

FACILITIES MASTER PLAN
**DOWNEY UNIFIED
SCHOOL DISTRICT**

June 24, 2014

LPA

5161 California Ave., Suite 100, Irvine, CA 92617
(949) 260 - 1001 | www.lpainc.com

FACILITIES MASTER PLAN

TABLE OF CONTENTS

1.0 INTRODUCTION & PROCESS

1.1 Purpose of this Document	7
1.2 Background	9
1.3 Process	11
1.4 Planning Participants	13

2.0 PLANNING & CONSIDERATIONS

2.1 Planning Assumptions	19
2.2 Scope of Work Categories	21
2.3 Demographics & Capacity Analysis	27

3.0 PROGRAM VISION AND STANDARDS

3.1 Introduction	37
3.2 Educational Vision Document	39

4.0 PROGRAM COSTS

4.1 Introduction	131
4.2 Master Plan Cost Summary	133
4.3 Analysis of Funding Sources	139
4.4 Prioritized Projects Cost Summary	141
4.5 Stakeholder and School Site Priorities	149

5.0 SITE MASTER PLANS

5.1 Overview of Contents	161
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

5.9 Old River Elementary School	249
5.10 Price Elementary School	261
5.11 Rio Hondo Elementary School	273
5.12 Rio San Gabriel Elementary School	287
5.13 Unsworth Elementary School	301
5.14 Ward Elementary School	315
5.15 Williams Elementary School	327
5.16 Doty Middle School	339
5.17 Griffiths Middle School	351
5.18 Sussman Middle School	361
5.19 West Middle School	371
5.20 Columbus High School	383
5.21 Downey High School	395
5.22 Warren High School	409
5.23 Downey Adult School	425
5.24 Pace Site	437

6.0 APPENDIX

6.1 Detailed Schedule	447
6.2 FMP Committee Meeting Minutes	449
6.3 FMP Committee Priorities	461
6.4 Master Plan Detailed Cost	485
6.5 Master Plan Detailed Prioritized Cost	531



5.1

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.

5.3

ALAMEDA ELEMENTARY SCHOOL
CONDITION ASSESSMENT

SCHOOL AERIAL

SCHOOL INFO

CAMPUS DESCRIPTION

CONDITION ASSESSMENT

ASSESSMENT OF PROGRAM NEEDS

5.3

ALAMEDA ELEMENTARY SCHOOL
CONDITION ASSESSMENT : PHOTOS

5.3

ALAMEDA ELEMENTARY SCHOOL
COST SUMMARY (2014\$)

MASTER PLAN COST SUMMARY

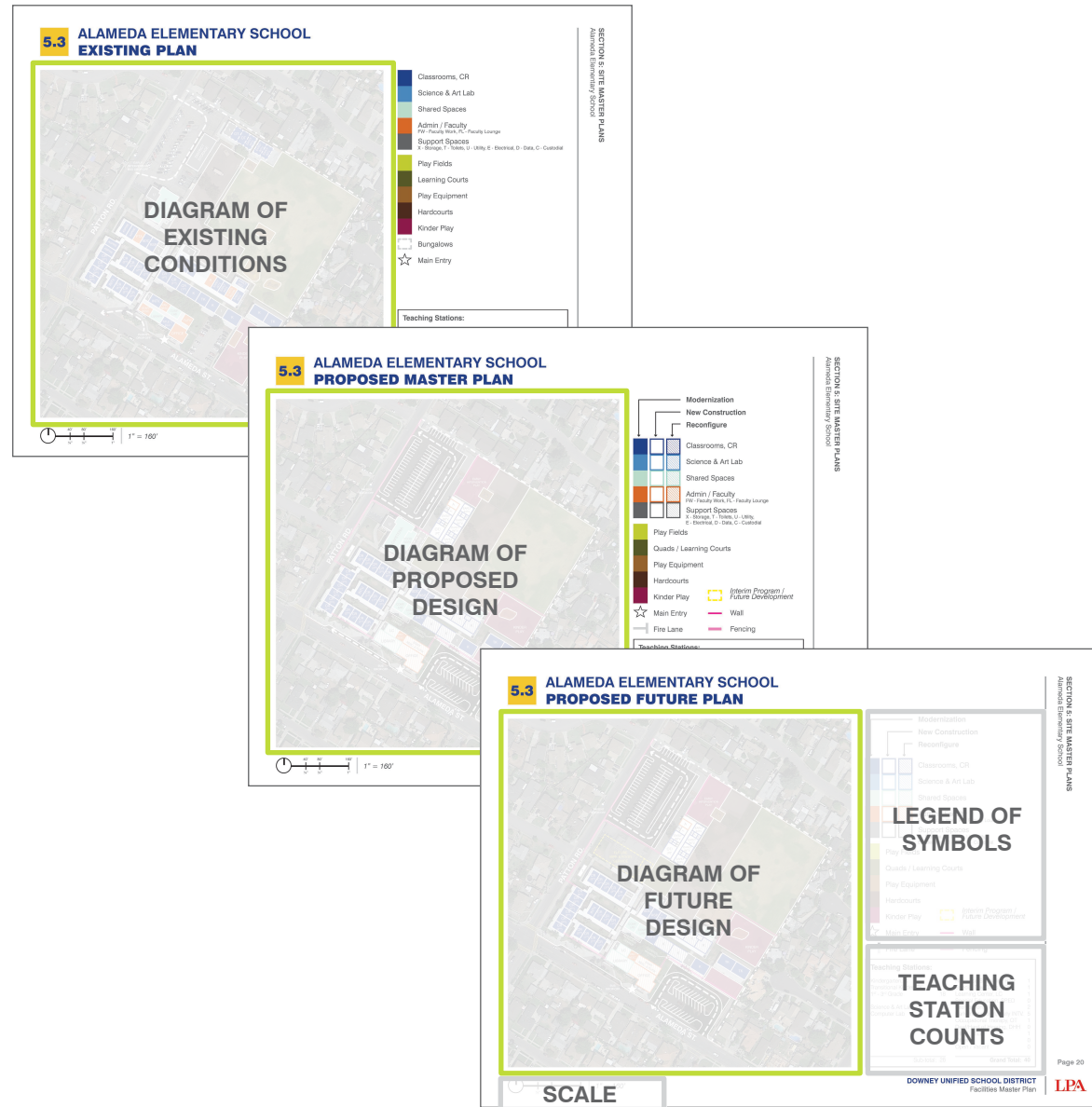
1. Moderate & Reconfigure: Kindergarten & Classrooms	\$ 2,007,000
2. Existing Buildings: Systems & Safety	\$ 1,100,000
3. Upgrade: Site Utilities	\$ 200,000
4a. New Construction - Kindergarten	—
4b. New Construction - Classrooms	—
4c. New Construction - Early Intervention Classrooms	\$ 6,025,000
5. Design Lab, Science & Career Tech Education	—
6. Improvements to	—
7. Improvements to	\$ 919,000
8. Improvements to	—
9. Administration & Staff Support	\$ 842,000
10. Student Collaboration & Support Spaces	\$ 545,000
11. Safety & Security	\$ 1,498,000
12. Quads & Learning Courts	\$ 100,000
13. Exterior Play Spaces, Playfields & Hardcourts	\$ 1,214,000
14. Classroom Flexibility (21st Century Learning)	\$ 420,000
15. Infrastructure & Technology	\$ 820,000
Total Project Cost (2014\$)	\$ 15,711,000

MASTER PLAN
COST SUMMARY

5.1

SITE MASTER PLANS OVERVIEW OF CONTENTS

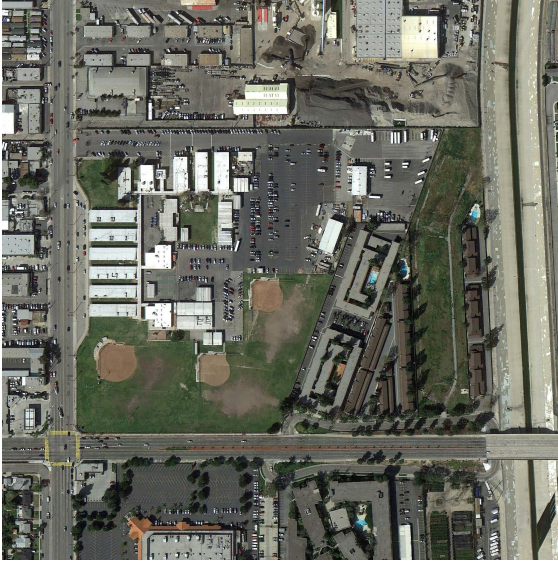
- Interior and Exterior Photographs**
 Includes representative photographs of the facility and site during LPA's site observation in July and August 2013.
- Master Plan Cost Summary**
 Includes a description of the overall costs of proposed facilities improvements.**
- Existing Site Diagram**
 Indicates 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.



**It should be noted that estimates are in 2014 dollars inclusive of both hard construction and project soft costs. Once an implementation schedule for a project has been determined appropriate escalation to the proposed mid-point of construction should be budgeted.

5.23

DOWNEY ADULT SCHOOL CONDITION ASSESSMENT



12330 Woodruff Avenue
Downey, CA 90242

Year Constructed	1957
Year Modernized	N/A
Grade Levels	10 th -12 th
Enrollment (13/14)	388
Total No. Bungalows	15
Total No. Permanent Classrooms	20

CAMPUS DESCRIPTION

The Downey Adult and Columbus High School site is located in a predominantly commercial/industrial area, with 4-lane and 6-lane collector streets on the predominant sides of the site. The campus is a 1950's era facility comprised of an Administration building, Multi-purpose Room, (2) locker rooms buildings and (10) 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) shared surface lot and along a perimeter access road. The most recent campus improvements occurred 2+ years ago with improvements to the restrooms, casework, ceilings and interior finishes within the Columbus High Administration area. A District transportation facility as well as a storage warehouse are located on-site.

CONDITION ASSESSMENT

Assessment of Buildings

- Approximately 43% 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 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.
- MPR has acoustical issues when used for State testing.
- 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.
- MPR flooring is currently being refurbished.
- Doors, 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.
- 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, support integration and computer-based assessment structures.
- Infrastructure supporting Apple TV is needed.
- Computer lab electrical capacity will not support curriculum needs.
- Lack of reliable Wi-Fi infrastructure limits the opportunities for instructional use with student devices. Inadequate Bandwidth creates use-limitations and productivity issues.
- Classroom HVAC systems are primarily wall-mounted units.
- HVAC units are NOT controlled by District EMS.

DOWNEY ADULT SCHOOL CONDITION ASSESSMENT

- HVAC units are over 20 years old, never modernized, and well past their useful life. Site is a high priority for HVAC replacement.
- HVAC upgrade for Adult School classrooms is under way.
- HVAC upgrade is needed at Adult School Administration Building.
- HVAC system is needed to support the needs of the Adult School Activity Room.
- Controllability and zoning of systems is generally limited, contributing to occupant comfort issues.
- 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 were observed.
- 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 EMS and photo-cells.
- A/C needed at wood shop.
- 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 adequately sized and located.
- Overall site asphalt concrete is in poor condition.
- Site concrete paving is generally in poor/fair condition with some areas requiring repair/replacement.
- Evidence of poor drainage (including roof downspouts draining onto walkways), flooding, and puddling observed.
- Galvanized chain mesh gates and fencing are generally in 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 minimal and are generally in fair condition.
- School marquee sign is in fair condition.
- Lunch shelters are needed.
- Basketball goals are in poor/fair condition.
- Baseball backstops are in fair condition.
- Softball backstops are in fair condition.
- **New irrigation system is needed at playfields.**

Assessment of Safety and Security

- Fire access driveway and building clearances appear to be adequate.
- Inadequate vehicular/bus drop-off and parking circulation conditions present life-safety hazards.
- Campus security does not appear to have adequate lock-down capabilities or support community-use with the current gate/fencing locations.

- Card key access is needed at computer labs.
- Non-compliant accessible parking stall components observed.
- No passenger loading/unloading area was observed.
- Accessible warning pads (truncated domes) were not observed at curb ramps.
- Accessible path of travel to building entrances is generally in fair condition with uneven paving conditions.
- Campus lighting is not adequate at parking areas and around buildings/outdoor spaces.
- Security cameras/monitoring capabilities are needed throughout various locations on campus.
- Some site trees require trimming to minimize life-safety risks.
- Temporary measures to provide technology connectivity, such as taping of extension cords to the floor create safety issues.

ASSESSMENT OF PROGRAM NEEDS

- Inadequate classroom and support spaces to meet enrollment needs.
- Storage spaces large and small are too limited to support the entire educational program.
- Inadequate indoor and covered outdoor assembly/eating areas.
- Restrooms are not adequately sized or appropriately located to serve population/needs.
- Restrooms with changing rooms are needed adjacent to SDC Rooms.
- Cool Down room needed for Special Education.
- Inadequate administrative offices/spaces are provided to support staff needs, including staff

DOWNEY ADULT SCHOOL CONDITION ASSESSMENT

- lounge.
- No adequate Staff Development spaces are provided.
- No small group outdoor spaces are provided.
- More shade is desired on the campus.
- Inadequately sized Library Space/Media Center.
- Computer stations in the Library/Media Center are needed to conduct research.
- CHS and DAS Students would benefit from separate Library/Media Center/Student Center spaces.
- Provide hand washing sinks as well as storage for Massage Therapy classrooms.
- Restrooms serving the play fields are needed to support community-use programs.
- Inadequate technology systems are provided at (2) computer lab space.
- Lab space is needed for Dental and Pharmacy Technicians.
- The MPR is under-sized to support the needs of the population.
- The Adult school is in need of a separate multi-purpose room which can serve the Allied Health Department's student population/schedule.
- A large classroom space serving 60+ students is needed to support the needs of the Adult School.
- The Manual Arts Department is in need of a modernization.
- The Nursing Program needs dedicated lab spaces to support the curriculum.
- Separate Food Services facilities for CHS and DAS students would be preferred.
- A fitness room is needed to support athletic/fitness classes.
- Software to support an on-line school is needed. Dedicated classrooms are also needed to support the ongoing programs.
- The weight room is not adequately sized to accommodate equipment and fitness activities
- needs HVAC.
- Furniture systems need to be sized for adult use.
- Space needed for IEP meetings, counselor-use, etc.
- Campus art needed to reinforce cultural values and to provide a sense of symbolism/pride/identity for each school.
- A traffic signal or crosswalk mid-block would alleviate safety risks and help to identify the school zone area.

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DOWNEY ADULT SCHOOL CONDITION ASSESSMENT: PHOTOS



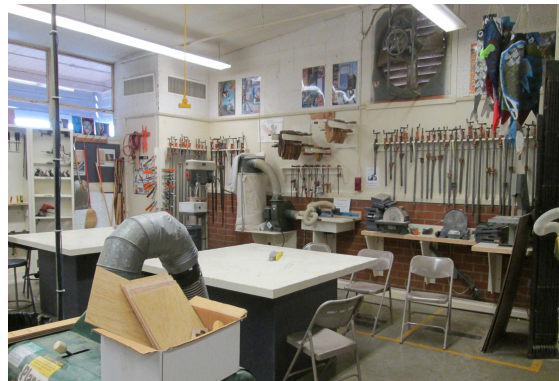
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DOWNEY ADULT SCHOOL CONDITION ASSESSMENT: PHOTOS



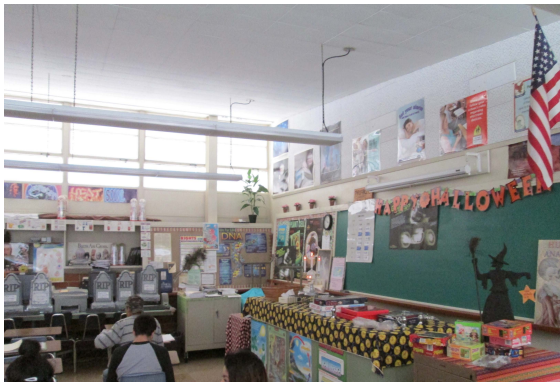
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DOWNEY ADULT SCHOOL CONDITION ASSESSMENT: PHOTOS



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DOWNEY ADULT SCHOOL CONDITION ASSESSMENT: PHOTOS



DOWNEY ADULT SCHOOL COST SUMMARY (2014\$)

SCOPE OF WORK CATEGORIES	MASTER PLAN COST	PRIORITIZED PROJECTS COST
1. Modernize & Reconfigure: Kindergarten & Classrooms	\$ 326,000	--
2. Existing Buildings: Systems & Toilets	\$ 520,000	--
3. Upgrade: Site Utilities	\$ 89,000	--
4a. New Construction - Kindergarten	--	--
4b. New Construction - Classrooms	\$ 372,000	\$ 372,000
4c. New Construction - Early Intervention Classrooms	--	--
5. Design Lab, Science & Career Tech Education	\$ 1,633,000	\$ 426,000
6. Improvements to: Performing Arts	--	--
7. Improvements to: MPR & Food Service	--	--
8. Improvements to: Physical Education	--	--
9. Administration & Staff Support	\$ 581,000	\$ 509,000
10. Student Collaboration & Support Spaces	--	--
11. Safety & Security	\$ 622,000	\$ 43,000
12. Quads & Learning Courts	\$ 311,000	--
13. Exterior Play Spaces, Playfields & Hardcourts	--	--
14. Classroom Flexibility (21 st Century Learning)	--	--
15. Infrastructure & Technology	\$ 184,000	\$ 94,000
Total Project Cost (2014\$)	\$ 4,638,000	\$ 1,444,000

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DOWNEY ADULT SCHOOL EXISTING PLAN (OVERALL)



- Classrooms, CR
E - English, SS - Social Sciences, SCI - Science, LA - Language Arts
FL - Foreign Language, H - History
- Science Labs, SL
- Shared Spaces
- Elective Classrooms
- 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
- Hardcourts
- Bungalows
- Main Entry

Teaching Stations:			
Classrooms	0	Computer Labs	3
		Special Day Class, SDC	2
Science Classrooms	0	Special Education, SH	4
Science Labs	0	ELA / ELD / ESL	5
Music	0	Other (1 - Multi-use)	1
Drama	0		
Art	0		
Home Economics	2		
Other Electives	18		
			Grand Total: 35



DOWNEY ADULT SCHOOL EXISTING PLAN



- Classrooms, CR**
E - English, SS - Social Sciences, SCI - Science, LA - Language Arts
FL - Foreign Language, H - History
- Science Labs, SL**
- Shared Spaces**
- Elective Classrooms**
- 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**
- Hardcourts**
- Bungalows**
- Main Entry**

Teaching Stations:			
Classrooms	0	Computer Labs	3
Science Classrooms	0	Special Day Class, SDC	2
Science Labs	0	Special Education, SH	4
Music	0	ELA / ELD / ESL	5
Drama	0	Other (1 - Multi-use)	1
Art	0		
Home Economics	2		
Other Electives	18		
			Grand Total: 35



DOWNEY ADULT SCHOOL PROPOSED MASTER PLAN (OVERALL)



Modernization

New Construction

Reconfigure

Classrooms, CR

Science Labs, SL
P - Prep, L - Lecture

Shared Spaces

Elective Classrooms

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

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

Play Fields

Quads / Learning Courts

Hardcourts

☆

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—

Main Entry

Scope of Work Line

Fencing

Teaching Stations:			
Classrooms	0	Computer Labs	3
		Special Day Class, SDC	2
Science Classrooms	0	Special Education, SH	4
Science Labs	0	ELA / ELD / ESL	5
Music	0	Other (1 - Multi-use)	1
Drama	0		
Art	0		
Home Economics	2		
Other Electives	19		
			Grand Total: 36

DOWNEY UNIFIED SCHOOL DISTRICT
Facilities Master Plan

SECTION 5: SITE MASTER PLANS
Downey Adult School

Page 435

LPA

DOWNEY ADULT SCHOOL PROPOSED MASTER PLAN



Modernization
New Construction
Reconfigure

Classrooms, CR
Science Labs, SL
P - Prep, L - Lecture
Shared Spaces
Elective Classrooms
Admin / Faculty
FW - Faculty Work, FL - Faculty Lounge
Support Spaces
X - Storage, T - Toilets, U - Utility,
E - Electrical, D - Data, C - Custodial

Play Fields
Quads / Learning Courts
Hardcourts

☆ Main Entry
Fire Lane
Scope of Work Line
Fencing

Teaching Stations:

Classrooms	0	Computer Labs	3
Science Classrooms	0	Special Day Class, SDC	2
Science Labs	0	Special Education, SH	4
Music	0	ELA / ELD / ESL	5
Drama	0	Other (1 - Multi-use)	1
Art	0		
Home Economics	2		
Other Electives	19		

Grand Total: 36



5.24 **PACE SITE
CONDITION ASSESSMENT**



9625 Van Ruiten Street
Bellflower, CA 90706

Year Constructed	1956
Total No. Permanent Classrooms	18

CAMPUS DESCRIPTION

The Pace Site is located in a predominantly residential area, with a 2-lane collector street on the predominant side of the site. To the north and east is Thompson Park, which houses the Los Cerritos YMCA and Bellflower Aquatic Center. The campus is a 1950's era facility comprised of an Administration building, Multi-purpose Room, (3) bar-type Classroom buildings with covered walkways, original to the campus. Site parking is provided in (2) surface lots.

The campus was formerly an Elementary School, but is currently home to the Los Angeles County Office of Education's Special Education Local Plan Areas (SELPA) program.

CONDITION ASSESSMENT

This campus needs a comprehensive modernization. Cost has been included for this in the total program cost; since a non-District entity is currently using the campus, this modernization effort is not included in the prioritized project list.

PACE SITE CONDITION ASSESSMENT: PHOTOS



5.24

PACE SITE CONDITION ASSESSMENT: PHOTOS



5.24

PACE SITE CONDITION ASSESSMENT: PHOTOS



5.24

PACE SITE CONDITION ASSESSMENT: PHOTOS



PACE SITE COST SUMMARY (2014\$)

SCOPE OF WORK CATEGORIES

MASTER PLAN COST

PRIORITIZED PROJECTS COST

1. Modernize & Reconfigure: Kindergarten & Classrooms
2. Existing Buildings: Systems & Toilets
3. Upgrade: Site Utilities
- 4a. New Construction - Kindergarten
- 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
8. Improvements to: Physical Education
9. Administration & Staff Support
10. Student Collaboration & Support Spaces
11. Safety & Security
12. Quads & Learning Courts
13. Exterior Play Spaces, Playfields & Hardcourts
14. Classroom Flexibility (21st Century Learning)
15. Infrastructure & Technology

\$ 931,000

\$ 1,533,000

\$ 182,000

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\$ 831,000

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\$ 281,000

\$ 335,000

\$ 628,000

\$ 108,000

\$ 633,000

\$ 180,000

\$ 401,000

Total Project Cost (2014\$)
\$ 6,043,000

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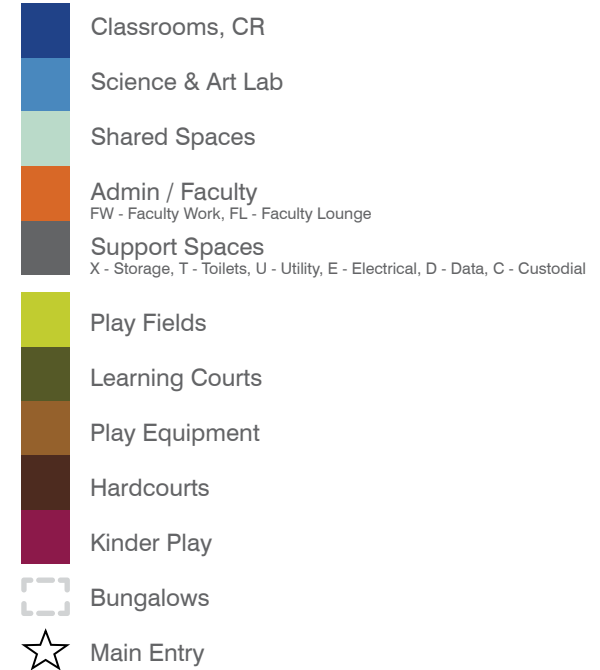
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\$ 0

PACE SITE EXISTING PLAN



Teaching Stations:		
	Classrooms	18
		Grand Total: 18

