

FACILITIES MASTER PLAN **TABLE OF CONTENTS**

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SITE MASTER PLANS OVERVIEW OF CONTENTS

OVERVIEW OF CONTENTS

Buildings and Grounds Condition Assessment

Within Section 5, the first two pages of the each of the Downey Unified School District's (21) School Site Master Plans include a representation of the current state of each school site at the time of the school site survey. The third page is a summary of the prioritized project cost estimate and the fourth, fifth and in some cases, sixth pages consist of diagrams showing the existing conditions at each school site and the proposed changes. Each section is comprised of:

School Aerial

Indicates existing building placement, hardscape and landscaped areas. This aerial is used in the site master plan and scaled to confirm location of proposed existing facilities improvements and/or new building structures.

School Information

Includes information about the school facility such as address, year constructed/modernized, square footage, site size and modular classroom counts. Also included is a list of recent construction and modernization projects.

Campus Description

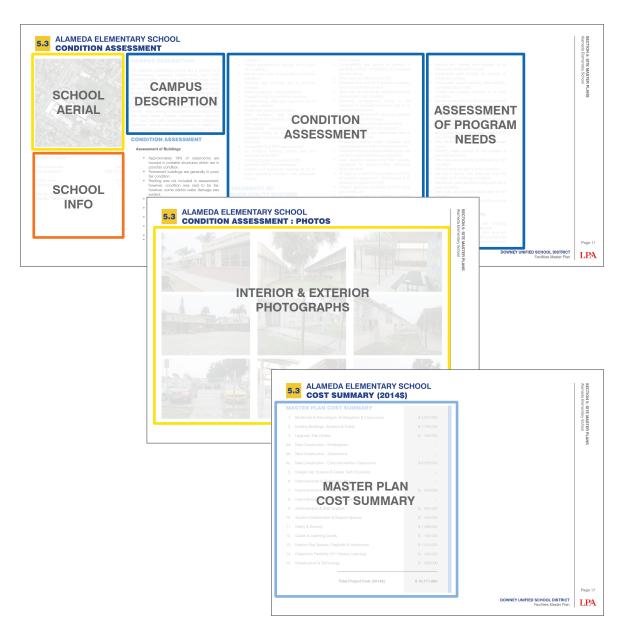
Provides a description of the campus location, existing architecture and organization as well as access, adjacencies and special conditions.

Condition Assessment

Includes a description of building and grounds issues identified by District Facilities staff and in the survey completed by the Principal.

Assessment of Program Needs

Includes facility needs that will support the school's educational program goals in conformance with the Downey Unified School District's Board of Education goals.









SITE MASTER PLANS **OVERVIEW OF CONTENTS**

Interior and Exterior Photographs

Includes representative photographs of the facility and site during LPA's site observation in July and August 2013.

Master Plan Cost Summary

Includes a description of the overall costs of proposed facilities improvements.**

Existing Site Diagram

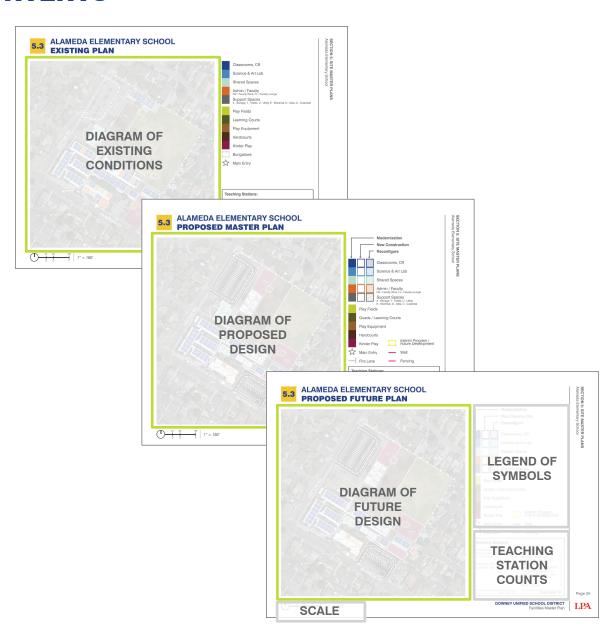
Indicates existing building placement, hardscape and landscaped areas. In addition, the existing site diagram locates relevant program spaces, adjacencies and current uses.

Proposed Site Diagram

Includes proposed building placement and hardscape and landscape reconfiguration, if needed. The proposed site diagram notes proposed new construction, reconfiguration of existing spaces and the modernization of all existing spaces, where eligible, to the standards outlined in the Facilities Master Plan.

Future Site Diagram

Includes the future replacement of portable classrooms as a phasing concept. The future site diagram notes new construction and reconfiguration of existing spaces that were not included in the initial implementation phases.







DISTRICT-WIDE NOTES CONDITION ASSESSMENT



MISSION STATEMENT

This mission of the Downey Unified School District is to provide the highest quality education in a safe, trusting environment; to utilize the resources of the home, school, and community; and to maximize the achievement of all students. The District provides a comprehensive curriculum, based on rigorous academic standards, that is responsive to the strengths and needs of our students. We are committed to developing compassionate, responsible citizens of good character who will be confident, creative, and productive members of an ever-changing global society.

CONDITION ASSESSMENT

The following are comments that apply at a District-wide level to the majority or all school sites.

Assessment of Major Utility Systems

Plumbing Systems

- Much of the domestic water piping is original galvanized steel in need of replacement (with the exception of high schools and kitchen facilities which have replaced domestic water lines).
- Most buildings do not have domestic water isolation valves.
- Natural gas is medium pressure with new site piping installed around 1995 on most sites.
 Gas earthquake valves provide don some but not all sites.
- Sanitary sewer lines are mostly original clay pipe, in generally good condition with adequate clean-outs.

HVAC Systems

- Most HVAC system controlled by District EMS (Carrier i-Vu system). District is in the process of upgrading controls routers and infrastructure to all sites.
- MDF rooms generally do not have cooling systems.
- Many restrooms have inadequate exhaust systems.
- District standard is Carrier and Bard equipment.

Security Systems

- Access control is needed at most sites.
- Video cameras are needed at most sites.



Site and Ground Assessment	Alameda ES	Carpenter ES	Gallatin ES	Gauldin ES	Imperial ES	Lewis ES	Price ES	Old River ES	Rio Hondo ES	Rio San Gabriel ES	Unsworth ES	Ward ES	Williams ES	Doty MS	Griffiths MS	Sussman MS	West MS	Downey HS	Warren HS	Columbus/DAS
Accessible Site Devices (Parking, Ramps, Signage)	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х
Accessible Barrier Removal (Paving, Railings, Misc.)	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х
General Site Organization / Layout			х					х					х							
Service / Delivery Area / Refuse			х	х						х					х	х	х	х		
Staff Parking	х					х	х	х	х					х	х					
Guest Parking	х		х	х		х	х	х	х		х			х	х					
Bus Drop-off / Pick-up Area	х	х	х	х		х	х	х	х	х	х	х	х	х	х	х	х			
Vehicular Drop-off / Pick-up Area	x	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х
Asphalt Paving	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х
Concrete Paving / Walkways	x				х	x	x						x							
Site Drainage	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х
Wrought Iron Fencing / Gates at Frontage	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х			
Chain Mesh Fencing and Gates / Lock-down Capability	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х
Planting Areas	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х
Site Tree Trimming / Removal / Invasive Roots					х		х		х	х	х	х								
School Marquee Signage	х		х		х		х	х	х		х	х	х		х					
Lunch Shelter	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х
Site Furnishings	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	
Site Shade	х			х	х	х		х	х		х	х	х	х	х	х	х	х	х	х
Safety Concerns with Adjacent Sites				х				х				х					х			
Pigeon / Pest / Rodent Abatement		х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	x	х	х	х

[&]quot;x" - indicates addition, expansion, upgrade or replacement needed.



Athletic / Play Area Assessment	Alameda ES	Carpenter ES	Gallatin ES	Gauldin ES	Imperial ES	Lewis ES	Price ES	Old River ES	Rio Hondo ES	Rio San Gabriel ES	Unsworth ES	Ward ES	Williams ES	Doty MS	Griffiths MS	Sussman MS	West MS	Downey HS	Warren HS	Columbus/DAS
Playfield Condition	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	x	х	х	х	х
Playfield Grading / Drainage				х		х	х		х			х	х		х	х	х			х
Hardcourt Grading / Drainage												х								
Baseball Field / Backstop			х				х			х	х			х						
Softball Field / Backstop															х	х				
Basketball / Volleyball Equipment	х	х	х	х					х			х	х	х	х	х	х			х
Ball Walls								х							х					
Kindergarten Playground Equipment	х		х	х	х	х	х			х	х	х	х							
Kindergarten Play-Appropriate Surfacing	х		х	х	х	х	х		х	х	х	х	х							
Elementary Playground Equipment		х	х	х	х		х		х	х	х	х	х							
Elementary Play-Appropriate Surfacing	х	х	х	х	х	х	х	х	х	х	х	х	х							
Early Intervention Playground Equipment	х				х							х								

[&]quot;x" - indicates addition, expansion, upgrade or replacement needed.

Building Assessment	Alameda ES	Carpenter ES	Gallatin ES	Gauldin ES	Imperial ES	Lewis ES	Price ES	Old River ES	Rio Hondo ES	Rio San Gabriel ES	Unsworth ES	Ward ES	Williams ES	Doty MS	Griffiths MS	Sussman MS	West MS	Downey HS	Warren HS	Columbus/DAS
Roofing (Not Surveyed)													х	х	х		х			
Exterior Metal Flashings	х				х		х			х	х	х					х	х		х
Exterior Plaster / Brick					х		х											х		х
Exterior Painting										х								х		х
Overhangs / Soffits / Covered Walkways	х				х	х	х			х	х	х	х	х		х	х	х	х	х
Doors and Frames	х		х		х		х		х			х						х	х	х
Windows	х	х	х	х	х	х	х		х	х		х	х	х	х	х	х	х	х	х
Bungalows	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х
Interior Painting / Wall Finishes	х						х		х	х		х	х		х					х
Interior Acoustical Tile Ceiling	х						х	х	х	х	х	х	х							х
Interior Case Work	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х
Tackable Wall Surfaces	х							х		х			х		х	х				х
Carpet / Flooring	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х
Accessible Signage (Interior)	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х
Staff / Student Restroom	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х
Kitchen / Equipment / Food Service Line		х		х														х	х	х
Health-Care Suite	х	х	х	х	х		х	х	х	х		х		х	х	х	х			
MPR Seating	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	
MPR Drinking Fountain	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х			
MPR Assistive Listening	х	х	x	x	х	х	х	х	х	х	х	х	х	х	х	х	х			

[&]quot;x" - indicates addition, expansion, upgrade or replacement needed.

"x" - indicates addition, expansion, upgrade or replacement needed. Educational / Specialty Program Assessment	Alameda ES	Carpenter ES	Gallatin ES	Gauldin ES	Imperial ES	Lewis ES	Price ES	Old River ES	Rio Hondo ES	Rio San Gabriel ES	Unsworth ES	Ward ES	Williams ES	Doty MS	Griffiths MS	Sussman MS	West MS	Downey HS	Warren HS	Columbus/DAS
Additional Classrooms				х	х		х	х	х	х				х	х	х	х	х	х	х
Additional Extra-Large Classrooms	х	х	х	х		х	х	х	х	х	х			х	х	х	х		х	
Additional Specialty Classrooms / Labs	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х
Additional Staff / Student Restrooms	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х
Addition / Expansion Multi-Purpose Room		х	х			х	х	х	х	х	х	х	х	х	х	х	х		х	х
Additional Student / Parent Resource	х	х	х	х	х	х	х	х	х	х		х	х	х	х	х	х	х	х	х
Additional Storage	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х
Drama Arts / Instrumental Arts / Choral Arts														х	х	х	х		х	
Theater																		х	х	
Greenhouse / Garden											х			х			х	х	х	
Outdoor Bleacher Seating														х					х	
Outdoor Assembly Area	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х
Outdoor Small Group Areas	х	x	x	х	х	x	х	х	x	х	х	х	х	х	х	х	х	х	х	x
Additional Playground / Playfield								x									х	х	х	
Gymnasium														х	х	х	х	х		
Pool / Pool Deck																			х	
Fitness / Weight Room / Athletic Training														х	х	х	х	х		x
Locker Room / Team Room														х	х	х	х	х	х	
Locker Room / Team Room Support Facilities														х	х	х	х	х	х	
Locker Room / Team Room Equipment														х	х	х	х	х	х	
Staff Development / Workroom	х	x	х	х	х	x	х	х	х	х	х	х	х	х	х	х	х	х	х	x
Administrative Offices / Meeting Rooms	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х		х	х
Staff Lounge			х	х			х				х		х	х	х	х		х		
Library / Media Space	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х
Special Education Classrooms	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	x
Special Education Support Spaces	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х
Points-of-Sale / Food Service Kiosks			х	х		х	х	х			х			х	х	х	х	х	х	



Major Utility Systems Assessment	Alameda ES	Carpenter ES	Gallatin ES	Gauldin ES	Imperial ES	Lewis ES	Price ES	Old River ES	Rio Hondo ES	Rio San Gabriel ES	Unsworth ES	Ward ES	Williams ES	Doty MS	Griffiths MS	Sussman MS	West MS	Downey HS	Warren HS	Columbus/DAS
Domestic Water Piping	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х
Domestic Water Isolation Valves	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х
HVAC Equipment	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х
Gas Earthquake Valves	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х		х
Sanitary Sewer Lines and Clean-Outs	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х
Irrigation Systems	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х
HVAC System Controls / Infrastructure																				х
HVAC at MDF Rooms	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х			х
Structured Cable (OSP, SCCS)	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	x
IP Paging / Networked Bell Schedule Management	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х
Restrooms Exhaust Systems	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	x
Security System	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х
Access Control at Computer Labs	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	x
Video Camera Surveillance	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х
Campus Lighting (Parking Areas and Building Exterior)	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	x
Interior Lighting (T-8 or better)																				х
Emergency Lighting (Battery Pack)	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	x
Phone System	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х
Wireless Infrastructure	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	x
Apple TV Infrastructure	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х	х
Ceiling-Mounted Projectors	х	х	x	х	х	х	x	x	х	х	х	x	х	х	х	х	х	х	х	x

[&]quot;x" - indicates addition, expansion, upgrade or replacement needed.



ALAMEDA ELEMENTARY SCHOOL CONDITION ASSESSMENT



8613 Alameda Street Downey, CA 90242

Year Constructed	1952
Year Modernized	2000; 2002
Grade Levels	K-3 rd
Enrollment (13/14)	722
Total No. Bungalows Total No. Permanent Classrooms	5 22

CAMPUS DESCRIPTION

The Alameda Elementary School site is located in a predominantly residential neighborhood, with 2-lane collector streets on the two predominant sides of the site. The campus is a 1950's era facility comprised of an Administration building, multi-purpose room building and (7) bar-type Classroom buildings with covered walkways, original to the campus. Multiple portable classroom buildings, have been added to the campus to house a District-operated Early Intervention Center. Site parking is provided in (2) surface lots. The most recent campus improvements occurred 11+ years ago with improvements to the restrooms, casework, ceilings and interior finishes. In addition, a District-operated storage warehouse is located on-site.

CONDITION ASSESSMENT

Assessment of Buildings

- Approximately 19% of classrooms are housed in portable structures which are in poor/fair condition.
- Permanent buildings are generally in poor/ fair condition.
- Roofing was not included in assessment, however, condition was said to be fair, however, some interior water damage was evident.
- Exterior metal flashings are in poor/fair condition.
- Exterior plaster finish is in poor/fair condition and recently painted.
- Roof overhangs/soffits and adjacent covered walkways are in poor/fair condition.
- Exterior doors and frames are in poor/fair condition.
- Exterior windows are in poor/fair condition.
- · Interior wall finishes are in poor/fair

- condition.
- Interior acoustical tile ceilings are in poor/ fair condition.
- Interior case work is generally in poor/fair condition.
- Tackable wall surfaces are in poor/fair condition.
- White boards are in good condition.
- Carpet/flooring is in poor/fair condition.
- Hand-washing sinks and casework are in poor/fair condition.
- Health care suite is undersized.
- Door hardware, and thresholds are generally in fair condition and appear to be ADA compliant.
- ADA-related compliance issues are confined mostly to restrooms, however, additional barrier/clearance issues were observed.
- · Accessible lift at MPR was observed.
- An assistive listening system was not observed at the MPR.
- Drinking fountain is needed in MPR.
- Seating in MPR is not adequate.
- Kitchen and equipment appears to be in good operating condition with adequate storage.

ASSESSMENT OF MAJOR UTILITY SYSTEMS

- Technology infrastructure needs to be updated to meet Common Core Standards.
- Infrastructure supporting Apple TV is needed.
- HVAC systems are generally original to the era of building construction and have reached the end of their useful service life.
- Most units are wall-mounted gas/electric Bard-type units which create courtyard





ALAMEDA ELEMENTARY SCHOOL CONDITION ASSESSMENT

noise issues.

- Controllability and zoning of systems is generally limited, contributing to occupant comfort issues.
- Most units are linked to an EMS.
- Administration and MPR systems generally are in need of replacement.
- Most units are served by medium pressure gas service in fair condition.
- Generally, underground piping is old resulting in low-water-pressure and is in need of replacement.
- Domestic water shut-off valves are needed for operations/maintenance.
- Kitchen piping is in fair/good condition.
- · No grease interceptors are provided.
- Irrigation systems are inadequate and in need of replacement.
- Restrooms require major upgrades and reconfiguration to meet ADA requirements.
- Restroom fixtures and associated pipes are old and create maintenance difficulties.
- Main electrical service 202/120V recently upgraded to accommodate increased loads/demand.
- All lighting is now T-8 lamps with some T-12 at portable classrooms. District goal is to phase out and provide LED.
- Exterior lights are controlled by time clock and photo-cell.
- Emergency lighting is generally provided with battery-packs.
- · Several outstanding HVAC issues exist.
- Wi-Fi coverage is not adequate for data needs.
- Projectors are not ceiling mounted and therefor are not effectively utilized.
- Abandoned infrastructure/conduit from previous system improvements.

Assessment of Site and Grounds

- Service and delivery area appears to be adequately sized and located.
- Inadequate staff parking for number of adults on campus.
- Inadequate parent parking, drop-off/pickup areas are provided.
- Overall site asphalt concrete is in poor condition.
- Site concrete paving is generally in poor/fair condition with many areas requiring repair/ replacement.
- Evidence of poor drainage, puddling cracking/spalling and uneven/hazardous paving conditions observed.
- Galvanized chain mesh gates and fencing are in poor/fair condition with several ADA non-compliant conditions observed
- Play fields are uneven and have drainage issues.
- Planting areas consist of low hedges in poor/fair condition.
- Site trees are generally prolific and in fair condition.
- School marguee sign is in fair condition.
- No lunch shelter was observed and not enough lunch tables are provided.
- Basketball goals and tether-ball poles are in poor condition.
- Ball walls are concrete block and in fair condition.
- Early Intervention Center would like to have swings.

Assessment of Safety and Security

- Fire access driveway and building clearances appear to be adequate.
- Inadequate vehicular and bus drop-off, parking circulation, crosswalk conditions as

- well as pedestrians crossing mid-block from residential areas present significant lifesafety hazards and require management/ enforcement. Multiple dismissals causes more congestion around site.
- Drop-off at kindergarten area is not adequate to maintain safety/control.
- Campus security appears to have adequate lock-down capabilities with the current gate/ fencing locations.
- Card key access is needed at computer lab.
- Elementary area playground equipment is in fair condition. Existing swings need replacement.
- Kindergarten area playground equipment is in fair condition. Additional equipment is needed to serve population.
- Loose fill wood fiber is used in both play areas. Play-appropriate surfacing is needed. Unitary play surfacing is also used at the kindergarten play area.
- Non-compliant accessible parking stall components observed.
- No passenger loading/unloading area was observed.
- Accessible warning pads (truncated domes) are not provided at curb ramps.
- Accessible path of travel to building entrances is generally in fair condition with uneven paving conditions/barriers observed.
- Some paving conditions are particularly hazardous with exposed rebar, etc.
- Campus lighting is not adequate at parking areas and around buildings.
- Visibility across play fields is not adequate for supervision.
- Many site trees require trimming to minimize life-safety risks.





ALAMEDA ELEMENTARY SCHOOL CONDITION ASSESSMENT

ASSESSMENT OF PROGRAM NEEDS

- Inadequate indoor and covered outdoor assembly/eating areas.
- Classroom spaces are generally too small and prohibit movement/activities due to increased class size.
- No small group outdoor spaces are provided.
- No art classrooms or science lab spaces are provided.
- Restrooms are not adequately sized or appropriately located to serve population/ needs.
- Computer stations in the Library/Media Center are needed to conduct research.
- Inadequately sized Staff Development/ Workroom spaces.
- Inadequate administrative offices/spaces are provided to support staff needs.
- Space needed for IEP meetings, vision testing, counselor-use, Early Intervention, APE, etc.
- Early Intervention Classrooms need to be clustered next to restrooms and play areas.
- An additional computer lab and student computers/devices are needed.

ALAMEDA ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS















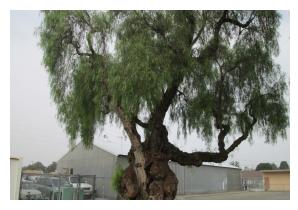




DOWNEY UNIFIED SCHOOL DISTRICT Facilities Master Plan

ALAMEDA ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS



















DOWNEY UNIFIED SCHOOL DISTRICT Facilities Master Plan

ALAMEDA ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS



















DOWNEY UNIFIED SCHOOL DISTRICT Facilities Master Plan





ALAMEDA ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS







PRIORITIZED

5.3 ALAMEDA ELEMENTARY SCHOOL COST SUMMARY (2014\$)

SC	OPE OF WORK CATEGORIES	MASTER PLAN COST	PROJECTS COS	MASTER PLAN COST	
		\$ 2,007,000		¢ 2 007 000	
1.	Modernize & Reconfigure: Kindergarten & Classrooms	\$ 2,007,000		\$ 2,007,000	
2.	Existing Buildings: Systems & Toilets	\$ 1,105,000	\$ 865,000	\$ 1,105,000	
3.	Upgrade: Site Utilities	\$ 259,000		\$ 259,000	
4a.	New Construction - Kindergarten				
4b.	New Construction - Classrooms				
4c.	New Construction - Early Intervention Classrooms	\$ 6,025,000		\$ 6,025,000	
5.	Design Lab, Science & Career Tech Education				
6.	Improvements to: Performing Arts				
7.	Improvements to: MPR & Food Service	\$ 919,000	\$ 431,000	\$ 919,000	
8.	Improvements to: Physical Education				
9.	Administration & Staff Support	\$ 642,000		\$ 642,000	
10.	Student Collaboration & Support Spaces	\$ 545,000		\$ 545,000	
11.	Safety & Security	\$ 1,486,000	\$ 1,192,000	\$ 1,486,000	
12.	Quads & Learning Courts	\$ 150,000		\$ 150,000	
13.	Exterior Play Spaces, Playfields & Hardcourts	\$ 1,321,000	\$ 463,000	\$ 1,321,000	
14.	Classroom Flexibility (21st Century Learning)	\$ 420,000	\$ 210,000	\$ 420,000	
15.	Infrastructure & Technology	\$ 839,000	\$ 419,500	\$ 839,000	
	Total Project Cost (2014\$)	\$ 15,718,000	\$ 3,580,500	\$ 15,718,000	





ALAMEDA ELEMENTARY SCHOOL EXISTING PLAN

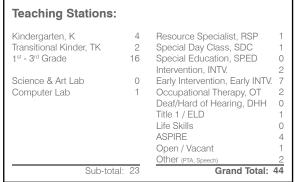


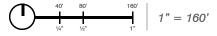




Play Equipment

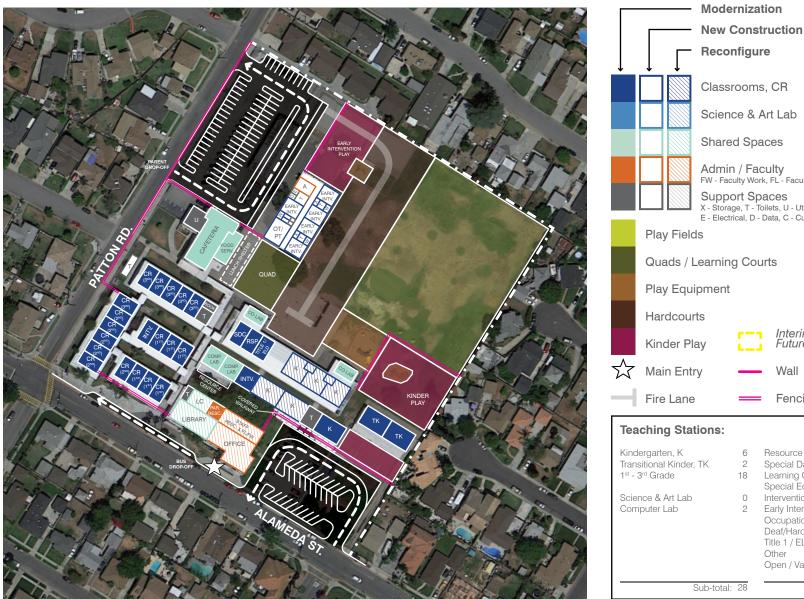








ALAMEDA ELEMENTARY SCHOOL PROPOSED MASTER PLAN

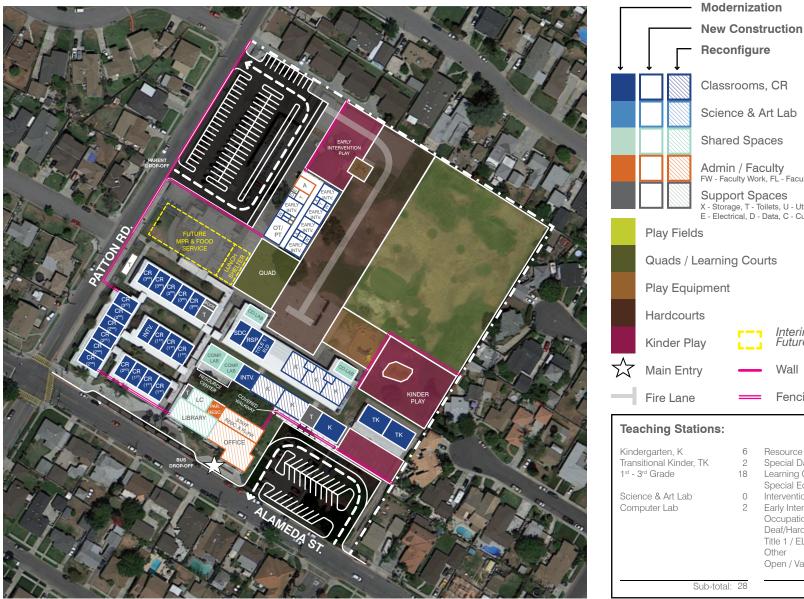




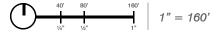




ALAMEDA ELEMENTARY SCHOOL PROPOSED FUTURE PLAN









CARPENTER ELEMENTARY SCHOOL CONDITION ASSESSMENT



9439 Foster Road Downey, CA 90242

Year Constructed Year Modernized	1952 1999
Grade Levels Enrollment (13/14)	4 th -5 th 519
Total No. Bungalows Total No. Permanent Classrooms	12 15

CAMPUS DESCRIPTION

The Carpenter Elementary School site is located in a predominantly residential neighborhood, with 4-lane collector streets on the two predominant sides of the site. The campus is a 1950's era facility comprised of an Administration/Multi-purpose Room building and (3) bar-type Classroom buildings with covered walkways, original to the campus. Multiple portable classroom buildings, have been added to the campus. Site parking is provided in (2) surface lots. The most recent campus improvements occurred 8+ years ago with improvements to the restrooms, casework, ceilings and interior finishes.

CONDITION ASSESSMENT

Assessment of Buildings

- Approximately 44% of classrooms are housed in portable structures which are in poor/fair condition.
- Permanent buildings are generally in poor/ fair condition.
- Roofing was not included in assessment, however, condition was said to be fair and no interior water damage was evident.
- Exterior metal flashings are in fair condition.Exterior plaster finish is in fair condition and
- recently painted.

 Roof overhangs/soffits and adjacent
- Roof overhangs/soffits and adjacent covered walkways are in fair condition.
- Exterior doors and frames are in fair condition.
- Exterior windows are in poor/fair condition.
- Interior wall finishes are in fair condition.
- Interior acoustical tile ceilings are in fair condition.
- Interior case work is generally in fair condition.

- Tackable wall surfaces are in fair condition.
- White boards are in good condition.
- Carpet/flooring is in poor/fair condition.
- Hand-washing sinks and casework are in fair condition.
- Health care suite is undersized and located in an open office area.
- Door hardware, and thresholds are generally in fair condition and appear to be ADA compliant.
- ADA-related compliance issues are confined mostly to restrooms, however, additional barrier/clearance issues were observed.
- · Accessible lift at MPR was observed.
- An assistive listening system was not observed at the MPR.
- Drinking fountain is needed in MPR.
- Seating in MPR is not adequate.
- Kitchen and equipment appears to be in good operating condition with adequate storage.

Assessment of Major Utility Systems

- Technology infrastructure needs to be updated to meet Common Core Standards.
- Infrastructure supporting Apple TV is needed.
- Classroom HVAC systems are primarily wall-mounted Sun and Eubanks heat pump units, which create acoustic concerns in adiacent site areas.
- Administration building includes Rheem rooftop gas-fired HVAC units. Cafeteria, Computer Lab, and Library include Carrier split systems.
- HVAC units are controlled by District EMS.
- HVAC units are approximately 14 years old and are near the end of their useful life.
- Controllability and zoning of systems is





CARPENTER ELEMENTARY SCHOOL CONDITION ASSESSMENT

generally limited, contributing to occupant comfort issues.

- Administration and MPR systems generally are in need of replacement.
- Most units are served by medium pressure gas service in fair condition.
- Generally, underground piping is old resulting in low-water-pressure and is in need of replacement.
- Domestic water shut-off valves are needed for operations/maintenance.
- Kitchen piping is in fair/good condition.
- · No grease interceptors are provided.
- Irrigation systems are inadequate and in need of replacement.
- Restrooms require major upgrades and reconfiguration to meet ADA requirements.
- Restroom fixtures and associated pipes are old and create maintenance difficulties.
- Main electrical service 202/120V recently upgraded to accommodate increased loads/demand.
- All lighting is now T-8 lamps with some T-12 at portable classrooms. District goal is to phase out and provide LED.
- Exterior lights are controlled by time clock and photo-cell.
- Emergency lighting is generally provided with battery-packs.

Assessment of Site and Grounds

- Service and delivery area appears to be adequately sized and located.
- Overall site asphalt concrete is in poor condition.
- Site concrete paving is generally in fair condition with some areas requiring repair/ replacement.
- Evidence of poor drainage, puddling cracking/spalling and uneven/hazardous

- paving conditions observed.
- Galvanized chain mesh gates and fencing are in poor condition with several ADA noncompliant conditions observed
- Play fields are uneven and have drainage issues. Gophers are prevalent and create site-related hazards.
- Planting areas consist of low hedges in poor/fair condition.
- Site trees are generally in fair condition.
- School marquee sign is in fair condition.
- No lunch shelter provided.
- · Basketball goals are in poor condition.
- Ball walls are concrete block and in good condition.

Assessment of Safety and Security

- Fire access driveway and building clearances appear to be adequate.
- Inadequate vehicular and bus drop-off, parking circulation, crosswalk conditions as well as pedestrians crossing mid-block from residential areas present significant lifesafety hazards and require management/ enforcement.
- Campus security does not appear to have adequate lock-down capabilities with the current gate/fencing locations.
- Card key access is needed at computer lab.
- Enclosed bicycle rack area is in poor/fair condition.
- Elementary area playground equipment is in poor condition and presents safety hazards.
- Sand surfacing at play areas is a safety-hazard as well as a nuisance for maintenance. Play-appropriate surfacing is needed.
- Non-compliant accessible parking stall components observed.

- No passenger loading/unloading area was observed.
- Accessible warning pads (truncated domes) are not provided at curb ramps.
- Accessible path of travel to building entrances is generally in fair condition with uneven paving conditions/barriers observed.
- Inadequate site and building accessibility signage provided.
- Campus lighting is not adequate at parking areas and around buildings.

ASSESSMENT OF PROGRAM NEEDS

- Inadequate indoor and covered outdoor assembly/eating areas.
- Cafeteria/MPR is grossly under-sized and is needed for inclement weather-days.
- No small group outdoor spaces are provided.
- No art classrooms and lab spaces are provided.
- Restrooms are not adequately sized or appropriately located to serve population/ needs.
- Inadequately sized Library Space/Media Center.
- Inadequate Staff Development/Workroom spaces.
- Inadequate administrative offices/spaces are provided to support staff needs.
- Kitchen/food service area needs a freezer.

LPA

CARPENTER ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS



















DOWNEY UNIFIED SCHOOL DISTRICT Facilities Master Plan





CARPENTER ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS















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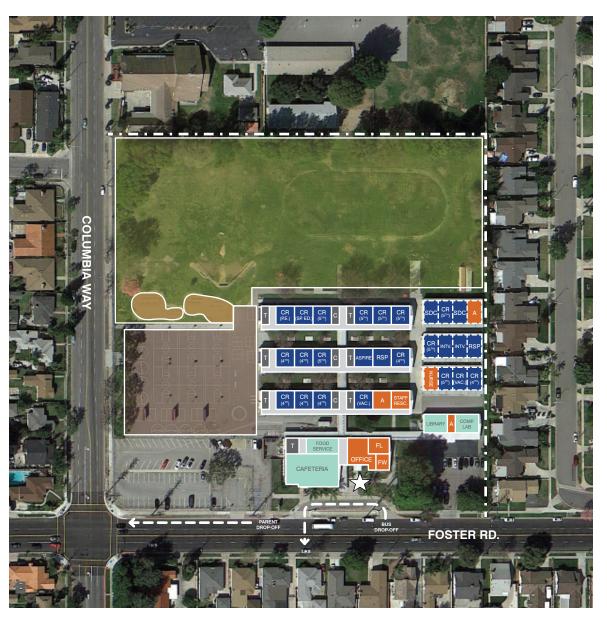
CARPENTER ELEMENTARY SCHOOL COST SUMMARY (2014\$)

SC	OPE OF WORK CATEGORIES	MASTER PLAN COST	PROJECTS COST
1.	Modernize & Reconfigure: Kindergarten & Classrooms	\$ 883,000	
		\$ 1,685,000	\$ 1,422,000
2.	Existing Buildings: Systems & Toilets		φ 1,422,000
3.	Upgrade: Site Utilities	\$ 269,000	
4a.	New Construction - Kindergarten		
4b.	New Construction - Classrooms	\$ 4,896,000	
4c.	New Construction - Early Intervention Classrooms		
5.	Design Lab, Science & Career Tech Education	\$ 936,000	
6.	Improvements to: Performing Arts		
7.	Improvements to: MPR & Food Service	\$ 831,000	\$ 431,000
8.	Improvements to: Physical Education		
9.	Administration & Staff Support	\$ 521,000	
10.	Student Collaboration & Support Spaces	\$ 577,000	
11.	Safety & Security	\$ 834,000	\$ 553,000
12.	Quads & Learning Courts	\$ 221,000	
13.	Exterior Play Spaces, Playfields & Hardcourts	\$ 2,171,000	\$ 277,000
14.	Classroom Flexibility (21st Century Learning)	\$ 160,000	\$ 160,000
15.	Infrastructure & Technology	\$ 410,000	\$ 410,000
	Total Project Cost (2014\$)	\$ 14,394,000	\$ 3,253,000





CARPENTER ELEMENTARY SCHOOL EXISTING PLAN



Classrooms, CR Science & Art Lab Shared Spaces Admin / Faculty FW - Faculty Work, FL - Faculty Lounge Support Spaces X - Storage, T - Toilets, U - Utility, E - Electrical, D - Data, C - Custodial Play Fields Learning Courts Play Equipment Hardcourts

Main Entry

Teaching Stations:

Kinder Play

Bungalows

Cub tot	-1. 10	Owner Tetal	20
		Other (P.E., Psych., Nurse, Speech)	4
		Open / Vacant	2
		ASPIRE	1
		Life Skills	0
		Title 1 / ELD	0
		Deaf/Hard of Hearing, DHH	0
Computer Lab	1	Occupational Therapy, OT	0
Science & Art Lab	0	Early Intervention, Early INTV.	0
		Intervention, INTV.	2
4 th - 5 th Grade	15	Special Education, SP.ED	1
Transitional Kinder, TK	0	Special Day Class, SDC	2
Kindergarten, K	0	Resource Specialist, RSP	2

Sub-total: 16

Grand Total: 30

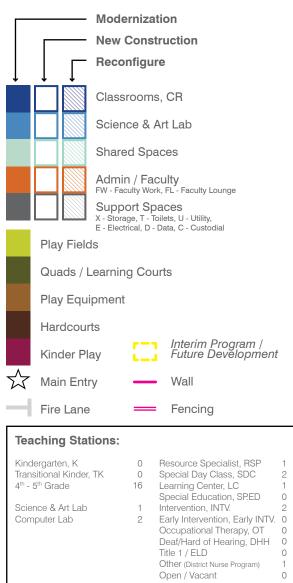






CARPENTER ELEMENTARY SCHOOL PROPOSED MASTER PLAN







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Sub-total: 19

Grand Total: 26

GALLATIN ELEMENTARY SCHOOL CONDITION ASSESSMENT



9513 Brookshire Avenue Downey, CA 90242

Year Constructed	1936
Year Modernized	1998
Grade Levels	K-5
Enrollment (13/14)	704
Total No. Bungalows	16
Total No. Permanent Classrooms	24

CAMPUS DESCRIPTION

The Gallatin Elementary School site is located in a predominantly residential neighborhood, with 2 and 4-lane collector streets on the two predominant sides of the site. The campus is comprised of an original 1930's era complex of buildings, including administration offices, as well as, a 1950's era facility comprised of (4) bar-type Classroom buildings with covered walkways, and a multi-purpose room/cafeteria building. Multiple portable classroom buildings, have been added to the campus. Site parking is provided in (2) surface lots and a bus drop-off turn-out. The most recent campus improvements occurred 8+ years ago with improvements to the restrooms, casework, ceilings and interior finishes.

CONDITION ASSESSMENT

Assessment of Buildings

- Approximately 40% of classrooms are housed in portable structures which are in poor/fair condition.
- Permanent buildings are generally in poor/ fair condition.
- Roofing was not included in assessment, however, condition was said to be fair and no interior water damage was evident.
- Exterior metal flashings are in fair condition.
- recently painted.

 Roof overhangs/soffits and adjacent

Exterior plaster finish is in fair condition and

- Hoor overnangs/sorrits and adjacent covered walkways are in fair condition.
- Exterior doors and frames are in fair condition.
- Exterior windows are in poor/fair condition.
- Interior wall finishes are in fair condition.
- Interior acoustical tile ceilings are in fair condition.

- Interior case work is generally in poor/fair condition.
- Tackable wall surfaces are in fair condition.
- White boards are in good condition.
- Carpet/flooring is in poor/fair condition.
- Hand-washing sinks and casework are in fair condition.
- Health care suite is undersized and located in an open office area.
- Door hardware, and thresholds are generally in fair condition and appear to be ADA compliant.
- ADA-related compliance issues are confined mostly to restrooms, however, additional barrier/clearance issues were observed.
- Accessible lift at MPR was observed.
- An assistive listening system was not observed at the MPR.
- Drinking fountain is needed in MPR.
- · Seating in MPR is not adequate.
- Kitchen and equipment appears to be in good operating condition with adequate storage.
- Noticeable odor-issues throughout Administration building.

Assessment of Major Utility Systems

- Technology infrastructure needs to be updated to meet Common Core Standards.
- Infrastructure supporting Apple TV is needed.
- HVAC systems are generally original to the era of building construction and have reached the end of their useful service life.
- Most units are wall-mounted gas/electric Bard-type units which create courtyard noise issues.
- Controllability and zoning of systems is generally limited, contributing to occupant





GALLATIN ELEMENTARY SCHOOL CONDITION ASSESSMENT

comfort issues.

- · Most units are linked to an EMS.
- Administration and MPR systems generally are in need of replacement.
- Most units are served by medium pressure gas service in fair condition.
- Generally, underground piping is old resulting in low-water-pressure and is in need of replacement.
- Domestic water shut-off valves are needed for operations/maintenance.
- Kitchen piping is in fair/good condition.
- · No grease interceptors are provided.
- Irrigation systems are inadequate and in need of replacement.
- Restrooms require major upgrades and reconfiguration to meet ADA requirements.
- Restroom fixtures and associated pipes are old and create maintenance difficulties.
- Main electrical service 202/120V recently upgraded to accommodate increased loads/demand.
- All lighting is now T-8 lamps with some T-12 at portable classrooms. District goal is to phase out and provide LED.
- Exterior lights are controlled by time clock and photo-cell.
- Emergency lighting is generally provided with battery-packs.
- Vice Principals office has no HVAC.
- Several outstanding HVAC issues exist.

Assessment of Site and Grounds

- Over the years, multiple-phases of development that have occurred at this site, present challenges for successful building organization/site layout.
- Service and delivery area appears to be adequately sized and located, however, gates need to remain open during school

hours to receive deliveries.

- Refuse storage area is undersized and needs to be separated and secured from student access.
- Staff parking appears to be adequate.
- Inadequate parent parking, drop-off/pickup areas are provided.
- Overall site asphalt concrete is in poor condition
- Site concrete paving is generally in fair condition with some areas requiring repair/ replacement.
- Evidence of poor drainage, puddling cracking/spalling and uneven/hazardous paving conditions observed.
- Galvanized chain mesh gates and fencing are in poor/fair condition with several ADA non-compliant conditions observed
- Play fields are uneven and have drainage issues and create site-related hazards.
- Planting areas consist of low hedges in poor/fair condition.
- Site trees are generally in fair condition.
- School marquee sign is in poor/fair condition.
- Lunch Shelter is in good condition but is under-sized for school population.
- Baseball backstops, basketball goals and tether-ball poles are in poor condition.
- Ball wall is concrete block and in good condition.

Assessment of Safety and Security

- Fire access driveway and building clearances appear to be adequate.
- Inadequate vehicular and bus drop-off, parking circulation, crosswalk conditions as well as pedestrians crossing mid-block from residential areas present significant lifesafety hazards and require management/

enforcement.

- Campus security does not appear to have adequate lock-down capabilities with the current gate/fencing locations.
- Card key access is needed at computer lab.
- Elementary area playground equipment is in poor/fair condition.
- Kindergarten area playground equipment is in poor/fair condition.
- Loose fill wood fiber is used in both play areas. Play-appropriate surfacing is needed. Unitary play surfacing is also used at the kindergarten play area.
- Non-compliant accessible parking stall components observed.
- No passenger loading/unloading area was observed.
- Accessible warning pads (truncated domes) are not provided at curb ramps.
- Accessible path of travel to building entrances is generally in fair condition with uneven paving conditions/barriers observed. Non-compliant accessible ramps were observed.
- Campus lighting is not adequate at parking areas and around buildings.

ASSESSMENT OF PROGRAM NEEDS

- Inadequate indoor and covered outdoor assembly/eating areas. Site has asked for an amphitheater.
- Cafeteria/MPR is grossly under-sized and is needed for inclement weather-days.
- Multiple lunch periods are required to serve population.
- No small group outdoor spaces are provided.
- No art classrooms and only (1) science lab space is provided.





GALLATIN ELEMENTARY SCHOOL CONDITION ASSESSMENT

- Restrooms are not adequately sized or appropriately located to serve population/ needs, including staff and kindergarten.
- Inadequately sized Library Space/Media Center/Computer Lab.
- Need a centralized storage room to secure IT devices and perform IT maintenance/service.
- Inadequately sized Staff Development/ Workroom spaces.
- Inadequate administrative offices/spaces are provided to support staff needs, including staff lounge/kitchen.
- Space needed for IEP meetings, vision testing, counselor-use, etc.
- Some spaces do not have enough carpet space for gathering/instruction.

GALLATIN ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS



















DISTRICT



GALLATIN ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS





















GALLATIN ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS





















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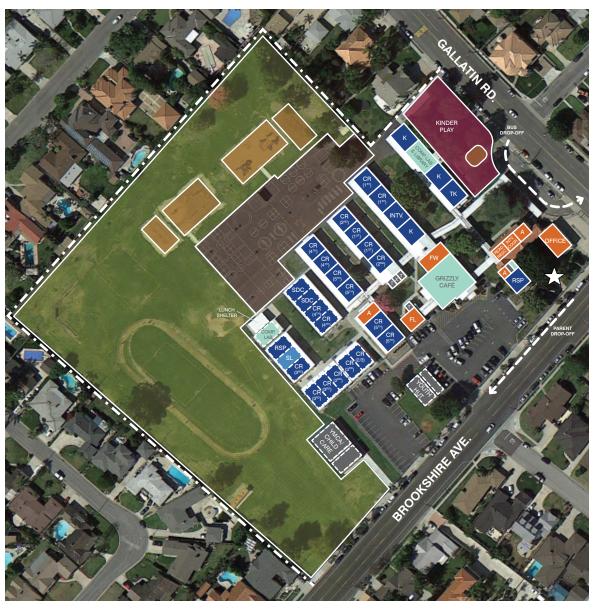
GALLATIN ELEMENTARY SCHOOL COST SUMMARY (2014\$)

SCOPE OF WORK CATEGORIES		MASTER PLAN COST	PROJECTS COST
1.	Modernize & Reconfigure: Kindergarten & Classrooms	\$ 1,204,000	
			¢ 1 245 000
2.	Existing Buildings: Systems & Toilets	\$ 1,491,000	\$ 1,245,000
3.	Upgrade: Site Utilities	\$ 325,000	
4a.	New Construction - Kindergarten		
4b.	New Construction - Classrooms	\$ 14,486,000	\$ 43,000
4c.	New Construction - Early Intervention Classrooms		
5.	Design Lab, Science & Career Tech Education	\$ 233,000	
6.	Improvements to: Performing Arts		
7.	Improvements to: MPR & Food Service	\$ 778,000	\$ 431,000
8.	Improvements to: Physical Education		
9.	Administration & Staff Support	\$ 571,000	
10.	Student Collaboration & Support Spaces	\$ 290,000	
11.	Safety & Security	\$ 1,196,000	\$ 1,117,000
12.	Quads & Learning Courts	\$ 226,000	
13.	Exterior Play Spaces, Playfields & Hardcourts	\$ 1,621,000	\$ 626,000
14.	Classroom Flexibility (21st Century Learning)	\$ 160,000	\$ 160,000
15.	Infrastructure & Technology	\$ 410,000	\$ 410,000
	Total Project Cost (2014\$)	\$ 22,991,000	\$ 4,032,000





GALLATIN ELEMENTARY SCHOOL EXISTING PLAN



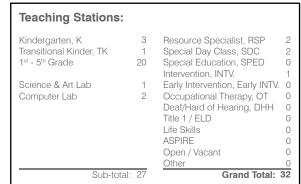


Bungalows Main Entry

Hardcourts

Kinder Play

Play Equipment



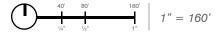




GALLATIN ELEMENTARY SCHOOL PROPOSED MASTER PLAN







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Sub-total: 31

Grand Total: 36



GALLATIN ELEMENTARY SCHOOL PROPOSED FUTURE PLAN







Page 205

Sub-total: 31

Open / Vacant

Grand Total: 36

0

GAULDIN ELEMENTARY SCHOOL CONDITION ASSESSMENT



9724 Spry Street Downey, CA 90242

Year Constructed	1954
Year Modernized	1998
Grade Levels	K-5
Enrollment (13/14)	608
Total No. Bungalows	14
Total No. Permanent Classrooms	21

CAMPUS DESCRIPTION

The Gauldin Elementary School site is located in a predominantly residential neighborhood, with some light-industrial uses adjacent to the site. 2-lane collector streets occur on the two predominant sides of the site. The campus is a 1950's era facility comprised of an Administration/Multi-purpose Room building and (5) bar-type Classroom buildings with covered walkways, original to the campus. Multiple portable classroom buildings, have been added to the campus. Site parking is provided in (1) surface lot. (2) off-street turn-outs are provided for drop-off, however, they are utilized for parking/double parking. The most recent campus improvements occurred 15+ years ago with improvements to the restrooms, casework, ceilings and interior finishes.

CONDITION ASSESSMENT

Assessment of Buildings

- Approximately 40% of classrooms are housed in portable structures which are in poor/fair condition.
- Permanent buildings are generally in poor/ fair condition.
- Roofing was not included in assessment, however, condition was said to be fair and no interior water damage was evident.
- Exterior metal flashings are in fair condition.
- Exterior plaster finish is in fair condition and recently painted.
- Roof overhangs/soffits and adjacent covered walkways are in fair condition.
- Exterior doors and frames are in fair condition.
- Exterior windows are in poor/fair condition.
- Interior wall finishes are in fair condition.
- Interior acoustical tile ceilings are in fair

condition.

- Interior case work is generally in poor/fair condition.
- Tackable wall surfaces are in fair condition.
- White boards are in good condition.
- Carpet/flooring is in poor/fair condition.
- Hand-washing sinks and casework are in fair condition.
- Health care suite is undersized and located in an open office area.
- Door hardware, and thresholds are generally in fair condition and appear to be ADA compliant.
- ADA-related compliance issues are confined mostly to restrooms, however, additional barrier/clearance issues were observed.
- Accessible lift at MPR was observed.
- An assistive listening system was not observed at the MPR.
- Drinking fountain is needed in MPR.
- Seating in MPR is not adequate.
- Kitchen and equipment appears to be in good operating condition.

Assessment of Major Utility Systems

- Technology infrastructure needs to be updated to meet Common Core Standards.
- Infrastructure supporting Apple TV is needed.
- HVAC systems are generally original to the era of building construction and have reached the end of their useful service life.
- Most units are wall-mounted gas/electric Bard-type units which create courtyard noise issues.
- Controllability and zoning of systems is generally limited, contributing to occupant comfort issues.
- Most units are linked to an EMS.





GAULDIN ELEMENTARY SCHOOL CONDITION ASSESSMENT

- Administration and MPR systems generally are in need of replacement.
- Most units are served by medium pressure gas service in fair condition.
- Generally, underground piping is old resulting in low-water-pressure and is in need of replacement.
- Domestic water shut-off valves are needed for operations/maintenance.
- Kitchen piping is in fair/good condition.
- · No grease interceptors are provided.
- Irrigation systems are inadequate and in need of replacement.
- Restrooms require major upgrades and reconfiguration to meet ADA requirements.
- Restroom fixtures and associated pipes are old and create maintenance difficulties.
- Main electrical service 202/120V recently upgraded to accommodate increased loads/demand.
- All lighting is now T-8 lamps with some T-12 at portable classrooms. District goal is to phase out and provide LED.
- Exterior lights are controlled by time clock and photo-cell.
- Emergency lighting is generally provided with battery-packs.
- · Several outstanding HVAC issues exist.
- Wi-Fi coverage is not adequate for data needs.
- Projectors are not ceiling mounted and therefor are not effectively utilized.
- Amplified sound systems are not operating properly.
- Internal campus telephone system has operational issues and limitations.

Assessment of Site and Grounds

Service and delivery area appears to be under-sized.

- Staff parking appears to be adequate.
- Inadequate parent parking, drop-off/pickup areas are provided.
- Overall site asphalt concrete is in poor condition.
- Site concrete paving is generally in fair condition with some areas requiring repair/ replacement.
- Evidence of poor drainage, puddling cracking/spalling and uneven/hazardous paving conditions observed.
- Galvanized chain mesh gates and fencing are in poor/fair condition with several ADA non-compliant conditions observed
- Play fields are uneven and have drainage issues. Gophers are prevalent and create site-related hazards.
- Planting areas consist of low hedges in poor/fair condition.
- Site trees are generally in fair condition.
- · School marquee sign is in fair condition.
- No lunch shelter was observed and not enough lunch tables are provided.
- Baseball backstops are in fair/good condition.
- Basketball goals and tether-ball poles are in poor condition.
- Ball walls are concrete block and in good condition.

Assessment of Safety and Security

- Play areas adjacent to multi-family residential developments pose safety risks and require screening.
- Fire access driveway and building clearances appear to be adequate.
- Inadequate vehicular and bus drop-off, parking circulation, crosswalk conditions as well as pedestrians crossing mid-block from residential areas present significant life-

- safety hazards and require management/ enforcement.
- Campus security appears to have adequate lock-down capabilities with the current gate/ fencing locations.
- Card key access is needed at computer lab.
- Elementary area playground equipment is in poor/fair condition.
- Kindergarten area playground equipment is in poor/fair condition.
- Loose fill wood fiber is used in both play areas. Play-appropriate surfacing is needed. Unitary play surfacing is also used at the kindergarten play area.
- Non-compliant accessible parking stall components observed.
- No passenger loading/unloading area was observed.
- Accessible warning pads (truncated domes) are not provided at curb ramps.
- Accessible path of travel to building entrances is generally in fair condition with uneven paving conditions/barriers observed.
- Campus lighting is not adequate at parking areas and around buildings.

ASSESSMENT OF PROGRAM NEEDS

- Inadequate classroom and support spaces to meet enrollment needs.
- Inadequate indoor and covered outdoor assembly/eating areas.
- Cafeteria/MPR is grossly under-sized and is needed for inclement weather-days.
- Multiple lunch periods are required to serve population.
- No small group outdoor spaces are provided.
- · No art classrooms or science lab spaces are





GAULDIN ELEMENTARY SCHOOL CONDITION ASSESSMENT

provided.

- Inadequate technology systems are provided at (1) computer lab space.
- Restrooms are in poor condition, are not adequately sized or appropriately located to serve population/needs.
- More computer stations in the Library/Media Center are needed to conduct research.
- Need a centralized storage room to secure IT devices and perform IT maintenance/service.
- Inadequately sized Staff Development/ Workroom spaces.
- Inadequate administrative offices/spaces are provided to support staff needs, including staff lounge/kitchen.
- Space needed for IEP meetings, vision testing, counselor-use, etc.
- Additional food carts and points-of sale are needed.
- Inadequately sized food service facility.
- Kitchen/food service area needs a walk-in freezer and a 3-section sink.

GAULDIN ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS



















DOWNEY UNIFIED SCHOOL DISTRICTFacilities Master Plan

GAULDIN ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS



















DOWNEY UNIFIED SCHOOL DISTRICTFacilities Master Plan





GAULDIN ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS











PRIORITIZED

5.6

GAULDIN ELEMENTARY SCHOOL COST SUMMARY (2014\$)

SCOPE OF WORK CATEGORIES		MASTER PLAN COST	PROJECTS COST		
1.	Modernize & Reconfigure: Kindergarten & Classrooms	\$ 1,138,000			
2.	Existing Buildings: Systems & Toilets	\$ 1,601,000		\$ 1,297,000	
3.	Upgrade: Site Utilities	\$ 247,000			
4a.	New Construction - Kindergarten				
4b.	New Construction - Classrooms	\$ 8,579,000		\$ 213,000	
4c.	New Construction - Early Intervention Classrooms				
5.	Design Lab, Science & Career Tech Education	\$ 900,000			
6.	Improvements to: Performing Arts				
7.	Improvements to: MPR & Food Service	\$ 704,000		\$ 431,000	
8.	Improvements to: Physical Education				
9.	Administration & Staff Support	\$ 580,000			
10.	Student Collaboration & Support Spaces	\$ 251,000			
11.	Safety & Security	\$ 1,422,000		\$ 1,128,000	
12.	Quads & Learning Courts	\$ 226,000			
13.	Exterior Play Spaces, Playfields & Hardcourts	\$ 1,200,000		\$ 504,000	
14.	Classroom Flexibility (21st Century Learning)	\$ 140,000		\$ 140,000	
15.	Infrastructure & Technology	\$ 395,000		\$ 395,000	
	Total Project Cost (2014\$)	\$ 17,383,000		\$ 4,108,000	



GAULDIN ELEMENTARY SCHOOL EXISTING PLAN



Classrooms, CR

Science & Art Lab

Shared Spaces

Admin / Faculty FW - Faculty Work, FL - Faculty Lounge

Support Spaces X - Storage, T - Toilets, U - Utility, E - Electrical, D - Data, C - Custodial

Play Fields

Learning Courts

Play Equipment

Hardcourts

Kinder Play

Bungalows

Main Entry

Teaching Stations:

Kindergarten, K	3	Resource Specialist, RSP	
Transitional Kinder, TK	0	Special Day Class, SDC	2
1st - 5th Grade	18	Special Education, SP.ED	(
		Intervention, INTV.	(
Science & Art Lab	0	Early Intervention, Early INTV.	(
Computer Lab	2	Occupational Therapy, OT	(
		Deaf/Hard of Hearing, DHH	4
		Title 1 / ELD	
		Life Skills	(
		ASPIRE	(
		Open / Vacant	(
		Other (Prof. Dev., Staff Resource)	2

Sub-total: 23

Grand Total: 33

GAULDIN ELEMENTARY SCHOOL PROPOSED MASTER PLAN







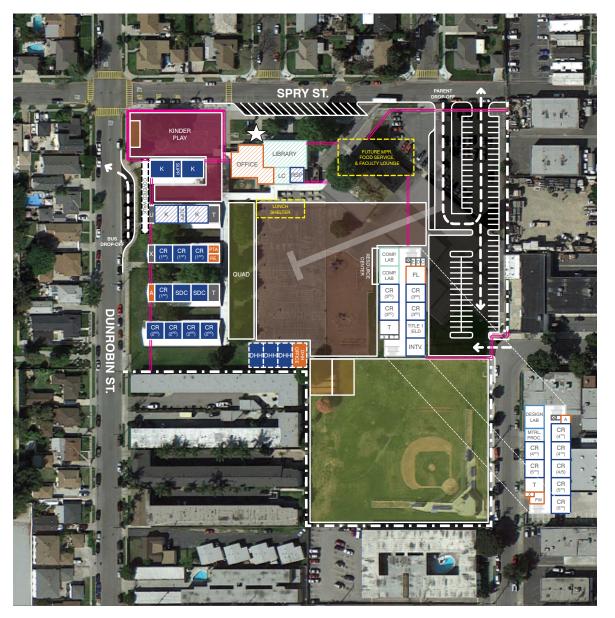
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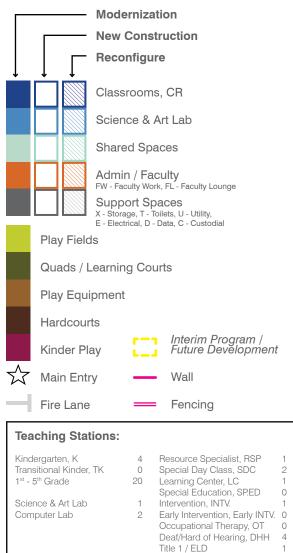
Sub-total: 27

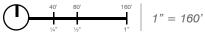
Open / Vacant

Grand Total: 37

GAULDIN ELEMENTARY SCHOOL PROPOSED FUTURE PLAN







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Other
Open / Vacant

Sub-total: 27

Grand Total: 37

IMPERIAL ELEMENTARY SCHOOL CONDITION ASSESSMENT



8133 Imperial Highway Downey, CA 90242

Year Constructed	1957
Year Modernized	2000
Grade Levels	K-3
Enrollment (13/14)	580
Total No. Bungalows Total No. Permanent Classrooms	16

CAMPUS DESCRIPTION

The Imperial Elementary School site is located in a predominantly residential neighborhood, with a 4-lane collector street on the predominant side of the site. The campus is a 1950's era facility comprised of an Administration/Multi-purpose Room building and (2) bar-type Classroom buildings with covered walkways, original to the campus. Multiple portable classroom buildings, have been added to the campus. Site parking is provided in (1) surface lot. The most recent campus improvements occurred 13+ years ago with improvements to the restrooms, casework, ceilings and interior finishes.

CONDITION ASSESSMENT

Assessment of Buildings

- Approximately 44% of classrooms are housed in portable structures which are in poor condition.
- Permanent buildings are generally in poor/ fair condition.
- Roofing was not included in assessment, however, condition was said to be fair and no interior water damage was evident.
- Exterior metal flashings are in poor/fair condition.
- Exterior plaster finish/brick is in poor/fair condition.
- Roof overhangs/soffits and adjacent covered walkways are in poor/fair condition.
- Exterior doors and frames are in poor/fair condition.
- Exterior windows are in poor/fair condition.
- Interior wall finishes are in fair condition.
- Interior acoustical tile ceilings are in fair condition.
- Interior case work is generally in poor/fair

condition.

- Tackable wall surfaces are in fair condition.
- White boards are in good condition.
- Carpet/flooring is in poor/fair condition.
- Hand-washing sinks and casework are in poor/fair condition.
- · Health care suite is undersized.
- Door hardware, and thresholds are generally in fair condition and appear to be ADA compliant.
- ADA-related compliance issues are confined mostly to restrooms, however, additional barrier/clearance issues were observed.
- · Accessible lift at MPR was observed.
- An assistive listening system was not observed at the MPR.
- Drinking fountain is needed in MPR.
- · Seating in MPR is not adequate.
- Kitchen and equipment appears to be in good operating condition with adequate storage.

Assessment of Major Utility Systems

- Technology infrastructure needs to be updated to meet Common Core Standards.
- Infrastructure supporting Apple TV is needed.
- HVAC systems are generally original to the era of building construction and have reached the end of their useful service life.
- Most units are wall-mounted gas/electric Bard-type units which create courtyard noise issues.
- Controllability and zoning of systems is generally limited, contributing to occupant comfort issues.
- Most units are linked to an EMS.
- Administration and MPR systems generally are in need of replacement.





IMPERIAL ELEMENTARY SCHOOL **CONDITION ASSESSMENT**

- Most units are served by medium pressure gas service in fair condition.
- Generally, underground piping is old resulting in low-water-pressure and is in need of replacement.
- Domestic water shut-off valves are needed for operations/maintenance.
- Kitchen piping is in fair/good condition.
- No grease interceptors are provided.
- · Irrigation systems are inadequate and in need of replacement.
- · Restrooms require major upgrades and reconfiguration to meet ADA requirements.
- Restroom fixtures and associated pipes are old and create maintenance difficulties.
- Main electrical service 202/120V recently upgraded to accommodate increased loads/demand.
- All lighting is now T-8 lamps with some T-12 at portable classrooms. District goal is to phase out and provide LED.
- Exterior lights are controlled by time clock and photo-cell.
- Emergency lighting is generally provided with battery-packs.
- · Several outstanding HVAC issues exist.
- Wi-Fi coverage is not adequate for data
- · Projectors are not ceiling mounted and therefor are not effectively utilized.
- Amplified sound systems are not operating
- Internal campus telephone system has operational issues and limitations.

Assessment of Site and Grounds

- Service and delivery area appears to be adequately sized and located,
- Parent parking, drop-off/pick-up areas appear to be adequate.

- · Overall site asphalt concrete is in poor condition.
- Site concrete paving is generally in poor condition with many areas requiring repair/ replacement.
- Evidence of poor drainage, puddling cracking/spalling and uneven/hazardous paving conditions observed.
- Galvanized chain mesh gates and fencing are in poor/fair condition with several ADA non-compliant conditions observed
- · Play fields are uneven and have drainage issues. Gophers are prevalent and create site-related hazards.
- · Planting areas consist of low hedges in poor/fair condition.
- Site trees are generally in fair condition. Root systems are invasive and are creating paving/safety issues.
- School marquee sign is in fair condition.
- Lunch shelter and outdoor seating is not adequate for student population.
- Basketball goals and tether-ball poles are in fair condition.
- Ball walls are concrete block and in good condition.

Assessment of Safety and Security

- Fire access driveway and building clearances appear to be adequate.
- Inadequate vehicular drop-off, parking circulation, designated parking areas, and crosswalk conditions present significant lifesafety hazards and require management/ enforcement. A landscaped island at turn-around area would help with traffic management.
- Campus security appears to have adequate lock-down capabilities with the current gate/ fencing locations.

- Card key access is needed at computer lab.
- Elementary area playground equipment is in poor/fair condition.
- Kindergarten area playground equipment is in poor/fair condition.
- · Loose fill wood fiber is used in both play Play-appropriate surfacing is areas. needed.
- Non-compliant accessible parking stall components observed.
- No passenger loading/unloading area was observed.
- Accessible warning pads (truncated domes) are not provided at curb ramps.
- · Accessible path of travel to building entrances is generally in fair condition with uneven paving conditions/barriers observed.
- Campus lighting is not adequate at parking areas and around buildings.
- Cafeteria/MPR seating is in poor condition and presents safety hazards.

ASSESSMENT OF PROGRAM NEEDS

- Inadequate classroom and support spaces to meet enrollment needs.
- Inadequate indoor and covered outdoor assembly/eating areas.
- · Cafeteria/MPR is grossly under-sized and is needed for inclement weather-days.
- Multiple lunch periods are required to serve population.
- No small group outdoor spaces are provided.
- · No art classrooms or science lab spaces are provided.
- Inadequate technology systems are provided at (2) computer lab spaces.
- · Restrooms are in poor condition, are not



IMPERIAL ELEMENTARY SCHOOL CONDITION ASSESSMENT

adequately sized or appropriately located to serve population/needs.

- Computer stations in the Library/Media Center are needed to conduct research.
- Need a centralized storage room to secure IT devices and perform IT maintenance/service.
- Inadequately sized Staff Development/ Workroom spaces.
- Inadequate administrative offices/spaces are provided to support staff needs, including staff lounge/kitchen.
- Space needed for IEP meetings, vision testing, counselor-use, etc.

IMPERIAL ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS



















DOWNEY UNIFIED SCHOOL DISTRICT Facilities Master Plan



IMPERIAL ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS



















DOWNEY UNIFIED SCHOOL DISTRICTFacilities Master Plan

IMPERIAL ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS





















PRIORITIZED

5.7 IMPERIAL ELEMENTARY SCHOOL CONDITION ASSESSMENT

SCOPE OF WORK CATEGORIES		MASTER PLAN COST	PRO	PROJECTS COST	
_		¢ 951,000			
1.	Modernize & Reconfigure: Kindergarten & Classrooms	\$ 851,000			
2.	Existing Buildings: Systems & Toilets	\$ 1,480,000		\$ 1,209,000	
3.	Upgrade: Site Utilities	\$ 269,000			
4a.	New Construction - Kindergarten	\$ 3,209,000			
4b.	New Construction - Classrooms	\$ 8,981,000			
4c.	New Construction - Early Intervention Classrooms				
5.	Design Lab, Science & Career Tech Education				
6.	Improvements to: Performing Arts				
7.	Improvements to: MPR & Food Service	\$ 344,000			
8.	Improvements to: Physical Education				
9.	Administration & Staff Support	\$ 454,000			
10.	Student Collaboration & Support Spaces	\$ 285,000			
11.	Safety & Security	\$ 908,000		\$ 484,000	
12.	Quads & Learning Courts	\$ 215,000			
13.	Exterior Play Spaces, Playfields & Hardcourts	\$ 712,000		\$ 438,000	
14.	Classroom Flexibility (21st Century Learning)	\$ 150,000		\$ 150,000	
15.	Infrastructure & Technology	\$ 383,000		\$ 383,000	
	Total Project Cost (2014\$)	\$ 18,241,000		\$ 2,664,000	





IMPERIAL ELEMENTARY SCHOOL EXISTING PLAN



Classrooms, CR Science & Art Lab **Shared Spaces** Admin / Faculty FW - Faculty Work, FL - Faculty Lounge Support Spaces X - Storage, T - Toilets, U - Utility, E - Electrical, D - Data, C - Custodial

Play Fields

Learning Courts

Play Equipment

Hardcourts

Kinder Play

Bungalows

Main Entry

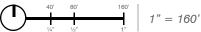
Teaching Stations:

Kindergarten, K	5	Resource Specialist, RSP	- 1
Transitional Kinder, TK	0	Special Day Class, SDC	2
1st - 3rd Grade	15	Special Education, SP.ED	0
		Intervention, INTV.	2
Science & Art Lab	0	Early Intervention, Early INTV.	1
Computer Lab	1	Occupational Therapy, OT	0
		Deaf/Hard of Hearing, DHH	1
		Title 1 / ELD	2
		Life Skills	0
		ASPIRE	0
		Open / Vacant	2
		Othor (Decel One One (CAVAL)	1

Sub-total: 21

Grand Total: 36

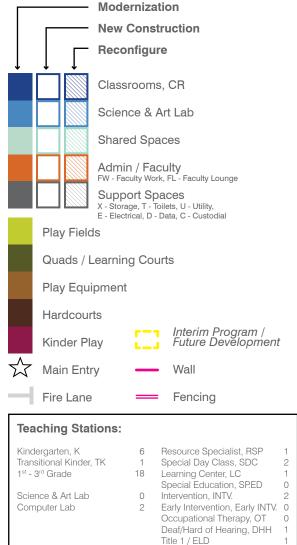
Facilities Master Plan





IMPERIAL ELEMENTARY SCHOOL PROPOSED MASTER PLAN







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Sub-total: 27

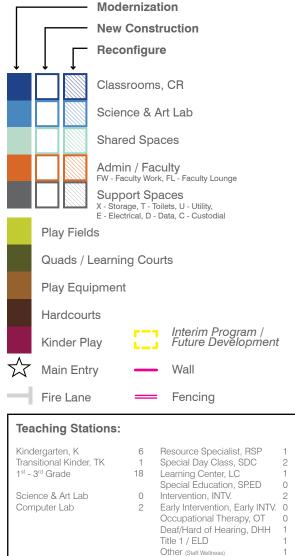
Other (Staff Wellness)
Open / Vacant

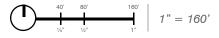
Grand Total: 36



IMPERIAL ELEMENTARY SCHOOL **PROPOSED FUTURE PLAN**







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Grand Total: 36

Open / Vacant

Sub-total: 27

LEWIS ELEMENTARY SCHOOL CONDITION ASSESSMENT



13220 Bellflower Boulevard Downey, CA 90242

Year Constructed	1949
Year Modernized	2005
Grade Levels	K-5
Enrollment (13/14)	772
Total No. Bungalows	10
Total No. Permanent Classrooms	28

CAMPUS DESCRIPTION

The Lewis Elementary School site is located in a predominantly residential neighborhood, with 4-lane collector streets on the (2) predominant side of the site. The campus is a 1950's era facility comprised of an Administration/Multi-purpose Room building and (3) bar-type Classroom buildings with covered walkways, original to the campus. A new 2-story classroom building Multiple portable classroom buildings, have been added to the campus. Site parking is provided in (2) surface lots. The most recent campus improvements occurred 8+ years ago with improvements to the restrooms, casework, ceilings and interior finishes.

CONDITION ASSESSMENT

Assessment of Buildings

- Approximately 25% of classrooms are housed in portable structures which are in poor/fair condition.
- Permanent buildings are generally in poor/ fair condition. Two-story classroom building is in fair/good condition.
- Roofing was not included in assessment, however, condition was said to be fair and no interior water damage was evident.
- Exterior metal flashings are in fair condition.
- Exterior plaster finish/brick is in fair condition.
- Roof overhangs/soffits and adjacent covered walkways are in fair condition.
- Exterior doors and frames are in fair condition.
- Exterior windows are in poor/fair condition.
- Interior wall finishes are in fair condition.
- Interior acoustical tile ceilings are in fair condition.

- Interior case work is generally in poor/fair condition.
- Tackable wall surfaces are in fair condition.
- White boards are in good condition.
- Carpet/flooring is in poor/fair condition.
- Hand-washing sinks and casework are in poor/fair condition.
- Health care suite appears to be adequate.
- Door hardware, and thresholds are generally in fair condition and appear to be ADA compliant.
- ADA-related compliance issues are confined mostly to restrooms, however, additional barrier/clearance issues were observed.
- Accessible lift at MPR was observed.
- An assistive listening system was not observed at the MPR.
- Drinking fountain is needed in MPR.
- · Seating in MPR is not adequate.
- Kitchen and equipment appears to be in good operating condition with adequate storage.

Assessment of Major Utility Systems

- Technology infrastructure needs to be updated to meet Common Core Standards.
- Infrastructure supporting Apple TV is needed.
- HVAC systems are generally original to the era of building construction and have reached the end of their useful service life.
- Most units are wall-mounted gas/electric Bard-type units which create courtyard noise issues.
- Controllability and zoning of systems is generally limited, contributing to occupant comfort issues.
- Most units are linked to an EMS.
- Administration and MPR systems generally





LEWIS ELEMENTARY SCHOOL CONDITION ASSESSMENT

are in need of replacement.

- Most units are served by medium pressure gas service in fair condition.
- Generally, underground piping is old resulting in low-water-pressure and is in need of replacement.
- Domestic water shut-off valves are needed for operations/maintenance.
- Kitchen piping is in fair/good condition.
- · No grease interceptors are provided.
- Irrigation systems are inadequate and in need of replacement.
- Restrooms require major upgrades and reconfiguration to meet ADA requirements.
- Restroom fixtures and associated pipes are old and create maintenance difficulties.
- Main electrical service 202/120V recently upgraded to accommodate increased loads/demand.
- All lighting is now T-8 lamps with some T-12 at portable classrooms. District goal is to phase out and provide LED.
- Exterior lights are controlled by time clock and photo-cell.
- Emergency lighting is generally provided with battery-packs.
- Several outstanding HVAC issues exist.
- Wi-Fi coverage is not adequate for data needs.
- Lighting in some classrooms is not adequate or flickers.
- Projectors/document cameras are not ceiling mounted and therefor are not effectively utilized.

Assessment of Site and Grounds

- Service and delivery area appears to be adequately sized and located...
- Staff parking appears to be adequate.
- Inadequate parent parking, drop-off/pick-

up areas.

- Overall site asphalt concrete is in poor condition.
- Site concrete paving is generally in poor condition with many areas requiring repair/ replacement.
- Evidence of poor drainage, puddling cracking/spalling and uneven/hazardous paving conditions observed.
- Galvanized chain mesh gates and fencing are in poor/fair condition with several ADA non-compliant conditions observed
- Play fields are uneven and have drainage issues. Gophers are prevalent and create site-related hazards.
- Planting areas consist of low hedges in poor/fair condition. Kindergarten areas is especially in need of landscaping.
- Site trees are generally in fair condition.
- School marquee sign is in fair condition.
- Lunch shelter and outdoor seating is not adequate for student population.
- Basketball goals and tether-ball poles are in fair condition.
- Ball walls are concrete block and in good condition.

Assessment of Safety and Security

- Fire access driveway and building clearances appear to be adequate.
- Inadequate vehicular and bus drop-off, parking circulation, crosswalk conditions as well as pedestrians crossing mid-block from residential areas present significant lifesafety hazards and require management/ enforcement. Parents speed through the north parking lot to exit.
- There are safety concerns with the alley on the east side of campus.
- · Campus security does not appear to have

- adequate lock-down capabilities with the current gate/fencing locations.
- Card key access is needed at computer lab.
- Elementary area playground equipment is in fair condition.
- Kindergarten area playground equipment is in fair condition.
- Loose fill wood fiber is used in the elementary play areas. Play-appropriate surfacing is needed. A unitary system is used at the kindergarten play area.
- Non-compliant accessible parking stall components observed.
- No passenger loading/unloading area was observed.
- Accessible warning pads (truncated domes) are not provided at curb ramps.
- Accessible path of travel to building entrances is generally in fair condition with uneven paving conditions/barriers observed.
- Campus lighting is not adequate at parking areas and around buildings.

ASSESSMENT OF PROGRAM NEEDS

- Inadequate indoor and covered outdoor assembly/eating areas.
- Cafeteria/MPR is grossly under-sized and is needed for inclement weather-days.
- Multiple lunch periods are required to serve population.
- No small group outdoor spaces are provided.
- No art classrooms or science lab spaces are provided.
- Inadequate technology systems and printers are provided at (2) computer lab spaces.
- Restrooms are in poor condition, are not adequately sized or appropriately located to





LEWIS ELEMENTARY SCHOOL CONDITION ASSESSMENT

serve population/needs.

- Restrooms are needed adjacent to SDC Rooms.
- Inadequately sized Library Space/Media Center.
- Computer stations in the Library/Media Center are needed to conduct research.
- Need a centralized storage room to secure IT devices and perform IT maintenance/service.
- No adequate Staff Development spaces are provided.
- Inadequate administrative offices/spaces are provided to support staff needs.
- Space needed for IEP meetings, vision testing, counselor-use, etc.
- 2-story classroom building has floor-to-floor acoustical issues.
- Student work areas are needed.
- Inadequate number of and poorly located outdoor drinking fountains.
- Some spaces do not have enough carpet space for gathering/instruction.

LEWIS ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS



















DOWNEY UNIFIED SCHOOL DISTRICTFacilities Master Plan

LEWIS ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS





















LEWIS ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS











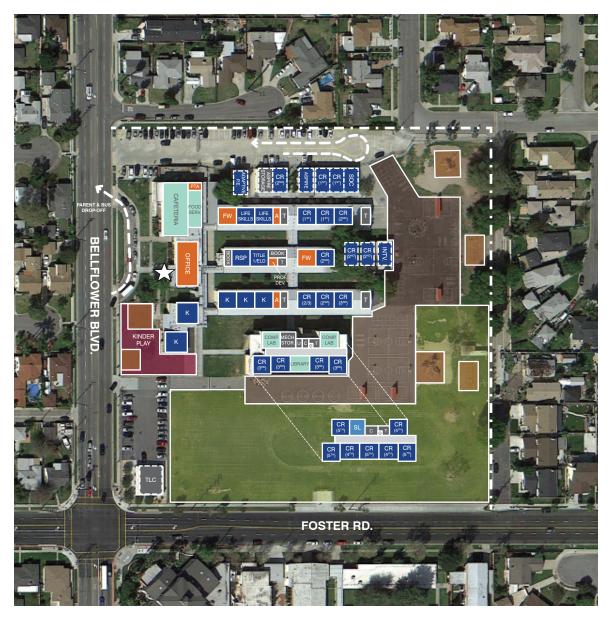
PRIORITIZED

LEWIS ELEMENTARY SCHOOL COST SUMMARY (2014\$)

SC	OPE OF WORK CATEGORIES	MASTER	PLAN COST	PROJE	CTS COST
	Madagaina 9 Dagaati waxa Kindanaadaa 9 Olaasaa	¢ 1	,043,000		
1.	Modernize & Reconfigure: Kindergarten & Classrooms	ФΙ	,043,000		
2.	Existing Buildings: Systems & Toilets	\$ 1	,463,000	\$ 1,	205,000
3.	Upgrade: Site Utilities	\$	269,000		
4a.	New Construction - Kindergarten	\$ 3	,502,000		
4b.	New Construction - Classrooms	\$	74,000	\$	149,000
4c.	New Construction - Early Intervention Classrooms				
5.	Design Lab, Science & Career Tech Education	\$	186,000		
6.	Improvements to: Performing Arts				
7.	Improvements to: MPR & Food Service	\$	367,000		
8.	Improvements to: Physical Education				
9.	Administration & Staff Support	\$	342,000		
10.	Student Collaboration & Support Spaces	\$	258,000		
11.	Safety & Security	\$ 1	,377,000	\$ 1,	083,000
12.	Quads & Learning Courts	\$	173,000		
13.	Exterior Play Spaces, Playfields & Hardcourts	\$	815,000	\$	418,000
14.	Classroom Flexibility (21st Century Learning)	\$	180,000	\$	180,000
15.	Infrastructure & Technology	\$	395,000	\$	395,000
	Total Project Cost (2014\$)	\$ 10,	444,000	\$ 3,4	430,000



LEWIS ELEMENTARY SCHOOL **EXISTING PLAN**



Classrooms, CR

Science & Art Lab

Shared Spaces

Admin / Faculty FW - Faculty Work, FL - Faculty Lounge

Support Spaces X - Storage, T - Toilets, U - Utility, E - Electrical, D - Data, C - Custodial

Play Fields

Learning Courts

Play Equipment

Hardcourts

Kinder Play

Bungalows

Main Entry

Teaching Stations:

Kindergarten, K Resource Specialist, RSP Special Day Class, SDC Transitional Kinder, TK 1st - 5th Grade Special Education, SP.ED Intervention, INTV. Early Intervention, Early INTV. 0 Occupational Therapy, OT 0 Science & Art Lab Computer Lab Deaf/Hard of Hearing, DHH Title 1 / ELD Life Skills **ASPIRE** Open / Vacant Other (Adaptive P.E., Storage

Sub-total: 31

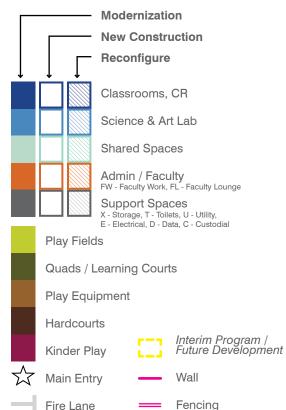
Grand Total: 40





LEWIS ELEMENTARY SCHOOL **PROPOSED MASTER PLAN**





Teaching Stations:			
Kindergarten, K	5	Resource Specialist, RSP	1
Transitional Kinder, TK	0	Special Day Class, SDC	1
1st - 5th Grade	22	Learning Center, LC	1
		Special Education, SP.ED	2
Science & Art Lab	1	Intervention, INTV.	1
Computer Lab	2	Early Intervention, Early INTV.	0
		Occupational Therapy, OT	0
		Deaf/Hard of Hearing, DHH	0
		Title 1 / ELD	1
		Other	0
		Open / Vacant	0

Sub-total: 30

Grand Total: 37

Facilities Master Plan

LEWIS ELEMENTARY SCHOOL **PROPOSED FUTURE PLAN**





Science & Art Lab

Computer Lab

1" = 160"

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0

Grand Total: 37



Title 1 / ELD Other Open / Vacant

Intervention, INTV.

Early Intervention, Early INTV. 0 Occupational Therapy, OT

Deaf/Hard of Hearing, DHH



Sub-total: 30