

## FACILITIES MASTER PLAN **TABLE OF CONTENTS**

1.0 INTRODUCTION & PROCESS	F	
1.1 Purpose of this Document	7	5.9 Old River Elementary School
1.2 Background	9	5.10 Price Elementary School
1.3 Process	11	5.11 Rio Hondo Elementary School
1.4 Planning Participants	13	5.12 Rio San Gabriel Elementary School
5		5.13 Unsworth Elementary School
2.0 PLANNING & CONSIDERATIONS		5.14 Ward Elementary School
2.1 Planning Assumptions	19	5.15 Williams Elementary School
2.2 Scope of Work Categories	21	5.16 Doty Middle School
2.3 Demographics & Capacity Analysis	27	5.17 Griffiths Middle School
		5.18 Sussman Middle School
3.0 PROGRAM VISION AND STANDARDS		5.19 West Middle School
3.1 Introduction	37	5.20 Columbus High School
3.2 Educational Vision Document	39	5.21 Downey High School
		5.22 Warren High School
4.0 PROGRAM COSTS		5.23 Downey Adult School
4.1 Introduction	131	5.24 Pace Site
4.2 Master Plan Cost Summary	133	
4.3 Analysis of Funding Sources	139	6.0 APPENDIX
4.4 Prioritized Projects Cost Summary	141	6.1 Detailed Schedule
4.5 Stakeholder and School Site Priorities	149	6.2 FMP Committee Meeting Minutes
		6.3 FMP Committee Priorities
5.0 SITE MASTER PLANS		6.4 Master Plan Detailed Cost
5.1 Overview of Contents	161	6.5 Master Plan Detailed Prioritized Cost
5.2 District-Wide Assessment	163	
5.3 Alameda Elementary School	169	
5.4 Carpenter Elementary School	183	
5.5 Gallatin Elementary School	193	
5.6 Gauldin Elementary School	207	
5.7 Imperial Elementary School	221	
5.8 Lewis Elementary School	235	



## 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

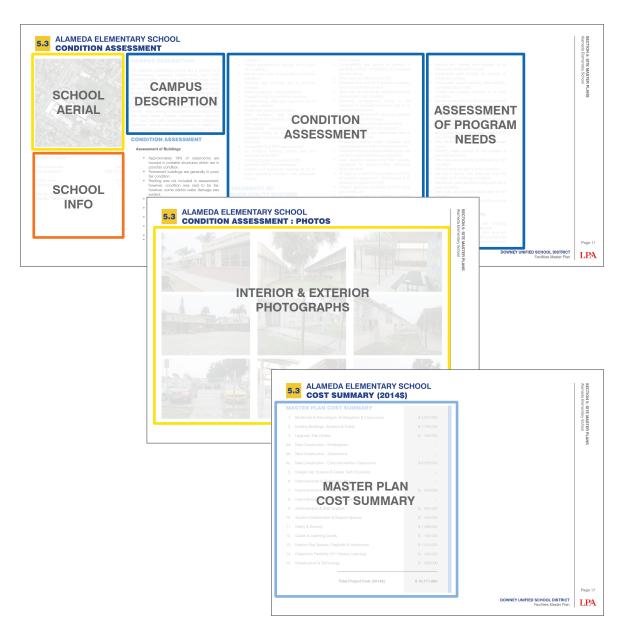
Provides a description of the campus location, existing architecture and organization as well as access, adjacencies and special conditions.

#### 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**

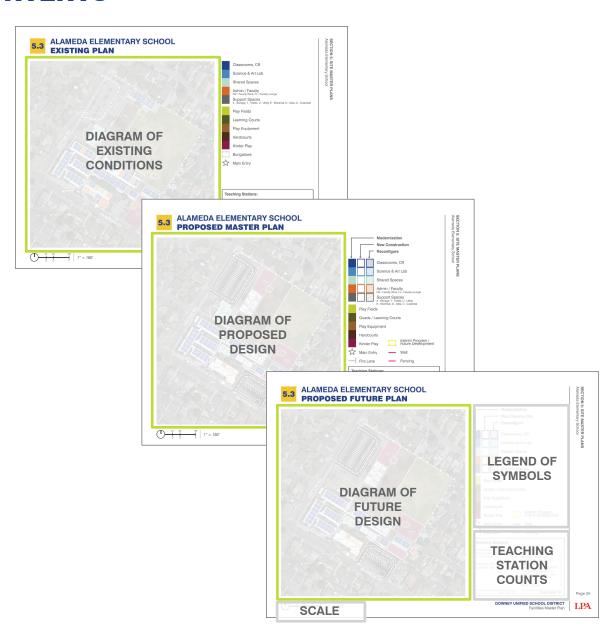
Indicates existing building placement, hardscape and landscaped areas. In addition, the existing site diagram locates relevant program spaces, adjacencies and current uses.

### **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.









## OLD RIVER ELEMENTARY SCHOOL CONDITION ASSESSMENT

1007



11995 Old River School Road Downey, CA 90242

Year Constructed

Year Modernized	Eligible in 2017
Grade Levels Enrollment (13/14)	4 <sup>th</sup> -5 <sup>th</sup> 745
Total No. Bungalows Total No. Permanent Classrooms	0 23

### **CAMPUS DESCRIPTION**

The Old River Elementary School site is located in a predominantly residential neighborhood, with a 4-lane collector street on the predominant side of the site. West Middle School is adjacent to the site as well as a golf course. The campus is a 1990's era facility comprised of an Administration building, multi-purpose room building and (6) clustered classroom buildings with covered walkways, original to the campus. All buildings, except for the multi-purpose room, are portable structures built as permanent structures. All site parking is provided in a shared surface lot with West Middle School. The site has not undergone any modernizations or improvements.

### **CONDITION ASSESSMENT**

#### **Assessment of Buildings**

- Approximately 100% of classrooms are housed in portable structures which are in fair condition.
- Permanent building (cafeteria) is generally in 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.
- Roof overhangs/soffits and adjacent covered walkways are in fair condition.
- Exterior doors and frames are in fair condition.
- Exterior windows are in 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 fair condition.
- Carpet/flooring is in poor/fair condition.
- Hand-washing sinks and casework are in fair condition.
- Health care suite appears to be 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.
- Flooring in MPR is in poor condition.
- Kitchen and equipment appears to be in good operating condition. Walk-in freezer is under-sized.

### **Assessment of Major Utility Systems**

- Technology infrastructure needs to be updated to meet Common Core Standards.
- 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.
- Most units are served by medium pressure gas service in fair condition.





## OLD RIVER ELEMENTARY SCHOOL CONDITION ASSESSMENT

- 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. Controls are old and result in constant staff complaints regarding occupant comfort.
- Wi-Fi coverage is not adequate for data needs.
- Lighting in some classrooms is not adequate.
- 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.
- Inadequate staff/parent parking, drop-off/ pick-up areas. Parking lot is shared with West MS, compounding congestion issues.

- Overall site asphalt concrete is in poor condition.
- Site concrete paving is generally in fair condition with some areas requiring repair.
- Evidence of poor drainage, puddling cracking/spalling and uneven/hazardous paving conditions observed.
- Extensive flooding occurs at outdoor amphitheater and staff patio.
- Galvanized chain mesh gates and fencing are in poor/fair condition with several ADA non-compliant conditions observed
- Play fields are grossly under-sized for population, 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.
- 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 are in need of painting.
- Bike area is in an undesirable location creating congestion at the sidewalk/ crosswalk.

### **Assessment of Safety and Security**

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

- enforcement.
- There are safety concerns with the alley on the south/west 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.
- Playground equipment is in fair condition, but more is needed to serve population.
   Swings are needed.
- Loose fill wood fiber is used in the elementary play areas. 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.
- Campus lighting is not adequate at parking areas and around buildings.
- On-site storage container is needed to store emergency supplies.

## 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.
- Food service area is generally inadequately





## OLD RIVER ELEMENTARY SCHOOL CONDITION ASSESSMENT

sized. A 2-sided speed line would help to service student population.

- No small group outdoor spaces are provided.
- No art classrooms or science lab spaces are provided.
- Restrooms have odor issues, are not adequately sized or appropriately located to serve population/needs.
- 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.
- Classroom spaces are generally too small and do not have enough carpet space for gathering/instruction.
- Play areas are generally undersized and do not provide enough shade.

## OLD RIVER ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS



















DOWNEY UNIFIED SCHOOL DISTRICT Facilities Master Plan

### **OLD RIVER ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS**





















### **OLD RIVER ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS**











**PRIORITIZED** 

## 5.9

# OLD RIVER ELEMENTARY SCHOOL COST SUMMARY (2014\$)

SC	OPE OF WORK CATEGORIES	MASTER PLAN COST	Г	PROJECTS COST
1.	Modernize & Reconfigure: Kindergarten & Classrooms			
2.	Existing Buildings: Systems & Toilets			
3.	Upgrade: Site Utilities			
4a.	New Construction - Kindergarten			
4b.	New Construction - Classrooms	\$ 1,156,000		\$ 1,156,000
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	\$ 23,000		\$ 23,000
8.	Improvements to: Physical Education			
9.	Administration & Staff Support			
10.	Student Collaboration & Support Spaces	\$ 650,000		
11.	Safety & Security	\$ 469,000		\$ 456,000
12.	Quads & Learning Courts			
13.	Exterior Play Spaces, Playfields & Hardcourts	\$ 714,000		\$ 541,000
14.	Classroom Flexibility (21st Century Learning)	\$ 270,000		\$ 270,000
15.	Infrastructure & Technology	\$ 203,000		\$ 203,000
	Total Project Cost (2014\$)	\$ 3,671,000		\$ 2,649,000





### **OLD RIVER 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

Kinder Play

Bungalows

## **Teaching Stations:**

Kindergarten, K Transitional Kinder, TK 4th - 5th Grade Science & Art Lab Computer Lab

Resource Specialist, RSP Special Day Class, SDC Special Education, SP.ED Intervention, INTV. Early Intervention, Early INTV. 0 Occupational Therapy, OT

Deaf/Hard of Hearing, DHH Title 1 / ELD Life Skills **ASPIRE** Open / Vacant

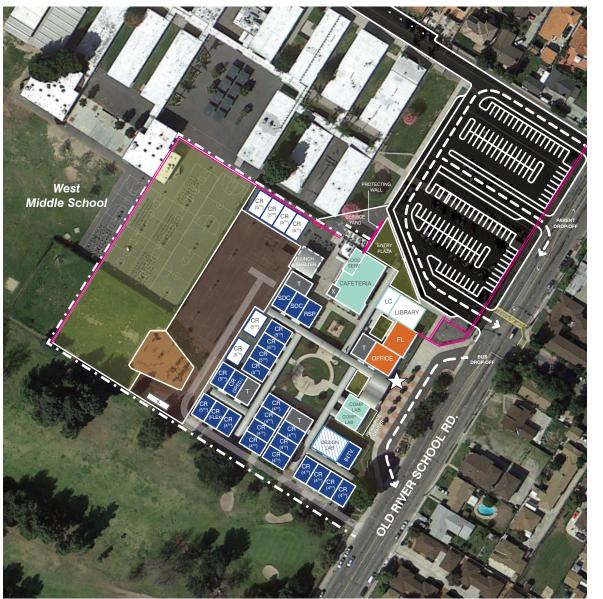
Other Sub-total: 21

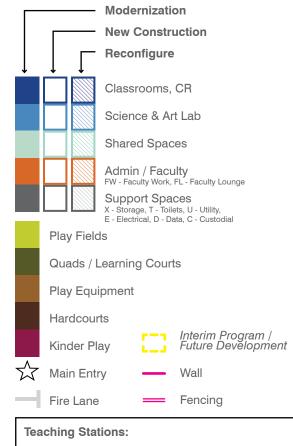
Grand Total: 26

**DOWNEY UNIFIED SCHOOL DISTRICT** 



## OLD RIVER ELEMENTARY SCHOOL PROPOSED MASTER PLAN





iodoining otdinonoi			
Kindergarten, K	0	Resource Specialist, RSP	1
Transitional Kinder, TK	0	Special Day Class, SDC	2
4 <sup>th</sup> - 5 <sup>th</sup> Grade	25	Learning Center, LC	1
		Special Education, SP.ED	1
Science & Art Lab	1	Intervention, INTV.	1
Computer Lab	2	Early Intervention, Early INTV.	C
		Occupational Therapy, OT	0
		Deaf/Hard of Hearing, DHH	C

Title 1 / ELD 0
Other 0
Open / Vacant 0

Sub-total: 28 Grand Total: 34

\_\_\_\_







## PRICE ELEMENTARY SCHOOL CONDITION ASSESSMENT



9525 Tweedy Lane Downey, CA 90242

Year Constructed Year Modernized	195 <sup>4</sup> 1999
Grade Levels Enrollment (13/14)	K-5
Total No. Bungalows Total No. Permanent Classrooms	2 <sup>4</sup>

### **CAMPUS DESCRIPTION**

The Price 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 building a 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. 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 45% 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 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 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 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.
- Curtains in MPR need cleaning/ replacement.
- 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.





## PRICE 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 and result in constant staff complaints regarding occupant comfort.
- 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 used in all classrooms.

### **Assessment of Site and Grounds**

 Service and delivery area appears to be adequately sized and located,

- Inadequate staff/parent parking, drop-off/ pick-up areas.
- Overall site asphalt concrete is in fair 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 marguee sign is in fair condition.
- Lunch shelter and outdoor seating is not adequate for student population.
- Baseball backstops are in poor condition.
- Basketball goals and tether-ball poles are in fair condition.
- Ball walls are concrete block and in fair 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. Adjacent Griffiths MS, compounds traffic congestion issues.
- 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. Sand surfacing at upper play area is a safety-hazard as well as a nuisance for maintenance. Some unitary surfacing is used at kindergarten play area. Playappropriate 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 poor/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.
- Food service area is generally inadequately sized. A two-sided speed line would help to service student population.





## PRICE ELEMENTARY SCHOOL CONDITION ASSESSMENT

- Some small group outdoor spaces are provided.
- No art classrooms or science lab spaces are provided.
- Inadequate technology systems are provided at (1) computer lab space.
- Restrooms are not adequately sized or appropriately located to 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.
- 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 evident improvements to the campus would help with campus-morale and school pride.

## PRICE ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS



















DOWNEY UNIFIED SCHOOL DISTRICT Facilities Master Plan



## PRICE ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS





















**PRIORITIZED** 

# PRICE ELEMENTARY SCHOOL COST SUMMARY (2014\$)

SC	OPE OF WORK CATEGORIES	MASTER PLAN COST	PROJECTS	COST
1.	Modernize & Reconfigure: Kindergarten & Classrooms	\$ 1,229,000		
2.	Existing Buildings: Systems & Toilets	\$ 1,565,000	\$ 1,299,	000
3.	Upgrade: Site Utilities	\$ 270,000		
4a.	New Construction - Kindergarten			
4b.	New Construction - Classrooms	\$ 15,721,000	\$ 43,	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	\$ 387,000	\$ 431,	000
8.	Improvements to: Physical Education			
9.	Administration & Staff Support	\$ 358,000		
10.	Student Collaboration & Support Spaces	\$ 376,000		
11.	Safety & Security	\$ 1,374,000	\$ 1,037,	000
12.	Quads & Learning Courts	\$ 219,000		
13.	Exterior Play Spaces, Playfields & Hardcourts	\$ 1,334,000	\$ 739,	000
14.	Classroom Flexibility (21st Century Learning)	\$ 160,000	\$ 160,	000
15.	Infrastructure & Technology	\$ 398,000	\$ 398,	000
	Total Project Cost (2014\$)	\$ 24,291,000	\$ 4,107,0	000



### PRICE 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	4	Resource Specialist, RSP	1
Transitional Kinder, TK	0	Special Day Class, SDC	1
1st - 5th Grade	25	Special Education, SP.ED	3
		Intervention, INTV.	0
Science & Art Lab	0	Early Intervention, Early INTV.	0
Computer Lab	2	Occupational Therapy, OT	0
		Deaf/Hard of Hearing, DHH	0
		Title 1 / ELD	1
		Life Skills	0
		ASPIRE	0
		Open / Vacant	0
		Other	0

Sub-total: 31

Grand Total: 37

1" = 160'



### PRICE ELEMENTARY SCHOOL **PROPOSED MASTER PLAN**







**Page 269** 



Grand Total: 42

0

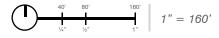
Open / Vacant

Sub-total: 34

## PRICE ELEMENTARY SCHOOL PROPOSED FUTURE PLAN







## RIO HONDO ELEMENTARY SCHOOL CONDITION ASSESSMENT



7731 Muller Street Downey, CA 90242

Year Constructed	1950
Year Modernized	2001
Grade Levels	K-5
Enrollment (13/14)	867
Total No. Bungalows	21
Total No. Permanent Classrooms	29

### **CAMPUS DESCRIPTION**

The Rio Hondo Elementary School site is located in a predominantly residential neighborhood, with 2-lane collector streets on the predominant sides of the site. The campus is a 1950's era facility comprised of an Administration building, a 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. The most recent campus improvements occurred 12+ years ago with improvements to the restrooms, casework, ceilings and interior finishes.

### **CONDITION ASSESSMENT**

### **Assessment of Buildings**

- Approximately 45% of classrooms are housed in portable structures which are in poor/fair condition.
- Permanent buildings are generally in 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
- appears to be recently paintedRoof overhangs/soffits and adjacent
- 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 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 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.
- Curtains in MPR need cleaning/ replacement.
- 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. Walk-in refrigerator/freezer is needed.
- Portable buildings are too close together to provide adequate ventilation and daylighting.

### **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.





## RIO HONDO ELEMENTARY SCHOOL CONDITION ASSESSMENT

- 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 and result in constant staff complaints regarding occupant comfort.
- 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 used in all classrooms.

#### **Assessment of Site and Grounds**

- Service and delivery area appears to be adequately sized and located,
- Inadequate staff/parent parking, drop-off/ pick-up areas.
- Overall site asphalt concrete is in poor condition.
- Site concrete paving is generally in 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 in fair condition. Root systems are invasive and are creating paving/safety issues.
- School marguee sign is in fair condition.
- Lunch shelter and outdoor seating is not adequate for student population.
- Baseball backstops are in good condition.
- Basketball goals and tether-ball poles are in poor condition.
- Ball walls are concrete block and in fair condition.

### **Assessment of Safety and Security**

- Fire access driveway and building clearances appear to be adequate.
- Inadequate vehicular and bus drop-off, congested parking circulation/exiting conditions, insufficient sidewalk area and crosswalk conditions, as well as,

- pedestrians crossing mid-block from residential areas present significant lifesafety 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.
- Primary and Upper Elementary area playground equipment is in poor/fair condition.
- · Swings are generally in poor condition.
- Kindergarten area playground equipment is in fair condition.
- Loose fill wood fiber is used in both play areas. Play-appropriate surfacing is needed. Unitary surfacing is used at 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.



## RIO HONDO ELEMENTARY SCHOOL CONDITION ASSESSMENT

- Multiple lunch periods are required to serve population.
- Some small group outdoor spaces are provided.
- No art classrooms or science lab spaces are provided.
- Inadequate technology systems are provided at (1) computer lab space.
- Restrooms are not adequately sized or appropriately located to 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.
- Inadequate administrative offices/spaces are provided to support staff needs.
- Classroom spaces are generally too small and do not have enough carpet space for gathering/instruction.
- Space needed for IEP meetings, OT, vision testing, counselor-use, etc.

## RIO HONDO ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS



















DOWNEY UNIFIED SCHOOL DISTRICT Facilities Master Plan



## RIO HONDO ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS



















DOWNEY UNIFIED SCHOOL DISTRICT Facilities Master Plan



### **RIO HONDO ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS**





















**PRIORITIZED** 

# RIO HONDO ELEMENTARY SCHOOL COST SUMMARY (2014\$)

SC	OPE OF WORK CATEGORIES	MASTER PLAN COST	PRO	JECTS COST
1.	Modernize & Reconfigure: Kindergarten & Classrooms	\$ 1,361,000		
2.	Existing Buildings: Systems & Toilets	\$ 1,805,000		\$ 1,456,000
3.	Upgrade: Site Utilities	\$ 275,000		
4a.	New Construction - Kindergarten			
4b.	New Construction - Classrooms	\$ 13,325,000		\$ 213,000
4c.	New Construction - Early Intervention Classrooms			
5.	Design Lab, Science & Career Tech Education	\$ 164,000		
6.	Improvements to: Performing Arts			
7.	Improvements to: MPR & Food Service	\$ 468,000		\$ 431,000
8.	Improvements to: Physical Education			
9.	Administration & Staff Support	\$ 370,000		
10.	Student Collaboration & Support Spaces	\$ 322,000		
11.	Safety & Security	\$ 1,591,000		\$ 1,049,000
12.	Quads & Learning Courts			
13.	Exterior Play Spaces, Playfields & Hardcourts	\$ 1,389,000		\$ 721,000
14.	Classroom Flexibility (21st Century Learning)	\$ 210,000		\$ 210,000
15.	Infrastructure & Technology	\$ 476,000		\$ 476,000
	Total Project Cost (2014\$)	\$ 21,756,000		\$ 4,556,000



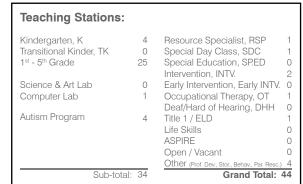
### **RIO HONDO ELEMENTARY SCHOOL EXISTING PLAN**



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

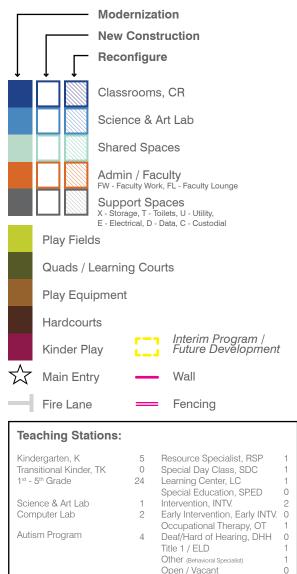


1" = 160"



## RIO HONDO ELEMENTARY SCHOOL PROPOSED MASTER PLAN







Page 283

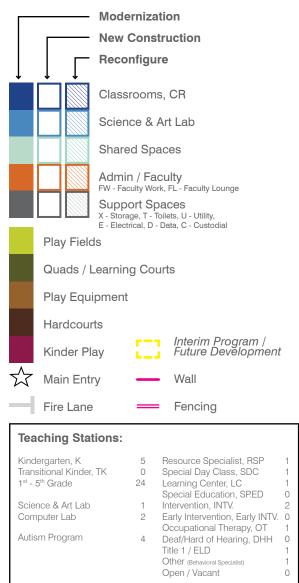
Sub-total: 36

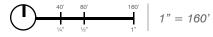
Grand Total: 44



## RIO HONDO ELEMENTARY SCHOOL PROPOSED FUTURE PLAN







Page 285

Sub-total: 36

Grand Total: 44

## RIO SAN GABRIEL ELEMENTARY SCHOOL CONDITION ASSESSMENT



9338 Gotham Street Downey, CA 90242

Year Constructed	1952
Year Modernized	2001
Grade Levels	K-5
Enrollment (13/14)	810
Total No. Bungalows	11
Total No. Permanent Classrooms	27

### **CAMPUS DESCRIPTION**

The Rio San Gabriel Elementary School site is located in a predominantly residential neighborhood, with 2-lane collector streets on the predominant sides of the site. The campus is a 1950's era facility comprised of an Administration building, a 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. The most recent campus improvements occurred 12+ years ago with improvements to the restrooms, casework, ceilings and interior finishes.

### **CONDITION ASSESSMENT**

### **Assessment of Buildings**

- Approximately 28% of classrooms are housed in portable structures which are in poor/fair condition. Some classrooms have odor issues and are simply old.
- Permanent buildings are generally in fair condition.
- Roofing was not included in assessment, however, condition was said to be fair and some interior water damage was evident.
- Exterior metal flashings are in poor/fair condition.
- Exterior plaster finish/brick is in fair condition.
- Roof overhangs/soffits and adjacent covered walkways are in poor/fair condition.
- Exterior doors and frames are in 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 noise issues.
- Controllability and zoning of systems is generally limited, contributing to occupant comfort issues.

Page 287



Facilities Master Plan



## RIO SAN GABRIEL ELEMENTARY SCHOOL CONDITION ASSESSMENT

- 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 and result in constant staff complaints reagrding occupant comfort.
- Wi-Fi coverage is not adequate for data needs.
- Some projectors are not ceiling mounted and therefor are not effectively utilized.

#### **Assessment of Site and Grounds**

- Service and delivery area appears to be inadequately sized and located.
- Inadequate staff/parent parking, drop-off/

- pick-up areas.
- 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.
- Planting areas consist of low hedges in poor/fair condition.
- Site trees are prolific and are generally in fair condition.
- School marquee sign is in fair condition.
- Lunch shelter and outdoor seating is not adequate for student population.
- Baseball backstops are in poor condition.
- Basketball goals and tether-ball poles are in fair condition.
- Ball walls are concrete block and in fair condition.
- Paving needed at north side of campus where parents wait for students.

#### **Assessment of Safety and Security**

- Fire access driveway and building clearances appear to be adequate.
- Inadequate vehicular and bus drop-off, congested parking circulation and crosswalk conditions, as well as, pedestrians crossing mid-block from residential areas present significant life-safety hazards and require management/enforcement.
- Fencing needed at staff parking areas to minimize theft/break-ins.

- Campus security appears to have adequate lock-down capabilities with the current gate/ fencing locations.
- Card key access is needed at computer lab.
- Primary elementary area playground equipment is in poor/fair condition. Upper elementary area playground equipment is in poor condition and needs replacement.
- Swings are generally in poor 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 surfacing is used at 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 and walkways.
- Many site trees require trimming to minimize life-safety risks.

## 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





## RIO SAN GABRIEL ELEMENTARY SCHOOL CONDITION ASSESSMENT

population.

- No small group outdoor spaces are provided.
- No art classrooms or science lab spaces are provided.
- Inadequate technology systems are provided at (1) small computer lab space.
- Restrooms are in poor condition and are not adequately sized or appropriately located to 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.
- Inadequate administrative offices/spaces are provided to support staff needs, including teacher's lounge.
- No adequate Staff Development spaces are provided.
- Classroom spaces are generally too small and do not have enough carpet space for gathering/instruction.
- Space needed for IEP meetings, OT, vision testing, counselor-use, etc.

# RIO SAN GABRIEL ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS



















DOWNEY UNIFIED SCHOOL DISTRICT Facilities Master Plan



# RIO SAN GABRIEL ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS





















# RIO SAN GABRIEL ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS

















**PRIORITIZED** 

# RIO SAN GABRIEL ELEMENTARY SCHOOL COST SUMMARY (2014\$)

SCOPE OF WORK CATEGORIES		MASTER PLAN COST	PROJECTS COST
1.	Modernize & Reconfigure: Kindergarten & Classrooms	\$ 1,162,000	
2.	Existing Buildings: Systems & Toilets	\$ 1,926,000	\$ 1,523,000
3.	Upgrade: Site Utilities	\$ 270,000	
4a.	New Construction - Kindergarten	\$ 4,493,000	
4b.	New Construction - Classrooms		
4c.	New Construction - Early Intervention Classrooms	\$ 6,036,000	
5.	Design Lab, Science & Career Tech Education	\$ 233,000	
6.	Improvements to: Performing Arts		
7.	Improvements to: MPR & Food Service	\$ 827,000	\$ 431,000
8.	Improvements to: Physical Education		
9.	Administration & Staff Support	\$ 1,394,000	
10.	Student Collaboration & Support Spaces	\$ 348,000	
11.	Safety & Security	\$ 2,482,000	\$ 1,757,000
12.	Quads & Learning Courts	\$ 225,000	
13.	Exterior Play Spaces, Playfields & Hardcourts	\$ 1,817,000	\$ 1,443,000
14.	Classroom Flexibility (21st Century Learning)	\$ 270,000	\$ 270,000
15.	Infrastructure & Technology	\$ 543,000	\$ 543,000
	Total Project Cost (2014\$)	\$ 22,026,000	\$ 5,967,000



### **RIO SAN GABRIEL 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

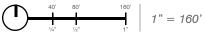
Bungalows

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 Science & Art Lab Occupational Therapy, OT Computer Lab Deaf/Hard of Hearing, DHH Title 1 / ELD Life Skills ASPIRE Open / Vacant Other Sub-total: 28

Grand Total: 34







# RIO SAN GABRIEL ELEMENTARY SCHOOL PROPOSED MASTER PLAN





Page 297



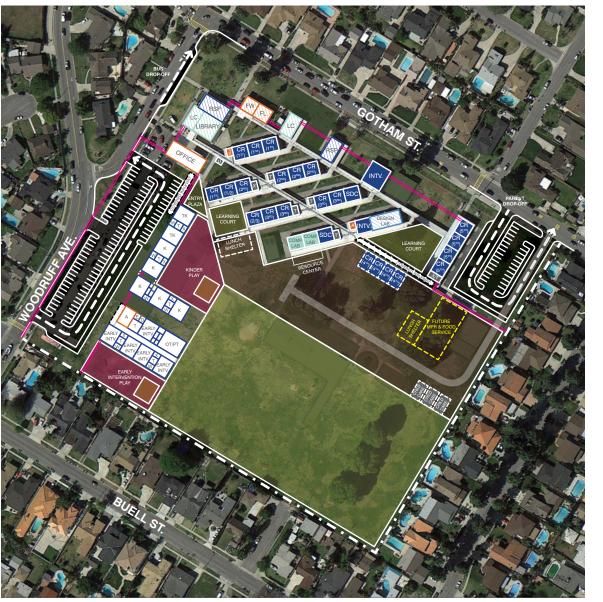
Sub-total: 32

Open / Vacant

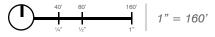
Grand Total: 44



# RIO SAN GABRIEL ELEMENTARY SCHOOL PROPOSED FUTURE PLAN







Page 299

Sub-total: 32

Title 1 / ELD Other Open / Vacant

Grand Total: 44

# UNSWORTH ELEMENTARY SCHOOL CONDITION ASSESSMENT



9001 Lindsey Avenue Downey, CA 90242

Year Constructed	1956
Year Modernized	2004
Grade Levels	K-5
Enrollment (13/14)	658
Total No. Bungalows Total No. Permanent Classrooms	23

#### **CAMPUS DESCRIPTION**

The Unsworth Elementary School site is located in a predominantly residential neighborhood, with 2-lane collector streets on the predominant sides of the site. The campus is a 1950's era facility comprised of an Administration building, a multi-purpose room building and (6) 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 lot. The most recent campus improvements occurred 9+ years ago with improvements to the restrooms, casework, ceilings and interior finishes.

#### **CONDITION ASSESSMENT**

#### **Assessment of Buildings**

- Approximately 20% of classrooms are housed in portable structures which are in poor/fair condition. Some classrooms have odor issues and are simply old.
- Permanent buildings are generally in fair condition.
- Roofing was not included in assessment, however, condition was said to be fair and some interior water damage was evident.
- Exterior metal flashings are in poor/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 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 adequate but is utilized for cumulative records storage.
- 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 and needs replacement.
- · Sounds system needed at MPR.
- Stage curtains need cleaning/replacement at MPR.
- Kitchen and equipment appears to be in good operating condition with adequate storage.

#### **Assessment of Major Utility Systems**

- 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.

Page 301



Facilities Master Plan

## UNSWORTH ELEMENTARY SCHOOL CONDITION ASSESSMENT

- 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 and result in constant staff complaints regarding occupant comfort.
- Wi-Fi coverage is not adequate for data needs.
- Some projectors are not ceiling mounted and therefor are not effectively utilized.

#### **Assessment of Site and Grounds**

- Service and delivery area appears to be inadequately sized and located.
- Inadequate staff/parent parking, drop-off/ pick-up areas.
- 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, especially between the cafeteria and main office.
- 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 prolific and are generally in fair condition.
- School marguee sign is in fair condition.
- Lunch shelter and outdoor seating is not adequate for student population.
- Baseball backstops are in poor condition.
- Basketball goals and tether-ball poles are in fair condition. Additional basketball courts are needed.
- Ball walls are concrete block and in fair condition.
- Gates and covered areas are needed at parent waiting areas.
- Rolling gate needed at vehicular drop-off.
- Shade structures at the main quad/plaza.

#### **Assessment of Safety and Security**

- Fire access driveway and building clearances appear to be adequate.
- Inadequate vehicular and bus drop-off, congested parking circulation and 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. Differentiated primary and upper playground equipment is needed.
- Swings are generally in poor condition.
- Kindergarten area playground equipment is in fair condition, however, more is needed.
- Loose fill wood fiber is used in both play areas. Sand surfacing at upper play area is a safety-hazard as well as a nuisance for maintenance. Play-appropriate surfacing is needed. Some unitary surfacing is used at kindergarten play area.
- Non-compliant accessible parking stall components observed.
- Passenger loading/unloading area was observed. Signage needed.
- 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 and walkways.
- Many site trees require trimming to minimize life-safety risks.

LPA



## UNSWORTH ELEMENTARY SCHOOL CONDITION ASSESSMENT

- Categorical resources needs to be secured.
- Door needed between work room and main office for better security.

### 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.
- Some small group outdoor spaces are provided.
- No art classrooms or science lab spaces are provided.
- Inadequate technology systems are provided at (1) small computer lab space.
- Restrooms are not 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.
- Inadequate administrative offices/spaces are provided to support staff needs, including teacher's lounge.
- No adequate Staff Development spaces are provided.
- Classroom spaces are generally too small and do not have enough carpet space for gathering/instruction.
- Space needed for IEP meetings, OT, vision testing, counselor-use, etc.
- · Staff patio is not utilized.

# UNSWORTH ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS



















DOWNEY UNIFIED SCHOOL DISTRICT Facilities Master Plan



### **UNSWORTH ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS**



















Page 305



# UNSWORTH ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS







**PRIORITIZED** 

## **5.**13

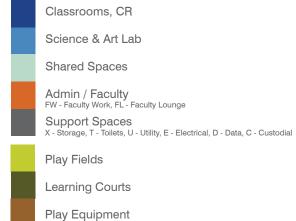
# UNSWORTH ELEMENTARY SCHOOL COST SUMMARY (2014\$)

SCOPE OF WORK CATEGORIES		MASTER PLAN COST	PROJECTS COST	
		ф 1 F07 000		
1.	Modernize & Reconfigure: Kindergarten & Classrooms	\$ 1,597,000		
2.	Existing Buildings: Systems & Toilets	\$ 1,974,000		\$ 1,568,000
3.	Upgrade: Site Utilities	\$ 275,000		
4a.	New Construction - Kindergarten	\$ 311,000		
4b.	New Construction - Classrooms	\$ 1,875,000		
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	\$ 302,000		
8.	Improvements to: Physical Education			
9.	Administration & Staff Support	\$ 428,000		
10.	Student Collaboration & Support Spaces	\$ 290,000		
11.	Safety & Security	\$ 657,000		\$ 483,000
12.	Quads & Learning Courts			
13.	Exterior Play Spaces, Playfields & Hardcourts	\$ 1,516,000		\$ 525,000
14.	Classroom Flexibility (21st Century Learning)	\$ 290,000		\$ 290,000
15.	Infrastructure & Technology	\$ 568,000		\$ 568,000
	Total Project Cost (2014\$)	\$ 10,316,000		\$ 3,434,000



### **UNSWORTH ELEMENTARY SCHOOL EXISTING PLAN**



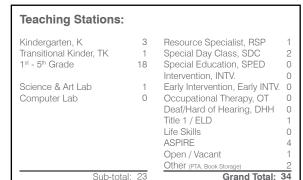


Hardcourts

Kinder Play

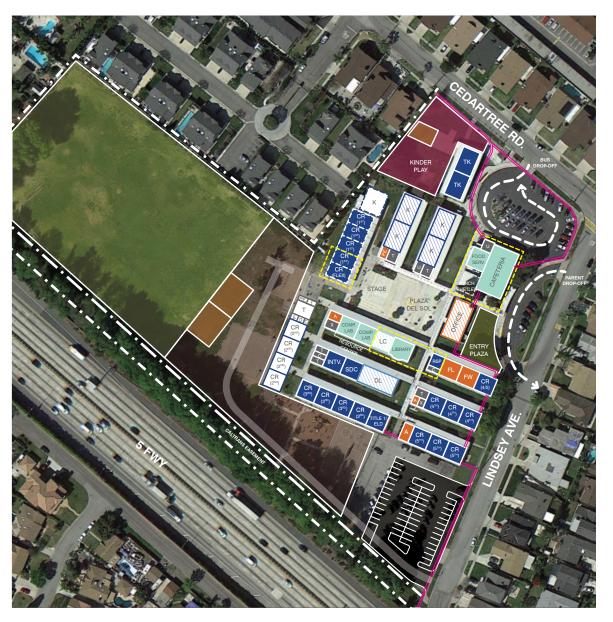
Bungalows

Main Entry



1" = 160'

# UNSWORTH ELEMENTARY SCHOOL PROPOSED MASTER PLAN





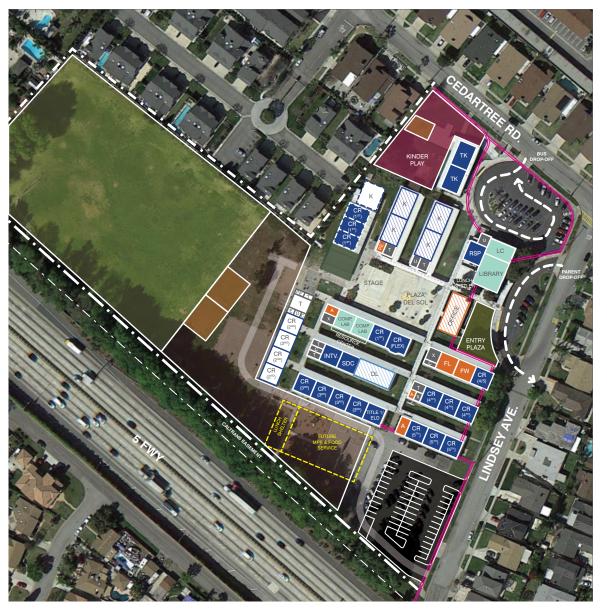


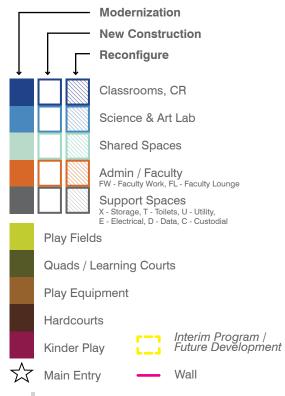
Page 311

Sub-total: 30

Grand Total: 35

## UNSWORTH ELEMENTARY SCHOOL PROPOSED FUTURE PLAN





l	reacting chancing			
	Kindergarten, K	4	Resource Specialist, RSP	1
	Transitional Kinder, TK	0	Special Day Class, SDC	2
	1st - 5th Grade	19	Learning Center, LC	0
			Special Education, SP.ED	0
	Science & Art Lab	1	Intervention, INTV.	0
	Computer Lab	0	Early Intervention, Early INTV.	0
			Occupational Therapy, OT	1
			Deaf/Hard of Hearing, DHH	0
			Title 1 / ELD	3
			Other	1

Fire Lane

Teaching Stations:

Sub-total: 24 Grand Total: 34



Page 313



Open / Vacant

Fencing

## WARD ELEMENTARY SCHOOL CONDITION ASSESSMENT



8851 Adoree Street Downey, CA 90242

Year Constructed	1952
Year Modernized	2003
Grade Levels	K-3
Enrollment (13/14)	439
Total No. Bungalows Total No. Permanent Classrooms	9

#### **CAMPUS DESCRIPTION**

The Ward Elementary School site is located in a predominantly residential neighborhood, with 2-lane collector streets on the predominant sides of the site. The campus is a 1950's era facility comprised of an Administration/multi-purpose room building and (4) 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 10+ years ago with improvements to the restrooms, casework, ceilings and interior finishes.

#### **CONDITION ASSESSMENT**

#### **Assessment of Buildings**

- Approximately 28% of classrooms are housed in portable structures which are in poor/fair condition. Some classrooms have odor issues and are simply old.
- Permanent buildings are generally in fair condition.
- Roofing was not included in assessment, however, condition was said to be fair and some interior water damage was evident.
- Exterior metal flashings are in poor condition.
- Exterior plaster finish/brick is in fair condition.
- Roof overhangs/soffits and adjacent covered walkways are in poor 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.
- 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.





## WARD 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.
- Some projectors 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.
- Inadequate staff/parent parking, drop-off/ pick-up areas.
- 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 (including standing water around playground areas), 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 prolific and are generally in fair condition.
- School marguee sign is in fair condition.
- Lunch shelter is in poor condition and outdoor seating is not adequate for student population.
- Baseball backstops are in fair condition.
- Basketball goals and tether-ball poles are in poor/fair condition.
- Ball walls are concrete block and in fair 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, congested parking circulation and 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.

- Primary elementary area playground equipment is in fair condition. Upper elementary area playground equipment is in fair condition.
- Kindergarten area playground equipment is in fair condition.
- Loose fill wood fiber is used in all play areas.
   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.
- Campus lighting is not adequate at parking areas and around buildings and walkways.
- Many site trees require trimming to minimize life-safety risks.

### ASSESSMENT OF PROGRAM NEEDS

- Inadequate indoor and covered outdoor assembly/eating areas.
- Cafeteria/MPR is under-sized and is needed for inclement weather-days.
- Multiple lunch periods are required to serve population.
- Some 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.
- Need a centralized storage room to secure IT



# WARD ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS

devices and perform IT maintenance/service.

- Inadequate administrative offices/spaces are provided to support staff needs.
- No adequate Staff Development spaces are provided.
- Space needed for IEP meetings, OT, vision testing, counselor-use, etc.

















DOWNEY UNIFIED SCHOOL DISTRICT Facilities Master Plan



### WARD ELEMENTARY SCHOOL **CONDITION ASSESSMENT: PHOTOS**



















Page 318





### WARD ELEMENTARY SCHOOL **CONDITION ASSESSMENT: PHOTOS**









**PRIORITIZED** 

## 5.14

# WARD ELEMENTARY SCHOOL COST SUMMARY (2014\$)

SCOPE OF WORK CATEGORIES		MASTER PLAN COST	PROJECTS COST	
1.	Modernize & Reconfigure: Kindergarten & Classrooms	\$ 835,000		
2.	Existing Buildings: Systems & Toilets	\$ 1,571,000		\$ 1,305,000
3.	Upgrade: Site Utilities	\$ 269,000		
4a.	New Construction - Kindergarten	\$ 1,926,000		
4b.	New Construction - Classrooms			
4c.	New Construction - Early Intervention Classrooms			
5.	Design Lab, Science & Career Tech Education			
6.	Improvements to: Performing Arts			
7.	Improvements to: MPR & Food Service	\$ 734,000		\$ 431,000
8.	Improvements to: Physical Education			
9.	Administration & Staff Support	\$ 416,000		
10.	Student Collaboration & Support Spaces	\$ 342,000		
11.	Safety & Security	\$ 1,459,000		\$ 1,129,000
12.	Quads & Learning Courts			
13.	Exterior Play Spaces, Playfields & Hardcourts	\$ 858,000		\$ 705,000
14.	Classroom Flexibility (21st Century Learning)	\$ 250,000		\$ 250,000
15.	Infrastructure & Technology	\$ 454,000		\$ 454,000
	Total Project Cost (2014\$)	\$ 9,114,000		\$ 4,274,000





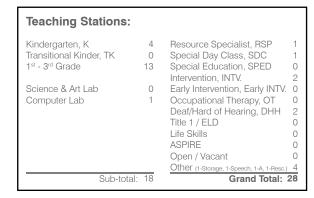
## WARD ELEMENTARY SCHOOL EXISTING PLAN





Bungalows

Main Entry

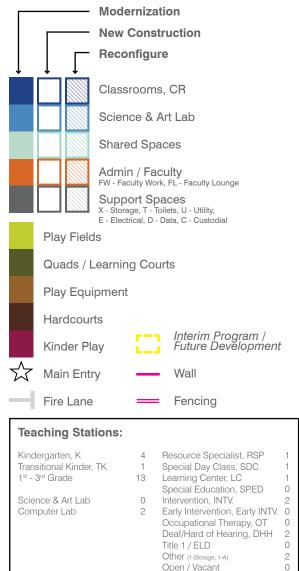






## WARD ELEMENTARY SCHOOL PROPOSED MASTER PLAN







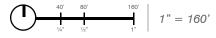
Sub-total: 20

Grand Total: 29

## WARD ELEMENTARY SCHOOL PROPOSED FUTURE PLAN







## WILLIAMS ELEMENTARY SCHOOL CONDITION ASSESSMENT



7530 Arenett Street Downey, CA 90242

Year Constructed	1952
Year Modernized	2002
Grade Levels	K-3
Enrollment (13/14)	715
Total No. Bungalows	17
Total No. Permanent Classrooms	25

#### **CAMPUS DESCRIPTION**

The Williams Elementary School site is located in a predominantly residential neighborhood, with 2-lane collector streets on the predominant sides of the site. The campus is a 1950's era facility comprised of an Administration building, a multi-purpose room building and (6) 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 lot. The most recent campus improvements occurred 9+ 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. Some classrooms have odor issues and are simply old.
- Permanent buildings are generally in fair condition.
- Roofing was not included in assessment, however, condition was said to be fair and some 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 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 adequate but is utilized for cumulative records storage.
- 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 and needs replacement.
- Kitchen and equipment appears to be in good operating condition with adequate storage.

#### **Assessment of Major Utility Systems**

- 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.





## WILLIAMS 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.
- Some projectors 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.
- Inadequate drop-off/pick-up areas.
- Inadequate parent parking provided.
- Overall site asphalt concrete is in poor/fair condition.
- Site concrete paving is generally in fair condition with some areas requiring repair/

- replacement.
- Evidence of poor drainage (including along building entries and parking areas), puddling cracking/spalling and uneven/ hazardous paving conditions observed, especially between the cafeteria and main office.
- 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 prolific and are generally in fair condition.
- School marquee sign is in fair condition.
- Lunch shelter and outdoor seating is not adequate for student population.
- Baseball backstops are in fair condition.
- Basketball goals and tether-ball poles are in poor/fair condition.
- Ball walls are concrete block and in fair condition.

#### **Assessment of Safety and Security**

- Fire access driveway and building clearances appear to be adequate.
- Inadequate vehicular and bus drop-off, congested circulation and 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 fair condition.
- Kindergarten area playground equipment is in fair condition, however, more is needed.
- Loose fill wood fiber is used in both play areas. Play-appropriate surfacing is needed.
- Non-compliant accessible parking stall components 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 and walkways.

### ASSESSMENT OF PROGRAM NEEDS

- Inadequate indoor and covered outdoor assembly/eating areas.
- Cafeteria/MPR is under-sized and is needed for inclement weather-days.
- Multiple lunch periods are required to serve population.
- Some small group outdoor spaces are provided.
- No art classrooms or science lab spaces are provided
- Inadequate administrative offices/spaces are provided to support staff needs, including staff lounge.
- No adequate Staff Development spaces are provided.
- Classroom spaces are generally too small and do not have enough carpet space for gathering/instruction.
- Space needed for IEP meetings, OT, vision testing, counselor-use, etc.



# WILLIAMS ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS





















# WILLIAMS ELEMENTARY SCHOOL CONDITION ASSESSMENT: PHOTOS





















**PRIORITIZED** 

# WILLIAMS ELEMENTARY SCHOOL COST SUMMARY (2014\$)

SCOPE OF WORK CATEGORIES		MASTER PLAN COST	PROJECTS COST
1.	Modernize & Reconfigure: Kindergarten & Classrooms	\$ 1,617,000	
2.	Existing Buildings: Systems & Toilets	\$ 1,656,000	\$ 1,290,000
3.	Upgrade: Site Utilities	\$ 267,000	
4a.	New Construction - Kindergarten	\$ 3,502,000	
4b.	New Construction - Classrooms	\$ 11,485,000	
4c.	New Construction - Early Intervention Classrooms		
5.	Design Lab, Science & Career Tech Education		
6.	Improvements to: Performing Arts		
7.	Improvements to: MPR & Food Service	\$ 384,000	
8.	Improvements to: Physical Education		
9.	Administration & Staff Support	\$ 1,051,000	
10.	Student Collaboration & Support Spaces	\$ 229,000	
11.	Safety & Security	\$ 1,726,000	\$ 1,446,000
12.	Quads & Learning Courts	\$ 96,000	
13.	Exterior Play Spaces, Playfields & Hardcourts	\$ 1,196,000	\$ 661,000
14.	Classroom Flexibility (21st Century Learning)	\$ 210,000	\$ 210,000
15.	Infrastructure & Technology	\$ 440,000	\$ 440,000
	Total Project Cost (2014\$)	\$ 23,859,000	\$ 4,047,000



## WILLIAMS 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	6	Resource Specialist, RSP	1
Transitional Kinder, TK	0	Special Day Class, SDC	1
1st - 3rd Grade	19	Special Education, SP.ED	0
		Intervention, INTV.	1
Science & Art Lab	0	Early Intervention, Early INTV.	0
Computer Lab	1	Occupational Therapy, OT	0
		Deaf/Hard of Hearing, DHH	0
		Title 1 / ELD	1
		Life Skills	0
		ASPIRE	4
		Open / Vacant	0
		Other (a Cassel Adeat DE Book Stor)	1

Sub-total: 26

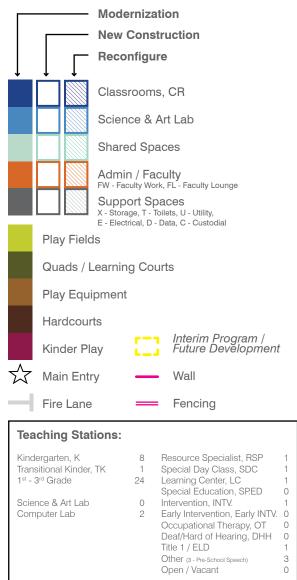
otal: 26 Grand

Grand Total: 38



## WILLIAMS ELEMENTARY SCHOOL PROPOSED MASTER PLAN







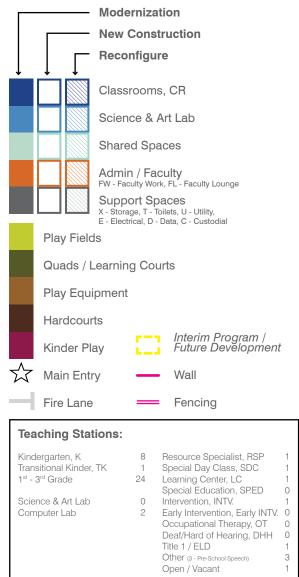
Page 335

Sub-total: 35

Grand Total: 43

## WILLIAMS ELEMENTARY SCHOOL PROPOSED FUTURE PLAN







Page 337

Sub-total: 35

Grand Total: 44