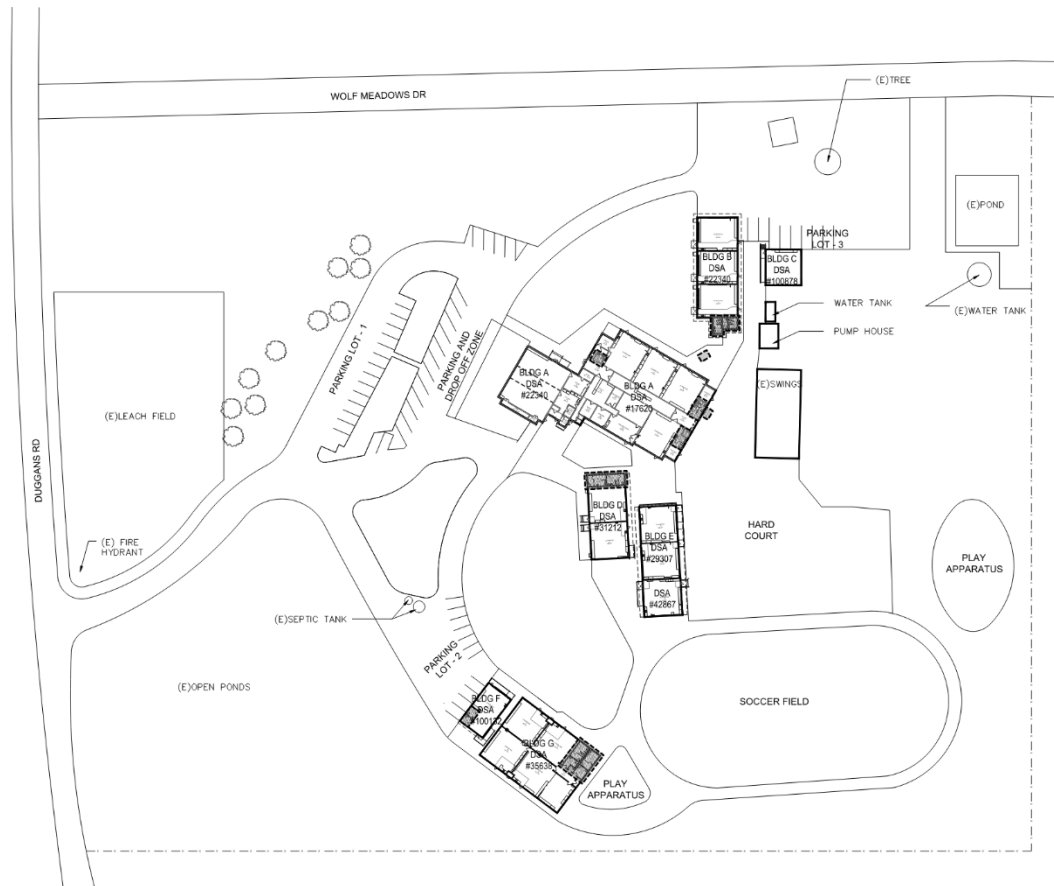
The existing boys' and girls' restrooms (as shown shaded on the site plan) are in need of remodeling and reconfiguration to achieve full accessibility compliance in accordance with current ADA and California Building Code standards. Non-compliant layout and fixtures that limit accessibility for students with disabilities, Inadequate circulation space within stalls and entry areas, Fixtures and accessories that may not meet current height and reach requirements, these restrooms are typically kept locked during the school day, limiting access and raising concerns about student convenience, supervision, and equity.

Improvements consist of:

- Replace doors to meet the code requirements
- Reconfigure room dimensions and clearances to meet access requirements
- Abatement (damaged wood)
- Replace floor, wall and ceiling finishes
- Replace restroom partitions and accessories
- Replace lavatories, toilets and urinals
- Remove and Install ADA Compliant Drinking Fountain
- Haul Off
- Review and approval by the Division of the State Architect
- Coordination and permitting with County jurisdiction

Construction Cost = \$815,955

Note: Soft cost is not included in this budget



FACILITY ASSESSMENT – ARETE CHARTER ACADEMY

J. Semi Scratch Cooking Kitchen re-configuration

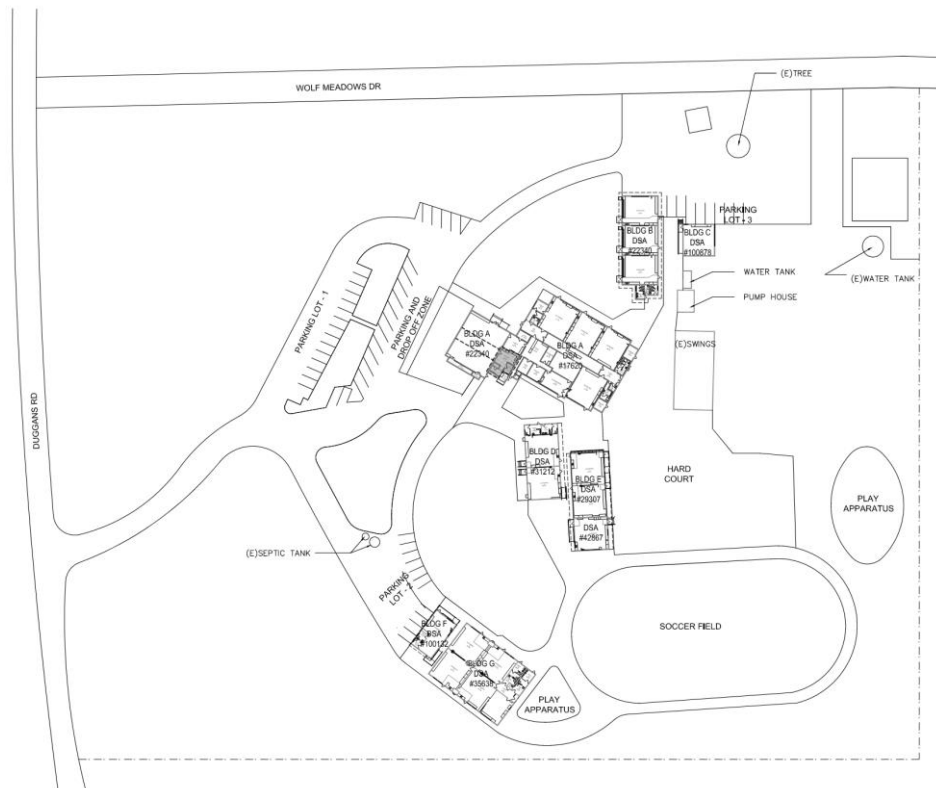
The current Serving Kitchen occupies a 292-square-foot space adjacent to the Multi-Purpose Room. This space is significantly undersized and inadequate to meet the needs of the current student population. The kitchen is not in compliance with local health department regulations. Key deficiencies include inappropriate flooring, cabinetry and pantry shelving the sinks and appliances outdated and not rated for commercial use, further limiting the kitchen's functionality and compliance.

Improvements consist of:

- Replace flooring with non-slip and washable floor, smooth and washable wall and ceiling finishes per Health Department criteria
- Replace the cooking range and exhaust hood with new, code-compliant commercial equipment
- Install Stainless steel cabinetry shelves to meet with the health code
- Install stainless steel worktables to provide durable, sanitary food preparation surfaces
- Install a dedicated vegetable prep sink and a 3-compartment sink
- Install a handwashing sink, as required by health code
- Replace staff toilet room to meet with ADA compliant
- Upgrade Janitor room, provide mop sink and mop rack
- Install a commercial-grade double stack convection oven
- Install stainless steel wired shelves in dry storage for easy maintenance
- Replace the existing refrigerator and freezer with new, energy-efficient, commercial-grade units
- Review and approval by the Division of the State Architect
- Review and approval by the County Health Department

Construction Cost = \$549,234

Note: Soft cost is not included in this budget



FACILITY ASSESSMENT – ARETE CHARTER ACADEMY

K. Roof Replacement

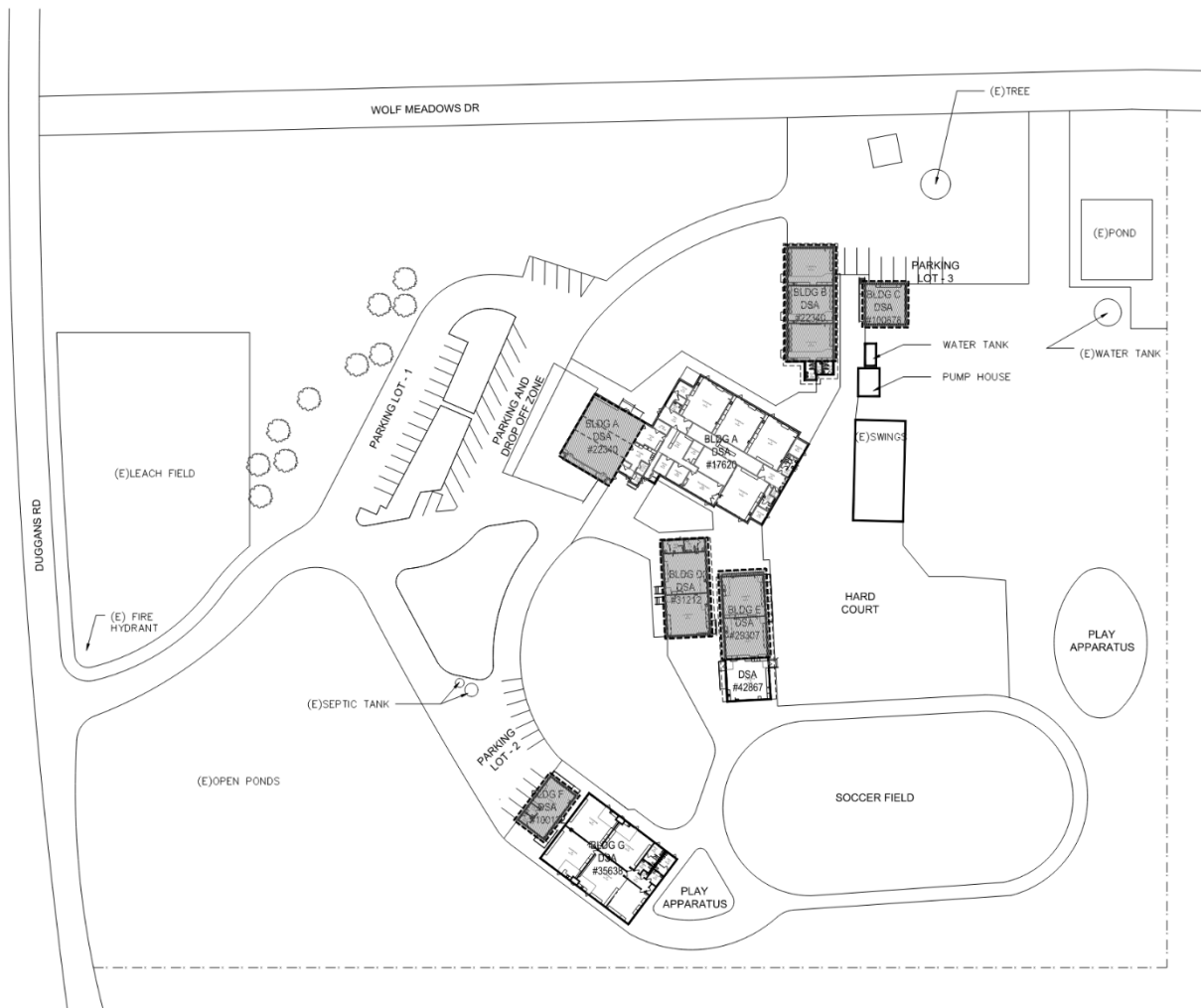
Buildings A, B, C, D, E, and F require extensive roof replacement due to aging materials and declining performance. These roofing systems have exceeded their expected life span, resulting in compromised flexibility, resilience, and weather resistance. In several areas, active leaks have been reported, leading to water intrusion and the formation of mold within ceiling assemblies posing both health and structural concerns.

Improvements consist of:

- Demolition of existing Roofing materials
- Replace roofing materials and improve roof-to roof transitions and expansion joints
- Replace gutters and downspouts and make connections to existing storm drain lines
- Install new edge metals
- Replace flashing and trim
- Repair Damaged roof deck
- Replace walk pads, gutters and downspouts and make connections to existing storm drain lines
- Review and approval by the Division of the State Architect

Construction Cost = \$2,393,202.00

Note: Soft cost is not included in this budget



FACILITY ASSESSMENT – ARETE CHARTER ACADEMY

L. Building 'D' - Option -1 - Modernization

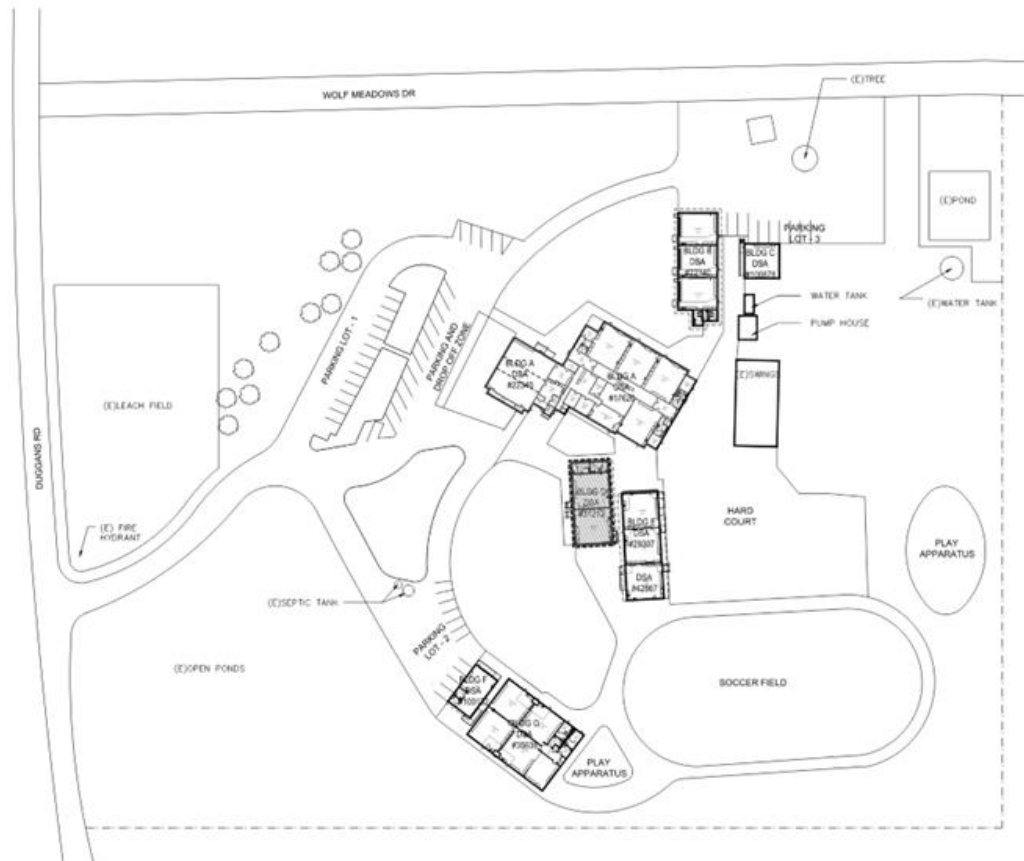
Classrooms 11 and 12 have been identified as underutilized spaces, currently being used for storage. As part of the campus modernization effort, these rooms will be converted back into fully functional, standard instructional classrooms to better support student learning and accommodate enrollment needs. The conversion will include necessary interior renovations such as updated flooring, lighting, instructional technology infrastructure, HVAC upgrades, and compliance with current accessibility and safety codes.

Improvements consist of:

- Replacement of flooring with a durable/cleanable floor finish that will be subject to spills and messes
- Creation of an open and flexible classroom layout with movable furnishings
- Enhanced placement and distribution of power and data systems; at perimeter, overhead and in-floor
- Installation of enhanced and/or flexible task lighting
- Student-centered preparation and project storage space
- Staff-controlled secure materials storage space
- Replace furnishings and reconfiguration to suit appropriate classroom programs
- Installation of modern educational technology integration.
- Collection and storage of large-tools and small-tools
- Security system to help prevent loss
- Review and approval by the Division of the State Architect

Construction Cost = \$1,177,715.00

Note: Soft cost is not included in this budget



FACILITY ASSESSMENT – ARETE CHARTER ACADEMY

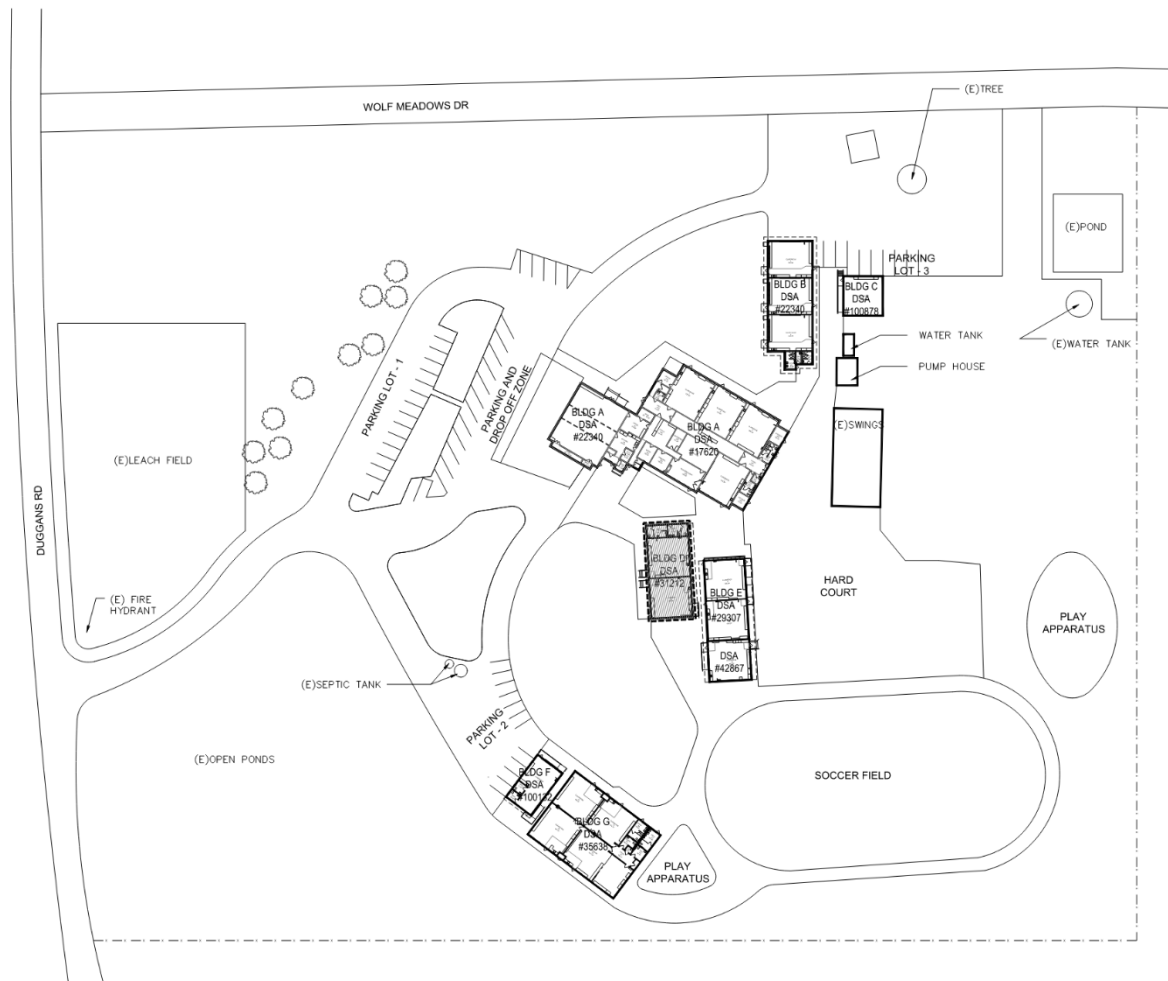
L. Building 'D' - Option -2 Install new Restroom Building

Improvements consist of:

- Demolition of Existing Building
- Purchase and Installation of New Restroom Building
- Site Improvement Installation of enhanced and/or flexible task lighting
- Review and approval by the Division of the State Architect
- Coordination and permitting with County jurisdiction

Construction Cost = \$285,250

Note: Soft cost is not included in this budget



FACILITY ASSESSMENT – ARETE CHARTER ACADEMY

M. HVAC Replacement

The HVAC and plumbing systems across Buildings A through G vary in age and condition. Several units, particularly in Buildings A, C, F, and G, are past their life expectancy and require replacement. Building A's Multi-Purpose Room is served by an outdated furnace without air conditioning, while the administration and classrooms have rooftop units in mixed condition. Buildings B and E have newer HVAC systems that are in good shape, though some installation and maintenance issues were noted.

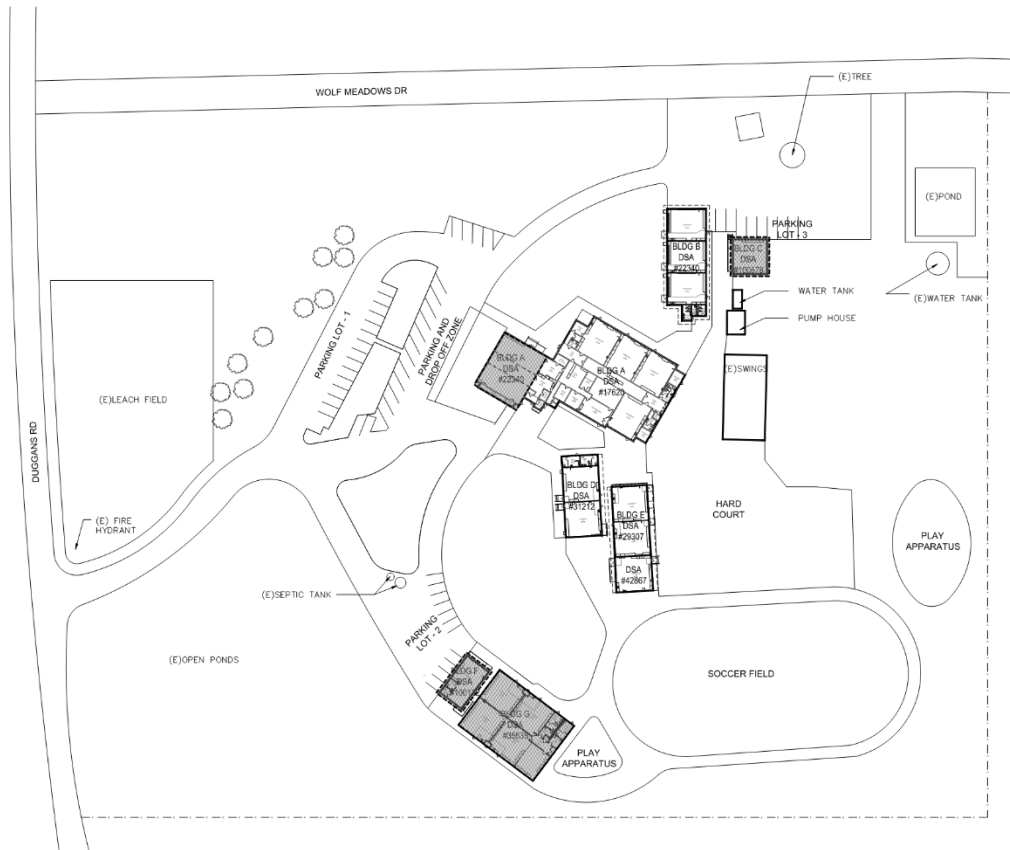
The school district intends to pursue replacement in-kind for aging HVAC units, meaning new systems will match the type and function of existing equipment while improving performance, safety, and code compliance.

Improvements consist of:

- Install new HVAC units in Buildings C, F, and G
- Install ground mounted air conditioning to the Multi-Purpose Room in Building A
- Attachment and integration with existing ductwork.
- Secure rooftop HVAC units and gas piping in Building A to meet safety standards
- Replace or secure ceiling diffusers in Building A where they are loose or damaged
- Paint the sheet metal plenum in Building E to prevent rust and extend unit life
- Submit for review and approval by the Division of the State Architect
- Coordinate permitting with the County jurisdiction

Construction Cost = \$1,349,950.00

Note: Soft cost is not included in this budget



FACILITY ASSESSMENT – ARETE CHARTER ACADEMY

N. Water Tank Replacement

The school currently relies on a well for its potable water supply, which is stored in an existing tank before being distributed throughout the campus. To improve water storage capacity and system reliability, the school district intends to replace the existing tank with a new 10,000-gallon water storage tank. This upgrade will support current and future water demands, enhance system resilience, and ensure compliance with health and safety standards.

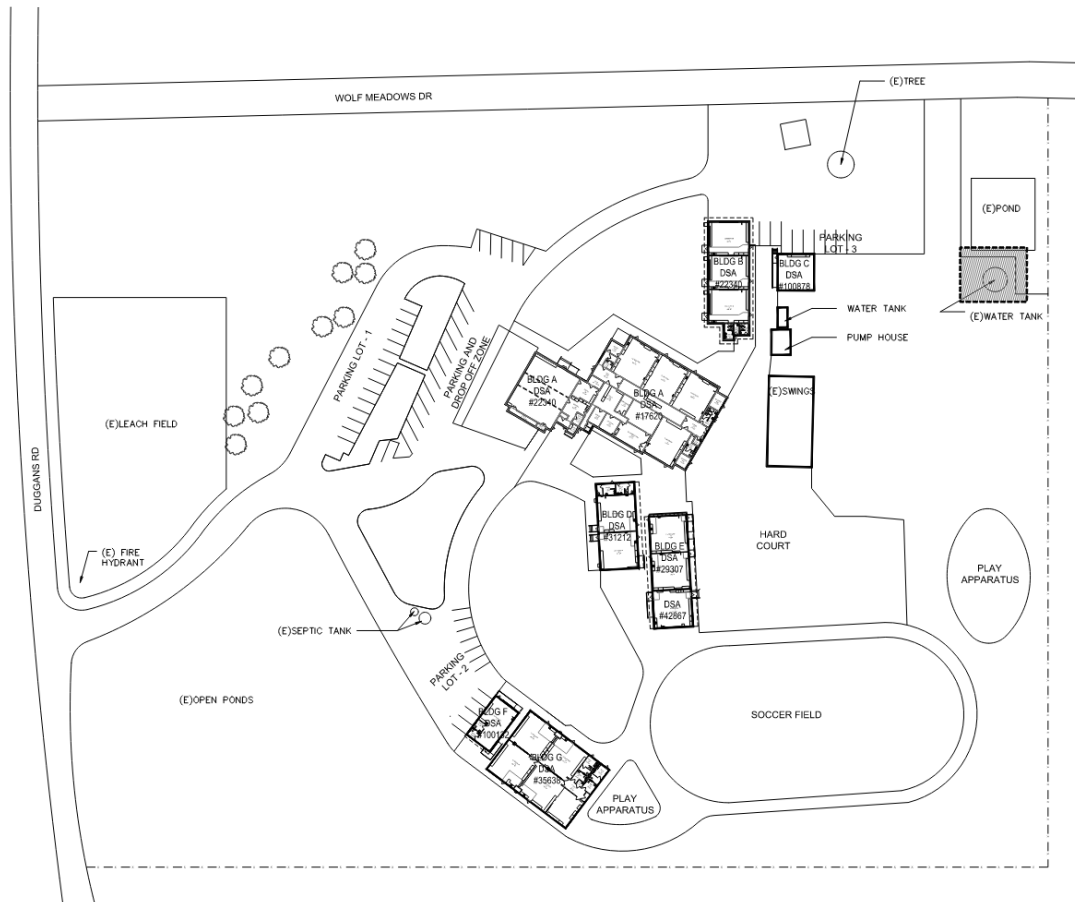
When selecting the new tank, it is essential to ensure compatibility with the existing well and distribution system. The existing tank will be safely drained and removed, with disposal or repurposing handled in accordance with local regulations.

Improvement Consists of:

- Removal of existing tank
- Prepare site and foundation work
- Installation of tank, piping, valves, and connections
- Integration with existing pump and distribution system
- System testing and commissioning
- Coordination and permitting with County jurisdiction

Construction Cost = \$71,820.00

Note: Soft cost is not included in this budget



FACILITY ASSESSMENT – ARETE CHARTER ACADEMY

O. Upgrade Existing Septic Tank System with Engineered Septic Tank

The existing septic system at the school currently relies on a conventional tank and leach field setup. While this system has served its purpose, changing site conditions, increased wastewater demands, and evolving environmental regulations have prompted the school district to pursue an upgrade to an engineered septic system. This transition will improve treatment efficiency, ensure long-term sustainability, and support future growth. Engineered systems are custom-designed and incorporate advanced treatment technologies to meet regulatory standards.

It is recommended to inspect the existing tank for structural integrity and review local health department regulations, which may require upgrades or replacement of the tank. During the engineering design phase, it should also be confirmed whether gravity flow can be maintained throughout the system. The treatment technology and dispersal method requirements should be evaluated, and it should be determined whether a pump is necessary for dosing, pressure, or elevation adjustments.

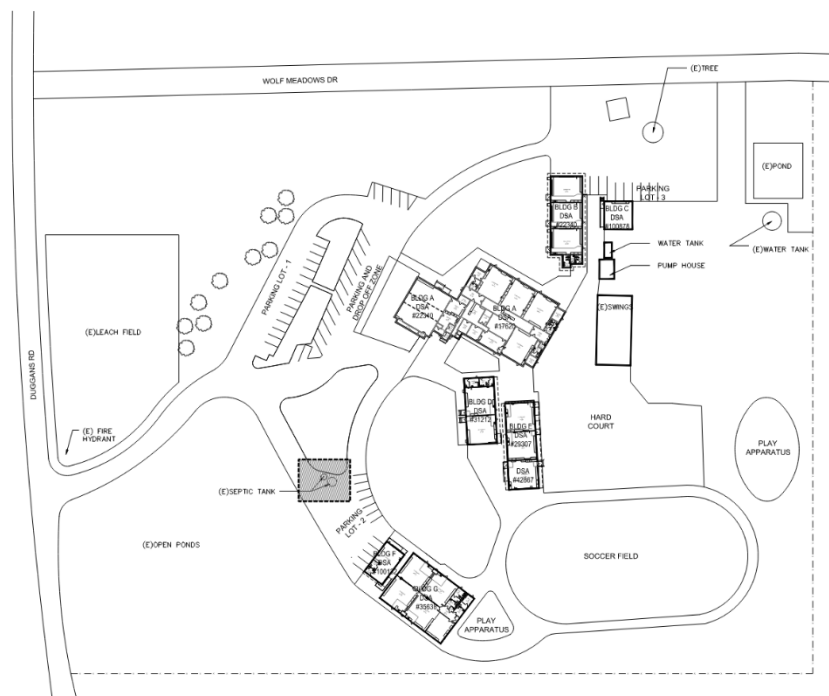
Follow local guidelines for decommissioning.

Improvements consist of:

- Inspect the existing septic tank
- Evaluate the leach field
- Conduct soil percolation tests and assess groundwater levels
- Design a system that meets local health department regulations
- Incorporate advanced treatment technology (e.g., aerobic treatment unit)
- Retrofit or modify the existing tank and leach field to integrate with new treatment components
- Install a pump, if required
- Install a control panel and alarm system
- Upgrade the dispersal system, if needed
- Decommission the existing system: safely abandon or remove the old tank and leach field
- Submit for review and approval by the Division of the State Architect
- Coordinate permitting with the County jurisdiction

Construction Cost = \$379,050.00

Note: Soft cost is not included in this budget



ALTA SIERRA ELEMENTARY CONSTRUCTION HISTORY

Bld'g	Improvement Description	DSA Application No.	Const. Date	Mod. Eligibility
A	Administration Building	02-45236	1983	2008
B	Multi-Use Building	02-45236	1983	2008
C	Classrooms	02-45236	1983	2008
D	Classrooms	02-45236	1983	2008
E	Classrooms	02-45236	1983	2008
Site	Grading	02-52703 (Inc.1)	1989	2014
G	Classrooms	02-52703 (Inc.2)	1989	2014
H	Portable Classroom	02-52703 (Inc.3)	1991	2016
F	Portable Classroom	100878	1999	2024

COTTAGE HILL ELEMENTARY CONSTRUCTION HISTORY

Bld'g	Improvement Description	DSA Application No.	Const. Date	Mod. Eligibility
A	Portable Classroom Building	42984	1980	2005
B	Portable Classroom Building	42984	1980	2005
C	Administration Building	42984	1980	2005
D	Portable Classroom	45646	1984	2009
A	Portable Classroom Building - Moved	53315 (Inc. 1)	1990	2015
B	Portable Classroom Building - Moved	53315 (Inc. 1)	1990	2015
C	Administration Building - Moved	53315 (Inc. 1)	1990	2015
D	Classroom Building - Moved	53315 (Inc. 1)	1990	2015
G	Administration Building	53315 (Inc. 2)	1990	2015
H	Multi-Purpose Building	53315 (Inc. 2)	1990	2015
I	Classroom Building	53315 (Inc. 2)	1990	2015
J	Toilet Building	53315 (Inc. 2)	1990	2015
K	Classroom Building	53315 (Inc. 2)	1990	2015
E	Portable Kinder Classroom	53315 (Inc. 3)	1994	2019
F	Portable Kinder Classroom	53315 (Inc. 3)	1994	2019
L	Portable Classroom	53315 (Inc. 3)	1994	2019
M	Portable Classroom	02-102484	2000	2025
M	New Portable Classroom	02-103314	2001	2026
Site	Solar	02-110395	2009	2034
A	Portable Classroom - Mod. Ext. and Floor	02-110691	2009	2034
B	Portable Classroom - Mod. Ext. and Floor	02-110691	2009	2034
C	Admin to Computer Classroom	02-110691	2009	2034
D	Portable Classroom - Mod. Ext. and Floor	02-110691	2009	2034
Site	Campus Exterior Paint	02-110691	2009	2034
Site	Shade Structure	02-115026	2016	2041

MAGNOLIA INTERMEDIATE CONSTRUCTION HISTORY

Bld'g	Improvement Description	DSA Application No.	Const. Date	Mod. Eligibility
A	Administration Building - Title 24 Upgrade	38074	1975	2000
B	Classroom Building	41506	1978	2003
C	Modular Classroom Building	42145	1979	2004
D	Modular Classroom Building	43473	1981	2006
E	Modular Classroom Building	44342	1982	2007
F	Multi Use Building	44342	1982	2007
G	Covered Walkway	42145	1979	n/a
H	Classroom Building (Inc. 2)	52704	1990	2015
I	Music Building (Inc. 2)	52704	1990	2015
J	Modular Classroom Building (Inc. 2)	52704	1990	2015
A	Administration Building - Mansard Re-Roof	02-100152	1998	n/a
K	Recreation Building	02-102035	2000	2025
L	Portable Computer Classroom	02-103937	2002	2027
B	Re-Roof	02-104330	2002	n/a
M	Portable Classroom	02-107907	2006	2031
N	Modular Classroom Building	02-107907	2006	2031
P	Portable Classroom	52577	1989	2014
Q	Portable Classroom	52577	1989	2014
B	Re-Roof	02-108669	2007	n/a

ARETE CHARTER ACADEMY CONSTRUCTION HISTORY

Bld'g	Improvement Description	DSA Application No.	Const. Date	Mod. Eligibility
A	Administration Building	17620	1958	1983
A	Multi-Purpose Room	22340	1962	1987
B	Classrooms 5, 6 & 7	22340	1962	1987
C	Resource Room	100878	1999	2024
D	Classroom 11 & 12	31212	1966	1991
E	Classroom 8 & 9	29307	1948	1973
E	Classroom 10	42867	1980	2005
F	Classroom 17	100132	1998	2023
G	Classrooms	35638	1972	1997

DEF'D MAINT.

DEFERRED MAINTENANCE

Introduction

This section will address a variety of building systems, lifespans and current age of those systems and the probable replacement cost for those items. Many of the items noted within the following list are also found in the Improvement Plan section that addresses these issues in a more specific fashion or as a part of a broader scope of work, unique to the needs identified at each campus.

The following excerpt (content modified to provide the basic criteria for the purposes of this Facility Improvement Plan) from the State of California Education Code is provided as a basic definition for maintaining facilities in “good repair”, commonly referred to as “Deferred Maintenance”, but more generally as scheduled or routine maintenance that the District needs to identify, manage and budget over the lifetime of a school facility:

ARTICLE 1. General Provisions [17000 - 17009.5]

(d) (1) “Good repair” means the facility is maintained in a manner that assures that it is clean, safe, and functional as determined pursuant to a school facility inspection and evaluation instrument developed by the Office of Public School Construction and approved by the board or a local evaluation instrument that meets the same criteria. Until the school facility inspection and evaluation instrument is approved by the board, “good repair” means the facility is maintained in a manner that assures that it is clean, safe, and functional as determined by the interim evaluation instrument developed by the Office of Public School Construction or a local evaluation instrument that meets the same criteria as the interim evaluation instrument. The school facility inspection and evaluation instrument and local evaluation instruments that meet the minimum criteria of this subdivision shall not require capital enhancements beyond the standards to which the facility was designed and constructed. In order to provide that school facilities are reviewed to be clean, safe, and functional, the school facility inspection and evaluation instrument and local evaluation instruments shall include at least the following criteria:

(A) Gas systems and pipes appear and smell safe, functional, and free of leaks.

(B) Mechanical systems, including heating, ventilation, and air-conditioning systems, satisfy the following:

(i) Are functional and unobstructed.

(ii) Appear to supply adequate amount of air to all classrooms, work spaces, and facilities.

(iii) Maintain interior temperatures within normally acceptable ranges.

(C) Doors and windows are intact, functional, and open, close, and lock as designed, unless there is a valid reason they should not function as designed.

(D) Fences and gates are intact, functional, and free of holes and other conditions that could present a safety hazard to pupils, staff, or others. Locks and other security hardware function as designed.

(E) Interior surfaces, including walls, floors, and ceilings, are free of safety hazards from tears, holes, missing floor and ceiling tiles, torn carpet, water damage, or other cause. Ceiling tiles are intact. Surfaces display no evidence of mold or mildew.

DEFERRED MAINTENANCE

(F) Hazardous and flammable materials are stored properly. No evidence of peeling, chipping, or cracking paint is apparent. No indicators of mold, mildew, or asbestos exposure are evident. There is no apparent evidence of hazardous materials that may pose a threat to the health and safety of pupils or staff.

(G) Structures, including posts, beams, supports for portable classrooms and ramps, and other structural building members appear intact, secure, and functional as designed. Ceilings and floors are not sloping or sagging beyond their intended design. There is no visible evidence of severe cracks, dry rot, mold, or damage that undermines structural components.

(H) Fire sprinklers, fire extinguishers, emergency alarm systems, and all emergency equipment and systems appear to be functioning properly. Fire alarm pull stations are clearly visible. Fire extinguishers are current and placed in all required areas, including every classroom and assembly area. Emergency exits are clearly marked and unobstructed.

(I) Electrical systems, components, and equipment, including switches, junction boxes, panels, wiring, outlets, and light fixtures, are securely enclosed, properly covered and guarded from pupil access, and appear to be working properly.

(J) Lighting appears to be adequate and working properly. Lights do not flicker, dim, or malfunction, and there is no unusual hum or noise from light fixtures. Exterior lights onsite appear to be working properly.

(K) No visible or odorous indicators of pest or vermin infestation are evident.

(L) Interior and exterior drinking fountains are functional, accessible, and free of leaks. Drinking fountain water pressure is adequate. Fountain water is clear and without unusual taste or odor, and moss, mold, or excessive staining is not evident.

(M) Restrooms and restroom fixtures satisfy the following:

(i) Are functional.

(ii) Appear to be maintained and stocked with supplies regularly.

(iii) Appear to be accessible to pupils during the schoolday.

(iv) Appear to be in compliance with Section 35292.5.

(N) The sanitary sewer system controls odor as designed, displays no signs of stoppage, backup, or flooding, in the facilities or on school grounds, and appears to be functioning properly.

(O) Roofs, gutters, roof drains, and downspouts appear to be functioning properly and are free of visible damage and evidence of disrepair when observed from the ground inside and outside the building.

(P) The school grounds do not exhibit signs of drainage problems, such as visible evidence of flooded areas, eroded soil, water damage to asphalt playgrounds or parking areas, or clogged storm drain inlets.

(Q) Playground equipment and exterior fixtures, seating, tables, and equipment are functional and free of significant cracks, trip hazards, holes, deterioration that affects functionality or safety, and other health and safety hazards.

(R) School grounds, fields, walkways, and parking lot surfaces are free of significant cracks, trip hazards, holes, deterioration that affects functionality or safety, and other health and safety hazards.

DEFERRED MAINTENANCE

(S) Overall cleanliness of the school grounds, buildings, common areas, and individual rooms demonstrates that all areas appear to have been cleaned regularly and are free of accumulated refuse and unabated graffiti. Restrooms, drinking fountains, and food preparation or serving areas appear to have been cleaned each day that the school is in session.

Scheduled & Routine Deferred Maintenance Scope

Of the above, the following items are addressed by campus, and where appropriate on a building-by-building basis, under the following headings:

- ROOFING
- HVAC
- FIRE ALARM
- EXTERIOR PAINT
- FLOORING
- BLACKTOP (ASPHALT) AND CRACKFILL

As stated in the Introduction to this Section, additional systems are identified as a part of the Improvements Plans for each campus.

Please note that the cost basis provided is presented in 2027 dollars with conventional General Contractor Overhead, Profit and Bond costs include in the square foot cost. Actual construction costs will vary due to the extent of work to be undertaken (economy of scale factor), the contracting methodology, current market factors at the time of bid, increases due to escalation or inflation, specific site requirements, future code adoptions and soft costs in the form of fees, permits and inspections.

Budgeting & Scheduling For Deferred Maintenance

Budgeting for Deferred Maintenance within the context of an Annual Operating Budget often presents challenges, as building components and critical systems rarely break down on schedule. Keeping an eye to the age of facilities, the frequency of service calls and first-hand periodic assessments are critical in keeping ahead of the curve. Building components such as paint and flooring can be distributed over a several year replacement/repair schedule. Based upon the life expectancy of the individual component and the District's ability to fund replacements, or, tolerance for less than desirable conditions, a 5-year cycle can be adopted to distribute the costs over several years and prioritized based upon visual examination of wear and tear. Based upon the assessments performed as a part of this Improvement Plan, a significant number of finish systems are in need of attention, sooner than later. This suggests that the replacement cycle will need to be front-loaded initially to get caught up, followed by a commitment to stay on schedule and ultimately flatten out the annual expenses over time.

Critical building systems such as roofing, fire alarm and HVAC present a different kind of challenge. When these systems fail, immediate attention is necessary due to their impact upon life-safety, physical comfort and possible extended damage to structures, finishes and other building systems. These systems are addressed within this Improvement Plan, noting that in most cases these systems have reached the end of the useful life and are prone to failure without notice. Further, these are costly systems to address and difficult to schedule within the context of the school year calendar.

Roofing and HVAC replacements can be addressed without the complication of review and approval by the Office of the State Architect (DSA) provided these systems meet DSA policy as "Replace In-Kind". Consultation with a design professional will be necessary to determine if the replace-in-kind criteria can be met. For additional information, please refer to DSA regulations IR A-10 and IR A-22 (downloadable from the DSA website) that address dollar thresholds and scope that is exempt from DS review.

Facility Improvement Plan – Pleasant Ridge School District

Prepared by Community Architecture

DEFERRED MAINTENANCE

Fire alarm systems may be repaired, provided spare parts are currently listed by the State Fire Marshal and/or are still available for purchase. Once a system is determined to be no longer repairable and replacement is required, an extensive design and DSA review process is required. Recent code adoptions have added significantly to the cost, complexity and functionality of fire alarm systems.

Prioritizing Deferred Maintenance

Another aspect of budgeting & scheduling Deferred Maintenance is the need for prioritization. While there is not statutory or code basis for prioritization, there are useful reference standards that can be used. The following prioritization list is based upon the California Community College ranking system and is a good starting point for the creation and adoption of a District Standard:

Priority By Component Or System

- Roofs.
- Utilities (such as electrical panels, plumbing and fire alarm systems).
- Mechanical (such as heating, ventilation and air conditioning systems).
- Exterior (such as painting and replacing doors and windows).
- Other projects (including resurfacing floors and repaving roadways and walkways).

Priority By Type Of Facility

- Classrooms and laboratories.
- Libraries
- Faculty and administrative offices.
- Cafeterias.
- Theaters and physical education facilities.
- Warehousing and maintenance facilities.

DEFERRED MAINTENANCE - ROOFING

Introduction

Pleasant Ridge schools were constructed with and presently consist of a variety of roofing systems over as many different roof designs. Roof designs include; pitched roofs, mansard roofs and low-slope (flat) roofs with internal roof and overflow drain structures, scupper and leader/downspout assemblies and perimeter edge gutters with downspouts and combinations of all the above. Roofing materials consist of; conventional asphalt shingles, built-up asphaltic roofing, standing-seam metal roofs, and single-ply (replacement) roofs. As it pertains to Deferred Maintenance, each roof systems has a different life-expectancies and replacement cost factor, with standing-seam metal roofs have life expectancies of 50 years or more at roughly double the replacement cost of shingle, built-up and single-ply systems with life expectancies averaging approximately 25 years.

As roof systems meet or exceed their expected life expectancy, performance properties such as their ability to remain flexible and resilient, shed water and fundamentally keep the interior dry, may degrade and lead to dry rot, delamination of roof sheathing, water damage that can affect the buildings structural framing system and integrity plus damages to interior insulation, finish and/or building systems. Health and safety issues can also become a concern as a result of mold and mildew stemming from water infiltration. Left unchecked, failing roof systems become increasing expensive to replace and can affect the usefulness (habitability) of the structure. As a stop-gap measure to defer replacement, certain roof type life expectancies can be extended from 3 to 5 years with minor repairs and the application of surface castings.

Scope consists of:

- Complete tear off.
- Install new edge metals.
- Replace flashing and trim.
- Repair damaged roof deck.
- New Densdeck (coverboard) over 1.5" of rigid insulation.
- New single-ply roofing, walk pads, gutters and downspouts or Standing Seam Metal where occurs.
- Provide new pipe supports and re-set HVAC units as required.
- Safe disconnect and reconnect of electrical and gas service to roof-mounted equipment.

Cost = \$22.55/SF for Single Ply Roofs (SP)

Cost = \$32.11/SF for Standing Seam Metal Roofs (SSM)

Cost = \$27.33/SF for Composite - Single Ply & Shingle (C)

The following tables provide the relative age of existing roof systems, the area of roof to be replaced and the current cost for replacing the roof using a single-ply roof system and associated sub-systems:

Alta Sierra Elementary School

Building	Year	Age of Roof	Area (SF)	Roof Type	Replacement Cost
	Constructed				
A - Administration	1983	42	1,459	SSM	\$46,849.00
B - Multi-Purpose	1983	42	3079	SSM	\$98,867.00
C - Classrooms	1983	42	4,792	SP	\$108,060.00
D - Classrooms	1983	11	3,599	SP	\$81,158.00
E - Classrooms, Library	2025	1	5,243	SSM	\$122,434.00
F - Tech Lab	1989	11	960	SP	\$21,648.00
G - Classrooms	1989	36	6,779	SSM	\$217,674.00
H - Classrooms	1991	32	3,600	SSM	\$115,596.00
					<hr/>
					\$812,286.00

DEFERRED MAINTENANCE - ROOFING

Cottage Hill Elementary School

Building	Year Constructed	Age of Roof	Area (SF)	Roof Type	Replacement Cost
A - Classrooms	1980	45	3,732	SSM	\$119,835.00
B – Classrooms 15 & 18	1980	45	1,960	SSM	\$44,198.00
B – Classrooms 14 & 23	2018	7	1,960	SP	\$44,198.00
C - Library	1980	12	1,358	SP	\$30,623.00
D - Classrooms	1984	12	1,866	SSM	\$59,918.00
E - Classroom	1994	31	1,138	SSM	\$36,542.00
F - Classrooms	1994	31	2,276	SSM	\$73,083.00
G - Media, Tech, Admin	1990	35	4,170	SSM	\$133,899.00
H – Multi-Purpose, Kitchen	1990	35	4,968	SSM	\$159,523.00
I - Classrooms	1990	35	7,735	SSM	\$24,8371.00
J - Restrooms	1990	35	324	SSM	\$10,404.00
K - Classrooms	1990	35	3,038	SSM	\$97,550.00
L - Classrooms	2025	1	1,920	SP	\$42,013.00
M - Classrooms	2001	24	2,820	C	\$77,071.00
					<hr/> \$1,177,228.00

Magnolia Intermediate School

Building	Year Constructed	Age of Roof	Area (SF)	Roof Type	Replacement Cost
A - Administration	1975	14	10,616	SP	\$239,390.00
B - Classrooms	1978	12	5,400	SP	\$121,770.00
C - Classrooms	2019	6	3,600	SP	\$98,388.00
D - Classrooms	2019	6	1,800	SP	\$49,194.00
E - Classrooms	2019	6	1,800	SP	\$40,590.00
F - Gym, Kitchen	1982	43	4,868	C	\$133,042.00
G - Covered Walk	1979	46	900	SSM	\$28,899.00
H - Classrooms	2020	5	5,914	SP	\$161,630.00
I - Music Room, Studios	1990	35	2,437	C	\$66,603.00
J - Classrooms	1990	35	3,600	SSM	\$115,596.00
K - Gym	2000	25	4,890	SP	\$110,270.00
L - Rattler Pit	2002	23	1,441	SSM	\$46,271.00
M - Classroom	2006 (?)	19	960	SSM	\$30,826.00
N - Classrooms	2006	19	3,840	SSM	\$123,302.00
P - Classroom	1989	36	960	SSM	\$30,826.00
Q - Classroom	1989	36	960	SSM	\$30,826.00
					<hr/> \$1,404,041.00

DEFERRED MAINTENANCE - HVAC

Introduction

The purpose of this Section is to address the general condition, age and replacement cost of the Heating, Ventilation and Air-Conditioning systems (HVAC) at each campus. Most the existing HVAC systems are very old and well past their life expectancy. Many of the HVAC systems are basically worn out and in need of replacement. The units are kept running with frequent maintenance but at their age they could fail at any time leaving the campus without HVAC. Many of the campus' toilet exhaust fans are reported to have failed, resulting in poor toilet room ventilation. It has also been observed that various HVAC units are not properly anchored to the roof, gas pipe is improperly supported and constructed in many cases. In addition to the Assessment provided in this Improvement Plan, a detailed report prepared by the Mechanical Engineer is also available. It is recommended that AC-Units over 15 years old be replaced with High Efficiency Gas Fire AC-Units, sized to accommodate code required ventilation rates.

Scope consists of:

- Remove existing AC-Units, 15-years or older.
- Install new AC-Units – roof package units, split systems and BARD units, varies by building.
- Remove and replace gas piping with code-required welded fittings for pipes 4" in diameter or larger.
- Provide new gas pipe supports and anchorage to the roof deck.
- Clean all ductwork that will be re-used.
- Replace all thermostats with EMCS Sensors and code required Co2 sensors.
- Install new Energy Management System (EMS).
- Interlock all new and re-used AC-Units to new EMS.
- Replace exhaust fans, original to the building unless replaced in a prior renovation.
- Install dedicated split-systems to condition main MDF spaces.
- Provide safe disconnect and reconnect of power to AC-Units.

Cost = \$24.60/SF

Alta Sierra Elementary School

Building	Year Constructed	Age of HVAC	Area (SF)	Replacement Cost
A - Administration	2019	7	1,459	\$35,891.00
B - Multi-Purpose	1983	42	3079	\$75,743.00
C - Classrooms, Library	1983, 2023	42, 1@3	4,792	\$117,883.00
D - Classrooms	1983, 2021,2024	42, 1@5, 1@2	3,599	\$88,535.00
E - Classrooms, Library	1983,2018,2024	42, 1@8,1@2	5,243	\$128,978.00
F - Tech Lab	1989	36	960	\$23,616.00
G - Classrooms	1989,2023	36, 1@3	6,779	\$166,763.00
H - Classrooms	1991,2023	34, 1@3	3,600	\$88,560.00
				<hr/> \$725,969.00

Post-2017, a total of (8) HVAC units were replaced

DEFERRED MAINTENANCE - HVAC

Cottage Hill Elementary School

Building	Year Constructed	Age of HVAC	Area (SF)	Replacement Cost
A - Classrooms	1980	10	3,732	\$91,807.00
B - Classrooms	1980,2024	12, 1@2	3,732	\$91,807.00
C - Counseling	1980	10	1,358	\$33,407.00
D - Classrooms	1984,2024	12, 1@2	1,866	\$45,904.00
E - Classroom	1994,2019	31, 2@7	1,138	\$27,995.00
F - Classrooms	1994,2024	31, 1@2	2,276	\$55,990.00
G - Media, Tech, Admin	2018	2@7	4,170	\$102,582.00
H - Multi-Purpose, Kitchen	1990	35	4,968	\$122,213.00
I - Classrooms	1990,2021,2023,2025	35, 1@5, 1@6, 1@1	7,735	\$190,281.00
J - Restrooms	1990	35	324	\$7,970.00
K - Classrooms	1990,2020	35, 1@6	3,038	\$74,735.00
L - Classrooms	1994,2024	31, 1@2	1,920	\$47,232.00
M - Classrooms	2001	24	2,820	\$69,372.00
				<hr/> \$961,295.00

Post-2017, a total of (12) HVAC units were replaced

Magnolia Intermediate School

Building	Year Constructed	Age of HVAC	Area (SF)	Replacement Cost
A - Administration	1975,2014,2021	2@12, 8@50, 1@5	10,616	\$261,154.00
B - Classrooms	1978,2020	47, 1@6	5,400	\$132,840.00
C - Classrooms	1979	46	3,600	\$88,560.00
D - Classrooms	1981	42	1,800	\$44,280.00
E - Classrooms	1982	43	1,800	\$44,280.00
F - Gym, Kitchen	1982	43	4,868	\$119,752.00
G - Covered Walk	1979	NA	900	-
H - Classrooms	1990,2022	35, 6@4	5,914	\$145,484.00
I - Music Room, Studios	1990	35	2,437	\$59,950.00
J - Classrooms	1990	13	3,600	\$88,560.00
K - Gym	2000	25	4,890	\$120,294.00
L - Rattler Pit	2002	23	1,441	\$35,448.00
M - Classroom	2006 (?)	19	960	\$23,616.00
N - Classrooms	2006	19	3,840	\$94,464.00
P - Classroom	1989	36	960	\$23,616.00
Q - Classroom	1989	36	960	\$23,616.00
				<hr/> \$1,305,914.00

Post-2017, a total of (8) HVAC units were replaced

DEFERRED MAINTENANCE - HVAC

Arete Charter Academy

Building	Year Constructed	Age of HVAC	Area (SF)	Replacement Cost
A - Administration	2021	5	8,400	\$206,640.00
B - Classrooms	2021	5	2,300	\$56,580.00
C - Resource Center	1998	27	3,200	\$78,720.00
D - Classrooms	1998	27	1,200	\$29,520.00
E – Classrooms 8 & 9	2011	14	2,800	\$68,880.00
E – Classroom 10	2014	11	2,400	\$59,040.00
F – Portable	1998	27	1,200	\$29,520.00
G - Classrooms	2008	17	1,100	\$27,060.00
				<hr/>
				\$ 555,960.00

Post-2017, a total of (4) HVAC units were replaced

DEFERRED MAINTENANCE - HVAC

Arete Charter Academy

Building	Year Constructed	Age of HVAC	Area (SF)	Replacement Cost
A - Administration	2021	4	8,400	\$206,640.00
B - Classrooms	2021	4	2,300	\$56,580.00
C - Resource Center	1998	27	3,200	\$78,720.00
D - Classrooms	1998	27	1,200	\$29,520.00
E – Classrooms 8 & 9	2011	14	2,800	\$68,880.00
E – Classroom 10	2014	11	2,400	\$59,040.00
F – Portable	1998	27	1,200	\$29,520.00
G - Classrooms	2008	17	1,100	\$27,060.00
				<hr/>
				\$ 555,960.00

DEFERRED MAINTENANCE – FIRE ALARM

Introduction

The purpose of this Section is to address the replacement cost for the Fire Alarm systems at the school sites. Presently, as noted in the Assessments for each site, the existing fire alarm systems are operational however they do not conform to current code and will need to be updated to current code if/when area increases are proposed or in conjunction with significant remodel or Modernization projects, or the system fails and cannot be repaired.

The existing fire alarm systems are inherently proprietary, meaning constructed from a single or sole-source manufacturer's system of alarm and enunciator panels, power boosting sub-panels, and sensing devices. Devices are typically located at the ceiling line and within the return-air duct of large AC-Units. Components are not addressable, meaning trouble signals are difficult to trace with errors potentially occurring anywhere along the line from a sensing device or series of devices with a home run to sub-panel or the main panel. Maintenance of the older systems is made more difficult due to a lack of readily available replacement parts and typically installed/maintained by a manufacturer certified subcontract, typically limited to a single company serving a wide geographic area. Timeliness of repairs is essential due to the fact that the fire alarm is a critical life-safety system. Waiting on service calls can create the need to provide a "Fire Watch" to ensure student safety.

Modern systems are less proprietary than their predecessors however they must still be designed in full by a registered Electrical Engineer, approved by the Office of the State Architect and must conform to the current code that has more stringent criteria than prior codes, requiring full synchronization of strobes, the addition of a voice-evacuation speaker system and an increased number of heat detectors in attics and other concealed spaces. The cost of replacement systems has increased significantly as compared to older systems.

Scope consists of:

- Demolition of existing fire alarm system and all related components.
- Installation of new conduit runs to all device locations.
- Addition of additional strobe and voice-evacuation devices.
- New main panel and enunciator panel.
- New sub-panels and signal boosters.
- Power to new main panel, sub-panels and booster panels.
- Extensive testing.
- Review and approval by the Office of the State Architect.

Cost = \$17.49/SF

As a campus-wide system, replacement costs are based upon the total square footage for each campus.

Campus	Area (SF)		Cost/SF		Replacement Cost
Alta Sierra Elementary School	29,511	X	\$17.49	=	\$516,148.00
Cottage Hill Elementary School	39,077	X	\$17.49	=	\$683,457.00
Magnolia Intermediate School	59,125	X	\$17.49	=	\$1,034,096.00
Arete Charter Academy	25,672	X	\$17.49	=	\$449,003.00
					\$2,682,704.00

DEFERRED MAINTENANCE – EXTERIOR PAINT

Introduction

The purpose of this Section is to address the cost of re-painting the exterior of buildings, including body, trim, windows and doors. These costs are based upon the application of a primary body color and one accent color in addition to trim, doors and windows.

Scope consists of:

- Power wash surfaces.
- Patch cracks and surface defects – extensive repairs are over and above these costs.
- Application of one prime coat on non-painted surfaces scheduled to be painted.
- Application of two coats of paint – spray applied on body and brush applied on trim, doors and windows.
- Minor repair of glazing compounds at wet-set windows.
- Pre-finished surfaces and features to remain as is, power wash only.

Cost = \$3.85/SF

Cost = \$3.08/SF – Deduct 20% due to brick veneer exterior finish at Cottage Hill Elementary School

Cost = \$3.39/SF – Add 10% for doors and windows trims

Cost = \$4.62/SF – Add 20% for handrails/railings at Alta Sierra Elementary and Magnolia Intermediate Schools

Cost = \$ 5.08/SF – Add 10% for doors and windows trims at Alta Sierra Elementary and Magnolia Intermediate Schools

Exterior paint cost is based upon the total square footage for each campus and facility.

Campus	Area (SF)		Cost/SF		Cost
Alta Sierra Elementary School	29,511	X	\$5.08	=	\$149,916.00
Cottage Hill Elementary School	39,077	X	\$3.39	=	\$132,471.00
Magnolia Intermediate School	59,125	X	\$5.08	=	\$300,355.00
Arete Charter Academy	25,672	X	\$5.08	=	\$130,413.00
					\$713,155.00

DEFERRED MAINTENANCE - FLOORING

Introduction

The purpose of this Section is to address the cost of replacing finish flooring and base, including abatement (assumed necessary) and installation of new base. Vinyl Composition Tile (VCT) has been used as the baseline cost as a recommended floor finish for overall durability, longevity, reduced routine maintenance, ease of matching colors for repair, color and pattern options, and multiple manufacturers who produce similar products for competitive pricing.

Other considerations:

Carpet may be preferred due to overall comfort and quiet – comparative cost as shown.
Sealed concrete may be desirable in high traffic and abuse areas – comparative cost as shown.

Life expectancies:

Vinyl Composition Tile – 25 years

Carpet – 10 years

Polished Concrete – 35 years

Scope consists of:

- Demolition of existing flooring and base.
- Abatement of flooring or mastics, particularly at older facilities.
- Floor preparation – fill cracks and minor grinding to level substrate.
- Installation of new Vinyl Composition Tile.
- Installation of new rubber base.
- Polish floor.

Cost = \$12.30/SF – Vinyl Composition Tile and Base

Cost = \$8.20/SF – Carpet and Base – add 25% for carpet tiles

Cost = \$15.71/SF – Sealed Concrete and Base

Flooring cost is based upon the total square footage for each campus and facility.

Campus	Area (SF)		Cost/SF		Cost
Alta Sierra Elementary School	29,511	X	\$12.30	=	\$362,985.00
Cottage Hill Elementary School	39,077	X	\$12.30	=	\$480,647.00
Magnolia Intermediate School	59,125	X	\$12.30	=	\$727,238.00
Arete Charter Academy	25,672	X	\$12.30	=	\$315,766.00
					\$1,886,636.00

DEFERRED MAINTENANCE – BLACKTOP (ASPHALT) AND CRACK FILL

Introduction

The purpose of this Section is to address the cost of repairing the AC Paving and Crack fill-in and around hard-court games and AC Pavements. The AC paving and crack-fill conditions in the hard-court and the adjacent AC pavement areas indicate that repairs are necessary to restore surface integrity, safety, and functionality. Visual inspection shows evidence of surface deterioration, including cracking, localized settlement, and areas of material fatigue consistent with age, environmental exposure, and regular use. Crack formation, if left unaddressed, may allow water intrusion, leading to accelerated sub-base degradation and increased long-term repair costs.

Other considerations:

Life expectancies:

Asphalt seal coat - 5 +/- years

Scope consists of:

- Surface Preparation
- Crack Cleaning & Filling
- Blacktop (Asphalt) Surface Repair / Resurfacing
- Slurry Seal Application

Cost = 2.10/SF

Asphalt Overlay and crack fill cost is based upon the total square footage for each campus and facility.

Campus	Area (SF)		Cost/SF		Cost
Alta Sierra Elementary School	80,000	X	\$2.10	=	\$168,000
Cottage Hill Elementary School	95,000	X	\$2.10	=	\$199,500
Magnolia Intermediate School	67,00	X	\$2.10	=	\$140,700
Arete Charter Academy	90,000	X	\$2.10	=	\$189,000
					\$697,200

REFERENCE DATA

AREA (SQUARE FOOT) SUMMARIES

Alta Sierra Elementary School	Area (SF)
Building A	
Staff Restroom	108
Staff Restroom	92
Staff Room	404
Work Room	96
Office	166
Reception	328
Nurse's Office	122
Office	143
	1,459
Building B	
Multipurpose Room	2,633
Mechanical	78
Storage	132
Kitchen	236
	3,079
Building C	
Girl's Restroom	320
Boy's Restroom	309
Room 1 Standard Classroom	893
Room 2 Standard Classroom	900
Room 3 Speech	593
Room K Kindergarten Classroom	1207
Conference Room	360
Maintenance	210
	4,792
Building D	
Room 4 Standard Classroom	900
Room 5 Standard Classroom	903
Room 6 Standard Classroom	893
Room 7 Standard Classroom	903
	3,599
Building E	
Room 8 Standard Classroom	892
Room 9 Standard Classroom	900
Room 10 Library	1098
Room 11 Standard Classroom	900
Room 12 Standard Classroom	901
Boy's Restroom	279

AREA (SQUARE FOOT) SUMMARIES

Girl's Restroom	273
	5,243
Building F	
Tech Lab	960
	960
Building G	
Custodial	118
Men's Restroom	80
Women's Restroom	82
Room 13 Standard Classroom	900
Room 14 Standard Classroom	360
Room 15 Standard Classroom	900
Room 16 Standard Classroom	900
Room 17 Standard Classroom	900
Room 18 Standard Classroom	900
Room 19 Standard Classroom	900
Boy's Restroom	282
Girl's Restroom	276
Storage	181
	6,779
Building H	
Room 20 Standard Classroom	900
Room 21 Standard Classroom	900
Room 22 Standard Classroom	900
Room 23 Standard Classroom	900
	3,600
Alta Sierra Total Square Feet	29,511
Cottage Hill Elementary School	Area (SF)
Building A	
Room 19 Standard Classroom	933
Room 20 Standard Classroom	933
Room 21 Standard Classroom	933
Room 22 Standard Classroom	933
	3,732
Building B	
Room 14 Standard Classroom	933
Room 15 Standard Classroom	933
Room 18 Standard Classroom	933
Room 23 Standard Classroom	933

AREA (SQUARE FOOT) SUMMARIES

	3,732
Building C	
Closet	50
Library	1,308
	<hr/> 1,358
Building D	
Room 16 Standard Classroom	933
Room 17 Standard Classroom	933
	<hr/> 1,866
Building E	
Room 25 Standard Classroom	1,138
	<hr/> 1,138
Building F	
Room 26 Standard Classroom	1,138
Room 27 Standard Classroom	1,138
	<hr/> 2,276
Building G	
Media Center/Tech Conference	1,674
Women's Restroom	156
Men's Restroom	156
Nurse's Office	189
Work Room / Storage	417
Corridor	113
Lounge	550
Reception	517
Office	180
Principal's Office	218
	<hr/> 4,170
Building H	
Multipurpose Room	4,560
Storage	153
Kitchen	255
	<hr/> 4,968
Building I	
Boy's Restroom	229
Girl's Restroom	229
Custodian	60
Room 1 Standard Classroom	948
Room 2 Standard Classroom	948
Room 3 Standard Classroom	948

AREA (SQUARE FOOT) SUMMARIES

Room 4 Standard Classroom	948
Room 5 Standard Classroom	968
Room 6 Standard Classroom	973
Room 7 Standard Classroom	966
Boy's Restroom	229
Girl's Restroom	229
Custodian	60
	<hr/> 7,735

Building J

Boy's Restroom	162
Girl's Restroom	162
	<hr/> 324

Building K

Room 8 Standard Classroom	984
Room 9 Standard Classroom	960
Room 10 Classroom	578
Girl's Restroom	258
Boy's Restroom	258
	<hr/> 3,038

Building L

Room 12 Standard Classroom	960
Room 13 Standard Classroom	960
	<hr/> 1,920

Building M

Room 29 Standard Classroom	940
Room 30 Standard Classroom	940
Room 31 Standard Classroom	940
	<hr/> 2,820

Cottage Hill Total Square Feet	39,077
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Magnolia intermediate School	Area (SF)
<hr/>	
Building A	
Library	2,873
Teacher's Lounge	981
Principal's Office	218
Men's Restroom	44
Women's Restroom	44
Staff Restroom	200
Staff Restroom	148
Janitor's Closet	42

AREA (SQUARE FOOT) SUMMARIES

Reception	321
Nurse's Office	118
Counselor's Office	118
Hallway	302
Student Area	529
Wood Shop	1,207
Corridor	340
Work Room	508
Teacher Prep	242
Teacher Work Room	340
Custodian	173
Special Ed Classroom	1,119
Special Ed Classroom	749
	<hr/>
	10,616
Building B	
Room B1 Classroom	900
Room B2 Classroom	900
Room B3 Classroom	900
Room B4 Classroom	900
Room B5 Classroom	900
Room B6 Classroom	900
Janitor's Closet	169
Boy's Restroom	218
Girl's Restroom	206
	<hr/>
	5,993
Building C	
Room C1 Classroom	900
Room C2 Classroom	900
Room C5 Classroom	900
Room C6 Classroom	900
	<hr/>
	3,600
Building D	
Room C3 Classroom	900
Room C7 Classroom	900
	<hr/>
	1,800
Building E	
Room C4 Classroom	900
Room C8 Classroom	900
	<hr/>
	1,800

Building F

AREA (SQUARE FOOT) SUMMARIES

Big Gym	5,051
Stage	1,208
Storage	170
Kitchen	259
Boy's Locker Room	629
Boy's Showers	185
Boy's Office	131
Boy's Storage	58
Boy's Storage	112
Boy's Hall	187
Girl's Locker Room	592
Girl's Showers	232
Girl's Office	131
Girl's Storage	102
Girl's Storage	58
Girl's Hall	187
Mechanical	122
	<hr/>
	9,414
Building G	
Covered Walk	900
	<hr/>
	900
Building H	
A1 Classroom	960
A2 Classroom	640
A3 Art Room	960
A4 Classroom	960
A5 Multipurpose/Classroom	1,197
A6 Multipurpose/Classroom	1,197
Girl's Restroom	260
Boy's Restroom	260
	<hr/>
	6,434
Building I	
Music Room	1,431
Office	106
Studio	41
Studio	72
Studio	72
Storage	195
	<hr/>
	1,917
Building J	
Room B7 Classroom	900

AREA (SQUARE FOOT) SUMMARIES

Room B8 Classroom	900
Room B9 Classroom	900
Room B10 Classroom	900
	<hr/> 3,600
Building K	
Small Gym	4,890
	<hr/> 4,890
Building L	
Rattler Pit	1,336
Office	105
	<hr/> 1,441
Building M	
Room 7 Classroom	960
	<hr/> 960
Building N	
Room D1 Classroom	960
Room D2 Classroom	960
Room D3 Classroom	960
Room D4 Classroom	960
	<hr/> 3,840
Building P	
Room 8 Classroom	960
	<hr/> 960
Building Q	
Room 9 Classroom	960
	<hr/> 960
Magnolia Intermediate Total Square Feet	<hr/> 59,125

District Office	
Description	Area (SF)
Board Room	1,547
Foyer	135
Receptionist	172
Open Office	450
Superintendent's Office	304
Work Room	240
Office	100
Office	100
Lounge	168
Men's Restroom	49

AREA (SQUARE FOOT) SUMMARIES

Women's Restroom	49
HVAC / Electrical	62
Hallway	100
District Office Total Square Feet	3,476

Arete Charter Academy

Description	Area (SF)
Building A	
Room 1 Classroom	937
Room 2 Classroom	914
Room 3 Classroom	948
Room 4 Classroom	919
A1 Multipurpose	2,103
A2 Storage	115
A3 Mechanical	37
A4 Kitchen	292
A5 Office	273
A6 Storage	95
A10 Kitchen Storage	66
A11 Electrical	61
A15 Hall	262
A16 Unisex Restroom	54
A17 MDF	36
A18 Office	129
A19 Office	454
A20 Hallway	88
A21 Storage	46
A22 Nurse's Office	152
A23 Principal's Office	195
A24 Conference Room	147
A25 Teacher's Room	455
A26 Library	510
A27 Foyer	204
A28 Janitor	48
A29 Boy's Restroom	143
A30 Storage	114
A31 Girl's Restroom	163
A32 Storage	140
Prep Room	634
Hallway	45
	10,779

AREA (SQUARE FOOT) SUMMARIES

Building B

Room 5 Classroom	941
Room 6 Classroom	952
Room 7 Classroom	952
B1 Girls Restroom	85
B2 Janitor	45
B3 Boy's Restroom	118
	3,093

Building C

Room 18 Computer Lab	900
	900

Building D

Room 11 Classroom	961
Room 12 Classroom	961
D1 Girl's Restroom	151
D2 Boy's Restroom	156
	2,229

Building E

Room 8 Classroom	943
Room 9 Classroom	938
Room 10 Classroom	991
	2,872

Building F

Room 17 Standard Classroom	810
Girl's Restroom	72
Boy's Restroom	68
	950

Building G

Room 13 Classroom	872
Room 14 Classroom	900
Room 15 Classroom	1,451
Room 16 Classroom	931
G1 Foyer	162
G2 Janitor	25
G3 Women's Restroom	88
G4 Men's Restroom	98
G5 Boy's Restroom	164
G6 Girl's Restroom	158
	4,849

Arete Charter Academy Total Square Feet	25,672
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AREA SUMMARIES BY USE/FUNCTION

Alta Sierra Elementary School

Description	Area (SF)
Kindergarten Classroom	1,207
Speech Classroom	593
Standard Classrooms	18,345
Art / Science / Tech Laboratory	960
Library / Media Center	1098
Administration	1,523
Teacher Workroom	96
Multipurpose / Cafeteria	2,869
Restroom	2,101
Custodial, Mech. & Elec.	406
Storage	561

Alta Sierra Total Square Feet 29,511

Cottage Hill Elementary School

Description	Area (SF)
Standard Classrooms	26,127
Classroom	578
Media Center / Tech Conference	1,674
Library	1,308
Administration	1,654
Teacher Workroom	417
Multipurpose / Cafeteria	4,815
Restroom	2,068
Custodial, Mech. & Elec.	120
Storage	203
Circulation – Exterior	113

Cottage Hill Total Square Feet 39,077

Magnolia Intermediate School

Description	Area (SF)
Standard Classrooms	25,483
Special Ed Classrooms	1,865
Multipurpose / Classroom	2,394
Art Room	960
Library / Media Center	2,873
Administration	2,264

AREA SUMMARIES BY USE/FUNCTION

Teacher Workroom	582
Multipurpose / Stage/ Cafeteria / Kitchen	1,467
Restroom	1,380
Custodial, Mech. & Elec.	506
Storage	695
Circulation – Interior	1,016
Circulation – Exterior	900
Gym / Locker Room / Showers	11,841
Music / Studios	1,722
Student Areas	1,970
Wood Shop	1,207
	<hr/>

Magnolia Intermediate Total Square Feet **59,125**

District Office

Description	Area (SF)
Receptionist	172
Offices	954
Workroom / Lounge	408
Board Room	1,547
Restroom	98
Custodial, Mech. & Elec.	62
Circulation – Interior	235
	<hr/>

District Office Total Square Feet **3,476**

Arete Charter Academy

Description	Area (SF)
Classrooms	16,321
Art / Science / Tech Laboratory	900
Library / Media Center	510
Administration	1,077
Teacher Workroom	1,089
Multipurpose / Cafeteria / Stage / Kitchen	2,668
Restroom	1,518
Custodial, Mech. & Elec.	252
Storage	576
Circulation – Interior	761
	<hr/>

Total Square Feet **25,672**

Introduction

The following cost information is based upon typical budgeting methodologies used in preliminary planning and design, as a starting point for the process, to be refined as Program, Scope and Schedule are developed. Construction cost and area information for a recently constructed elementary school, with program features, systems, quality standards and code standards has been utilized and adjusted for 2027 costs. Future budgeting models must be adjusted for actual site, program and design features with adjustments for inflation and market conditions at the time of design and construction. For preliminary planning and budgeting purposes, assume a 3% per year increase for inflation.

New School Construction Cost (For Comparative and Baseline Cost Models)

2016 New Elementary School Construction Cost			=	\$22,403,000	
2026 New Elementary School Construction Cost				\$67,674,960	
Construction Cost Per Student	\$67,674,960	/	680	=	\$99,522
School Building Area (11 Acre Campus)				=	71,000 SF
New School Cost for Preliminary Budgeting	\$67,674,960	/	71,000	=	\$953 /SF

Replacement Cost (For Computation of Modernization Budget and Systems Costs)

New School Construction Cost			=	\$67,674,960	
Adjustment for Demolition, Abatement & Disposal	10.0%	of	\$67,674,960	=	\$6,767,496
Replacement Cost			=	\$74,442,456	
School Building Area			=	71,000	SF
100% Replacement Cost per Square Foot			=	\$1,049	/SF

Modernization Costs (SAB/OPSC Standard Budget Model - 25% of Replacement Cost)

Replacement Cost			=	\$74,442,456	
Modernization Budget	25.0%	of	\$74,442,456	=	\$18,610,614
School Building Area			=	71,000	SF
Modernization Budget per Square Foot			=	\$262	/SF

Systems Replacement Costs (As a Percentage of Total Replacement Cost)

Site Development	18.0%	to 25% of Total Project Construction Cost			
Structures	24.0%	of	\$1,049	=	\$252 /SF
Roofing (Inc. demolition, dry rot repair & flashings)	3.5%	of	\$1,049	=	\$37 /SF
Finishes	20.0%	of	\$1,049	=	\$210 /SF
HVAC	10.0%	of	\$1,049	=	\$105 /SF
Plumbing	5.0%	of	\$1,049	=	\$53 /SF
Power & Lighting	10.0%	of	\$1,049	=	\$105 /SF
Fire Alarm (Voice Evacuation System)	5.0%	of	\$1,049	=	\$53 /SF
Data, Communications & Security	4.5%	of	\$1,049	=	\$47 /SF
Total	100.0%				

Furniture & Equipment - Allowance	2.5%	of	\$74,442,456	=	\$1,861,061
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COST FACTORS

Introduction

Cost information provided in the Improvement Plan is shown as the 2027 Construction Cost (Hard Cost), based upon recently constructed projects of a similar scope and complexity, and, industry standard reference materials (Current Construction Costs, published by Sierra West) used for preparation of cost estimates for K-12 public school facilities and accepted by the Office of Public School Construction, State of California.

In addition to project Hard Costs, there are related costs (Soft Costs) that directly support the development and execution of an improvement project. These vary from project-to-project based upon the scope of work and are generally proportional to the Hard Costs, typically addressed by an allowance in the early budgeting process at 20 to 25% of the Hard Cost.

Soft Costs

- Design and engineering fees
- Agency application and plan review fees (DSA, CDE, LFA, USGS)
- Utility service and connection fees (water, sewer, storm system / mitigation, power, phone, cable)
- Construction tests and reports
- Inspector fees
- Reprographic (printing)

Other Cost Factors

- Preliminary reports (such as this Improvement Plan),
- Site/Building investigations and detailed condition assessments,
- Geotechnical and geo-hazards reports
- Hydrology studies
- Well water production studies and and test wells
- Percolation tests for septic systems
- Topographic surveys
- Underground utility location surveys
- Hazardous materials testing and reports
- Fire flow testing and reports
- Electrical demand – computed versus actual
- Attorney fees
- Insurance

Contingencies

In all budgeting and planning stages, a contingency should be provided. Preliminary contingencies ranging from 20 to 25% are not uncommon in the early planning and development stages and generally refined as the details of a project become defined. Prior to proceeding to bid, a Project Contingency of no less than 10% should be maintained, particularly where improvements are being made to existing sites and facilities.