BOARD OF TRUSTEES
RIVER DELTA UNIFIED SCHOOL DISTRICT

445 Montezuma Street
Rio Vista, California 94571-1561

BOARD AGENDA BRIEFING

Meeting Date: November 12, 2019 Attachments: X

From: Katherine Wright, Superintendent Item Number: 13

Type of item: (Action, Consent Action or Information Only): Information

SUBJECT:
Request to approve the Facility Condition Assessment Report as a working document for future Bond feasibility

BACKGROUND:
Periodically a full facilities condition assessment must be completed on all District facilities and district properties. The District has conducted previous Facility Condition Assessments, long range planning and compiled supplemental studies and periodic updates, components of which have also been incorporated and referenced in this report. The last full facilities condition assessment was completed prior to the Bond Measures U and V in 2006.

STATUS:
Between May and July inspections were conducted at each campus and existing conditions were rated. RGMKramer also evaluated how well the individual classrooms and support facilities suited the existing educational programs taught in the respective spaces. In addition, we reviewed detailed information and data provided by the District including original building, modernization, and newer building plans, maintenance, insurance risk analysis and other available data and reports.

Older facilities in the District and within each campus, understandably, were found to be in the greatest need of modernization, evidencing deteriorated windows, doors, noncompliant and ailing restrooms, damaged exterior and interior finishes, dry rot, deteriorating concrete and asphalt roads and walkways, parking and play areas, all of which are fairly obvious. In addition, outdated and inefficient mechanical systems, leaking roofs and galvanized sheet metal flashings and gutters, leaking steel plumbing, and antiquated power supplies and electrical distribution problems are not as visibly prevalent but are problematic at many of the school facilities. Other veiled costs include ADA accessibility code upgrades and requirements necessitated by current fire-life-safety, health and seismic codes.

PRESENTER:
Katherine Wright, Superintendent

OTHER PEOPLE WHO MIGHT BE PRESENT:
Staff

COST AND FUNDING SOURCES:

RECOMMENDATION:
That the Board reviews and approves the report as a working document for future Bond Feasibility.

Time allocated: 5 minutes

RIVER DELTA
UNIFIED SCHOOL DISTRICT

FACILITY CONDITION
ASSESSMENT REPORT

PROVIDED BY

RGM KRAMER INC.

October 30, 2019

RGM KRAMER Inc
Program and
Construction Management

River Delta Unified School District

Facility Condition Assessment
Report Summary

Executive Summary

The River Delta Unified School District has a few facilities still in use that date back to the late 20's, 30's and 40's. Despite significant improvements made in the District's previous Measures U and V Capital Improvement initiatives, and through ongoing maintenance and repairs, the District has many ailing facilities in need of modernization, infrastructure improvements, fire-life-safety, seismic and energy efficiency upgrades and ADA accessibility improvements, in addition to improving classroom environments and modifications needed to facilitate new technology and 21st Century Educational programs.

Older facilities in the District and within each campus, understandably, were found to be in the greatest need of modernization, evidencing deteriorated windows, doors, non-compliant and ailing restrooms, damaged exterior and interior finishes, dry rot, deteriorating concrete and asphalt roads and walkways, parking and play areas, all of which are fairly obvious. In addition, outdated and inefficient mechanical systems, leaking roofs and galvanized sheet metal flashings and gutters, leaking steel plumbing, and antiquated power supplies and electrical distribution problems are not as visibly prevalent but are problematic at many of the school facilities. Other veiled costs include ADA accessibility code upgrades and requirements necessitated by current fire-life-safety, health and seismic codes.

A Facility Condition Assessment ("Assessment") is intended to provide a ground level independent assessment as to the physical condition of existing facilities and necessary site improvements relative to its current use and further outlines a priority of needs and repairs. The Facility Condition (Needs) Assessment often serves as a precursor to Master Planning which may also look at educational adequacy, 21st Century educational programs, demographics and enrollment projections, classroom utilization, school configurations, enrollment boundaries and new construction and cost modeling intended to help the District evaluate the feasibility of replacing portable or permanent structures, where prudent in lieu of modernizing ailing facilities, and to meet enrollment fluctuations and address future educational program needs and goals of the District.

It is important to note that the Assessment and (subsequent) Master Plan, should the District elect to move forward, can often exceed the District's available revenue and bonding

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capacity, and thus serves as a living document and tool to facilitate prioritization and plan for future local and state bonds and other funding sources to meet the District's needs over an extended period of time. Once an Assessment and Master Plan are complete, the District would then develop an Implementation or Improvement Plan to align needed and planned improvements with available revenue sources pursuant to a prioritization process. Accordingly, these studies are not intended to be the final analysis and will involve strategic planning and refinement as the District moves forward to address current and ongoing facility needs.

Between May and July inspections were conducted at each campus and existing conditions were rated. The team also evaluated how well the individual classrooms and support facilities suited the existing educational programs taught in the respective spaces. In addition, we reviewed detailed information and data provided by the District including original building, modernization, and newer building plans, maintenance, insurance risk analysis and other available data and reports. The District has conducted previous Facility Condition Assessments, long range planning and compiled supplemental studies and periodic updates, components of which have also been incorporated and referenced in this Report. A large binder of previous data has been compiled for reference.

Utilizing this and the information gathered during the site inspections, RGMK developed a database of needs and relative costs to modernize each campus. Repairs were categorized by site, by building, and by item using a simple scoring system. The estimates include provisions for inflation, architectural, engineering, inspection, administration, regulatory agency fees and other associated soft costs and contingencies necessary to provide and plan for a phased Capital Improvement Program.

CATEGORY 1 = INADEQUATE

Items identified in Category 1 are deemed to be inadequate to where repairs or replacement have become essential. These items may include structural, fire-life-safety, ADA deficiencies, and potential Williams Act compliance issues. Items in this category can also include building envelope ("Warm, Safe and Dry"), exterior or interior building finishes, or other items and infrastructure or systems which have outlived their useful life to where repairs or replacement are past due, or will likely be needed within the next 2-3 years.

CATEGORY 2 = MARGINAL

Items categorized in Category 2 are deemed to have marginal longevity but are still serviceable. Items in this category should be scheduled for repair/replacement within 3-7 years, as funds allow. If not attended to, these items will continue to lose their integrity and durability and may create potential health-safety concerns, require more extensive repairs, or create unexpected emergency expenditures that can impact the District's General Fund.

CATEGORY 3 = ADEQUATE

Items identified within Category 3 are currently considered to be in good condition and deemed to meet minimum building and educational standards, with primarily minor repairs and cosmetic improvements anticipated over the next 7-10 year horizon.

Essentially, as we surveyed the campuses it became evident that buildings built or modernized between 1998 and 2011 have been maintained and have performed well, thus are rated Category 3. Understanding that, should the District choose to ask the community to support a local bond measure, seek matching State funding or obtain other funding sources, the program may take a several years to fund, develop plans, receive regulatory approvals from state and local agencies and complete improvements. Therefore, buildings rated Category 3 will slide to Category 2 and Category 2 to Category 1 over the next 5 to 7 years.

The estimate currently includes developing the two high school football stadiums with a new synthetic track and artificial turf, ADA compliant bleacher upgrades, new score boards, concessions, a press booth and renovating fields for baseball and softball with natural grass. We have also included a separate high-level cost opinion to provide solar photovoltaic arrays at each campus pursuant to the District's request.

Some campuses include wells for drinking water. It was noted in the District information that Walnut Grove and Bates had evidenced some high levels of arsenic, however readings at Walnut Grove have since subsided just below the acceptable threshold. Accordingly, the estimate includes a filtration system for Bates that may be required later. It was also noted that future modernization and development may entail additional wells to support new fire hydrants, fire sprinklers, and infrastructure upgrades such as new piping, pumps and perhaps storage tanks, to improve pressure, flow and volume for hydrants and fire sprinklers.

New construction on campuses near levies can also entail additional scope to protect facilities in the flood plain.

At some campuses there appear to be more classrooms than may currently be needed, so while the estimate includes modernization of all administrative and support facilities, standard and specialty classrooms, including funds to modernize or replace leased and owned portables, the District may be able to remove some portables. Accordingly, this is a review draft and may be amended upon District review and input.

Respectively Submitted,

Ralph Caputo, CEO
RGM Kramer, Inc
Ralph@rgmkramer.com

RIVER DELTA UNIFIED SCHOOL DISTRICT

Rio Vista High School

Facility Condition Assessment

May 28, 2019

Address: 410 South 4th Street, Rio Vista, CA 94571

Acreage:	Onsite = 26 Acres Useable = 22.5 Acres (87%)
Building Square Footage:	103,788 sf (approx.)
Year Built:	Various- See table below
Modernized:	Various- See table below
Classrooms:	23 Teaching Stations
Permanent:	21
Modular Portables:	2
Capacity:	567 Students (@ 27/1) Permanent Classrooms 54 Students (@27/1) Including Portables
2018/2019 Enrollment:	407 Students
Avg. Daily Attendance (ADA):	392 (11/2018)
Teaching Calendar:	Traditional (9-12)

BACKGROUND

Building A (Classrooms) was constructed in 1939; Building B (Shop), Building C (Administration) and Building D (Library and Cafeteria) were built between 1952 and 1956; Building E (Music), Building F (Shop), and Building G (Gym) were built in 1965; Building J (Ag Shop) was built in 1966, and portable structures have been added and removed over the past 14 years. Currently, the campus has three (3) portable buildings which includes one Special Needs program (2016) and another that is the Home Economics classroom (2007). The third portable is a non-compliant DOH structure previously used for the Special Needs program and is now being used for Food Service program and storage. Portions of Buildings (A) and (C), essentially classrooms that included a chemistry lab and Home Ec., were deemed in disrepair and demolished in 2006. Prior to the District's previous local bond measure, the campus had not received significant modernization, major repairs, infrastructure or system upgrades.

In 2004 the District passed a local bond measure and applied for state matching funds to support district-wide improvements. Projects completed at RVHS included new and upgraded restrooms and modernized classrooms in Buildings E & F, which included a new Performing Arts and Band Room in Building E and a new Radio Station and TV Production Studio in Building F. Infrastructure improvements included campus-wide ADA access improvements, new roofs, electrical, heating and plumbing system upgrades, exterior painting, landscaping, fencing, asbestos abatement, parking lot and vehicle access improvements, technology infrastructure, classroom technology distribution, communication system upgrades, PA and

fire alarm improvements, new furnishings, interim housing and appurtenant site work needed to support the program. In 2011, the District completed construction of a new two-classroom Ag Science classroom, Animal Barn and a Greenhouse. Currently, the need for a new science lab has been identified as a priority.

SUMMARY OF INFRASTRUCTURE AND SYSTEMS

Solar Photovoltaic System

The site is conducive for a ground mount solar array or one placed on covered parking structures. The approximate cost to provide 85-90% capacity (319kW): $2,291,418.

Electrical and Lighting Infrastructure

Previous improvements included electrical service and secondary distribution upgrades but additional service and distribution upgrades are still needed:

1. Although power service and distribution upgrades were made under the previous bond projects, further main service power upgrades, subpanel upgrades and distribution modifications are needed campus wide.
2. Some older buildings have obsolete electrical panels for which parts are no longer available.
3. New and modernized buildings under the prior bond included new T-8 fluorescent fixtures with low voltage lighting controls and occupancy sensors (technology of the time). In 2014-15, some lighting was retrofitted with LED fixtures or retrofit kits utilizing the Proposition 39 Energy Program grants.
4. To meet new Title 24 electrical code and more recent energy efficiency requirements, lighting will need upgrading throughout interior and exterior.
5. Pursuant to ADA requirements, light switch and outlet heights, GFI circuits, conduits, fittings and finish trim need to be upgraded.

Technology Infrastructure

The school's technology infrastructure, fiber and wire cabling pathways, MDF, IDFs and wireless access have been installed and updated over time. Components and cabling will need updating to new technology standards, including:

1. Coverage varies; meets minimum requirements but some areas may be experiencing increased density issues. Further analysis will be required.
2. New fiber and cable pathways are needed between buildings, as increased technology use can slow speed. Current system may not get to 10 GB.
3. Pathways and cabling upgrades are also needed within buildings.
4. Some cabling pathways do not provide adequate separation between high and low voltage wiring.
5. Wireless equipment will be due for upgrade.
6. Increased technology also requires power upgrades.
7. The District has been using projectors, Smart Boards, TVs, and other teaching and media technology district-wide. Projectors have been purchased over time and models

and ages vary. Over the next few years, most projectors and TVs will be ready for replacement with newer models.

8. Establishing new District Standards should be considered through new funding sources and further Master Planning.

Heating, Ventilation and Air Conditioning Equipment

HVAC equipment type and age varies. Equipment approaching or more than 20-25 years in age should be considered for replacement under the next capital improvement program. Note: equipment installed under the prior bond is now nearly 12-years-old and will need overhaul or replacement in 7-10 years.

Automatic Fire Alarm System

Devices and distribution in buildings that are older or have not been modernized in more than 10 years, will need to be upgraded. Cabling is either original or connected via old cabling and patch panels. The system is operational, but panels and cabling in some areas are not adequate to meet voice EVAC and current code requirements, which will be required for future projects. Devices in older buildings have been upgraded for compatibility with the new patch panels but need to be reviewed for compliance to current code. Some cabling from panels to older buildings is untagged and difficult to decipher without tracing.

Phone/Clock/Bell & Speaker Systems

The phone system has been recently upgraded. The campus has differing Clock/Bell PA system cabling and patchwork connections. New clock/Bell PA systems have been identified as a priority.

Energy Management	Limited – Needs Upgrade
Surveillance Cameras	Partial Coverage
Security System	Partial Coverage (Computer Lab and Radio Station)

BUILDINGS AND GROUNDS

Safety and Security

1. Fencing and gate improvements have been made campus-wide under larger projects and as funding has permitted. Further needs have been identified.
2. The campus is currently open. Should the District determine to close the campus, additional fencing and gates will need to be provided.
3. Door hardware upgrades are needed campus-wide (Columbine type Locksets).
4. The campus has limited security camera coverage. Further camera locations may be identified.
5. Fire alarm panels and devices vary campus-wide. Updates have been made under past modernization projects but old wiring, conduit raceways and patch panels bridge various components throughout the campus. Upgrades and replacements to devices in older structures have been made for compatibility; however, the campus should be

evaluated further for newer code compliance requirements. Additional sensors and annunciation devices will be required and a new fully addressable and monitored upgrade should be provided, which will likely necessitate new cabling in older buildings.

6. A security camera and alarm monitoring systems cover limited areas; system expansion should be considered as funding allows.
7. The phone system has been recently upgraded.
8. The PA and All Call systems need upgrades with newer technology.
9. Through past modernizations and energy efficiency improvements, some exterior lighting upgrades have been made, but a need for additional exterior lighting to provide better coverage (safety and security), and retrofits and replacements to existing lighting, has been identified.
10. Emergency exit signage and room identification signage should be prioritized.

ADA Compliance - Path of Travel Access

The site is terraced in several areas. Although significant path of travel improvements have been made, additional ADA compliance issues have been identified throughout the site and at each building, including:

1. Older asphalt and concrete paving, concrete walkways, and paths of travel throughout the campus have cracks and elevation differentials that create potential tripping hazards.
2. Slopes between buildings will require adjustments and new walkways between buildings should be installed to establish an ADA-compliant path of travel.
3. Some stairs and ramps are out of compliance with respect to grade, cross slope and handrail deficiencies.
4. Most doors are out of compliance with respect to ADA-compliant door hardware (locksets and thresholds) and some restroom doors are undersized. Other doors have insufficient space on the strike side, as is required by code.
5. Older (1st generation) ADA lever handle door hardware is installed on most classroom doors but has worn springs or is out of adjustment. Replacement (with Columbine hardware) will be required as buildings are renovated.
6. The majority of door closers require adjustment or replacement.
7. Older classrooms and portables have a mix of non-ADA door hardware and worn lever handles and closers that do not operate correctly.
8. If or as portables are removed, new walkways for ADA path of travel will be required.
9. Not all drinking fountains are ADA-compliant. New drinking fountains should include bottle fillers. A District Standard requiring Board authorization should be established.
10. Most classroom sinks and faucets need an ADA compliance upgrade, including modifications to casework at many of the sink locations to allow for accessibility.
11. ADA improvements needed at student and staff restrooms have been noted.

ADA Compliance - Elevator Lifts

The exterior lift was installed adjacent to Building F in 2007 and serves the lower floor of Building F and the Gymnasium Building, Ag Science and Ag Shop elevations. The lift has been subjected to some vandalism but appears to be in relatively good and operable condition. Equipment and operations are subject to periodic State inspections.

General Building Envelope Maintenance and Repairs

The following have been identified as needing attention:

1. Additional and ongoing roof maintenance and repairs.
2. Repair/replacement of gutters, flashings and rainwater leaders.
3. Repairs to exposed wood beams and trim (dry rot).
4. Window repairs/replacement.
5. Exterior paint and prep, caulking and sealants.
6. New storefront doors (existing are old and non-compliant).
7. Replace deteriorated wood and metal doors, thresholds and hardware.
8. Check and repair or replace skylights and clearstory windows, as applicable.

Roof, Gutters and Downspouts

The District-Wide Roof Assessment Survey was updated in 2015 and should be updated as additional work is accomplished. In 2017, the District reroofed the Gym and installed new gutters and metal (standing seam) mansard siding. Some flashings and rainwater liters were replaced and others were repaired. In 2018, as part of a district-wide reroofing project intended to address the most urgent roofing needs with remaining SFID 1 funds, the District awarded a contract to reroof Buildings B (Shop) and D (Library/Cafeteria).

The District's 2015 Roofing Assessment Report indicates the next roofs to be addressed:

1. Building J - Ag Shop: overdue for a re-roof. (Approx. 6,000 sf/ $27,000)
2. Theater Roof: overdue for a re-roof. (Approx. 20,000 sf/$90,000)
3. Administration Roof: scheduled to be reroofed by 2021-2022. (Approx. 3,500 sf/$16,000)
4. Woodshop: due for re-roof 2017-2018 (22,000 SF/$127,500)
5. Radio Station Roof: scheduled to be reroofed 2020-2021. (Approx. 14,000 sf/$63,000)
6. Old Radio Station: Currently used for storage; the building is earmarked to be demolished.
7. Bus Barn and Shops: need patching and reroofing as funds allow.
8. All Roofs: Over the next 10 years all roofs will need repairs and maintenance to maintain integrity and improve longevity.

Classroom Upgrades

Typical classroom upgrades should include**:**

1. New District Standard carpet, except where resilient flooring is better suited.
2. Cabinet refurbishing or new teaching walls, where applicable.

3. Lighting and power upgrades.
4. Acoustical ceiling repair/replacement.
5. Door and hardware upgrades.
6. AV upgrades – Pole Vault (or similar) projectors, LED Screen TVs, or Smart Boards.
7. Technology and electrical outlet distribution.
8. Wall finishes/paint.
9. Marker boards/tack boards where applicable.
10. Window system repairs or replacement as funds allow.
11. Window shades/sun screens/blackout curtains.
12. Specialty classrooms will require updated casework, furnishings.
13. Clock, Bell, and PA Communication upgrades.
14. Fire alarm, smoke detectors and fire extinguisher upgrades.
15. Phone system has been recently upgraded.

Doors and Hardware

Door conditions vary throughout the campus. Buildings E and F received new doors and door hardware but the older buildings will need new doors as funds allow. Lockset types vary; Schlage 'D' Series lever locksets were installed on newer buildings and others as repairs occurred but most locksets are not lever type. To address ADA and 'Columbine' security concerns, the District should endeavor to replace all locksets and doors as necessary with new District Standard locking hardware.

Window Blinds & Coverings

Types and conditions vary. Most rooms do not have coverings and those that do are beyond repair, excepting the newer items; however, they are now nearly 12-years-old. Recommend establishing a District Standard product and replace shades as funds allow. Shades also provide a line-of-sight security barrier during emergency lockdowns.

Potable Water

Potable water is supplied via city water supply. Previous modernization projects under the prior bond repaired portions of existing underground supply piping but other piping repairs and replacement of existing water supply lines need to be addressed as funds become available.

Fire Water

New fire hydrant lines and repairs to existing piping have been made under the prior modernization program. City lines are old and failing and have had issues as lines are recharged after repairs. New buildings will require fire sprinklers under current code and may require infrastructure upgrades to water service to improve pressure, flow and volume.

Well Water

Well water is used for irrigation. Previous projects included repair and replacement of various sections of piping and valves. Other repairs and new piping are needed.

Exterior Paint

The campus has been well maintained, although some buildings have exposed wood beams and siding that has been deteriorating over time. Further repairs to the exposed beams, metal

doors and siding have been noted. New paint should be considered within 3-5 years in conjunction with building repairs. Portable structures, if not replaced, will need exterior repairs to cladding, trim and doors, and will need repainting.

Student and Staff Restroom Facilities

Updates to student and staff restrooms have been provided during modernization projects. The overall count (campus-wide) appears adequate per current enrollment; however, older restrooms, particularly in Buildings A-D need upgrades to meet current ADA requirements. This will require full renovation, including entrance doors, partitions and fixtures. Each project submitted to the Division of the State Architect (DSA) for regulatory review and approval will require at least 20% ADA restroom or path of travel upgrades.

Summary of Facilities – Rio Vista High School

Unit	Description	DSA #	Date	SF	Comments
~~A~~	~~Science, Hm Ec, Std Classrooms~~	~~3043~~	~~1939~~	~~12,761~~	Demolished 2006
A	Old Radio Rio Portion	3043	1939	496	Earmarked for Demolition
B	Shop (Part District M&O.)	9881	1952	6,625	
C	Admin (Classrooms Demolished)	10559	1953	7,932	3,825 sf demolished 2006
D	Library – Cafeteria	14879	1956	17,655	
E	Classroom – Performing Arts	25577	1965	14,681	Modernized 2007
F	Shop – Radio-Media, Std CRs	25577	1965	15,526	Modernized 2008
G	Gymnasium	25577	1965	23,470	
H	Press box – Toilets	25577	1965	1,012	Non-Compliant
I	Boiler Building – no longer in use	25577	1965	896	Earmarked for Demolition
J	Ag. Mechanics Shop	28302	1966	4,521	
K	Ag Classroom – Animal Barn	02-110947	2011	3,360	
L	Ag. Science Classrooms (2)	02-110947	2011	3,654	
-	Greenhouse	02-110947	2011	360	
P1	Portable - Home Ec	Unknown		960	24'x40'
P2	Portable - Sp Needs Program	02-115218	2016	1,440	36'x40'
P3	DOH Portable (M&O) *non-compliant*	N/A	2006	1,200	Earmarked for Demolition
	Total Square Footage			**103,788**	
	Bus Facility			5,142	Not Included in campus sf

Buildings A, C and D – Administration, Library and Cafeteria Categories 1-2

(includes an enclosed corridor, Kitchen and Student and Faculty Restrooms)

General

The subject buildings have not been fully modernized since being built and have many deficiencies, although some cosmetic upgrades have been made to the Administration and Library Buildings. In 2006, Classrooms in Building A & C were demolished, including Science Labs which have not yet been replaced and are much needed. Today the subject buildings house Administration, Library and Cafeteria, including a serving kitchen, restrooms and an enclosed corridor. The adjoining buildings have varying elevations and the existing stairs and ramps are not ADA compliant. Although several classrooms were demolished, there appear to be enough classrooms to support current enrollment with the addition of a Science – Chemistry Lab(s).

Future demographic studies and master planning will help reveal when additional classrooms may be needed.

Building Envelope and Exterior Conditions **Category 1**

The exterior has considerable ADA path of travel issues to address at doors, thresholds, ramps and access to the parking lot. The window systems are old and should be replaced as funding allows. The masonry and stucco finishes need minor repairs and repaint. Temporary exterior walls with wood siding were built in 2006 to enclose a portion of the administration wing (west and south elevations) where buildings were demolished; the siding is starting to delaminate and needs to be addressed as soon as funds allow.

Roofing replacements were made in 2018 to the Library and Cafeteria sections of the building. Windows are single glaze and in need of repairs, replacement if/as funds allow. Window putty will need to be tested for lead, asbestos or PCB containing materials. Exterior painting is needed; surfaces are cracking and will also need to be tested for lead paint prior to surface preparation and new paint.

Administration **Category 1**

The Administration Building has not been upgraded much since its original construction and needs realignment, new casework, furnishings, wall and ceiling repairs, paint and carpet. The general admin/clerical open office area appears large enough to serve the school staff and student attendants, however, the layout is awkward and the building is not large enough to house all administrative personnel or functions. The teacher's lounge and work rooms are in adjacent buildings. Other items noted include:

1. There is no clear ADA path of travel access to the office from the adjacent buildings, street or parking lot.
2. The student and parent waiting area is in the general office area; however, the waiting area should be separated from general office activity.
3. The office does not have a large conference room nearby with good sound attenuation for private and confidential meetings with students, parents and staff.
4. Ideally, the Principal's Office should be enlarged to accommodate a conference table.
5. Upgrades to doors and hardware need to be made pursuant to ADA requirements.
6. The nurse's area should have an ADA compliant sink and restroom in proximity. The area should provide for 2 cots and allow accessibility for a gurney.
7. Floor, wall and ceiling finishes need to be upgraded.
8. Lighting needs to be upgraded to new energy efficient standards.

Library/Media Center **Categories 1-3**

The Library has received some cosmetic upgrades but needs a variety of improvements to meet 21st Century Media Center-Library programs:

1. The carpet was replaced in 2018 and will be serviceable for several years.

2. The paneling is in serviceable condition. Various window treatments, painted walls, tack wall surfaces and ceiling finishes were upgraded or improved in 2018; remaining items need attention.
3. Technology distribution and media upgrades are needed.
4. Doors and hardware repairs/replacement are needed to meet ADA and security requirements.
5. Library casework is fatigued and needs repairs/replacement as funding permits.
6. Furniture was upgraded in 2018.
7. During the 2018 remodel a wall was installed that blocks an emergency exit from the Library/ Media Center.

Restrooms **Category 1**

The restrooms are not compliant, are in disrepair and in need of significant renovation to meet current code.

Interior Corridors **Category 1**

The pathway from the Office, Library and Cafeteria does not meet ADA access path of travel requirements. The stairs and ramps in the adjoining buildings are out of compliance. The lockers need replacement.

Kitchen and Cafeteria **Category 1**

The Kitchen and Cafeteria have received only necessary repairs and each needs a full-scale modernization. Preliminary envisioning and planning several years ago looked at a new Kitchen and Cafeteria Building and renovations to the existing facility. An alternative plan included incorporating the current indoor corridor to enlarge the cafeteria and creating an exterior courtyard gathering and eating area expansion, which was more economical. Further study is required to determine the best solution for the campus pending further demographic analysis, as to whether a new facility and repurposing the existing cafeteria is best, or to reconfigure and expand the existing facility. The heating and ventilation systems appear to be beyond their useful life and need replacement. There is an old unused boiler that likely contains asbestos pipe wrap and needs to be abated and removed.

Building B – Shops Category 1

Building B was built in 1952 and used primarily as shops and ROP craft programs. It has not received any formal structural or remedial modernization work since it was built and is in need of a major renovation. A structural and code analysis should be conducted when the District can masterplan the site for today and future use. The building has good volume space and serves shop programs well but can also be repurposed for other educational programs.

District may be eligible to apply for CTE Grants to help fund programs and facility improvements.

Building E – Performing Arts and Classrooms — Category 3

Building E was built in 1965 and thoroughly modernized and expanded in 2007. It has been well maintained and can remain in serviceable condition with ongoing care and maintenance. No major repairs or failures were noted. Floorcovering and painting should be anticipated in 5-7 years.

Building F – Classrooms, Radio Station and Media Studio — Category 3

Building F was built in 1965 and thoroughly modernized in 2008. A radio tower was built in 2011 and the school has a fully operational radio station. The building has been well maintained and can remain in serviceable condition with ongoing care and maintenance. No major repairs or failures were noted. Flooring and painting should be anticipated in 5-7 years.

Building G – Gymnasium and Locker Rooms — Category 1

The Gymnasium was built in 1965; other than reroofing, exterior façade and emergency repairs it has not been modernized. In 2015-16 the District made exterior repairs, cut back and repaired numerous exposed wood beams, and reroofed the upper and lower roofs. The scope also involved replacing the deteriorated plastic corrugated siding with prefinished metal siding, new and repaired gutters and flashings.

Strategic planning years ago identified that an addition to the existing Gym or a second gym could be needed with increased growth and as funding permits. An emergency generator has been installed to support emergency shelter needs in case of emergency; modernization planning should consider this potential use.
Modernization would involve:

1. Replacing exterior doors, storefront and windows.
2. The locker rooms, coaches' facilities and restrooms require a full-scale modernization.
3. Lockers need replacement.
4. The mechanical, power and lighting systems are outdated.
5. The lobby floor has old asbestos (VAT) vinyl floor tiles and needs to be replaced.
6. The Gym floor appears to have some longevity remaining but needs to be repaired, refinished and restriped, or as an alternative, replaced with vinyl sports flooring.
7. The basketball hoops should be replaced.
8. The scoreboard (and shot clock) needs to be upgraded or replaced.
9. The bleachers do not meet current code for ADA access and need repair/replacement.
10. The building needs interior and exterior repairs and painting.

The structure also includes a breezeway which connects two rooms that have served different purposes; the current use is a Teacher Room and Administration Office. These rooms need to be fully modernized.

Building I – Plant Mechanical Boiler Building — Category 2

The approximately 900 sf building systems are no longer operational and the structure has been earmarked for future demolition. Old boiler piping likely has asbestos pipe wrapping. Further assessment is required as some electrical mechanical systems may be linked through the building and would need rerouting prior to demolition. As an abandoned structure, the roof system and building envelope has not been maintained.

Building J - Ag Mechanics Shop — Categories 1-2

Building J was built in 1966 and has not been substantially modernized. The building served essentially as an Auto Shop and has a small classroom and a small noncompliant restroom. Some finishes and repairs were made in conjunction with the new Ag Science classrooms and Animal Barn to support the Ag Mechanics program. These included a refinish of the paved yard, fencing and gates, remedial repairs to dryrot on exposed beams and a connecting overhang to the Ag Barn. The shop and classroom requires a full-scale modernization.

District may be eligible to apply for CTE Grants to help fund programs and facility improvements.

Building K - Animal Barn (Classroom) — Category 3

The Animal Barn was built under the same contract as the Ag Science Classrooms in 2010-11 and appears to be functioning well. Due to its nature and use, some repairs and refinishes are needed. With ongoing maintenance and minor repairs, the facility should be serviceable for several more years before requiring modernization. A Career Technology grant helped fund the construction of the Ag Science Classrooms, Greenhouse and Animal Barn.

Building L - Ag Sciences (2 Classroom Laboratories) — Category 3

The Ag Science Classrooms were built in 2010-11 and are comprised of two large Science Laboratory classrooms. The stained concrete floor finish has worn from the feet of the chairs and tables but the building is otherwise in good serviceable condition. With ongoing maintenance and minor repairs, the building should be serviceable for several more years before needing to be modernized.

Greenhouse — Category 3

The Greenhouse was built under separate contract, but in conjunction with the Ag Science classrooms, Animal Barn and Ag Mechanics renovation in 2010-11. With ongoing maintenance and minor repairs, the building should remain serviceable for several years.

Portables and Other Structures

The campus has three portable structures, several storage structures and containers, and an old Bus Barn at the NW corner past the athletic fields.

Home Economics Portable — Category 1

The Home Economics portable was set as one of eleven (11) leased portables initially used as interim housing from 2006-08. The other leased portables have since been removed. At this writing we are trying to determine if it had received DSA approval.

The 24' x 40' unit (960 sf) building has been modified for program use. The portable is old and needs some rehabilitation if it is to remain long-term. The roofing and siding are beginning to fail, the ramps are failing and need repair/replacement, the interior finishes are worn, and the building will require a fire alarm and other code upgrades.

Special Needs Portable — Category 3

The building is a refurbished 36' x 40' (1,440 sf) structure that was purchased and set in 2016 to serve the Special Needs program that was previously housed in a noncompliant portable structure. The building has an ADA accessible restroom, changing and laundry rooms, an office and general classroom area. It is in relatively good condition and no major needs were noted. The building envelope is generally in good serviceable condition. The exterior paint is peeling in several locations and exterior surfaces show oxidation; therefore, new paint is recommended. With ongoing maintenance and repairs, the structure remains serviceable for several years.

Former Special Needs Portable — Non-Compliant

This structure is a non-DSA approved portable, not legally suitable for students and staff. It was earmarked to be removed once the new portable was occupied but is currently being used by Food Service Department staff for office and storage space.

Old Radio Station — Demolish

The former radio station was part of Building C, which was demolished in 2006. The station was maintained through construction renovations until 2008 and was earmarked to be demolished. The District has retained the structure for M&O storage. The roof leaks and the building is generally in disrepair; the structure should be demolished as funds permit.

Bus Maintenance Category 1

The building was not included in the assessment and the structure was not evaluated in detail but it is in disrepair, has many deficiencies and needs, and should be considered Category 1 due to age and condition.

Outbuildings and Storage Sheds Category 1

The District has numerous outbuildings and storage sheds. This report does not evaluate these structures but they should be considered Category 1 due to age and condition.

Parking, Access Roads, Asphalt Hardcourts — Category 2

1. Asphalt and drainage conditions vary, but a majority of the asphalt around the gym and woodshops, and rear yard of the radio station is deteriorated beyond repair.
2. Drainage needs improvement in several areas.
3. The student drop-off/pick-up areas, access roads and entrances were repaved and will be due for preventative maintenance repairs and seal coat over the next couple of years to extend longevity.
4. Similarly, the Staff Parking Lot will need preventative maintenance and a seal coat.
5. There are several dead trees that should be removed around the SW periphery of the Staff Parking Lot.
6. The basketball hardcourts were displaced for interim housing during the 2006-2009 renovations and still house three portable structures. The asphalt in this area and the basketball hoops are in disrepair.
7. The District should aspire to provide an ADA access ramp and paved access and stairs to the stadium and ball fields.
8. The District should aspire to provide sun and rain protection at the student drop- off/pick-up area.
9. Some storm drainage grates are not ADA compliant. Grates in the path of travel need to be changed to ADA-compliant drainage grates.
10. While significant improvements have been made there are numerous areas where the older concrete is cracked or heaved, which creates ADA issues and tripping hazards.

Play Fields and Sport Facilities — Category 2

The field play areas are in need of remediation. The facilities have been well-used and are also in need of renovation.

District may be eligible to apply for CTE Grants to help fund programs and facility improvements.

Baseball – Softball Fields

1. Boosters and volunteers have provided some basic repairs and improvements, but the fields are in poor playing condition and need renovation to improve playing conditions and enhance safety. The field has some differing grade issues and needs grading and resurfacing, including drainage and irrigation improvements, soils amendment, new grass turf and infield fines.
2. Batting cages and backstops need repairs/paint.
3. Check fencing and gates for necessary repairs.
4. A prior aspiration of the District was to reorient the infield when funds are available.

Football Stadium

1. The school is among the few remaining districts that do not have a synthetic track and field.
2. The grass turf has some differing grade issues and needs grading and resurfacing, including drainage and irrigation improvements, soils amendment and new grass turf.
3. The grandstands, Press Booth, stadium lighting, Concession Stand, and restrooms are non-ADA compliant and in poor condition.
4. An ADA access path-of-travel to the stadium bowl needs to be provided.
5. New LED lighting retrofit or new poles are recommended.
6. Low level path of travel lighting will be required with any modernization project submitted to DSA.
7. Sound system improvements and a new scoreboard should be considered when new grass or synthetic turf field improvements are made.
8. ADA designated seating will be required for renovated or new bleachers.
9. An ADA parking area and specific emergency vehicle parking needs to be provided nearby the field.

Reference Reports and Information

1. Building Inventory & Site Information
2. 2004-2009 Master Planning and Facility Assessment Documents
3. Original Building Construction Plans
4. New Construction and Modernization Plans
5. Available Site Information
6. AHERA/Hazmat/Roofing and other District M&O Reports and Project Lists
7. District Demographic Studies and Enrollment Information
8. Drinking Water Report

RIVER DELTA UNIFIED SCHOOL DISTRICT

Riverview Middle School

Facility Condition Assessment

July 26, 2019

Address: 525 South Second Street, Rio Vista, CA 94571

Acreage:	7.22 Acres *(Including .52 acres road easement on south side)* Useable = 6.70 Acres (93%)
Building Square Footage:	45,789 sf (approx.) Per DSA/CDE Info
Year Built:	Various- See table below
Modernized:	Various- See table below
Classrooms:	12 Teaching Stations
Permanent:	9
Modular Portables:	3
Portable Restroom	1 (not currently in use)
Capacity:	243 Students (@ 27/1) Permanent Classrooms 81 Students (@ 27/1) Including Portables
2018/2019 Enrollment:	235 Students
Avg. Daily Attendance (ADA):	224 (11/2018)
Teaching Calendar:	Traditional (6-8)

BACKGROUND

The original campus, Buildings A, B and C, were constructed in 1949-1950. Building D was added in 1960 and Building E in 1974. Building A was deemed to be in disrepair and was demolished in 2006. The campus has inadequate parking and student drop off areas.

Several leased classroom portables were built in 1998 and installed in 2006 and 2007. Although three classroom portables and a restroom portable were set on an interim basis, all remain on-site in the hardcourt area. The original leases have expired. The District owns the restroom portable which currently is not in use.

The District's long-range plan anticipated upgrading antiquated restrooms, providing ADA access and infrastructure improvements, modernization of classrooms and support facilities (to include new finishes, doors & windows, white boards, mechanical and lighting infrastructure upgrades, and new window shades), asbestos abatement, classroom technology, communication system, PA and fire alarm upgrades, new furnishings, interim housing and appurtenant site work needed to support the program, including new parking lot and drop off improvements where Building A once stood.

SUMMARY OF INFRASTRUCTURE AND SYSTEMS

Electrical and Lighting Infrastructure

Previous improvements did not include primary and secondary electrical service and distribution upgrades. Some older buildings have obsolete electrical panels for which parts are no longer available.

1. Additional classroom power outlet distribution to support growing technology, system upgrades and maintenance are needed.
2. Pursuant to ADA requirements, light switch and outlet heights GFI circuitry, conduits, fittings and finish trim need to be upgraded as buildings are modernized.
3. Although some energy efficient upgrades may have been completed with Prop 39 funds, to meet Title 24 electrical code and more recent energy efficiency requirements, lighting upgrades throughout older interiors remain needed.
4. Exterior LED lighting can be improved around the campus for security and energy savings.
5. Primary power service and distribution upgrades will be needed including, secondary and subpanel upgrades campus wide.

Technology Infrastructure

The school's technology infrastructure, fiber and wire cabling pathways, MDF, IDFs and wireless access have been installed over time, generally under informal projects. Components and cabling will need updating to new technology standards, potentially including:

1. New fiber optic and cable pathways between buildings.
2. Pathways and cabling upgrades may also be needed within buildings.
3. Some cabling pathways do not provide adequate separation between high and low voltage wiring.
4. Wireless equipment will need upgrade over the next few years.
5. Increased technology also requires power upgrades and outlet distribution.
6. The District has been using projectors, Smart Boards, TVs, and other teaching and media technology district-wide. Projectors have been purchased over time and models and ages vary. Over the next few years, most projectors and TVs will be ready for replacement with newer models.
7. Establishing new District Standards should be considered with new funding sources and further Master Planning.

Heating, Ventilation and Air Conditioning Equipment

HVAC equipment type, age and condition varies. Boilers and chillers were replaced in the early 90's (circa 1993) and are near end-of-life expectancy. Some classrooms have ceiling mounted furnace systems which are inefficient and noisy. Equipment approaching 20-25 years in age should be considered for replacement under the next capital improvement program. The portables were built in 1998 and are leased.

Automatic Fire Alarm System
The system is antiquated. Devices and distribution will need to be upgraded. Some cabling is either original or connected via old cabling and patch panels. While the system is operational, panels and cabling in some areas are not adequate to meet new voice EVAC and current code requirements. Devices need to be reviewed for compliance to current code. Some cabling from panels to older buildings is untagged and difficult to decipher without tracing. A full system upgrade has been identified by the District as a priority.

Phone/Clock/Bell & Speaker Systems
The phone system has been recently upgraded. The campus has differing Clock/Bell, PA system cabling and patchwork connections. New Clock/Bell and PA systems have been identified as a priority.

Energy Management	Limited
Surveillance Cameras	Partial Coverage
Security Alarm System	Partial Coverage

BUILDINGS AND GROUNDS

Safety and Security

1. Fencing and Gate improvements are needed.
2. Door hardware upgrades are needed campus-wide to address ADA access and security hardware, including ("Columbine" type) locksets.
3. The campus has limited security camera coverage. Further camera locations may be identified.
4. Fire alarm panels and devices vary campus-wide. A new fully addressable and monitored upgrade has been identified as a District priority.
5. A security camera monitoring system covers only limited areas. System expansion should be considered, as funding allows.
6. The PA, Phone and All Call systems need upgrades/replacement with newer technology
7. Some exterior lighting upgrades have been made. A need for additional exterior lighting to provide better coverage (safety and security) has been identified.
8. Emergency exit signage and room identification signage should be prioritized.

ADA Compliance - Path of Travel Access
ADA compliance issues have been identified throughout the site and at each building, including:

1. Path of Travel issues at asphalt and concrete paving where cracks and elevation differentials create potential tripping hazards or are otherwise out of compliance.
2. Transitions to and between buildings, and new stairs, ramps and walkways should be

installed to establish an ADA-compliant path of travel. The site may require a wheel chair lift in at least 2 locations where grade elevations are more considerable.
3. Hand railing at existing ramps and stairs are non-compliant.
4. Typically, buildings that have not been modernized still have knob locksets that do not meet ADA code requirements.
5. Lever locks that have been installed should be replaced (with "Columbine" type security hardware). This has been identified by the District as a security priority, as funds allow.
6. The majority of door closers require adjustment or replacement.
7. Not all drinking fountains are ADA-compliant. New drinking fountains should include bottle fillers. A District Standard requiring Board authorization should be established.
8. To meet ADA accessibility requirements, most of the older classroom sinks and faucets will require an ADA compliance upgrade, including modifications to casework and faucets at many of the sink locations.

General Building Envelope Maintenance and Repairs

Buildings have varying exterior finish materials (i.e., plaster, masonry, exposed concrete aggregate & wood siding) and conditions vary. Significant dry rot was observed at canopies. The following have been identified as needing attention:

1. Additional and ongoing roof maintenance and repairs.
2. Roofs are targeted for replacement during 2020-2022, pursuant to the Roof Assessment Survey.
3. Repair/replacement of gutters, flashings and rainwater leaders.
4. Repairs to exposed wood beams and trim:
    a. Dry rot conditions on canopies were noted.
5. Window repair/replacement.
6. Exterior plaster, siding, concrete and masonry repairs.
7. Exterior paint and prep, caulking and sealants.
8. Replace deteriorated wood and metal doors, older storefront doors, thresholds and hardware as needed.
9. Check and repair or replace skylights and clearstory windows, where applicable.

Roof, Gutters and Downspouts

The District-Wide Roof Assessment Survey was updated in 2015 and should be updated as additional inspections are made maintenance and remedial work or roof replacements are accomplished. Note: Roofing report summaries do not necessarily include the portable structures at all campuses.

The Roof Assessment Report indicates the roofs on the permanent buildings are in relatively good condition, with ongoing maintenance and future repairs and restoration as noted:

Main Building (E)

a. Maintenance: penetrations from removed antennas should be checked and

resealed. Gutters need to be cleaned and maintained.
    b. Restoration: the roof report calls for recoating with a Cool Roof rated 'Rock it' coating system in 2021-2022 (2015 estimate = $154,000).
    c. The Library ceiling has water stains.
2. Cafeteria
    a. Maintenance: open penetrations need to be checked and re-sealed.
    b. Restoration: the roof report calls for recoating with a Cool Roof rated 'Rock it' coating system in 2021-2022 (2015 estimate = $49,000).
3. Gymnasium
    a. Maintenance: penetrations need to be checked and resealed. Curbs above locker rooms need to be sealed properly.
    b. Restoration: the roof report calls for recoating with a Cool Roof rated acrylic elastomeric coating system in 2020-2021 (2015 estimate = $58,000).
4. Covered Hallway
    a. Maintenance: roof drains need to be cleaned routinely to avoid ponding and premature deterioration. A leak was noted in the expansion joints; verify if this was previously addressed or plan to correct address ASAP.
    b. Restoration: the roof report calls for recoating with a Cool Roof rated acrylic elastomeric coating system in 2020-2021 (2015 estimate = $27,000).
5. Portables (4) – The District's Roof Assessment Report did not assess the condition of the portables. The existing portables, built in 1998 and set in 2006-2007, appear due for restoration (an emulsion coating) or replacement.
    a. The portables are being leased.
    b. Roof coating should be made within 2-5 years to extend longevity and protect the building and contents, unless funds become available to replace with permanent classrooms or it is determined that they are no longer needed.
        i. However, it may be prudent to use them as interim housing while modernizing the permanent buildings.
        ii. Verify lease agreement to determine if the vendor or District is responsible for upkeep and repairs. Note: the original lease term has probably expired, so lease rates, terms and conditions may have changed.
6. All Roofs: will need ongoing and routine repairs and maintenance to maintain integrity and improve longevity. Rubber seals on roof penetrations and expansion joints between buildings tend to dilapidate and require replacement. Over time, the rubber grommets on the metal portable roofs deteriorate in the sun and require routine inspections and re-sealing. A roof coating may be a viable application to prolong replacement.

Typical classroom upgrades should consider:

1. New District Standard carpet, except where resilient flooring is better suited.
2. Cabinet refurbishing or new teaching walls, where applicable.
3. Lighting and power upgrades.
4. Acoustical ceiling repairs/replacement.

5. Door and hardware upgrades.
6. AV upgrades - PoleVault (or similar) projectors, LED Screen TVs, or Smart Boards.
7. Technology upgrades and electrical outlet distribution.
8. Wall finishes/paint.
9. Marker boards/tack boards where applicable.
10. Window system repairs or replacement as funds allow.
11. Window shades/sun screens/blackout curtains.
12. Specialty classrooms will require updated casework and furnishings.
13. Clock, Bell, and PA Communication upgrades.
14. Fire Alarm, smoke detectors and fire extinguisher upgrades.
15. The phone system has been recently upgraded.

Doors and Hardware

Door conditions vary throughout the campus. Lockset types vary as well. Most locksets are not lever type. Locksets should be upgraded to ADA-compliant hardware with ("Columbine" type) security locking capability. To address ADA and security concerns, the District should endeavor to replace all locksets and doors as necessary with new District Standard locking hardware.

Window Blinds & Coverings

Types and conditions vary. Most rooms do not have window coverings and those that do are beyond repair. Recommend establishing a District Standard product and replace shades as funds allow. Shades also provide a line-of-sight security barrier during emergency lockdowns.

Potable Water

Potable water is supplied by the City of Rio Vista. Piping repairs and replacement of existing water supply lines should be evaluated and addressed as funds become available.

Fire Water

New fire hydrant lines and repairs to existing piping will be required as funding is provided for modernization. New buildings will require fire sprinklers under current code and may require infrastructure upgrades to water service to improve pressure, flow and volume.

Exterior Paint

The campus has been well maintained, although some buildings have exposed wood that has been deteriorating over time. In 2011, the District repaired dry rot conditions on exposed wood beams but additional dry rot conditions have been noted. This is particularly evident on the main building (E). Further repairs to the exposed siding, fascia, beams and trim, wood and metal doors have been noted. Portable structures, if not replaced, will need exterior repairs to cladding, trim and doors, and will need repainting. (Note that these are leased portables.)

Student and Staff Restroom Facilities

Some upgrades have been made to the student and staff restroom facilities. The overall fixture count (campus-wide) appears adequate per current enrollment. However, older restrooms need upgrades to meet current ADA requirements, including entrance doors, partitions and fixtures and some will require full renovation. Each project submitted to the Division of the

State Architect (DSA) for regulatory review and approval will require at least 20% ADA restroom and/or path of travel upgrades.

Summary of Facilities – Riverview Middle School					
Unit:	**Description:**	**DSA #**	**Date**	**Area**	**Comments**
~~A~~	~~Classrooms~~	~~6524-3 7523~~	~~1949~~	~~8,465~~	Demolished 2006
B	Shop, Café, Music	Unknown	1950	6,261	
C	Maintenance, Non-DSA	Unknown	1950	-	1,650 *sf - not incl in total*
D	Gym	19623	1960	15,497	
E	Classrooms, Admin.	36295	1974	20,191	
	Restroom Portable	Unknown	Unknown	-	~~Interim Use -~~ District Owned
	Classroom Portables (3)	Unknown	1998	2,880	24x40 (960 sf ea) Interim Use
	Total Square Footage			**44,829**	

Main Building (E) – Administration and Classrooms — Category 1

General

The building was built in 1974 and has received some repairs and minor upgrades. The two-story building includes Administration, Library, General and Specialty Classrooms, Custodial, Mechanical Rooms, Staff and Student Restrooms.

Building Envelope and Exterior Conditions (Wing A) — Categories 1-3

1.1 ADA access and path of travel issues were noted:
   a. Exterior doors, door hardware and thresholds are non-compliant.
   b. The two-story building does not have an elevator.
   c. Stairs, ramps and railings are not compliant.
   d. Concrete around the building perimeter is cracked.
   e. Drinking fountains are not ADA compliant.

1.2 Exterior trim and exposed beams at canopy have evidenced considerable dry rot.

1.3 Exterior door hardware is ADA non-compliant.

1.4 The Roof Assessment Summary noted roof restoration will be needed in 2020-2022.

1.5 Metal Standing Seam Roofing and Mansard-Siding is in poor condition.

2.1 The aluminum and steel frame windows are in poor condition.

2.2 Window putty, where it exists, will need to be tested for lead, asbestos or PCB containing materials.

2.3 Exterior concrete and plaster surfaces need repair and repainting. The exposed aggregate has some cracking and spalls.

2.4 Exterior plaster and painted surfaces will need to be tested for lead paint and asbestos prior to surface preparation and new paint.

2.5 Building identification and exit signage is inadequate and in need of upgrading.

2.6 All roof penetrations should be checked and re-sealed periodically.

2.7 Gutters and down spouts need repairs and sealing at seams.

3.1 There is some security camera surveillance coverage; verify additional needs.

Interior Conditions **Categories 1-3**

1.1 Doors and hardware are ADA non-compliant and need upgrades.
1.2 Sliding glass doors in classrooms are non-compliant.
1.3 Restrooms are non-compliant and need comprehensive modernization.
1.4 The old boiler/chiller system is failing and in disrepair. New HVAC systems are needed and have been identified as a priority by the District.
1.5 Other sinks and cabinetry need upgrade to meet ADA requirements.
2.1 Floor types and conditions vary. The Library and Office carpets are in relatively good condition, but other floors are generally in poor condition.
2.2 T-bar ceilings generally need repair/replacement.
2.3 Wood and laminate casework serviceability is declining.
2.4 Building identification and exit signage needs to be upgraded.
3.1 Wall conditions vary:
   a. Drywall surfaces need repair and paint.
   b. Tackable wall panels are in serviceable condition.
   c. Some walls have acoustical tiles above 7' above finish floor.
3.2 Metal window systems are serviceable but marginal and will need repair/replacement as funds allow.
3.4 Some lighting was updated to T-8 florescent fixtures but older fixtures need an energy upgrade to LED.
3.5 Sinks in the Science Classroom are inoperable.
3.6 Technology and audiovisual equipment varies and is due for upgrade.

Wing B – 6th, 7th and 8th Grade Cafeterias and Art Classroom Categories 1–3

General

Building B was built in 1950. While the building has had various repairs, minor modifications and finish upgrades, it has not received a comprehensive modernization.

Building Envelope and Exterior Conditions **Categories 1–3**

1.1 The building has ADA barrier and path of travel issues.
1.2 District-Wide Roof Assessment Summary calls for roof replacement in 2021-2022; no evidence of roof leaks was noted.
1.3 The emergency access gate is undersized and out of compliance, per code.
1.4 Door hardware does not meet ADA access compliance and does not contain ("Columbine" type) locking security features.
1.5 An ADA-compliant drinking fountain is needed.
2.1 Some chipping and flaking of paint was noted; exterior painting should be considered in 3-5 years.
2.2 Building, room identification and exit signage needs upgrade.
3.1 Gutters and downspouts appear sound.
3.2 Stucco appears to be in good condition.

3.3 There is no security camera coverage.

3.4 Window systems are in poor condition.

3.5 No dry rot conditions were noted.

Interior Conditions – 6th & 7th Grade Cafeteria **Categories 1–3**

1. Vinyl tile flooring appears to be in serviceable condition.
2. Plaster ceilings are in good condition.
3. Walls have vinyl wallcovering over plaster and should be serviceable for 3-5 years.
4. Acoustical panels should be considered on ceilings to improve sound attenuation.
5. Plaster and painted surfaces will need to be tested for lead and asbestos.
6. The wood casework is in poor condition.
7. Aluminum windows are in poor condition and should be replaced when modernized.
8. Doors hardware is lever type and essentially ADA compliant, but needs ("Columbine" type) security upgrade.
9. The heating system is obsolete and inefficient. Currently, only heating is supplied; ventilation with outside air intake is needed.
10. An Energy Management Control System is recommended with new HVAC system, when modernized.
11. Building requires upgraded room identification and exit signage.
12. T-8 Fluorescent lighting was upgraded in 2015 under Prop 39 energy funding.
13. Technology status should be evaluated.
14. No audio visual was noted.

Interior Conditions - 8th Grade Cafeteria **Categories 1–3**

1. Vinyl tile flooring is in poor condition.
2. Plaster ceilings are in serviceable condition.
3. Painted plaster wall surfaces are in poor condition.
4. Plaster and painted surfaces will need to be tested for lead and asbestos.
5. The wood casework is in poor condition.
6. Aluminum windows are in poor condition.
7. Door hardware is old knob type and needs ADA-compliant and security upgrades.
8. This room is cooled by window mounted air conditioning units; heating is by force air heater that appears inoperable. The heating system is obsolete and inefficient. Currently, only heating is supplied; ventilation with outside air intake is needed.
9. An Energy Management Control System is recommended with new HVAC system, when modernized.
10. Plumbing is in poor condition. The residential sink is non-compliant.
11. Building requires upgraded room identification and exit signage.
12. T-8 Fluorescent lighting was upgraded in 2015 under Prop 39 energy funding. Technology should be evaluated for upgrade. Currently one drop and WIFI are provided.
13. No audio visual was noted.

Interior Conditions – Warming Kitchen **Categories 1–3**

1. Painted epoxy concrete floors are in serviceable condition.
2. High ceilings have cracking paint.
    a. Painted surfaces will need to be tested for lead and asbestos.
3. Walls are ceramic tile to 7' above finish floor, painted above, and appear in serviceable condition.
4. Stainless steel counters and fixtures appear in good condition.
5. Metal windows are in poor condition.
6. Doors hardware is not ADA-compliant.
7. Forced gas heater is inefficient and marginally serviceable.
8. Kitchen equipment appears serviceable. Range hood appears compliant.
9. Plumbing is in serviceable condition.
10. No signage. Kitchen requires upgraded room identification and exit signage.
11. In 2015, lighting was upgraded to LED under Prop 39 energy funding.
12. There is an ADA non-compliant restroom in the back corner.

Interior Conditions – Art Classroom **Categories 1–3**

1. Rubberized flooring appears to be in serviceable condition. No immediate needs were noted.
2. Plaster ceilings are in serviceable condition.
3. Painted plaster wall surfaces should be repainted in 3-5 years.
4. Acoustical panels should be considered on upper walls and ceilings to improve sound attenuation.
5. Plaster and painted surfaces will need to be tested for lead and asbestos.
6. The wood casework is in poor condition.
7. No leaks were noted in metal frame window and skylight systems, but are old and should be replaced when modernized.
8. Door hardware is lever type and essentially ADA-compliant, but needs security upgrade.
9. The heating systems are obsolete and inefficient. The ceiling mount gas fired heater is non-operable. An Energy Management Control System is recommended with new HVAC system when modernized.
10. Plumbing is in poor condition. The residential sink is non-compliant.
11. Building requires upgraded room identification and exit signage.
12. T-8 Fluorescent lighting was upgraded in 2015 under Prop 39 energy funding. Technology should be evaluated for upgrade. Currently provides three drops and an old SmartBoard.
13. No audio visual was noted.

Wing D Auditorium/Gym/Lockers & Restrooms Categories 1-3

The building was constructed in 1960. The multi-use building serves as a gym and auditorium. It has a raised stage, locker rooms and restrooms. While improvements have been made, District records do not indicate significant modernization since constructed.

Building Envelope and Exterior Conditions **Categories 2–3**

1. The path of travel access to the building is relatively flat and ADA compliant.
2. Exterior plaster and exposed aggregate is in good condition.
3. The District-Wide Roof Assessment Survey calls for roof restoration-replacement in 2021-2022; no evidence of roof leaks was noted. The standing seam metal is in good condition.
4. No dry rot conditions were noted.
5. Gutters and downspouts appear to be in good condition.
6. Paint is in relatively good condition.
7. Door hardware meets ADA access compliance but does not contain ("Columbine" type) locking security features.
8. There is no security camera coverage.
9. Window systems are in good condition.
10. Building, room identification and exit signage needs upgrade.
11. A compliant drinking fountain is needed and should include bottle filler.
12. Boilers and piping contain asbestos containing material and will require abatement.
13. 9X9" floor tiles in closets (possibly ACM).

Interior Conditions – Multi-Use Building **Categories 2–3**

1. Hardwood flooring is in serviceable condition.
    a. Stage floor is in serviceable.
2. Ceiling are +20' above finish floor with acoustical sound panels and appear in serviceable condition.
3. Walls have paneling to 8' above finish floor, with acoustical panels to 20'H, and appear to be in serviceable condition.
4. Interior needs paint.
    a. Painted surfaces will need to be tested for lead and asbestos.
5. The metal bleachers appear in good condition (5ea).
6. Aluminum windows are in poor condition.
7. Push-pull door hardware is in poor condition and needs ADA-compliant upgrade.
8. Heating appears inoperable.
9. Building requires upgraded room identification and exit signage.
10. T-8 Fluorescent lighting was upgraded in 2015 under Prop 39 energy funding.
11. No WIFI or IT drops were noted.
12. No audio visual was noted.

Interior Conditions – Locker Rooms **Categories 1–3**

1. Tile flooring is in serviceable condition.
    a. Tile in shower area is in poor condition.
2. Plaster ceilings are in good condition.
3. Walls have ceramic tile to 7' above finish floor (AFF), with painted plaster above (12' AFF) and appear to be in serviceable condition.
4. Windows are in serviceable condition. Skylight appears to need replacement.
5. Lockers are in serviceable condition.
6. Door hardware needs ADA-compliant upgrade.
7. Building requires upgraded room identification and exit signage.
8. Toilet partitions and fixtures are ADA non-compliant.
9. No heating.
10. Lighting is in serviceable condition.
11. No WIFI or IT drops were noted.
12. No audio visual was noted.

Interior Conditions – Rest Rooms **Category 1**

1. 1x1 ceramic tile flooring is in poor condition.
2. Plaster ceilings are in poor condition.
3. Walls are brick and ceramic tile to 6' AFF with painted drywall above (10' AFF) and appear to be in serviceable condition.
4. Door hardware needs ADA-compliant upgrade.
5. No signage. Building requires upgraded room identification and exit signage.
6. Toilet partitions and fixtures are ADA non-compliant.
7. No heating.
8. Lighting is in poor condition.

Interior Conditions – Corridor **Category 1-2**

1. 12x12 vinyl tile is in serviceable condition.
2. Ceilings are in poor condition.
3. Walls are painted plaster and appear to be in serviceable condition.
4. Door hardware needs ADA-compliant upgrade.
5. No signage. Building requires upgraded room identification and exit signage.
6. Metal lockers appear serviceable.
7. Drinking fountains are ADA non-compliant (3 each).
8. No heating.
9. Lighting upgrade was done in 2015.

BUILDING C - Maintenance Shop Not included in Assessment

PORTABLES - (3 each 24'x40') Categories 2–3

General
The portable buildings were constructed in 1998 and set in 2006 and are being leased.

Building Envelope and Exterior Conditions **Categories 2–3**

1. Dry rot conditions noted on ramps and skirting.
2. Exterior paint is in serviceable condition.
3. Standing seam metal roof panels appear in to be serviceable condition.
    a. Rubber washers and caps at screws should be checked and resealed.
4. Gutters and downspouts have breaks in the seams and are dented.
5. Exterior paint is in relatively good condition.
6. Door hardware meets ADA access compliance but does not contain ("Columbine" type) locking security features.
7. There are three (3) security cameras.
8. Window are in serviceable condition.
9. Building, room identification and exit signage needs upgrade.
10. Generally, the three units with repairs noted should remain in serviceable condition for 3-5 years before needing to be replaced or reconditioned.

Note: DSA site certification is unknown.

BUILDING G – RESTROOM PORTABLE

The restroom portable was originally set in Isleton when the campus was modernized. The restroom was later purchased and set at RMS to provide ADA compliant facilities and serve after school activities. The facility is currently out of commission and needs repairs.

Parking, Emergency Vehicle and Access Roads and Hardcourts

Asphalt and drainage conditions vary throughout the campus:

1. Asphalt surfaces generally require repair sand coatings every 5-7 years to maintain integrity and extend life.

Play Fields
The grass fields are undeveloped. The grass turf and irrigation systems are in need of renovation.

Play Structure
The play structure is in serviceable condition.

Reference Reports and Information

1. Building Inventory & Site Information
2. 2004-2009 Master Planning and Facility Assessment Documents
3. Original Building Construction Plans
4. New Construction and Modernization Plans
5. Available Site Information
6. AHERA/Hazmat/Roofing and other District M&O Reports and Project Lists
7. District Demographic Studies and Enrollment Information

RIVER DELTA UNIFIED SCHOOL DISTRICT

D.H. White Elementary School

Facility Condition Assessment

July 18, 2019

Address: 500 Elm Way, Rio Vista, CA 94571-1304

Acreage:	11.68 Acres - *Including Joint Use Park Area* Useable = 10.18 Acres (87%)
Building Square Footage:	39,409 sf (approx.) Per DSA/CDE Info
Year Built:	Various- See table below
Modernized:	Various- See table below
Classrooms:	21 Teaching Stations
Permanent Classrooms:	15
Portable Classrooms	6 (2 are currently not being used as classrooms)
Portables (Non-Classroom):	3 (Admin, Book Storage & Teacher Work Room)
DOH - Non-Conforming:	1 (Former City Program-not included)
Capacity:	405 Students (@ 27/1) 15 Permanent Classrooms 162 Students (@ 27/1) Including 6 Portables
2018/2019 Enrollment:	351Students
Avg Daily Attendance (ADA):	334 (11/2018)
Teaching Calendar:	Traditional (K-6)

BACKGROUND

Wing A (Classroom Building) was constructed in 1953 and modernized in 1999. Wing B (Classroom Building) was built in 1961 and modernized in 1999. Wing C (Administration) was built in 1976. Building D (portable classroom) was set in 1976 and demolished in 2006. Building E (Portable) was built in 1992, leased, and set on site in 2007. Wing F (four portable classrooms) were built in between 1997-1999. Building H (Multi-Purpose) was built in 2003. Buildings L & M (portables) were set in 2007.

Projects completed at DH White Elementary School included a new Multi-Purpose Building, which housed a kitchen, raised stage, speech therapy, storage, custodial and restrooms. Comprehensive campus-wide modernization occurred in 1999. The modernization encompassed site improvements (including electrical service and fire water upgrades), landscape, student drop-off, parking and hardcourt reconfiguration. New play structures were also provided. Four (4) classroom modular buildings were set on grade in 1999 and older Portable Buildings D & G were removed. Additional access road and parking improvements were completed in 2003 and resurfacing of the main drop off road was completed in 2018.

The campus has numerous aging portables that will need to be replaced or upgraded to meet current building code and educational program requirements if they are to remain.

SUMMARY OF INFRASTRUCTURE AND SYSTEMS

Solar Photovoltaic System

The site is conducive for a ground mount solar array or one placed on covered parking structures. The approximate cost to provide 85-90% capacity (115kW): $825,947.

Electrical and Lighting Infrastructure

Previous improvements included an electrical service upgrade but some older buildings have obsolete electrical panels for which parts are no longer available. Additional secondary and distribution upgrades remain to older buildings and portables:

1. Although some energy efficient upgrades may have been completed with Prop 39 funds, to meet Title 24 electrical code and more recent energy efficiency requirements, lighting upgrades throughout older interiors remain needed.
2. Pursuant to ADA requirements, light switch and outlet heights, GFI circuitry, conduits, fittings and finish trim need to be upgraded as buildings are modernized.
3. Although power service and distribution upgrades were made with previous projects further power upgrades, secondary and subpanels are needed campus wide.
4. Additional classroom power outlet distribution to support growing technology, system upgrades and maintenance are needed.
5. Exterior LED lighting can be improved around the campus for security and energy savings.

Technology Infrastructure

The school's technology infrastructure, fiber and wire cabling pathways, MDF, IDFs and wireless access have been installed over time. Components and cabling will need updating to new technology standards, potentially including:

1. New fiber optic and cable pathways between buildings. As increased technology use slows speed, current infrastructure will not get to 10 GB.
2. Pathways and cabling upgrades are also needed within buildings.
3. Some cabling pathways may not provide adequate separation between high and low voltage wiring.
4. Wireless equipment will need upgrade over the next few years.
5. Increased technology also requires power distribution upgrades.
6. The District has been using projectors, Smart Boards, TVs, and other teaching and media technology district-wide. Projectors have been purchased over time and models and ages vary. Over the next few years, most projectors and TVs will be ready for replacement with newer models.
7. Establishing new District Standards should be considered with new funding sources and further Master Planning.

Heating, Ventilation and Air Conditioning Equipment
HVAC equipment type and age varies. Units in the Multi-Purpose Building are approaching 16-years-old and will need repairs or replacement in about 7-10 years. Units replaced during the 1999 modernization are now approaching 20 years old and have limited life expectancy; they will need overhaul or replacement in 5-7 years. Units on the portables are beyond their useful life expectancy. Equipment approaching or more than 20-25 years in age should be considered for replacement under the next capital improvement program.

Automatic Fire Alarm System
Devices and distribution in buildings that are older or have not been modernized in more than 10 years will need to be upgraded. Some cabling is either original or connected via old cabling and patch panels. While the system is operational, panels and cabling in some areas are not adequate to meet new voice EVAC and current code requirements, which will be required in future projects. Devices in older buildings have been upgraded for compatibility should be reviewed for compliance to current code. Some cabling from panels to older buildings is untagged and difficult to decipher without tracing.

Phone/Clock/Bell & Speaker Systems
The phone system has been recently upgraded. The campus has differing Clock/Bell PA system cabling and patchwork connections. New clock/Bell PA systems have been identified as a priority.

Energy Management	Limited – needs improvement
Surveillance Cameras	Partial Coverage
Security System	Partial Coverage

BUILDINGS AND GROUNDS

Safety and Security

1. Fencing and gate improvements have been made in conjunction with previous projects and as funding has permitted. Further fencing needs have been identified.
2. Door hardware upgrades are needed campus-wide to address ADA access and security hardware, including ("Columbine" type) locksets.
3. The campus has limited security camera coverage. Further camera locations may be identified.
4. Fire alarm panels and devices vary campus-wide. Updates have been made under past modernization projects and portable projects, but older wiring, conduit raceways and patch panels bridge various components throughout the campus. Upgrades and replacements to devices in older structures have been made for compatibility; however, the campus and systems should be evaluated further for updated code compliance requirements. Additional sensors and annunciation devices will be required and a new

fully addressable and monitored upgrade should be provided, which will likely necessitate new cabling and raceways in older buildings.
5. A security camera monitoring system covers limited areas; system expansion should be considered as funding allows.
6. The PA and All Call systems need upgrades/replacement with newer technology.
7. Through past modernizations and energy efficiency improvements, some exterior lighting upgrades have been made but a need for additional exterior lighting to provide better coverage (safety and security), and retrofits and replacements to existing lighting, has been identified.
8. Emergency exit signage and room identification signage should be prioritized.

ADA Compliance - Path of Travel Access

Although path of travel improvements have been made, additional ADA compliance issues have been identified throughout the site and at each building, including:

1. Path of travel issues at asphalt and concrete paving where cracks and elevation differentials create potential tripping hazards and grades are out of compliance.
2. Transitions to and between buildings and new walkways should be installed to establish an ADA-compliant path of travel.
3. Most doors in older un-modernized buildings are out of compliance with respect to ADA-compliant door hardware (locksets and thresholds). Some doors have insufficient space on the strike side, as is required by code.
4. Typically, buildings that have not been modernized still have knob locksets that do not meet ADA code requirements. ADA lever handle door hardware was installed on most classroom doors that were modernized. Replacement (with '"Columbine" type security hardware) has been identified by the District as a priority as buildings are renovated
5. The majority of door closers require adjustment or replacement.
6. Older classrooms and portables have a mix of non-ADA door hardware and worn lever handles and closers that do not operate correctly.
7. If or as portables are removed, new walkways for ADA path of travel will be required.
8. Not all drinking fountains are ADA-compliant. New drinking fountains should include bottle fillers. A District Standard requiring Board authorization should be established.
9. Most of the older classroom sinks and faucets will require an ADA compliance upgrade, including modifications to casework and faucets at many of the sink locations to meet ADA accessibility requirements.

General Building Envelope Maintenance and Repairs

Buildings have varying exterior finish materials (i.e., plaster, masonry & wood siding) and conditions vary. Evidence of minor cracking was noted on plaster surfaces. Wood trim was noted to be worn and showing signs of potential dry rot conditions. Siding on portable structures and skirting will need repair and repaint. The following have been identified as needing attention:

1. Additional and ongoing roof maintenance and repairs.
2. Repair/replacement of gutters, flashings and rainwater leaders.
3. Repairs to exposed wood beams and trim:
    a. Dry rot conditions on exposed wood beams were noted at the Multi-Purpose Building in the Roofing Assessment Survey.
4. Window repair/replacement:
    a. Window leaks were noted at the Multi-Purpose Building.
    b. Un-modernized buildings have failing window conditions.
5. Exterior plaster, siding and masonry repairs and paint.
6. Exterior paint and prep, caulking and sealants.
7. Replace deteriorated wood and metal doors, older storefront doors, thresholds and hardware as needed.
8. Check and repair or replace any skylights and clearstory windows, as applicable.

Roof, Gutters and Downspouts

The District-Wide Roof Assessment Survey was updated in 2015 and should be updated as additional inspections are made, and maintenance or remedial work or roof replacements are accomplished. Note: The Roofing Assessment Survey summaries do not necessarily include the portable structures at all campuses. Further assessment is required.

The Roofing Assessment Survey indicates the roofs on the permanent buildings are in relatively good condition, requiring ongoing maintenance and future repairs and restoration, as noted:

1. Wing A
    a. Maintenance: penetrations need to be checked and resealed soon.
    b. Restoration: the roof assessment calls for recoating with a "Cool Roof" rated 'Rock it' coating system in 2022-2023. Budget: $124,000.
2. Wing B
    a. Maintenance: penetrations need to be checked and re-sealed.
    b. Restoration: the roof assessment calls for recoating with a "Cool Roof" rated acrylic elastomeric coating system in 2024-2025. Budget: $34,000.
3. Multi-Purpose Building
    a. Maintenance: penetrations need to be checked and re-sealed.
    b. Restoration: the roof assessment calls for recoating with a "Cool Roof" rated acrylic elastomeric coating system in 2023-2024. Budget: $17,300.
    c. The roofing assessment indicated dry rot conditions on exposed wood beams.
    d. The roofing assessment indicated the roof membrane is in good condition, however, some leaking was evidenced at the windows. Repair Budget: $6,300.
4. Portables (6) – the District's Roofing Assessment Survey did not assess the condition of the portables. Most of the existing portables were set in 2006, although the age of each building varies (circa 1997). Accordingly, the roofs are approaching 22-years-old and will be due for restoration (an emulsion coating) or replacement.

a. At least one of the portables is shown as being leased. The leasing company should be called for roofing repairs needed during the course of the lease.
b. Roof coating should be made within 3-5 years to extend longevity unless funds become available to replace with permanent classrooms.

5. All Roofs: will need repairs and maintenance over the next 10 years to maintain integrity and improve longevity. Rubber seals on roof penetrations and expansion joints between buildings tend to dilapidate and require replacement. The rubber grommets on the metal portable roofs deteriorate in the sun over time and require routine inspections and re-sealing.

Typical classroom upgrades should consider**:**

1. New District Standard carpet, except where resilient flooring is better suited.
2. Cabinet refurbishing or new teaching walls, where applicable.
3. Lighting and power upgrades.
4. Acoustical ceiling repair/replacement.
5. Door and hardware upgrades.
6. AV upgrades – Pole Vault (or similar) projectors, LED Screen TVs, or Smart Boards.
7. Technology upgrades and electrical outlet distribution.
8. Wall finishes/paint.
9. Marker boards/tack boards where applicable.
10. Window system repairs or replacement as funds allow.
11. Window shades/sun screens/blackout curtains.
12. Specialty classrooms will require updated casework and furnishings.
13. Clock, Bell, and PA Communication upgrades.
14. Fire Alarm, smoke detector and fire extinguisher upgrades.
15. Phone system has been recently upgraded.

Doors and Hardware

Door conditions vary throughout the campus and lockset types vary, as well. Schlage 'D' Series lever locksets were installed on newer buildings, and others as repairs occurred, but many existing locksets are not lever type. The Multi-Purpose Building included lever locking hardware compliant at the time of construction but does not have the '"Columbine" type security locking capability. Other doors received upgrades during the 1999 modernization, but hardware needs have since changed. Older buildings will need new doors and hardware as funds allow. The District should endeavor to replace all locksets and doors as necessary with new District-standard locking hardware to address ADA and '"Columbine" type security concerns.

Window Blinds & Coverings

Types and conditions vary. Most rooms do not have window coverings and those that do are beyond repair. Recommend establishing a District Standard product and replace shades as funds allow. Shades also provide a line-of-sight security barrier during emergency lockdowns.

Potable Water
Potable water is supplied via city water supply. Previous modernization projects under the prior bond repaired portions of existing underground supply piping, but other piping repairs and replacement of existing water supply lines should be evaluated and addressed as funds become available.

Fire Water
New fire hydrant lines and repairs to existing piping were made under the prior Multi-Purpose Building construction. New buildings will require fire sprinklers under current code and may require infrastructure upgrades to water service to improve pressure, flow and volume.

Exterior Paint
The campus has been well maintained, although some buildings have exposed wood that has been deteriorating over time. Further repairs to the exposed siding, fascia, beams and trim, wood and metal doors have been noted. New paint should be considered within 3-5 years in conjunction with building repairs. Portable structures, if not replaced, will need exterior repairs to cladding, trim and doors, and will need repainting.

Student and Staff Restroom Facilities
Updates to student and staff restrooms have been provided in the Multi-Purpose Building. The overall count (campus-wide) appears adequate per current enrollment; however, older restrooms need upgrades to meet current ADA requirements. This will require full renovation including entrance doors, partitions and fixtures. Each project submitted to the Division of the State Architect (DSA) for regulatory review and approval will require at least 20% ADA restroom and/or path of travel upgrades.

Summary of Facilities – D.H. White Elementary School					
Unit:	**Description:**	**DSA #**	**Date**	**Area**	**Comments**
A	Kindergarten/Classrooms	10857 02-100839	1953 1999	10,500	Modernized 1999
B	Cafeteria/Classrooms	20894 02-100839	1961 1999	10,333	Modernized 1999
C	Administration (Modular)	39189	1976	1,259	
~~D~~	~~Classroom, Portable~~	~~Unknown~~	~~Unknown~~	~~960~~	Removed 2006
E	Portable	58304	1992	960	Leased 2006-07
F	Classrooms, Portables		1998	3,840	4 each
~~G~~	~~Classroom, Portable~~	~~39189~~	~~1976~~	~~960~~	Removed 2006
H	Multi-Purpose Building	02-103999	2003	10,597	Built 2003
L	Portable Added		2006	960	
M	Portable Added		2006	960	
	Total Square Footage			**39,409**	

Wing A – Admin., Kindergarten and Standard Classrooms Categories 1-3

General

Wing A includes a permanent building and (Building C), a portable structure, corridors and covered walkways. The permanent building was built in 1953 and was partially modernized in 1999. The current configuration of the permanent buildings includes seven (7) classrooms of varying sizes. The wing also includes custodial and mechanical rooms, staff, and student restrooms.

Building Envelope and Exterior Conditions (Wing A) Categories 1-3

1. ADA access and path of travel issues were noted:
    a. Exterior doors, door hardware and thresholds are non-compliant.
    b. Ramps to portable buildings are not compliant.
    c. Concrete at building perimeter is cracked (+1").
    d. Drinking fountains are not ADA compliant.
    e. The kindergarten play structure is not ADA accessible.
    f. Asphalt at kindergarten playground is rough and cracked.
2. The aluminum windows frames and glazing are single glaze and will require repair/replacement within 3-5 years.
3. Window putty, where it exists, will need to be tested for lead, asbestos or PCB containing materials.
4. Exterior surfaces need repair and repainting; wood siding on north side is cracking and dry rot is showing.
5. Plaster surfaces will need to be tested for lead paint and asbestos prior to surface preparation and new paint.
6. Exterior trim and exposed beams have evidenced dry rot conditions.
7. Wood siding, ramps and skirting at base of portable structures are deteriorating.
8. The buildings have security coverage.
9. Building identification and exit signage needs upgrade.
10. The Roof Assessment Survey noted roof restoration is anticipated in 2022-2023. All roof penetrations should be checked and re-sealed periodically.

Building Envelope and Exterior Conditions (Portable Building C) Categories 1-2

1. The ramp is not ADA compliant.
2. Siding will need painting and miscellaneous repairs.
3. The skirting is detreating and needs replacement.
4. Some exterior trim needs repair/replacement.
5. Windows are old and will need repair/replacement in 3-7 years.
6. The District's 2015 roofing survey did not evaluate portable structures. Given the age of the portable, a roof coating or replacement should occur soon.

7. Gutters and downspouts are in serviceable condition, although one downspout drains toward the building and should be diverted away from the structure.
8. Building identification and exit signage needs upgrade.
9. Door hardware is mostly knob locksets that do not meet ADA or security requirements.
10. The portable has security cameras.
11. An ADA drinking fountain should be included when funding allows. New drinking fountains should include bottle fillers.

Interior Conditions – Administration Offices (Portable C) **Categories 1-3**

1. Flooring: Vinyl composition floor tile (VCT) and carpet (Principal's Office) is serviceable.
2. Ceilings: Ceilings vary (T-bar, painted drywall and acoustic ceiling tiles) but appear to be in serviceable condition.
3. Walls: Conditions vary:
    a. Drywall surfaces need minor repairs and paint.
    b. Tackable wall panels are in serviceable condition.
    c. Some walls have acoustical tiles above 7' above finish floor.
4. Windows: Metal window systems are serviceable but marginal and will need repair/replacement as funds allow.
5. Doors and Hardware: are non-compliant and in need of upgrade.
6. Casework: Wood casework is in relatively serviceable condition; there is some cracking noted on laminate countertops.
7. Signage: Building identification and exit signage needs to be upgraded.
8. Lighting: Some lighting was updated to T-8 florescent fixtures. Older fixtures need an energy upgrade to LED.

Interior Conditions – Classrooms (Permanent Building) **Categories 2-3**

1. Flooring: Carpet is in relatively good condition:
    a. Rms 2-5 have vinyl tiles (12"x12" VCT) and need replacement.
    b. The floor is heaving in Rm 6, causing some flooring and ADA issues.
2. Ceilings: Most ceilings are suspended T-bar and are in serviceable condition, with some repairs identified:
    a. Rm 5 has a sagging suspended ceiling.
3. Walls: Most wall finishes are tackable wall surfaces with painted drywall above and appear to be in relatively good condition.
4. Casework: Cabinetry is a mix of wood and melamine with laminated counter tops, and appear to be in good condition, except:
    a. Rooms 2-5 have painted wood cabinets that are serviceable but not in good condition.
    b. Some cabinetry with sinks will need ADA upgrades.
5. Windows: Hollow metal windows are in good serviceable condition.

6. Doors and Hardware: have been mostly updated with lever locksets, but do not have the '"Columbine" type locking mechanisms. Note:
    a. Rm. 5 has aluminum storefront doors and windows.
7. Plumbing: appears to be in serviceable condition (see note 4.b; some faucets and wheelchair access needs upgrade).
8. HVAC: Mechanical systems appear to be in good condition.
9. Lighting: 2x4 fluorescent lighting should be upgraded to LED fixtures.
10. IT/Technology: Distribution: appears adequate.
11. Audio Visual: is mostly provided by projectors on carts.
12. A District Standard for TV, Smart Boards or TV monitors should be established.

Interior Conditions – Restrooms and Nurse Station **Categories 2-3**

1. Flooring: Condition varies:
    a. The nurse's station and adjoining single occupancy restroom have 12"x12" vinyl tile which can remain usable for 3-5 years more.
    b. The pair of staff single-occupancy restrooms have sheet vinyl that appears to be in good condition.
    c. The main student restrooms have mosaic tile, which is in disrepair.
2. Ceilings: Ceilings are painted drywall and in relatively good condition.
    a. The Nurse's Room has 12"x12" acoustic tile which could use some repair/paint in 3-5 years.
3. Walls: surfaces are mostly painted drywall. Some repair and repaint needs were noted, particularly in the single-occupancy restrooms.
    a. The nurse's area has acoustic tile in the upper section.
    b. The main student restrooms have 4"x4" ceramic tile wainscot which appears sound and in good condition. Walls are painted above and also appear to be in good condition.
4. Casework: Fixtures in the nurse's area is painted wood and appears serviceable.
5. Door & Hardware: appears adequate except for the Nurse's Room.
6. Windows: windows are in need of repair/replacement.
7. Signage: Need upgrade.
8. HVAC: Inadequate. Ventilation is needed.
9. Plumbing: Toilets and sinks need upgrade (currently non-ADA compliant).
10. Lighting: is marginal, consisting of some T-8 fixtures, but should be updated.

Wing B – General/Specialty Classroom and Support Spaces Categories 2–3

General

Building B was built in 1961 and modernized in 1999. At that time, the structure housed the Cafeteria and classrooms. In 2006, a portion of the building was demolished. In 1999 a new Multi-Use Building was built (Building H) and the structure was converted to general and

specialty classrooms and support spaces, including a Teacher Work Room, Book Room, counseling facilities, a Computer Lab, OT/Speech Therapy and other specialty spaces.

Building Envelope and Exterior Conditions **Categories 2 –3**

1. The building envelope appears to be in good condition.
2. Routine and preventative roof maintenance and roof coatings are recommended to help ensure the longevity of the roof conditions.
3. Gutters and downspouts appear sound.
4. Stucco and siding appear to be in good condition.
5. ADA access appears compliant.
6. Exterior painting should be considered in 3-5 years.
7. Door hardware was upgraded in 1999 to lever locks and meets ADA compliance; however, they do not contain additional ("Columbine" type) locking security features.
8. There is no security camera coverage.
9. Window systems and doors are in good condition.

Interior Conditions

1. Flooring: Flooring appears to be in serviceable condition. No immediate needs were noted.
2. Ceilings: Finish ceilings appear to be in good condition.
3. Walls: Conditions vary. Painted drywall surfaces should be repainted in 3-5 years.
4. Tackable wall covering is in relatively good condition.
5. Casework: Cabinetry is a mix of wood, melamine, and plastic laminate and appears to be in serviceable condition with a few repairs noted.
6. Windows: Metal frame window systems were replaced in 1999.
7. Doors and Hardware: Door hardware should be upgraded to security locksets.
8. HVAC: The centralized HVAC system appears to be in working order. An updated energy control system is recommended.
9. Signage: Need upgraded room identification and exit signage.
10. Lighting: 2'x4' fluorescent lighting should be upgraded.
11. Technology: should be evaluated for upgrade.
12. Audio Visual: AV is delivered by portable projectors. District should set a standard for IT and AV with future bond planning.

Building D – Portable Remove

Portable Building D was removed in 2006

Building E – Portable (Rm 20) Categories 1-2

The original portable classroom was replaced with a leased (used) portable in 2006. Once used for music, the room is now used as a Book/Curriculum Room. The used structure manufacture

date is unknown. Further research as to condition and lease rate should be evaluated. The building is old and, if needed, should be replaced with a newer portable.

Wing F – Portables (14-19) Categories 2–3

General

The portable buildings are in relatively good condition. With routine and deferred maintenance, the classrooms should remain serviceable for several years before needing upgrades, except for the campus-wide fire alarm, IT and communication upgrades. Roofing and mechanical conditions need further evaluation.

1. Portables Classrooms 14-17 (4 each) were purchased and set in 1998.
2. Portable classrooms 18 &19 (L&M) were purchased and set in 2006.
3. The actual age and manufacture(s) of the portables are unknown at this writing. Further research as to the age of the buildings should be researched.
4. Exterior conditions are relatively serviceable with some repairs noted.
5. Exterior painting should be prioritized soon.
6. The floor covering is generally in serviceable condition.
7. Ceilings are T-bar and in okay condition. Repair/replacement would be warranted when modernized.
8. The ceilings in Rms 15 & 16 evidence signs of previous roof leaks.
9. The vinyl wallcovering is in serviceable condition.
    a. The wallcovering in Rms 14-17 is in better condition than in Rms 18 & 19.
10. Casework is in relatively good condition (some repair needs were noted).
11. Window systems in Rms 14-17 are in good condition.
12. Windows in Rms 18 & 19 are in poor condition.
13. Doors and hardware meet minimum ADA requirements, but should be upgraded to security locksets.
14. Sinks and faucets will need to be updated to meet ADA compliance.
15. Mechanical units should be further evaluated for repair/replacement needs.
16. Lighting is recessed florescent and should be upgraded to LED when funds allow.
17. Short throw projectors are generally used and are serviceable but due for upgrade as funding permits.
18. District Standard IT and AV equipment should be implemented with future planning.

Building G – Portable (Rm 21)

The original portable was replaced with a used portable in 2006. It is currently used for a Staff Room and Student Store. As an older portable its condition and need should be evaluated for before funds are expended to modernize.

Outbuildings and Storage Sheds Not included in Assessment

A non-compliant modular structure sits on campus and has been used most recently for a city sponsored program. The building is in poor condition and cannot be occupied by students.

Parking, Emergency Vehicle and Access Roads and Hardcourts

Asphalt and drainage conditions vary throughout the campus:

1. In 2018, the District initiated some pavement work in the front of the campus drive approach and drop-off areas.
2. Newer asphalt surfaces will need repair and coatings within 5 years to maintain integrity and extend life.
3. Older asphalt areas are deteriorated and need more comprehensive remedial work or replacement.
4. Drainage needs improvement in several areas.

Play Fields

The grass fields are undeveloped. The grass turf and irrigation systems are in need of renovation.

Play Structures

1. The play structures are in serviceable condition, although some repairs were noted.
2. ADA access needs to be provided to the kindergarten structure.
3. The asphalt condition is failing and needs repair/replacement.

Reference Reports and Information

1. Building Inventory & Site Information
2. 2004-2009 Master Planning and Facility Assessment Documents
3. Original Building Construction Plans
4. New Construction and Modernization Plans
5. Available Site Information
6. AHERA/Hazmat/Roofing and other District M&O Reports and Project Lists
7. District Demographic Studies and Enrollment Information

RIVER DELTA UNIFIED SCHOOL DISTRICT

Isleton Elementary School

Facility Condition Assessment

July 10, 2019

Address: 412 Union Street, Isleton, CA 95641

Acreage:	8.5 Acres (3 Parcels) Useable = 7.65 Acres (95%)
Building Square Footage:	40,927 sf (approx.) Per DSA/CDE Info
Year Built:	Various- See table below
Modernized:	Various- See table below
Classrooms:	14 Teaching Stations
Permanent:	11
Modular Portables:	3
Capacity:	297 Students (@ 27/1) Permanent Classrooms 81 Students (@ 27/1) Including Portables
2018/2019 Enrollment:	158 Students
Average Daily Attendance (ADA):	151 (11/2018)
Teaching Calendar:	Traditional (K-6)

BACKGROUND

Building A (Cafeteria and Classroom Building) was constructed in 1954 and a partial modernization occurred in 1973. The classrooms were demolished in 2006. Three modular classroom buildings were purchased in 2007-08 and set in the footprint of the former classroom building. Building B (Joint Use Library, Admin) was built in 1956 and remodeled in 1973. Building C (Primary Classroom Building) was built in 1956 and demolished in 2006. Building D (Gymnasium) was built in 1956 and was partially renovated in 1973. The roof of the Gym was replaced in 2013. Building E (Classroom Building) was built in 1973 and fully modernized in 2008-9. Building F (Classroom Building) was built in 1974 and fully modernized in 2008-09. Building G (Bus Garage) was slated to be removed but remains as the Maintenance Shop and storage. Building B-1 is a storage building adjacent to the Bus Garage; it has also been slated to be removed.

In 2004 the District passed a local bond measure and applied for state matching funds to support district-wide improvements. Projects completed at Isleton School included a comprehensive modernization of Buildings E&F; the demolition of Building C; the addition of three classroom modular buildings set on grade to replace the classrooms demoed in Building A in 2006. It also involved road closure gates, access road and parking around building E/F; play area hardcourt resurfacing; landscape and site improvements; and gym and cafeteria improvements that included roofing, floor covering and minor repairs/modernization.

SUMMARY OF INFRASTRUCTURE AND SYSTEMS

Solar Photovoltaic System

The site is conducive for a ground mount solar array or one placed on covered parking structures. The approximate cost to provide 85-90% of capacity (122kW): $877,084.

Electrical and Lighting Infrastructure

Previous improvements included phased electrical service and distribution upgrades. Some older buildings have obsolete electrical panels for which parts are no longer available. Additional service, secondary and distribution upgrades remain, as follows:

1. New and modernized buildings under the prior bond program included new T-8 fluorescent fixtures, some with low voltage lighting controls and occupancy sensors (energy efficient technology of the time). In 2014-15, some additional lighting was retrofitted with LED fixtures or retrofit kits utilizing Proposition 39 Energy Program.
2. To meet new Title 24 electrical code and more recent energy efficiency requirements, additional lighting will need upgrades throughout older interiors.
3. Light switch and outlet heights pursuant to ADA requirements, GFI circuitry, conduits, fittings and finish trim need to be upgraded as buildings are modernized.
4. Although power service and distribution upgrades were made under the previous bond, further main service power upgrades, secondary and subpanel upgrades and classroom outlet distribution modifications are needed campus wide.
5. Additional classroom power outlet distribution to support growing technology, system upgrades and maintenance are needed.
6. Exterior LED lighting can be improved around the campus for security needs.

Technology Infrastructure

The school's technology infrastructure, fiber and wire cabling pathways, MDF, IDFs and wireless access have been installed over time. Components and cabling will need updating to new technology standards, potentially including:

1. New fiber optic and cable pathways between buildings, as increased technology use slows speed and current infrastructure will not get to10 GB.
2. Pathways and cabling upgrades are also needed within buildings.
3. Some cabling pathways do not provide adequate separation between high and low voltage wiring.
4. Coverage varies; meets minimum requirements but some areas may be experiencing increased density issues. Further analysis is recommended.
5. Wireless equipment will need upgrade over the next few years.
6. Increased technology also requires power upgrades.
7. The District has been using projectors, Smart Boards, TVs, and other teaching and media technology district-wide. Projectors have been purchased over time and models and ages vary. Over the next few years, most projectors and TVs will be ready for replacement with newer models.

8. Establishing new District Standards should be considered with new funding sources and further Master Planning.

Heating, Ventilation and Air Conditioning Equipment
HVAC equipment type and age varies. Units in Buildings E and F were replaced in 2008, are approaching 12-years-old, and will need overhaul or replacement in 7-10 years. Equipment approaching or more than 20-25 years in age should be considered for replacement under the next capital improvement program.

Automatic Fire Alarm System
Devices and distribution in buildings that are older, or have not been modernized in more than 10 years, will need to be upgraded. Cabling is either original or connected via old cabling and patch panels. The system is operational, but panels and cabling in some areas are not adequate to meet new voice EVAC and current code requirements, which will be required for future projects. Devices in older buildings have been upgraded for compatibility with the new patch panels but need to be reviewed for compliance to current code. Some cabling from panels to older buildings is untagged and difficult to decipher without tracing.

Phone/Clock/Bell & Speaker Systems
The phone system has been recently upgraded. The campus has a mix of systems, differing cabling and patchwork connections. New Clock/Bell/PA systems should be made a priority.

Energy Management	Limited – Needs Upgrade
Surveillance Cameras	Partial Coverage
Security System	Partial Coverage

BUILDINGS AND GROUNDS

Safety and Security

1. Fencing and gate improvements have been made in conjunction with larger projects and as funding has permitted. Further fencing needs have been identified.
2. Door hardware upgrades are needed campus-wide (Columbine Locksets).
3. The campus has limited security camera coverage. Further camera locations may be identified.
4. Fire alarm panels and devices vary campus-wide. Updates have been made under past modernization projects but old wiring, conduit raceways and patch panels bridge various components throughout the campus. Upgrades and replacements to devices in older structures have been made for compatibility; however, the campus should be evaluated further for newer code compliance requirements. Additional sensors and annunciation devices will be required and a new fully addressable and monitored upgrade should be provided, which will likely necessitate new cabling in older buildings.

5. A security monitoring system covers limited areas. System expansion should be considered as funding allows.
6. The phone system has been recently upgraded.
7. The PA and All Call systems need upgrades/replacement with newer technology
8. Through past modernizations and energy efficiency improvements, some exterior lighting upgrades have been made, but a need for additional exterior lighting to provide better coverage (safety and security), and retrofits and replacements to existing lighting, has been identified.
9. Emergency exit signage and room identification signage should be prioritized.

ADA Compliance - Path of Travel Access

Although path of travel improvements have been made, additional ADA compliance issues have been identified throughout the site and at each building, including:

1. Older asphalt and concrete paving, concrete walkways, and paths of travel throughout the campus have cracks and elevation differentials that create potential tripping hazards.
2. Transitions to and between buildings and new walkways should be installed to establish ADA-compliant paths of travel.
3. Most doors in older un-modernized buildings are out of compliance with respect to ADA-compliant door hardware (locksets and thresholds). Some doors have insufficient space on the strike side, as is required by code.
4. Older (1st generation) ADA lever handle door hardware is installed on most classroom doors that were modernized, but some were noted to have worn springs or are out of adjustment. Replacement (with Columbine hardware) will be required as buildings are renovated.
5. The majority of door closers require adjustment or repair.
6. Older classrooms and portables have a mix of non-ADA door hardware and worn lever handles and closers that do not operate correctly.
7. If or as portables are removed, new walkways for ADA path of travel will be required.
8. Not all drinking fountains are ADA-compliant. New drinking fountains should include bottle fillers. A District Standard requiring Board authorization should be established.
9. To meet ADA accessibility requirements, most of the older classroom sinks and faucets will require an ADA compliance upgrade, including modifications to casework and faucets at many of the sink locations.

General Building Envelope Maintenance and Repairs

Buildings have varying exterior finish materials (i.e., plaster, masonry & wood siding) and conditions vary. Evidence of cracking was noted on plaster surfaces. Wood trim was noted to be worn and showing signs of potential dry rot conditions. The following have been identified as needing attention:

1. Additional and ongoing roof maintenance and repairs.
2. Repair/replacement of gutters, flashings and rainwater leaders.

3. Repairs to exposed wood beams and trim (dry rot was noted).
4. Window repair/replacement.
5. Exterior plaster, siding and masonry repairs.
6. Exterior paint and prep, caulking and sealants.
7. Replace deteriorated wood and metal doors, older storefront doors, thresholds and hardware.
8. Check and repair or replace skylights and clearstory windows, as applicable.

Roof, Gutters and Downspouts

The District-Wide Roof Assessment Survey was updated in 2015 and should be updated as additional inspections are made and work is accomplished. Roofing report summaries do not necessarily include portable structures at all campuses. In 2018, as part of a district-wide reroofing project intended to address the most urgent roofing needs with remaining SFID 1 funds, the District reroofed Buildings E, F G, and Library Admin. The Roofing Assessment Survey indicates:

1. Gym and Café Roofs: reroofed in 2013.
2. Classroom Buildings E&F: repaired in 2018.
3. Administration Building: a new roof was installed in 2018.
4. Library Building: a new roof was installed in 2018.
5. Portables (3): purchased used (refurbished) when installed in 2007. The roofing report did not assess their condition. Roof coating should be made within 3- 5 yrs. to extend longevity, unless funds become available to replace portables with permanent classrooms.
6. All Roofs: to maintain integrity and improve longevity, all roofs will need repairs and maintenance over the next 10 years.

Classroom Upgrades

Typical classroom upgrades should include**:**

1. New District Standard carpet, except where resilient flooring is better suited.
2. Cabinet refurbishing or new teaching walls, where applicable.
3. Lighting and power upgrades.
4. Acoustical ceiling repair/replacement.
5. Door and hardware upgrades.
6. AV upgrades – Pole Vault (or similar) projectors, LED Screen TVs, or Smart Boards.
7. Technology and electrical outlet distribution.
8. Wall finishes/paint.
9. Marker boards/tack boards where applicable.
10. Window system repairs or replacement as funds allow.
11. Window shades/sun screens/blackout curtains.
12. Specialty classrooms will require updated casework and furnishings.
13. Clock, Bell, and PA Communication upgrades.

14. Fire Alarm, smoke detectors and fire extinguisher upgrades.
15. Phone system has been recently upgraded.

Doors and Hardware
Door conditions vary throughout the campus. Buildings E & F received upgrades, but hardware needs have changed since. Older buildings will need new doors and hardware as funds allow. Lockset types vary; Schlage 'D' Series lever locksets were installed on newer buildings and others as repairs occurred but most locksets are not lever type. To address ADA and 'Columbine' security concerns, the District should endeavor to replace all locksets and doors as necessary with new District Standard locking hardware.

Window Blinds & Coverings
Types and conditions vary. Most rooms do not have coverings and those that do are beyond repair, excepting the newer items; however, they are now nearly 12-years-old. Recommend establishing a District Standard product and replace shades as funds allow. Shades also provide a line-of-sight security barrier during emergency lockdowns.

Potable Water
Potable water is supplied via city water supply. Previous modernization projects under the prior bond repaired portions of existing underground supply piping but other piping repairs and replacement of existing water supply lines need to be addressed as funds become available.

Fire Water
New fire hydrant lines and repairs to existing piping have been made under the prior modernization program. City lines are old and failing and have had issues as lines are recharged after repairs. New buildings will require fire sprinklers under current code and may require infrastructure upgrades to water service to improve pressure, flow and volume.

Exterior Paint
The campus has been well maintained, although some buildings have exposed wood, beams and siding that has been deteriorating over time. Further repairs to the exposed siding, fascia, beams and trim, wood and metal doors have been noted. New paint should be considered within 3-5 years in conjunction with building repairs. Portable structures, if not replaced, will need exterior repairs to cladding, trim and doors, and will need repainting.

Student and Staff Restroom Facilities
Updates to student and staff restrooms have been provided in the E and F Wing modernizations. The overall count (campus-wide) appears adequate per current enrollment; however, older restrooms need upgrades to meet current ADA requirements. This will require full renovation, including entrance doors, partitions and fixtures. Each project submitted to the Division of the State Architect (DSA) for regulatory review and approval will require at least 20% ADA restroom and/or path of travel upgrades.

Summary of Facilities – Isleton Elementary School					
Unit:	**Description:**	**DSA #**	**Date**	**SF**	**Comments**
~~A~~	Cafeteria / ~~Classrooms~~	8887 35852	1954 1973	4,852 3,802	Modernized 1973. Classrooms were Demolished 2006 (Approx.4,200 sf remain)
A1-3	Modulars (P1, 2 & 3)	02-109064	2007	2,880	Purchased in place of demoed classrooms
B	Admin / Library	14577 35852	1956 1973	4,145	(Previous Kindergarten) Modernized 1973
B1	Storage Building			-	NIC - Planned to be demolished
~~C~~	~~Primary Classrooms~~	~~19442~~ ~~35852~~	~~1961~~ ~~1973~~	~~9,551~~	Demolished 2006
D	Gymnasium	26281 35852	1966 1973	11,876	Modernized 1973
E	Primary Classrooms	35934 02-109297	1973 2008	7,011	Modernized 2008-9
F	Primary Classrooms	37631 02-109297	1974 2008	10,815	Modernized 2008-9
G	Bus Garage/Shop			-	NIC - Planned to be demolished
	Total Square Footage			**40,927**	

Building A – Cafeteria, Kitchen and Classrooms — Categories 1-3

General

Built in 1954 and partially modernized in 1973, the classroom portion of the building was demolished in 2006. Portions of the old building and covered canopy structure were maintained for a covered entry, Electrical-Mechanical Rooms and storage.

Envelope and Exterior Conditions (Building A - Cafeteria Building) — Category 1

1. ADA path of travel issues were noted at exterior doors, thresholds and access to buildings from the parking lots.
2. The metal windows frames and glazing is failing.
3. Window putty will need to be tested for lead, asbestos or PCB containing materials.
4. Plaster surfaces are cracking and paint is flaking.
5. Plaster surfaces will need to be tested for lead paint and asbestos prior to surface preparation and new paint.
6. Exterior painting would be prudent as soon as funds allow.
7. Exterior trim and entry canopy has evidenced dry rot conditions.
8. The Multi-Use portion of the roof was replaced in 2013.
9. The Kitchen portion of the roof was identified as needing further analysis.
10. The building does not appear to have security camera coverage.

Interior Conditions - Building A, Cafeteria Building — Categories 1-2

1. Flooring: Vinyl composition floor tile (VCT) was noted to have been replaced in 2013; otherwise, only minor repairs have been made.
2. Ceilings: Acoustic ceiling tiles appear to be in good condition.
3. Walls: Drywall surfaces need minor repairs and paint. FRP walls appear to be in good condition.

4. Windows: Metal window systems need repair/replacement.
5. Doors and Hardware: need to be upgraded
6. HVAC: Heating and cooling systems are overdue for replacement.
7. Lighting: Lighting needs an energy upgrade.
8. IT/AV: The Cafeteria does not appear to have IT or AV capability.

Interior Conditions - Building A, Warming Kitchen **Categories 1-3**

1. Flooring: Sheet vinyl floor covering appears to be in serviceable condition.
2. Ceilings: Ceilings are in good condition.
3. Walls: Painted drywall surfaces will need repainting in 3-5 years.
4. Casework: The wood casework appears to be in serviceable condition.
5. Windows: Metal frame window systems are in disrepair.
6. Doors and Hardware: Doors and door hardware need to be upgraded.
7. HVAC: There is not adequate and operational heating and ventilation equipment.
8. Lighting: Fluorescent lighting needs to be upgraded.
9. Kitchen equipment should be evaluated.

Building Envelope and Exterior Conditions – A1-3 Portables **Category 2**

Three portable classrooms were purchased in 2007, set on grade within the footprint of the old classrooms and are serving as interim classrooms until funds are available to replace them with permanent classrooms, providing enrollment projections support the need.

1. The exterior T-1-11 siding is in good condition.
2. A portion of fascia trim was noted to be loose on the north side.
3. Exterior painting should be scheduled within 3 years.
4. Roofing conditions and should be assessed; this type of roofing is durable except fastening seals need maintenance and sealants. A spray coating would provide weather protection and extend life while the District determines the status and long-term need for these portables.

Interior Conditions – Buildings A1-3 Portables **Category 3**

The portable buildings are in relatively good condition. With routine and deferred maintenance, the classrooms should remain serviceable for several years before needing upgrades, except for the campus-wide fire alarm, IT and communication upgrades.

Wing B - Library and Administration Building(s) Categories 1-2

Exterior

1. ADA access issues were noted at front walkway, including needing a curb cut.
2. Exterior finishes (plaster and wood siding) need repair/resurfacing.
3. The buildings need to be prepped and painted.
4. Plaster and paint will need to be tested for lead/asbestos.
5. Metal window systems are in disrepair.

6. Gutters and rain water leaders need repair/replacement.
7. The roof was recently replaced.
8. To avoid potential dry rot, wood trim needs to be repaired, primed and painted.

Interior – Library **Categories 1-3**

The Joint Use Library agreement provides that the Authority is responsible for general maintenance and reports while the District is responsible for custodial care. The Joint Use Library has received some interior improvements.

1. Flooring: Carpet squares are beginning to show signs of wear but should remain serviceable for a few years before needing replacement.
2. Walls: Wall finishes are comprised of painted gyp board, brick and wood siding and are in serviceable condition; painting and refinishing should be considered in 3-5 years.
3. Casework: Laminated casework appears to be in good condition, but will require minor repairs.
4. Windows: Wood frame windows are in disrepair (east side has evidenced leaks).
5. Doors and Hardware: Door hardware is noncompliant.
6. Signage needs updating.
7. HVAC: HVAC appears to be in operable condition.
8. IT appears adequate.
9. Lighting: Lighting has been upgraded to LED.
10. AV: A portable projector is being used. IT upgrades may be considered.

Interior – Entry Area **Categories 1-2**

1. Flooring: The VCT floorcovering is in poor condition.
2. Ceilings: Ceiling tiles are water stained and need replacement.
3. Walls: Interior wall finishes are comprised of wood paneling and brick; paneling should be refinished within a couple of years as funds allow.
4. Windows: Windows are in disrepair.
5. Doors and Hardware: Doors and door hardware need to be upgraded.
6. Signage: Compliant room ID and egress signage is needed.
7. HVAC: HVAC is non-operable.
8. Lighting: Lighting needs to be upgraded to energy efficient LED fixtures.

Interior – Administration Office **Categories 1-3**

1. Flooring: Floor covering is 12”x12” Vinyl Composition tile (VCT) and is in serviceable condition.
2. Ceilings: The ceiling finish is acoustic tile and has water stains from roof leaks.
3. Walls: Wall finishes are comprised of brick and wood paneling and appear serviceable.
4. Casework: Wood casework is good condition.
5. Windows: Wood frame windows are in disrepair.
6. Doors and Hardware: Doors and door hardware are non-compliant and need an ADA and security upgrade.

7. Signage: Signage needs updating.
8. Plumbing: There is a sink in the work room that needs ADA compliance modifications.
9. HVAC: HVAC is currently supplied by window units; new mechanical system is needed.
10. Lighting: Fluorescent lighting should be upgraded to new LED fixtures or retrofit kits.
11. IT: Cabling is exposed; technology upgrade is needed.

Interior – Principal's Office **Category 1**

1. Flooring: Carpet is in poor condition
2. Ceilings: Acoustic ceiling tile is in poor condition
3. Walls: Wall paneling is in poor condition
4. Windows: Wood frame windows are in disrepair
5. Doors and Hardware: Doors and door hardware needs to be upgraded
6. Signage: Signage is needed
7. HVAC: Heating and cooling are provided by a portable heater and window AC unit
8. Lighting: The old florescent lighting is in poor condition

Interior – Staff Restroom **Category 1**

1. Flooring: The restroom is non-ADA compliant. The 2"x2" ceramic tile is in poor condition.
2. Walls: FRP wall panels are in serviceable condition.
3. Plumbing: The plumbing fixtures need replacement.
4. Lighting: Lighting is poor. Fixtures need energy efficient LED upgrade.
5. HVAC: The building's boiler system is obsolete and non-functional and needs to be removed. It likely contains asbestos pipe wrap and needs to be abated.

Building B-1 Category 1

Building B-1 is an old storage building that has been earmarked for demolition.

Building C

Building C was demolished in 2006.

Building D – Gymnasium Categories 1-3

Building D was built in 1966 and modernized in 1973. The building has generally performed well. Some repairs and improvements have been made over time.

Exterior

1. The roof was replaced in 2013.

2. The stairs do not meet ADA access requirements.
3. Doors and hardware issues need to be addressed.
4. The building's boiler system is obsolete and non-functional and needs to be removed. It likely contains asbestos pipe wrap and needs to be abated.
5. Exterior paint is flaking.
6. Metal windows are in disrepair.
7. Fascia boards appear to have some dry rot conditions.
8. Entry canopy has evidence of dry rot.
9. There is no security camera coverage.

Interior - Gym

1. Flooring: The hardwood floor is serviceable, though water damage was noted along the south wall. The floor should be scheduled for refinish within the next 3 years.
2. Ceilings: The ceiling appears to be in good condition.
3. Walls: Wall finishes are comprised of wall padding, acoustic tiles, vinyl tackwall, and painted drywall. The padding needs replacement; acoustic tiles are generally in good condition; the drywall needs repair and paint.
4. Casework: The stage and casework on the stage are in serviceable condition.
5. Doors and Hardware: Doors and hardware need upgrade.
6. Signage: Signage is out of compliance and needs upgrade.
7. Lighting: Lighting needs energy savings LED upgrade.
8. Access: There is no wheelchair lift to the stage as is required by code.
9. IT/AV: The AV screen needs replacement and an IT upgrade.
10. HVAC: An HVAC and EMS system is needed.

Girls Restroom **Category 1**

The Girls Restroom is not ADA compliant and is in need of a full modernization.

Girls Locker Room **Category 1**

The Girls Locker Room is not ADA compliant and is in need of a full modernization.
It is currently not in use and is being used for storage.

Boys Restroom **Category 1**

The Boys Restroom is not ADA compliant and is in need of a full modernization.

Boys Locker Room **Category 1**

The Boys Locker Room is not ADA compliant and is in need of a full modernization.
It is currently not in use and is being used for storage.

Buildings E & F – Classrooms, Support Facilities & Restrooms Categories 2-3

Building E was built in 1973 and Building F in 1974. Both buildings were modernized in 2008-

2009. The buildings are adjoined and house ten (10) classrooms, a Computer Lab, Teachers Work Room, the school nurse, Special Services and Support spaces, custodial, Staff and Student Restrooms, Electrical, IT and Mechanical Rooms.

Exterior

1. The exterior thin brick facade is wearing well.
2. The metal panels need paint.
3. The exterior wood beams are cracking and need repair and paint. There is evidence of possible dry rot.
4. Windows were replaced with new dual glazed window systems in the previous modernization.
5. The roof was repaired in 2013.
6. Doors and hardware were upgraded to meet ADA compliance. 'Columbine' locksets should be considered.
7. There is no security camera coverage.

Interiors

The interiors spaces are in relatively good condition. With ongoing custodial and maintenance support, the facilities should hold up well for several more years.

1. Flooring: Carpet in a couple of rooms is wearing more than in other rooms.
2. Walls: Some minor wall repairs and paint are needed.
3. Doors and Hardware: Door hardware was converted to ADA compliant lever locksets, but do not have the 'Columbine" interior locking feature.
4. Technology: The number of IT drops in each room varies. (Verify if additional wireless capability or data drops are needed.)
5. Lighting: Lighting systems were upgraded to T-8 fluorescent fixtures and low voltage lighting controls in 2009. This energy upgrade is not LED but will sustain until the next scheduled modernization (circa 2029), when it can be upgraded.
6. Audio Visual: AV capability and components vary (TVs, wall or ceiling projectors, or none).

Outbuildings and Storage Sheds Not included in Assessment

The District has a couple of out buildings and storage sheds but this report does not evaluate these structures. Buildings B1 (Storage) and G (Bus Garage) have been earmarked for demolition.

Parking, Emergency Vehicle and Access Roads

Asphalt and drainage conditions vary throughout the campus:

1. Newer asphalt surfaces will need repair and coating within 3-5 years to maintain integrity and extend life.
2. Older asphalt areas are deteriorated beyond repair.
3. Drainage needs improvement in several areas.

4. Some storm drainage grates are not ADA compliant. Grates in the path of travel need to be changed to ADA-compliant drainage grates.
5. While improvements have been made there remain numerous areas where the older concrete is cracked or heaved, which creates ADA issues and tripping hazards.
6. The District had indicated prioritizing a new Staff Parking Lot behind the Gym.
7. The old basketball courts are beyond repair; the District has noted it as a priority to rebuild.
8. D Street bifurcates the main classroom building from the Gym, Admin Library and Cafeteria. The California Department of Education has expressed concerns and requested street closure or the rerouting of D Street. The District has explored with the city several options to improve the conditions; gates were installed to block thoroughfare during school hours but the District may explore other options.

Play Fields

The grass fields are undeveloped. The grass turf and irrigation systems are in need of renovation.

Asphalt Hardcourts

There are considerable asphalt play areas throughout the campus, some unused, and most in disrepair. The District has on its priority list to rebuild new basketball courts.

Reference Reports and Information

1. Building Inventory & Site Information
2. 2004-2009 Master Planning and Facility Assessment Documents
3. Original Building Construction Plans
4. New Construction and Modernization Plans
5. Available Site Information
6. AHERA/Hazmat/Roofing and other District M&O Reports and Project Lists
7. District Demographic Studies and Enrollment Information
8. Drinking Water Reports

RIVER DELTA UNIFIED SCHOOL DISTRICT

Delta High School

Facility Condition Assessment

July 5, 2019

Address: 52810 Netherlands Avenue, Clarksburg, CA 95612

Acreage:	Onsite = 21.56 Acres Useable = 19 Acres (95%)

Note: The site includes the Clarksburg Middle School site and levy right-of-way across the frontage road of the Delta. The gross site area was calculated in a previous site survey by calculating approximately 6 acres for the middle school (originally constructed as an elementary school). Note: there are common areas and shared facilities between the middle school and high school.

Building Square Footage:	85,376 sf (approx.)
Year Built:	Various- See table below
Modernized:	Various- See table below
Classrooms:	24 Teaching Stations
Permanent:	16
Modular Portables:	8
Capacity:	432 Students (@ 27/1) Permanent Classrooms 216 Students (@ 27/1) Including Portables
2018/2019 Enrollment:	190 Students
Avg. Daily Attendance (ADA):	183 (11/2018)
Teaching Calendar:	Traditional (9-12)

BACKGROUND

Building A (Classrooms/Administration) was constructed in 1939 and renovated in 2011. Building B (Cafeteria), Building C (Music), Building D (Gymnasium), Building E (portable classroom) and Building F (Auto Shop) were built in 1957. Building G (Ag Shop) was built in 1968. Buildings F and G (Auto and Ag Shops) were modernized in 2006. Building H (Administration) was built in 1971 and has since been demolished. Building I (Portable Classroom) was placed in 1971 and removed in 2002. Building J (Home Ec) was built in 1971 and has been demolished. Building K (portable classroom) was removed in 2007. Building L (portable classroom) was also placed in 1971 along with Building M (Ag Science classroom) and Building N (Portable Media Center). Building O (Gymnasium) was constructed in 1974. Building P (Arts & Crafts) was placed in 1976 and removed in 2006 and has been replaced with two Ag Science classrooms built in 2009, along with a Greenhouse and Ag Barn completed in 2011. Building Q (Shop) was built in 1929 and partially modernized in 2006. Building R (old Gym) was built in 1929 and demolished in 2006 and replaced with a science classroom wing that also houses Teacher Work and Break Rooms and the school's main restroom facilities. Building S (portable classroom) was placed in 1971 and had been earmarked for removal. The

portable structures (E, L, M, N, and S) are largely in disrepair and out of compliance and have also been earmarked to be removed as funding allows.

In 2004 the District passed a local bond measure (Measure V) and applied for state matching funds to support district-wide improvements. Projects completed at Delta High School included Modernization of Building A (Administration and classrooms, including a Career Technology, Art and Media Grant Program; Modernization of Shop Buildings F, G and Q; a new Science Wing including Restrooms and Support Facilities; a new Ag Technology Classroom building, a new Animal Barn and Greenhouse. In addition, campus wide ADA parking and path of travel access, roofing and general site improvements, fire alarm, public address, technology, security and communication upgrades were made.

SUMMARY OF INFRASTRUCTURE AND SYSTEMS

Solar Photovoltaic System

The site is conducive for a ground mount solar array or one placed on covered parking structures. The approximate cost to provide 85-90% of capacity (260kW): $1,862,713.

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1. New and modernized buildings under the prior bond program included new T-8 fluorescent fixtures, some with low voltage lighting controls and occupancy sensors (energy efficient technology of the time). In 2014-15, some lighting was retrofitted with LED fixtures or retrofit kits utilizing the Proposition 39 Energy Program.
2. To meet new Title 24 electrical code and more recent energy efficiency requirements, lighting needs upgrading throughout interior and exterior.
3. Pursuant to ADA requirements, light switch and outlet heights, GFI circuits, conduits, fittings and finish trim need to be upgraded.
4. Although power service and distribution upgrades were made under the previous bond, further main service power upgrades, secondary and subpanel upgrades and classroom outlet distribution modifications are needed campus wide.
5. Additional classroom power outlet distribution to support growing technology, system upgrades, and maintenance are needed.

Technology Infrastructure

The school's technology infrastructure, fiber and wire cabling pathways, MDF, IDFs and wireless access have been installed and updated over time. Components and cabling will need updating to new technology standards, potentially including:

1. New fiber optic and cable pathways are needed between buildings. As increased technology use slows speed, current infrastructure will not get to10 GB.
2. Pathways and cabling upgrades are also needed within buildings.

3. Some cabling pathways do not provide adequate separation between high and low voltage wiring.
4. Coverage varies; meets minimum requirements but some areas may be experiencing increased density issues. Further analysis will be required.
5. Wireless equipment will need upgrade over the next few years.
6. Increased technology also requires power upgrades.
7. The District has been using projectors, Smart Boards, TVs, and other teaching and media technology district-wide. Projectors have been purchased over time and models and ages vary. Over the next few years, most projectors and TVs will be ready for replacement with newer models.
8. Establishing new District Standards should be considered with new funding sources and further Master Planning.
9. The District has installed power and IT pathways for a (future) monument sign.

Heating, Ventilation and Air Conditioning Equipment
HVAC equipment type and age varies. Equipment approaching or more than 20-25 years in age should be considered for replacement under the next capital improvement program. Note: equipment installed under the prior bond is now nearly 12-years-old and will need overhaul or replacement in 7-10 years.

Automatic Fire Alarm System
Devices and distribution in buildings that are older or have not been modernized in more than 10 years, need to be upgraded. Some cabling is either original or connected via old cabling and patch panels. The system is operational, but panels and cabling in some areas are not adequate to meet voice EVAC and current code requirements, which will be required for future projects. Devices in older buildings have been upgraded for compatibility with the new patch panels but need to be reviewed for compliance to current code. Some cabling from panels to older buildings is untagged and difficult to decipher without tracing.

Phone/Clock/Bell & Speaker Systems
The phone system has been recently upgraded. The campus has differing Clock/Bell PA system cabling and patchwork connections. New clock/Bell and PA systems have been identified as a District priority.

Energy Management	Limited – Needs Upgrade
Surveillance Cameras	Partial Coverage
Security System	Partial Coverage (Computer Labs and Media)

BUILDINGS AND GROUNDS

Safety and Security
1. Fencing and gate improvements have been made campus-wide under larger projects and as funding has permitted. Further needs have been identified.

2. The campus is currently open. Should the District determine to close and secure the campus, additional fencing and gates will need to be provided.
3. Door hardware upgrades are needed campus-wide ("Columbine" type locksets).
4. The campus has limited security camera coverage. Further camera locations may be identified.
5. Fire alarm panels and devices vary campus-wide. Updates have been made under past modernization projects but old wiring, conduit raceways and patch panels bridge various components throughout the campus. Upgrades and replacements to devices in older structures have been made for compatibility; however, the campus should be evaluated further for newer code compliance requirements. Additional sensors and annunciation devices will be required and a new fully addressable and monitored upgrade would be prudent, which will likely necessitate new cabling in older buildings.
6. A security monitoring system covers limited areas; system expansion should be considered, as funding allows.
7. The PA and All Call systems need upgrades with newer technology.
8. Through past modernizations and energy efficiency improvements, some exterior lighting upgrades have been made, but a need for additional exterior lighting to provide better coverage (safety and security), and retrofits and replacements to existing lighting has been identified.
9. Emergency exit signage and room identification signage should be prioritized.

ADA Compliance - Path of Travel Access

Although significant path of travel improvements have been made, additional ADA compliance issues have been identified throughout the site and at each building, including:

1. Older asphalt and concrete paving, concrete walkways and paths of travel throughout the campus have cracks and elevation differentials creating potential tripping hazards.
2. Transitions to and between buildings and new walkways should be installed to establish an ADA-compliant path of travel.
3. Most doors in older un-modernized buildings are out of compliance with respect to ADA-compliant door hardware (locksets and thresholds). Some doors have insufficient space on the strike side, as is required by code
4. Older (1st generation) ADA lever handle door hardware is installed on most classroom doors that were modernized, but some were noted to have worn springs or are out of adjustment. Replacement (with Columbine hardware) will be required as buildings are renovated.
5. The majority of door closers require adjustment or replacement.
6. Older classrooms and portables have a mix of non-ADA door hardware and worn lever handles and closers that do not operate correctly.
7. If or as old portables are removed, new walkways for ADA path of travel will be required.
8. Not all drinking fountains are ADA-compliant. New drinking fountains should include bottle fillers. A District Standard requiring Board authorization should be established.

9. To meet ADA accessibility requirements, most of the older classroom sinks and faucets will require ADA compliance upgrades, including modifications to casework at many of the sink locations.
10. Although the new science wing has ADA compliant restrooms intended to serve most of the student population, other ADA improvements are needed at student and staff restrooms throughout the campus.

General Building Envelope Maintenance and Repairs

The following have been identified as needing attention:

1. Additional and ongoing roof maintenance and repairs.
2. Repair/replacement of gutters, flashings and rainwater leaders.
3. Repairs to exposed wood beams and trim due to dry rot.
4. Window repair/replacement.
5. Exterior paint and prep, caulking and sealants.
6. New storefront doors (existing are old and non-compliant).
7. Replace deteriorated wood and metal doors, thresholds and hardware.
8. Check and repair or replace skylights and clearstory windows, as applicable.

Roof, Gutters and Downspouts

The District-Wide Roof Assessment Survey was updated in 2015 and should be updated as additional work is accomplished. In 2018, as part of a District-wide reroofing project intended to address the most urgent roofing needs with remaining SFID 2 funds, the District reroofed Buildings D, G, and O (Gym and Shops). Some flashings and rainwater liters were replaced and others were repaired.

The Roof Assessment Survey indicates the next roofs to be addressed:

1. Welding Shop Building: Overdue for a reroof (approx. 3,000 sf) and is planned to be reroofed with standing seam metal roof panels. (Estimate: $42,000)
2. Main Building: Has original roof tiles and other built-up ply systems. The tile roof was partially restored during the prior modernization. The Roof Assessment Survey indicated a 'Cool Roof' coating should be applied in 2020 (6,000 sf) to the layer ply roof system. (Estimate: $24,000)
3. All Roofs: Over the next 10 years all roofs will need repairs and maintenance to maintain integrity and improve longevity.
4. Portables: Some portable buildings had been identified for removal. If maintained on site new roofing will be required.

Classroom Upgrades

Typical classroom upgrades should include**:**

1. New District Standard carpet, except where resilient flooring is better suited.
2. Cabinet refurbishing or new teaching walls, where applicable.

3. Lighting and power upgrades.
4. Acoustical ceiling repair/replacement.
5. Door and hardware upgrades.
6. AV upgrades – Pole Vault (or similar) projectors, LED Screen TVs, or Smart Boards.
7. Technology and electrical outlet distribution.
8. Wall finishes/paint.
9. Marker boards/tack boards where applicable.
10. Window system repairs or replacement as funds allow.
11. Window shades/sun screens/blackout curtains.
12. Specialty classrooms will require updated casework and furnishings.
13. Clock, Bell, and PA Communication upgrades.
14. Fire alarm, smoke detectors and fire extinguisher upgrades.
15. Phone system has been recently upgraded.

Doors and Hardware

Door conditions vary throughout the campus. Buildings F, G and Q received upgrades, but hardware needs have subsequently changed. Older buildings will need new doors and hardware as funds allow. Lockset types vary; Schlage 'D' Series lever locksets were installed on newer buildings and others as repairs occurred but most locksets are not lever type. To address ADA and "Columbine" type security concerns, the District should endeavor to replace all locksets and doors as necessary with new District Standard locking hardware.

Window Blinds & Coverings

Types and conditions vary. Most rooms do not have coverings and those that do are beyond repair, excepting the newer items; however, they are now nearly 12-years-old. Recommend establishing a District Standard product and replace shades as funds allow. Shades also provide a line-of-sight security barrier during emergency lockdowns.

Potable Water

Potable water is supplied via an onsite well. The site has two wells, one serving the high school and the other serving the middle school. The pump house is on the MS portion of the site noted as Building B. Both wells are looped together for back-up supply and to increase pressure and flow. However, pressure from either well is still inadequate to handle both campuses. A 2004 site analysis recommended a third well and an emergency stand-by generator, as power outages cause both campuses to lose water and close.

Fire Water

The inadequate well system poses concerns for future modernization or new development which would require new fire hydrants, fire sprinklers, and infrastructure upgrades such as new piping, pumps and perhaps storage tanks, to improve pressure, flow and volume.

Exterior Paint

The campus has been well maintained, although some buildings have exposed wood that has been deteriorating over time. Further repairs to the exposed siding, fascia, beams and trim, wood and metal doors have been noted. New paint should be considered within 5 years, in conjunction with building repairs. Portable structures, if not replaced, will need exterior repairs to cladding,

trim and doors, and will need repainting.

Student and Staff Restroom Facilities

Updated Student and Staff Restrooms have been provided in the Science Wing. The overall count (campus-wide) appears adequate per current enrollment. However, older restrooms, particularly need upgrades to meet current ADA requirements, including entrance doors, partitions and fixtures, and will require full renovation. Each project submitted to the Division of the State Architect (DSA) for regulatory review and approval will require at least 20% ADA restroom or path of travel upgrades.

Summary of Facilities – Delta High School

Unit	Description	DSA #	Date	Area	Comments
A	Classroom / Administration	3379	1939	15,017	Modernized CTE Art Media 2011
B	Cafeteria	16194	1957	6,166	
C	Music	16194	1957	3,040	
D	Gymnasium	16194	1957	14,249	
E	Portable Classroom (1)	16194	1957	2,160	Previously a Comp Lab, now a Weight Rm
F	Auto Shop/Converted to Wood Shop	16194	1957	3,180	Modernized 2006/2007
G	Ag. Shop	30856	1968	3,739	Modernized 2006/2007
~~H~~	~~Old Admin~~	~~34014~~	~~1971~~	~~0~~	Demolished
~~I~~	~~Portable Classroom (1)~~	~~34014~~	~~1971~~	~~1,920~~	Removed – 2002
~~J~~	~~Home EC~~	~~34014~~	~~1971~~	~~0~~	Demolished
K	Portable Classroom (1)	34083	1971	960	Planned to be removed
L	Portable Classroom (1)	34083	1971	960	Planned to be removed
M	Portable Ag. Science (1)	34014	1971	2,240	Planned to be removed
N	Portable Media Ctr. Classroom (1)	34310	1971	3,911	Planned to relocate by the gym and become a weight room
O	Gymnasium	37228	1974	7,833	
~~P~~	~~Portable Arts and Crafts (1)~~	~~39189~~	~~1976~~	~~1,920~~	Removed - 2006
P	Ag Science Classrooms	02-110435	2009	3,200	2 Classrooms + Floral
Q	Shop	02-108548	1929	4,201	Modernized 2006/2007
R	Science, Restrooms, Support Spaces	02-107779	2007	9,400	
S	Portable Classroom (1)	34083	1971	960	Planned to remove as funds allow
	Ag. Barn	02-110435	2011	3,800	Considered a classroom by CDE
	Greenhouse	N/A	2011	360	Exempt from DSA purview
	Total Square Footage			**85,376**	

** Note building names, numbering and square footage calculations have been shown differently between the two previous architectural firm's plans, DSA and CDE record documents*

Building A - Administration, Media and Classrooms — Categories 1-3

General

The building was partially modernized in 2011 with remaining SFID 2 Bond funds and a Career Technology Improvement Grant awarded by the State. The project included minor upgrades to the administration offices and support spaces, and the main foyer and corridors. Additionally, the westerly classrooms were transformed to Media Arts classrooms and a TV-Sound Studio. The original plans included the relocation of the Library-Media Center from an antiquated

portable (Building N) to the north section of the building; however, the District did not have sufficient bond funds to support a full building modernization. When the north wing of the building is modernized, it will require considerable structural, ADA restroom and access upgrades and fire alarm, security and communication upgrades.

Building Envelope and Exterior Conditions **Category 2**

1. The exterior has considerable ADA path of travel issues to address at exterior doors, thresholds, ramps and access to buildings from parking lots.
2. In the portion of the building that was modernized, windows were upgraded; the remainder of the building needs new windows.
3. Window putty will need to be tested for lead, asbestos or PCB containing materials.
4. The masonry and stucco finishes need minor repairs and sealants.
5. Exterior painting would be prudent as soon as funds allow.
6. Plaster surfaces are cracking and will need to be tested for lead paint prior to surface preparation and new paint.
7. The building does not appear to have security camera coverage and only partial security alarm coverage.
8. Some flashing and gutters are damaged.

Interior Conditions - Administration Offices and Support Facilities **Categories 2-3**

The administrative and support spaces are bifurcated to the north and south of the entry foyer. The main admin offices were partially upgraded. The staff break and work rooms are housed in Building R.

1. Flooring: The 12x12 vinyl tile and carpet in the main office needs replacement.
2. Ceilings: The acoustic ceiling tile needs to be upgraded.
3. Walls: Wall finishes have limited longevity before needing repainting.
4. Signage: signage on the east section that has been modernized appears adequate.
5. Plumbing: The small single occupancy restrooms are non-ADA compliant.
    a. The other set of restrooms on the north side have been put out of commission until they can be modernized.
6. Lighting: Lighting was upgraded to T-8 fluorescent fixtures, which was the current technology at the time, but should be converted to LED as funds allow.
7. HVAC: The heating and ventilating system was upgraded in this part of the building.

Interior Conditions - Nurse's Station **Categories 1-3**

The Nurse's areas should have room for 2 cots and an integral or adjacent ADA restroom. Additional upgrades noted include:

1. Flooring: Flooring needs replacement.
2. Ceilings: Ceiling finishes are showing their age but are generally serviceable.
3. Walls: Wall finishes are in relatively good condition.
4. Casework: The wood casework with laminated tops are beat up and non-ADA compliant.
5. Windows: Windows were replaced in 2010.

6. Doors and Hardware: Doors and hardware are outdated and non-compliant.
7. Signage: Need exit signage.
8. HVAC: There is insufficient heating and ventilation.
9. Lighting: was upgraded to T-8 fluorescent fixtures, which was the current technology at the time, but should be converted to LED as funds allow.

Interior Conditions - West Wing Classrooms **Category 1**

The west section of Building A was modernized in 2010, has been well maintained and should remain serviceable for several years before needing major renovation. In addition to new TV-Media Studio and classrooms, the area includes computer lab and RSP rooms.

Interior Conditions - North Wing Corridor and Restrooms **Category 3**

Though the west wing corridors were renovated in 2010, the north wing was not and will require a full modernization, including:

1. Seismic: Structural upgrades were required on the main entry and west wing when modernized.
2. Access: ADA path of travel access upgrades.
3. Lockers: Removal of lockers and wall patch or new replacement lockers.
4. Doors and Hardware: Door and hardware upgrades.
5. Flooring: New flooring
6. Ceilings: Ceilings and wall finishes are durable but will require patch and paint.
7. Windows: Window replacement to match new windows in west wing.
8. Plumbing: Complete restroom modernization is required.
9. Lighting: Lighting upgrades to energy efficient LED fixtures.
10. HVAC: Heating and ventilation upgrades required.

Interior Conditions - North Wing - Classrooms **Categories 1-2**

Previous master and modernization plans intended to relocate the Library Media Center to this section of Building A. Available funds, however, were insufficient to accomplish all the needs and conversion that had been planned. The Library Media Center remains in an antiquated portable structure (Building N).

Building B - Cafeteria and Building C - Music **Category 2**

The subject structures were built in 1957. The roofs appear to have approximately 5 years remaining before needing repairs and coatings or replacement. The structure appears sound, although the facilities are is in need of modernization, building code and health department upgrades:

Building Envelope and Exterior Conditions **Category 2**

1. ADA access path of travel is compliant; however, the entrance door hardware needs to be upgraded.
2. Asbestos pipe wrap is noted in the Boiler Room, but the boiler is operational.

3. No security camera coverage was noted.

Interior Conditions - Cafeteria **Categories 1-2**

1. Flooring: The floors are stained concrete and appear serviceable. A new coating should be considered in 3-5 years.
2. Ceilings: The spray-on ceiling finishes are showing age.
3. Walls: Walls are painted and currently serviceable. Consider repainting in 2-5 years as funds allow.
4. Windows: The windows and storefronts should be replaced as funding allows.
5. Doors and Hardware: Door hardware is not fully compliant and should be upgraded for security and to meet current ADA requirements.
6. Signage: New building and exit signage is needed.
7. Plumbing: Drinking fountains are non-compliant and need to be replaced with ADA-compliant fountains with bottle filler feature.
    a. The restrooms need full modernization and ADA upgrades.
8. Lighting: Lighting is mostly T-8 fluorescent fixtures. Modernization plans should consider LED fixtures as funding allows.
9. Technology: There are four (4) technology drops.
10. Audio Visual: AV systems should be upgraded as funding permits, including new hearing aid devices.

Interior Conditions – Kitchen **Category 1**

Bathroom in Kitchen needs more electrical.

1. Haz-mat: Possible asbestos wrapping was noted on boiler piping and may require abatement.
2. Flooring: The Kitchen has sheet vinyl flooring with rubber base and does not meet current code and health department standards.
3. Fixtures: The casework is wood and laminate and needs upgrading.
4. Windows: Windows need replacement.
5. Lighting: Lighting is mostly T-8 fluorescent fixtures. Modernization plans should consider LED fixtures as funding allows.
6. POS: There are currently two (2) technology drops for POS.
7. Kitchen Equipment: The kitchen equipment condition varies but is generally not compliant.
    a. There is no range hood.
8. Plumbing: There is no hand wash sink.
    a. The old boiler is still in operation and needs replacement.

Interior Conditions - Music and Band Room 26 **Categories 1-2**

1. Flooring: The flooring in Band Room (26) is 9”x9” tiles, which typically indicates it contains asbestos.
2. Ceilings: The ceilings are 12”x12” acoustic tile and are aged but in serviceable condition.
3. Windows: Windows are single pane, antiquated metal frames and should be replaced.

4. Doors and Hardware: Door hardware is ADA noncompliant and needs replacement with ADA compliant lever locksets that meet security standards.
5. Signage: Building and room identification and exit signage need to be replaced.
6. Lighting: Lighting consists of old hanging fixtures and needs LED upgrade.

Interior Conditions - Music and Band Rooms 27 & 28 (Portables) **Category 1**

The subject portables were scheduled to be demolished but are currently being used by Delta Charter School. If kept, considerable modernization will be required:

1. Flooring: Both rooms have 12"x12" vinyl composition tile (VCT). The flooring is in poor condition and needs replacement
2. Ceilings: The ceilings are 2'x4' T-bar grid systems with lay-in acoustic ceiling tiles.
    a. The tiles are due for replacement and adding insulation would be prudent.
    b. The hanging ceiling grid system likely needs structural supports added.
3. Lighting: The lay-in lighting needs replacement with energy efficient LED fixtures or retrofit ballasts.
4. Walls: The tackable wall panels are showing wear and, while still serviceable, should be upgraded as modernization funds become available.
5. Windows: Windows are single pane, antiquated metal frames and should be replaced.
6. Doors and Hardware: Door hardware is noncompliant and needs replacement with ADA compliant lever locksets that meet current security standards.
7. Signage: Building and room identification and exit signage needs replacement.
8. Plumbing: Rm 28 has a sink that is used by the adjacent charter school for art class. The sink is non-ADA compliant.
9. HVAC: The mechanical systems are typical portable wall mounted "Bard" units. The systems appear operational but are overdue for replacement.
10. Technology: There are two (2) data drops.

Buildings D and O Gymnasium, Locker Rooms and Weight Room Category 1

The large Gym (13,800 sf) was built in 1957 and the smaller Gym was built in 1974. The buildings are concrete structures with panelized roof systems. The structure appears in good condition. The structure should be evaluated by a structural engineer for potential structural-seismic upgrade requirements or prescriptive recommendations.

Building Envelope and Exterior Conditions **Category 2**

Access com

Interior Conditions - Small Gym (1974) **Category 1**

1. Flooring: Concrete
2. Walls: Painted concrete walls are serviceable.
3. Ceilings: The ceiling is acoustic over drywall and some areas are missing.
    a. Additional acoustical sound attenuation should be considered when modernizing.

4. Windows: The windows are in disrepair.
5. HVAC: The ventilation system had leaked and stained the walls.
6. Doors and Hardware: Some doors have been replaced.
    a. Door hardware is noncompliant and needs ADA and security upgrades.
7. Signage: Building ID and exit signage needs to be upgraded
8. Lighting: The lighting is old surface mounted fixtures with missing lenses and exposed bulbs. New lighting is needed.
9. Technology: There does not appear to be IT, WIFI coverage AV equipment.
10. Audio Visual: There does not appear to be IT, WIFI coverage AV equipment.
11. Accessories: A new scoreboard is needed.

Interior Conditions - Large Gym (1957) **Category 1**

1. Flooring: The wood floor appears serviceable and should be refinished within a couple of years.
2. Walls: The substrate is generally serviceable with some repairs.
    a. Wall pads, tackable surfaces and painting are needed.
3. Ceilings: The ceiling system is metal panels and is in serviceable condition.
    a. Acoustical sound attenuation should be considered when modernizing.
4. Windows: The windows are in disrepair and should be re-glazed or replaced.
5. Doors and Hardware: Some doors have been replaced.
    a. Door hardware is noncompliant and needs ADA and security upgrades.
6. Bleachers: The wood bleachers are antiquated and do not meet current ADA requirements
7. Signage: Building identification and exit signage needs to be upgraded.
8. Lighting: The lighting is old surface mounted fixtures with missing lenses and has exposed bulbs. New lighting is needed.
9. Plumbing: Restrooms will require a full modernization and ADA upgrade.
10. Accessories: The scoreboard appears to have been updated. Newer systems allow for add on features and component upgrades. Check if further upgrades are needed.
11. HVAC: The mechanical system is in disrepair and needs replacement.
12. Audio Visual: There does not appear to be any AV or IT (WIFI) provisions.

Interior Conditions - Locker Rooms, Team Rooms, and Restrooms **Category 1**

1. Flooring: Floors have an epoxy finish and appear serviceable.
2. Ceilings: Ceiling finish will need repairs /paint
3. Walls: The interior wall finishes are generally in serviceable condition, needing only minor repairs and paint.
4. Lockers: Most of the lockers have been replaced and appear serviceable.
5. Windows: Window systems need repair (new glazing) or replacement.
6. Doors and Hardware: Doors and hardware are failing and non-compliant.
7. Signage: There is inadequate exit signage.
8. HVAC: Heating and ventilation is needed.

9. Plumbing: Plumbing appears to be in good shape, but does not meet current ADA compliance.
    a. New compliant drinking fountains with bottle fillers are needed.
10. Lighting: All lighting needs to be upgraded.

Building E - Weight Room (Rooms 16 & 17) (1957) Category 1

Building was previously used as a computer lab and has an IDF (w/30 drops). The portables have been repurposed to weight rooms. Although some repairs and upgrades have been made, rooms are in need of modernization, including:

Interior Conditions

1. Flooring: Sheet vinyl flooring is failing in Rm 16 and the VCT in Rm 17 needs replacement.
2. Ceilings: Ceiling finish needs replacement.
3. Walls: Wall finishes have glue-on acoustic tiles above 7' above finish floor and need upgrade.
    a. Drywall compounds are suspected to contain asbestos.
4. Windows: Windows are beyond useful life and need upgrade.
5. Doors and Hardware: Doors and hardware are antiquated an in need of upgrade.
6. Signage: There is no signage.
7. HVAC: Furnace closet and window mounted HVAC needs replacement.
8. Lighting: Fluorescent mounted lighting fixtures need replacement/retrofit.
9. Audio Visual: Does not appear to have AV system capability.

Building F – Wood Shop (F101-105) Categories 2- 3

Building F was originally built in 1957 and served as an Auto Shop. It was converted to a Wood Shop in 2006-2007. A portion of the building services Maintenance. The following needs were noted:

Building Envelope and Exterior Conditions **Categories 2 -3**

1. The building is generally accessible.
2. Exterior surfaces are generally in good condition.
    a. Some cracking of stucco in the rear was noted.
    b. Exterior prep and paint are needed.
3. Gutters and rain water liters are needed.
4. There are no surveillance cameras.

Interior Conditions **Categories 1-3**

1. Ceilings: Ceiling finish will need repairs /paint
2. Casework: Wood casework remains serviceable.

3. Windows: Dual pane windows were installed under the previous bond project.
4. Doors and Hardware: Door hardware was upgraded in 2010 but does not have ("Columbine" type) security locking mechanisms.
5. HVAC: HVAC upgrades are needed.
6. Lighting: Fluorescent fixtures should be replaced with LED lighting.
7. Technology: Technology needs are needed.
8. Audio Visual: AV upgrades are needed

Building G - Ag Mechanics Shop — Categories 1-2

The Ag Shop received minor appurtenant work in conjunction with the new adjacent Ag Science Classrooms and Greenhouse additions. The building is generally in serviceable condition, but is due for modernization, including:

1. Infrastructure: IT and electrical distribution upgrades.
2. Plumbing: The shop sink is non-ADA compliant and needs replacement.
3. HVAC: Forced gas heating needs replacement.
4. Lighting: Lighting is obsolete and needs replacement with energy efficient LED lights.
5. Doors and Hardware: New overhead and man doors need repairs or replacement.
    a. Door hardware needs upgrade.
6. Windows: Windows need replacement.
7. Leak: There was evidence of a leak above the door.

Building L – Standard Classroom Portable (960 sf) — Categories 1-2

Building L was earmarked for demolition. If maintained on site, the building will need to be fully modernized and brought up to current structural, fire, life-safety and ADA codes.

Building M – Classroom Portable (2,240 sf) — Categories 1-2

Building M was earmarked for demolition. If maintained on site, the building will need to be fully modernized and brought up to current structural, fire, life-safety and ADA codes.

Building N – Classroom Portable (3,911 sf) — Categories 1-2

Building N (Rooms 29-31) sits on a concrete foundation and currently houses the Library Media Center and Text Book Storage. The Exterior T-111 siding has significant dry rot. Stucco shows cracking and other damage. The Building has no ADA access. It was initially planned to be demolished when the Library/Media Center moved to Building A (North Wing) or to be relocated north toward the field and Gym and converted to a Weight Room. If maintained on site, the building will need to be fully modernized and brought up to current structural, fire, life-safety and ADA codes.

Building P1 – New Ag Science Classroom, Laboratory and Floral — Category 3

This two-classroom Ag Science building was completed in 2010 and has held up well. With minor maintenance and upkeep the building should be serviceable for several more years before needing significant upgrades.

1. There is no security camera coverage.
2. The projector in P-402 was noted as non-operable.

Building P2 – Ag Classroom, Animal Barn — Category 3

The construction of the animal barn was completed in 2011 and is being well used. Given the use, some repairs and general upkeep are needed. With minor repairs and routine maintenance, the facility should be serviceable for several years without significant modernization.

Building P3 – Greenhouse — Category 3

The Greenhouse was built in 2011and is in relatively good condition. With minor maintenance and upkeep the building should be serviceable for several more years before needing significant upgrades.

Building Q – Art Wing — Categories 2-3

The building was built in 1929 and was modernized and repurposed in 2006 to an Art Wing. The building is a modular structure built on a concrete pad and has higher ceiling heights than a standard portable building. It appears to have performed adequately since being modernized. The following items were noted:

1. Accessibility: ADA access to Rm 29 is non-compliant.
2. Roof Leak: There was evidence of a roof leak in Rm 29.
3. Painting: Exterior painting and sealants will be needed in a few years.
    a. The Plaster is in good condition, except 1 panel in the rear is cracked and needs repair.
4. Flooring: The hardwood floor needs to be refinished.
5. Doors and Hardware: Door hardware needs to be upgraded.
6. Security Cameras: None

Building R – Science Wing, Administrative Support and Restrooms — Category 3

The science wing replaces an old gym structure at the center of the campus. The building complex includes the main student, unisex, and staff restroom facilities, student lockers and teacher break and work rooms. The building is in serviceable condition. Minor repairs noted, include:

1. Exterior painting is needed.
2. Gutter at the rear of the building leaks.
3. No security cameras were noted.
4. Interior conditions are serviceable.

Building S – Standard Classroom Portable (960 sf) Category 3

Building S was earmarked for demolition. If maintained on site, the building will need to be fully modernized and brought up to current structural, fire, life-safety and ADA codes.

Outbuildings and Storage Sheds Not included in Assessment

The District has a couple of outbuildings and storage sheds; this report does not evaluate these structures.

Parking, Access Roads and Asphalt Hardcourts Categories 1-2

1. Asphalt and drainage conditions vary throughout the campus and will require patch and repair to maintain and extend longevity.
2. Other areas are deteriorated beyond repair.
3. Drainage needs improvement in several areas.
4. Some storm drainage grates are not ADA compliant. Grates in the path of travel need to be changed to ADA-compliant drainage grates.
5. The high school portion of the site has limited space for outdoor basketball hardcourts and numerous portables have been placed on the middle school hardcourts for the charter school.
6. While significant improvements have been made there are numerous areas where the older concrete is cracked or heaved, which creates ADA issues and tripping hazards.

Play Fields and Sport Facilities Categories 1-2

The facilities have been well-used and are in need of renovation.

Baseball – Softball Field Categories 1-2

1. The fields are in poor playing condition and need renovation to improve playing conditions and enhance safety.
2. The field has some differing grade issues and needs grading and resurfacing, including drainage and irrigation improvements, soils amendment, new grass turf and infield fines.
3. Batting cages and backstops need repair/paint.
4. Fencing and gates need improvements.

Football Stadium **Categories 1-2**

1. The grass turf has some differing grade issues and needs grading and resurfacing, including drainage and irrigation improvements, soils amendment and new grass turf.
2. The grandstands, Press Booth, stadium lighting, Concession Stand, and restrooms are largely non-ADA compliant and need to be upgraded.
3. The ADA access path-of-travel to the stadium needs improvement.
4. The school is among the few remaining districts that do not have a synthetic track and field. District should evaluate the cost-benefit of synthetic and natural turf fields when considering upgrades.
5. New LED lighting retrofit or new stadium light standards should be evaluated when considering improvements.
6. Low level path of travel lighting will be required with any modernization project submitted to DSA.
7. Sound system improvements and a new scoreboard should be considered when new grass or synthetic turf field improvements are made.
8. ADA designated seating will be required on the renovated or new bleachers
9. An ADA parking area and specific emergency vehicle access and parking needs to be provided nearby the field.

Infill and Open Space

The site has numerous open (green) or undeveloped areas between and around structures. Previous master planning included considerations for removing several portable structures, which will require site restoration, ADA path of travel access and other site development work.

Reference Reports and Information

1. Building Inventory & Site Information
2. 2004-2009 Master Planning and Facility Assessment Documents
3. Original Building Construction Plans
4. New Construction and Modernization Plans
5. Available Site Information
6. AHERA/Hazmat/Roofing and other District M&O Reports and Project Lists
7. District Demographic Studies and Enrollment Information
8. Well Testing Information
9. Drinking Water Reports

RIVER DELTA UNIFIED SCHOOL DISTRICT

Clarksburg Middle School

Facility Condition Assessment

August 19, 2019

Address: 52870 Netherlands Rd, Clarksburg, CA 95612

Acreage:	6 Acres

Note: The Clarksburg Middle School site is a portion of the larger Delta High School site and the parcels are not clearly defined. The high school and middle school share joint facilities, such as the Cafeteria, Gymnasiums, Music Building and a couple of portables, as well as hard court play areas and athletic fields. In addition, a charter school has set numerous portables classrooms on the school's hardcourt areas and shares other middle school and high school classroom and support facilities.

Building Square Footage:	20,704 sf (approx.) Building A
Year Built:	Building A – 1926
Modernized:	Modernized in 1991
Classrooms:	21 Teaching Stations
Permanent Classrooms:	9 (2 are used by Delta Elementary Charter)
Portable Classrooms	0 (On-site portables serve Delta Elementary Charter)
Capacity:	243 Students (@ 27/1) 9 Permanent Classrooms
2018/2019 Enrollment:	275 Students (Grades 7-8: 192/ Grade 9: 83)
Avg. Daily Attendance (ADA):	260 (11/2018)(Grades 7-8: 182/ Grade 9: 78)
Teaching Calendar:	Traditional (7-9)

BACKGROUND

The Clarksburg campus has been transformed from an elementary school to a middle school, serving grades 7-9. The campus is generally housed in one large building (Building A) which was constructed circa 1926. The school also shares certain facilities and field areas with the adjacent Delta High School. Building A underwent a modernization in 1991. A portion of the campus was later divided to house the Delta Elementary Charter School, a portable campus that also uses rooms in the main building and the high school.

SUMMARY OF INFRASTRUCTURE AND SYSTEMS

Solar Photovoltaic System

The site is conducive for a ground mount solar array or one placed on covered parking structures. The approximate cost to provide 85-90% capacity (64kW): $457,144.

Electrical and Lighting Infrastructure

Previous improvements included an electrical service upgrade. Additional secondary and distribution upgrades have been made to serve portables utilized by the charter school.

1. Additional classroom power outlet distribution to support growing technology, system upgrades and maintenance appear to be needed.
2. Pursuant to ADA requirements, light switch and outlet heights, GFI circuitry, conduits, fittings and finish trim need to be upgraded when modernized.
3. Although some energy efficient upgrades may have been completed with Prop 39 funds, to meet Title 24 electrical code and more recent energy efficiency requirements, lighting upgrades should be implemented when funds are available to modernize the campus.
4. Exterior LED lighting can be improved around the campus for security and energy savings.
5. Although power service and distribution upgrades were made with previous projects further power upgrades, secondary and subpanels are needed campus wide.

Technology Infrastructure

The school's technology infrastructure, fiber and wire cabling pathways, MDF, IDFs and wireless access have been installed over time. Components and cabling will need updating to new technology standards, potentially including:

1. New fiber optic and cable pathways.
2. Some cabling pathways may not provide adequate separation between high and low voltage wiring.
3. Wireless equipment will need upgrade over the next few years.
4. Increased technology also requires power distribution upgrades.
5. The District has been using projectors, Smart Boards, TVs, and other teaching and media technology district-wide. Projectors have been purchased over time and models and ages vary. Over the next few years, most projectors and TVs will be ready for replacement with newer models.
6. Establishing new District Standards should be considered with new funding sources and further Master Planning.

Heating, Ventilation and Air Conditioning Equipment

1. HVAC systems to most classrooms were updated in 1991 with new rooftop package units.
2. The equipment is nearly 28-years-old and due for reconditioning or replacement with newer more efficient systems.
3. Heating, ventilation and air conditioning in the auditorium and admin spaces are inadequate and in need of upgrade to energy efficient system.
4. An Energy Management Control system (EMS) is needed.

Automatic Fire Alarm System

Devices were updated in 1991, but codes have since changed and further updates will be required as formal improvements are made. While the system is operational, panels and

cabling in some areas are not adequate to meet new voice EVAC and current code requirements that will be required in future projects. Older devices upgraded for compatibility should be reviewed for compliance to current code.

Phone/Clock/Bell & Speaker Systems
The phone system was upgraded in 1991 and again in 2018. Clocks/Bell and PA systems need to be evaluated for upgrade capability or replacement.

Energy Management	Limited – Needs Improvement
Surveillance Cameras	Partial Coverage
Security System	Partial Coverage

BUILDINGS AND GROUNDS

Safety and Security

1. Fencing and gate improvements have been made in conjunction with previous projects and as funding has permitted. Further fencing needs have been identified.
2. Door hardware upgrades are needed campus-wide to address ADA access and security hardware, including ("Columbine" type) locksets.
3. The campus has limited security camera coverage. Further camera locations may be identified.
4. Fire alarm panels and devices vary campus-wide. Updates have been made under past modernization and portable projects, but older wiring, conduit raceways and patch panels bridge various components throughout the campus. Upgrades and replacements to devices in older structures have been made for compatibility; however, the campus and systems should be evaluated further for updated code compliance requirements. Additional sensors and annunciation devices will be required, and a new fully addressable and monitored upgrade may be necessary, which will likely necessitate new cabling and raceways in older buildings.
5. A security camera monitoring system covers limited areas and system expansion should be considered, as funding allows.
6. The PA and All Call systems need upgrades/replacement with newer technology.
7. The phone system was recently upgraded.
8. Some exterior lighting upgrades through past modernizations and energy efficiency improvements have been made. A need for additional exterior lighting to provide better coverage (safety and security), and retrofits and replacements to existing lighting has been identified.
9. Emergency exit signage and room identification signage should be prioritized.

ADA Compliance - Path of Travel Access

ADA path of travel compliance issues have been identified, including:

1. Path of travel issues at asphalt and concrete paving where cracks and elevation differentials create potential tripping hazards and grades are out of compliance.
2. Transitions to the buildings (ramps and handrails) are out of compliance.
3. ADA-compliant door hardware (locksets and thresholds) is needed.
4. Some doors have insufficient space on the strike side, as is required by code.
5. Knob locksets do not meet ADA code requirements.
6. Door hardware should be replaced (with "Columbine" type security hardware) and has been identified by the District as a priority.
7. The majority of door closers require adjustment or replacement.
8. Not all drinking fountains are ADA-compliant. New drinking fountains should include bottle fillers.
9. A District Standard for door hardware and drinking fountains requiring Board authorization should be established.
10. To meet ADA accessibility requirements, most classroom sinks and faucets will require an ADA compliance upgrade, including modifications to casework and faucets at many of the sink locations.

General Building Envelope Maintenance and Repairs

The following have been identified as needing attention:

1. Evidence of cracking was noted on plaster surfaces.
2. Water intrusion appears to be entering the south elevation, resulting in dry rot and damage to flooring.
3. A program for ongoing roof maintenance and repairs should be developed and implemented. The 2015 District-Wide Roof Assessment Survey calls for roof restoration/replacement in 2019.
4. Repair/replacement of gutters, flashings and rainwater leaders should accompany roofing restoration.
5. Repairs to exposed wood beams and trim.
6. Some windows were replaced in 1991; remaining windows need replacement.
7. Window putty where it exists will need to be tested for lead, asbestos or PCB containing materials.
8. Exterior paint and prep, caulking and sealants are needed.
9. Replace deteriorated wood and metal doors, older storefront doors, thresholds and hardware as needed.
10. Check and repair or replace any skylights and clearstory windows, as applicable.

Roof, Gutters and Downspouts

The District-Wide Roof Assessment Survey was updated in 2015 and should be updated as additional inspections are made and maintenance and remedial work or roof replacements are

accomplished. Note: Roofing report summaries do not necessarily include the portable structures at all campuses and further assessment is required.

The Roof Assessment Survey indicates the roofs on the permanent buildings are in marginal condition, with ongoing maintenance and future repairs and restoration scheduled for 2019.

1. Main Building
    a. Maintenance: debris should be removed regularly and penetrations checked and re-sealed.
    b. Restoration: the roof survey calls for recoating with a Cool Roof rated acrylic elastomeric coating system in 2019 (est. cost: $110,000).
    c. The secondary roofs are shingles and roof tiles. The report recommends replacement with new standing seam metal roofing (est. cost: $245,000).
    d. Gutters, downspouts and flashings should be evaluated for repair/replacement as roofing work is done.
2. All Roofs: will need repairs and maintenance to maintain integrity and improve longevity. Rubber seals on roof penetrations and expansion joints between buildings tend to dilapidate and require replacement.

Typical classroom upgrades should consider**:**

1. New District Standard carpet, except where resilient flooring is better suited.
2. Cabinet refurbishing or new teaching walls, where applicable.
3. Lighting and power upgrades.
4. Acoustical ceiling repair/replacement.
5. Door and hardware upgrades.
6. AV upgrades – Pole Vault (or similar) projectors, LED Screen TVs, or Smart Boards.
7. Technology upgrades and electrical outlet distribution.
8. Wall finishes/paint.
9. Marker boards/tack boards where applicable.
10. Window system repairs or replacement as funds allow.
11. Window shades/sun screens/blackout curtains.
12. Specialty classrooms will require updated casework and furnishings.
13. Clock, Bell, and PA Communication upgrades.
14. Fire Alarm, smoke detectors and fire extinguisher upgrades.
15. Phone system has been recently upgraded.

Doors and Hardware

Door conditions vary throughout the campus and lockset types vary as well. Some Schlage 'D' Series lever locksets were installed but many existing locksets are not lever type. To address ADA and "Columbine" type security concerns, the District should endeavor to replace all locksets and doors as necessary with new District Standard locking hardware.

Window Blinds & Coverings

Types and conditions vary. Most rooms do not have window coverings and those that do are beyond repair. Recommend establishing a District Standard product and replace shades as funds allow. Shades also provide a line-of-sight security barrier during emergency lockdowns.

Potable Water

Potable water is supplied via an onsite well. The site has two wells, one serving the high school and the other serving the middle school. The pump house is on the middle school portion of the site noted as Building B. Both wells are looped together for back-up supply and to increase pressure and flow. However, pressure from either well is still inadequate to handle both campuses. A 2004 site analysis recommended a third well and an emergency stand-by generator, as power outages cause both campuses to lose water and close.

Fire Water

The inadequate well system poses concerns for future modernization or new development which would require new fire hydrants, fire sprinklers, and infrastructure upgrades such as new piping, pumps and perhaps storage tanks, to improve pressure, flow and volume.

Exterior Paint

The exterior plaster surfaces are evidencing some cracking and flaking. New paint should be considered as soon as funds allow. Surfaces should be checked for lead or asbestos materials.

Student and Staff Restroom Facilities

Student and Staff Restrooms were updated in 1991; however, current code may require other updates when modernized. The overall count (campus-wide) appears adequate per current enrollment. Each project submitted to the Division of the State Architect (DSA) for regulatory review and approval will require at least 20% ADA restroom and/or path of travel upgrades.

Summary of Facilities – Clarksburg Middle School

Unit:	Description:	DSA #	Date	Area	Comments
A	Classroom/Admin./Aud. Modernization	Unknown 52413	Circa 1926 1991	20,704	Modernized
B	Pump House	Unknown	Unknown	-	
C	Non-DSA, Storage	Unknown		-	
	Total Square Footage			**20,704**	

* Refer to Delta High School Report for shared facilities listed therein.

Wing A – Administration, Auditorium, CRs and Support Spaces Categories 1-3

General

Wing A was built circa 1926. The structure wraps around an interior courtyard and includes administrative offices and support spaces, classrooms, interior corridors and an auditorium and stage. The wing also includes Custodial and Mechanical Rooms, and Staff and Student Restrooms.

Building Envelope and Exterior Conditions (Wing A) **Categories 1-2**

1. ADA access and path of travel issues were noted:
    a. Exterior doors, door hardware and thresholds are non-compliant.
    b. Handrails are not compliant.
    c. Drinking fountains are not ADA compliant.
2. Some windows were replaced in 1991 but other window frames and glazing are single glaze and will require repair/replacement. Window putty where it exists will need to be tested for lead, asbestos or PCB containing materials
3. Exterior plaster is evidencing some cracking and needs repairs and repainting. Leaking was noted on the south elevation, causing dry rot and some damage to the hardwood floors.
4. Plaster surfaces will need to be tested for lead paint and asbestos prior to surface preparation and new paint.
5. Building identification and exit signage needs upgrade.
6. The Roof Assessment Survey noted roof restoration is anticipated in 2019.
7. Roofs should be cleaned and roof penetrations should be checked and re-sealed periodically.
8. Gutters and downspouts appear serviceable. Their condition should be checked and necessary repairs incorporated in the pending roof restoration.

Interior Conditions – Classrooms **Categories 1-3**

1. Floorcovering: Floor type and conditions vary. Most classrooms have carpet or a combination of carpet and vinyl tile.
    a. Flooring in Rooms 1, 7, 8, 9 and 11 (Book Room) should have serviceable life remaining (approximately 2-5 years).
    b. Flooring in Rooms 2, 3, 4, 6, 10, 12, 13, and 14 (Speech) are in poor condition and need replacement.
2. Ceiling Conditions: Most ceilings are suspended T-bar with 12”x12” acoustic tile and, with some minor repairs, appear to be in serviceable condition, except:
    a. Ceiling in Room 13 needs replacement.
    b. Room 11 (Book Room) has a plaster ceiling which needs some repairs and paint or glue-on acoustic tiles.
3. Wall Finishes: Most classroom wall finishes are plaster with 12”x12” acoustic tile above and appear to be in serviceable condition, except as noted:
    a. Classroom 1 has tackable wall covering on two walls and plaster on the other two elevations; they appear to be in serviceable condition.
    b. Classroom 2 has tackable wall covering on one wall and plaster on the other the other threes walls, and all appear to be in serviceable condition.
    c. Room 6: the south wall is in poor condition.
    d. Room 8: has tackable wall panels on the north wall that is in serviceable condition.
    e. Room 9 (Workroom): the walls are in good condition.

f. Room 13: the south wall is in poor condition.
g. Rooms 7, 10 & 12: some wood panels and wood trim appear to be in serviceable condition.
h. Room 14: plaster walls appear to be in serviceable condition.

4. Casework: is mostly wood with laminated counter tops and is in poor condition. Additionally, cabinetry with sinks do not meet ADA requirements.
5. Windows: the older windows are in poor condition.
6. Doors and Hardware: Doors and hardware have been mostly updated with lever locksets, but do not have the "Columbine" type locking mechanisms.
7. Signage: Room identification and exit signage need upgrades.
8. Plumbing: Plumbing appears to be in serviceable condition; however, faucets and drinking fountains do not comply with ADA standards.
9. HVAC: Mechanical systems appear to be in serviceable condition but are at end-of-life expectancy.
10. Lighting: 2x4 fluorescent lighting should be upgraded to LED fixtures.
11. IT Technology Distribution: the number of drops varies by room but appear adequate.
12. Audio Visual: AV is mostly provided by projectors on carts. A couple of rooms have SmartBoards. A District Standard for SmartBoards, projectors or TV monitors should be established.

Interior Conditions – Administrative Offices and Support Spaces **Categories 1 - 3**

1. Floor Covering: material and conditions vary:
   a. Carpet in the Principal's Office is in serviceable condition.
   b. Vinyl tiles (VCT) in admin areas are in poor condition.
   c. Vinyl tiles (VCT) in nurse's area are in serviceable condition.
2. Ceilings: finishes in the Administration Office areas are T-bar with acoustic tile and in serviceable condition.
3. Walls: finishes are generally plaster. Some walls have acoustic tile above for sound attenuation. With minor repairs and paint, the plaster surfaces should be serviceable for several years. Tackable wallboard would be recommended when modernized.
   a. The south wall in the Principal's Office needs more extensive repairs.
4. Casework: cabinetry is primarily wood with laminated tops that are generally in poor condition.
5. Windows: single pane aluminum windows are in poor condition.
6. Door Hardware: door knobs are ADA non-compliant.
7. Signage: signage is either nonexistent or in poor condition.
8. Plumbing: plumbing and fixtures are in poor condition.
9. HVAC: mechanical heating and cooling systems appear in serviceable condition. As funds become available for modernization, the units should be checked further. As funds allow, it may be prudent to upgrade for energy efficiency.
10. Lighting: florescent lighting should be retrofitted or replaced with energy efficient LED fixtures.

Interior Conditions – Multi-Use Building/Auditorium **Categories 2-3**

1. Flooring: hardwood floors are in good condition.
2. Ceilings: plaster ceilings are in serviceable condition. With minor repairs and paint, the plaster surfaces should be serviceable for several years. It may be prudent to consider acoustical panels for sound attenuation as funds allow.
3. Walls: plaster walls are in good condition.
4. Casework: cabinetry, wood trim and finishes are in good condition.
5. Windows: aluminum windows are in poor condition.
6. Door Hardware: door hardware is ADA compliant but does not have ("Columbine" type) security locking mechanisms.
7. Signage: lighted exit signage meets code at the time.
8. HVAC: mechanical heating and cooling systems appear in serviceable condition. As funds allow it may be prudent to upgrade for energy efficiency.

Interior Conditions – Restrooms **Category 1**

The student and kindergarten restrooms are non-complaint and in poor condition, requiring a comprehensive modernization.

1. Flooring: flooring in the student restrooms and Kindergarten are ceramic tile and are in disrepair.
    a. The sheet vinyl flooring in the Office Restroom is in serviceable condition.
2. Ceilings: plaster ceilings are generally in serviceable condition.
3. Walls: student restrooms have ceramic tile below and plaster above. The ceramic tile is in poor condition while the plaster is in fair condition.
    a. The walls of the restroom in the admin/nurse area are plaster and in serviceable condition.
    b. The walls of the restroom in the Kindergarten are plaster and are in good condition.
4. Toilet Partitions: toilet partitions in the Girls Restroom are in good condition. The partitions in the Boys Restroom are in disrepair.
5. Windows: aluminum windows in the student restrooms are in poor condition.
6. Signage: all restrooms need replacement with compliant signage.
7. Plumbing: all fixtures need replacement.
8. Heating/Ventilation: ventilation in the student restrooms are in poor condition. There is no ventilation in the office restrooms or Kindergarten.
9. Lighting: fluorescent lighting is in poor condition and should be upgraded to LED when modernized.

Portables Not included in Assessment

Portables shared with Delta High School are included in the Delta High School assessment report. Other portables on the Clarksburg Middle School campus are operated by the charter school and are not included in this assessment.

Outbuildings and Storage Sheds Not included in Assessment

Building B is a pump house for the well system.

Parking, Emergency Vehicle and Access Roads and Hardcourts

Asphalt and drainage conditions vary throughout the campus:

1. Asphalt areas are deteriorating and need remedial work or replacement.
2. Drainage needs improvement in several areas.
3. The hardcourt play areas have essentially been displaced by portable structures serving the charter school; however, two basketball courts remain operable.

Play Fields

Fields are addressed in the Delta High School assessment.

Reference Reports and Information

1. Building Inventory & Site Information
2. 2004-2009 Planning Documents and Facility Assessment Documents
3. Original Building Construction Plans
4. New Construction and Modernization Plans
5. Available Site Information
6. AHERA/Hazmat/Roofing and other District M&O Reports and Project Lists
7. District Demographic Studies and Enrollment Information
8. Drinking Water Well Reports

RIVER DELTA UNIFIED SCHOOL DISTRICT

Bates Elementary School

Mokelumne Continuation High School and Community Day School

Facility Condition Assessment

August 27, 2019

Bates: 180 Primasing Ave., Courtland, CA 95615-0308
Mokelumne HS: 160 Courtland High School Lane, Courtland, CA 95615-0308

Gross Acreage:	50 Acres	Net Acres: 45 (90% useable)

Note: The District's Courtland properties comprise 50 acres, including Bates Elementary School, Mokelumne High School, Community Day School, a Joint Use Library and property where an old high school campus has been demolished.

Bates Elementary

Building Square Footage:	39,952 sf (approx.)
Year Built:	Various - See table below
Classrooms:	13 Teaching Stations
Capacity:	351 Students (@ 27/1) 13 Classrooms
2018/2019 Enrollment - Elementary:	127 Students
Avg. Daily Attendance (ADA):	21 (11/2018)
Teaching Calendar:	Traditional (K-6)

Mokelumne HS and Community Day School

Building Square Footage:	17,131 sf (approx.)
Year Built:	Various - See table below
Classrooms:	2 Teaching Stations

2018/2019 Enrollment – Mokelumne Continuation HS:	12 Students
Avg. Daily Attendance (ADA):	11 (11/2018)
2018/2019 Enrollment – Community Day School:	3 Students
Avg. Daily Attendance (ADA):	4 (11/2018)

BACKGROUND

Bates ES

The core Bates Elementary School campus was constructed between 1954 and 1957. Other buildings were added in 1974 and 2003, as follows: Building C (Classrooms) was built in 1951; Building E (Administration/Classrooms) was built in 1954; Building F (Classrooms) was built in 1957; Building G (Library-Media Center/Classrooms) was constructed in 1974; the Library

was renovated to a Media Center/Computer Lab when the Joint Use Library was constructed in 2003; Building H (Gym) was built in 1974; a new Joint Use Library modular building was added in 2003 with the County Library funded through a block grant; a new basketball hardcourt was built in 1999; a play structure was installed in 2000 by a grant by the Sacramento Housing and Redevelopment Agency. The parking lot was replaced in 2003.

Mokelumne Continuation/Community Day School
Building A (Auditorium) was built in 1938 and underwent a phased renovation between 1995-1998, funded in part by the Sacramento Housing and Redevelopment Agency. Building B was built in 1949 and initially used as a shop building. A portion of the building was converted to house the Mokelumne Continuation High School program and a Community Day School. Building D was built in 1953 and received improvements in 2003 to house the Healthy Start program. Buildings I, J, and K and are non-conforming structures and unsuitable for students. The parking lot and access drive was repaved in 1997. The western portion of the ballfield was reconstructed in 2000.

SUMMARY OF INFRASTRUCTURE AND SYSTEMS

Solar Photovoltaic System
The site is conducive for a ground mount solar array or one placed on covered parking structures. The approximate cost to provide 85-90% of capacity (102 kW): $733,939.

Electrical and Lighting Infrastructure
The electrical service, switch gear, main, secondary and subpanels are antiquated, but appear adequate for current use.

1. Although sustaining, power service and equipment upgrades should be considered with any modernization project
2. Additional classroom power outlet distribution to support growing technology, system upgrades and maintenance could be improved.
3. Pursuant to ADA requirements, light switch and outlet heights, GFI circuitry, conduits, fittings and finish trim will need to be modified when modernized.
4. Although some energy efficient upgrades may have been completed with Prop 39 funds, to meet Title 24 electrical code and more recent energy efficiency requirements, lighting upgrades should be implemented when funds are available to modernize the campus.
5. Exterior LED lighting can be improved around the campus for security and energy savings.

Technology Infrastructure
The school's technology infrastructure, fiber and wire cabling pathways, MDF, IDFs and wireless access have been installed over time. Components and cabling will need updating to new technology standards, potentially including:

1. New fiber optic and cable pathways.
2. Some cabling pathways may not provide adequate separation between high and low voltage wiring.

3. Wireless equipment will need upgrade over the next few years.
4. Increased technology also requires power distribution upgrades.
5. The District has been using projectors, Smart Boards, TVs, and other teaching and media technology district-wide. Projectors have been purchased over time and models and ages vary. Over the next few years, most projectors and TVs will be ready for replacement with newer models.
6. Establishing new District Standards should be considered with new funding sources and further Master Planning.

Heating, Ventilation and Air Conditioning Equipment

1. Some upgrades were made through Emergency Repair grants, previous modernization and repairs made as equipment failed.
2. Equipment approaching 25 years old or beyond are due for reconditioning or replacement with newer more efficient systems.
3. An Energy Management Control system (EMS) should be included with mechanical equipment upgrades.

Automatic Fire Alarm System

Devices were updated in 2004, but new codes have been implemented. Further updates will be required as formal improvements are made. While the system is operational, panels and cabling in some areas are not adequate to meet new voice EVAC and current code requirements, which will be required in future projects. Older devices upgraded for compatibility should be reviewed for compliance to current code. A new fully addressable FA system has been identified as a priority by the District.

Phone/Clock/Bell & Speaker Systems

The Phone system was upgraded in 1991 and in 2018. Clocks/Bell and PA systems need to be evaluated for upgrade capability or replacement.

Energy Management	Limited – needs improvement
Surveillance Cameras	Partial Coverage
Security System	Partial Coverage

BUILDINGS AND GROUNDS

Safety and Security

1. Fencing and gate improvements have been made in conjunction with previous projects and as funding has permitted. Further fencing needs have been identified.
2. Door hardware upgrades are needed campus-wide to address ADA access and security hardware including, ("Columbine" type) locksets.

3. The campus has limited security camera coverage. Further camera locations may be identified.
4. Fire alarm panels and devices vary campus-wide. Updates have been made under past projects. Older wiring, conduit raceways and patch panels bridge various components throughout the campus. Upgrades and replacements to devices in older structures have been made for compatibility; however, the campus and systems should be evaluated further for updated code compliance requirements. Additional sensors and annunciation devices will be required and a new fully addressable and monitored upgrade may be required, which will likely necessitate new cabling and raceways in older buildings.
5. A security camera monitoring system covers limited areas. System expansion should be considered, as funding allows. The site does have a vandal watch (caretaker) trailer on site.
6. The PA and All Call systems need upgrade/replacement with newer technology.
7. Some exterior lighting upgrades through Prop 39 energy efficiency grants have been made. A need for additional exterior lighting to provide better coverage (safety and security), and retrofits and replacements to existing lighting has been identified.

ADA Compliance - Path of Travel Access

ADA path of travel compliance issues have been identified, including:

1. Path of Travel issues at asphalt and concrete paving where cracks and elevation differentials create potential tripping hazards and grades are out of compliance.
2. Transitions to the buildings (ramps and handrails) are out of compliance.
3. ADA-compliant door hardware (locksets and thresholds) are needed.
4. Some doors have insufficient space on the strike side as is required by code.
5. Knob type locksets do not meet ADA code requirements.
6. Door hardware should be replaced (with "Columbine" type security hardware) and has been identified by the District as a priority.
7. The majority of door closers require adjustment or replacement.
8. Not all drinking fountains are ADA-compliant. New drinking fountains should include bottle fillers.
9. A District Standard for door hardware and drinking fountains requiring Board authorization should be established.
10. To meet current ADA accessibility requirements, most classroom sinks and faucets will require an ADA compliance upgrade, including modifications to casework and faucets.

General Building Envelope Maintenance and Repairs

The following have been identified as needing attention:

1. Exterior paint and prep, caulking and sealants are needed.
2. Evidence of paint flaking and cracking was noted campus wide.
3. Exterior (and interior surfaces) will need to be tested for lead and asbestos containing materials.

4. A program for ongoing roof maintenance and repairs should be developed and implemented.
5. The 2015 Roof Assessment Summary calls for roof restoration/replacement in 2018-2019.
6. Repair/replacement of gutters, flashings and rainwater leaders should accompany roofing restoration.
7. Repairs to exposed wood beams and trim.
8. Replacement of older window systems.
9. Window putty, where it exists, will need to be tested for lead, asbestos or PCB containing materials.
10. Replace deteriorated wood and metal doors, older storefront doors, thresholds and hardware, as needed.
11. Check and repair or replace any skylights and clearstory windows, as applicable.

Roof, Gutters and Downspouts

The District-Wide Roof Assessment Survey was updated in 2015 and should be updated as additional inspections are made maintenance and remedial work or roof replacements are accomplished. Note: Roofing report summaries do not necessarily include the portable structures at all campuses. Further assessment is required.

The Roof Assessment Survey indicates the roofs on the permanent buildings are in marginal condition, with ongoing maintenance and future repairs and restoration scheduled for 2018.

1. Permanent Buildings
    a. Maintenance: debris should be removed regularly and penetrations checked and re-sealed.
    b. Admin and Classroom Buildings: The District-Wide Roof Assessment Survey calls for recoating with a Cool Roof rated acrylic elastomeric coating system in 2018 (est. cost: $140,500).
    c. Gymnasium: roof tiles are in poor condition. The report recommends replacement with new standing seam metal roofing (est cost: $187,500).
    d. Auditorium: composition roof appears serviceable.
    e. Gutters, downspouts and flashings are in poor condition and need replacement as roofing work is done.
2. All Roofs: will need repairs and maintenance to maintain integrity and improve longevity. Rubber seals on roof penetrations and expansion joints between buildings tend to dilapidate and require replacement.

Typical classroom upgrades should consider**:**

1. New District Standard carpet, except where resilient flooring is better suited.
2. Cabinet refurbishing or new teaching walls, where applicable.
3. Lighting and power upgrades.
4. Acoustical ceiling repairs/replacement.

5. Door and hardware upgrades.
6. AV upgrades – Pole Vault (or similar) projectors, LED Screen TVs, or Smart Boards.
7. Technology upgrades and electrical outlet distribution.
8. Wall finishes/paint.
9. Marker boards/tack boards where applicable.
10. Window system repairs or replacement as funds allow.
11. Window shades/sun screens/blackout curtains.
12. Specialty classrooms will require updated casework and furnishings.
13. Clock, Bell, and PA Communication upgrades.
14. Fire Alarm, smoke detector s and fire extinguisher upgrades.
15. The phone system has been recently upgraded.

Potable Water - Domestic, Fire Protection and Irrigation

Potable water for domestic, fire protection and irrigation is supplied via two onsite wells, which have been monitored regularly.

> Well #1: the main well provides water to Bates Elementary, Courtland Fire Department, Mokelumne Continuation School, Library and the Community Day School Daycare Center.
> Well #2: is a backup well that can be used to provide water in case of a breakdown of the main well.

The well systems also pose concerns for future modernization or new development which could require new fire hydrants and fire sprinklers and infrastructure upgrades such as new piping, pumps and perhaps a storage tank to improve pressure, flow and volume.

In 2011, District water sampling indicated higher levels of arsenic. The District submitted a funding grant for further testing and design for remediation through the Safe Drinking Water State Revolving Fund program. The grant application was deemed sufficient to continue with a grant application, however subsequent testing evidently evidenced the levels had fallen below the cautionary threshold. The District has engaged routine testing as published on the District website. The Facility Assessment Estimate includes costs for a water treatment filtration system, including design engineering, construction and escalation factors @ $866,000, should it become necessary.

Doors and Hardware

Door conditions vary throughout the campus. Lockset types vary as well. Some Schlage 'D' Series lever locksets were installed but many existing locksets are knob, not lever type. The District should endeavor to replace all locksets and doors as necessary with new District Standard locking hardware to address ADA and "Columbine" type security concerns.

Exterior Paint
The exterior plaster surfaces are evidencing some cracking and spalling and paint is flaking. New paint should be considered as soon as funds allow. Surfaces should be checked for lead or asbestos containing materials.

Window Blinds & Coverings
Types and conditions vary. Most rooms do not have window coverings and those that do are beyond repair. Recommend establishing a District Standard product and replace shades as funds allow. Shades also provide a line-of-sight security barrier during emergency lockdowns.

Student and Staff Restroom Facilities
Student and Staff Restrooms have received some repairs, but are essentially original and do not meet ADA accessibility requirements. The overall count (campus-wide) appears adequate per current enrollment. Each project submitted to the Division of the State Architect (DSA) for regulatory review and approval will require at least 20% ADA restroom and/or path of travel upgrades.

Summary of Facilities – Bates Elementary School

Unit:	Description:	DSA #	Date	Area	Comments
C	Classrooms	Unknown	1951	3,760	
E	Admin / Classrooms	11828	1954	3,015	
F	Classrooms	Unknown	1957	7,190	
G	Media Center / Classrooms	37110	1974	10,434	Media Center now Computer Lab
H	Gymnasium	37110	1974	11,113	
I	Joint-Use Library (P)	104790	2003	1,440	Portable 2003
	Total			**39,952 sf**	

Summary of Facilities – Mokelumne School

Unit:	Description:	DSA #	Date	Area	Comments
A	Auditorium	2158	1938	7,706	Modernized 1995-1998
B	Alternative HS/District Shop	Unknown	1949	5,341	Converted to 2 Classrooms
D	Healthy Start	11437	1953	2,369	Minor Modernization 2003
I	Pump House, Unapproved	Unknown	Unknown	255	Non- conforming
J	Electric House, Unapproved	Unknown	Unknown	48	Non- conforming
K	Abandoned	Unknown	Unknown	452	Non- conforming
L	Migrant Child Center	Unknown	Unknown	960	Portable - Unapproved
	Total			**17,131 sf**	

Bates Elementary- Main Buildings - C, E, F and G — Categories 1-3
Administration and Support Spaces, Classrooms, and Computer Lab

General
The main buildings, comprised of Buildings C, E, F, and G, were built around a central courtyard between 1951 and 1974, and include administrative offices and support spaces, classrooms, and a Computer Lab. The wing also includes custodial and mechanical rooms,

Staff Lounge and Work Room, and staff and student restroom facilities. The older buildings received some modernization upgrades in 1974 when Buildings G & H were constructed.

Building Envelope and Exterior Conditions **Categories 1-2**

1. The site is relatively flat and ADA access and path of travel to the wing appears compliant.
    a. Exterior doors, door hardware and thresholds are non-compliant.
    b. Drinking fountains are not ADA-compliant.
    c. An ADA accessible pathway to the play structure is needed.
2. The old boiler rooms have asbestos containing materials noted, requiring abatement.
3. Window frames and glazing are single glaze steel frame windows and require repair/replacement. Window putty, where it exists, will need to be tested for lead, asbestos or PCB containing materials.
4. Exterior plaster is evidencing some cracking and needs repairs and repainting.
5. Plaster surfaces will need to be tested for lead paint and asbestos prior to surface preparation and new paint.
6. Wood trim and siding is in poor condition.
7. Building identification and exit signage needs upgrade.
8. The Roof Assessment Summary noted roof restoration is anticipated in 2018.
9. Roofs should be cleaned and roof penetrations should be checked and re-sealed periodically.
10. Dry rot conditions were noted on the older buildings.
11. Gutters and downspouts are rusted and missing.
12. Knob type door hardware is non-compliant.
13. One security camera exists at the entry.
14. Drainage work is needed to keep water away from the building foundation.

Interior Conditions – Administration and Classrooms **Categories 1-3**

1. Floor Covering: Floor type and conditions vary. Most classrooms have carpet though support spaces have vinyl flooring, restrooms have ceramic tile or epoxy floor finish and the custodial and mechanical rooms have concrete floors.
    a. Carpet in the main office, Principal's Office, Teacher's Break Room and Conference Rooms have serviceable life remaining (approximately 3-5 years).
    b. Carpet in Classroom 4 (Kindergarten) is in poor condition.
    c. The Nurses area is vinyl composition tile flooring (VCT) and is in good condition.
    d. Vinyl tile in the Book Room is 9x9 asbestos tile (VAT) and needs abatement and replacement.
    e. The Teacher Work Room has sheet vinyl flooring that is in poor condition.
2. Ceiling Conditions: Ceiling finishes and conditions vary:
    a. Administrative Offices and Rooms 6, and 13–17 have T-bar ceilings; T-bar ceilings are generally in serviceable condition.

b. The Conference Room, Book Room and Classrooms 1-5 and 9-11 have 12"x12" acoustic tile.
c. The 12"x12" acoustic ceiling tiles in Rooms 5, 7 and 9 are in good condition.
d. Rooms 1, 2, 3, 4 and 12, ceiling tiles are coming loose and need replacement.
e. With minor patching and paint, the drywall ceiling in Room 12 (Teacher Break/Work Room) is serviceable.

3. Wall Finishes: most classrooms generally have vinyl wall covering over drywall, Tackable vinyl wall panels or wood paneling, some with 12"x12" acoustic tile or painted drywall above, and appear to be in serviceable condition except as noted:
   a. The south wall in the Principal's Office is in poor condition.
   b. The south and west walls of the Conference Room are in poor condition.
   c. Wall finishes in Rooms 5–7 and 10-12, 14, 16 and 17 are in good condition.
   d. Concrete masonry walls in rooms 7 (N), 9 (N&E), Custodial (all) and Room 12 (N), are in good condition.
4. Casework: not all classrooms have cabinetry. Casework where it exists (Rooms 1-4, 5-7, and 9-14) are made of wood or plastic laminate with laminated counter tops and are generally in poor condition.
   a. Cabinetry in the Conference Room, Teacher Room, Nurse's Station, Classrooms 6, 7, 9, 12, and 14, with some repairs, are serviceable.
   b. Casework in classrooms that have sinks must be ADA accessible, requiring modifications or new cabinetry.
5. Windows: window frames and glazing are single glaze aluminum and steel frame windows, and require repair/replacement.
   a. Window putty, where it exists, will need to be tested for lead, asbestos or PCB containing materials.
   b. Windows have been replaced with dual glaze aluminum windows in Rooms 7, 9, 10, 11, 12, 13, 14 and 17.
6. Doors and Hardware: A couple of doors have lever type locksets (Rooms 2, 3, 4, and 16). All other doors have non-compliant knob type hardware. No doors have the ("Columbine" type) locking mechanisms.
7. Signage: Room identification and exit signage is lacking, requiring new compliant signage.
8. Plumbing: classroom sinks and fixtures are generally in poor condition. Faucets and drinking fountains do not comply with ADA standards:
   a. Sinks in the offices and support spaces are serviceable.
   b. Restrooms in Kindergarten Classroom 4 are non-compliant and in poor condition.
   c. There is an abandoned boiler in the closet of Classroom 1 that has asbestos wrapping.
   d. There is an operative boiler in Classroom 3 with asbestos wrapping
9. HVAC: Mechanical (HVAC)systems are varying type and condition:

a. Administrative Office and support spaces, Classrooms 5, 6 and 16 have a centralized forced air system in serviceable condition.
b. Independent units in classrooms 7-12 appear in good condition.
c. Classrooms 1, 2, 3 and 4 have old radiant heat and window air conditioning units that are in poor condition.
d. Classrooms 13, 14, 15 and 17 are older systems in disrepair.

10. Lighting: Classrooms 8-14 have been retrofitted with LED fixtures with the District's Prop 39 energy grant but other fixtures need upgrades.
11. Technology: IT distribution and number of drops vary by room. Classrooms 8-11, 14, 16 and 17 have been upgraded. The Principal's Office and Main Office area have minimal drops for access and will need upgrade to accommodate current and future needs.
12. Audio Visual: AV is mostly provided by portable projectors on carts. A couple of rooms have SmartBoards. A District Standard for SmartBoards, projectors or TV monitors should be established.

Interior Conditions – Student Restrooms **Categories 1 & 3**

Student Restrooms are non-compliant and are in poor condition:

1. Flooring: epoxy floor is in serviceable condition.
2. Ceilings: painted drywall ceilings are in serviceable condition.
3. Walls: walls are concrete block and in good condition.
4. Partitions: wood partitions are in poor condition and non-compliant.
5. Door Hardware: hardware is serviceable.
6. Windows: steel frame windows need repair/replacement.
    a. Window putty, where it exists, will need to be tested for lead, asbestos or PCB containing materials.
7. Signage: building identification and exit signage needs upgrades.
8. HVAC: heating and ventilation are in poor condition.
9. Plumbing: toilets and sinks are in poor condition and are not ADA compliant.
    a. Boys: 3 sinks, 4 urinals and 2 toilets.
    b. Girls: 3 sinks and 4 toilets.
10. Lighting: lighting is inefficient and requires upgrade.

Interior Conditions – Interior Hallway **Categories 1 & 3**

1. Floor Covering: carpeting is in poor condition.
2. Ceiling Conditions: drywall ceiling is in serviceable condition.
3. Wall Finishes: painted drywall and wallcovering is in poor condition.
4. Casework: casework is in poor condition.
5. Windows: windows have been replaced with dual glaze aluminum windows.
6. Doors and Hardware: doors have non-compliant knob type hardware and need the ("Columbine" type) locking mechanisms.

7. Signage: need tactile signage.
8. Plumbing: ADA compliant drinking fountains are needed.
9. HVAC: units are serviceable.
10. Lighting: lighting has been upgraded with LED fixtures with the District's Prop 39 energy grant.

Interior Conditions – Warming Kitchen **Categories 1-3**

The Warming Kitchen is non-ADA and code compliant.

1. Floor Covering: 12"x12" vinyl tile is in poor condition.
2. Ceiling Conditions: 12"x12" acoustic tile is in serviceable condition.
3. Wall Finishes: painted (textured) drywall is in poor condition. Wall finishes should be washable surfaces (FRP, plastic laminate or similar).
4. Casework: laminated fixtures and counter tops are serviceable.
5. Windows: aluminum windows are in poor condition.
6. Doors and Hardware: doors have non-compliant knob type hardware.
7. Signage: need tactile signage.
8. Plumbing: plumbing, sinks and faucets are antiquated and in poor condition.
9. HVAC: none
10. Lighting: florescent lighting is serviceable.

Building H – Gymnasium/MUB **Categories 1-2**

Building Envelope and Exterior Conditions **Categories 1-2**

1. The site access is relatively flat and ADA path of travel to the wing appears compliant, except as follows:
    a. Handrails are non-compliant.
    b. Exterior doors, door hardware and thresholds are non-compliant.
    c. Drinking fountains are not ADA compliant.
2. Thin brick facing is serviceable.
3. Plaster has cracks, the exterior paint is flaking and needs repairs and repainting.
4. Exterior surfaces will need to be tested for lead paint and asbestos prior to surface preparation and new paint.
5. Wood trim on south elevation is loose and rotted.
6. Tile roof was scheduled to be replaced with standing seam roof panels in 2018 pursuant to the District's roof report.
7. Gutters and downspouts are rusted through.
8. Window frames and glazing are single glaze aluminum frame windows and require replacement.
9. Building identification and exit signage needs upgrade.
10. Knob type door hardware is non-compliant.
11. No security cameras were observed.

Interior Conditions – Gymnasium/ MUB **Categories 1-2**

Flooring: 12'x12' vinyl composition tile (VCT) is in poor condition.
Ceiling: acoustical ceiling tiles are missing.
Wall Finishes: drywall with acoustic tiles are in poor condition.
Bleachers: wooden bleachers are in serviceable condition but need ADA modifications.
Windows: aluminum frame windows require replacement.
Doors and Hardware: door hardware is non-compliant.
Signage: need tactile signage.
HVAC: no air conditioning; heating is marginal.
Lighting: lighting is serviceable; consider LED upgrade.
Technology/AV: none observed. Need assisted listening devices.

Interior Conditions – Stage **Categories 1-2**

Flooring: 12'x12' vinyl composition tile (VCT) is in poor condition
Ceiling: Acoustical ceiling tile are in serviceable condition
Wall Finishes: Drywall with acoustic tiles are in serviceable condition
Doors and Hardware: Door hardware is non-compliant
Signage: Needs tactile signage
ADA Access: No ADA access to stage. Needs wheel chair lift
HVAC: No air conditioning. Heating is marginal
Lighting: Lighting is serviceable. Consider LED upgrade
Technology/AV: None observed

Interior Conditions – Locker Rooms/Restrooms **Categories 1-2**

Student locker and restrooms facilities are non-compliant and are generally in poor condition:

1. Flooring: ceramic tile in restroom and concrete in locker room are in serviceable condition in the girls' facility and in poor condition in the boys'.
2. Ceilings: painted drywall ceilings are in poor condition.
3. Walls: ceramic tile walls are in serviceable condition in the girls' facility and in poor condition in the boys'.
4. Partitions: partitions are in poor condition.
5. Lockers: serviceable
6. Door Hardware: hardware is in poor condition.
7. Windows: Windows are serviceable
8. Signage: building tactile identification is needed. Exit signage needs upgrade in boys' and is in good condition in girls'.
9. HVAC: heating and ventilation are in poor condition.
10. Plumbing: toilets and sinks are in poor condition and are not ADA compliant.
    a. Boys: 3 sinks, 3 urinals and 2 toilets.
    b. Girls: 3 sinks and 3 toilets (one is ADA compliant).
11. Lighting: lighting is inefficient and requires upgrade.

Mokelumne Continuation High School and Community Day School

Building H – Mokelumne (Courtland) Auditorium **Categories 1-2**

The building is part of the old Courtland High School campus and was built in 1938 and renovated between 1995-1998

Building Envelope and Exterior Conditions **Categories 1-2**

1. Path of travel access appears compliant.
2. Plaster has cracks that need repair and repainting.
3. Exterior surfaces will need to be tested for lead paint and asbestos prior to surface preparation and new paint.
4. Wood trim needs repair.
5. Composition roofing appears serviceable.
6. Gutters and downspouts are in disrepair.
7. Window have dry rot on the south side.
8. Building tactile identification signage is needed.
9. Knob type door hardware is non-compliant.
10. No security cameras were observed.

Interior Conditions **Categories 1- 3**

Flooring: hardwood floor is serviceable. Will need refinishing within the next 2 years.
Ceiling: T-bar ceiling is stained from current or prior roof leaks and falling.
Wall Finishes: plaster finish is in serviceable condition; needs painting.
Casework: wood fixtures at stage are serviceable.
Windows: aluminum windows are dual glaze and were replaced in 1998.
Doors and Hardware: hardware was upgraded to meet code and ADA compliance in 1998.
Signage: need tactile signage; some exit signage is missing.
Plumbing: ADA access improvements were made when modernized in 1998.
HVAC: heating only in marginal condition.
Lighting: florescent lighting is serviceable; consider LED upgrade.
Technology/AV: none observed. Need assisted listening devices.

Mokelumne Continuation High School and Community Day School

The building is part of the old Courtland High School campus.

Building Envelope and Exterior Conditions **Categories 1-2**

1. An ADA accessible pathway to the classrooms is needed.
2. Plaster has cracks that need repair and repainting.
3. Exterior surfaces will need to be tested for lead paint and asbestos prior to surface preparation and new paint.

4. Some dry rot is evident on the exterior siding and wood trim needs repair.
5. The District's Roof Assessment Survey did not address this roof condition.
6. Gutters and downspouts are in disrepair.
7. Windows are single pane and will need replacement. Wood windows evidence dry rot conditions (south side).
8. Building tactile identification signage is needed.
9. Some lever handle door hardware has been installed. Existing knob type door hardware is non-compliant.
10. No security cameras were observed.

Interior Conditions **Categories 1 - 3**

Flooring: The Continuation Classroom has new 12'X12' VCT. Community Day School has 9'X9' VAT (asbestos) floor tiles.
Ceiling: wood tongue and groove is in good condition.
Wall Finishes: painted drywall is in serviceable condition. Community Day School side needs painting.
Casework: wood fixtures in Continuation Classroom are serviceable; there is no cabinetry in Community Day School.
Windows: single pane steel frame windows have reached the end of their useful life span.
Doors and Hardware: a mix of outdated panic bars, levers and knobs need update.
Signage: need tactile signage; some exit signage is missing.
Plumbing: The Continuation Classroom has an upgraded sink but it is not ADA compliant. The Community Day School restroom is not ADA compliant.
HVAC: upgraded HVAC.
Lighting: LED upgrade installed.
Technology/AV: Wireless Access Point (WAP) in each room, outdated AV.

Portables

A modular Joint-Use Library was constructed in 2003 and is in good condition. j

Outbuildings and Storage Sheds Not included in Assessment

A 255 sf pump house, a 48sf electric house and a 452sf abandoned building sit on-campus. A Migrant Education Center is housed in a nonconforming converted shop space.

Parking, Emergency Vehicle and Access Roads and Hardcourts

Asphalt and drainage conditions vary

1. Newer asphalt surfaces will need repair and coatings within 5 years to maintain integrity and extend life.

2. Older asphalt areas are deteriorated and need more comprehensive remedial work or replacement.
3. Drainage needs improvement in several areas.

Play Fields

The grass fields are undeveloped. The grass turf and irrigation systems are in need of renovation.

Reference Reports and Information

1. Building Inventory & Site Information
2. 2004-2009 Master Planning and Facility Assessment Documents
3. Original Building Construction Plans
4. New Construction and Modernization Plans
5. Available Site Information
6. AHERA/Hazmat/Roofing and other District M&O Reports and Project Lists
7. District Demographic Studies and Enrollment Information
8. Drinking Water Reports

RIVER DELTA UNIFIED SCHOOL DISTRICT

Walnut Grove Elementary School

Facility Condition Assessment

August 9, 2019

Address: 14181 Grove Street, Walnut Grove, CA 95690

Acreage:	11.4 Acres Useable = 10.26 Acres (90%)
Building Square Footage:	39,493 sf (approx.) Per DSA/CDE Info
Year Built:	Various- See table below
Modernized:	Various- See table below
Classrooms:	10 Teaching Stations
Permanent Classrooms:	10
Portable Classrooms	0
Capacity:	270 Students (@ 27/1) 10 Permanent
2018/2019 Enrollment:	166 Students
Avg. Daily Attendance (ADA):	161 (11/2018)
Teaching Calendar:	Traditional (K-6)

BACKGROUND

Building A was constructed in 1935. Buildings B and C were built in 1973.

The previous bond (Measure V) Plan generally addressed improvements to restrooms (Building A), ADA access, partial modernization of classrooms and support facilities, windows at the Gym, asbestos abatement, replacement of boiler/chiller systems, campus reroofing (2018), and asphalt maintenance and paving repairs and other site improvements. Some improvements were accomplished by small maintenance projects through the Emergency Repair Program.

The 2006 Master Plan anticipated funding some modernization to Buildings A and B with Measure V funds. Other projects were identified, but unfunded.

SUMMARY OF INFRASTRUCTURE AND SYSTEMS

Solar Photovoltaic System
The site is conducive for a ground mount solar array or one placed on covered parking structures. The approximate cost to provide 85-90% capacity (118kW): $847,855.

Electrical and Lighting Infrastructure

Main electrical, secondary service and distribution upgrades are needed. Some older buildings have obsolete electrical panels for which parts are no longer available. Current concerns are:

1. Additional classroom power outlet distribution to support growing technology, system upgrades and maintenance are needed.
2. Pursuant to ADA requirements, light switch and outlet heights, GFI circuits, conduits, fittings and finish trim need to be upgraded.
3. Although some energy efficient upgrades may have been completed with Prop 39 funds, to meet Title 24 electrical code and more recent energy efficiency requirements lighting upgrades throughout older interiors is necessary.
4. Exterior LED lighting can be improved around the campus for security and energy savings.

Technology Infrastructure

The school's technology infrastructure, fiber and wire cabling pathways, MDF, IDFs and wireless access have been installed over time. Components and cabling will need updating to new technology standards, potentially including:

1. New fiber optic and cable pathways between buildings.
2. Pathways and cabling upgrades are also needed within buildings.
3. Some cabling pathways may not provide adequate separation between high and low voltage wiring.
4. Wireless equipment will need to be upgraded over the next few years.
5. Increased technology also requires power distribution upgrades.
6. The District has been using projectors, Smart Boards, TVs, and other teaching and media technology district-wide. Projectors have been purchased over time and models and ages vary. Over the next few years, most projectors and TVs will be ready for replacement with newer models.
7. Establishing new District Standards should be considered with new funding sources and further Master Planning.

Heating, Ventilation and Air Conditioning Equipment

The old boiler-chiller systems and other HVAC upgrades were completed and eventually funded through the Emergency Repair program (ERP). Remaining HVAC equipment types and ages vary. The District has prioritized replacement of remaining HVAC units and energy management controls as funding permits.

Automatic Fire Alarm System

The District has prioritized a fire alarm upgrade as funds become available. Some cabling is either original or connected via old cabling and patch panels. While the system is operational, panels and cabling in some areas are not adequate to meet new voice evacuation (EVAC) and current code requirements, which will be required for future projects. Devices in older buildings have been upgraded for compatibility but should be reviewed for compliance to current code. Some cabling from panels to older buildings is untagged and difficult to decipher without tracing.

Phone/Clock/Bell & Speaker Systems
The phone system has been recently upgraded. The campus has differing Clock/Bell PA system cabling and patchwork connections. New clock/Bell PA systems have been identified as a priority.

Energy Management	Limited – needs improvement
Surveillance Cameras	Partial Coverage
Security System	Partial Coverage

BUILDINGS AND GROUNDS

Safety and Security

1. Some fencing and gate improvements have been made as funding has permitted. Further fencing needs have been identified.
2. Door hardware upgrades are needed campus-wide to address ADA access and security hardware, including "Columbine" type security locksets.
3. The campus has limited security camera coverage; further camera locations may be identified.
4. A campus-wide fire alarm system upgrade has been identified as a priority.
5. The systems should be evaluated further for updated code compliance requirements. Additional sensors and annunciation devices will be required and a new fully addressable and monitored upgrade may be required, which will likely necessitate new cabling and raceways in older buildings.
6. A security camera monitoring system covers limited areas. System expansion should be considered, as funding allows.
7. The PA and All Call systems need upgrades/replacement with newer technology.
8. Through past modernizations and energy efficiency improvements, some exterior lighting upgrades have been made, but a need for additional exterior lighting to provide better coverage (safety and security), and retrofits and replacements to existing lighting, has been identified.
9. Emergency exit signage and room identification signage should be prioritized.

ADA Compliance - Path of Travel Access
Although some path of travel improvements have been made, additional ADA compliance issues have been identified throughout the site and at each building, including:

1. Building A has numerous barriers and ADA compliance challenges.
2. Asphalt and concrete paving have cracks and elevation differentials that create potential tripping hazards. Furthermore, grades that are out of compliance create path of travel issues.
3. Transitions to and between buildings and new walkways should be installed to establish an ADA-compliant path of travel.

4. Most doors in older un-modernized buildings are out of compliance with respect to ADA-compliant door hardware (locksets and thresholds). Some doors have insufficient space on the strike side, as is required by code.
5. The majority of door closers require adjustment or replacement.
6. Not all drinking fountains are ADA-compliant. New drinking fountains should include bottle fillers. A District Standard requiring Board authorization should be established.
7. To meet ADA accessibility requirements, most of the older classroom sinks and faucets will require an ADA compliance upgrades, including modifications to casework and faucets at many of the sink locations.

General Building Envelope Maintenance and Repairs

Buildings have varying exterior finish materials (i.e., plaster, masonry & wood siding) and conditions vary. Wood trim was noted to be worn and showing signs of potential dry rot conditions. Major roofing work was completed in 2018.

The following have been identified as needing attention:

1. Additional and ongoing repairs.
2. All roofs will need routine maintenance to maintain integrity and improve longevity.
3. Repairs to exposed wood beams and trim.
4. Additional window repair/replacement.
5. Exterior plaster, siding and masonry repairs.
6. Exterior paint and prep, caulking and sealants.
7. Replace deteriorated wood and metal doors, older storefront doors, thresholds and hardware as needed.
8. Check and repair or replace any skylights and clearstory windows, as applicable.

Classroom Upgrades

Typical classroom upgrades should consider**:**

1. New District Standard carpet, except where resilient flooring is better suited.
2. Cabinet refurbishing or new teaching walls, where applicable.
3. Lighting and power upgrades.
4. Acoustical ceiling repair/replacement.
5. Door and hardware upgrades.
6. AV upgrades – Pole Vault (or similar) projectors, LED Screen TVs, or Smart Boards.
7. Technology upgrades and electrical outlet distribution.
8. Wall finishes/paint.
9. Marker boards/tack boards where applicable.
10. Window system repairs or replacement as funds allow.
11. Window shades/sun screens/blackout curtains.
12. Specialty classrooms will require updated casework and furnishings.
13. Clock, Bell and PA Communication upgrades.
14. Fire alarm, smoke detectors and fire extinguisher upgrades.

Doors and Hardware
Door conditions and lockset types vary throughout the campus. Some ADA compliant lever locksets have been installed, but do not have the "Columbine" type security locking capability. To address ADA and "Columbine" type security concerns, the District should endeavor to replace all locksets and doors as necessary with new District Standard locking hardware.

Window Blinds & Coverings
Types and conditions vary. Most rooms do not have window coverings and those that do are beyond repair. Recommend establishing a District Standard product and replace shades as funds allow. Shades also provide a line-of-sight security barrier during emergency lockdowns.

Potable Water and Irrigation
Potable water is supplied by two District wells; one for domestic water and the other for irrigation. The wells also provide water to the adjacent county park. The well systems have produced issues over the years in terms of volume, pressure and water quality. A new pump was installed in 2003. Volume and pressure are ongoing concerns and additional needs for fire hydrants and fire sprinklers could require additional booster pumps, storage tanks or other solutions. In 2010 the District tested the water sources and arsenic levels were shown to be near the threshold limits. A Safe Drinking Water (planning) grant application was submitted for additional testing and engineering solutions, however, upon further testing the levels had dropped and due to economic conditions, the program funds were forestalled.

Exterior Paint
The campus has been well maintained, although some buildings have exposed wood that has been deteriorating over time. Further repairs to the exposed siding, fascia, beams and trim, wood and metal doors have been noted. New paint should be considered within 3-5 years in conjunction with building repairs. Portable structures, if not replaced, will need exterior repairs to cladding, trim and doors, and will need repainting.

Student and Staff Restroom Facilities
The overall count (campus-wide) appears adequate per current enrollment. One set of Boys/Girls restrooms in Building A were renovated in 2017. Other restrooms need upgrades to meet current ADA requirements (including entrance doors, partitions and fixtures), and will require full renovation. Each project submitted to the Division of the State Architect (DSA) for regulatory review and approval will require at least 20% ADA restroom and/or path of travel upgrades.

Summary of Facilities – Walnut Grove Elementary School

Unit:	Description:	DSA #	Date	Area	Comments
A	Classrooms/Auditorium	1256	1935	17,198	Partially Modernized 2006/2007
B	Multi-Purpose	36642	1973	11,084	
C	Admin/Classrooms	36642	1973	11,211	
D	Vandal Watch	None			Non-Conforming
	Total Square Footage			**39,493**	

Wing A – Classrooms (Old Building) Categories 1-3

General

Building A was constructed in 1935. The building contains classrooms, restrooms, an interior corridor and a Staff Room. Although well maintained, the building is in need of modernization. The structure poses numerous ADA challenges. Additionally, the structure should be evaluated by a structural engineer for remedial seismic and structural upgrade recommendations when a modernization can be advanced.

Building Envelope and Exterior Conditions Categories 1-3

1. ADA access and path of travel issues noted:
    a. Exterior doors, door hardware and thresholds are non-compliant
    b. Ramps and stairs to and within the building are non-compliant
    c. Walkway and asphalt cracking and elevation variances
    d. Drinking fountains are not ADA compliant
    e. The Kindergarten play structure is not fully ADA accessible. The ramp is noncompliant
    f. Asphalt at the kindergarten playground is rough and cracked. Surfacing repairs have been made over the years, however the subbase conditions are poor
2. Building A and associated covered walkways were re-roofed in 2018.
3. The windows and glazing require repairs/replacement
4. Window putty where exists will need to be tested for lead, asbestos or PCB containing materials
5. Exterior surfaces need repairs and repainting. Existing paint is flaking and peeling
6. Plaster has cracks. Surfaces will need to be tested for lead paint and asbestos prior to surface preparation and new paint.
7. Exterior trim and exposed beams have evidenced dry rot conditions
8. The building has limited security coverage
9. Building ID and exit signage needs upgrade

Interior Conditions Categories 1-3

1. Flooring: Floor conditions vary:
    a. Vinyl asbestos floor tile (VAT) in the staff and boiler rooms need abatement and replacement.
    b. Concrete hallways and epoxy floors in the restrooms are in good condition.
    c. Sheet vinyl flooring in the conference and custodial rooms are still in serviceable condition but will require replacement in 3-5 yrs.
    d. Carpeting conditions vary. Most classrooms should be serviceable for a couple of years. Classrooms 1 and 5 need replacement as soon as funds allow.
2. Ceilings: Ceilings finishes and conditions vary throughout the building:
    a. Many of the classrooms and hallways have plaster ceilings which are in relatively good condition, but need minor repairs and new paint.

b. The plaster ceilings in Classrooms 1 & 2 and 7 & 8 will need more significant repairs and new paint.
c. The 12'x12' acoustic ceiling tiles in the Staff Room are in serviceable condition. The ceiling finish could use repairs and paint or replacement as funds allow.

3. Walls: Wall conditions vary in the old building. Most wall finishes are comprised of wood and/or plaster, except restrooms which have fiber reinforced plastic (FRP) panels.
    a. Plaster wall finishes are in relatively good condition.
    b. A couple of walls need minor repairs and paint.
    c. The wood siding is in decent condition, however, not the best finishes for classrooms and corridors.
    d. Sound attenuation is a vital component of functional educational spaces. Neither the plaster nor wood surfaces sufficiently absorb noise.
4. Casework: Casework type and conditions vary:
    a. Trophy cases in the corridors are in good condition.
    b. Plastic laminate and wood cabinetry are in fairly good condition; however, sink cabinets are non-ADA compliant and will need to be modified.
5. Windows: Wood and metal window systems are marginal and should be replaced as funds allow.
6. Doors and Hardware: Doors and hardware are ADA non-compliant and need upgrades.
7. Signage: Building identification and exit signage needs to be upgraded.
8. Lighting: Florescent fixtures should be retrofitted with energy efficient LED.
9. Plumbing: Sinks, faucets and drinking fountains are non-compliant and in poor condition.
10. HVAC: HVAC systems need replacement.

Building A – Restrooms — Category 3

The two main student restrooms in the old wing were upgraded in 2016.

Building A – Old Gym — Categories 2-3

The old Gym has been converted to office and swing space for after school programs and activities. The space is in serviceable condition with upgrades needed to windows and door hardware:

1. Aluminum windows are failing and need replacement.
2. Door hardware needs ADA and security upgrade.
3. The roof condition should be checked. The 2015 roof condition report called for repairs in 2017-2018, but the 2018 roofing projects were limited to Building A classroom and canopies.

Building B – Multi-Use Building — Categories 1-3

Building B was constructed in 1973. The building includes a warming kitchen, a Multi-Purpose Room, locker rooms, a raised platform stage, a Storage Room and restrooms.

Building Envelope and Exterior Conditions — Categories 2-3

1. The path of travel is ADA accessible, however the door hardware needs to be upgraded.
2. The exterior brick appears to be in good condition.
3. Paint is generally in good condition.
4. The windows need replacement.
5. Gutters and rain water leaders appear in good condition.
6. No dry rot was noted.
7. There is no camera surveillance coverage.
8. Roofing conditions require additional inspection. The district report called for remediation in 2017-2018, however the work performed only addressed sheet metal repairs. Other work may be needed soon.

Interior Conditions – Warming Kitchen — Categories 2-3

1. Haz-Mat: Asbestos pipe wrapping was noted in the boiler room and will require abatement.
2. Flooring: The Warming Kitchen has 12”x12” vinyl floor tiles which are in serviceable condition; however, health code requires seamless flooring, polished or epoxy concrete, or ceramic tile.
3. Ceilings: Ceilings and walls are painted drywall and in good condition.
4. Casework: Laminated casework appears in serviceable condition, but the counter tops are chipped and delaminating.
5. Doors and Hardware: Door hardware is non-compliant; replace with ADA compliant lever handles.
6. Signage: Upgrade signage. Room Signage is deficient and noncompliant
7. Plumbing: Plumbing appears in serviceable condition.
8. HVAC: The HVAC system was replaced in 2008 and appears to be in good condition.
9. Lighting: Florescent lighting should be upgraded to LED.

Interior Conditions – Multi-Purpose Room — Categories 1-3

1. Flooring: The Multi-Purpose Room has 12”x12” vinyl tiles that are in serviceable condition.
2. Ceilings: Ceilings are drywall with acoustical tiles and appear to be in good condition.
3. Walls: Walls are tackable wall panels with painted drywall above and in good condition.
4. Casework: The wood cabinetry is in serviceable condition.
5. Windows: The steel window assemblies are single glaze and should be serviceable for a few more years.

6. Doors and Hardware: Door hardware needs replacement with updated ADA compliant hardware.
7. Plumbing: The sink on the stage needs replacement.
8. Signage: Lighted exit signage is serviceable; additional exit signage is recommended.
9. HVAC: The central HVAC system was upgraded with an Emergency Repair Grant circa 2008 and, with routine maintenance, should remain in serviceable condition for another 7-10 years.
10. Lighting: The florescent light fixtures should be replaced with more energy efficient LED.
11. Technology: Technology appears adequate.
12. Audio Visual: There are no projectors or large screen TVs for media.

Interior Conditions – Rest Rooms and Locker Rooms **Category 1**

The restrooms and locker rooms are non-ADA compliant, in failing condition, and need a full-scale modernization.

Building C – Administration, Media Center and Classroom Bldg. Categories 1-3

Building C was constructed in 1973. The building includes administration offices and support spaces, classrooms, Media Center and interior corridors.

Building Envelope and Exterior Conditions **Categories 2-3**

1. The path of travel is ADA accessible, however, the door hardware needs to be upgraded.
2. The exterior brick appears to be in good condition.
3. Paint is generally in good condition.
4. The windows need replacement.
5. Gutters and rain water leaders appear in good condition.
6. No dry rot was noted.
7. Security camera surveillance coverage could be improved.
8. Roofing conditions require additional inspection. The district report called for remediation in 2017-2018, however the work performed only addressed sheet metal repairs. Other work may be needed soon.

Interior Conditions **Categories 1-3**

Floor conditions vary:

1. Flooring: Carpet and vinyl tile floor covering generally appears serviceable for a few more years, except:
    a. Carpeting in Rm 9 needs replacement.
    b. The vinyl floor tiles in the interior corridor are worn.
2. Ceilings: Most ceilings are suspended T-bar and are generally in serviceable condition with some repairs needed, except as follows:
    a. T-bar ceiling in the work areas and Teacher Work Room are water damaged.

b. Repairs to track and tiles are needed in Rm 11.
c. Ceilings in Rm 12 are missing tiles.
d. Interior corridor is painted gyp board and is in relatively good condition.

3. Walls: Most wall finishes are tackable wall surfaces with painted drywall above and appear to be in relatively good condition.
4. Casework: Casework is a mix of wood and melamine with laminated counter tops, and appear to be in relatively good condition.
    a. The cabinetry in the work areas are in poor condition.
    b. Cabinetry with sinks need ADA upgrades.
5. Windows: Windows are single glaze aluminum or steel and in marginal condition.
    a. Windows with calking or glazing putty will need to be tested for asbestos, lead or PCB content.
6. Doors and Hardware: Doors and hardware need updated lever locksets, with ("Columbine" type) security locking mechanisms.
7. Signage: Most areas do not have adequate room or exit signage.
8. Plumbing: Plumbing appears to be in serviceable condition
    a. See note 4.b - some faucets and wheelchair access needs upgrade
    b. New drinking fountains with bottle fillers are needed.
9. HVAC: Mechanical systems are in good condition.
10. Lighting: 2x4 fluorescent lighting should be upgraded to LED fixtures.
11. Technology: IT technology distribution appears adequate (verify if additional drops are needed).
12. Audio Visual: Audio Visual is mostly provided by projectors on carts:
    a. Room 11 has a Smart Board.
    b. A District Standard for TV, Smart Boards or TV monitors should be established.

Parking, Emergency Vehicle and Access Roads and Hardcourts **Categories 1-2**

Asphalt and drainage conditions vary throughout the campus:

1. The District initiated some pavement work in 2018.
2. Newer asphalt surfaces will need repair and coatings within 5 years to maintain integrity and extend life.
3. Older asphalt areas are deteriorated and need more comprehensive remedial work or replacement.
4. Drainage needs improvement in several areas.
5. Asphalt repairs at the Kindergarten playground and interior courtyard have been made over the years, however the subbase conditions are poor.

Play Fields **Category 1**

The grass fields are undeveloped. The grass turf and irrigation systems are in need of renovation.

Play Structures **Categories 2-3**

1. The play structures are in serviceable condition.
2. Better ADA access needs to be provided to the Kindergarten structure.
3. The surrounding asphalt condition is failing and needs repair/replacement.

Reference Reports and Information

1. Building Inventory & Site Information
2. 2004-2009 Master Planning and Facility Assessment Documents
3. Original Building Construction Plans
4. New Construction and Modernization Plans
5. Available Site Information
6. AHERA/Hazmat/Roofing and other District M&O Reports and Project Lists
7. District Demographic Studies and Enrollment Information
8. Drinking Water Reports

River Delta Unified School District
Facilities Assessment
Conceptual Cost Estimate
October 16, 2019

Total Cost Summary by Site

Site	Construction	Soft Costs & Contingencies 30%	Total Cost	Escalations 10%	Total with Escalations
SFID #1					
Rio Vista High School	$28,458,438	$8,537,531	$36,995,969	$3,699,597	$40,695,566
Riverview Middle School	$12,872,258	$3,861,678	$16,733,936	$1,673,394	$18,407,329
D. H. White Elementary School	$9,521,397	$2,856,419	$12,377,816	$1,237,782	$13,615,598
Isleton Elementary School	$9,890,648	$2,967,194	$12,857,842	$1,285,784	$14,143,627
Subtotal SFID #1	**$60,742,742**	**$18,222,822**	**$78,965,564**	**$7,896,556**	**$86,862,120**
SFID #2					
Walnut Grove Elementary School	$10,544,976	$3,163,493	$13,708,469	$1,370,847	$15,079,315
Bates Elementary School	$10,063,179	$3,018,954	$13,082,132	$1,308,213	$14,390,346
Clarksburg Middle School	$6,130,871	$1,839,261	$7,970,132	$797,013	$8,767,146
Delta High School	$23,562,112	$7,068,633	$30,630,745	$3,063,075	$33,693,820
Subtotal SFID #2	**$50,301,137**	**$15,090,341**	**$65,391,479**	**$6,539,148**	**$71,930,626**
Total All Sites	**$111,043,879**	**$33,313,164**	**$144,357,043**	**$14,435,704**	**$158,792,747**

Cost Summary by Site and Condition

Site	Condition 1 (w/o Escalations)	Condition 2 (w/o Escalations)	Condition 3 (w/o Escalations)	Site Total (w/o Escalations)	Total with Escalations
SFID #1					
Rio Vista High School	$16,212,846	$7,474,397	$13,308,726	$36,995,969	$40,695,566
Riverview Middle School	$14,290,424	$711,735	$1,731,777	$16,733,936	$18,407,329
D. H. White Elementary School	$9,712,313	$676,534	$1,988,970	$12,377,816	$13,615,598
Isleton Elementary School	$8,212,420	$1,655,711	$2,989,711	$12,857,842	$14,143,627
Subtotal SFID #1	**$48,428,002**	**$10,518,378**	**$20,019,184**	**$78,965,564**	**$86,862,120**
SFID #2					
Walnut Grove Elementary School	$12,749,444	$486,841	$472,184	$13,708,469	$15,079,315
Bates Elementary School	$12,328,105	$554,294	$199,733	$13,082,132	$14,390,346
Clarksburg Middle School	$7,108,460	$741,228	$120,444	$7,970,132	$8,767,146
Delta High School	$17,910,828	$845,894	$11,874,023	$30,630,745	$33,693,820
Subtotal SFID #2	**$50,096,836**	**$2,628,258**	**$12,666,384**	**$65,391,479**	**$71,930,626**
Total All Sites	**$98,524,838**	**$13,146,636**	**$32,685,568**	**$144,357,043**	**$158,792,747**

River Delta Unified School District
Facilities Assessment
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Cost Estimate Assumptions:

Site	River Delta Unified School District
Project	Conceptual Cost Estimate
Estimate Title	Facilities Assessment
Estimate Date	10/16/19
Estimate No.	1
Plan Date	None
Estimator	MLJ
General Conditions	10.0%
GC P&O	8.0%
Design Contingency	10.0%
Bonds & Insurance	2.0%
Escalation	10.0%
Soft Costs	30%
FF&E	NIC
Construction Contingency	NIC

Exclusions:

Clarifications:

River Delta Unified School District
Facilities Assessment
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Date 10/16/19

Rio Vista High School

Cond-ition	CSI	Description	Qty	Unit	Total Construction Cost	Soft Costs & Contingencies 30%	Total Cost	Comments
	Site & Campus Wide Improvement							
2	09 91 13.	Exterior Painting	103,778	sf	$290,492	$87,147.54	$377,639	
3	10 14 00.	Marquee Sign Allowance	1	ls	$66,647	$19,994.04	$86,641	
2	25 10 00.	EMS System (Pelican)	103,778	sf	$193,661	$58,098.36	$251,760	
2	26 05 00.	Site Electrical Upgrades	1	ls	$133,294	$39,988.08	$173,282	
2	27 10 00.	New Data Backbone	103,778	sf	$221,327	$66,398.13	$287,725	
1	27 30 00.	VOIP Clock Bell Speaker System	103,778	sf	$165,995	$49,798.60	$215,794	
1	28 16 00.	IP Security Cameras	32	ea	$133,294	$39,988.08	$173,282	
1	28 46 00.	Fire Alarm Upgrade	103,778	sf	$1,244,965	$373,489.47	$1,618,454	
1	32 12 00.	Replace Damaged AC Paving	23,399	sf	$233,920	$70,176.08	$304,096	
	32 12 36.	Crack Seal/Slurry Seal & Stripe						
3		Student Lot - Seal & Stripe	105,000	sf	$62,981	$18,894.37	$81,876	
3		Staff Lot - Seal & Stripe	16,000	sf	$9,597	$2,879.14	$12,476	
3		SW Bldg. G - Seal	3,000	sf	$1,000	$299.91	$1,300	
3		E Bldg. F - Seal	2,650	sf	$883	$264.92	$1,148	
1	32 16 23.	ADA Improvements	1	ls	$333,234	$99,970.20	$433,204	
1	32 16 23.	Repair/Replace Hardscape	15,700	sf	$366,224	$109,867.25	$476,091	
	32 18 00.	Field Improvements						
3		Artifical Turf Field	1	ls	$1,999,404	$599,821.20	$2,599,225	
3		New Track	1	ls	$1,299,613	$389,883.78	$1,689,496	
3		Replace/Repair Bleachers	2	ls	$933,055	$279,916.56	$1,212,972	
3		New Concession/Toilet Building	4,000	sf	$2,399,285	$719,785.44	$3,119,070	
3		New Press Box	1	LS	$333,234	$99,970.20	$433,204	
1	32 31 00.	Fencing Repair/Replacement	1	ls	$66,647	$19,994.04	$86,641	
2	32 80 00.	Landscaping	1	ls	$66,647	$19,994.04	$86,641	
	Demolition							
2	02 41 16.	Demolish Boiler Room Building	896	sf	$41,801	$12,540.26	$54,341	
2	02 41 16.	Demolish Old Radio Station Building	496	sf	$23,140	$6,941.93	$30,082	
3	02 41 16.	Remove Existing Portables	2	ea	$26,659	$7,997.62	$34,656	
2	02 41 16.	Remove Old Radio Antenna	1	ls	$6,665	$1,999.40	$8,664	

River Delta Unified School District
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Rio Vista High School

Cond-ition	CSI	Description	Qty	Unit	Total Construction Cost	Soft Costs & Contingencies 30%	Total Cost	Comments
	Modernization							
	07 50 00.	Roofing						
1		Building D - Admin	8,725	sf				In Modernization Cost
1		Building E Theater	16,150	sf	$193,742	$58,122.67	$251,865	
2		Building J Ag Shop	5,000	sf				In Modernization Cost
1		Repair Allowance	84,280	sf	$140,425	$42,127.44	$182,552	
2	09 24 23.	Stucco end of Building D	600	sf	$9,597	$2,879.14	$12,476	
		Building Modernization*						*Modernization Legend:
2		Buildling B - Shop (L2)	6,625	sf	$1,103,838	$331,151.29	$1,434,989	L1 - Full Modernization
1		Building D - Cafeteria/Admin (L1)	17,655	sf	$4,118,272	$1,235,481.72	$5,353,754	L2 - Cosmetic & Minor MEP
3		Building E (L3)	14,681	sf	$1,223,052	$366,915.63	$1,589,968	L3 - Cosmetic Upgrades
3		Building F (L3)	15,526	sf	$1,293,448	$388,034.33	$1,681,482	
1		Building G - Gymnasium (L1)	23,470	sf	$5,474,701	$1,642,410.42	$7,117,112	
2		Building J - Ag Shop (L2)	4,521	sf	$753,275	$225,982.64	$979,258	
				sf				
	New Construction							
2		New Science Classrooms	4,000	sf	$2,905,800	$871,740.14	$3,777,541	2 ea. Modular Science Classrooms
3		Replace Portable Classrooms	960	sf	$588,625	$176,587.36	$765,212	One Modular Classroom
		TOTALS			**$28,458,438**	**$8,537,531**	**$36,995,969**	

Summary - Total Cost by Condition Level	**Condition 1**	**Condition 2**	**Condition 3**
	$16,212,846	**$7,474,397**	**$13,308,726**

River Delta Unified School District
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Riverview Middle School

Cond-ition	CSI	Description	Qty	Unit	Total Construction Cost	Soft Costs & Contingencies 30%	Total Cost	Comments
	Site & Campus Wide Improvement							
2	09 91 13.	Exterior Painting	42,587	sf	$119,208	$35,762.42	$154,970	
3	10 14 00.	Marquee Sign Allowance	1	ls	$66,647	$19,994.04	$86,641	
2	25 10 00.	EMS System (Pelican)	42,587	sf	$79,472	$23,841.61	$103,314	
1	26 05 00.	Electrical Service Upgrade	1	ls	$333,234	$99,970.20	$433,204	
1	27 10 00.	New Data Backbone	42,587	sf	$90,825	$27,247.56	$118,073	
1	27 30 00.	VOIP Clock Bell Speaker System	42,587	sf	$68,119	$20,435.67	$88,555	
1	28 16 00.	IP Security Cameras	15	ea	$62,481	$18,744.41	$81,226	
1	28 46 00.	Fire Alarm Upgrade	42,587	sf	$510,892	$153,267.51	$664,159	
	32 12 00.	Replace Damaged AC Paving						
3		Repair at Removed Portables	5,000	sf	$49,985	$14,995.53	$64,981	
	32 12 36.	Crack Seal/Slurry Seal & Stripe						
2		Playground - Seal & Stripe	65,965	sf	$39,567	$11,870.16	$51,437	
	32 16 23.	ADA Improvements						
1		ADA Ramp to Field	1	ls	$99,970	$29,991.06	$129,961	
1		ADA Improvements Allowance	1	ls	$199,940	$59,982.12	$259,923	
3	32 16 23.	New Parking Lot	12,210	sf	$651,006	$195,301.78	$846,308	
	32 18 00.	Field Improvements						
2		Repair Turf	135,000	sf	$89,973	$26,991.95	$116,965	
2		Irrigation Repair	135,000	LS	$71,979	$21,593.56	$93,572	
	32 31 00.	Fencing Repair/Replacement						
2		New 8'H CL Fence	1,700	lf	$147,289	$44,186.83	$191,476	
3	32 80 00.	Landscaping Repair/Upgrades	1	ls	$66,647	$19,994.04	$86,641	
	Demolition							
3	02 41 16.	Remove Existing Portable Classrooms	3	ea	$39,988	$11,996.42	$51,985	No replacement assumed
3	02 41 16.	Remove Restroom Portable	1	ea	$7,998	$2,399.28	$10,397	
	Modernization							

River Delta Unified School District
Facilities Assessment
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Riverview Middle School

Cond-ition	CSI	Description	Qty	Unit	Total Construction Cost	Soft Costs & Contingencies 30%	Total Cost	Comments
	07 50 00.	Roofing						
1		Repair Allowance	46,845	sf	$78,052	$23,415.52	$101,467	
		Building Modernization						*Modernization Legend:
1		Classroom/Admin Building (L1)	19,842	sf	$4,628,420	$1,388,526.10	$6,016,946	L1 - Full Modernization
1		Cafeteria / Art Classroom (L1)	6,242	sf	$1,456,033	$436,809.79	$1,892,842	L2 - Cosmetic & Minor MEP
1		Gymnasium (L1)	14,853	sf	$3,464,667	$1,039,400.17	$4,504,067	L3 - Cosmetic Upgrades
	New Construction							
3		New Student Restrooms	750	sf	$449,866	$134,959.77	$584,826	
		TOTALS			**$12,872,258**	**$3,861,678**	**$16,733,936**	

Summary - Total Cost by Condition Level	**Condition 1**	**Condition 2**	**Condition 3**
	$14,290,424	**$711,735**	**$1,731,777**

River Delta Unified School District
Facilities Assessment
Conceptual Cost Estimate

Date 10/16/19

D. H. White Elementary School

Cond-ition	CSI	Description	Qty	Unit	Total Construction Cost	Soft Costs & Contingencies 30%	Total Cost	Comments
	Site & Campus Wide Improvement							
2	09 91 13.	Exterior Painting	37,407	sf	$104,708	$31,412.52	$136,121	
3	10 14 00.	Marquee Sign Allowance	1	ls	$66,647	$19,994.04	$86,641	
2	25 10 00.	EMS System (Pelican)	37,407	sf	$69,806	$20,941.68	$90,747	
1	26 05 00.	Site Electrical Upgrades	1	ls	$199,940	$59,982.12	$259,923	
1	27 10 00.	New Data Backbone	37,407	sf	$79,778	$23,933.35	$103,711	
1	27 30 00.	VOIP Clock Bell Speaker System	37,407	sf	$59,833	$17,950.01	$77,783	
1	28 16 00.	IP Security Cameras	15	ea	$62,481	$18,744.41	$81,226	
1	28 46 00.	Fire Alarm Upgrade	37,407	sf	$448,750	$134,625.07	$583,375	
	32 12 00.	Replace Damaged AC Paving						
2		Replace Walkway Paving	700	sf	$13,996	$4,198.75	$18,195	
	32 12 36.	Crack Seal/Slurry Seal & Stripe						
3		Parking Lot - Seal & Stripe	15,160	sf	$9,093	$2,727.99	$11,821	
3		Driveway - Seal	3,850	sf	$1,283	$384.89	$1,668	
3		Playground - Seal & Stripe	35,700	sf	$21,414	$6,424.09	$27,838	
1	32 16 23.	ADA Improvements	1	ls	$66,647	$19,994.04	$86,641	
	32 18 00.	Field Improvements						
2		Repair Turf	110,000	sf	$73,311	$21,993.44	$95,305	
2		Irrigation Repair	110,000	LS	$58,649	$17,594.76	$76,244	
2	32 31 00.	Fencing Repair/Replacement	1	ls	$66,647	$19,994.04	$86,641	Allowance
2	32 80 00.	Landscaping Repair/Upgrades	1	ls	$66,647	$19,994.04	$86,641	Allowance
2	00 33 40.	Storm Drain Repairs/Upgrades	1	ls	$66,647	$19,994.04	$86,641	Allowance
	Demolition							
3	02 41 16.	Remove Existing Portables	1	ea	$13,329	$3,998.81	$17,328	
	Modernization							
	07 50 00.	Roofing						
		Building A - Classrooms	11,550	sf				In Modernization Cost

River Delta Unified School District
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D. H. White Elementary School

Cond-ition	CSI	Description	Qty	Unit	Total Construction Cost	Soft Costs & Contingencies 30%	Total Cost	Comments
		Building B - Classrooms	11,370	sf				In Modernization Cost
1		Building H - Multi	11,650	sf	$139,758	$41,927.50	$181,686	
1		Repair Allowance	6,580	sf	$10,963	$3,289.02	$14,252	
		Building Modernization						*Modernization Legend:
1		Building A - Classrooms (L1)	9,550	sf	$2,227,669	$668,300.79	$2,895,970	L1 - Full Modernization
1		Building B - Classrooms (L1)	9,920	sf	$2,313,977	$694,193.07	$3,008,170	L2 - Cosmetic & Minor MEP
1		Building C - Admin (L1)	1,259	sf	$293,679	$88,103.74	$381,783	L3 - Cosmetic Upgrades
1		Building D - Classrooms (L1)	960	sf	$223,933	$67,179.97	$291,113	
1		Building E - Classrooms (L1)	3,840	sf	$895,733	$268,719.90	$1,164,453	
1		Building F - Classrooms (L1)	1,920	sf	$447,866	$134,359.95	$582,226	
3		Building H - Multi (L3)	9,958	sf	$829,586	$248,875.81	$1,078,462	
	New Construction							
3		Modular Classroom Building	960	sf	$588,625	$176,587.36	$765,212	
		TOTALS			**$9,521,397**	**$2,856,419**	**$12,377,816**	

Summary - Total Cost by Condition Level	Condition 1	Condition 2	Condition 3
	$9,712,313	**$676,534**	**$1,988,970**

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Isleton Elementary School

Cond-ition	CSI	Description	Qty	Unit	Total Construction Cost	Soft Costs & Contingencies 30%	Total Cost	Comments
	Site & Campus Wide Improvement							
2	09 91 13.	Exterior Painting	39,723	sf	$111,191	$33,357.38	$144,549	
3	10 14 00.	Marquee Sign Allowance	1	ls	$66,647	$19,994.04	$86,641	
2	25 10 00.	EMS System (Pelican)	39,723	sf	$74,128	$22,238.25	$96,366	
1	26 05 00.	Electrical Service Upgrade	1	ls	$333,234	$99,970.20	$433,204	
1	27 10 00.	New Data Backbone	39,732	sf	$84,736	$25,420.90	$110,157	
1	27 30 00.	VOIP Clock Bell Speaker System	39,723	sf	$63,538	$19,061.36	$82,599	
1	28 16 00.	IP Security Cameras	18	ea	$74,978	$22,493.30	$97,471	
1	28 46 00.	Fire Alarm Upgrade	39,723	sf	$476,534	$142,960.19	$619,494	
	32 12 00.	Replace Damaged AC Paving						
1		Replace Damaged AC Paving - Playground	16,383	sf	$163,781	$49,134.35	$212,916	
1		Replace Damaged AC Paving - BB Courts	18,771	sf	$187,654	$56,296.22	$243,950	
	32 12 16.	Asphalt Paving						
3		Pave Area West of Building A	3,729	sf	$74,558	$22,367.33	$96,925	
	32 12 36.	Crack Seal/Slurry Seal & Stripe						
2		Courtyard - Repair & Slurry Seal	7,769	sf	$12,944	$3,883.34	$16,828	
2		Playground - Seal & Stripe	53,843	sf	$32,296	$9,688.85	$41,985	
2		Playground - Repair, Slurry & Stripe	15,938	sf	$31,867	$9,559.95	$41,426	
	32 16 23.	Concrete Walkways		sf				
1		ADA Improvements Allowance	1	ls	$199,940	$59,982.12	$259,923	
2		Replace Walkway at Street	4,560	sf	$106,368	$31,910.49	$138,279	
3	32 16 23.	New Staff Parking Lot behind Gym	10,315	sf	$549,969	$164,990.82	$714,960	
	32 18 00.	Field Improvements						
2		Repair Turf	140,835	sf	$46,931	$14,079.30	$61,010	
2		Irrigation Repair	140,845	LS	$37,547	$11,264.24	$48,812	
	32 31 00.	Fencing Repair/Replacement						
2		New 6'H CL Fence	1,158	lf	$74,090	$22,226.97	$96,317	
2		New 12'H CL Fence at BB Courts	556	lf	$72,629	$21,788.71	$94,418	
1		D Street Traffic Control Gates	2	ea	$33,323	$9,997.02	$43,320	
2	32 80 00.	Landscaping Repair/Upgrades	1	ls	$66,647	$19,994.04	$86,641	
1		Replace Hardscape/Landscape at Bldg. E/F	7,691	sf	$61,510	$18,452.90	$79,963	

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Isleton Elementary School

Cond-ition	CSI	Description	Qty	Unit	Total Construction Cost	Soft Costs & Contingencies 30%	Total Cost	Comments
	Demolition							
3	02 41 16.	Demo Maintenance Shop Building	5,000	sf	$233,264	$69,979.14	$303,243	
	Modernization							
	07 50 00.	Roofing						
1		Repair Allowance	43,700	sf	$72,812	$21,843.49	$94,655	Allowance
		Building Modernization						*Modernization Legend:
1		Building A - Cafeteria (L1)	3,910	sf	$912,061	$273,618.44	$1,185,680	L1 - Full Modernization
3		Building E/F - Classrooms (L3)	16,509	sf	$1,375,340	$412,602.01	$1,787,942	L2 - Cosmetic & Minor MEP
1		Building D - Gym (L1)	11,341	sf	$2,645,445	$793,633.43	$3,439,078	L3 - Cosmetic Upgrades
2		Building B - Admin Library (L2)	3,643	sf	$606,986	$182,095.72	$789,081	
1		Building P - Classrooms (L1)	4,320	sf	$1,007,700	$302,309.88	$1,310,010	
	New Construction							
		None						
		TOTALS			**$9,890,648**	**$2,967,194**	**$12,857,842**	

Summary - Total Cost by Condition Level	Condition 1	Condition 2	Condition 3
	$8,212,420	**$1,655,711**	**$2,989,711**

River Delta Unified School District
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Walnut Grove Elementary School

Cond-ition	CSI	Description	Qty	Unit	Total Construction Cost	Soft Costs & Contingencies 30%	Total Cost	Comments
	Site & Campus Wide Improvement							
2	09 91 13.	Exterior Painting	38,363	sf	$107,384	$32,215.32	$139,600	
3	10 14 00.	Marquee Sign Allowance	1	ls	$66,647	$19,994.04	$86,641	
2	25 10 00.	EMS System (Pelican)	38,363	sf	$71,590	$21,476.88	$93,066	
1	26 05 00.	Electrical Service Upgrade						Appears to be upgraded.
1	27 10 00.	New Data Backbone	38,363	sf	$81,817	$24,545.00	$106,362	
1	27 30 00.	VOIP Clock Bell Speaker System	38,363	sf	$61,363	$18,408.75	$79,771	
1	28 16 00.	IP Security Cameras	15	ea	$62,481	$18,744.41	$81,226	
1	28 46 00.	Fire Alarm Upgrade	38,363	sf	$460,219	$138,065.64	$598,284	
	32 12 16.	Asphalt Paving						
3		Pave Parking South of Bldgs. B/C	12,338	sf	$246,686	$74,005.94	$320,692	
	32 12 36.	Crack Seal/Slurry Seal & Stripe						
3		Parking - Slurry Seal & Stripe	21,019	sf	$12,608	$3,782.29	$16,390	
3		Playground - Repair, Slurry Seal & Stripe	9,314	sf	$18,622	$5,586.73	$24,209	
3		Playground - Seal & Stripe	16,200	sf	$9,717	$2,915.13	$12,632	
3		Tennis Courts - Slurry Seal and Strip	14,901	sf	$8,938	$2,681.38	$11,619	
	32 16 23.	Concrete Walkways		sf				
1		ADA Improvements Allowance	1	ls	$66,647	$19,994.04	$86,641	
1		Replace Concrete Walkways at Front	2,389	sf	$55,727	$16,718.02	$72,445	
	32 18 00.	Field Improvements						
2		Repair Turf	103,740	sf	$34,570	$10,370.91	$44,941	
2		Irrigation Repair	103,740	LS	$27,656	$8,296.73	$35,952	
	32 31 00.	Fencing Repair/Replacement						
2		Fencing Repair Allowance	1	ls	$66,647	$19,994.04	$86,641	
2	32 80 00.	Landscaping Repair/Upgrades	1	sf	$66,647	$19,994.04	$86,641	
	Demolition							
		None						
	Modernization							

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Walnut Grove Elementary School

Cond-ition	CSI	Description	Qty	Unit	Total Construction Cost	Soft Costs & Contingencies 30%	Total Cost	Comments
	07 50 00.	Roofing						
1		Repair Allowance	42,200	sf	$70,312	$21,093.71	$91,406	
		Building Modernization						*Modernization Legend:
1		Building A - Classrooms/Auditorium (L1)	17,141	sf	$3,998,375	$1,199,512.44	$5,197,887	L1 - Full Modernization
1		Building B - Gym (L1)	10,427	sf	$2,432,242	$729,672.49	$3,161,914	L2 - Cosmetic & Minor MEP
1		Building C - Admin/Classrooms (L1)	10,795	sf	$2,518,083	$755,424.82	$3,273,508	L3 - Cosmetic Upgrades
	New Construction							
		None						
		TOTALS			**$10,544,976**	**$3,163,493**	**$13,708,469**	

Summary - Total Cost by Condition Level	Condition 1	Condition 2	Condition 3
	$12,749,444	$486,841	$472,184

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Bates Elementary School

Cond-ition	CSI	Description	Qty	Unit	Total Construction Cost	Soft Costs & Contingencies 30%	Total Cost	Comments
	Site & Campus Wide Improvement							
2	09 91 13.	Exterior Painting	33,240	sf	$93,044	$27,913.28	$120,958	
3	10 14 00.	Marquee Sign Allowance	1	ls	$66,647	$19,994.04	$86,641	
2	25 10 00.	EMS System (Pelican)	33,240	sf	$62,030	$18,608.85	$80,638	
1	26 05 00.	Electrical Service Upgrade	1	ls	$333,234	$99,970.20	$433,204	
1	27 10 00.	New Data Backbone	33,240	sf	$70,891	$21,267.26	$92,158	
1	27 30 00.	VOIP Clock Bell Speaker System	33,240	sf	$53,168	$15,950.45	$69,119	
1	28 16 00.	IP Security Cameras	12	ea	$49,985	$14,995.53	$64,981	
1	28 46 00.	Fire Alarm Upgrade	33,240	sf	$398,761	$119,628.34	$518,389	
	32 12 16.	Asphalt Paving						
3		Repair Access Road Paving	8,702	sf	$86,994	$26,098.22	$113,092	
	32 12 36.	Crack Seal/Slurry Seal & Stripe						
2		Parking - Slurry Seal & Stripe	25,950	sf	$15,565	$4,669.61	$20,235	
2		Playground - Repair, Slurry Seal & Stripe	17,524	sf	$35,038	$10,511.27	$45,549	
2		Playground - Seal & Stripe	36,892	sf	$22,129	$6,638.58	$28,767	
	32 16 23.	Concrete Walkways		sf				
1		ADA Improvements Allowance	1	ls	$199,940	$59,982.12	$259,923	
1		Replace Concrete Walkway	1,260	sf	$29,391	$8,817.37	$38,209	
	32 18 00.	Field Improvements						
2		Repair Turf	219,946	sf	$73,293	$21,988.05	$95,282	
2		Irrigation Repair	219,946	LS	$58,635	$17,590.44	$76,225	
	32 31 00.	Fencing Repair/Replacement						
1		Fencing Repair Allowance	1	ls	$66,647	$19,994.04	$86,641	
2	32 80 00.	Landscaping Repair/Upgrades	1	sf	$66,647	$19,994.04	$86,641	
	46 60 00.	Water Filtration Equipment						
1		Mitigation of Arsenic in Well Water	1	ls	$466,528	$139,958.28	$606,486	
	Demolition							
		None						

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Bates Elementary School

Cond-ition	CSI	Description	Qty	Unit	Total Construction Cost	Soft Costs & Contingencies 30%	Total Cost	Comments
	Modernization							
	07 50 00.	Roofing						
1		Repair Allowance	36,565	sf	$60,924	$18,277.05	$79,201	
		Building Modernization						*Modernization Legend:
1		Building C/E/F/G - Classrooms/Admin / Library (L1)	23,082	sf	$5,384,195	$1,615,258.51	$6,999,454	L1 - Full Modernization L2 - Cosmetic & Minor MEP
1		Building H - Multi (L1)	10,158	sf	$2,369,494	$710,848.10	$3,080,342	L3 - Cosmetic Upgrades
		Building N - Library		NIC				
	New Construction							
		None						
		TOTALS			**$10,063,179**	**$3,018,954**	**$13,082,132**	

Summary - Total Cost by Condition Level	**Condition 1**	**Condition 2**	**Condition 3**
	$12,328,105	**$554,294**	**$199,733**

River Delta Unified School District
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Clarksburg Middle School

Cond-ition	CSI	Description	Qty	Unit	Total Construction Cost	Soft Costs & Contingencies 30%	Total Cost	Comments
	Site & Campus Wide Improvement							
2	09 91 13.	Exterior Painting	20,704	sf	$57,954	$17,386.18	$75,340	
3	10 14 00.	Marquee Sign Allowance	1	ls	$66,647	$19,994.04	$86,641	
2	25 10 00.	EMS System (Pelican)	20,704	sf	$38,636	$11,590.78	$50,227	
	26 05 00.	Electrical Service Upgrade						
1	27 10 00.	New Data Backbone	20,704	sf	$44,155	$13,246.61	$57,402	
1	27 30 00.	VOIP Clock Bell Speaker System	20,704	sf	$33,117	$9,934.96	$43,051	
1	28 16 00.	IP Security Cameras	10	ea	$41,654	$12,496.28	$54,151	
1	28 46 00.	Fire Alarm Upgrade	20,704	sf	$248,374	$74,512.19	$322,886	
	32 12 16.	Asphalt Paving						
2		Pave Parking Lot and Driveway	20,353	sf	$406,939	$122,081.61	$529,020	
	32 12 36.	Crack Seal/Slurry Seal & Stripe						
3		Playground - Repair, Slurry Seal & Stripe	10,004	sf	$20,002	$6,000.61	$26,003	
3		Playground - Seal & Stripe	10,004	sf	$6,001	$1,800.18	$7,801	
	32 16 23.	ADA Improvements						
1		ADA Improvements Allowance	1	ls	$199,940	$59,982.12	$259,923	
	32 31 00.	Fencing Repair/Replacement						
1		Fencing Repair Allowance	1	ls	$33,323	$9,997.02	$43,320	
2	32 80 00.	Landscaping Repair/Upgrades	1	ls	$66,647	$19,994.04	$86,641	
	Demolition							
		None						
	Modernization							
	07 50 00.	Roofing						
1		Repair Allowance	22,800	sf	$37,989	$11,396.60	$49,385	
		Building Modernization						*Modernization Legend:
1		Bldg. A - Classroom/Admin (L1)	20,704	sf	$4,829,494	$1,448,848.11	$6,278,342	L1 - Full Modernization
								L2 - Cosmetic & Minor MEP

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Clarksburg Middle School

Cond-ition	CSI	Description	Qty	Unit	Total Construction Cost	Soft Costs & Contingencies 30%	Total Cost	Comments
								L3 - Cosmetic Upgrades
	New Construction							
		None						
		TOTALS			**$6,130,871**	**$1,839,261**	**$7,970,132**	

Summary - Total Cost by Condition Level	**Condition 1**	**Condition 2**	**Condition 3**
	$7,108,460	**$741,228**	**$120,444**

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Delta High School

Cond-ition	CSI	Description	Qty	Unit	Total Construction Cost	Soft Costs & Contingencies 30%	Total Cost	Comments
	Site & Campus Wide Improvement							
	04 22 00.	CMU Masonry						
1		Containment Wall around Pressure Tank	1	ls	$53,317	$15,995.23	$69,313	
2	09 91 13.	Exterior Painting	67,804	sf	$189,795	$56,938.39	$246,733	
3	10 14 00.	Marquee Sign Allowance	1	ls	$66,647	$19,994.04	$86,641	
2	25 10 00.	EMS System (Pelican)	84,362	sf	$157,429	$47,228.64	$204,657	
1	26 05 00.	Site Electrical Upgrades	1	ls	$199,940	$59,982.12	$259,923	
1	27 10 00.	New Data Backbone	66,691	sf	$142,232	$42,669.52	$184,901	
1	27 30 00.	VOIP Clock Bell Speaker System	84,362	sf	$134,939	$40,481.69	$175,421	
1	28 16 00.	IP Security Cameras	28	ea	$116,632	$34,989.57	$151,621	
1	28 46 00.	Fire Alarm Upgrade	39,640	sf	$475,538	$142,661.47	$618,200	Modernized/New Only
	32 12 16.	Asphalt Paving						
3		Pave Access Road and between Wood Shop and Ag Classroom	11,496	sf	$229,851	$68,955.45	$298,807	
1		Pave at removed Modular Classroom	960	sf	$19,194	$5,758.28	$24,953	
	32 12 36.	Crack Seal/Slurry Seal & Stripe						
2		Slurry Seal Walkways/Plaza	16,213	sf	$5,403	$1,620.82	$7,024	
2		Slurry Seal Driveway	5,221	sf	$1,740	$521.94	$2,262	
2		Slurry Seal & Stripe Tennis Courts	15,400	sf	$9,237	$2,771.17	$12,008	
	32 16 23.	Concrete Walkways		sf				
1		ADA Improvements Allowance	1	ls	$199,940	$59,982.12	$259,923	
1		Replace Concrete Walkway	6,660	sf	$155,354	$46,606.11	$201,960	
1		New ADA Walkway Ramps	3	ea	$5,998	$1,799.46	$7,798	
2	32 16 23.	Repair/Replace Hardscape	1	ls	$66,647	$19,994.04	$86,641	
	32 18 00.	Field Improvements						
3		Artifical Turf Field	1	LS	$1,999,404	$599,821.20	$2,599,225	
3		New Track	1	ls	$1,299,613	$389,883.78	$1,689,496	
3		Replace/Repair Bleachers	2	LS	$933,055	$279,916.56	$1,212,972	
3		New Concession/Toilet Building	4,000	SF	$2,399,285	$719,785.44	$3,119,070	
3		New Press Box	1	LS	$333,234	$99,970.20	$433,204	
1		Replace ball field bleachers (5 rows)	1	ls	$19,994	$5,998.21	$25,992	

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Delta High School

Cond-ition	CSI	Description	Qty	Unit	Total Construction Cost	Soft Costs & Contingencies 30%	Total Cost	Comments
2		Repair Turf	320,575	sf	$106,826	$32,047.95	$138,874	
2		Irrigation Repair	320,575	LS	$85,461	$25,638.36	$111,100	
1	32 31 00.	Fencing Repair/Replacement	1	ls	$99,970	$29,991.06	$129,961	
	32 80 00.	Landscaping						
2		Landscape in front of Art Wing	3,017	sf	$28,150	$8,445.08	$36,595	
1		Landscape Repair/Replace	1	ls	$46,653	$13,995.83	$60,649	
1	33 22 00.	Storm Drain Repair Allowance	1	ls	$66,647	$19,994.04	$86,641	
	Demolition							
3	02 41 16.	Demolish Boiler Room Building	1	ls	$33,323	$9,997.02	$43,320	
1	02 41 16.	Remove Existing Portables (Bldg. I)	2	ea	$26,659	$7,997.62	$34,656	
1	02 41 16.	Demo Modular Classrooms (Bldg. L & M)	3,188	sf	$106,235	$31,870.50	$138,105	
1	02 41 16.	Demo Modular Media Center (Bldg. N)	4,090	sf	$136,293	$40,887.81	$177,181	
	Modernization							
	07 50 00.	Roofing						
1		Building F - Welding Shop	3,100	sf	$37,189	$11,156.67	$48,346	
1		Repair Allowance	90,000	sf	$149,955	$44,986.59	$194,942	
		Building Modernization						*Modernization Legend:
1		Building A - North Wing (L1)	6,510	sf	$1,518,547	$455,564.20	$1,974,112	L1 - Full Modernization
1		Building D - Cafeteria/Music (L1)	8,650	sf	$2,017,732	$605,319.56	$2,623,051	L2 - Cosmetic & Minor MEP
1		Building E - Modular Classrooms (L1)	2,155	sf	$502,683	$150,805.05	$653,489	L3 - Cosmetic Upgrades
1		Building H - Gym (L1)	21,835	sf	$5,093,315	$1,527,994.52	$6,621,310	
	New Construction							
1		New Modular Media Center	4,000	sf	$2,452,602	$735,780.67	$3,188,383	
3		Replace Portable Classrooms	3,000	sf	$1,839,452	$551,835.50	$2,391,287	If required
		TOTALS			**$23,562,112**	**$7,068,633**	**$30,630,745**	

River Delta Unified School District
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Delta High School

Cond-ition	CSI	Description	Qty	Unit	Total Construction Cost	Soft Costs & Contingencies 30%	Total Cost	Comments

Summary - Total Cost by Condition Level	Condition 1	Condition 2	Condition 3
	$17,910,828	$845,894	$11,874,023

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Alternate Add - Ground Mount PV Solar

Site	Construction	Soft Costs & Contingencies 30%	Total Cost	Escalations 10%	Total with Escalations
SFID #1					
Rio Vista High School	$1,762,629	$528,789	$2,291,418	$229,142	$2,520,560
Riverview Middle School	$723,324	$216,997	$940,321	$94,032	$1,034,353
D. H. White Elementary School	$635,344	$190,603	$825,947	$82,595	$908,541
Isleton Elementary School	$674,680	$202,404	$877,084	$87,708	$964,792
Subtotal SFID #1	**$3,795,977**	**$1,138,793**	**$4,934,770**	**$493,477**	**$5,428,247**
SFID #1					
Walnut Grove Elementary School	$651,581	$195,474	$847,055	$84,706	$931,761
Bates Elementary School	$564,569	$169,371	$733,939	$73,394	$807,333
Clarksburg Middle School	$351,649	$105,495	$457,144	$45,714	$502,859
Delta High School	$1,432,856	$429,857	$1,862,713	$186,271	$2,048,984
Subtotal SFID #2	**$3,000,655**	**$900,197**	**$3,900,852**	**$390,085**	**$4,290,937**
Total All Sites	**$10,592,608**	**$3,177,782**	**$13,770,391**	**$1,377,039**	**$15,147,430**

*Condition Level

River Delta Unified School District
Facilities Assessment
Conceptual Cost Estimate

Date 10/16/19

Add Alternate - Ground Mount PV Solar

Site	Total Building Area	Estimated SF/kW	Total kW	$/kW	Est. Cost	Soft Costs & Contingencies 30%	Total Cost
SFID #1							
Rio Vista High School	103,778 SF	325 SF	319 kW	$ 5,520	$ 1,762,629	$ 528,789	$ 2,291,418
Riverview Middle School	42,587 SF	325 SF	131 kW	$ 5,520	$ 723,324	$ 216,997	$ 940,321
D. H. White Elementary School	37,407 SF	325 SF	115 kW	$ 5,520	$ 635,344	$ 190,603	$ 825,947
Isleton Elementary School	39,723 SF	325 SF	122 kW	$ 5,520	$ 674,680	$ 202,404	$ 877,084
Subtotal SFID #1	**223,495 SF**		**688 kW**		**$ 3,795,977**	**$ 1,138,793**	**$ 4,934,770**
SFID #1							
Walnut Grove Elementary School	38,363 SF	325 SF	118 kW	$ 5,520	$ 651,581	$ 195,474	$ 847,055
Bates Elementary School	33,240 SF	325 SF	102 kW	$ 5,520	$ 564,569	$ 169,371	$ 733,939
Clarksburg Middle School	20,704 SF	325 SF	64 kW	$ 5,520	$ 351,649	$ 105,495	$ 457,144
Delta High School	84,362 SF	325 SF	260 kW	$ 5,520	$ 1,432,856	$ 429,857	$ 1,862,713
Subtotal SFID #1	**176,669 SF**		**544 kW**		**$ 3,000,655**	**$ 900,197**	**$ 3,900,852**
Total All Sites	**400,164 SF**		**1,231 kW**		**$ 6,796,632**	**$ 2,038,989**	**$ 8,835,621**