LOWELL JOINT SCHOOL DISTRICT

A TRADITION OF EXCELLENCE SINCE 1906

"Home of Scholars and Champions"

Facilities Master Plan

June 14, 2021

Care Takers of a Legacy







FRAMEWORK FOR THE NEXT GENERATION - 20 YEARS IN THE MAKING

GHATAODE BANNON ARCHITECTS GBA

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Lowell Joint School District

A Tradition of Excellence Since 1906

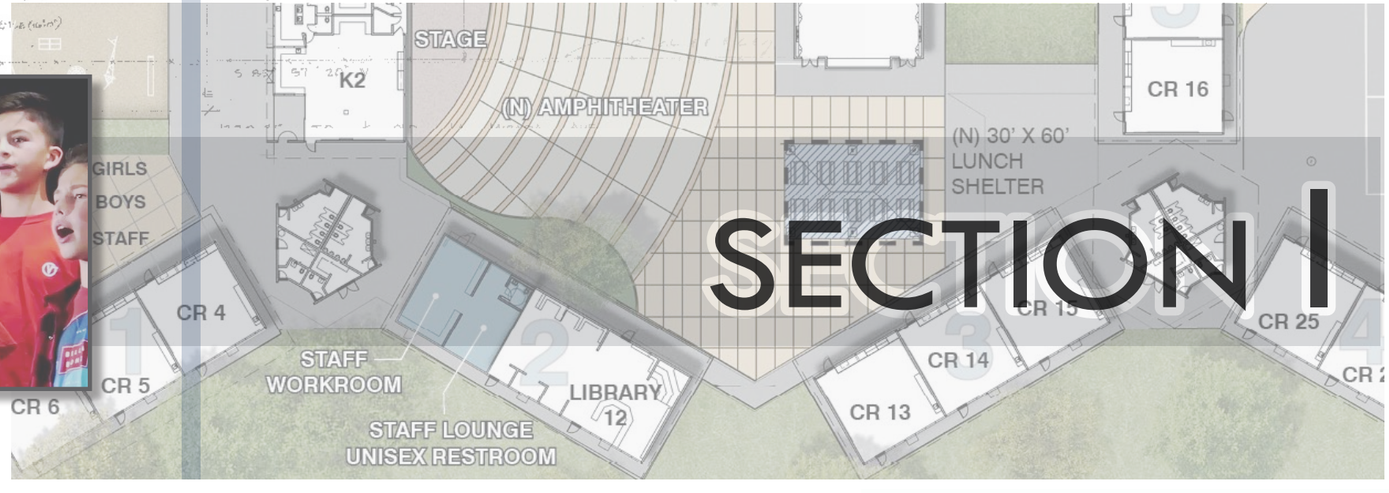
"Home of Scholars and Champions"

Framework for the Next Generation
20 Years in the Making





INTRODUCTION



SECTION I

INTRODUCTION

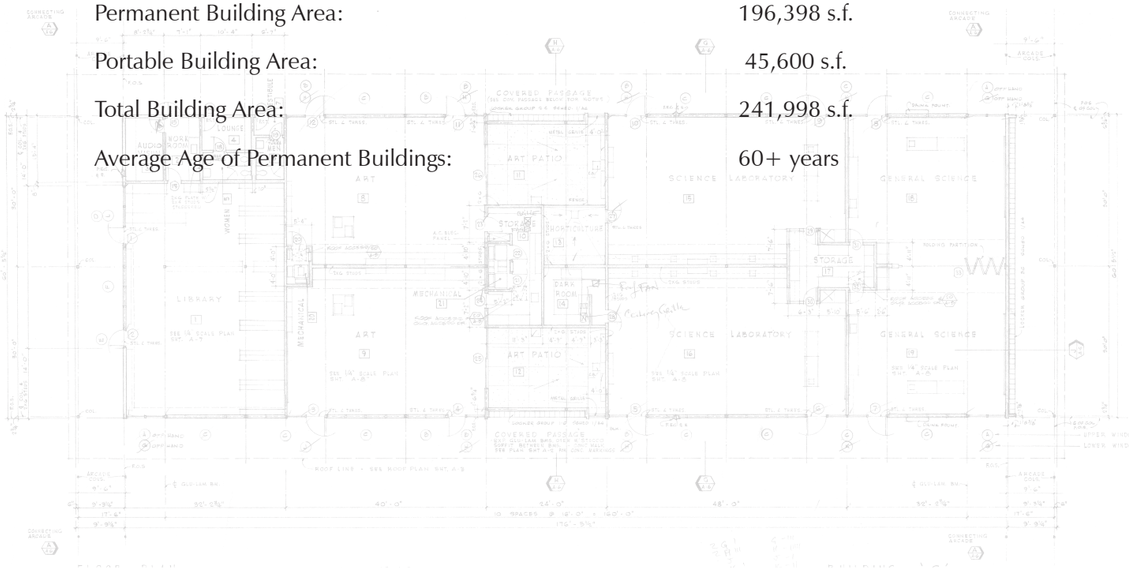
A Facilities Master Plan (FMP) is strategic in nature. It identifies a vision for the next 10 to 15 years. This plan shows a general path of how to get to the goal. It represents long range improvement recommendations and is a tool in establishing probable cost for the FMP. The costs developed as a part of this document have been utilized by the District for planning purposes. A cost loaded schedule and program phasing are included as a part of this document.

As funding becomes available and projects move forward, design teams (architects and engineers) will plan individual aspects of the projects recommended in the FMP. The plans that result from the more detailed design phase process may vary from the concept shown in the FMP plan, but should reflect the program elements identified through the FMP process.

BACKGROUND

The Lowell Joint School District is in the southeastern portion of Los Angeles County and the northwestern portion of Orange County. It serves families from the communities of La Habra, La Habra Heights, and Whittier. The District serves the educational needs of students in Transitional Kindergarten through eighth grade at five K-6 elementary schools and one intermediate school. Basic statistics are as follows:

Total Enrollment:	3,150 (approximately)
Free & Reduced Meal Program:	1,260 (approximately)
Permanent Building Area:	196,398 s.f.
Portable Building Area:	45,600 s.f.
Total Building Area:	241,998 s.f.
Average Age of Permanent Buildings:	60+ years



MEASURE LL

On November 6, 2018 Measure LL, requiring a 55% majority, was approved by voters by a 64% Yes to 36% No margin. The Measure allows the Lowell Joint School District to issue $48,000,000 in bonds. Measure LL will fund the first phase of projects.

Proceeds from the sale of the bonds authorized by the Measure shall be used only for the purposes specified in the Measure, including, but not limited to, upgrading classrooms, buildings, labs, restrooms, common areas/grounds, and school support facilities; repairing or replacing doors, windows, hardware, roofs, gutters, walls, ceiling, finishes, paint, siding, insulation, cabinets, storage, and flooring; upgrading lighting, sinks, drinking fountains, fixtures, signage, fencing, landscaping, whiteboards, furniture and equipment; renovating or replacing electrical, heating, cooling, ventilation, water, sewer, gas, irrigation, and drainage; acquiring energy efficient and renewable energy monitoring systems, fixtures, and equipment; constructing additional classrooms and replacing existing portable classrooms with modular or permanent classrooms; expanding parking areas; improving access for disabled students; installing fire alarm, fire protection, instructional medial and communication systems; acquiring fencing, gates, locks, security lighting, alarms, surveillance, and electronic marquees; and upgrading playgrounds, instructional areas, athletic fields and facilities, including playground equipment and fixtures.

BALLOT TEXT

"To repair and modernize aging classrooms/school facilities at local elementary/intermediate schools, repair termite damage, dry rot, deteriorating roofs, plumbing, and electrical, improve student safety/security, and upgrade classrooms, science labs, and facilities to support student achievement in math, science, technology, and arts, shall Lowell Joint School District issue $48,000,000 in bonds at legal rates, an estimated 3 cents per $100 assessed valuation ($3,000,000 annually) for approximately 33 years, with citizen oversight and all money locally controlled"

FMP PROCESS

In early 2019 the District kicked off this facilities master plan process. The intent of the process was to review current facility conditions and needs, help define educational facility goals for the next 10-15 years and start to identify probable cost and schedule.

Shortly thereafter, architects and engineers conducted site walks at each school in order to access the existing conditions. Input from the Facilities Department focused on needed upgrades to the site work, plumbing, roofs, heating and air conditioning units, playgrounds and interior finishes. During the site walks, members of the team verified the accuracy of the District's site plans, documented the campus through photographs and recorded visual observations of conditions and room uses. With this information, a Facilities Condition Index was used to assign a condition ranking between 0 to 4; with 0 representing areas that were new or recently modernized and 4 representing areas that were in poor condition and could be considered for replacement. Refer to the Facility Assessment within each campus's report that follows.

During the site walks it became apparent that many portable buildings and some building construction was not certified by the Division of the State Architect (DSA). A meeting was organized with DSA to resolve this issue. That meeting moved resolving non-certified portables and construction to the forefront. Many of the existing portable buildings were in poor condition. Fixing or supplementing non-certified portables and construction versus replacement with more permanent construction was considered and decided that replacement provided the most value.

The Facility Assessment was used as the basis for each site's master plan, probable cost estimate and schedule for improvements. The Planning Team established the following minimum improvements to be made at each of the six campuses funded by Measure LL:

1) Fully Automatic Fire Alarm System
2) Heating, Ventilation and Air Conditioning (HVAC) plus associated Structural Support and Electrical Power for the Units
3) Roofing
4) Site Sewer

Minimum improvements followed by replacing non-certified portables and construction followed by general modernization became the template for the program schedule.

In February of 2019 preliminary designs were presented to the site principals and Planning Committee. Plans showed portables replaced with new construction to gather feedback and information on perceived needs and use. In some cases, feedback suggested consolidating Early Learning programs in new construction while old kindergarten programs became libraries or administrative spaces. Two-story buildings were proposed initially to minimize footprint. They gave way to single story buildings due to higher cost and complicated functionality. Feedback included parking lots and drop-off were too small and aggravated student drop-off and pickup. Revised site plans were presented in April responding to that feedback. Final plans were presented again in June. Those plans now serve as the Master Plans.

PROCESS PARTICIPANTS

BOARD OF TRUSTEES

Fred Schambeck, President

William Hinz, Vice President

Melissa Salinas, Clerk

Anastasia "Staci" Shackelford, Board Member

Karen Shaw, Board Member

PLANNING TEAM

Jim Coombs, Superintendent of Schools

David Bennett, Assistant Superintendent of Facilities and Operations

Andrea Reynolds, Assistant Superintendent Administrative Services

Cathy Weissman, Bond Contracts & Accounting Compliance Manager

Miltos Varkatzas, Consultant

Sushila Ghataode, Ghataode Bannon Architects, Partner

David Bannon, Ghataode Bannon Architects, Partner

SCHOOL SITE PRINCIPALS

David Sermeno, El Portal Elementary

Marikate Wissman, Jordan Elementary

Patty Jacobsen, Macy Elementary

Matt Cukro, Meadow Green Elementary

Krista Vanhoogmoed, Olita Elementary

Linda Takacs, Rancho Starbuck Intermediate

Ghataode Bannon Architects would like to acknowledge the efforts of all participants and recognize that it is their guidance and knowledge that made this process possible.

PROCESS

LOWELL JOINT SCHOOL DISTRICT

A TRADITION OF EXCELLENCE SINCE 1906

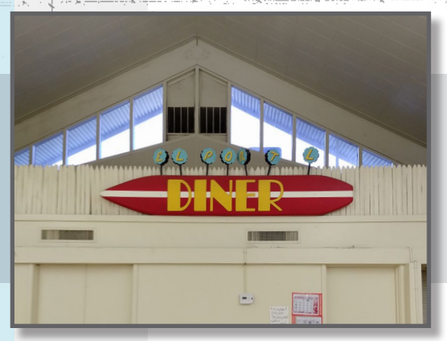
"Home of Scholars and Champions"

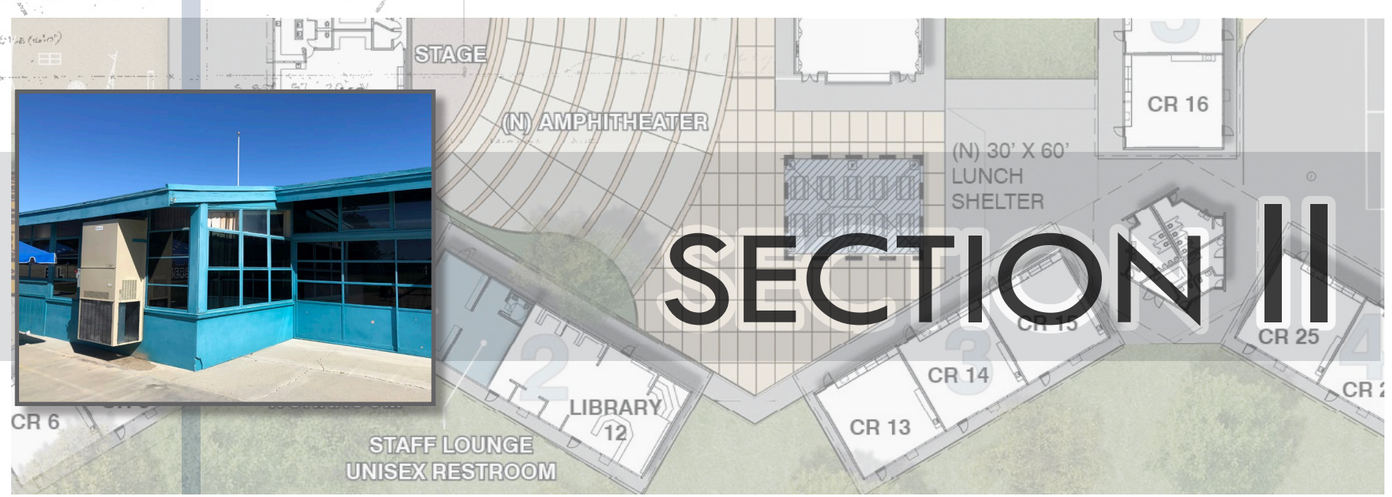


EL PORTAL ELEMENTARY SCHOOL

FRAMEWORK FOR THE NEXT GENERATION
20 YEARS IN THE MAKING







SECTION II

GHATAODE BANNON ARCHITECTS GBA

EXISTING SITE PLAN

EL PORTAL ELEMENTARY SCHOOL

1. REMOVE NON-CERTIFIED AREA
2. (E) PARKING LOT NEEDS LIGHTS
3. ALL RELOS ARE TO BE REMOVED
4. REMOVE & REPLACE WESTERN FENCE WITH SECURE CMU WALL
5. INVESTIGATE SETTLEMENT AT SOUTH SIDE OF CR #27
6. EASTERN FENCE NEEDS GENERAL UP-KEEP
7. (E) CONCRETE PAD TO REMAIN
8. NORTH & SOUTH FENCES LOOK GOOD
9. FIELD PONDING ISSUES

EL PORTAL DR.

NADA ST.

BEACH BLVD.

ADMIN.

MPR

K1

K2

K3

25

19

CR 18

CR 17

CR 16

20

21

22

23

24

8

10

9

CR 6

CR 5

CR 4

7

COMP LAB 11

LIBRARY 12

CR 13

CR 14

CR 15

CR 25

CR 26

CR 27

EXISTING



Admin / Front Entrance



Admin Reception



Multipurpose Room



MPR Exterior



S.T.E.A.M. Classroom



Kindergarten Ext.



Kindergarten Classroom



Parking Lot



Classroom Interior



Marvair Unit



Covered Walkway



Library





EL PORTAL ELEMENTARY - EXISTING BUILDING AREA CALCULATION		
Administration Building	1,916 s.f.	
Multipurpose Building	3,658 s.f.	
Kindergarten Building	2,861 s.f.	
Building 1	2,746 s.f.	
Building 2	2,746 s.f.	
Building 3	2,746 s.f.	
Building 4	2,746 s.f.	
Building 5	2,746 s.f.	
Toilet Building 6	732 s.f.	
Toilet Building 7	732 s.f.	
SUBTOTAL		23,629 s.f.
Relocatable Classroom Buildings (12 @ 960 s.f.)	11,520 s.f.	
Relocatable Toilet Buildings (0 @ 480 s.f.)	0 s.f.	
SUBTOTAL		11,520 s.f.
TOTAL		35,149 s.f.

EL PORTAL ELEMENTARY SCHOOL FACILITY ASSESSMENT

FACILITY CONDITION INDEX (FCI)

- ☐ FC1 0 NEW or RECENTLY MODERNIZED
  (Deferred maintenance, new carpet, paint touch-up, etc.)
- ☐ FCI 1 MINOR MODERNIZATION
  (Repairing or touching up the existing finishes and systems. New paint, carpet, ceiling tiles, casework repair, re-lamping light fixtures, etc.)
- ☐ FCI 2 STANDARD MODERNIZATION
  (Remove and replace existing finishes down to the studs. New wall finishes, ceilings, flooring, casework, doors & hardware, plumbing, HVAC, electrical power & low voltage)
- ■ FCI 3 MAJOR MODERNIZATION
  (Standard modernization plus reconfiguring or re-programming interior spaces. Repairing significant dry-rot or termite damage. Replacing exterior finishes. New windows). El Portal qualifies as a Major Modernization due to significant dry-rot of the exterior glu-lam beams and the need for new window systems. Exterior finishes are ok as is.
- ☐ FCI 4 REPLACEMENT
  (Remove and replace)

CURRENT ENROLLMENT: 512 students

CURRENT GRADE LEVELS: K-6

GREATEST NEEDS: Remove and replace twelve (12) existing portable classroom buildings with new buildings. Remove non-certified construction at the Administration Building.

PORTABLES TO PERMANENT: Remove twelve (12) existing portable buildings and the non-certified construction at the existing Administration Building. Replace the above area with two new single-story buildings mimicking the distribution of the existing portable buildings. Upper grades shall be to the east and lower grades to the west. Both buildings will total eleven (11) standard classrooms (960 s.f. ea.), one (1) Computer Lab (960 s.f.), one (1) STEAM classroom (1,300 s.f.), one Parent Center (480 s.f.), student and staff restrooms. It is proposed that the existing Administration Building be remodeled to remove the Staff Workroom located in the non-certified building area. The Building 2 Computer Lab will be remodeled to provide a Staff Workroom, Lounge and restroom.

TRAFFIC/CIRCULATION: It is proposed the existing parking lot be expanded to the west to lengthen curb side drop-off to alleviate poor traffic and circulation. It is also proposed the east side lot be widened to improve circulation. The total number of parking stalls shall be increased by 30 to 111 spaces. Low-level parking lot lighting is suggested with controlled light spillage to the surrounding neighborhood.

PAVING: The existing asphalt and concrete paving is in fair condition. Accessible path-of-travel (POT) needs to be improved.FENCING: Remove and replace the fence along Beach Boulevard at the western side of the site. This area is the end of the OCTA run. Provide CMU fencing. The north and south side fencing is in good condition.

FENCING: Remove and replace the fence along Beach Boulevard at the western side of the site. This area is the end of the OCTA run. Provide CMU fencing. The north and south side fencing is in good condition.

LANDSCAPE & IRRIGATION: Beautify the school entry as well as around the new buildings. The existing irrigation system requires general maintenance with new valves, heads, etc. where needed.

ATHLETIC FIELDS: In general, the athletic fields are in fair condition. Small fissures are noticeable at the southeast corner of the site. Some ponding occurs southwest of the existing lunch shelter area.

ROOFING: Remove and replace the existing roofing as part of the Measure LL work. Remove and replace the existing internal gutters with galvanized steel gutters at the roof edge. Cut back the existing glulam beams behind the existing internal gutter and in front of the lateral bracing system connection to the roof diaphragm. Replace deteriorated wood fascia as required.

COVERED WALKWAYS: Remove and replace the existing roofing as part of the Measure LL work. Replace deteriorated wood fascia as required.

LUNCH SHELTERS: Remove and replace the existing fabric shelters south of the Multipurpose Building with metal lunch shelters.

ACCESSIBILITY: Replace the existing concrete paving at the classroom entry doors to comply with maximum ADA threshold height requirements. Consider removing and replacing at the doors only in lieu of removing the entire walk.

Accessible parking will be required at all lots. Accessible drop-off areas will be required at all lots.

MARQUEE: Provide a marquee mounted to the north side of the new building towards the east.

WINDOW SYSTEMS: The existing windows are in very poor condition. Remove and replace.

SIGNAGE: Provide dual language accessible signage.

UTILITIES:

SEWER: Replace the sewer as part of the Measure LL work.

DOMESTIC WATER: Replace in future phases.

STORM DRAIN: Some ponding occurs southwest of the existing lunch shelter area. Correct in future phases.

GAS: Remove and replace existing underground site gas piping in future phases. Add an earthquake valve.

POWER: Remove and replace the original single-phase gear as a part of the Measure LL work. Remove one (1) metered stand up gear serving the existing portable buildings. Trench site and install conduits for three phase power and fire alarm. Coordinate and install new three-phase metered Main Service Board (MSB), feeders and panels.

LIGHTING: Existing to remain. New lights were installed as a part of the Prop 39 work.

CLOCK/INTERCOM: Remove and replace the existing Rauland 2100 system in future phases.

SECURITY: Protect the existing DMP system currently serving the Computer Room 13 & Library Room 12.

FIRE ALARM: Replace the old Silent Knight system as part of the Measure LL work.

CAMERAS: None.

HVAC: Existing to remain. New mechanical units installed as a part of the Prop 39 work.

NEW SINGLE STORY BUILDINGS A & B

BUILDING A
(5) 960 S.F. STANDARD CLASSROOMS
(1) 960 S.F. COMPUTER LAB
(1) 1.300 S.F. STEAM CLASSROOM
(1) 480 S.F. PARENT CENTER

GIRL'S RESTROOM W/4 TOILET STALLS
BOY'S RESTROOM W/2 TOILET STALLS & 2 URINALS.
(2) SINGLE OCCUPANCY STAFF RESTROOM

BUILDING B
(6) 960 S.F. STANDARD CLASSROOMS

GIRL'S RESTROOM W/4 TOILET STALLS
BOY'S RESTROOM W/2 TOILET STALLS & 2 URINALS.
(2) SINGLE OCCUPANCY STAFF RESTROOMS

BUILDING 2
CONVERT COMPUTER LAB 11 TO THE FOLLOWING:
(1) 480 S.F. STAFF WORKROOM
(1) 480 S.F. STAFF LOUNGE W/UNISEX RESTROOM

PARKING LOT B
STANDARD PARKING STALLS = 59
ACCESSIBLE PARKING STALLS = 3
TOTAL PARKING STALLS = 62

PARKING LOT A
STANDARD PARKING STALLS = 47
ACCESSIBLE PARKING STALLS = 2
TOTAL PARKING STALLS = 49

EL PORTAL DR.
NADA ST.
BEACH BLVD.
(N) DROP OFF AREA
DROP-OFF
NO PARKING
(N) MARQUEE
NO PARKING
DROP-OFF
PARENT CENTER
(N) DROP OFF AREA
BUILDING A
GIRLS
BOYS
STAFF
STEAM CR
COM-PUTER LAB
CR
CR
CR
CR
CR
ADMIN.
MPR
K1
K2
K
STAGE
(N) AMPHITHEATER
(N) 30' X 60' LUNCH SHELTER
CR 18
CR 17
CR 16
3
(N) BASKETBALL COURTS
RELOCATED PLAYGROUND
2 NEW SOCCER FIELDS
CR CR CR CR CR CR
GIRLS
BOYS
STAFF
BUILDING B
1
CR 6
CR 5
CR 4
STAFF WORKROOM
2
LIBRARY
12
STAFF LOUNGE UNISEX RESTROOM
CR 13
CR 14
CR 15
3
CR 25
CR 26
CR 27
4
N

MODERNIZATION

PARKING LOT B
STANDARD PARKING STALLS = 59
ACCESSIBLE PARKING STALLS = 3
TOTAL PARKING STALLS = 62

(N) DROP OFF AREA

DROP-OFF

NO PARKING

(N) MARQUEE

NO PARKING

BUILDING B
(6) 960 S.F. STANDARD CLASSROOMS

GIRL'S RESTROOM W/4 TOILET STALLS
BOY'S RESTROOM W/2 TOILET STALLS & 2 URINALS.
(2) SINGLE OCCUPANCY STAFF RESTROOMS

BUILDING 2
CONVERT COMPUTER LAB 11 TO THE FOLLOWING:
(1) 480 S.F. STAFF WORKROOM
(1) 480 S.F. STAFF LOUNGE W/UNISEX RESTROOM

K1

K2

ADMIN.

MPR

STAGE

(N) AMPHITHEATER

(N) 30' X 60' LUNCH SHELTER

CR CR CR CR CR CR

GIRLS

BOYS

STAFF

BUILDING B

CR 6 CR 5 CR 4

STAFF WORKROOM

STAFF LOUNGE UNISEX RESTROOM

LIBRARY 12

CR 13 CR 14 CR 15

EXPANDED VIEW 1

PARKING LOT A
STANDARD PARKING STALLS = 47
ACCESSIBLE PARKING STALLS = 2
TOTAL PARKING STALLS = 49

BUILDING A
(5) 960 S.F. STANDARD CLASSROOMS
(1) 960 S.F. COMPUTER LAB
(1) 1.300 S.F. STEAM CLASSROOM
(1) 480 S.F. PARENT CENTER

GIRL'S RESTROOM W/4 TOILET STALLS
BOY'S RESTROOM W/2 TOILET STALLS & 2 URINALS
(2) SINGLE OCCUPANCY STAFF RESTROOM

EE
NO PARKING
DROP-OFF
PARENT CENTER
(N) DROP OFF AREA
BUILDING A
GIRLS
BOYS
STAFF
STEAM CR
COM-PUTER LAB
CR
CR
CR
CR
CR
MPR
CR 18
CR 17
CR 16
5
2 NEW SOCCER FIELDS
(N) 30' X 60' LUNCH SHELTER
(N) BASKETBALL COURTS
RELOCATED PLAYGROUND
CR 15
CR 14
CR 13
3
CR 25
CR 26
CR 27
4

EXPANDED VIEW 2



EL PORTAL ELEMENTARY SCHOOL – COST ANALYSIS

1.0	**HVAC/ELECTRICAL POWER DISTRIBUTION**					0	s.f. @	$75.00 /s.f. =	$0	
	ELECTRICAL SERVICE					1	LS @	$250,000 =	$250,000	
	ROOFING					23,629	s.f. @	$55.00 /s.f. =	$1,299,595	
	FIRE ALARM					35,149	s.f. @	$17.00 /s.f. =	$597,533	
	SEWER					1	LS @	$145,000 =	$145,000	
	TOTAL									**$2,292,128**
2.0	**PORTABLES TO PERMANENT**									
	Classrooms	12	@	960	s.f. =	11,520	s.f. @	$500.00 /s.f. =	$5,760,000	
	Restrooms	2	@	480	s.f. =	960	s.f. @	$650.00 /s.f. =	$624,000	
	STEAM	1	@	1,300	s.f. =	1,300	s.f. @	$550.00 /s.f. =	$715,000	
	Administration	1	@	960	s.f. =	480	s.f. @	$550.00 /s.f. =	$264,000	
	Subtotal					14,260	s.f.			
	Demolish Gray Area/Reconfigure Admin.					1,916	s.f. @	$202.50 /s.f. =	$387,990	
	Convert CR11 to Staff Workroom/Lounge					920	s.f. @	$202.50 /s.f. =	$186,300	
	Site Development									
	Play Area Paving and Apparatus					37,000	s.f. @	$25.00 /s.f. =	$925,000	
	TOTAL									**$8,862,290**
3.0	**MODERNIZATION**									
	FCI 0					0	s.f. @	$0.00 /s.f. =	$0	
	FCI 1					0	s.f. @	$0.00 /s.f. =	$0	
	FCI 2					0	s.f. @	$182.50 /s.f. =	$0	
	FCI 3					21,713	s.f. @	$202.50 /s.f. =	$4,396,883	
	FCI 4					0	s.f. @	$0.00 /s.f. =	$0	
	Site Development									
	Expand Northwest Parking Lot					22,500	s.f. @	$35.00 /s.f. =	$787,500	
	Recondition North Parking Lot					55,000	s.f. @	$20.00 /s.f. =	$1,100,000	
	Parking Lot Lighting					8	ea. @	$3,200 /ea. =	$25,600	
	Central Quad Stage and Paving					17,800	s.f. @	$35.00 /s.f. =	$623,000	
	Lunch Shelter, 30' x 60'					1	ea. @	$200,000 /ea. =	$200,000	
	TOTAL									**$7,132,983**

CONSTRUCTION COST TOTAL = $18,287,401

LOWELL JOINT SCHOOL DISTRICT

A TRADITION OF EXCELLENCE SINCE 1906

"Home of Scholars and Champions"



JORDAN ELEMENTARY SCHOOL

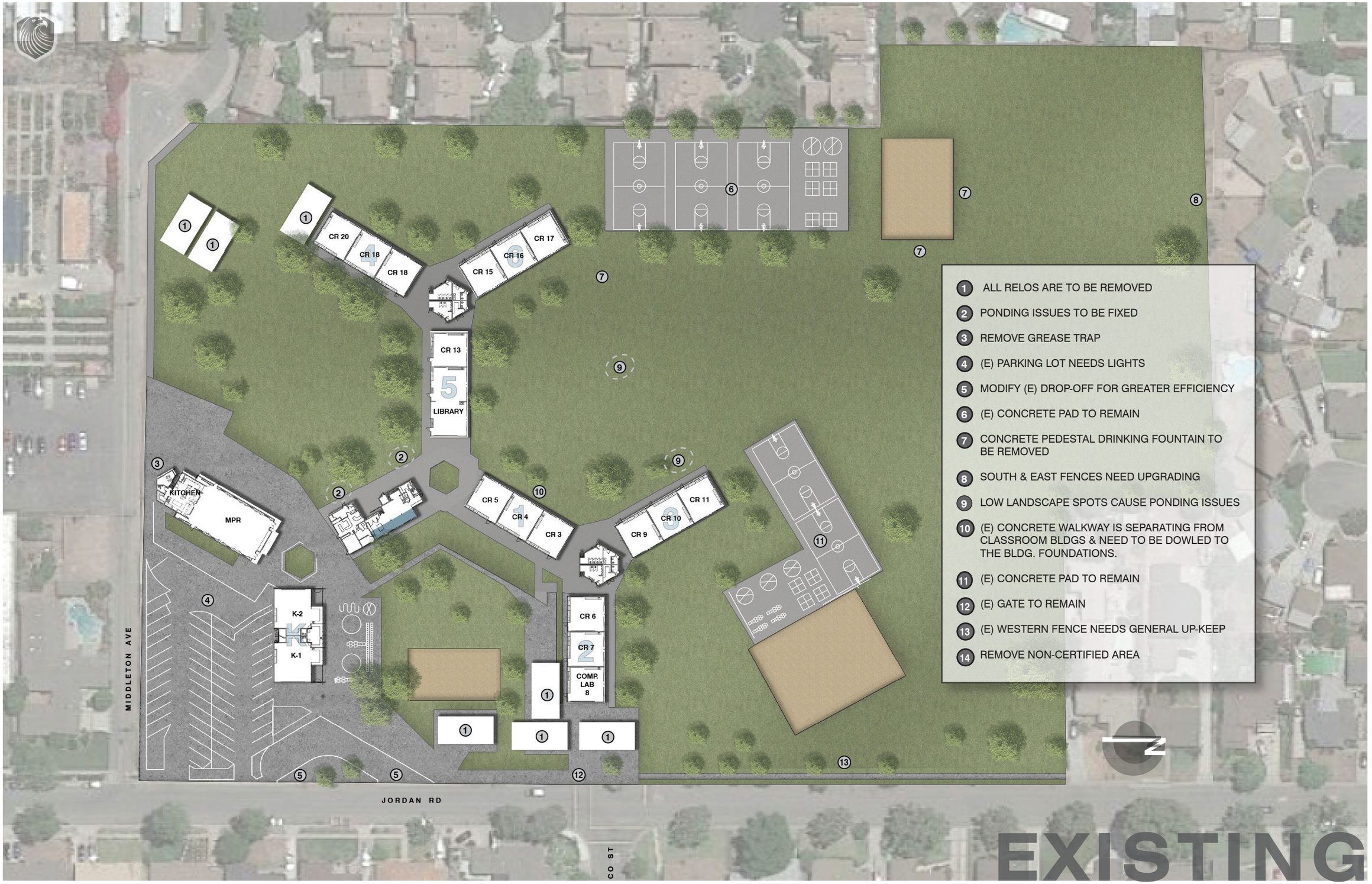
FRAMEWORK FOR THE NEXT GENERATION
20 YEARS IN THE MAKING







SECTION III



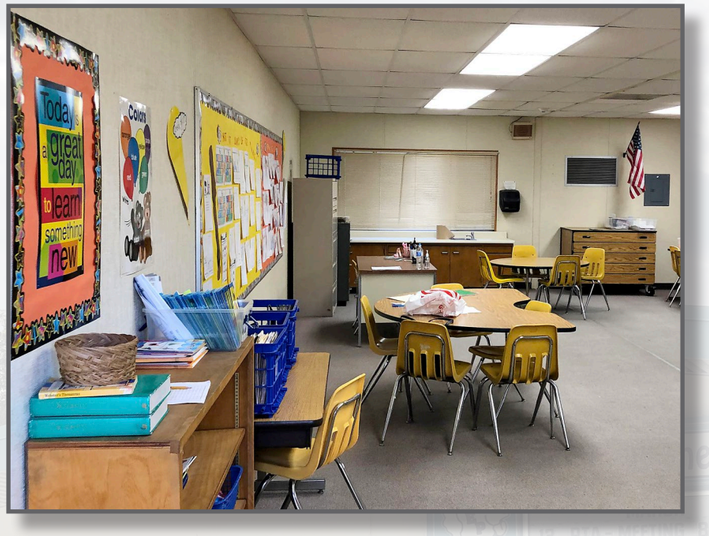
EXISTING SITE PLAN

JORDAN ELEMENTARY SCHOOL

EXISTING



Admin / Front Entrance



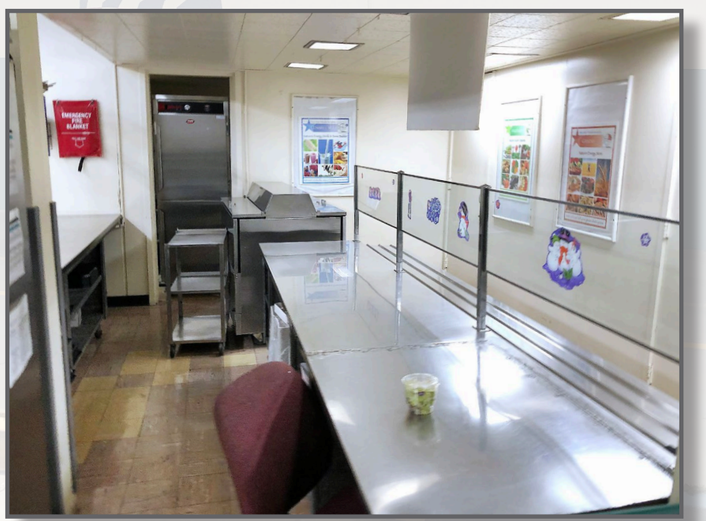
Classroom



Multipurpose Room



Kindergarten Ext.



Kitchen



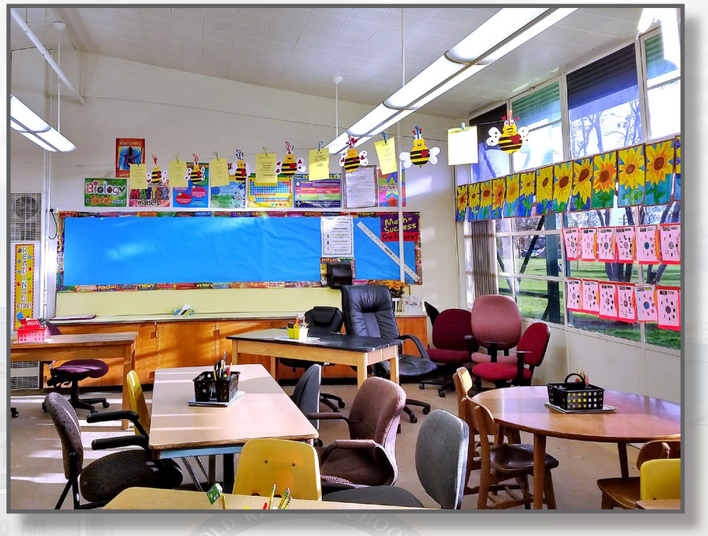
Classroom



Kindergarten Classroom



Accessible Parking Area



Classroom Interior



Library

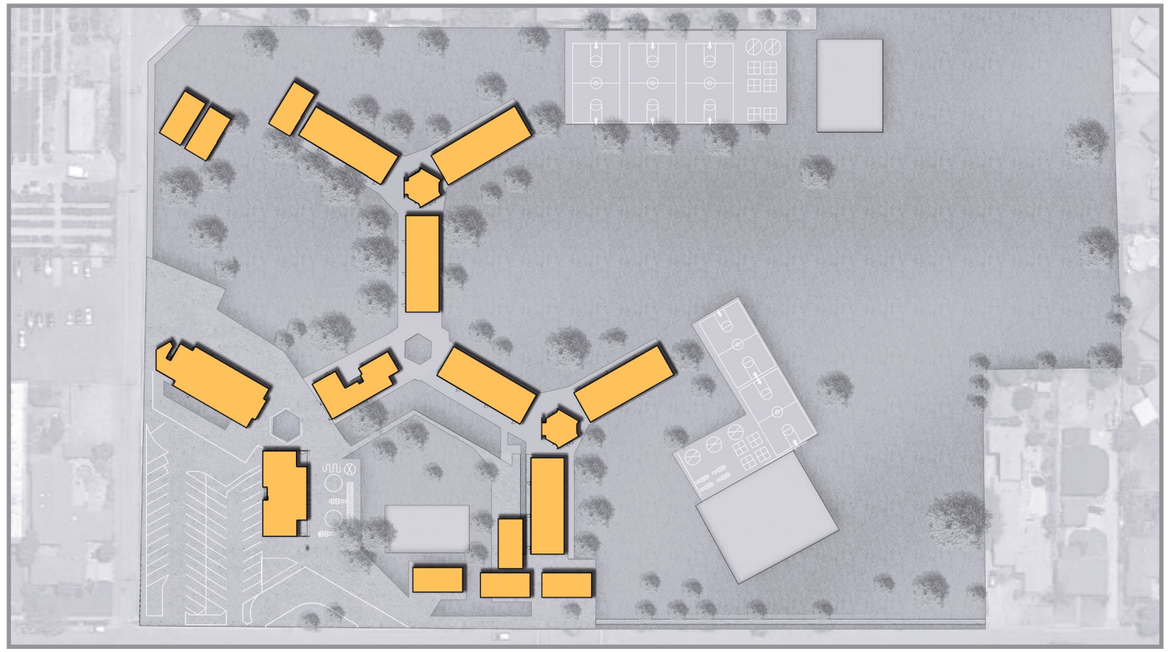


Courtyard



Kindergarten Playground





JORDAN ELEMENTARY - EXISTING BUILDING AREA CALCULATION

Administration Building	0 s.f.	
Multipurpose Building	3,658 s.f.	
Kindergarten Building	2,861 s.f.	
Building 1	2,746 s.f.	
Building 2	2,746 s.f.	
Building 3	2,746 s.f.	
Building 4	2,746 s.f.	
Building 5	2,746 s.f.	
Building 6	2,746 s.f.	
Toilet Building 7	732 s.f.	
Toilet Building 8	732 s.f.	
SUBTOTAL		24,459 s.f.
Relocatable Classroom Bldgs (7 @ 960 s.f.)	6,720 s.f.	
SUBTOTAL		6,720 s.f.
TOTAL		31,179

JORDAN ELEMENTARY SCHOOL FACILITY ASSESSMENT

FACILITY CONDITION INDEX (FCI)

- ☐ FC1 0 NEW or RECENTLY MODERNIZED
  (Deferred maintenance, new carpet, paint touch-up, etc.)
- ☐ FCI 1 MINOR MODERNIZATION
  (Repairing or touching up the existing finishes and systems. New paint, carpet, ceiling tiles, casework repair, re-lamping light fixtures, etc.)
- ☐ FCI 2 STANDARD MODERNIZATION
  (Remove and replace existing finishes down to the studs. New wall finishes, ceilings, flooring, casework, doors & hardware, plumbing, HVAC, electrical power & low voltage)
- ■ FCI 3 MAJOR MODERNIZATION
  (Standard modernization plus reconfiguring or re-programming interior spaces. Repairing significant dry-rot or termite damage. Replacing exterior finishes. New windows). El Portal qualifies as a Major Modernization due to significant dry-rot of the exterior glu-lam beams and the need for new window systems. Exterior finishes are ok as is.
- ☐ FCI 4 REPLACEMENT
  (Remove and replace)

CURRENT ENROLLMENT: 421 students

CURRENT GRADE LEVELS: K-6

GREATEST NEEDS: Remove and replace six (6) existing portable classroom buildings with new buildings. Remove non-certified construction at the Administration Building.

PORTABLES TO PERMANENT: Remove six (6) existing portable buildings and the existing Administration Building as a part of the Measure LL work. Replace the Administration Building in lieu of removing non-certified construction. Removing the non-certified construction leaves a building too small for practical purposes. Provide a new Administration Building (2,400 s.f.) with functional Reception, Principal's Office, Nurse's Office, Staff Workroom, Lounge and Restroom spaces.

Replace the existing portable building area with two (2) new single-story buildings. Provide an Early Learning Building along Jordan Road with one (1) pre-school (1,350 s.f.) and one (1) TK (1,350 s.f.). This building requires access to the street and a separate entrance from the elementary school. Provide a separate new Classroom Building serving the core of the campus with six (6) standard classrooms (960 s.f. ea.) and single occupant restrooms for Boys, Girls, Men and Women.

The existing Options Daycare portable classroom building shall remain with access to Jordan Road.

TRAFFIC/CIRCULATION: Add an accessible drop-off to the existing parking lot. Solve path-of-travel issues from the accessible parking to the new building areas as a part of the Measure LL work. Add low-level parking lot lighting to the main parking lot in future phases. Control light spillage to the surrounding neighborhood. Revise the existing "horseshoe" drive west of the Kindergarten Building to add a longer drop-off in future phases.

PAVING: The existing asphalt and concrete paving is in fair condition. Accessible path-of-travel needs to be improved. New walkways shall be epoxy doweled to the building foundations to prevent gapping.

FENCING: Remove and replace the north side fencing in conjunction with the adjacent future housing development. Southern and eastern perimeter fences need upgrade. West side fencing is relatively new.

LANDSCAPE & IRRIGATION: Beautify the school entry. The existing irrigation system requires general maintenance with new valves, heads, etc. where needed.

ATHLETIC FIELDS: South eastern fields have several areas that pond. The courtyard in front of the Administration Building has ponding issues which need proper drainage. The existing athletic field drinking fountains are to be removed.

ROOFING: Remove and replace the existing roofing as part of the Measure LL work. Remove and replace the existing internal gutters with galvanized steel gutters at the roof edge. The existing glulam beams are in fair condition and shall remain. Replace deteriorated wood fascia as required.

COVERED WALKWAYS: Remove and replace the existing roofing as part of the Measure LL work. Replace deteriorated wood fascia as required.

LUNCH SHELTERS: Provide a new lunch metal shelter east of the Multipurpose Building.

ACCESSIBILITY: Replace the existing concrete paving at the classroom entry doors to comply with maximum ADA threshold height requirements. Consider removing and replacing the concrete at the doors only in lieu of removing the entire walk. Add an accessible drop-off to the existing parking lot. Solve path-of-travel issues from the accessible parking to the new building areas.

MARQUEE: Provide a marquee mounted to the west face of the new building towards the north.

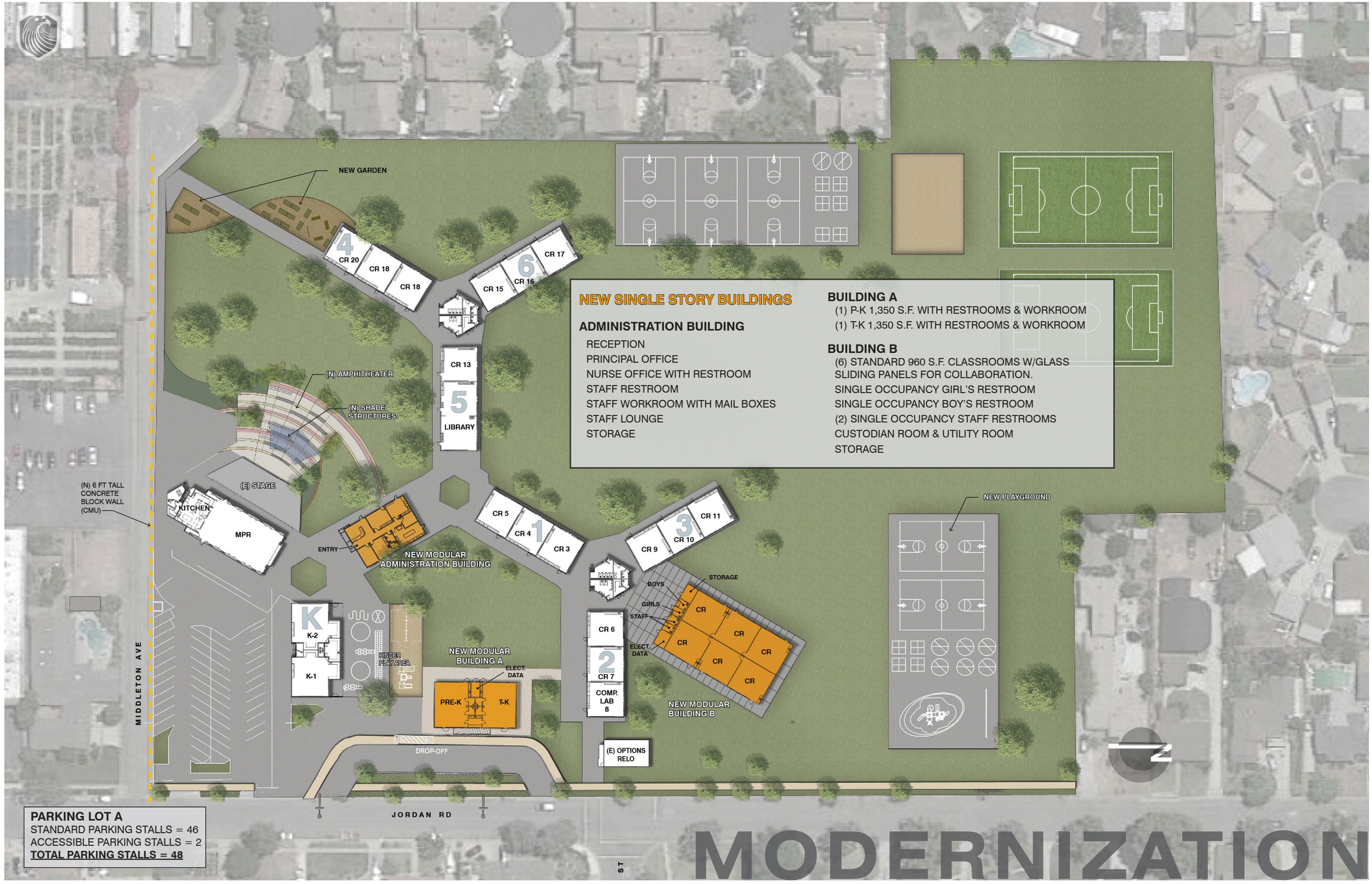
WINDOW SYSTEMS: The existing windows are in very poor condition. Remove and replace.

SIGNAGE: Provide dual language accessible signage.

UTILITIES:

- SEWER: Replace the sewer as part of the Measure LL work.
- DOMESTIC WATER: Replace in future phases.
- STORM DRAIN: South eastern fields have several areas that pond. Where possible, infill these areas with foundation spoils from the new buildings. The courtyard in front of the Administration Building ponds. Correct in future phases.
- GAS: Remove and replace the existing gas meter as part of the Measure LL work. Add an earthquake valve. Protect the existing site gas distribution in place. Replace in future phases. Remove and replace any gas piping currently running on the existing roofing as a part of the Measure LL work.
- POWER: Remove and replace the original single-phase gear as part of the Measure LL work. Remove two (2) metered stand up gear serving the existing portable buildings. Trench site and install conduits for three phase power, fire alarm and low voltage systems. Coordinate and install new three-phase metered Main Service Board (MSB), feeders and panels.
- LIGHTING: Existing to remain. New lights were installed as a part of the Prop 39 work.
- CLOCK/INTERCOM: Remove and replace the old, troublesome Musiac System as a part of the Measure LL work.
- SECURITY: Modify the existing DMP system serving Computer Classroom 8 and Classroom 17.
- FIRE ALARM: Replace the fire alarm as part of the Measure LL work.

HVAC: Replace the HVAC as part of the Measure LL work.



NEW SINGLE STORY BUILDINGS

ADMINISTRATION BUILDING

- RECEPTION
- PRINCIPAL OFFICE
- NURSE OFFICE WITH RESTROOM
- STAFF RESTROOM
- STAFF WORKROOM WITH MAIL BOXES
- STAFF LOUNGE
- STORAGE

BUILDING A

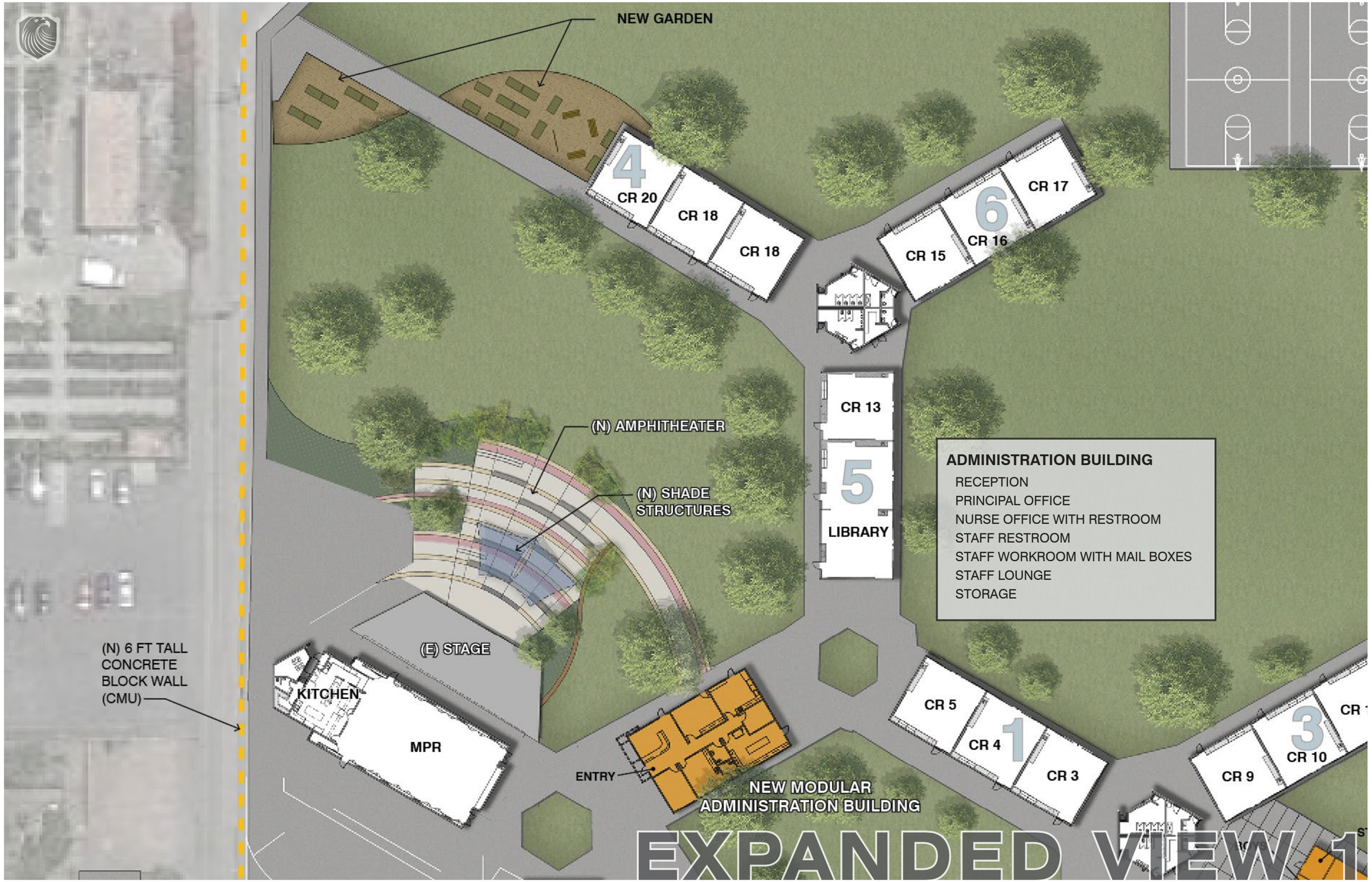
- (1) P-K 1,350 S.F. WITH RESTROOMS & WORKROOM
- (1) T-K 1,350 S.F. WITH RESTROOMS & WORKROOM

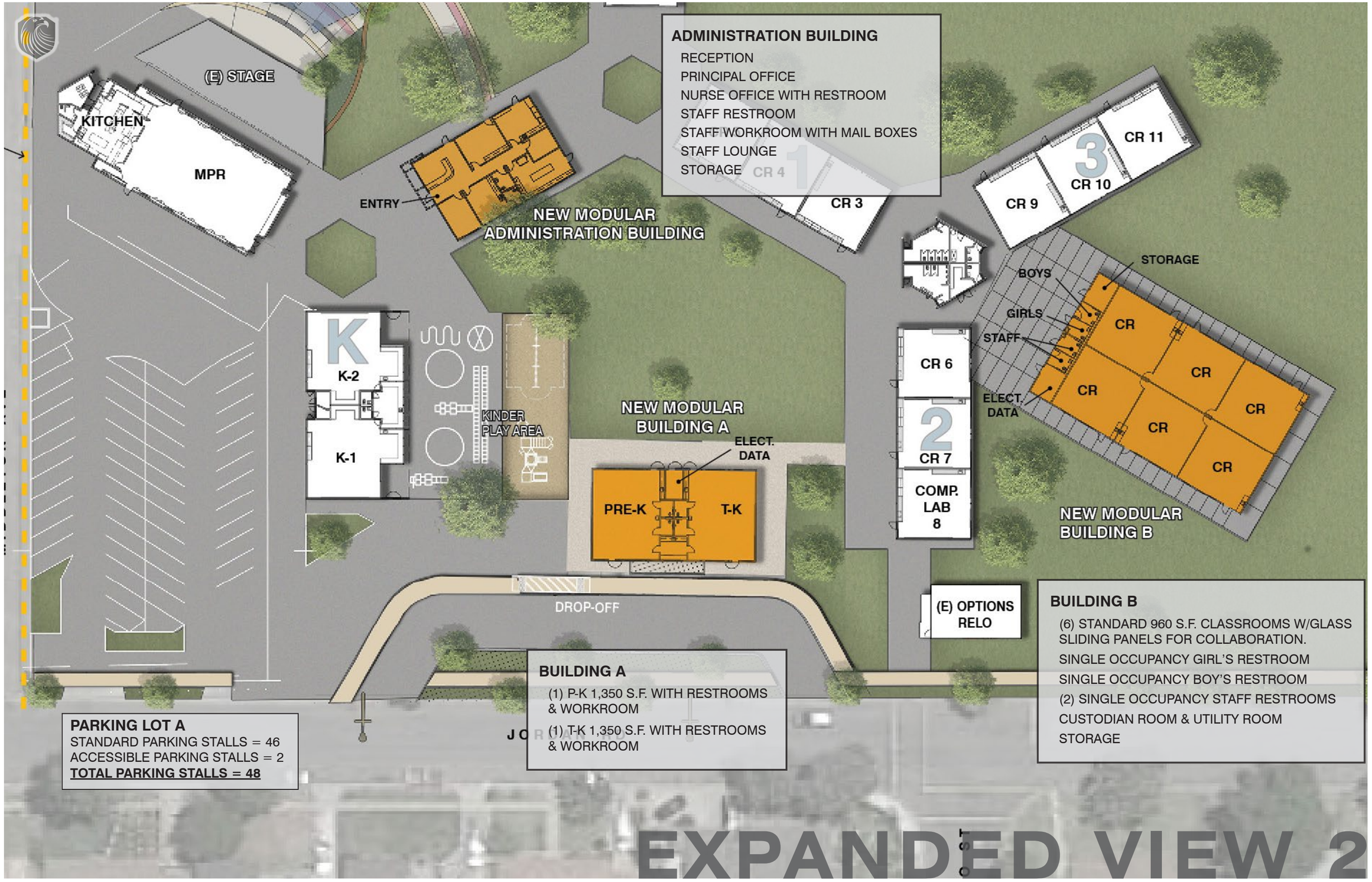
BUILDING B

- (6) STANDARD 960 S.F. CLASSROOMS W/GLASS SLIDING PANELS FOR COLLABORATION.
- SINGLE OCCUPANCY GIRL'S RESTROOM
- SINGLE OCCUPANCY BOY'S RESTROOM
- (2) SINGLE OCCUPANCY STAFF RESTROOMS
- CUSTODIAN ROOM & UTILITY ROOM
- STORAGE

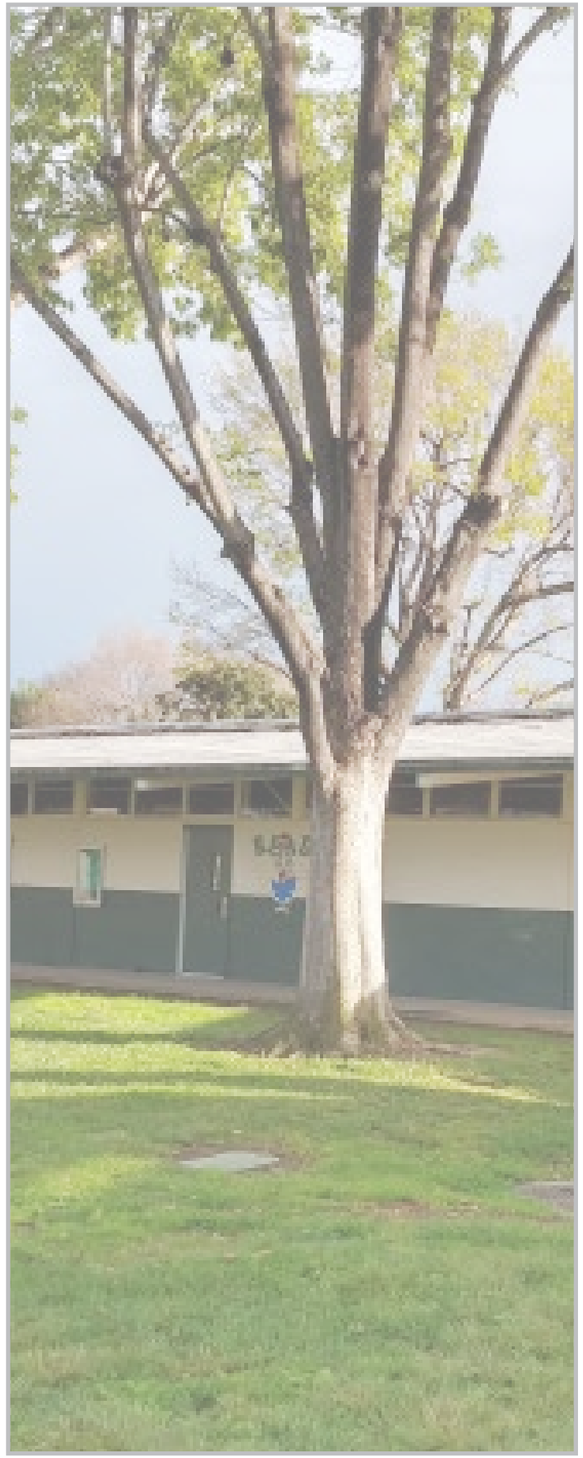
PARKING LOT A
STANDARD PARKING STALLS = 46
ACCESSIBLE PARKING STALLS = 2
TOTAL PARKING STALLS = 48

MODERNIZATION


NEW GARDEN
4
CR 20
CR 18
CR 18
6
CR 17
CR 16
CR 15
CR 13
5
LIBRARY
(N) AMPHITHEATER
(N) SHADE STRUCTURES
(E) STAGE
(N) 6 FT TALL CONCRETE BLOCK WALL (CMU)
KITCHEN
MPR
ENTRY
NEW MODULAR ADMINISTRATION BUILDING
CR 5
CR 4
1
CR 3
3
CR 10
CR 9
ADMINISTRATION BUILDING
RECEPTION
PRINCIPAL OFFICE
NURSE OFFICE WITH RESTROOM
STAFF RESTROOM
STAFF WORKROOM WITH MAIL BOXES
STAFF LOUNGE
STORAGE
EXPANDED VIEW 1



EXPANDED VIEW 2



JORDAN ELEMENTARY SCHOOL – COST ANALYSIS

1.0	**HVAC/ELECTRICAL POWER DISTRIBUTION**				24,459	s.f. @	$75.00 /s.f. =	$1,834,425	
	ELECTRICAL SERVICE				1	LS @	$250,000 =	$250,000	
	ROOFING				24,459	s.f. @	$55.00 /s.f. =	$1,345,245	
	FIRE ALARM				24,459	s.f. @	$17.00 /s.f. =	$415,803	
	SEWER				1	LS @	$145,000 =	$145,000	
	TOTAL								**$3,990,473**
2.0	**PORTABLES TO PERMANENT**								
	Classrooms	6	@	960 s.f. =	5,760	s.f. @	$500.00 /s.f. =	$2,880,000	
	Restrooms/Storage	1	@	720 s.f. =	720	s.f. @	$650.00 /s.f. =	$468,000	
	Pre-School/Kindergarten	2	@	1,440 s.f. =	2,880	s.f. @	$500.00 /s.f. =	$1,440,000	
	Administration	1	ea @	2,400 s.f. =	2,400	s.f. @	$550.00 /s.f. =	$1,320,000	
	Subtotal				11,760	s.f.			
	Site Development								
	Path-of-Travel to Classroom Bldg				4,200	s.f. @	$95.00 /s.f. =	$399,000	
	Play Area Paving and Apparatus				19,400	s.f. @	$25.00 /s.f. =	$485,000	
	Low Voltage Systems				1	LS @	$212,000 =	$212,000	
	TOTAL								**$7,204,000**
3.0	**MODERNIZATION**								
	FCI 0 - NEW or RECENTLY MODERNIZED (Deferred maintenance, new carpet, paint touch-up, etc.)				0	s.f. @	$0.00 /s.f. =	$0	
	FCI 1 - MINOR MODERNIZATION (Repairing or touching up the existing finishes and systems. New paint, carpet, ceiling tiles, casework repair, re-lamping light fixtures, etc.)				0	s.f. @	$0.00 /s.f. =	$0	
	FCI 2 - STANDARD MODERNIZATION (Remove and replace existing finishes down to the studs. New wall finishes, ceilings, flooring, casework, doors & hardware, plumbing, classroom electrical power & low voltage)				0	s.f. @	$182.50 /s.f. =	$0	
	FCI 3 - MAJOR MODERNIZATION (Standard modernization plus reconfiguring or re-programming interior spaces. Repairing significant dry-rot or termite damage. Replacing exterior finishes. New windows)				24,459	s.f. @	$202.50 /s.f. =	$4,952,948	
	FCI 4- REPLACEMENT (Remove and replace)				0	s.f. @	$0.00 /s.f. =	$0	
	Site Development								
	Kinder Drop-Off				12,000	s.f. @	$35.00 /s.f. =	$420,000	
	North Parking Lot				20,600	s.f. @	$5.00 /s.f. =	$103,000	
	Parking Lot Lighting				5	ea. @	$3,200 /ea. =	$16,000	
	Central Quad Amphitheater				11,000	s.f. @	$75.00 /s.f. =	$825,000	
	Lunch Shelter, 30' x 60'				1	ea. @	$200,000 /ea. =	$200,000	
	TOTAL								**$6,516,948**

CONSTRUCTION COST TOTAL = $17,711,421

LOWELL JOINT SCHOOL DISTRICT

A TRADITION OF EXCELLENCE SINCE 1906

"Home of Scholars and Champions"

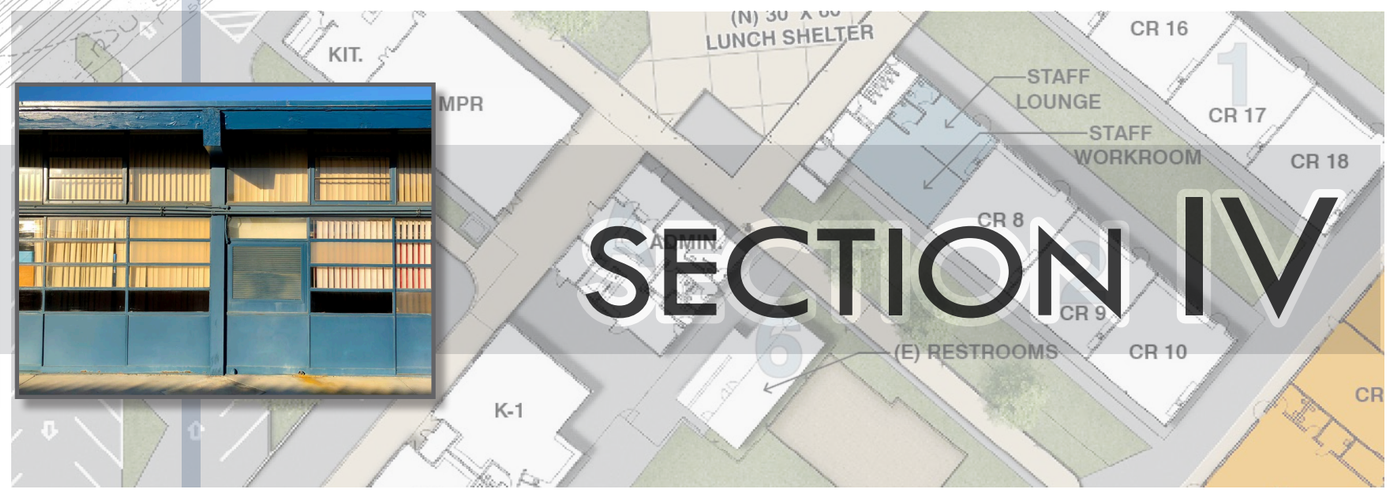


MACY ELEMENTARY SCHOOL

FRAMEWORK FOR THE NEXT GENERATION
20 YEARS IN THE MAKING







SECTION IV

EXISTING SITE PLAN



1. (N) NORTHERN FENCE NEEDS GENERAL UP-KEEP
2. (E) CONCRETE PAD TO REMAIN
3. REPLACE & EXPAND LUNCH SHELTERS
4. ALL RELOS ARE TO BE REMOVED
5. (E) WESTERN FENCE NEEDS GENERAL UP-KEEP
6. REPLACE (E) GATE
7. LOW LANDSCAPE SPOTS CAUSE PONDING ISSUES
8. (E) EAST FENCE NEEDS GENERAL UP-KEEP
9. (E) CONCRETE PAD TO REMAIN
10. CONCRETE WALKWAY SEPARATING FROM BLDG. & DOWEL FOUNDATIONS
11. PONDING ISSUES
12. (E) PARALLEL DROP OFF AREA TO REMAIN
13. REMOVE NON-CERTIFIED AREA

EXISTING

MACY ELEMENTARY SCHOOL



Admin / Front Entrance



Teacher's Lounge



Multipurpose Room



Main Switchboard



Kitchen



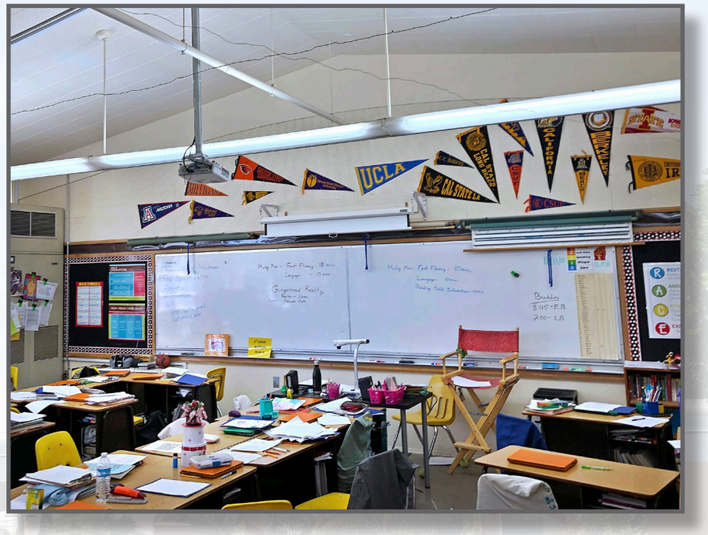
Computer Lab



Kindergarten



Lunch Shelter



Classroom Interior



Storm Drain



Work Room



Modular Classroom





MACY ELEMENTARY - EXISTING BUILDING AREA CALCULATION

Administration Building	2,259 s.f.	
Multipurpose Building	3,177 s.f.	
Kindergarten Building	2,880 s.f.	
Building 1	4,096 s.f.	
Building 2	4,116 s.f.	
Building 3	4,116 s.f.	
Building 4	4,096 s.f.	
Building 5	3,508 s.f.	
Building 6	720 s.f.	
SUBTOTAL		28,968 s.f.
Relocatable Classroom Buildings (4 @ 960 s.f.)	3,840 s.f.	
Relocatable Toilet Buildings (1 @ 480 s.f.)	480 s.f.	
SUBTOTAL		4,320 s.f.
TOTAL		33,288 s.f.

MACY ELEMENTARY SCHOOL FACILITY ASSESSMENT

FACILITY CONDITION INDEX (FCI)

- ☐ FC1 0 NEW or RECENTLY MODERNIZED
  (Deferred maintenance, new carpet, paint touch-up, etc.)
- ☐ FCI 1 MINOR MODERNIZATION
  (Repairing or touching up the existing finishes and systems. New paint, carpet, ceiling tiles, casework repair, re-lamping light fixtures, etc.)
- ☐ FCI 2 STANDARD MODERNIZATION
  (Remove and replace existing finishes down to the studs. New wall finishes, ceilings, flooring, casework, doors & hardware, plumbing, HVAC, electrical power & low voltage)
- ■ FCI 3 MAJOR MODERNIZATION
  (Standard modernization plus reconfiguring or re-programming interior spaces. Repairing significant dry-rot or termite damage. Replacing exterior finishes. New windows). El Portal qualifies as a Major Modernization due to significant dry-rot of the exterior glu-lam beams and the need for new window systems. Exterior finishes are ok as is.
- ☐ FCI 4 REPLACEMENT
  (Remove and replace)

CURRENT ENROLLMENT: 458 students

CURRENT GRADE LEVELS: K-6

GREATEST NEEDS: Remove and replace four (4) existing portable classroom buildings with a new one-story building. Remove non-certified construction at the Administration Building/Kindergarten Building.

PORTABLES TO PERMANENT: Remove four (4) existing portable buildings. Provide a new one-story building with three (3) standard classrooms (960 s.f. ea.) and one (1) kindergarten classroom (1,350 s.f.). The new building is proposed to be located at the southeast side of the site along Russell St. to add curb appeal. It is proposed that the existing Administration Building be remodeled to remove the Staff Workroom located in the non-certified building area. The Building 2, Classroom 7 will be remodeled to provide a Staff Workroom, Lounge and restroom. The existing Library shall double in size expanding into Computer Lab Rm 20. It was suggested the existing Options Pre-school be relocated to the east side of the site accessible from Macy St..

TRAFFIC/CIRCULATION: The drop-off and circulation in the existing Russell St. parking lot is fair. Low-level parking lot lighting is proposed with controlled light spillage to the surrounding neighborhood. Drop-off is proposed along Russell St. for the new pre-school.

PAVING: The existing asphalt and concrete paving is in fair condition. Accessible path-of-travel (POT) needs to be improved.

FENCING: Remove and replace the existing fencing along Macy St. with 1″ black vinyl chain link fencing. Replace the large gate west of the Multipurpose Building.

LANDSCAPE & IRRIGATION: Beautify the school entry as well as around the new building. The existing irrigation system requires general maintenance with new valves, heads, and etc. where needed. Wind from the northeast blows dust into the Building 3 classrooms. A planted buffer is suggested.

ATHLETIC FIELDS: In general the athletic fields are in fair condition.

ROOFING: Remove and replace the existing roofing as part of the Measure LL work. Remove and replace the existing corrugated metal roofing with new metal roofing. Replace deteriorated wood fascia as required.

COVERED WALKWAYS: Remove and replace the existing roofing as part of the Measure LL work. Replace deteriorated wood fascia as required.

LUNCH SHELTERS: Provide a new metal lunch shelter in the central quad north of the Multipurpose Building.

ACCESSIBILITY: Replace the existing concrete paving at the classroom entry doors to comply with maximum ADA threshold height requirements. Consider removing and replacing the concrete at the doors only in lieu of removing the entire walk.

Accessible parking will be required at all lots. Accessible drop-off areas will be required at all lots.

MARQUEE: Provide a marquee mounted to the south face of the new building.

WINDOW SYSTEMS: The existing windows are in very poor condition. Remove and replace.

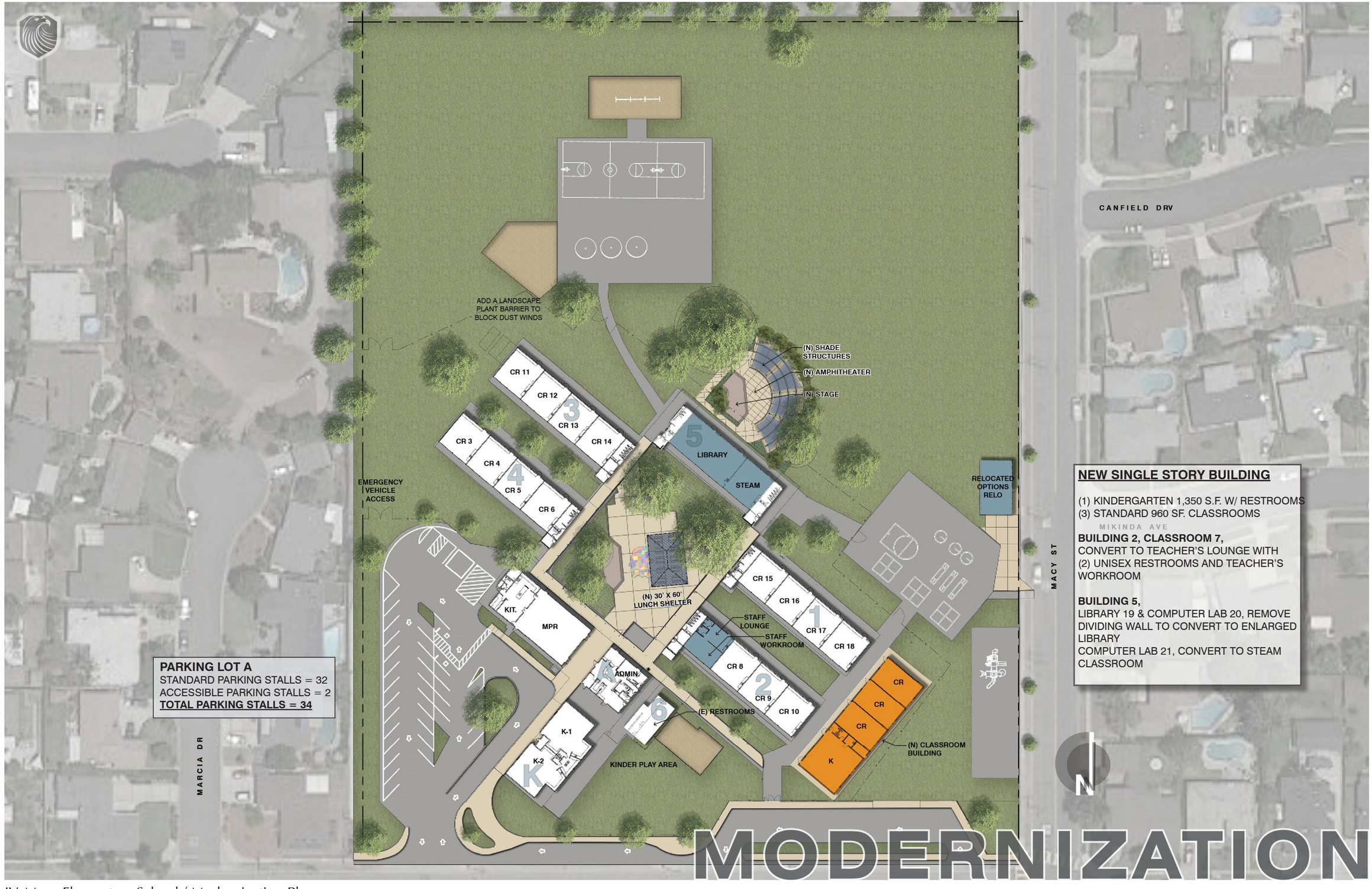
SIGNAGE: Provide dual language accessible signage.

UTILITIES:

- SEWER: Replace the sewer as a part of the Measure LL work.
- DOMESTIC WATER: Replace in future phases.
- STORM DRAIN: Storm water runs from the northeast play area between Buildings 1 and 5, continues northwest of Buildings 1 and 2 and collects in front of the Administration Building.
- GAS: Remove and replace existing underground site gas piping in future phases. Add an earthquake valve.
- POWER: Existing new three phase Main Service Board (MSB) to remain. New conductors were pulled in existing underground conduit. Most are single phase except two (2) are three phase. Newer panels were added; conductors run through gutted single-phase panels. Has (1) metered stand up gear to be reconnected. Remove overhead service lateral.
- LIGHTING: Existing to remain. New lights were installed as a part of the Prop 39 work.
- CLOCK/INTERCOM: Remove and replace the existing Rauland 2100 system in future phases.
- SECURITY: Protect the existing DMP system currently serving Computer Rooms 20-21 & Office.
- FIRE ALARM: Replace as a part of the Measure LL work.

HVAC: Replace as a part of the Measure LL work.

MODERNIZATION PLAN



PARKING LOT A
STANDARD PARKING STALLS = 32
ACCESSIBLE PARKING STALLS = 2
TOTAL PARKING STALLS = 34

NEW SINGLE STORY BUILDING

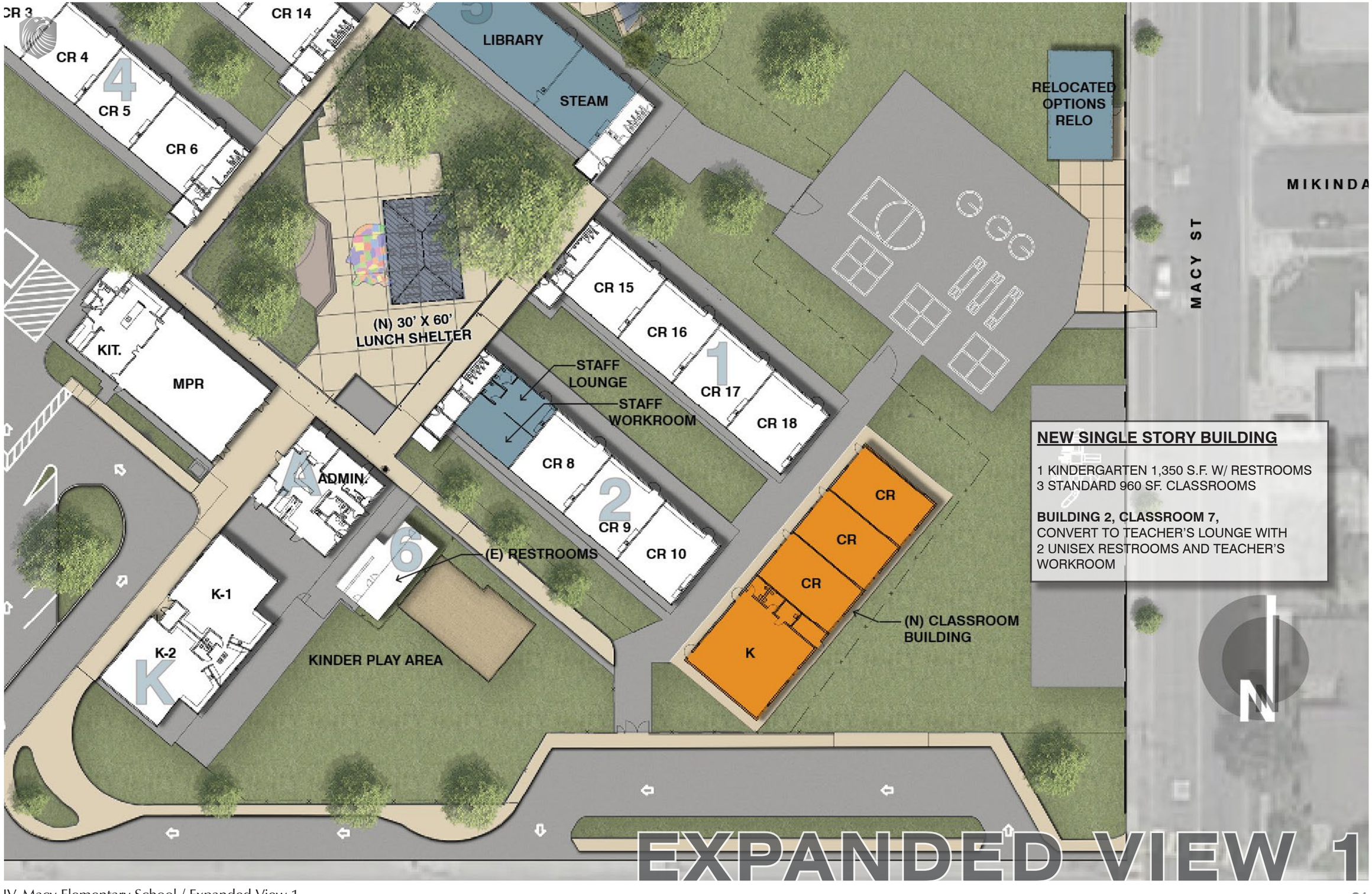
(1) KINDERGARTEN 1,350 S.F. W/ RESTROOMS
(3) STANDARD 960 SF. CLASSROOMS

BUILDING 2, CLASSROOM 7,
CONVERT TO TEACHER'S LOUNGE WITH (2) UNISEX RESTROOMS AND TEACHER'S WORKROOM

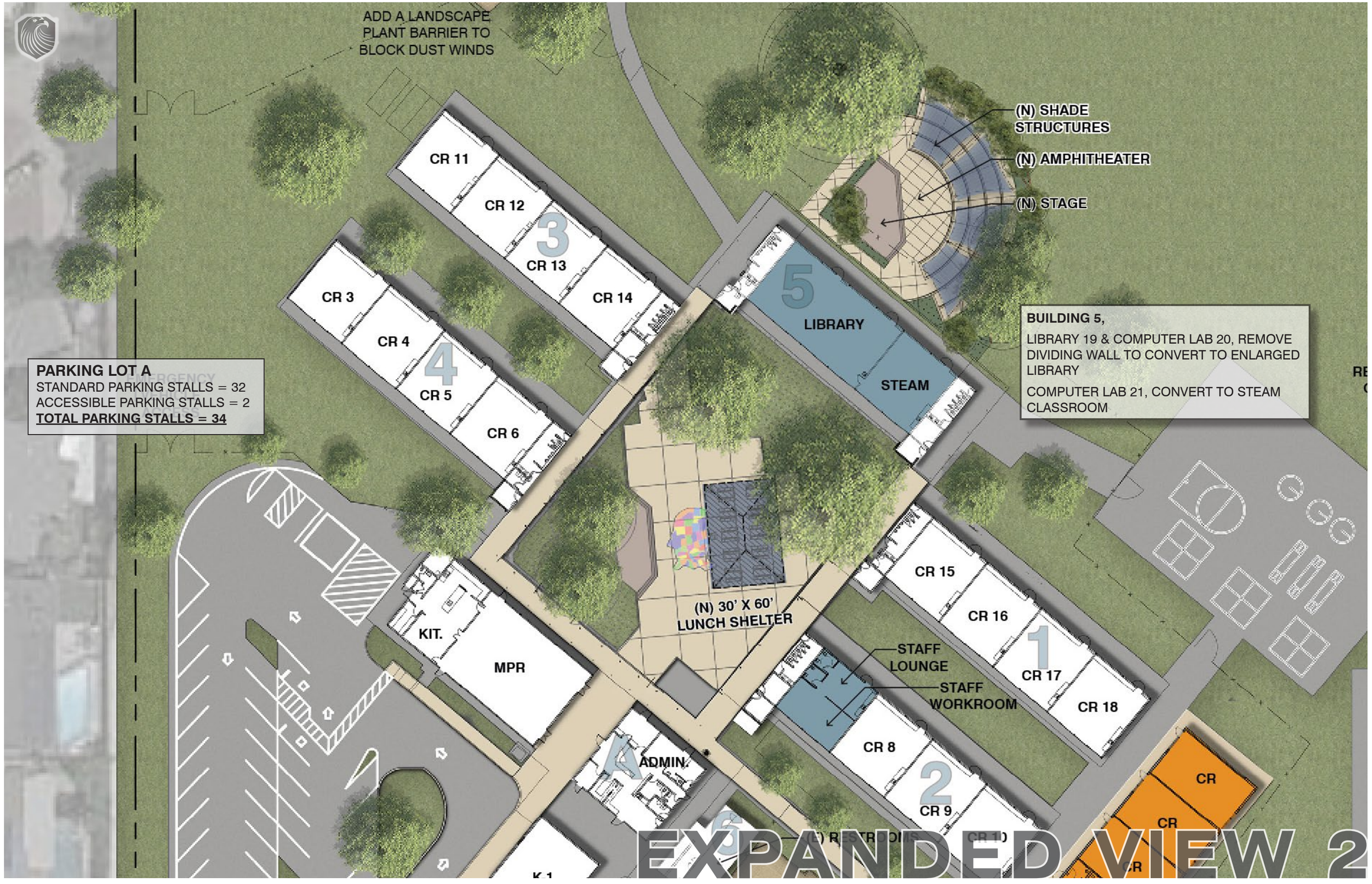
BUILDING 5,
LIBRARY 19 & COMPUTER LAB 20, REMOVE DIVIDING WALL TO CONVERT TO ENLARGED LIBRARY
COMPUTER LAB 21, CONVERT TO STEAM CLASSROOM

MACY ELEMENTARY SCHOOL

MODERNIZATION



EXPANDED VIEW 1



EXPANDED VIEW 2



MACY ELEMENTARY SCHOOL – COST ANALYSIS

1.0	**HVAC/ELECTRICAL POWER DISTRIBUTION**					28,968	s.f. @	$75.00 /s.f. =	$2,172,600	
	ELECTRICAL SERVICE					0	LS @	$250,000 =	$0	
	ROOFING					28,968	s.f. @	$55.00 /s.f. =	$1,593,240	
	FIRE ALARM					33,288	s.f. @	$17.00 /s.f. =	$565,896	
	SEWER					1	LS @	$145,000 =	$145,000	
	TOTAL									**$4,476,736**
2.0	**PORTABLES TO PERMANENT**									
	Classrooms	3	@	960	s.f. =	2,880	s.f. @	$500.00 /s.f. =	$1,440,000	
	Pre-School/Kindergarten	1	@	1,920	s.f. =	1,920	s.f. @	$500.00 /s.f. =	$960,000	
	Subtotal					4,800	s.f.			
	Restore Admin. Gray Area					828	s.f. @	$202.50 /s.f. =	$167,670	
	Convert CR7 to Staff Workroom/Lounge					920	s.f. @	$202.50 /s.f. =	$186,300	
	Convert Library/Comp Labs to Library/Steam					2,910	s.f. @	$202.50 /s.f. =	$589,275	
	Site Development									
	Central Quad Stage and Paving					12,000	s.f. @	$35.00 /s.f. =	$420,000	
	Lunch Shelter, 30' x 60'					1	ea. @	$200,000 /ea. =	$200,000	
	Amphitheater					7,000	s.f. @	$75.00 /s.f. =	$525,000	
	Relocate Options Child Care					1	LS @	$400,000 /s.f. =	$400,000	
	TOTAL									**$4,888,245**
3.0	**MODERNIZATION**									
	FCI 0 - NEW or RECENTLY MODERNIZED					0	s.f. @	$0.00 /s.f. =	$0	
	(Deferred maintenance, new carpet, paint touch-up, etc.)									
	FCI 1 - MINOR MODERNIZATION					0	s.f. @	$0.00 /s.f. =	$0	
	(Repairing or touching up the existing finishes and systems. New paint, carpet, ceiling tiles, casework repair, re-lamping light fixtures, etc.)									
	FCI 2 - STANDARD MODERNIZATION					0	s.f. @	$182.50 /s.f. =	$0	
	(Remove and replace existing finishes down to the studs. New wall finishes, ceilings, flooring, casework, doors & hardware, plumbing, classroom electrical power & low voltage)									
	FCI 3 - MAJOR MODERNIZATION					25,138	s.f. @	$202.50 /s.f. =	$5,090,445	
	(Standard modernization plus reconfiguring or re-programming interior spaces. Repairing significant dry-rot or termite damage. Replacing exterior finishes. New windows)									
	FCI 4- REPLACEMENT					0	s.f. @	$0.00 /s.f. =	$0	
	(Remove and replace)									
	TOTAL									**$5,090,445**

CONSTRUCTION COST TOTAL = $14,455,426

LOWELL JOINT SCHOOL DISTRICT

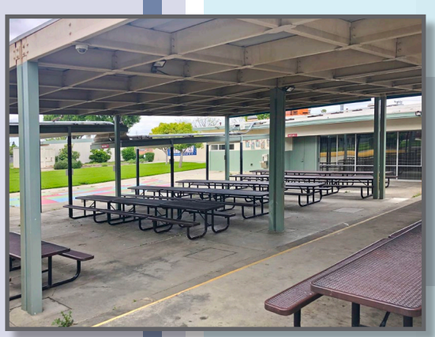
A TRADITION OF EXCELLENCE SINCE 1906

"Home of Scholars and Champions"

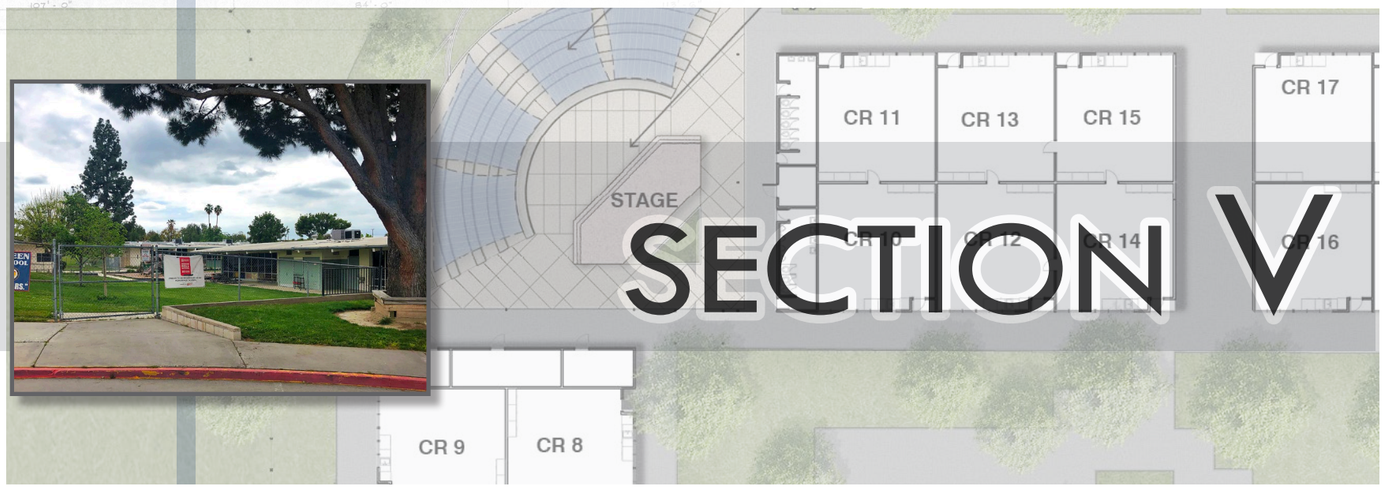


MEADOW GREEN ELEMENTARY SCHOOL

FRAMEWORK FOR THE NEXT GENERATION
20 YEARS IN THE MAKING







SECTION V

GHATAODE BANNON ARCHITECTS GBA

EXISTING SITE PLAN

MEADOW GREEN ELEMENTARY

1. SW FENCE NEEDS GENERAL UP-KEEP
2. (E) SOUTHERN FENCE NEEDS AN UPGRADE
3. FENCE NEEDS GENERAL UP-KEEP
4. PONDING ISSUES
5. OPTIONS DAYCARE TO REMAIN
6. EASTERN FENCE NEEDS GENERAL UP-KEEP
7. NW FENCE NEEDS GENERAL UP-KEEP
8. (E) NORTHERN FENCE NEEDS GENERAL UP-KEEP
9. NON-COMPLIANT AREA TO BE REMOVED
10. ALL RELOS ARE TO BE REMOVED
11. (E) PARKING LOT NEEDS LIGHTS
12. DEMO & BUILD LANDSCAPE BEAUTIFICATION

EADOW
REEN RD

SILVERGROVE DR.

GROVEDALE DR.

GROVEDALE DR.

LANTERN LN

CR 11 | STEAM 13 | CR 15 | CR 17 | CR 19 | CR 21

CR 10 | CR 12 | LIBRARY 14 | CR 16 | CR 18 | CR 20

22 | 23 | 24 | 25 | 26 | 27

CR 9 | CR 8 | CR 7 | CR 6 | CR 5 | CR 4

K-1 | K-2 | ADMIN

KIT | MPR

EXISTING



Front Entrance



Lunch Courtyard



Student Drop Off



Main Utilities



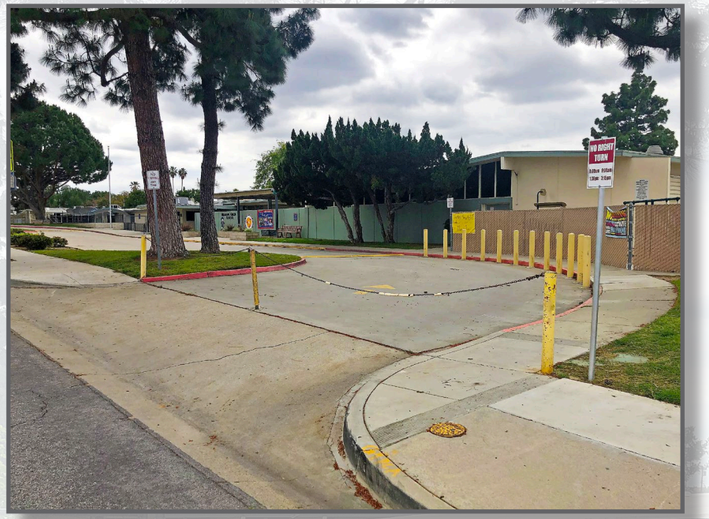
Kindergarten Play Area



Landscaping



Courtyard



Entrance from Street



Bicycle Rack



Parking Lot



Practice Field



Lunch Shelter





MEADOW GREEN ELEMENTARY - EXISTING BUILDING AREA CALCULATION		
Administration Building	3,741 s.f.	
Multipurpose Building	6,477 s.f.	
Kindergarten Building	2,679 s.f.	
Building 1	6,844 s.f.	
Building 2	14,024 s.f.	
SUBTOTAL		33,765 s.f.
Relocatable Classroom Buildings (7 @ 960 s.f.)	6,720 s.f.	
Relocatable Toilet Buildings (0 @ 480 s.f.)	0 s.f.	
SUBTOTAL		6,720 s.f.
TOTAL		40,485 s.f.

MEADOW GREEN ELEMENTARY SCHOOL FACILITY ASSESSMENT

FACILITY CONDITION INDEX (FCI)

- ☐ FC1 0 NEW or RECENTLY MODERNIZED
  (Deferred maintenance, new carpet, paint touch-up, etc.)
- ☐ FCI 1 MINOR MODERNIZATION
  (Repairing or touching up the existing finishes and systems. New paint, carpet, ceiling tiles, casework repair, re-lamping light fixtures, etc.)
- ☐ FCI 2 STANDARD MODERNIZATION
  (Remove and replace existing finishes down to the studs. New wall finishes, ceilings, flooring, casework, doors & hardware, plumbing, HVAC, electrical power & low voltage)
- ■ FCI 3 MAJOR MODERNIZATION
  (Standard modernization plus reconfiguring or re-programming interior spaces. Repairing significant dry-rot or termite damage. Replacing exterior finishes. New windows). El Portal qualifies as a Major Modernization due to significant dry-rot of the exterior glu-lam beams and the need for new window systems. Exterior finishes are ok as is.
- ☐ FCI 4 REPLACEMENT
  (Remove and replace)

CURRENT ENROLLMENT: 535 students

CURRENT GRADE LEVELS: K-6

GREATEST NEEDS: Remove and replace six (6) existing portable classroom buildings with a new one-story building. Remove non-certified construction at the Administration Building and Building 2.

PORTABLES TO PERMANENT: Remove six (6) existing portable buildings. Provide a new one-story building centralizing the Early Education program by including three (3) kindergarten classrooms (1,350 s.f. ea), two (2) pre-school classrooms (1,350 s.f. ea), one (1) TK classroom (1,350 s.f.), one (1) Special Education classroom (960 s.f.), one (1) standard classroom (960 s.f.). Also provide offices for Counseling, Intervention Speech and ELD (960 s.f. total) and single occupancy restrooms for students and staff. The new building is proposed to be located at the northwest side of the site west of the existing parking lot.

The existing Administration Building (Building A) is to be remodeled to remove the non-certified area. The remodeled area will accommodate the Principal, Office Manager, Attendance Clerk and Nurse. Remodel the adjacent Kindergarten classroom to provide Staff Workroom, Lounge and restrooms. Remodel the remaining existing Kindergarten classroom into the new home for the Library. Convert existing Classrooms 4 and 6 into an Innovation Lab. Remove the non-certified area at Building 2. The existing Library shall convert to a standard classroom. The existing Options Pre-school shall remain.

TRAFFIC/CIRCULATION: The drop-off and circulation in the existing north parking lot is poor. A second drive approach south of the existing is proposed. Relocate the accessible parking to the southeast. Low-level parking lot lighting is proposed with controlled light spillage to the surrounding neighborhood.

PAVING: The existing asphalt and concrete paving is in fair condition. Accessible path-of-travel (POT) needs to be improved.

FENCING: Remove and replace the existing perimeter fencing to the south and southwest.

LANDSCAPE & IRRIGATION: Beautify the school entry as well as around the new building. Remove and replace the existing pre-school play area to the east of the Multipurpose Building with landscape. New play area is proposed west of the new building. The existing irrigation system requires general maintenance with new valves, heads, and etc. where needed.

ATHLETIC FIELDS: In general the athletic fields are in fair condition.

ROOFING: Remove and replace the existing roofing as a part of the Measure LL work. The existing roof is in poor condition. Allow for 30% sheathing replacement. Replace deteriorated wood fascia as required.

COVERED WALKWAYS: Remove and replace the existing roofing as a part of the Measure LL work. Replace deteriorated wood fascia as required.

SHADE SHELTER: Provide new metal shade shelter(s) west of the new building.

ACCESSIBILITY: Replace the existing concrete paving at the classroom entry doors to comply with maximum ADA threshold height requirements. Consider removing and replacing the concrete at the doors only in lieu of removing the entire walk.

Accessible parking will be required at all lots. Accessible drop-off areas will be required at all lots.

MARQUEE: Provide a marquee mounted to the existing Administration Building.

WINDOW SYSTEMS: The existing windows are in very poor condition. Remove and replace.

SIGNAGE: Provide dual language accessible signage.

UTILITIES:

- SEWER: Replace the sewer as part of the Measure LL work.
- DOMESTIC WATER: Replace in future phases.
- STORM DRAIN: Ponding occurs west of the Kindergarten and Administration Buildings.
- GAS: Remove and replace existing underground site gas piping in future phases. Add an earthquake valve.
- POWER: Remove and replace the original three phase Main Service Board (MSB), feeders & panels as a part of the Measure LL work. Trench site and install conduits for three phase power, fire alarm, and low voltage systems.
- LIGHTING: Existing to remain. New lights installed as a part of the Prop 39 work.
- CLOCK/INTERCOM: Remove and replace the old Rauland System with Musiac paging interior & exterior.
- SECURITY: Protect the existing DMP system currently serving Computer Rooms 12 & 19.
- FIRE ALARM: Replace as part of the Measure LL work.

HVAC: Replace as part of the Measure LL work.

NEW SINGLE STORY BUILDING

(3) 1,350 S.F. KINDERGARTEN CLASSROOMS W/ RESTROOMS
(2) 1,350 S.F. PRE-K W/ RESTROOMS
(1) 1,350 S.F. TK W/ RESTROOMS
(1) 960 S.F. SPECIAL ED. CLASSROOM

(1) 960 S.F. FOR COUNSELING, INTERVENTION SPEECH AND ELD OFFICES
(1) 1,350 S.F. STANDARD CLASSROOM

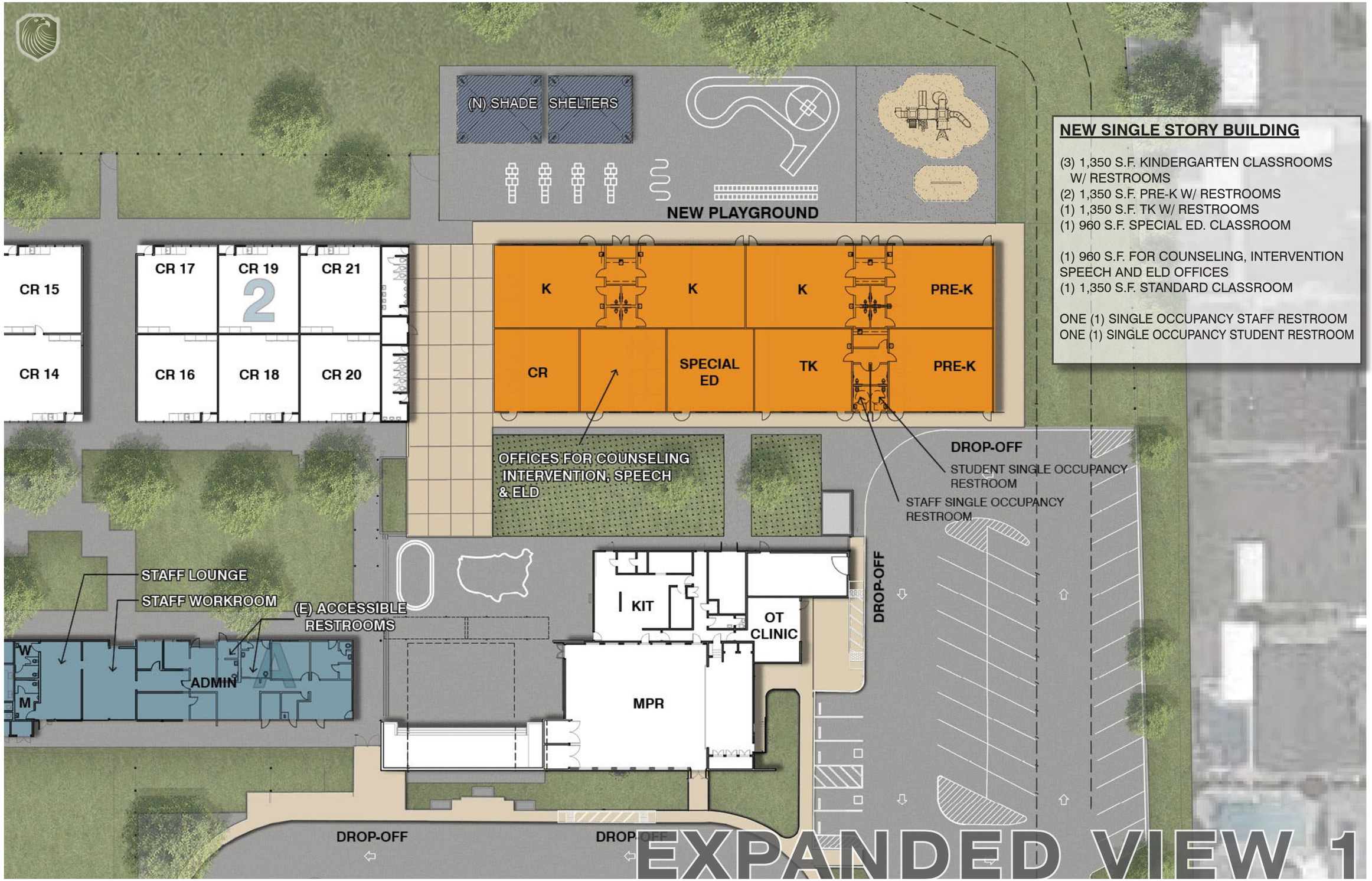
ONE (1) SINGLE OCCUPANCY STAFF RESTROOM
ONE (1) SINGLE OCCUPANCY STUDENT RESTROOM

N

(N) SHADE SHELTERS
NEW PLAYGROUND
(N) SHADE STRUCTURES
(N) AMPHITHEATER
STAGE
CR 11 CR 13 CR 15
CR 10 CR 12 CR 14
CR 17 CR 19 CR 21
2
CR 16 CR 18 CR 20
K K K PRE-K
CR SPECIAL ED TK PRE-K
OFFICES FOR COUNSELING INTERVENTION, SPEECH & ELD
DROP-OFF
STUDENT SINGLE OCCUPANCY RESTROOM
STAFF SINGLE OCCUPANCY RESTROOM
CR 9 CR 8
1
CR 7 INNOVATION LAB
CR 5
STAFF LOUNGE
STAFF WORKROOM
(E) ACCESSIBLE RESTROOMS
LIBRARY W M ADMIN
KIT
OT CLINIC
MPR
DROP-OFF
(E) OPTIONS RELO
DROP-OFF DROP-OFF
ADD A SECOND DRIVE APPROACH FROM PARKING LOT

SILVERGROVE DR.
GROVEDALE DR.
GROVEDALE DR.
LANTERN LN

MODERNIZATION



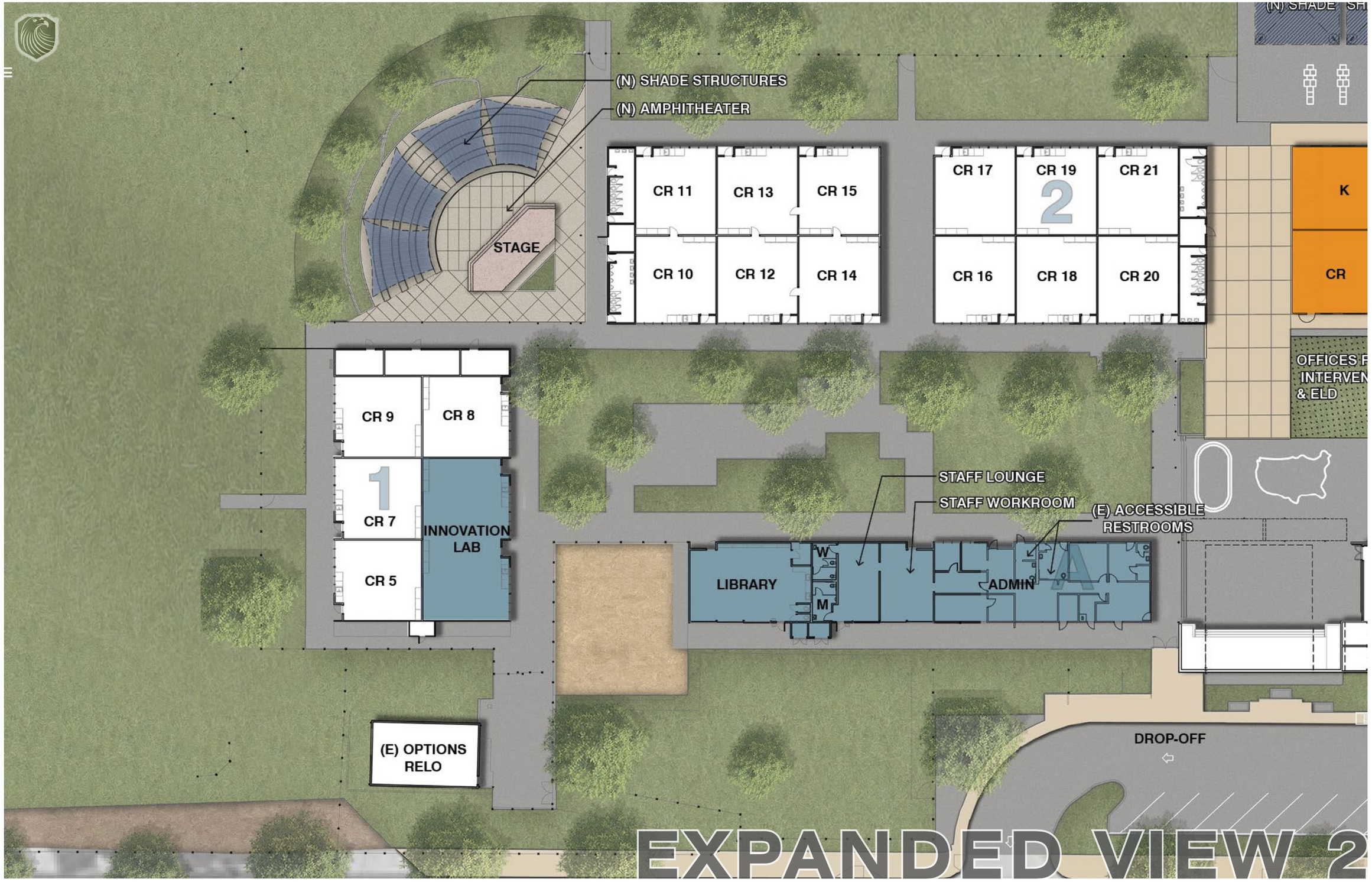
NEW SINGLE STORY BUILDING

(3) 1,350 S.F. KINDERGARTEN CLASSROOMS W/ RESTROOMS
(2) 1,350 S.F. PRE-K W/ RESTROOMS
(1) 1,350 S.F. TK W/ RESTROOMS
(1) 960 S.F. SPECIAL ED. CLASSROOM

(1) 960 S.F. FOR COUNSELING, INTERVENTION SPEECH AND ELD OFFICES
(1) 1,350 S.F. STANDARD CLASSROOM

ONE (1) SINGLE OCCUPANCY STAFF RESTROOM
ONE (1) SINGLE OCCUPANCY STUDENT RESTROOM

EXPANDED VIEW 1



EXPANDED VIEW 2



MEADOW GREEN ELEMENTARY SCHOOL – COST ANALYSIS

1.0	**HVAC/ELECTRICAL POWER DISTRIBUTION**				33,765	s.f. @	$75.00 /s.f. =	$2,532,375	
	ELECTRICAL SERVICE				1	LS @	$250,000 =	$250,000	
	ROOFING				33,765	s.f. @	$55.00 /s.f. =	$1,857,075	
	FIRE ALARM				40,485	s.f. @	$17.00 /s.f. =	$688,245	
	SEWER				1	LS @	$145,000 =	$145,000	
	TOTAL								**$5,472,695**
2.0	**PORTABLES TO PERMANENT**								
	Classrooms	1	@	960 s.f. =	960	s.f. @	$500.00 /s.f. =	$480,000	
	Pre-School/TK/Kindergarten	6	@	1,350 s.f. =	8,100	s.f. @	$500.00 /s.f. =	$4,050,000	
	Special Education	1	@	960 s.f. =	960	s.f. @	$550.00 /s.f. =	$528,000	
	Administration	1	@	960 s.f. =	960	s.f. @	$550.00 /s.f. =	$528,000	
	Subtotal				10,980	s.f.			
	Restore Admin. Gray Area				1,350	s.f. @	$202.50 /s.f. =	$273,375	
	Restore Bldg 2 Gray Area				1,350	s.f. @	$202.50 /s.f. =	$273,375	
	Restore MPR Bldg Gray Area				370	s.f. @	$202.50 /s.f. =	$74,925	
	Convert Admin/Kinder to Admin/Library				3,600	s.f. @	$202.50 /s.f. =	$729,000	
	Convert CR4 and CR6 to Innovation Lab				1,966	s.f. @	$202.50 /s.f. =	$398,115	
	Site Development								
	Recondition North Parking Lot				21,000	s.f. @	$20.00 /s.f. =	$420,000	
	Northwest Playground				11,000	s.f. @	$25.00 /s.f. =	$275,000	
	Shade Shelter, 30' x 40'				2	ea. @	$75,000 /ea. =	$150,000	
	Amphitheater				7,000	s.f. @	$75.00 /s.f. =	$525,000	
	TOTAL								**$8,704,790**
3.0	**MODERNIZATION**								
	FCI 0 - NEW or RECENTLY MODERNIZED (Deferred maintenance, new carpet, paint touch-up, etc.)				0	s.f. @	$0.00 /s.f. =	$0	
	FCI 1 - MINOR MODERNIZATION (Repairing or touching up the existing finishes and systems. New paint, carpet, ceiling tiles, casework repair, re-lamping light fixtures, etc.)				0	s.f. @	$0.00 /s.f. =	$0	
	FCI 2 - STANDARD MODERNIZATION (Remove and replace existing finishes down to the studs. New wall finishes, ceilings, flooring, casework, doors & hardware, plumbing, classroom electrical power & low voltage)				0	s.f. @	$182.50 /s.f. =	$0	
	FCI 3 - MAJOR MODERNIZATION (Standard modernization plus reconfiguring or re-programming interior spaces. Repairing significant dry-rot or termite damage. Replacing exterior finishes. New windows)				28,199	s.f. @	$202.50 /s.f. =	$5,710,298	
	FCI 4- REPLACEMENT (Remove and replace)				0	s.f. @	$0.00 /s.f. =	$0	
	TOTAL								**$5,710,298**

CONSTRUCTION COST TOTAL = $19,887,783

LOWELL JOINT SCHOOL DISTRICT

A TRADITION OF EXCELLENCE SINCE 1906

"Home of Scholars and Champions"

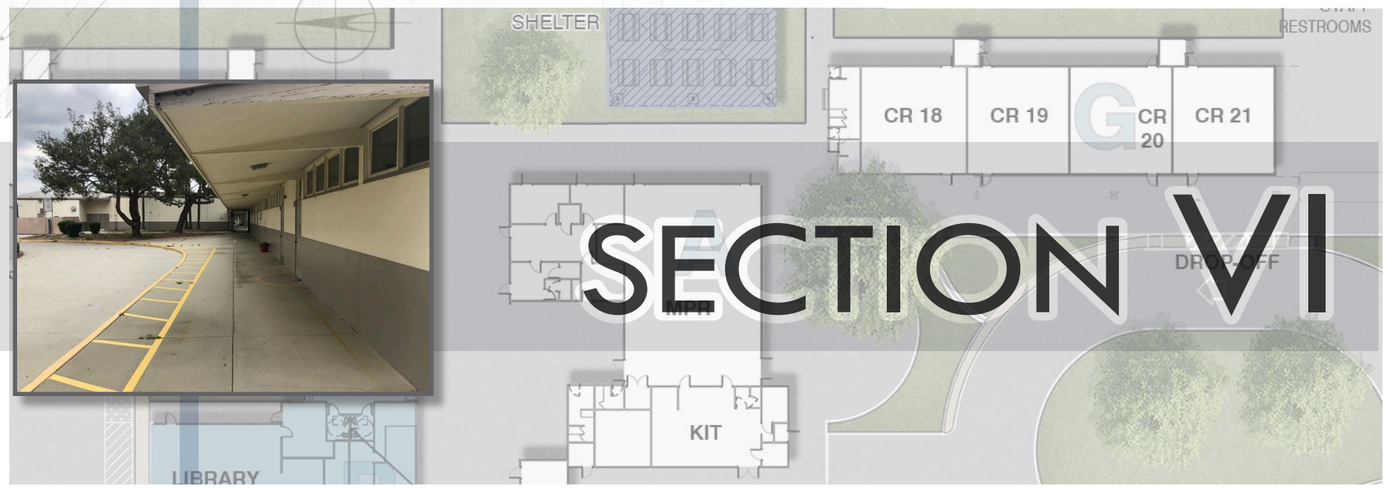


OLITA ELEMENTARY SCHOOL

FRAMEWORK FOR THE NEXT GENERATION
20 YEARS IN THE MAKING







SECTION VI

EXISTING SITE PLAN

OLITA ELEMENTARY SCHOOL

1. REPLACE EAST PERIMETER FENCE
2. ALL RELOS ARE TO BE REMOVED
3. REMOVE AND REPLACE LUNCH SHELTERS
4. SOUTH & WEST FENCE NEEDS TO BE REPLACED
5. UPGRADE LANDSCAPE
6. UNDER UTILIZED DROP-OFF AREA
7. NON-COMPLIANT AREA TO BE REMOVED
8. (E) PARKING LOT NEEDS LIGHTS
9. NORTH & WEST FENCING NEEDS TO BE REPLACED

RR
1
2
4
5
6
CR 7
CR 8
D
CR 9
CR 10
COMP. LAB 11
E
LIBRARY
CR 14
CR 15
F
CR 16
CR 17
CR 6
CR 5
C
CR 4
CR 3
3
CR 18
CR 19
G
CR 20
CR 21
A
MPR
KIT
7
K-2
K
K-1
OPTIONS RELO
CEDARWOOD DR.
BRIERCLIFF DR.
CAJON DR.

EXISTING



Front Entrance



Student Drop Off



Walkway



Lunch Tables



Library



Kinder Playground



Multipurpose Room



Relocatable Unit



Courtyard



Covered Walkway



Parking Lot



MPR Stage

EXISTING BLDG AREA CALC





OLITA ELEMENTARY - EXISTING BUILDING AREA CALCULATION		
Building A	6,407 s.f.	
Building B	3,230 s.f.	
Building C	4,060 s.f.	
Building D	4,424 s.f.	
Building E	3,440 s.f.	
Building F	4,424 s.f.	
Building G	4,280 s.f.	
SUBTOTAL		30,265 s.f.
Relocatable Classroom Buildings (5 @ 960 s.f.)	4,800 s.f.	
Relocatable Toilet Buildings (1 @ 480 s.f.)	480 s.f.	
SUBTOTAL		5,280 s.f.
TOTAL		35,545 s.f.

OLITA ELEMENTARY SCHOOL FACILITY ASSESSMENT

FACILITY CONDITION INDEX (FCI)

- ☐ FC1 0 NEW or RECENTLY MODERNIZED
  (Deferred maintenance, new carpet, paint touch-up, etc.)
- ☐ FCI 1 MINOR MODERNIZATION
  (Repairing or touching up the existing finishes and systems. New paint, carpet, ceiling tiles, casework repair, re-lamping light fixtures, etc.)
- ☐ FCI 2 STANDARD MODERNIZATION
  (Remove and replace existing finishes down to the studs. New wall finishes, ceilings, flooring, casework, doors & hardware, plumbing, HVAC, electrical power & low voltage)
- ■ FCI 3 MAJOR MODERNIZATION
  (Standard modernization plus reconfiguring or re-programming interior spaces. Repairing significant dry-rot or termite damage. Replacing exterior finishes. New windows). El Portal qualifies as a Major Modernization due to significant dry-rot of the exterior glu-lam beams and the need for new window systems. Exterior finishes are ok as is.
- ☐ FCI 4 REPLACEMENT
  (Remove and replace)

CURRENT ENROLLMENT: 425 students

CURRENT GRADE LEVELS: K-6

GREATEST NEEDS: Remove and replace five (5) existing portable classroom buildings with two new one-story buildings. Remove non-certified construction at the Administration Building and at the Kindergarten Building.

PORTABLES TO PERMANENT: Remove five (5) existing portable buildings. Replace the above area with two single-story buildings located at the south side of the site. One building shall provide four (4) standard classrooms with student and staff restrooms. The other building shall serve as the Early Learning Building and shall include two (2) kindergarten classrooms (1,350 s.f. ea.) and one (1) TK classroom (1,350 s.f.).

The existing Administration Building is to be remodeled to remove the non-certified area. It Is proposed a Staff Workroom and Lounge be relocated to one of the two existing Kindergarten classrooms immediately adjacent to the Administration Building. It is also proposed the other existing Kindergarten classroom be converted to a Library. The existing shade shelter gray area at the Kindergarten Building shall be removed. The existing restroom portable building at the east side of the site is to remain.

TRAFFIC/CIRCULATION: The drop-off and circulation in the existing parking lot is fair. It is proposed the parking lot be expanded north of the old Kindergarten Building to add more parking. Low-level parking lot lighting is proposed with controlled light spillage to the surrounding neighborhood.

The drop-off loop and landscape area south of the Multipurpose Building shall remain as drop-off for the Early Learning Building.

PAVING: The existing asphalt and concrete paving is in fair condition. Accessible path-of-travel (POT) needs to be improved.

FENCING: Remove and replace the existing perimeter fencing to the south and east as it is in very poor condition.

LANDSCAPE & IRRIGATION: Beautify the school entry as well as around the new buildings. The existing irrigation system requires general maintenance with new valves, heads, and etc. where needed.

ATHLETIC FIELDS: In general, the athletic fields are in fair condition.

ROOFING: Remove and replace the existing roofing as a part of the Measure LL work.

COVERED WALKWAYS: Remove and replace the existing roofing as a part of the Measure LL work.

LUNCH SHELTERS: Provide new metal lunch shelter(s) east of the Multipurpose Building. The existing shade shelter gray area at the Kindergarten Building shall be replaced with a metal shade shelter(s) near the Early Learning Building.

ACCESSIBILITY: Replace the existing concrete paving at the classroom entry doors to comply with maximum ADA threshold height requirements. Consider removing and replacing the concrete at the doors only in lieu of removing the entire walk. The main east/west path-of-travel sidewalks are in very poor condition. The existing accessible parking and drop-off will be updated to meet current code.

MARQUEE: Provide a marquee mounted to the west side of the Multipurpose Building or new building.

WINDOW SYSTEMS: The existing windows are in very poor condition. Remove and replace. The west side windows of the Multipurpose Building are susceptible to heat gain.

SIGNAGE: Provide dual language accessible signage.

UTILITIES:

- SEWER: Replace the sewer as part of the Measure LL work.
- DOMESTIC WATER: Replace in future phases.
- GAS: Remove and replace existing underground site gas piping in future phases. Add an earthquake valve.
- POWER: Remove and replace the original three-phase gear as a part of the Measure LL work.
- LIGHTING: Existing to remain. New lights installed as a part of the Prop 39 work.
- CLOCK/INTERCOM: The existing Bogen system shall remain.
- SECURITY: Add security in future phases.
- FIRE ALARM: The existing Silent Knight fire alarm system is relatively new. Replacement is not required.
- FIRE SPRINKLERS: The existing system is abandoned. This system leaks damaging adjacent finishes. Consider demolition.

HVAC: Replace the HVAC system as part of the Measure LL work.

NEW SINGLE STORY BUILDING

(2) KINDER CLASSROOMS WITH RESTROOMS
(1) T-K 1,350 S.F. WITH RESTROOMS
(4) STANDARD CLASSROOMS 960 S.F.

GIRLS'S RESTROOM W/ 4 TOILET STALLS
BOY'S RESTROOM W/ 2 STALLS & 2 URINALS
(2) SINGLE OCCUPANCY STAFF RESTROOMS

BUILDING B:
CONVERT K2 TO TEACHER'S WORKROOM & TEACHER'S LOUNGE WITH RESTROOMS.
CONVERT K1 TO LIBRARY.

BUILDING E:
CONVERT LIBRARY TO STEAM CLASSROOM

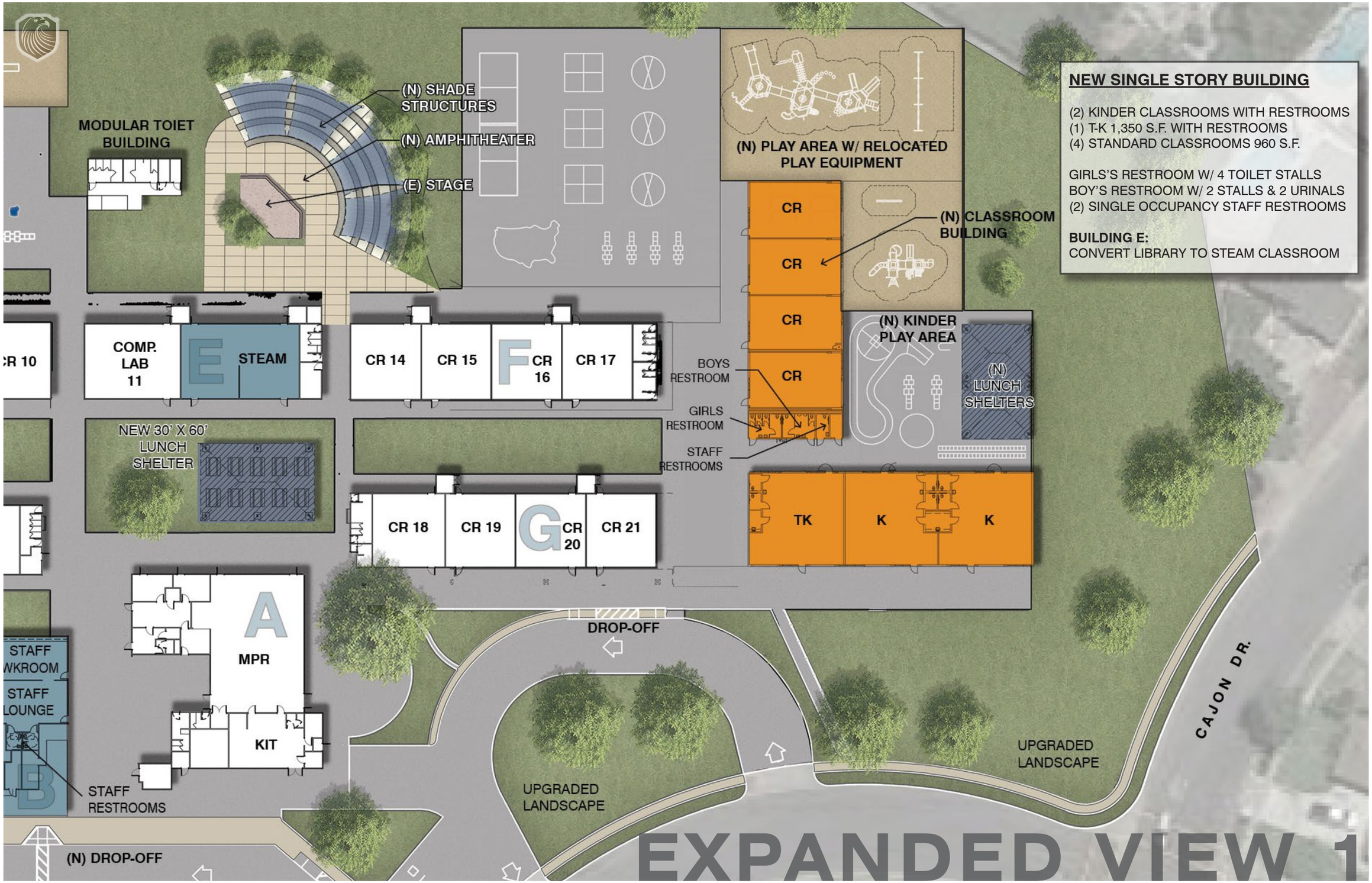
PARKING LOT B
STANDARD PARKING STALLS = 56
ACCESSIBLE PARKING STALLS = 3
TOTAL PARKING STALLS = 59

MODULAR TOIET BUILDING
(N) SHADE STRUCTURES
(N) AMPHITHEATER
(E) STAGE
(N) PLAY AREA W/ RELOCATED PLAY EQUIPMENT
(N) CLASSROOM BUILDING
(N) KINDER PLAY AREA
(N) LUNCH SHELTERS
BOYS RESTROOM
GIRLS RESTROOM
STAFF RESTROOMS
NEW 30' X 60' LUNCH SHELTER
(N) PLAY AREA
RELOCATED OPTIONS BUILDING
(N) PARKING
STAFF WKROOM
STAFF LOUNGE
LIBRARY
STAFF RESTROOMS
MPR
KIT
(N) DROP-OFF
DROP-OFF
UPGRADED LANDSCAPE
UPGRADED LANDSCAPE
CAJON DR.
CEDARWOOD DR.
BRIERCLIFF DR.

CR 7 | CR 8 | D | CR 9 | CR 10
COMP. LAB 11 | E | STEAM
CR 14 | CR 15 | F | CR 16 | CR 17
CR 6 | CR 5 | C | CR 4 | CR 3
CR 18 | CR 19 | G | CR 20 | CR 21
CR | CR | CR | CR
TK | K | K

MODERNIZATION

OLITA ELEMENTARY SCHOOL



NEW SINGLE STORY BUILDING

(2) KINDER CLASSROOMS WITH RESTROOMS
(1) T-K 1,350 S.F. WITH RESTROOMS
(4) STANDARD CLASSROOMS 960 S.F.

GIRLS'S RESTROOM W/ 4 TOILET STALLS
BOY'S RESTROOM W/ 2 STALLS & 2 URINALS
(2) SINGLE OCCUPANCY STAFF RESTROOMS

BUILDING E:
CONVERT LIBRARY TO STEAM CLASSROOM

BUILDING B:
CONVERT K2 TO TEACHER'S WORKROOM & TEACHER'S LOUNGE WITH RESTROOMS.
CONVERT K1 TO LIBRARY.

(N) PLAY AREA

RELOCATED OPTIONS BUILDING

CR 7 | CR 8 | D | CR 9 | CR 10

COMP. LAB 11 | E | STEAM

CR 14 | CR 15 | F

NEW 30' X 60' LUNCH SHELTER

CR 6 | CR 5 | C | CR 4 | CR 3

CR 18 | CR 19

A
MPR
KIT

STAFF WKROOM
STAFF LOUNGE
LIBRARY
B
STAFF RESTROOMS

(N) PARKING

(N) DROP-OFF

PARKING LOT B
STANDARD PARKING STALLS = 56
ACCESSIBLE PARKING STALLS = 3
TOTAL PARKING STALLS = 59

CEDARWOOD DR.

EXPANDED VIEW 2



OLITA ELEMENTARY SCHOOL – COST ANALYSIS

1.0	**HVAC/ELECTRICAL POWER**					$4,526,349	
	DISTRIBUTION/ROOFING (Bid Results)						
	FIRE ALARM			0 s.f. @	$17.00 /s.f. =	$0	
	SEWER			1 LS @	$145,000 =	$145,000	
	TOTAL						**$4,671,349**
2.0	**PORTABLES TO PERMANENT**						
	Classrooms	4 @	960 s.f. =	3,840 s.f. @	$500.00 /s.f. =	$1,920,000	
	Restrooms	1 @	480 s.f. =	480 s.f. @	$650.00 /s.f. =	$312,000	
	Pre-School/Kindergarten	3 @	1,350 s.f. =	4,050 s.f. @	$500.00 /s.f. =	$2,025,000	
	Subtotal			8,370 s.f.			
	Convert Kinder to Admin/Library			3,230 s.f. @	$202.50 /s.f. =	$654,075	
	Convert Library to STEAM			2,400 s.f. @	$202.50 /s.f. =	$486,000	
	Demolish Gray Area Shelters			3,100 s.f. @	$75.00 /s.f. =	$232,500	
	Site Development						
	Expand Northwest Parking Lot			16,200 s.f. @	$35.00 /s.f. =	$567,000	
	Parking Lot Lighting			6 ea. @	$3,200 /ea. =	$19,200	
	South Retaining Wall			480 l.f. @	$500.00 /l.f. =	$240,000	
	South Paving and Apparatus			18,000 s.f. @	$35.00 /s.f. =	$630,000	
	Lunch Shelter, 30' x 40'			2 ea. @	$75,000 /ea. =	$150,000	
	Lunch Shelter, 30' x 60'			1 ea. @	$200,000 /ea. =	$200,000	
	Amphitheater			7,000 s.f. @	$75.00 /s.f. =	$525,000	
	TOTAL						**$7,960,775**
3.0	**MODERNIZATION**						
	FCI 0 - NEW or RECENTLY MODERNIZED			0 s.f. @	$0.00 /s.f. =	$0	
	(Deferred maintenance, new carpet, paint touch-up, etc.)						
	FCI 1 - MINOR MODERNIZATION			0 s.f. @	$0.00 /s.f. =	$0	
	(Repairing or touching up the existing finishes and systems. New paint, carpet, ceiling tiles, casework repair, re-lamping light fixtures, etc.)						
	FCI 2 - STANDARD MODERNIZATION			0 s.f. @	$182.50 /s.f. =	$0	
	(Remove and replace existing finishes down to the studs. New wall finishes, ceilings, flooring, casework, doors & hardware, plumbing, classroom electrical power & low voltage)						
	FCI 3 - MAJOR MODERNIZATION			24,635 s.f. @	$202.50 /s.f. =	$4,988,588	
	(Standard modernization plus reconfiguring or re-programming interior spaces. Repairing significant dry-rot or termite damage. Replacing exterior finishes. New windows)						
	FCI 4- REPLACEMENT			0 s.f. @	$0.00 /s.f. =	$0	
	(Remove and replace)						
	TOTAL						**$4,988,588**

CONSTRUCTION COST TOTAL = $17,620,712

LOWELL JOINT SCHOOL DISTRICT

A TRADITION OF EXCELLENCE SINCE 1906

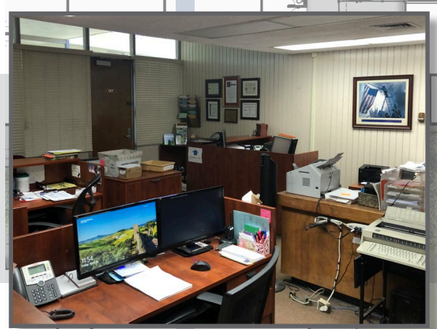
"Home of Scholars and Champions"



RANCHO-STARBUCK INTERMEDIATE







SECTION VII

EXISTING SITE PLAN

RANCHO-STARBUCK INTERMEDIATE





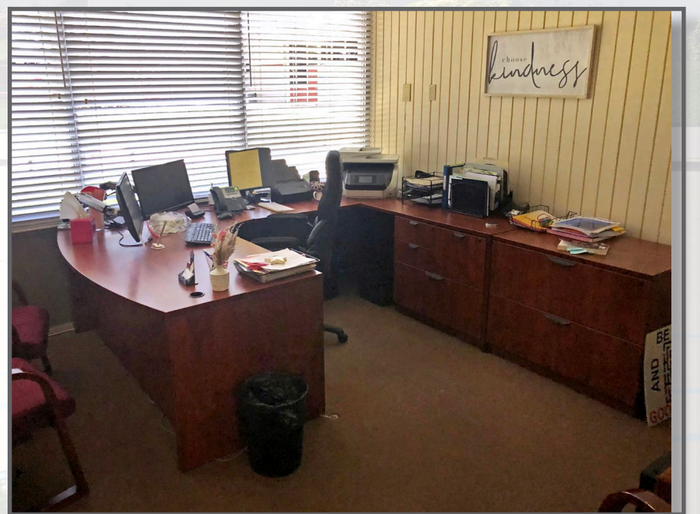
Front Entrance



Parking Lot



Work Room



Principal's Office



Classroom



Custom Countertop



Conference Room



Practice Field



Work Room



Classroom



Modular Classrooms



Fire Alarm Unit





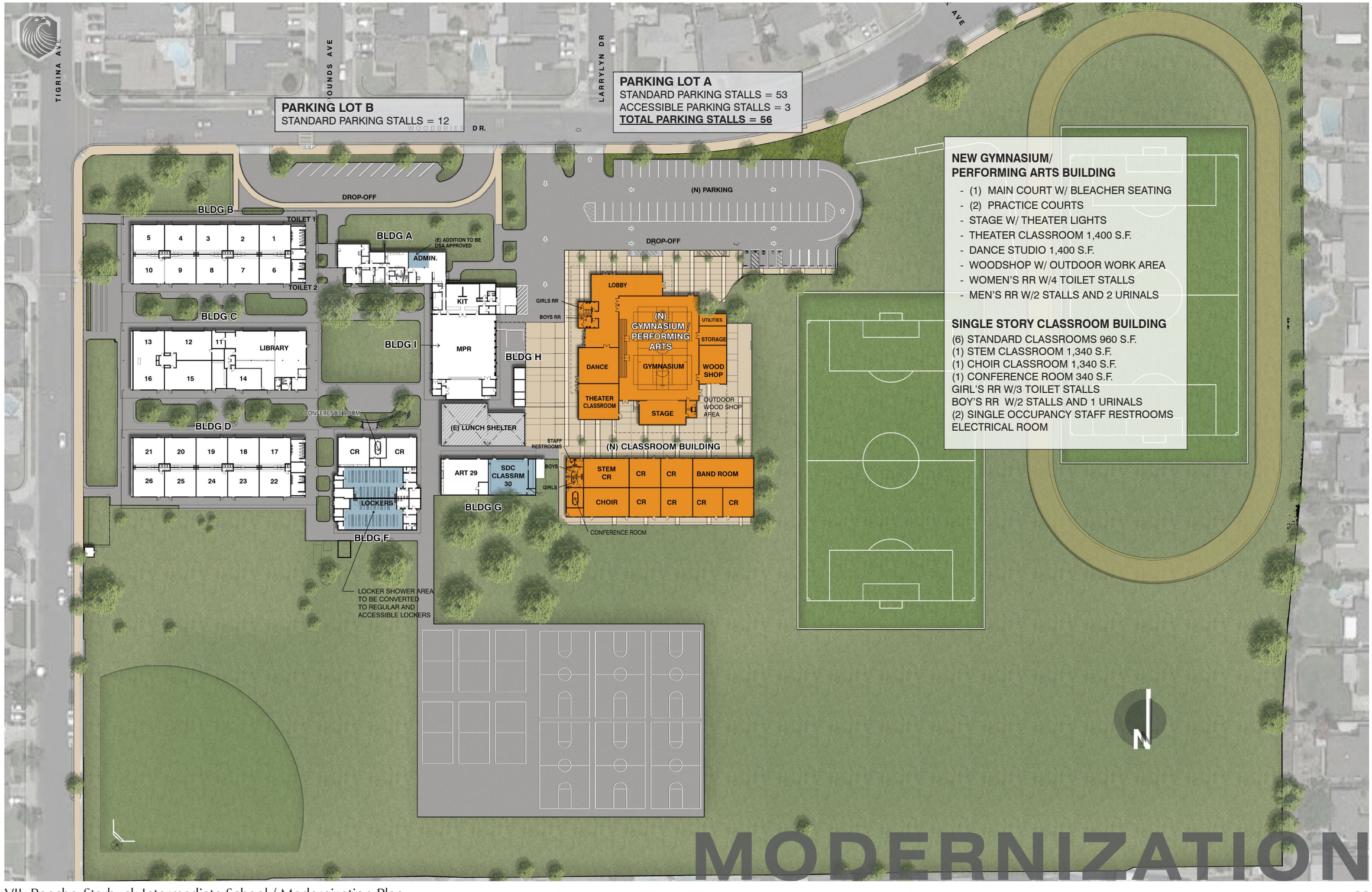
RANCHO-STARBUCK ELEMENTARY - EXISTING BUILDING AREA CALCULATION		
Administration Building	3,887 s.f.	
Multipurpose Building	8,158 s.f.	
Building 3	3,596 s.f.	
Building 4	7,874 s.f.	
Building 5	10,588 s.f.	
Building 6	10,621 s.f.	
Building 7	10,588 s.f.	
SUBTOTAL		55,312 s.f.
Relocatable Classroom Buildings (11 @ 960 s.f.)	10,560 s.f.	
Relocatable Toilet Buildings (1 @ 480 s.f.)	480 s.f.	
SUBTOTAL		11,040 s.f.
TOTAL		66,352 s.f.

RANCHO-STARBUCK INTERMEDIATE SCHOOL FACILITY ASSESSMENT

FACILITY CONDITION INDEX (FCI)

- ☐ FC1 0 NEW or RECENTLY MODERNIZED
  (Deferred maintenance, new carpet, paint touch-up, etc.)
- ☐ FCI 1 MINOR MODERNIZATION
  (Repairing or touching up the existing finishes and systems. New paint, carpet, ceiling tiles, casework repair, re-lamping light fixtures, etc.)
- ☐ FCI 2 STANDARD MODERNIZATION
  (Remove and replace existing finishes down to the studs. New wall finishes, ceilings, flooring, casework, doors & hardware, plumbing, HVAC, electrical power & low voltage)
- ■ FCI 3 MAJOR MODERNIZATION
  (Standard modernization plus reconfiguring or re-programming interior spaces. Repairing significant dry-rot or termite damage. Replacing exterior finishes. New windows). El Portal qualifies as a Major Modernization due to significant dry-rot of the exterior glu-lam beams and the need for new window systems. Exterior finishes are ok as is.
- ☐ FCI 4 REPLACEMENT
  (Remove and replace)

CURRENT ENROLLMENT:	789 students
CURRENT GRADE LEVELS:	K-6
GREATEST NEEDS:	Remove and replace eleven (11) existing portable classroom buildings with new buildings. Provide new Performing Arts and Gymnasium Buildings. Submit non-certified construction at the Administration Building to DSA for approval. Remove non-certified construction at Building C Library.
PORTABLES TO PERMANENT:	Remove eleven (11) existing portable buildings. Provide a new 500-600 seat Performing Arts Building along Woodbrier Drive with lobby, restrooms, stage, dressing rooms, storage, Theater classroom (1,400 s.f.), Dance classroom (1,400 s.f.) and Wood Shop. A new parking lot is proposed in this area with drop-off and parking. Provide a new Gymnasium Building along Tigrina Ave with one main court and bleacher seating. Provide two practice courts. Include storage and student restrooms. A new parking lot is proposed in this area. Provide a new Classroom Building with six (6) standard classrooms (960 s.f. ea), one (1) STEAM classroom (1,340 s.f.), one (1) Choir Room (1,340 s.f.), one (1) Band Room (1,800 s.f.), a conference room, student and staff restrooms. Remodel Building B, Classroom 7 to provide additional administration area for counseling, etc. Remodel the existing Building F Band Room to serve as two classrooms. Remodel Building F shower areas to provide additional physical education lockers. Remodel Building G Computer Lab 43 to serve as an SDC Classroom.
TRAFFIC/CIRCULATION:	The existing drop-off and circulation is fair. The new parking lot along Woodbrier Drive shall address drop-off as well. Low-level parking lot lighting is proposed for the new parking lots with controlled light spillage to the surrounding neighborhood.
PAVING:	The existing asphalt and concrete paving is in fair condition. Accessible path-of-travel (POT) needs to be improved.
FENCING:	Remove and replace the existing perimeter fencing to the west as it is in very poor condition.
LANDSCAPE & IRRIGATION:	Beautify the school entry as well as around the new buildings. The existing irrigation system requires general maintenance with new valves, heads, and etc. where needed.
ATHLETIC FIELDS:	The athletic fields are well used and in fair condition.
ROOFING:	Remove and replace the existing roofing as part of the Measure LL work.
COVERED WALKWAYS:	Remove and replace the existing roofing as part of the Measure LL work.
LUNCH SHELTERS:	The existing lunch shelter south of the Multipurpose is in fair condition. No new shelters are required.
ACCESSIBILITY:	Replace the existing concrete paving at the classroom entry doors to comply with maximum ADA threshold height requirements. Consider removing and replacing the concrete at the doors only in lieu of removing the entire walk. The site is relatively flat with few POT issues. The existing accessible parking and drop-off will be updated to meet current code.
MARQUEE:	Provide a marquee mounted to the north side of the Administration Building or the new building.
WINDOW SYSTEMS:	The existing windows are in fair condition.
SIGNAGE:	Provide dual language accessible signage.
UTILITIES:	
SEWER:	Replace the sewer as part of the Measure LL work.
DOMESTIC WATER:	Replace in future phases.
STORM DRAIN:	Severe flooding occurs at the existing portable village and shall be addressed as a part of the Measure LL work.
GAS:	Remove and replace existing underground site gas piping in future phases. Add an earthquake valve.
POWER:	Remove and replace the original three phase gear as a part of the Measure LL work.
LIGHTING:	Existing to remain. New lights were installed as a part of the Prop 39 work.
CLOCK/INTERCOM:	Remove and replace the existing Rauland 2100 system (with Bogen parts) in future phases.
SECURITY:	Add security in future phases.
FIRE ALARM:	Replace the old Integrated Unified Signaling System as a part of the Measure LL work.
HVAC:	Replace the existing HVAC as part of the Measure LL work.



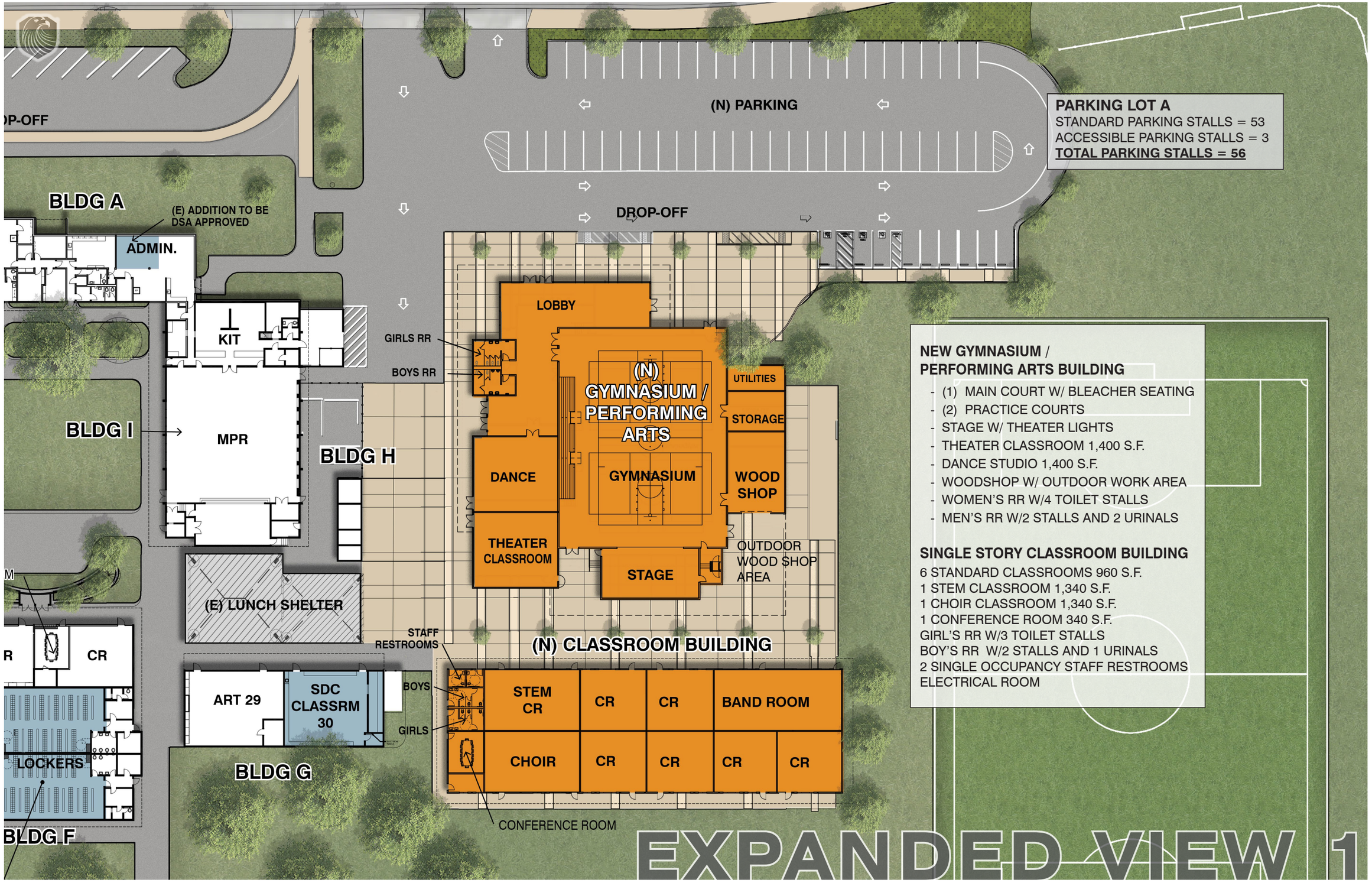
NEW GYMNASIUM/ PERFORMING ARTS BUILDING

- (1) MAIN COURT W/ BLEACHER SEATING
- (2) PRACTICE COURTS
- STAGE W/ THEATER LIGHTS
- THEATER CLASSROOM 1,400 S.F.
- DANCE STUDIO 1,400 S.F.
- WOODSHOP W/ OUTDOOR WORK AREA
- WOMEN'S RR W/4 TOILET STALLS
- MEN'S RR W/2 STALLS AND 2 URINALS

SINGLE STORY CLASSROOM BUILDING

(6) STANDARD CLASSROOMS 960 S.F.
(1) STEM CLASSROOM 1,340 S.F.
(1) CHOIR CLASSROOM 1,340 S.F.
(1) CONFERENCE ROOM 340 S.F.
GIRL'S RR W/3 TOILET STALLS
BOY'S RR W/2 STALLS AND 1 URINALS
(2) SINGLE OCCUPANCY STAFF RESTROOMS
ELECTRICAL ROOM

MODERNIZATION



PARKING LOT A
STANDARD PARKING STALLS = 53
ACCESSIBLE PARKING STALLS = 3
TOTAL PARKING STALLS = 56

NEW GYMNASIUM / PERFORMING ARTS BUILDING
- (1) MAIN COURT W/ BLEACHER SEATING
- (2) PRACTICE COURTS
- STAGE W/ THEATER LIGHTS
- THEATER CLASSROOM 1,400 S.F.
- DANCE STUDIO 1,400 S.F.
- WOODSHOP W/ OUTDOOR WORK AREA
- WOMEN'S RR W/4 TOILET STALLS
- MEN'S RR W/2 STALLS AND 2 URINALS

SINGLE STORY CLASSROOM BUILDING
6 STANDARD CLASSROOMS 960 S.F.
1 STEM CLASSROOM 1,340 S.F.
1 CHOIR CLASSROOM 1,340 S.F.
1 CONFERENCE ROOM 340 S.F.
GIRL'S RR W/3 TOILET STALLS
BOY'S RR W/2 STALLS AND 1 URINALS
2 SINGLE OCCUPANCY STAFF RESTROOMS
ELECTRICAL ROOM

EXPANDED VIEW 1


PARKING LOT B
STANDARD PARKING STALLS = 12
DROP-OFF
BLDG B
TOILET 1
5
4
3
2
1
10
9
8
7
6
TOILET 2
BLDG A
(E) ADDITION TO BE DSA APPROVED
ADMIN.
KIT
GIRLS RR
BOYS RR
BLDG C
13
12
11
LIBRARY
16
15
14
BLDG I
MPR
BLDG H
DANCE
THEATER
CLASSROO
CONFERENCE ROOM
BLDG D
(E) LUNCH SHELTER
STAFF RESTROOMS
21
20
19
18
17
26
25
24
23
22
CR
CR
ART 29
SDC CLASSRM 30
BOYS
GIRLS
LOCKERS
BLDG G
CHO
EXPANDED VIEW 2



RANCHO-STARBUCK INTERMEDIATE SCHOOL – COST ANALYSIS

1.0	**HVAC/ELECTRICAL POWER DISTRIBUTION**					55,312	s.f. @	$75.00 /s.f. =	$4,148,400
	ELECTRICAL SERVICE					1	LS @	$250,000 =	$250,000
	ROOFING					55,312	s.f. @	$55.00 /s.f. =	$3,042,160
	FIRE ALARM					66,352	s.f. @	$17.00 /s.f. =	$1,127,984
	SEWER					1	LS @	$205,000 =	$205,000
	TOTAL								**$8,773,544**
2.0	**PORTABLES TO PERMANENT**								
	Classrooms	6	@	960	s.f. =	5,760	s.f. @	$500.00 /s.f. =	$2,880,000
	Restrooms	1	@	540	s.f. =	540	s.f. @	$650.00 /s.f. =	$351,000
	Conference	1	@	340	s.f. =	340	s.f. @	$550.00 /s.f. =	$187,000
	STEAM	1	@	1,340	s.f. =	1,340	s.f. @	$550.00 /s.f. =	$737,000
	Choir	1	@	1,340	s.f. =	1,340	s.f. @	$550.00 /s.f. =	$737,000
	Band	1	@	1,800	s.f. =	1,800	s.f. @	$550.00 /s.f. =	$990,000
	Performing Arts Center (PAC)	1	@	21,000	s.f. =	21,000	s.f. @	$700.00 /s.f. =	$14,700,000
	Gymnasium	1	@	10,000	s.f. =	10,000	s.f. @	$550.00 /s.f. =	$5,500,000
	Subtotal					42,120	s.f.		
	Convert Bldg B, Clsrm 7 to Admin					960	s.f. @	$182.50 /s.f. =	$175,200
	Convert Bldg F Band to Clsrms					2,340	s.f. @	$182.50 /s.f. =	$427,050
	Remodel Bldg F Showers to Lockers					1,400	s.f. @	$202.50 /s.f. =	$283,500
	Remodel Bldg G Comp Lab to SDC					1,700	s.f. @	$182.50 /s.f. =	$310,250
	Site Development								
	Northeast Parking Lot					40,000	s.f. @	$35.00 /s.f. =	$1,400,000
	PAC Courtyard Hardscape					16,000	s.f. @	$35.00 /s.f. =	$560,000
	Southwest Parking Lot					10,400	s.f. @	$35.00 /s.f. =	$364,000
	Gymnasium Courtyard Hardscape					6,000	s.f. @	$35.00 /s.f. =	$210,000
	TOTAL								**$29,812,000**
3.0	**MODERNIZATION**								
	FCI 0 - NEW or RECENTLY MODERNIZED (Deferred maintenance, new carpet, paint touch-up, etc.					0	s.f. @	$0.00 /s.f. =	$0
	FCI 1 - MINOR MODERNIZATION (Repairing or touching up the existing finishes and systems. New paint, carpet, ceiling tiles, casework repair, re-lamping light fixtures, etc.)					0	s.f. @	$0.00 /s.f. =	$0
	FCI 2 - STANDARD MODERNIZATION (Remove and replace existing finishes down to the studs. New wall finishes, ceilings, flooring, casework, doors & hardware, plumbing, classroom electrical power & low voltage)					48,912	s.f. @	$182.50 /s.f. =	$8,926,440
	FCI 3 - MAJOR MODERNIZATION (Standard modernization plus reconfiguring or re-programming interior spaces. Repairing significant dry-rot or termite damage. Replacing exterior finishes. New windows)					0	s.f. @	$202.50 /s.f. =	$0
	FCI 4- REPLACEMENT (Remove and replace)					0	s.f. @	$0.00 /s.f. =	$0
	TOTAL								**$8,926,440**

CONSTRUCTION COST TOTAL = $47,511,984

LOWELL JOINT SCHOOL DISTRICT

A TRADITION OF EXCELLENCE SINCE 1906

"Home of Scholars and Champions"



FRAMEWORK FOR THE NEXT GENERATION
20 YEARS IN THE MAKING



COST BREAKDOWN & SCHEDULE

SECTION VIII

COST LOADED MASTER PLAN SCHEDULE 2019-2022

COST BREAKDOWN & SCHEDULE YEARS 2019-2022

	2019/2020					2020/2021					2021/2022				
	2020 Cost	Soft Cost	Escalation	Subtotal	Total	2020 Cost	Soft Costs	Escalation	Subtotal	Total	2020 Cost	Soft Costs	Escalation	Subtotal	Total
MAYBROOK															
1.0 Interim Housing	$3,000,000	25.0%	0.0%	$3,750,000											
Construction Cost Total	$3,000,000														
Project Cost Total					$3,750,000										
EL PORTAL ELEMENTARY															
1.0 HVAC/Electrical Distribution															
1.0 Electrical Service															
1.0 Roofing/Beam Repair (Bid Results)						$1,689,170	25.0%	0.0%	$2,111,463						
1.0 Fire Alarm (Bid Results)						$405,000	25.0%	0.0%	$506,250						
1.0 Sewer															
2.0 Portable to Permanent															
3.0 Modernization/Technology															
Construction Cost Total						$2,094,170									
Project Cost Total										$2,617,713					
JORDAN ELEMENTARY															
1.0 HVAC/Electrical Distribution											$1,834,425	25.0%	4.0%	$2,384,753	
1.0 Electrical Service											$250,000	25.0%	4.0%	$325,000	
1.0 Roofing											$1,345,245	25.0%	4.0%	$1,748,819	
1.0 Fire Alarm											$415,803	25.0%	4.0%	$540,544	
1.0 Sewer											$145,000	25.0%	4.0%	$188,500	
2.0 Portable to Permanent											$7,204,000	25.0%	4.0%	$9,365,200	
3.0 Modernization/Technology															
Construction Cost Total											$11,194,473				
Project Cost Total															$14,552,815
MACY ELEMENTARY															
1.0 HVAC/Electrical Distribution						$2,172,600	25.0%	0.0%	$2,715,750						
1.0 Electrical Service						$0	25.0%	0.0%	$0						
1.0 Roofing						$1,593,240	25.0%	0.0%	$1,991,550						
1.0 Fire Alarm						$565,896	25.0%	0.0%	$707,370						
1.0 Sewer						$145,000	25.0%	0.0%	$181,250						
2.0 Portable to Permanent															
3.0 Modernization/Technology															
Construction Cost Total						$4,476,736									
Project Cost Total										$5,595,920					
MEADOW GREEN ELEMENTARY															
1.0 HVAC/Electrical Distribution															
1.0 Electrical Service															
1.0 Roofing															
1.0 Fire Alarm															
1.0 Sewer															
2.0 Portable to Permanent															
3.0 Modernization/Technology															
Construction Cost Total															
Project Cost Total															
OLITA ELEMENTARY															
1.0 HVAC/Electrical/Roofing (Bid Results)						$4,526,349	25.0%	0.0%	$5,657,936						
1.0 Electrical Service															
1.0 Fire Alarm						$0	25.0%	0.0%	$0						
1.0 Sewer															
2.0 Portable to Permanent															
3.0 Modernization/Technology															
Construction Cost Total						$4,526,349									
Project Cost Total										$5,657,936					
RANCHO STARBUCK INTERMEDIATE															
1.0 HVAC/Electrical Distribution															
1.0 Electrical Service															
1.0 Roofing															
1.0 Fire Alarm															
1.0 Sewer															
2.0 Portable to Permanent															
3.0 Modernization/Technology															
Construction Cost Total															
Project Cost Total															
DISTRICT OFFICE															
1.0 HVAC/Electrical Distribution															
1.0 Roofing															
3.0 Modernization/Technology															
Construction Cost Total															
Project Cost Total															
MAINTENANCE & OPERATIONS															
1.0 HVAC/Electrical Distribution															
1.0 Roofing															
Construction Cost Total															
Project Cost Total															
PROJECT COST TOTAL BY YEAR					$3,750,000					$13,871,569					$14,552,815
1.0 PROJECT COST BY YEAR					$3,750,000					$13,871,569					$5,187,615
2.0 PROJECT COST BY YEAR					$0					$0					$9,365,200
3.0 PROJECT COST BY YEAR					$0					$0					$0

COST LOADED MASTER PLAN SCHEDULE 2022-2025

COST BREAKDOWN & SCHEDULE YEARS 2022-2025

	2022/2023					2023/2024					2024/2025				
	2020 Cost	Soft Costs	Escalation	Subtotal	Total	2020 Cost	Soft Costs	Escalation	Subtotal	Total	2020 Cost	Soft Costs	Escalation	Subtotal	Total
MAYBROOK															
1.0 Interim Housing															
Construction Cost Total															
Project Cost Total															
EL PORTAL ELEMENTARY															
1.0 Electrical Distribution						$175,000	25.0%	12.00%	$245,000						
1.0 Electrical Service						$250,000	25.0%	12.00%	$350,000						
1.0 Roofing															
1.0 Fire Alarm															
1.0 Sewer						$145,000	25.0%	12.00%	$203,000						
2.0 Portable to Permanent						$11,862,390	25.0%	12.00%	$16,607,346						
3.0 Modernization/Technology															
Construction Cost Total						$12,432,390									
Project Cost Total										$17,405,346					
JORDAN ELEMENTARY															
1.0 HVAC/Electrical Distribution															
1.0 Electrical Service															
1.0 Roofing															
1.0 Fire Alarm															
1.0 Sewer															
2.0 Portable to Permanent															
3.0 Modernization/Technology															
Construction Cost Total															
Project Cost Total															
MACY ELEMENTARY															
1.0 HVAC/Electrical Distribution															
1.0 Electrical Service															
1.0 Roofing															
1.0 Fire Alarm															
1.0 Sewer															
2.0 Portable to Permanent															
3.0 Modernization/Technology															
Construction Cost Total															
Project Cost Total															
MEADOW GREEN ELEMENTARY															
1.0 HVAC/Electrical Distribution	$2,532,375	25.0%	8.0%	$3,418,706											
1.0 Electrical Service	$250,000	25.0%	8.0%	$337,500											
1.0 Roofing	$1,857,075	25.0%	8.0%	$2,507,051											
1.0 Fire Alarm	$688,245	25.0%	8.0%	$929,131											
1.0 Sewer	$145,000	25.0%	8.0%	$195,750											
2.0 Portable to Permanent	$8,704,790	25.0%	8.0%	$11,751,467											
3.0 Modernization/Technology															
Construction Cost Total	$14,177,485														
Project Cost Total					$19,139,605										
OLITA ELEMENTARY															
1.0 HVAC/Electrical Distribution															
1.0 Electrical Service															
1.0 Fire Alarm															
1.0 Sewer											$145,000	25.0%	16.00%	$210,250	
2.0 Portable to Permanent											$7,960,775	25.0%	16.00%	$11,543,124	
3.0 Modernization/Technology															
Construction Cost Total											$8,105,775				
Project Cost Total															$11,753,374
RANCHO STARBUCK INTERMEDIATE															
1.0 HVAC/Electrical Distribution	$4,148,400	25.0%	8.0%	$5,600,340											
1.0 Electrical Service	$250,000	25.0%	8.0%	$337,500											
1.0 Roofing	$3,042,160	25.0%	8.0%	$4,106,916											
1.0 Fire Alarm	$1,127,984	25.0%	8.0%	$1,522,778											
1.0 Sewer	$205,000	25.0%	8.0%	$276,750											
2.0 Portable to Permanent	$29,812,000	25.0%	8.0%	$40,246,200											
3.0 Modernization/Technology															
Construction Cost Total	$38,585,544														
Project Cost Total					$52,090,484										
DISTRICT OFFICE															
1.0 HVAC/Electrical Distribution						$1,050,000	25.0%	12.00%	$1,470,000						
1.0 Roofing						$770,000	25.0%	12.00%	$1,078,000						
3.0 Modernization/Technology						$2,555,000	25.0%	12.00%	$3,577,000						
Construction Cost Total						$0									
Project Cost Total										$6,125,000					
MAINTENANCE & OPERATIONS															
1.0 HVAC/Electrical Distribution						$300,000	25.0%	12.00%	$420,000						
1.0 Roofing						$935,000	25.0%	12.00%	$1,309,000						
Construction Cost Total						$1,235,000									
Project Cost Total										$1,729,000					
PROJECT COST TOTAL BY YEAR					$71,230,089					$25,259,346					$11,753,374
1.0 PROJECT COST BY YEAR					$19,232,423					$5,075,000					$210,250
2.0 PROJECT COST BY YEAR					$51,997,667					$16,607,346					$11,543,124
3.0 PROJECT COST BY YEAR					$0					$3,577,000					$0

COST LOADED MASTER PLAN SCHEDULE 2025-2028

	2025/2026					2026/2027					2027/2028				
	2020 Cost	Soft Costs	Escalation	Subtotal	Total	2020 Cost	Soft Costs	Escalation	Subtotal	Total	2020 Cost	Soft Costs	Escalation	Subtotal	Total
MAYBROOK															
1.0 Interim Housing															
Construction Cost Total															
Project Cost Total															
EL PORTAL ELEMENTARY															
1.0 HVAC/Electrical Distribution															
1.0 Electrical Service															
1.0 Roofing															
1.0 Fire Alarm															
1.0 Sewer															
2.0 Portable to Permanent															
3.0 Modernization/Technology						$4,396,883	25.0%	24.00%	$6,815,168						
Construction Cost Total						$4,396,883									
Project Cost Total										$6,815,168					
JORDAN ELEMENTARY															
1.0 HVAC/Electrical Distribution															
1.0 Electrical Service															
1.0 Roofing															
1.0 Fire Alarm															
1.0 Sewer															
2.0 Portable to Permanent															
3.0 Modernization/Technology											$6,516,948	25.0%	28.00%	$10,427,116	
Construction Cost Total											$6,516,948				
Project Cost Total															$10,427,116
MACY ELEMENTARY															
1.0 HVAC/Electrical Distribution															
1.0 Electrical Service															
1.0 Roofing															
1.0 Fire Alarm															
1.0 Sewer															
2.0 Portable to Permanent						$4,888,245	25.0%	24.0%	$7,576,780						
3.0 Modernization/Technology						$5,090,445	25.0%	24.00%	$7,890,190						
Construction Cost Total						$5,090,445									
Project Cost Total										$15,466,970					
MEADOW GREEN ELEMENTARY															
1.0 HVAC/Electrical Distribution															
1.0 Electrical Service															
1.0 Roofing															
1.0 Fire Alarm															
1.0 Sewer															
2.0 Portable to Permanent															
3.0 Modernization/Technology															
Construction Cost Total															
Project Cost Total															
OLITA ELEMENTARY															
1.0 HVAC/Electrical Distribution															
1.0 Electrical Service															
1.0 Fire Alarm															
1.0 Sewer															
2.0 Portable to Permanent															
3.0 Modernization/Technology	$4,988,588	25.0%	20.00%	$7,482,881											
Construction Cost Total	$4,988,588														
Project Cost Total					$7,482,881										
RANCHO STARBUCK INTERMEDIATE															
1.0 HVAC/Electrical Distribution															
1.0 Electrical Service															
1.0 Roofing															
1.0 Fire Alarm															
1.0 Sewer															
2.0 Portable to Permanent															
3.0 Modernization/Technology															
Construction Cost Total															
Project Cost Total															
DISTRICT OFFICE															
1.0 HVAC/Electrical Distribution															
1.0 Roofing															
3.0 Modernization/Technology															
Construction Cost Total															
Project Cost Total															
MAINTENANCE & OPERATIONS															
1.0 HVAC/Electrical Distribution															
1.0 Roofing															
Construction Cost Total															
Project Cost Total															
PROJECT COST TOTAL BY YEAR					$7,482,881					$22,282,137					$10,427,116
1.0 PROJECT COST BY YEAR					$0					$0					$0
2.0 PROJECT COST BY YEAR					$0					$7,576,780					$0
3.0 PROJECT COST BY YEAR					$7,482,881					$14,705,358					$10,427,116

COST LOADED MASTER PLAN SCHEDULE 2028-2030

COST BREAKDOWN & SCHEDULE YEARS 2028-2030

	2028/2029					2029/2030					PROJECT COST TOTAL BY SCHOOL	1.0 Total Construction Cost
	2020 Cost	Soft Costs	Escalation	Subtotal	Total	2020 Cost	Soft Costs	Escalation	Subtotal	Total		
MAYBROOK												
1.0 Interim Housing												
Construction Cost Total												
Project Cost Total											$3,750,000	
EL PORTAL ELEMENTARY												
1.0 HVAC/Electrical Distribution												
1.0 Electrical Service												
1.0 Roofing												
1.0 Fire Alarm												
1.0 Sewer												$2,664,170
2.0 Portable to Permanent												
3.0 Modernization/Technology												
Construction Cost Total												
Project Cost Total											$26,838,226	
JORDAN ELEMENTARY												
1.0 HVAC/Electrical Distribution												
1.0 Electrical Service												
1.0 Roofing												
1.0 Fire Alarm												
1.0 Sewer												$11,194,473
2.0 Portable to Permanent												
3.0 Modernization/Technology												
Construction Cost Total												
Project Cost Total											$24,979,931	
MACY ELEMENTARY												
1.0 HVAC/Electrical Distribution												
1.0 Electrical Service												
1.0 Roofing												
1.0 Fire Alarm												
1.0 Sewer												$4,476,736
2.0 Portable to Permanent												
3.0 Modernization/Technology												
Construction Cost Total												
Project Cost Total											$21,062,890	
MEADOW GREEN ELEMENTARY												
1.0 HVAC/Electrical Distribution												
1.0 Electrical Service												
1.0 Roofing												
1.0 Fire Alarm												
1.0 Sewer												$5,472,695
2.0 Portable to Permanent												
3.0 Modernization/Technology						$5,710,298	25.0%	36.00%	$9,707,506			
Construction Cost Total						$5,710,298						
Project Cost Total										$9,707,506	$28,847,111	
OLITA ELEMENTARY												
1.0 HVAC/Electrical Distribution												
1.0 Electrical Service												
1.0 Fire Alarm												
1.0 Sewer												$4,671,349
2.0 Portable to Permanent												
3.0 Modernization/Technology												
Construction Cost Total												
Project Cost Total											$24,894,191	
RANCHO STARBUCK INTERMEDIATE												
1.0 HVAC/Electrical Distribution												
1.0 Electrical Service												
1.0 Roofing												
1.0 Fire Alarm												
1.0 Sewer												$8,773,544
2.0 Portable to Permanent												
3.0 Modernization/Technology	$8,926,440	25.0%	32.00%	$14,728,626								
Construction Cost Total	$8,926,440											
Project Cost Total					$14,728,626						$66,819,110	
DISTRICT OFFICE												
1.0 HVAC/Electrical Distribution												
1.0 Roofing												
3.0 Modernization/Technology												
Construction Cost Total												
Project Cost Total											$6,125,000	
MAINTENANCE & OPERATIONS												
1.0 HVAC/Electrical Distribution												
1.0 Roofing												
Construction Cost Total												
Project Cost Total											$1,729,000	
					$14,728,626					$9,707,506	PROJECT COST TOTAL BY YEAR	
					$0					$0	$47,326,856	1.0 PROJECT COST TOTAL
					$0					$0	$97,090,116	2.0 PROJECT COST TOTAL
					$14,728,626					$9,707,506	$60,628,487	3.0 PROJECT COST TOTAL
											$205,045,459	PROGRAM PROJECT COST TOTAL
											$56,692,056	1.0 PROJECT COST + JORDAN 2.0 COST

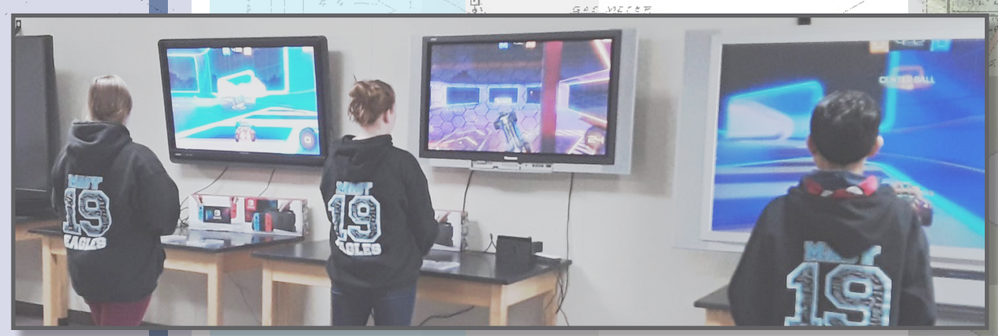
LOWELL JOINT SCHOOL DISTRICT

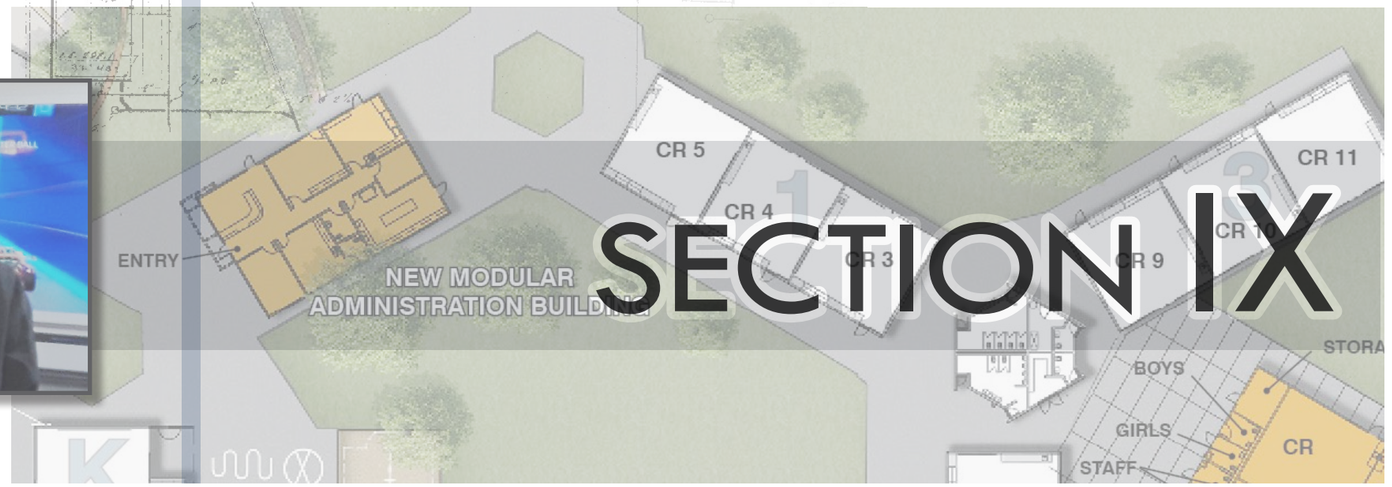
A TRADITION OF EXCELLENCE SINCE 1906

"Home of Scholars and Champions"



APPENDIX





SECTION IX



EXISTING SITE PLAN

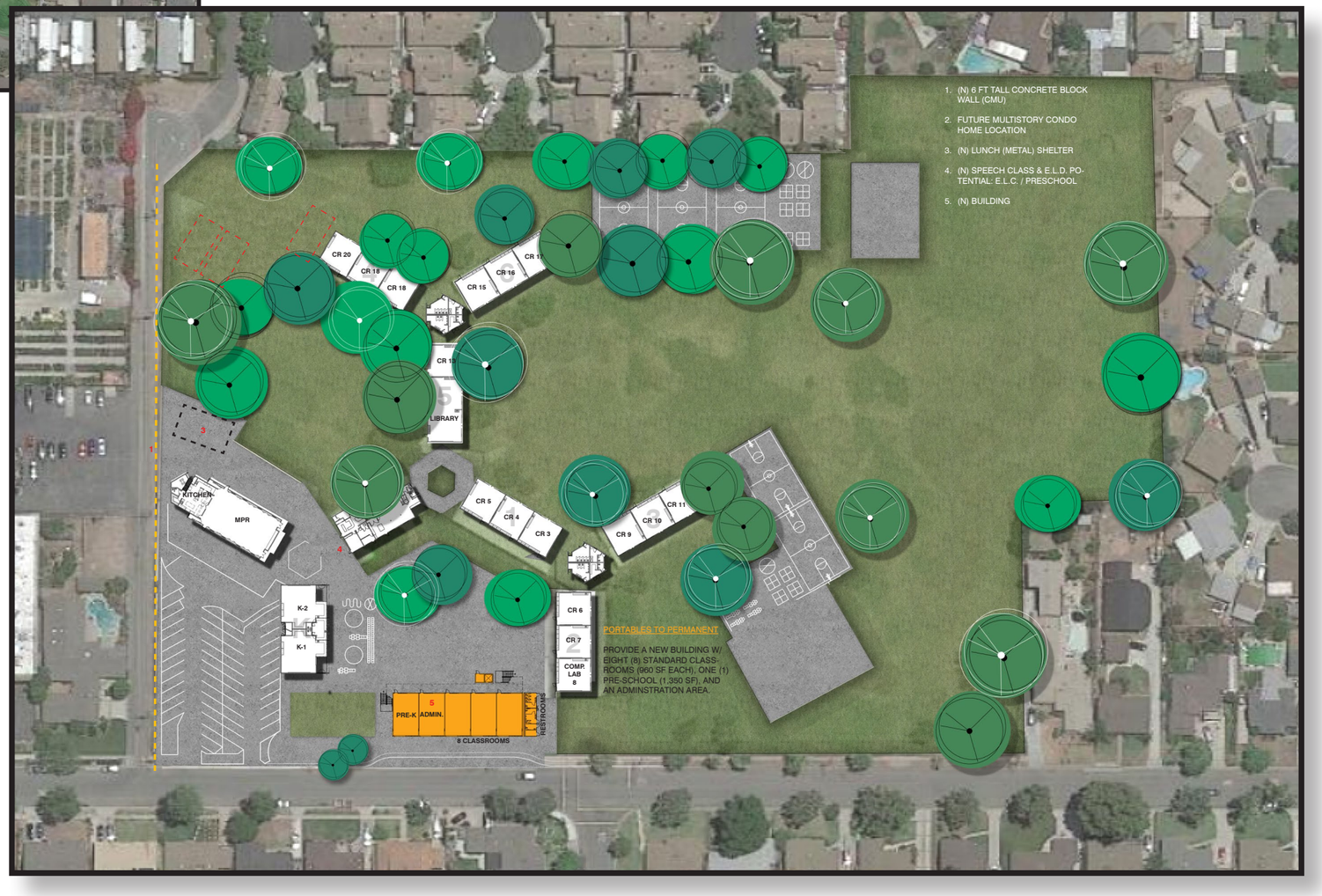
PROPOSED SITE PLAN





EXISTING SITE PLAN

PROPOSED SITE PLAN





EXISTING SITE PLAN

PROPOSED SITE PLAN





EXISTING SITE PLAN

PROPOSED SITE PLAN





EXISTING SITE PLAN

PROPOSED SITE PLAN





EXISTING SITE PLAN

PROPOSED SITE PLAN

LOWELL JOINT SCHOOL DISTRICT (LJSD)
EL PORTAL ELEMENTARY (Principal David Sermeno)

DESIGN MEETING – AGENDA
April 15, 2020

- Existing Conditions
  - Remove and Replace Twelve (12) Existing Relocatable Buildings
  - Remove Non-Certified Construction
  - North Parking Lot
    - Improve Circulation

- New Single-Story Classroom Building Northeast
  - Six (6) Standard Classrooms
  - One (1) STEAM Classroom
  - One (1) Computer Lab
  - One (1) Parent Center
  - Student and Staff Restrooms

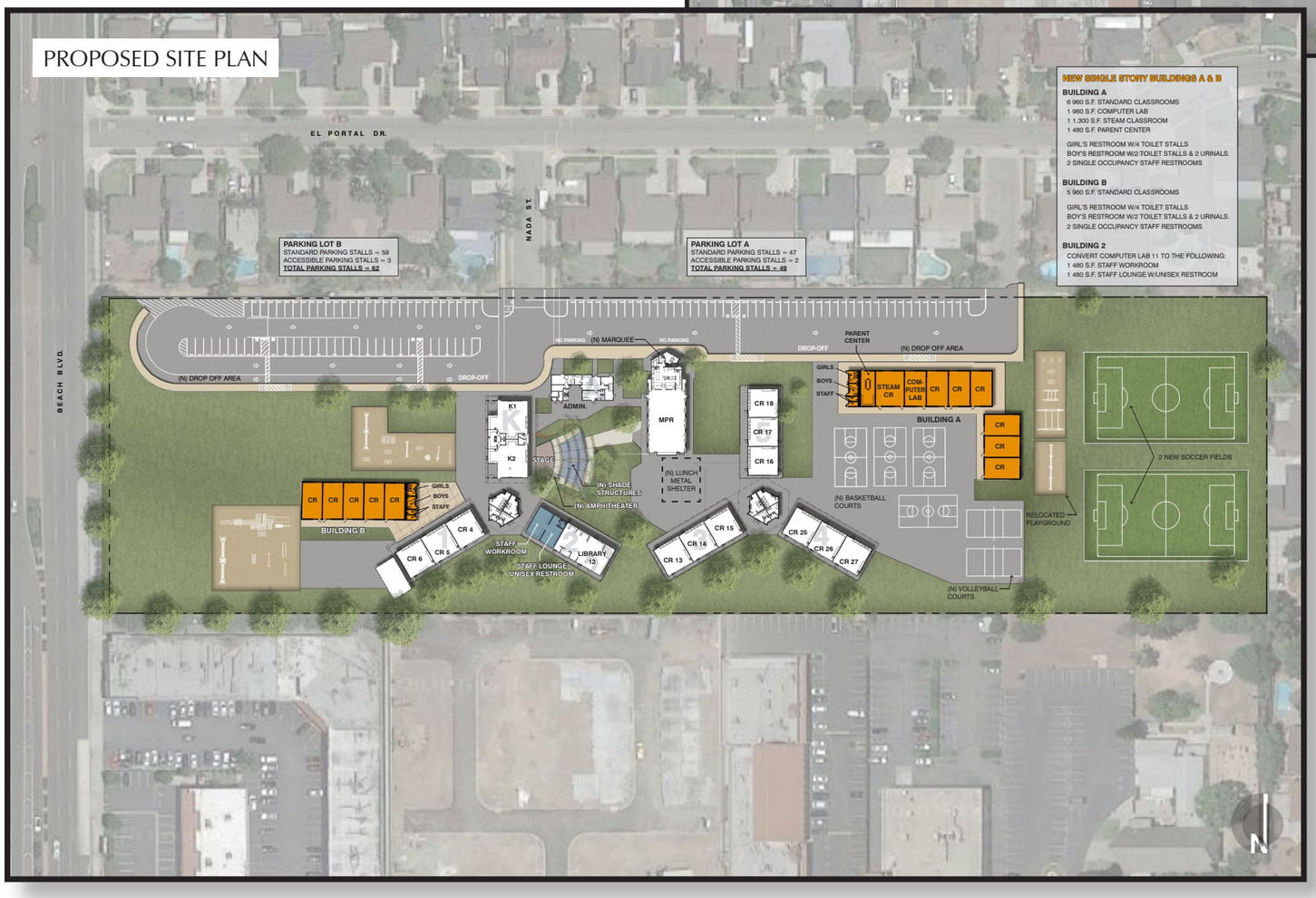
- New Single-Story Classroom Building Southwest
  - Five (5) Standard Classrooms
  - Student and Staff Restrooms

- Building 2
  - Staff Workroom, Lounge and Restroom

- Amphitheater

- Reconfigured North Parking Lot
  - 111 cars (81 cars originally)
  - Expanded Drop-Off at West and East





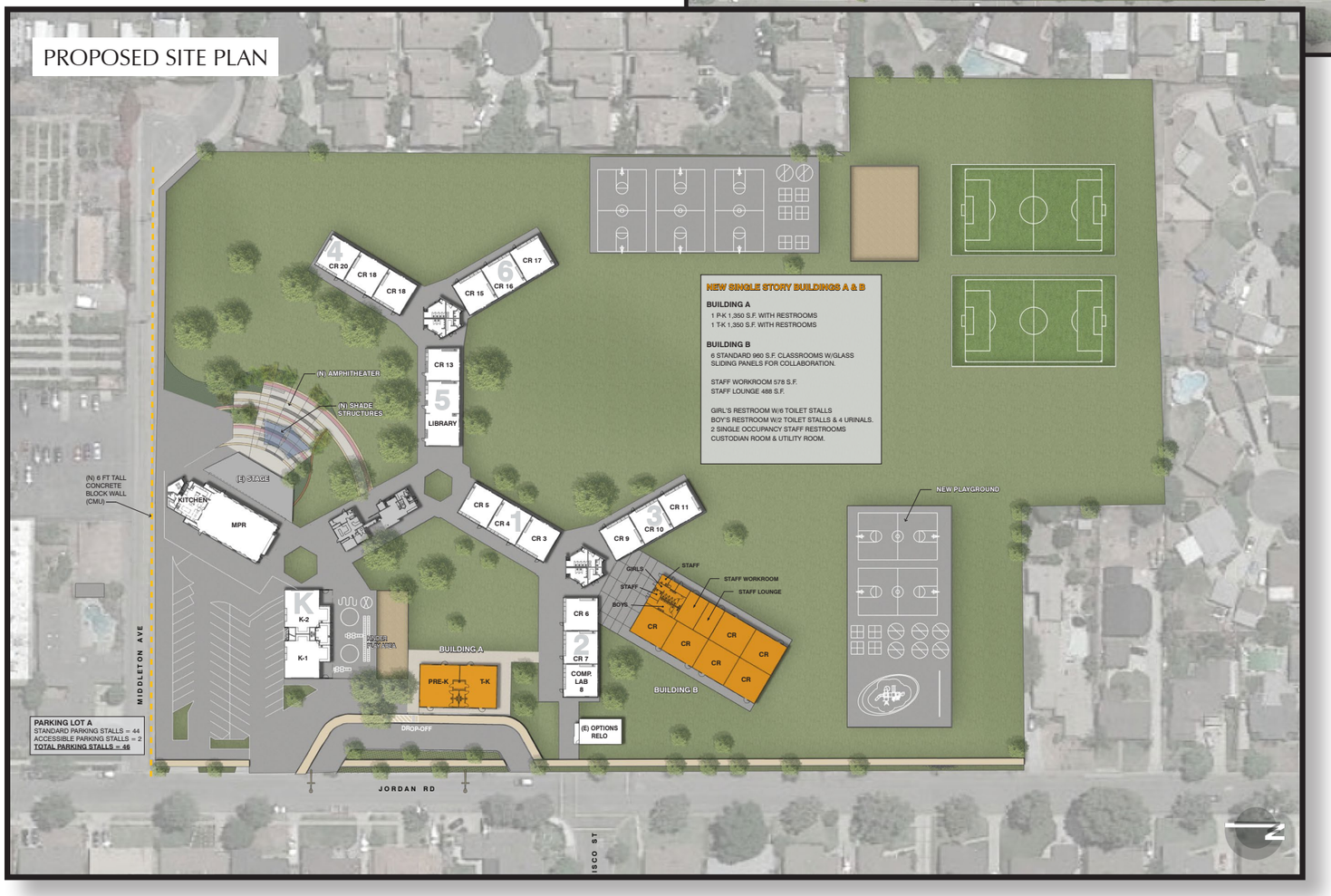
LOWELL JOINT SCHOOL DISTRICT (LJSD)
JORDAN ELEMENTARY (Principal Marikate Wissman)
DESIGN MEETING – AGENDA
April 15, 2020

- Existing Conditions
  - Remove and Replace Six (6) Existing Relocatable Buildings
  - Remove Non-Certified Construction

- New Single-Story Buildings
  - Early Learning
    - One (1) Pre-K w/ Restrooms
    - One (1) TK w/ Restrooms
    - Adjacent to Existing Kindergarten
    - New Playground and Equipment Area
    - Expanded Drop-Off Along Jordan Road
  - Classroom Building
    - Six (6) Standard Classrooms
    - Student and Staff Restrooms
    - Staff Workroom and Lounge

- Amphitheater





LOWELL JOINT SCHOOL DISTRICT (LJSD)
MACY ELEMENTARY (Principal Patty Jacobsen)

DESIGN MEETING – AGENDA
April 14, 2020

- Existing Conditions
  - Remove and Replace Four (4) Existing Relocatable Buildings
  - Remove Non-Certified Construction

- Option 1
  - New Single-Story Building
    - One (1) Kindergarten w/ Restrooms
      - Adjacent to Existing Kindergarten Playground
    - Three (3) Standard Classrooms
    - Student and Staff Restrooms
      - Adjacent to Existing Administration Building
  - Building 2
    - Convert CR7 Kindergarten to Staff Workroom, Lounge and Restrooms
  - Building 5
    - Expand Existing Library into Computer Lab 20
    - Convert Existing Computer Lab 21 in STEAM Classroom

- Option 2
  - New Single-Story Building
    - One (1) Kindergarten w/ Restrooms
      - Adjacent to Existing Kindergarten Playground
    - One (1) Library
    - One (1) STEAM Classroom
  - Building 2
    - Convert CR7 Kindergarten to Staff Workroom, Lounge and Restrooms
  - Building 5
    - Convert Existing Library and Computer Labs to Three (3) Standard Classrooms

- Amphitheater



LOWELL JOINT SCHOOL DISTRICT (LJSD)
MEADOW GREEN ELEMENTARY SCHOOL (Principal Matt Cukro)

DESIGN MEETING – AGENDA
April 14, 2020

- Existing Conditions
  - Remove and Replace Six (6) Existing Relocatable Buildings
  - Remove Non-Certified Construction
  - North Parking Lot
    - Improve Circulation

- New Single-Story Building
  - Early Learning
    - Consolidate
      - Three (3) Kindergarten w/ Restrooms
      - Two (2) Pre-K w/ Restrooms
      - One (1) TK w/ Restrooms
      - New Playground and Equipment
  - Special Education
    - One (1) Classroom
    - OT Clinic
  - One (1) Standard Classroom
  - Counseling, Intervention Speech and ELD Offices
  - Student and Staff Restrooms

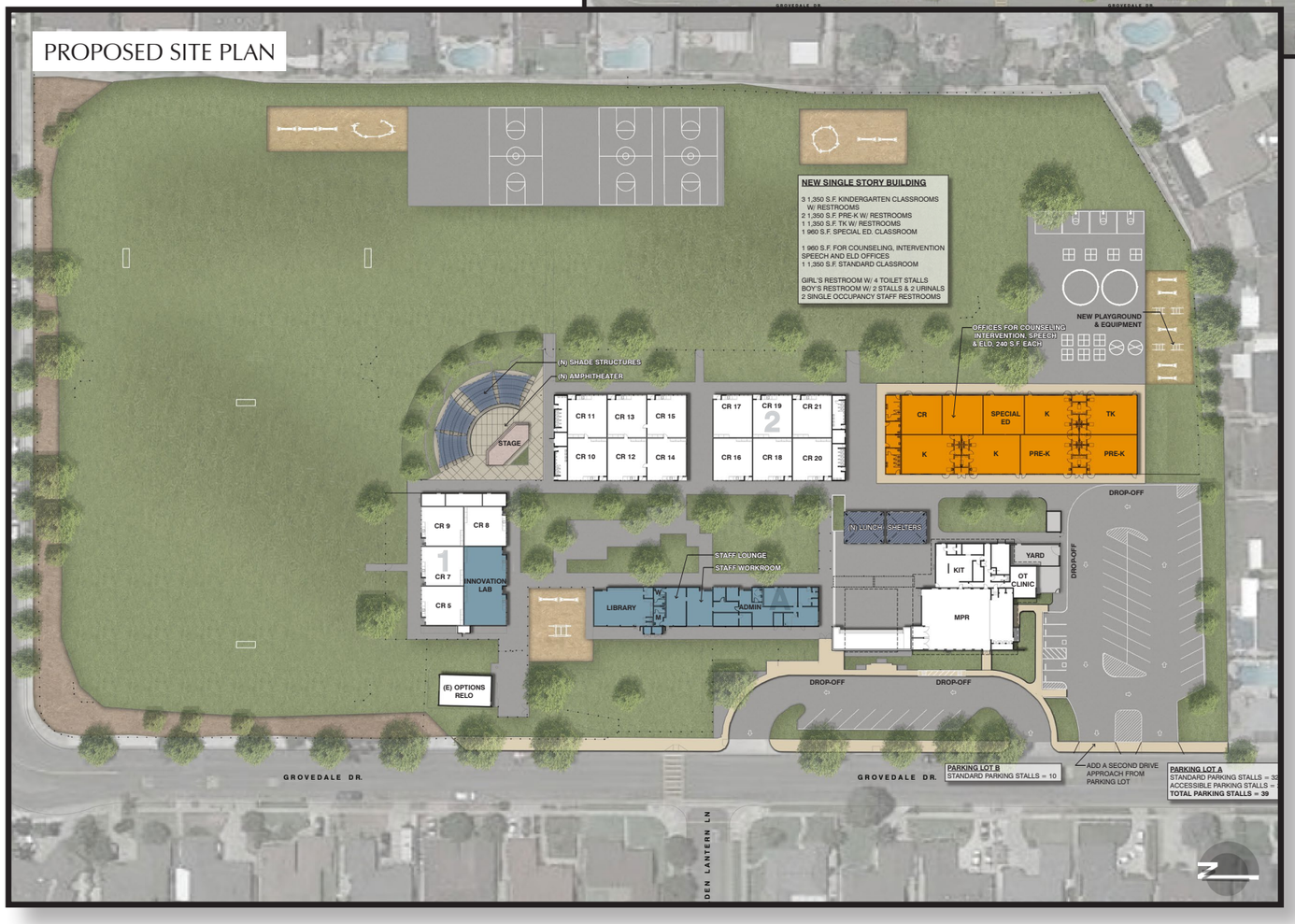
- Building A – Administration/Kindergarten
  - Convert One (1) Existing K to Staff Workroom, Lounge and Restrooms
  - Convert One (1) Existing K to Library
    - The Existing Library (CR 14) Becomes Standard Classroom

- Building 1 – Classrooms
  - Combine Existing Kindergarten 4 and CR 5 into Innovation Lab

- Amphitheater

- North Parking Lot





LOWELL JOINT SCHOOL DISTRICT (LJSD)
OLITA ELEMENTARY (Principal Krista VanHoogmoed)

DESIGN MEETING – AGENDA
April 14, 2020

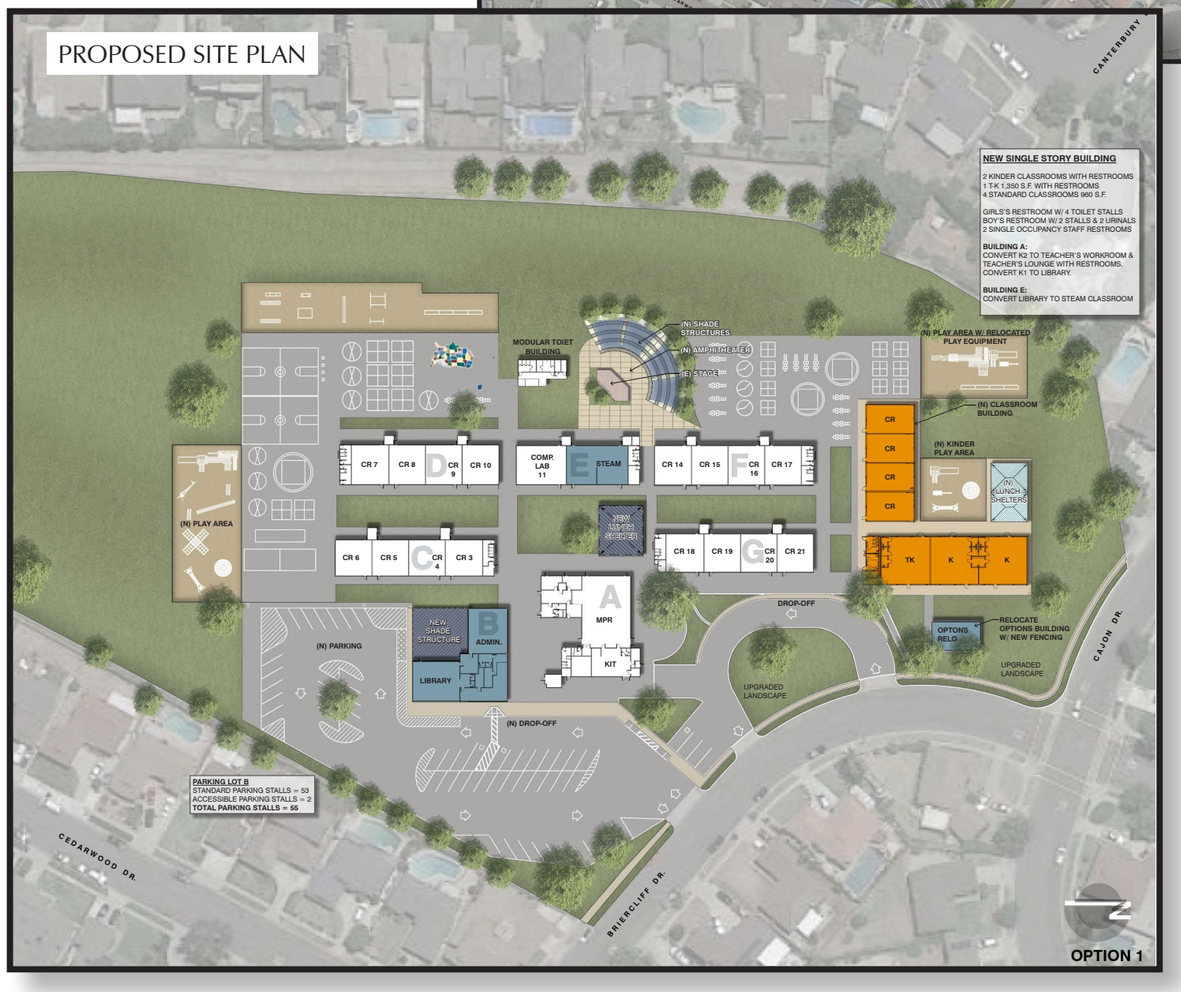
- Existing Conditions
  - Remove and Replace Five (5) Existing Relocatable Buildings
  - Remove Non-Certified Construction

- Option 1 - (South)
  - New Single-Story Building
    - Two (2) Kindergarten Classrooms w/ Restrooms
      - New Kindergarten Playground
      - New Shade Shelters
      - Adjacent to Drop-Off
    - One (1) TK w/ Restrooms
    - Four Standard Classrooms
      - Adjacent to Existing Administration Building
    - Relocate Options
  - Building B
    - Convert One (1) Existing K to Staff Workroom, Lounge and Restroom
    - Convert One (1) Existing K to Library
  - Building 5
    - Convert Existing Library into STEAM Classroom
  - Expand Parking Lot

- Option 2 – (North)
  - New Single-Story Building
    - One (1) TK w/ Restrooms
      - Adjacent to Existing, Expanded Kindergarten Playground
    - One (1) STEAM Classroom
    - Four (4) Standard Classrooms
    - Student Restrooms
    - Staff Workroom, Lounge and Restrooms
  - New Kindergarten Shade Shelter

- Amphitheater
- New Lunch Shelter





LOWELL JOINT SCHOOL DISTRICT (LJSD)
RANCHO STARBUCK INTERMEDIATE (Principal Linda Takacs)

DESIGN MEETING – AGENDA
April 15, 2020

- Existing Conditions
  - Remove and Replace Eleven (11) Existing Relocatable Buildings
  - Remove Non-Certified Construction

- New Preforming Arts Building
  - Theater
    - Lobby w/ Public Restrooms
    - 500-600 Seat Auditorium
    - Stage w/ Rigging and Lighting
    - Wood Shop, Storage and Outdoor Work Area
    - Dressing Rooms and Costume Storage
  - Theater Classroom
  - Dance Studio
  - Reconfigured North Parking Lot (56 cars)

- New Single-Story Classroom Building
  - Eight (8) Standard Classrooms
  - One (1) STEM Classroom
  - One (1) Choir Classroom
  - Two (2) Counseling Offices
  - One (1) Conference Room
  - Student and Staff Restrooms

- New Gymnasium Building
  - One (1) Main Court w/ Bleacher Seating
  - Two (2) Practice Courts
  - Student Restrooms
  - New West Parking Lot (21 cars)

- Convert Room 30 to SDC Classroom
- Convert PE Showers to Storage
- Culinary Arts

