POTTER VALLEY UNIFIED
COMMUNITY SCHOOL DISTRICT

FACILITY ASSESSMENT AND MASTER PLAN REPORT

Prepared for
Potter Valley Community Unified School District
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November 2013

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Introduction
Potter Valley was established in the mid 1800's and is located just northeast of Ukiah and Lake Mendocino in Mendocino County, with the valley floor at roughly 1,000 ft in elevation. Potter Valley Community School District serves approximately 250 school children from Kindergarten through High School.

The facilities included in this assessment are Potter Valley Elementary School, Potter Valley Junior/Senior High School and Potter Valley Community Center. Some facilities on the school site exceed fifty years old with some facilities having been modernized over twenty five years ago. While the facilities demonstrate the staff's dedication to high maintenance and repair standards, the longevity of some building materials and infrastructure have well exceeded their useful life while others are approaching the need for replacement.

Life, safety and building codes have changed dramatically since these structures had been constructed, to conform to current modern day standards these facilities would require a vast number of improvements.

The School Board and administration recognize the need to modernize its facilities so their facilities can meet the demands of current and future educational programs. This recognition is the impetuous to the need for this Facility Assessment Report and a long range capital improvement plan.

Purpose of Study
Potter Valley Community Unified School District is seeking to identify the deficiencies associated with their facilities and the cost for improving those deficiencies. In addition the District seeks assistance in identifying possible funding sources to meet these required capital improvements.

Objective of Report
The object of the report is to provide the School District with a comprehensive understanding of the capital improvement needs for its facilities and present a long-range capital improvement and funding plan. It's not the objective of this report to present one design or approach toward facility rehabilitation but be the starting block toward a programming and design process in bringing the schools into meeting the demands of a twenty first century educational environment.

Assessment Methodology
Alameida Architecture has produced this report with the input of administration and staff to provide empirical knowledge of the facilities and their histories. Numerous field visits where conducted by Alameida Architecture to review the campus's buildings, infrastructure and amenities. In the process extensive notes and photographs were taken documenting the facility's condition and were assessed relative to current building codes and standards. Original construction documents, subsequent modernization drawings, and utility usage / cost data was provided by the District to aid in the assessment and recommendations presented in this report.
EXECUTIVE SUMMARY

The recommendations for facility improvements to Potter Valley Community Unified School District are based on conversations with Administration and staff, detailed review of the facilities and carefully prioritizing the probable construction cost with potential revenue sources. The result is a recommended long range capital improvement plan outlined following the summary of potential cost and funding sources.

Definitions of recommended prioritization:

**Required Improvements (R):** Describes work that is required to meet current building code standards or other regulatory agencies, resolve existing health, life and safety deficiencies. While many of the improvements under this category will be compulsory once any work is undertaken, some are prudent for the district's benefit.

**Necessary Improvements (N):** Describes improvements that replace deteriorated, poorly functioning or obsolete materials or equipment. The work include items currently deteriorated or estimated to have a remaining useful life of 1 to 3 years.

**Desired Improvements (D):** Describes improvements that replace deteriorated or obsolete materials or equipment. The work include items with progressive deterioration or estimated to have a remaining useful life of 3 to 8 years. Desired Improvements may also include educational improvements not yet existent in the facility.

All deficiencies are identified under one of the above three categories. In addition deficiencies may also be identified as being a Conservation Improvement as well, as described below.

**Conservation Improvements (C):** Describes improvements that if replaced will reduce the cost of energy consumption by the district or otherwise offset expenditures away from the general fund.

**Summary of Probable Cost**

School buildings and sites are considered "Essential Facilities" under the State building standards due to the importance of its occupants and the often utilization of these facilities as disaster relief sites in the event of a disaster, such as an earthquake.

This higher standard of construction and engineering compounded by the State's prevailing wage laws result in a much higher cost of construction then typical commercial buildings.

<table>
<thead>
<tr>
<th>SUMMARY OF PROJECT COSTS</th>
<th>Construction</th>
<th>Soft Cost*</th>
<th>Contingency</th>
<th>Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Potter Valley Elementary &amp; Middle School</td>
<td>1,632,881</td>
<td>261,261</td>
<td>163,288</td>
<td>2,057,431</td>
</tr>
<tr>
<td>Potter Valley High School</td>
<td>1,089,075</td>
<td>174,252</td>
<td>108,907</td>
<td>1,372,234</td>
</tr>
<tr>
<td>Joint Use Buildings</td>
<td>702,689</td>
<td>112,430</td>
<td>70,269</td>
<td>885,388</td>
</tr>
<tr>
<td>Site work</td>
<td>518,675</td>
<td>82,988</td>
<td>51,868</td>
<td>653,531</td>
</tr>
<tr>
<td>TOTAL CONSTRUCTION</td>
<td></td>
<td></td>
<td></td>
<td>4,965,602</td>
</tr>
</tbody>
</table>

*Soft cost includes C.D.E. and DSA permitting fees, testing, inspection, architecture, engineering and other non-direct construction expenses.
## FACILITY ASSESSMENT AND MASTER PLAN

<table>
<thead>
<tr>
<th>FACILITY</th>
<th>PROBABLE PROJECT COST BY PRIORITY</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Required</td>
</tr>
<tr>
<td>Potter Valley Elementary &amp; Middle School</td>
<td>496,237</td>
</tr>
<tr>
<td>Potter Valley High School</td>
<td>290,181</td>
</tr>
<tr>
<td>Joint Use Buildings</td>
<td>237,400</td>
</tr>
<tr>
<td>Site work</td>
<td>234,286</td>
</tr>
<tr>
<td>Totals</td>
<td>1,258,104</td>
</tr>
</tbody>
</table>

Separate from the above probable cost, Installation of onsite solar production is estimated at $900,000 for a 150 KW system. That cost may be offset by roughly 15% if C.E.C. incentives were to become available.

### FUNDING STRATEGIES

The funding of capital improvements for public schools can be a complicated and sometime convoluted process. The large capital outlay for the construction of educational facilities demands that as many funding resources be explored as possible.

**Potential Fund Sources**

*Local Bond Initiative*

In order to obtain State Bond funds the school district must provide matching funds at a minimum of forty percent of a defined project. The source of these matching funds are almost always Local General Obligation Bonds. A preliminary analysis of local bond capacity is provided in Appendix A. The maximum potential amount illustrated is $3,500,000, which could only be achieved by two sequential bond sales over a four year period for $1,7500,000 each.

*State Modernization Funds*

The State of California recognizes that school districts often cannot fund school construction solely from local revenues therefore periodically sale State-wide General Obligation Bonds to fund school construction. These funds are distributed to local school districts on a matching funds basis. The current matching ratio used for funding modernizations is sixty percent state dollars to forty percent locally provided dollars.

At the time of this report essentially all State voter approved bond dollars are committed to existing projects. Any State Bond funds available to Potter Valley Community Unified School District would have to come from a future State-wide Bond initiative.

The projected State bond eligibility for PVCUSD is about $1,673,000. In addition to the District's eligibility assumptions listed in Appendix B, other associated grants may be pursued that could increase the District's eligibility.

*State Proposition 39 funding - California Clean Energy Jobs Act*

In 2012, the State of California passed Proposition 39 Clean Energy Jobs Act. This act provides various grants and loans for projects specific to reducing energy consumption. As one component provides that revenues from out of state corporate taxes be distributed to K-12 school Districts. The anticipated distribution to Potter Valley for qualified projects is at least $50,000.
for Fiscal year 2013-14, the amount for fiscal year 2014 -2015 through 2017 -2018 will be
determined in the States annual budgets. Included in this assumption an equal amount for fiscal
year 2014-2015 of at least $50,000 is included for a total of $100,000. Future years beyond the
first two are not included in this analysis. Appendix D lists sample projects that may qualify.

Developer School Impact Fees
PVCUSD as does every school District may collect Developer School Impact fees for every
residential construction project within its boundaries. At this time the District has elected not to
collect developer fees therefore no developer fees are included in this analysis.

California Energy Commission Grants and Loans
C.E.C have numerous grant and loan opportunities that may be afforded to PVCUSD including:

The Bright Schools Program
This program provides technical assistance, usually at no cost that could further explore
energy conservation ideas presented in this report, as well as additional recommendations.

The California Solar Initiative - CSI
The CSI offers solar rebates to consumers of Pacific, Gas and Electric Customers, as well
as other providers of electricity. If the District were to elect to add solar panels the amount
of rebate would vary depending on the size and orientation and type of panels installed. In
addition, the saving from monthly energy consumption would be a positive offset to the
District's general fund.

California Energy Assistance Act (ECCAA)
ECCAA provides for low interest loans, usually revenue neutral, to public agencies to encourage
the installation of energy efficiency and generation systems. This program may provide a
revenue neutral means to capture CSI funds.

<table>
<thead>
<tr>
<th>Potential Funding Source</th>
<th>2014</th>
<th>2015</th>
<th>Years 2016 -2018</th>
<th>2019</th>
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</thead>
<tbody>
<tr>
<td>State Bond Funds</td>
<td></td>
<td></td>
<td>1,673,000</td>
<td></td>
</tr>
<tr>
<td>Local Bond Funds</td>
<td></td>
<td>1,750,000</td>
<td>1,750,000</td>
<td></td>
</tr>
<tr>
<td>Proposition 39</td>
<td>50,000</td>
<td>50,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C.E.C. Grant Funds</td>
<td></td>
<td></td>
<td>1,673,000</td>
<td>1,750,000</td>
</tr>
<tr>
<td>Subtotals</td>
<td>$50,000</td>
<td>1,800,000</td>
<td>1,673,000</td>
<td>1,750,000</td>
</tr>
<tr>
<td>Total Projected Funding</td>
<td></td>
<td></td>
<td>$5,273,000</td>
<td></td>
</tr>
</tbody>
</table>

RECOMMENDED LONG RANGE PLAN


A local bond measure must be passed to have sufficient funds to address the magnitude of
deficiencies outlined in this report. A local bond measure will also allow the District to leverage
State modernization bond funds. If a bond were passed any proceeds will not be realized for 18
to 24 months from the time of this report. Any capital improvements for this first period will be
limited to maintenance funds on hand and Prop 39 Energy conservation funding. Given those
limits it is recommended the following:
Preservation of Property Projects - Deferred Maintenance funds
1. Re-roof gymnasium and locker rooms.
2. Repair water damaged locker room ceilings
3. Re-roof Main Elementary School building

Energy Reduction Projects - Proposition 39 funds
1. Replace or retrofit T-12 fixtures to 28 watt T-8 fixtures at Elementary School.
2. Add additional roofing insulation to Elementary School Main Building (in conjunction with re-roofing.)
3. Add blown-in insulation to Elementary School main building walls.

Design and permitting for the first large scale bond projects in 2015 assuming passage of a local bond.

Year 3-6 (2016-18) First local bond Series, leveraged State Bond Proceeds

The proceeds from a first bond sale could be available allowing the commencement of the first local bond funded construction projects. It is recommended that the following project(s) be undertaken as the first major capital improvement project(s).

Local Bond Funding
1. Renovation of restrooms at the Middle and High Schools
2. Increase thermal insulation at ceilings of Middle and High School
3. Upgrade electrical infrastructure at Elementary School
4. Parking and Site Safety Improvements
5. Renovate food services
6. Replace fire alarm panels at elementary and high school add devices at remodeled areas
7. Renovate Middle School interiors
8. Renovate wood and agriculture classrooms

Energy Reduction and savings projects - Proposition 39 funds
1. Increase thermal insulation at ceilings of Middle and High School

CEC Low interest Loan or grant and Proposition 39
1. Install solar electric power production, at net zero cost

It is likely that no State bonds funds will be available for the first round of capital projects. However, the start of local bond work could be used as matching funds for future state bond funding.

Year 7-10 (2019-2021) Second local bond Series

By the availability of the second series of local bond funds in 2017 State bond funds will most probably also be available, facilitating larger projects. It is recommended that the following project(s) be undertaken with their design and permitting starting in 2019.

1. Install air conditioning, if necessary after thermal improvements
2. Upgrade electrical infrastructure at the High School
3. Renovate High School classrooms and library
ENERGY AND RENEWABLE RESOURCES

POTENTIAL ENERGY REDUCTION

ELEMENTARY AND MIDDLE SCHOOL

Insulation: There are some opportunities to improve the thermal insulation in the main building which has no wall insulation and minimal in the roof. When considering re-roofing the main building rigid insulation should be included. Presently most of the roof has R-19 and could be improved to R-30 or possibly to R-38. The Junior High and Classrooms 7, 8 & 9 could have improved insulation values in the roof but would be more complicated to achieve given the roof is already vented. Presently the Junior high has R-11 walls and R-19 ceilings. The addition of insulation from the ceiling side could increase the R-value to R-30 or possibly R-38.

Fenestration Glazing Windows could be replaced with dual glazed windows. However in the main building the majority are north facing and other wings generally have adequate roof overhangs. The benefit of dual glazed windows would primarily be realized in reduced heating cost not cooling cost given window orientations.

Reduction in Electrical Consumption: The elementary school, as indicated in the assessment recommendations could benefit by replacing lesser energy efficient lighting utilizing current technologies. Most of the elementary school lighting is T-12 fluorescent and should be replaced with at least T-8 fluorescent ballast and tubes. Likely more effective to replace fixtures rather than retrofit. Alternatively LED or T-5 Fixtures could be explored for some special circumstances. Occupancy sensors should be added to all rooms to reduce consuming energy when rooms are not occupied. Automatic day lighting controls could also be considered in order to dim lights when adequate ambient day light is present, in particular at the main classroom wing.

Programmable thermostats should be installed where not installed at modular classrooms. Rooms heated by the central plant already on time clocks.

HIGH SCHOOL

Insulation the high school facilities were constructed in two phases, both are similarly designed. Walls have R-11 batten insulation and ceilings have R-19 insulation. The roofs have ridge vents which extend the life of the shingles so the addition of more insulation would need to be achieved from the ceiling below. Accomplishing more insulation is achievable but more complicated and expensive than adding from above. The addition of insulation from the ceiling side could increase the R-value to R-30 or possibly R-38.

Fenestration Glazing is single glazed replacing with double glazing would improve insulation quality. Dual glazed would largely benefit heating rather than cooling needs given most windows have large overhangs.

Passive Shading is achieved through large overhangs at most windows which presently a benefit. Some west facing windows, in particular at the library, would benefit from the addition of an exterior vertical shading device.

Reduction in Electrical Consumption: Most of the high school lighting has been retrofitted with T-8 fluorescent tubes and ballast. Any remaining T-12 fixtures should be replaced or retrofitted with at least T-8 fluorescent technology. Alternatively LED or T-5
Fixtures could be explored for some special circumstances where T-12’s remain, it would not be cost effective to change from T-8 to T-5.

Occupancy sensors should be added to all rooms to reduce consuming energy when rooms are not occupied.

**JOINT USE FACILITIES - GYMNASIUM**

**Insulation** at the gymnasium and original cafeteria structure has concrete walls. Rigid roof insulation was added during its modernization in the 1980's at the built-up low slope roofs.

**Fenestration Glazing** is single glazed replacing with double glazing would improve insulation quality but given the use of the facility not likely a cost effective to change.

**Passive Cooling** is achieved through the benefit of having concrete walls providing thermal mass to temper the spring and summer climate. Ridge vents in the gym if operational could provide natural cooling as well. The addition of electric or solar assisted fans may improve their effectiveness.

**Reduction in Electrical Consumption:** The Gymnasium Cafeteria where T-12 fluorescent are still present and should be replaced with at least T-8 fluorescent ballast and tubes. Alternatively LED or T-5 Fixtures could be explored for some special circumstances. Occupancy sensors should be added to most rooms to reduce consuming energy when rooms are not occupied. Gymnasium lighting should be on a time clock.

**PHOTO-VOLTAIC ELECTRICAL POTENTIAL**

Potter Valley Unified School District for the one year period reviewed used about 340,000 KWH per year at an annual cost of $50,000. To offset the cost of energy a solar photo voltaic system of approximately 150 KWH would be necessary. The cost of a ground mount system would be approximately $900,000 with a payback period of 15 years or with C.E.C. incentives possibly 13.5 years.

Given that funding a system would consume a majority of the District's bonding capacity it would be better to seek low interest or no interest loans to fund any solar energy production project. The California Energy Commission has a Grant and Loan Program that should be pursued.

The C.E.C. also has a Bright Schools Program that provides grants for professional energy consultants that could fund a more detailed energy study. The Summary below is a preliminary summary of potential solar production and is not meant to be a substitute for a more detailed energy study.
<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>PG&amp;E Rate Schedule</td>
<td>A-6</td>
</tr>
<tr>
<td>Utility Billing Range</td>
<td>6/2012 -6/2013</td>
</tr>
<tr>
<td>Annual Usage</td>
<td>339,893 KWH</td>
</tr>
<tr>
<td>Daily Average Use</td>
<td>931.21 KWH</td>
</tr>
<tr>
<td>Annual Cost</td>
<td>$50,473.75 $/YR</td>
</tr>
<tr>
<td>Average Cost per Kilowatt</td>
<td>$0.15 $/KWh</td>
</tr>
<tr>
<td>Annual Daily Insolation for Site</td>
<td>5.3 kWh/m2/day</td>
</tr>
<tr>
<td>Peak Annual Insolation</td>
<td>1934.5 kWh/m2/yr</td>
</tr>
<tr>
<td>Assumed Solar Array Size</td>
<td>150 KW</td>
</tr>
<tr>
<td>Cost per KW</td>
<td>6 $/watt</td>
</tr>
<tr>
<td>System Cost</td>
<td>$900,000.00</td>
</tr>
<tr>
<td>Straight Pay Back Cost</td>
<td>15 Approx. Yrs</td>
</tr>
<tr>
<td>(assuming 3.14 % Escalator)</td>
<td></td>
</tr>
<tr>
<td>California Energy Commission Incentive Program</td>
<td></td>
</tr>
<tr>
<td>could subsidize the cost of installation by about</td>
<td></td>
</tr>
<tr>
<td>to 15% of installation cost</td>
<td></td>
</tr>
<tr>
<td>Assumed Cost with Incentive</td>
<td>$765,000.00</td>
</tr>
<tr>
<td>Pay Back Cost with Incentive</td>
<td>12.5 Approx. Yrs</td>
</tr>
<tr>
<td>(assuming 3.14 % Escalator)</td>
<td></td>
</tr>
</tbody>
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General Site

Parking Lot, Bus Loading and passenger drop off area
There is little definition between areas used for parking, bus drop off and passenger loading. In addition there no distinction between school property and the public right of way. The school frontage area should be redesigned to clearly delineate pedestrian, vehicular bus and passenger routes and parking.

Asphalt condition varies on the frontage property. The parking area directly north of the elementary school is in need of re-paving and re-stripping. The parking area north of the gymnasium is in the best condition and could wait five years before a slurry coat may be considered. The parking north of the high school has light to moderate deterioration and could use a slurry coat in two to three years.

Re-stripping is faded and current accessible parking stalls do not meet current ADA standards.
Typically facility assessments do not provide proposed designs but for the purpose of describing the scope of this report's order of magnitude estimate. The sketch below delineates one proposed parking / drop off configuration.

**Conceptual - Bus /Passenger Vehicle Separation**

**Playground**

The playground pavement area is overall in good condition, some moderate "alligatoring" observed south of Classrooms 7,8 and 9. To extend the life of the asphalt a slurry coat should be considered within the next three years. The area south of the main classroom has some light deterioration and could use a slurry coat within the next five years.

**Outdoor Eating Area**

Picnics benches are provided under tree cover, no shade structures on the elementary campus. The benches could use refinishing but otherwise sound. A wheelchair accessible bench currently is not provided.

It's assumed during rainy weather the in-door cafeteria seating is adequate.
Play structure Areas
It's not the purpose of this report to evaluate the play structure equipment but wheelchair access to and ground surface conditions was reviewed.

**Area 1 and 3** has an enclosed area of pea gravel. Pea gravel generally is no longer considered a soft fall material its replacement with wood chips or synthetic material should be considered. No accessible path is provided for wheelchair access the enclosure should be modified or replaced to provide access.

**Area 2** has wood chips that appear to be of adequate depth. The perimeter enclosure should be modified to provide wheelchair access.

**Area 4** is a sand box area no deficiencies noted.

The assumption included in this report's cost estimate is modification of existing curb and wood chips as the soft fall enclosure.

**Drinking Fountains and Hydration**
Three drinking fountains observed on the elementary campus.
One drinking fountain is original and in an alcove that is original to the school and could be considered as historically significant. It would likely be required to remain if federal funding is sought for construction.

Two additional stainless steel drinking fountains were added adjacent to the main building's restrooms. One is flanked by cement plaster wing walls to meet ADA standards. The second drinking fountain is considered an obstruction to the seeing impaired and should have a detectable warning added. It also has cosmetic damage.

No hydration stations provided.

**Walkways and Path of Travel**
Walkways are generally in good condition with level transitions from concrete to asphalt. Most of the concrete is weathered but in good service, some spalling is evident in front of the gymnasium that requires repair and stairs west of the gym. The elementary side of the campus is relatively level meeting accessibility standards for the most part. However, adjacent to the elementary office is a ramp that will need to be modified. Likewise the entry between the administration office and the gymnasium is warped too abruptly to meet ADA standards.

**Site Utilities / Services / Amenities**

**Fire Protection** is provided by the Potter Valley Fire Department located directly to the east of the elementary school. There are no fire hydrants or above ground storage tanks on site to provide for firefighting water. However, there is reportedly a 1,000 gallon "bulge" in the irrigation water system that presumably could be used by the local fire department. Also its reported, since there is no city fire hydrant system the local fire department normally pumps water from local sources, the river or ponds.

**Electrical Service** for the elementary school, gymnasium and Jr. high wing a 600 amp service is located in the boiler room. The main switchgear and panels are over sixty
years old and have exceeded its serviceable life. The ability to find replacement parts must be difficult. The system is at risk of failing due to its age and load demands. Any further load increases, in particular air conditioning will require a service upgrade. Air conditioning can easily account for thirty percent of a buildings electrical demand

New service will be required to be located somewhere else other than the boiler room.

Electrical Main Service for Elementary School

Gas / Propane Service is provided by tanks that serve the boiler room and separate tanks supplying Food service equipment. Boilers were formerly supplied by diesel fuel but changed to propane when the boiler was replaced in about 2006. No deficiencies noted for service.

Domestic Water system has been changed relatively recent from a well west of the high school to a newer well east of the elementary school. As a result the water quality has improved greatly and system components excepting distribution lines are state of the art.

Replacing the site water distribution pipes should be considered. The existing pipes are a mix of plastic, galvanized and copper piping that progressively get smaller from west to east, the original direction of water flow. With the newer well the water direction progressively goes from smaller to larger requiring a larger water pressure than might otherwise be required.

In addition, the inclusion of isolation valves in a new distribution system would allow servicing distinct areas without turning off all the water service to all campuses.
This report estimates a new distribution installed by line-boring a method that will minimize site disruption when implemented.

**Irrigation Water** is predominantly provided through the adjacent river. As mentioned above the irrigation distribution system has a 1,000 gallon "bulge" storage capacity. A small portion of the site north of Classroom 10 is irrigated by domestic water. Presumably it has an anti-siphon valve though it was not observed.

**Fire Alarm** system for the elementary school is a Simplex model 2001 installed during the last modernization in the late 1980's it is functioning out of "trouble". Any substantive construction project will require that the main panel be replaced with smoke and heat detectors at area of work.

**Clock Speaker and Phones**
Master time clock system for the elementary school is a Simplex model 2350 installed when the school was modernized in the late 1980's. It appeared to be functioning adequately.

**Telecommunication System**

**Surveillance**
No surveillance equipment observed on the elementary school. See High School for general specific comments regarding surveillance.

**Alarm**
No intrusion alarms observed.

**Heating, Ventilation and Air Conditioning Site-wide**

**Central Heating Plant:** The elementary school, the gymnasium and high school heating is provided by a central plant boiler system. The boilers where replaced in about 2006. The system is comprised of three boilers operated by an existing central processing units that predates the boiler installation. Individual loops are run on time clocks. Off-hour override switches are located in the boiler room. No deficiencies noted in boiler system.

**Cooling:** The main campus building, classroom wing comprised of rooms 7,8 & 9 and the Jr. High Wing predominantly do not have air conditioning.

The exceptions are the administration offices that has a split system with its condenser located on the exterior north of the office. The system was installed in the last modernization and seems to be functioning as designed. The MDF room has a small split
system servicing the computer racks. Also the Jr. High Band room have heat pumps that provide cooling.

Individual modular classrooms have air conditioner/heat pack systems that are original to the individual installations.

Potential for Added Air Conditioning: In order to add air conditioning to the main elementary school building, rooms 7, 8 & 9 and the Junior High School wing the main electrical service will require an upgrade in electrical service. This report's cost estimate includes the cost of the required service upgrade as well as individual air conditioning cost per classroom.

A central plant air conditioning system with chiller or propane powered air conditioning was not estimated, past experience has demonstrated that alternative would be cost prohibitive.

Cost of Added Air Conditioning as a stand-alone project would be about $360,000 for the Elementary and Middle School classrooms and $300,000 for the High School classrooms. The project cost includes eighteen months inflation, engineering and permitting. It also includes the cost of upgrading the electrical service for each campus.

In addition to the cost provided in this report the District should expect an increased operating cost of about thirty percent for the cooling months. This cost could be potentially offset with renewable solar energy production discussed further in this report.

Boiler Equipment

Outdoor Sporting and Athletic Facilities
(See High School Report for additional amenities.)

Basketball Courts are in good condition, only minor cracking observed on asphalt. A slurry coat should be considered when the large play area resurfacing is planned. Ball walls surface was recently painted. Did not observe any deterioration at the pressure treated post. Tennis Courts: are worn and in need of restoration. This report's estimate assumes a full restoration.
POTTER VALLEY COMMUNITY UNIFIED SCHOOL DISTRICT
FACILITY ASSESSMENT AND MASTER PLAN

Basket ball court, ball walls and tennis court

RECOMMENDATIONS FOR SITE IMPROVEMENTS

1. Parking lot should be configured to better segregate pedestrian, bus and vehicular traffic. Repave eastern portion of parking lot and add slurry coat to remaining areas.

2. Add a slurry coat to the playground area or at a minimum partially adjacent to classrooms 7, 8 and 9.

3. Modified / replace drinking fountains to meet current ADA standards and a hydration station should be included.

POTTER VALLEY ELEMENTARY SCHOOL - BUILDINGS

MAIN CLASSROOM WING consist of the Administration offices, Classrooms 1-4, Library, Restrooms and Main Data Framework (MDF) room. The structure was constructed in 1954. The most recent modernization was in 1988 as DSA application # 50812

Elementary School Parking

South Elevation Elementary Main Building

Exterior

Exterior walls are constructed of wood stud framed walls predominately with a cement plaster finish. The surface condition of the walls are in good and undamaged condition. Review of the original plans do not indicate any wall insulation installed likewise no past modernization efforts indicate the addition of wall insulation either.

Roofing is asphalt shingles over diagonal shear bracing or plywood. The original construction included expansive amount of skylights at each classrooms that where replaced with solid roofing and R-30 insulation. At the original roof framing only R-11
exists. The shingles are very near their useful life, showing evidence of glass fiber strands fraying from the shingles.

**Fenestration:** The windows in this building are the original single glazed windows with steel sashes. The windows appear to be in good working order but do not meet the energy standards expected in modern construction. A few west facing windows at the principal's office and at the restrooms where replaced with single glazed aluminum, likely during the last modernization.

<table>
<thead>
<tr>
<th>RECOMMENDATIONS FOR BUILDING ENVELOPE - MAIN ELEMENTARY WING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recommendations:</td>
</tr>
<tr>
<td>1. Measures could be taken to add insulation into exterior walls which presently are not insulated. Most cost effective approach is to use blown in insulation.</td>
</tr>
<tr>
<td>2. Increase the insulation at the roofs by adding rigid insulation and provide for ridge vents to improve the life of new shingles.</td>
</tr>
<tr>
<td>3. Replacement windows with dual glazed thermal broken frames would improve the thermal comfort of the classrooms.</td>
</tr>
<tr>
<td>As a matter of priority insulating the exterior walls and roof would be the largest return on investment. Most the windows are north facing and less crucial to replace.</td>
</tr>
<tr>
<td>4. The roofing shingles should be replaced within the next 3 years.</td>
</tr>
<tr>
<td>5. Some rain gutters are damaged and should be replaced when the roofing work is undertaken,</td>
</tr>
</tbody>
</table>

**INTERIOR: ADMINISTRATION, STAFF LONGE AND NURSES ROOM**

**Finishes**

- **Walls:** are predominately vinyl wall covering over drywall. Some light soiling exists but generally in good condition. No signs of traffic wear patterns.
- **Floor:** sheet linoleum in public spaces and carpet in office areas. Sheet vinyl has some minor air bubbles in nurses room.
- **Ceiling:** 1x1 glue-on have stains in many locations including above reception desk. Some tile are broken and separating from the ceiling.
- **Natural Lighting:** North facing windows and west at principal's office.
- **Casework:** Casework is in good to condition with some minor plastic laminate damage. Some doors are drooping at the warm up kitchen cabinets. Nurses sink is not wheelchair accessible. Kitchen sink is accessible. Teachers mailboxes are in good condition and accessible but cabinet doors should have accessible door pulls installed.
- **Single Accommodation Restrooms:** at the Nurses room are not wheelchair accessible. Staff restroom is accessible to the standards when constructed, horn strobe installed in restroom. Any future construction beyond maintenance at the nurses room will require its restroom to be improved to current accessibility standards.

**Heating, Air conditioning and Ventilation**
POTTER VALLEY COMMUNITY UNIFIED SCHOOL DISTRICT
FACILITY ASSESSMENT AND MASTER PLAN

**Heating** Split system heat pump installed in the 1989 modernization.

**Cooling** Split system heat pump.

**Ventilation** Operable windows.

**Electrical**

- **Power Distribution.** Predominately original conduits and conductors with some surfaced mounted wire mold added in 1989.
- **Artificial Lighting** surface mounted fluorescent fixtures with T-12 tubes.
- **Data Distribution** surface mounted wire mold installed in 1989 modernization. Some runs are broken and unattached.

**Plumbing**

- **Sink and lavatories** have accessible levers. No evidence of leaks.

**Fire protection:** The elementary school main fire alarm panel, Simplex 2100 is located in the administration building. Current fire codes are substantially different than when the system was installed. Any substantive construction or planned modernization work will require the replacement of the fire alarm panel and addition of smoke and heat detectors throughout the planned construction.

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**Teachers Lounge - Elementary School**

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**RECOMMENDATIONS FOR ADMINISTRATION, NURSES ROOM AND STAFF LOUNGE**

1. After re-roofing the building, stained, damaged and broken ceiling tiles should be replaced. Broken wire mold should be repaired or replaced.

2. Remaining finishes should be re-evaluated for replacement in eight to ten years.

3. Plan to replace fire alarm main panel in conjunction of any substantive construction projects anywhere on campus.

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**INTERIOR: CLASSROOMS 1-4**

**Finishes**

- **Walls** predominately have a painted gypsum board finish, typically the south elevation has a large expanse of tack-wall material. In room 2, material appears to be in the process of being replaced. Tack wall is in good condition otherwise.
- **Doors** are in good condition and provide lever hardware for accessibility.
Floors is predominately carpet with vinyl composition tile at entry and wet casework. Carpet and vinyl appear to be new and excellent condition. Ceiling is 1x1 acoustical glue on ceiling tiles and generally in good condition. Some minor evidence of water damage or staining in rooms 2 and 4.

Natural lighting is provided by expansive northern windows. The south elevation have some door lites but the overall natural lighting distribution is unbalanced.

Casework
Classrooms 1-4 appear to have adequate built-in storage. The majority of the casework was updated with counter tops and doors in a modernization in the late 80's but the casework carcass is the original 1950's cabinets. Some minor delaminated or splintered plastic laminate surfaces evident in most rooms. Classroom 1 has casework to accommodate a wheel chair at the sink, classrooms 2 through 4 do not. Most future work will require accessibility to be provided at classrooms undertaking improvements.

Teaching Amenities
White boards are provided and appear to be in fair condition. Audio visual is provided by wall mounted TV monitors and at least two classroom utilized a document reader. No rooms where provided with smart boards.

Heating, Air conditioning and Ventilation
Heating is provided by an under counter radiator located midway on the north elevation. The heaters are original with fan coil unit replaced in 1989. The units are managed by a manual thermostat. The heating source is from a central plant boiler which was modernized in 2006. The majority of schools constructed of this era utilizing hydronic heating have failed due to corroded piping and underground leaks. The distribution supply and return pipes within these classrooms is fortunately located within the ceiling and likely has mitigated the need for repairs in its distribution system.

In Classroom 1 an open electrical junction box was observed adjacent to the heater controls. A cover should be installed immediately for safety.

Cooling is provided by natural or mechanical ventilation no air conditioning is provided.

Ventilation is provided by operable windows and an exhaust fan mounted within the ceiling manually operated by a wall switch. The operation of the exhaust fan appeared to be quiet enough to conduct class but likely inadequate to make any appreciable difference in cooling, likely marginally better with windows open.

Electrical
Power Distribution within the classrooms are predominately within the building walls, original conduit from the 1950's and conductors from the 1950's and some replaced in 1980's. To augment electrical requirements some surface wiremold conduits where added in the 1980's.

Artificial Lighting is provided by surface mounted fluorescent light fixtures. The fixtures utilizes older style less efficient T-12 tubes. Diffusers are yellowing but no cracks evident.
Data Distribution is provided by two means, surface mounted wire-mold conduit with Ethernet wiring with home runs to the MDF room and secondly a Wi-Fi unit within each classroom. Distribution appears to be adequate for the classroom's use.

Plumbing

Sinks are provided in each classroom with accessible faucets but only classroom 1 provides knee clearance. No leaks or dripping observed.

Drinking bubbler provided at each classroom sink.

Fire protection: Fire extinguisher in secure box located adjacent to exit. No smoke or heat detectors are installed.

<table>
<thead>
<tr>
<th>RECOMMENDATIONS FOR CLASSROOMS 1-4 INTERIORS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Replace existing light fixtures with new energy efficient direct/indirect fixtures. Alternatively retrofit existing fixtures from T-12 to T-8 tubes and electronic ballast.</td>
</tr>
<tr>
<td>2. Repair /replace ceiling tiles in conjunction with lighting work. While work is undertaken at ceiling provisions should be added to support ceiling mounted digital projectors.</td>
</tr>
<tr>
<td>3. After recommended building envelope insulating improvements are undertaken consider improving the thermal comfort of the classrooms either by the addition of air conditioning or promoting air movement with ceiling fans and improved exhaust.</td>
</tr>
<tr>
<td>4. Casework at a minimum will need to be retrofitted for wheelchair access at the sink and should consider full casework replacement.</td>
</tr>
<tr>
<td>5. Any substantive work undertaken will require the addition of fire alarm smoke detectors, horns and strobes.</td>
</tr>
</tbody>
</table>
INTERIOR: ROOM 5 - LIBRARY

Finishes

Walls predominately have a painted gypsum wall board finish and in good condition. Some rubber baseboard missing.
Doors are in good condition and provide lever hardware for accessibility.
Floors Carpet throughout with no signs of wear but with some light staining.
Ceiling is 1x1 acoustical glue on ceiling tiles and generally in good condition.
Natural lighting is provided by expansive northern windows. The south elevation have some door lites but the overall natural lighting distribution is unbalanced.

Casework

The majority of the case work was updated with counter tops and doors in a modernization in the late 80's but the casework carcass is from the original 1950's construction. The casework is predominately suited for a classroom environment and not necessarily for a library. Some minor delaminated or splintered plastic laminate surfaces is evident.

Teaching Amenities

Audio visual is provided by wall mounted TV monitors and at least two classroom utilized a document reader. No rooms where provided with smart boards.

Heating, Air conditioning and Ventilation

Heating is provided by an under counter radiator located midway on the north elevation. The heaters are the same as classrooms described above The distribution supply and return pipes within the library is concealed within the ceiling.

Cooling is provided by natural or mechanical ventilation no air conditioning is provided.

Ventilation is provided by operable windows and an exhaust fan mounted within the ceiling manually operated by a wall switch. The operation of the exhaust fan appeared to be quiet enough to conduct class but likely inadequate to make any appreciable difference in cooling, likely marginally better with windows open.

Electrical

Power Distribution within the classrooms are predominately within the building walls, likely original conduit from the 1950's. Some surface wiremold conduits where added in the 1980's to augment electrical requirements.

Artificial Lighting is provided by surface mounted fluorescent light fixtures. The fixtures utilizes older style less efficient T-12 tubes. Diffusers are intact with no cracks evident.

Data Distribution is provided by two means surface mounted wire-mold conduit and a Wi-Fi unit within the library. Distribution appears to be adequate for the library use.
Plumbing

Sink is provided in library with accessible faucets but does not provide required knee clearance. No leaks or dripping observed.

Drinking bubbler provided at sink.

Fire protection: Fire extinguisher in secure box located adjacent to exit. No smoke or heat detectors are installed in library.

RECOMMENDATIONS FOR ROOM 5 LIBRARY

1. Replace existing light fixtures with new energy efficient direct/indirect fixtures. Alternatively retrofit existing fixtures from T-12 to T-8 tubes and electronic ballast.

2. Repair /replace ceiling tiles in conjunction with lighting work. While work is undertaken at ceiling provisions should be added to support ceiling mounted digital projectors.

3. After recommended building envelope insulating improvements are undertaken consider improving the thermal comfort of the classrooms either by the addition of air conditioning or promoting air movement with ceiling fans and improved exhaust.

4. Casework at a minimum will need to be retrofitted for wheelchair access at the sink and should consider full casework replacement. Alternatively if the former classroom is to be permanently the library location replace casework intended for library storage and eliminate sink.

5. Any substantive work undertaken will require the addition of fire alarm smoke detectors, horns and strobos.
INTERIOR: CLASSROOMS 6 - KINDERGARTEN

Finishes
- **Walls** predominately have a painted gypsum board finish.
- **Doors** are in fair condition and does provide lever hardware for accessibility.
- **Floors** is predominately carpet with vinyl composition tile at entry and wet casework. Carpet and vinyl appear to be good condition.
- **Ceiling** is 1x1 acoustical glue on ceiling tiles but the eastern portion near the ridge has heavy past water damage / staining.

Natural lighting is provided by expansive northern windows. The south elevation has a small door lite.

Casework
Classrooms in room 6 built in storage is augmented by bookcases and furniture storage. The case work was updated with counter tops and doors in a modernization in the late 80's but the casework carcass is the original 1950's cabinets. Casework at sink area is at Kindergarten standard height. Casework to accommodate a wheel chair at the sink is not provided.

Teaching Amenities
White boards are provided and are in good condition.

Heating, Air conditioning and Ventilation
- **Heating** is provided by a under counter radiator located midway on the north elevation. The heaters are original with fan coil unit replaced in 1989. The units are managed by a manual thermostat.

- **Cooling** is provided by natural or mechanical ventilation no air conditioning is provided.
- **Ventilation** is provided by operable windows and an exhaust fan mounted within the ceiling manually operated by a wall switch. The operation of the exhaust fan appeared to be quiet enough to conduct class but likely inadequate to make any appreciable difference in cooling, likely marginally better with windows open.

Electrical
- **Power Distribution** Similar to the classrooms electrical conduits are predominately within the building walls, likely original conduit from the 1950's with a limited number of conductors replaced in the last modernization.

- **Artificial Lighting** is provided by surface mounted fluorescent light fixtures. The fixtures utilizes older style less efficient T-12 tubes. Diffusers show no cracks or damage.

- **Data Distribution** is provided by minimal surface mounted wire-mold conduit and a Wi-Fi unit within the classroom. Distribution appears to be adequate for classroom's use.

Plumbing
- **Sinks** are provided in the classroom with accessible faucets but no knee clearance meeting ADA requirements. No leaks or dripping observed.
- **Drinking bubbler** provided at classroom sink.
Kindergarten Restrooms

Contiguous with the kindergarten room is a water closet foyer with a sink, mirror and accessories in good condition. Two water closets are provided with lever hardware at doors but no other provisions to meet ADA requirements.

**Flooring:** is sheet vinyl in good condition.

**Walls:** Gypsum wall board with rubber base no damage evident

**Ceiling:** Gypsum wall board no damage evident

**Ventilation** is provided by operable windows and an exhaust fan mounted within the ceiling manually operated by a wall switch.

**Fire protection:** Fire extinguisher in secure box located adjacent to exit. No smoke or heat detectors are installed. Horn and strobe provided in water closets.

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**RECOMMENDATIONS FOR CLASSROOM 6 - KINDERGARTEN**

1. Replace existing light fixtures with new energy efficient direct/indirect fixtures. Alternatively retrofit existing fixtures from T-12 to T-8 tubes and electronic ballast.

2. Repair /replace ceiling tiles in conjunction with lighting work.

3. After recommended building envelope insulating improvements are undertaken consider improving the thermal comfort of the Kindergarten either by the addition of air conditioning or promoting air movement with ceiling fans and improved exhaust.

4. Casework at a minimum will need to be retrofitted for wheelchair access at the sink and should consider full casework replacement.

5. When work is undertaken the restrooms within the kindergarten will require modernization to current ADA accessibility standards.

6. Any substantive work undertaken will require the addition of fire alarm smoke detectors, horns and strobes.
INTERIOR: MAIN DATA FRAME ROOM (MDF)

Finishes
- Walls: painted cement plaster with aged paint but otherwise in good condition.
- Door: are in good condition and provide lever hardware for accessibility.
- Floors: is a mismatch of existing materials from previous room use.
- Ceiling: painted cement plaster with aged paint but otherwise in good condition.
- Natural lighting: N/A

Heating, Air conditioning and Ventilation
- Heating: none required
- Cooling: is provided by a Fujitsu split unit air conditioner. No condensate drain for the system is provided, the condensate drain drips on the floor.
- Ventilation: Minimal

Electrical
- Power Distribution: All surface mounted and appears to be adequate for purpose
- Artificial Lighting: is provided by surface mounted fluorescent light fixtures. The fixtures utilize older style less efficient T-12 tubes.
- Data Distribution: is provided over head between two data racks.

Plumbing: none
Fire protection: none

RECOMMENDATIONS FOR MDF ROOM

1. The condensate line should be re-directed to daylight on the exterior. Unit is mounted on exterior wall so may be easily accomplished with a drill, pipe stub and chalking. Installation of exhaust fan could reduce operating cost of air conditioning.

CUSTODIAN CLOSETS / PLUMBING CHASE

Finishes
- Walls: painted cement plaster with aged paint but otherwise in good condition.
- Door: are in good condition and door hardware not compliant with ADA requirements.
- Floors: is a mismatch of existing materials from previous room use.
- Ceiling: painted cement plaster with aged paint but otherwise in good condition.
- Natural lighting: N/A

Heating, Air conditioning and Ventilation
- Heating: none
- Cooling: none
- Ventilation: adequate

Electrical
- Power Distribution: All surface mounted and appears to be adequate for purpose
Artificial Lighting is provided by surface mounted fluorescent light fixtures. The fixtures utilizes older style less efficient T-12 tubes. Data Distribution is provided by over head between two data racks

Plumbing:
Mop sink is soiled but otherwise in good condition, overhead water heater appears to be installed properly and functioning.

Fire protection: none

CUSTODIAN CLOSETS / PLUMBING CHASE

1. Additional storage shelving an repainting in conjunction with any planned restroom renovations is recommended. Replacement of water heater if original to 1989 modernization.

INTERIOR: RESTROOM - BOYS

Interior
Finishes
Walls are painted gypsum board with a ceramic tile wainscot, both finishes in good condition excepting some broken tile near entry door. tile grout yellowing and stained at base courses.
Floors are ceramic tile in good condition excepting stained and worn grout.
Ceiling are painted gypsum board in good condition.
Doors is in fair condition some damage to louver vents and frames paint chipped.
Toilet Partitions are baked enamel steel in good condition though attachment hardware shows some signs of rust.
Accessories: Paper towel dispenser project too far from wall to be ADA compliant and housing damaged. Mirror frames show some rust and mirror de-silvering at corners.
Natural Lighting provided by north facing windows

Heating, Air conditioning and Ventilation
Cooling: None
Ventilation: Ceiling exhaust fan installed in 1989 and operable windows.

Electrical
Power Distribution: original in wall conduits.
Artificial Lighting: surface mounted fluorescent with T-12 tubes. Lens cover in good condition.

Plumbing
Condition appears to function correctly and porcelain undamaged.

Fire protection:
Horn /strobe installed. No smoke or heat detectors.
INTERIOR: RESTROOM - GIRLS

Interior

Finishes
- **Walls** are painted gypsum board with a ceramic tile wainscot, both finishes in good condition excepting some broken tile near door frame. Tile grout yellowing and stained at base course and other locations.
- **Floors** are ceramic tile in good condition excepting stained and worn grout.
- **Ceiling** are painted gypsum board in good condition.
- **Doors** is in fair condition some minor damage to louver vents and door frame's paint is chipped.
- **Toilet Partitions** are baked enamel steel in fair condition though bottom of partition near lavatory has rusted at bottom.
- **Accessories:** Mirror frames show some rust and mirror de-silvering at spots.

Natural Lighting provided by east facing windows

Heating, Air conditioning and Ventilation

- **Heating:** Fan coil unit refurbished in 1989 with manual thermostat. Thermostat is broken and fan coil unit housing rusting in locations.
- **Cooling:** None
- **Ventilation:** Ceiling exhaust fan installed in 1989 and operable windows.

Electrical

- **Power Distribution:** original in wall conduits.
- **Artificial Lighting:** surface mounted fluorescent with T-12 tubes. Lens cover in good condition.

Plumbing

- Condition appears to function correctly and porcelain undamaged.

Fire protection:
- Horn /strobe installed. No smoke or heat detectors.

Restrooms for Elementary School - Main building
RECOMMENDATIONS FOR BOYS AND GIRLS RESTROOM - MAIN BUILDING

1. Restroom stall layout will need to be reconfigured to meet current ADA requirements and partitions should be replaced with non-corrosive / graffiti resistant type.
2. Accessories should be replaced where worn or non-compliant with ADA standards. Ceramic tile wainscot should be re-grouted and individual tile broken tiles replaced.
3. Ceramic floor tile should also be re-grouted if not replaced.
4. Replace doors with FRP doors with louvered vent
5. Heater fan coil units should be refurbished and a programmable thermostat installed or controlled by an Energy Management System.
6. Artificial lighting should be replaced with newer energy efficient fixtures, minimally T-8 fluorescent.
7. Any substantive work undertaken will require the addition of fire alarm smoke detectors, horns and strobes.

CLASSROOM WING- CLASSES 7-9

This building consist of Classrooms 7 through 9 and was constructed in the very late 1970's or early 1980's. The structure was constructed under DSA Application # 42006.

Exterior

**Exterior walls** are constructed of wood stud framed walls predominately with a cement plaster finish. The surface condition of the walls is in good and undamaged condition.

**Roofing** is asphalt shingles over presumably shear plywood. The shingles are in fair condition.

**Fenestration**

The windows in this building are the original single glazed windows with aluminum frames. The windows appear to be in good working order but do not necessarily meet the energy standards in more current construction.

RECOMMENDATIONS FOR BUILDING CLASSROOM 7-9 EXTERIOR

**Passive Energy Conservation**

1. Increase the insulation at the roofs by adding insulation from interior side.
2. Replacement windows with dual glazed thermal broken frames would improve the thermal comfort of the classrooms.
3. As a matter of priority insulating the exterior walls and roof would be the largest return on investment. Most the windows are north facing and less crucial to replace.

**Predictive Capital Improvements**

1. The roofing shingles should be replaced in3 to 5 years. As a matter of priority the roofing and the gym/lockers and main classroom building should be replaced first.
2. Some rain gutters are damaged and should be replaced when the roofing work is undertaken.
Interior Finishes

**Walls** predominately have a painted gypsum board finish, typically with white boards at the east elevation and tack boards at the west elevations. A settlement crack is noticeable adjacent to the roof beam in room 9, likely non structural but should be monitored for further damage.

**Doors** are in good condition and provide lever hardware for accessibility and tall narrow window lites at entries. However other doors between classrooms do not provide lever hardware.

**Floors** is predominately carpet with vinyl composition tile at northern portion near wet casework. Carpet and vinyl appear to be very good condition.

**Ceiling** is 1x1 acoustical glue on ceiling tiles and generally in good condition. No evidence of water damage or staining.

**Natural lighting** is provided by large expanses of windows at the north and south elevations giving balanced natural lighting.

Casework

Built in casework is limited but augmented with furniture storage. Plastic laminate surfaces are in good condition with only some minor damage.

Teaching Amenities

White boards and tack boards are provided and appear to be in fair condition. Audio visual is provided by wall mounted TV monitors and at least two classroom. No rooms where provided with smart boards.

Heating, Air conditioning and Ventilation

**Heating** is provided by over head wall fan coil units located near the north entry doors. The units are managed by a manual thermostat. The heating source is from a central plant boiler. The distribution supply and return pipes within these classrooms is not known since no drawings were reviewed.

**Cooling** is provided by a wall fan above the south entry doors and operated manually by a switch. The fans are loud and generally ineffective. No air conditioning is provided.

**Ventilation** is provided by operable windows.

Electrical

**Power Distribution** within the classrooms are predominately within the building walls.

**Artificial Lighting** is provided by surface mounted fluorescent light fixtures. The fixtures utilizes older style less efficient T-12 tubes. Diffusers are in fair condition.

**Data Distribution** is provided through surface mounted wire-mold conduit with Ethernet wiring with home runs to the MDF room. Also a Wi-Fi unit within the classroom is provided. Distribution appears to be adequate for classroom's use.

Plumbing

**Water closet:** A non accessible uni-sex water closet is provided in room 9.

**Sinks** are provided in each classroom with accessible faucet and marginally accessible to wheel chairs.

**Drinking bubbler** provided at each classroom sink.
Fire protection: Fire extinguisher in secure box located adjacent to the north exit. No smoke or heat detectors are installed.

*Room 8 - Typical for Classroom Wing 7,8 and 9*

<table>
<thead>
<tr>
<th>RECOMMENDATIONS FOR CLASSROOMS 7-9:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Replace existing light fixtures with new energy efficient direct/indirect fixtures. Alternatively retrofit existing fixtures from T-12 to T-8 tubes and electronic ballast.</td>
</tr>
<tr>
<td>2. Repair /replace ceiling tiles in conjunction with lighting work. While work is undertaken at ceiling provisions should be added to support ceiling mounted digital projectors.</td>
</tr>
<tr>
<td>3. Consider improving the thermal comfort of the classrooms either by the addition of air conditioning or promoting air movement with ceiling fans and improved exhaust. Remove loud ineffective transom fans.</td>
</tr>
<tr>
<td>4. Casework at a minimum will need to be retrofitted for wheelchair access at the sink and should consider full casework replacement.</td>
</tr>
<tr>
<td>5. Any substantive work undertaken will require the addition of fire alarm smoke detectors, horns and strobes.</td>
</tr>
</tbody>
</table>

**MODULAR CLASSROOM - CLASSROOM 10**

This building consists of classroom 10 English Language Learners and two private offices. The north office has an exterior door. Record drawings were not available for review at the District. Reviewing other documents it appears the structures were constructed under DSA Application # 42006.

**Exterior**

*Exterior walls* are constructed of wood stud framed walls predominately with a T1-11 plywood paneling. The surface condition of the walls are in good condition excepting very minor damage to the rear from the site gate. Some minor rusting of the steel framing structure.
Roofing is metal roofing panels. Modular construction of this age has the potential to leak at mod lines, as a preventive measure application of a reflective/waterproofing coating is prudent.

Fenestration The windows in this building are the original single glazed windows with aluminum frames. The windows appear to be in good working order but do not necessarily meet the energy standards of current construction.

Finishes
Walls are panelized tackable surfaces to good condition, could use cleaning or paint.
Doors are in good condition and provide lever hardware for accessibility.
Floors are a lower grade consumer carpet with duct tape mends at torn seams.
Ceiling is 2x4 acoustical drop ceiling typically provided within modular construction. Some water stains are evident on ceiling tiles otherwise in adequate condition.
Natural lighting is provided by large expanses of windows at the north elevation. Additional windows provided at smaller office rooms and south elevation.

Casework
Classrooms consist of a double sided book case in the large teaching area and open base cabinet storage in the north office. Upper cabinets in north office in good condition however hardware to don't meet ADA requirements.

Teaching Amenities
White boards and tackable wall panels are in good condition. No Audio visual aids evident.

Heating, Air conditioning and Ventilation
Heating and Cooling. Provided by a heat pump package unit original to the classrooms installation. No reported problems with its operation.
Ventilation provided by operable windows.

Electrical
Power Distribution within the classrooms are within the building walls no evidence of problems.
Artificial Lighting is provided by recessed mounted fluorescent light fixtures. The fixtures utilizes older style less efficient T-12 tubes. Diffusers are in acceptable condition.
Data Distribution is provided through surface mounted wire-mold conduit. Also a Wi-Fi unit within the classroom is provided. Distribution appears to be adequate for classroom's use.

Plumbing
No plumbing provided.

Fire protection: Fire extinguisher in secure box located adjacent to the north exit. No smoke or heat detectors are installed. No exterior fire alarm pull station is present as customary in older modular classrooms.
Classroom 10 - Relocatable Building

RECOMMENDATIONS FOR CLASSROOM 10:

1. Replace Carpeting
2. Paint walls with a non-bridging paint
3. Replace broken or sagging ceiling tiles
4. Retrofit existing fixtures from T-12 to T-8 tubes and electronic ballast.
5. Replace casework hardware to be accessible type and refinish wood surfaces

MODULAR CLASSROOM - CLASSROOM 11 PRE-SCHOOL

This modular building consist of Preschool including a private office, kitchen/food prep and restrooms. Modular building constructed by Mod-tech and installed about 1996 under DSA Application 64686.

Exterior

Exterior walls are constructed of wood stud framed walls predominately with a T1-11plywood paneling. The surface condition of the walls are in good condition, similar to most of the campus repainting should be considered. Some

Roofing s metal roofing panels. Modular construction of this age has the potential to leak at mod lines, as a preventive measure application of a reflective/waterproofing coating is prudent. Some minor rusting is evident at the metal eave framing as well as some damage to the roof coping/flashing toward the rear of the classroom.

Fenestration

The windows in this building are the original single glazed windows with aluminum frames. The distribution of Windows provide well balance natural lighting. The windows appear to be in good working order but do not necessarily meet the energy standards of current construction.

Finishes

Walls are panelized tackable surfaces in good condition.
Doors are in good condition and provide lever hardware for accessibility.
Floors is VCT throughout excepting private office being carpet. Condition of VCT generally in good with some separation of seams in isolated areas
Ceiling is 2x4 acoustical drop ceiling typically provided within modular construction. Some water stains are evident on ceiling tiles and some sagging evident at a few panels.

Natural lighting is provided by large expanses of windows well distributed.

Casework
Preschool area consist of a large number of wood cabinets the majority of which are stained fir or oak wood. Finishes of many of the doors are worn and need a few coats of refinishing and need accessible hardware added. In particular the sink base cabinet is exceedingly worn, it too can be refinished but should be replaced or modified for wheelchair accessibility, existing faucet and drinking bubbler could be retained.

Plastic laminate casework at the kitchen area is delaminated or otherwise damaged in areas. Hardware is accessible and kitchen sink may require modification for wheelchair accessibility.

Teaching Amenities
Tackable wall panels are in good condition. No Audio visual aids evident but likely not necessary for use. Wall mounted television provided.

Heating, Air conditioning and Ventilation
Heating and Cooling. Provided by heat pump package unit in good condition. No reported problems with its operation though had been serviced while on site review. Unit is controlled by a programmable White and Rodgers thermostat that appears to be original.

Ventilation provided by operable windows.

Electrical
Power Distribution within the building walls no evidence of problems.

Artificial Lighting is provided by recessed mounted fluorescent light fixtures. The fixtures utilizes older style less efficient T-12 tubes. Diffusers are in acceptable condition, though some have improvised fabric diffusers added.

Data Distribution is provided through some limited surface mounted wire-mold conduit. Also a Wi-Fi unit within the classroom is provided. Distribution appears to be adequate for preschool use.

Plumbing
The facility has two accessible restrooms with water closet and lavatory, a custodian room with mop sink and kitchen sink at warm-up kitchen area and a classroom lavatory with drinking bubbler. All fixtures appear to be in good working condition a with no physical damage.

Fire protection: Fire extinguisher in secure box located adjacent to the east exit. No smoke or heat detectors are installed. Exterior fire alarm pull station is present as customary in older modular classroom installations.
RECOMMENDATIONS FOR CLASSROOM 11:

1. Replace any broken VCT
2. Paint walls with a non-bridging paint
3. Replace broken or sagging ceiling tiles
4. Replace or retrofit child's sink to be accessible.
5. Replace casework hardware to be accessible type and refinish wood surfaces

MODULAR CLASSROOM - CLASSROOM 12

This building consist of classroom 12. Record drawings were not available for review at the District. Reviewing other documents no DSA application number was identified, it may not be a certified structure.

**Exterior**

- **Exterior walls** are finished with a T1-11plywood paneling. The surface condition of the walls are good condition.

- **Roofing** is a built up membrane roof, reportedly a liquid applied coating is planned to be installed to extend the roof serviceability.

- **Fenestration**
  The windows in this building are the original single glazed windows with aluminum frames. The windows appear to be in good working order but do not necessarily meet the energy standards of current construction.

**Finishes**

- **Walls** are panelized tackable surfaces in fair condition though some damage and staining is evident.
- **Doors** are in good condition and provide lever hardware for accessibility.
- **Floors** are a lower grade consumer carpet with a metal cover along modular units joint.
Ceiling is 2x4 acoustical drop ceiling typically provided within modular construction. Some water stains are evident on ceiling tiles otherwise in adequate condition. Covering for modular joint line is deteriorated presumably from water infiltration through modular joint. Natural lighting is provided by large expanses of windows at the east and west elevations typical to modular classroom construction.

Casework
Classrooms consist of base and wall cabinets with a classroom sink. The case work is provided with accessible hardware, however uppers not in accessible reach range. Sink access or height does not meet ADA standards. Classroom also augmented with furnishing storage.

Teaching Amenities
No white board provided. No Audio visual aids evident.

Heating, Air conditioning and Ventilation
Heating and Cooling. Provided by a heat pump package unit. No reported problems with its operation. Unit is not controlled by a programmable timer though it has a manual timer.
Ventilation provided by operable windows.

Electrical
Power Distribution within the classrooms are within the building walls no evidence of problems.
Artificial Lighting is provided by recessed mounted fluorescent light fixtures. The fixtures utilizes older style less efficient T-12 tubes. Diffusers are in acceptable condition.
Data Distribution is provided through limited surface mounted wire-mold conduit. Also a Wi-Fi unit within the classroom is provided. Distribution appears to be adequate for classroom's use.

Plumbing
An accessible type faucet and bubbler provided in stainless steel sink appears to be in good working order. .

Fire protection: Fire extinguisher in secure box located adjacent to the west exit. No smoke or heat detectors are installed. Exterior fire alarm pull station is present as customary in older modular classroom installations.

RECOMMENDATIONS FOR CLASSROOM 12:
1. Replace Carpet
2. Replace broken or sagging ceiling tiles
3. Replace or retrofit sink to be accessible.
4. Replace casework hardware to be accessible type and refinish wood surfaces
5. Recoat asphalt roof
POTTER VALLEY COMMUNITY UNIFIED SCHOOL DISTRICT
FACILITY ASSESSMENT AND MASTER PLAN

POTTER VALLEY JUNIOR HIGH SCHOOL - BUILDINGS

CLASSROOM WING- JUNIOR HIGH SCHOOL WING

This building consist of Classrooms 90 through 93 and boys and girls restrooms at its northern end. The structure was constructed in about 1983 under DSA Application Number 44569.

Exterior

**Exterior walls** are constructed of wood stud framed walls predominately with a cement plaster finish. The surface condition of the walls are in good condition no evidence of damage. Exterior lockers are provided but may not be used. Some lockers have damage and rust.

**Roofing** is asphalt shingles over shear plywood. The asphalt shingle roof is in fine condition reportedly installed in 2012. It appears the gutters where also replaced with light gauge aluminum gutters.

**Fenestration**
The windows in this building are the original single glazed windows with aluminum frames. The windows appear to be in good working order but do not necessarily meet the energy standards in more current construction.

RECOMMENDATIONS FOR BUILDING JR. HIGH WING - EXTERIOR

**Passive Energy Conservation**

1. Increase the insulation at the roofs by adding insulation from interior side.
2. Replacement windows with dual glazed thermal broken frames would improve the thermal comfort of the classrooms.
   As a matter of priority insulating the exterior walls and roof would be the largest return on investment. Most the windows are north facing and less crucial to replace.

**Maintenance and Capital Improvements**

1. Paint exterior.
2. Add accessible drinking fountain and hydration station
3. Refurbish or remove lockers.

INTERIOR: CLASSROOMS 90 -92

**Finishes**

**Walls** predominately have a painted gypsum board finish, typically with blackboards in classrooms 90 thru 92. White boards installed on movable partition in room 92.

**Doors** are in good condition and provide lever hardware for accessibility.

**Floors** are carpet and appear to be in good condition with some light wear in room 90, carpet in rooms 91 and 92 appear newer.
Ceiling: is 1x1 acoustical glue on ceiling tiles and generally in good condition. Some damage or staining in rooms 91 and 92.

Natural lighting: is provided by windows at the east and west elevations allowing for balanced natural lighting.

Casework:
Built in casework is extensive in room 90 the science lab and storage room with chemical resistant counter tops. Plastic laminate surfaces are damaged in many areas especially at the teacher station in room 90. Hardware for base and wall cabinets do not meet ADA standards. No accessible student work station provided and teaching station not wheelchair accessible. Case work in rooms 91 and 92 similar but limited to about twelve linear feet.

Teaching Amenities:
Blackboards are provided and appear to be in good condition. Audio visual is limited to projection screens, though some computer workstations available. No rooms where provided with smart boards, digital projectors or television screen.

Heating, Air conditioning and Ventilation:
Heating: is provided by overhead fan coil units from original installation. The units are managed by a time clock located in the science lab closet. The heating source is from a central plant boiler. The distribution supply and return pipes within these classrooms are predominantly overhead with an underground run to the boiler room below boys restroom.

The large face cover for the fan coil unit in room 91 is missing.

Cooling: is not provided.

Ventilation: is provided by operable windows.

Electrical:
Power Distribution: within the classrooms are predominately within the building walls.
Artificial Lighting: is provided by surface mounted fluorescent light fixtures. The fixtures utilize older style less efficient T-12 tubes. Diffusers are in fair condition.
Data Distribution: is provided through surface mounted wire-mold conduit. Also a Wi-Fi unit within the classroom is provided. Distribution appears to be adequate for classroom’s use.

Plumbing:
Sinks: are provided in classroom 90 Science Lab in multiple locations none of which are ADA accessible. No sinks provided in classrooms 91 and 92.

Drinking bubbler: none.

Eyewash station: in room 90 science lab is not accessible to wheelchair users.

Fire protection: Fire extinguisher in secure box located adjacent to the west exit. No smoke or heat detectors are installed.
RECOMMENDATIONS FOR CLASSROOM 90-92:

1. Replace existing light fixtures with new energy efficient direct/indirect fixtures. Alternatively retrofit existing fixtures from T-12 to T-8 tubes and electronic ballast.

2. Repair/replace ceiling tiles in conjunction with lighting work. While work is undertaken at ceiling provisions should be added to support ceiling mounted digital projectors.

3. Consider improving the thermal comfort of the classrooms either by the addition of air conditioning or promoting air movement with ceiling fans and improved exhaust.

4. Casework at a minimum will need to be retrofitted for wheelchair access at the sinks and teachers station and one student lab station. Should consider full casework replacement or refinishing.

5. Replace Emergency eye washing station / lavatory with new accessible unit.

6. Replace blackboards with white or smart boards.

7. Replace missing heater cabinet face panel

8. Any substantive work undertaken will require the addition of fire alarm smoke detectors, horns and strobes.

INTERIOR: CLASSROOMS 93 BANDROOM

Finishes

Walls predominately have a painted gypsum board finish. White boards installed on south elevation. Upper area above 7'-6" of south and north elevation has 1x1 acoustical tiles, some are damaged. Also recessed wall speaker removed and speaker wires used for shelf mount speaker.

Doors are in good condition and provide lever hardware for accessibility.
Floors are carpet and appear to be in good condition with some light staining. Floor level is tiered in a radius to accommodate music practice. The teaching station is not accessible given the multiple levels of the floor. Most planned improvements would require modifying floor configuration for accessibility.

Ceiling is 1x1 acoustical glue on ceiling tiles and generally in good condition. Some damage or moderate staining is present.

Natural lighting is provided by windows at the east and west elevations allowing for balanced natural lighting.

Casework
Built-in casework is limited to a sink counter with drinking bubbler. Storage closets provided for sheet music and instruments.

Teaching Amenities
White board is provided and is in good condition. Audio visual includes a large pull down screen, wall mounted speakers and a wall mounted television.

Heating, Air conditioning and Ventilation
- Heating is provided by two heat pump units from original installation on the south elevation. The units are independent from the central plant system.
- Cooling is not provided.
- Ventilation is provided by operable windows.

Electrical
- Power Distribution within the classrooms are predominately within the building walls though limited wire-mold additions exist.
- Artificial Lighting is provided by surface mounted fluorescent light fixtures. The fixtures utilize older style less efficient T-12 tubes. Diffusers are in fair condition.
- Data Distribution is provided through surface mounted wire-mold conduit. The wire-mold on the east elevation is broken and detached from the wall. A Wi-Fi unit was not evident in room 93.

Plumbing
- Sinks provided with accessible levers but inaccessible due to multi-level floor.
- Drinking bubbler provided with sink.

Fire protection: Fire extinguisher in secure box located adjacent to the west exit. No smoke or heat detectors are installed.

Middle School Band Room
RECOMMENDATIONS FOR CLASSROOM 93:

1. Replace existing light fixtures with new energy efficient direct/indirect fixtures. Alternatively retrofit existing fixtures from T-12 to T-8 tubes and electronic ballast.

2. Repair/replace ceiling tiles in conjunction with lighting work. While work is undertaken at ceiling provisions should be added to support ceiling mounted digital projectors.

3. Consider improving the thermal comfort of the classrooms either by the addition of air conditioning or promoting air movement with ceiling fans and improved exhaust.

4. Casework at a minimum will need to be retrofitted for wheelchair access at the sinks and teachers station and one student lab station. Should consider full casework replacement or refinishing.

5. Reconfigure floor layout to accommodate wheelchair access to all band tiers. Replace carpeting.

6. Any substantive work undertaken will require the addition of fire alarm smoke detectors, horns and strobes.

INTERIOR: RESTROOM - BOYS - JR HIGH WING

Interior

Finishes
- **Walls** - are plaster over plywood with a ceramic tile base comprised of two courses of tile. tile grout is stained a minor damage.
- **Floors** - is a fluid applied coating to resemble terrazzo. It is very stained and worn in high traffic areas.
- **Ceiling** - are painted gypsum board in good condition.
- **Doors** and transom louvers is in good condition.
- **Toilet Partitions** - are baked enamel steel in good condition.

Accessories: Paper towel dispenser project too far from wall to be ADA compliant. Toilet paper dispensers not mounted in ADA compliant location.

**Natural Lighting** - none

Heating, Air conditioning and Ventilation

- **Heating** - none.
- **Cooling** - None
- **Ventilation** - Ceiling exhaust fan seems to be inadequate or not used given odor in room.

Electrical

- **Power Distribution** - original in wall conduits.
- **Artificial Lighting** - surface mounted fluorescent with T-12 tubes. housing in fair condition.

Plumbing

Condition appears to function correctly and porcelain undamaged.
Custodian mop sink in custodian room within boys restroom soiled and stained but functioning.

Fire protection:
INTERIOR: RESTROOM - GIRLS - JR HIGH WING

**Interior**

**Finishes**
- **Walls** are plaster over plywood with a ceramic tile base comprised of two courses of tile. Tile grout is stained a minor damage.
- **Floors** is a fluid applied coating to resemble terrazzo. It is very stained and worn in high traffic areas.
- **Ceiling** are painted gypsum board in good condition.
- **Doors** and transom louvers is in good condition.
- **Toilet Partitions** are baked enamel steel in good condition.

**Accessories:** Paper towel dispenser project too far from wall to be ADA compliant. Toilet paper dispensers not mounted in ADA compliant location.

**Natural Lighting** none

**Heating, Air conditioning and Ventilation**

- **Heating:** None.
- **Cooling:** None
- **Ventilation:** Ceiling exhaust fan seems to be inadequate or not used given odor in room.

**Electrical**

- **Power Distribution:** original in wall conduits.
- **Artificial Lighting:** surface mounted fluorescent with T-12 tubes. Housing in fair condition.

**Plumbing**

Condition appears to function correctly and porcelain undamaged.

Water heater in custodian room within girls restroom appears to be functioning. Should replace water heater when restrooms scheduled for renovation.

**Fire protection:**
No horn /strobe installed. No smoke or heat detectors. No exterior pull stations.
RECOMMENDATIONS FOR JR HIGH BOYS AND GIRLS RESTROOMS:

1. Restroom stall layout will need to be reconfigured to meet current ADA requirements and partitions should be replaced with non-corrosive / graffiti resistant type.
2. Accessories should be replaced where worn or non-compliant with ADA standards.
3. Repair and paint walls, consider adding tile wainscot.
4. Install new ceramic tile or epoxy flooring
5. Artificial lighting should be replaced with newer energy efficient fixtures, minimally T-8 fluorescent.
6. Renovate associated custodian closets.
7. Improve ventilation in room by replacing exhaust fans.
8. Add windows for natural light and ventilation
9. Replace doors with FRP doors with louvered vent
10. Any substantive work undertaken will require the addition of fire alarm smoke detectors, horns and strobes.

INTERIOR: MODULAR CLASSROOM 94 AFTER SCHOOL PROGRAM

This building is used for the after school program. Record drawings were not available for review at the District. Reviewing other documents no DSA Application was identified, it may not be a certified structure.

Exterior

**Exterior walls**
are finished with a T1-11 plywood paneling. The surface condition of the walls are good to fair in need of painting.

**Roofing** is a built up membrane roof that is worn. Reportedly a liquid coating is planned to be applied to extend the roof serviceability. As with many modular classrooms of this age there is evidence of roof leaks at its mod lines.

**Fenestration**
The windows in this building are the original single glazed windows with aluminum frames. The windows appear to be in good working order but do not necessarily meet the energy standards of current construction.

**Finishes**

**Walls** are panelized tackable surfaces in fair condition.
**Doors** are in good condition though hinges have surface rust.
**Floors** are a lower grade consumer carpet with a metal cover along modular units joint. carpet in good to fair condition.
**Ceiling** is 2x4 acoustical drop ceiling typically provided within modular construction. Some minor damage is evident on ceiling tiles otherwise in adequate condition.
Covering for modular joint line is deteriorated and collapsing presumably from water infiltration through modular joint.
**Natural lighting** is provided by large expanses of windows at the east and west elevations typical to modular classroom construction.
Casework
Classrooms consist of a base cabinet with a classroom sink and bubbler. The case work does not meet ADA standards.

Teaching Amenities
Green Chalk boards provided.

Heating, Air conditioning and Ventilation
Heating and Cooling. Provided package heating and cooling unit. Unit is controlled by a programmable Thermostat.
Ventilation provided by operable windows.

Electrical
Power Distribution within the classrooms are within the building walls no evidence of problems.
Artificial Lighting is provided by recessed mounted fluorescent light fixtures. The fixtures utilizes older style less efficient T-12 tubes. Diffusers are in acceptable condition.
Data Distribution is provided through surface mounted wire-mold conduit.

Plumbing
An accessible type faucet and bubbler provided in stainless steel sink appears to be in good working order but does not meet ADA standards.

Fire protection: Fire extinguisher in secure box located adjacent to the exit. No smoke or heat detectors are installed.

Classroom 94 - After School Program - Relocatable Building
### SUMMARY OF CONSTRUCTION COST FOR POTTER VALLEY ELEMENTARY AND MIDDLE SCHOOLS

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**SUBTOTAL** 1,241,735

**General Conditions, G.C. Overhead & Profit and 18 months of escalation** 391,146

**TOTAL CONSTRUCTION COSTS** $1,632,881
POTTER VALLEY COMMUNITY UNIFIED SCHOOL DISTRICT
FACILITY ASSESSMENT AND MASTER PLAN

POTTER VALLEY HIGH SCHOOL

Site Utilities / Services / Amenities

**Electrical Service** is provided by a 600 Amp Service located in room 5 in building C. The switchgear is original to the campus construction. The main switchgear is over thirty years old but appears to be in serviceable condition. The addition of any substantive electrical load requirements would likely require its replacement or upgrade. Further discussion is provided below under potential added air condition.

![High School Electrical Main](image)

![High School Fire Alarm](image)

**Gas / Propane Service** is supplied by propane tanks that serve the boiler room and separate tanks for Food service. Boilers formerly supplied by diesel fuel but changed to propane when boiler was replaced in about 2006. No deficiencies noted for service.

**Domestic Water** supplied by same source as the elementary school. See comments with elementary school report.

**Fire Alarm** system for the High School is a Simplex model installed when the High school was constructed. It appeared to be in "trouble" during site review. Any substantive construction project will require that the main panel be replaced with smoke and heat detectors at area of work.

**Clock Speaker and Phones**
Master time Clock system is a Simplex model 2350 installed when the school was constructed. It appeared to be functioning adequately.

**Surveillance** is limited to about three cameras in the vicinity of the high school administration office. The systems image quality seemed adequate but did not review night images. Addition camera locations is desired and remote internet access would also improve monitoring.

**Alarm:** Intrusion alarms observed in computer lab and administration assumed functional.

**Heating, Ventilation and Air Conditioning Site-wide**

**Central Heating Plant:** The high school supply is provided by a central boiler plant see comments in elementary school report.

**Cooling:** The main high school campus buildings predominantly does not have air conditioning.
POTTER VALLEY COMMUNITY UNIFIED SCHOOL DISTRICT
FACILITY ASSESSMENT AND MASTER PLAN

The exceptions are the administration offices has a split system with its condenser located on the ground north of the office. The system was installed when the building was constructed and seems to functioning as designed. In addition at a later date the computer lab has a small split system that appears to be relatively new. Also the band room have heat pumps that provide cooling that are original construction.

**Potential Added Air Conditioning:** In order to add air conditioning to the high school main the main electrical service very much likely will require an upgrade in electrical service. Hiring an electrician to conduct a load test could determine if any spare capacity remains. Given the multiple additions to the wood agriculture shop and added equipment loads the existing system is more than likely at capacity. The shop additions are undocumented its assumed power is provided by the original service. This report's cost estimate includes the cost of the required service upgrade as well as individual air conditioning unit cost per room.

A central plant air conditioning system with chiller or propane powered air conditioning was not estimated, past experience has demonstrated that alternative to be cost prohibitive.

In addition to the cost provided in this report the District should expect an increased operating cost of about thirty percent for cooling months. This could be potentially offset with renewable solar energy discussed in this report.

**Outdoor Sporting and Athletic Facilities**

**Football / Soccer Field** this report does not review the field itself given there is no desire to replace the field with synthetic material or otherwise alter. This review is intended to evaluate associated amenities.

- **Bleachers** do not provide accommodations for disabled accessibility and would require modifications to provide a ramp, wheelchair and companion seating integrated with the general public. Guardrails do not meet current standards for falling hazards.
- **Press Box** as constructed do not meet field act or seismic standards, no drawings available to confirm. Current standards would require a vertical lift be installed to provide wheelchair access and likely construction of a new structure.
- **Concessions** building is in like new condition on the exterior, did not gain access to interior service area to review. Most likely modifications would be necessary to meet ADA standards.
- **Restrooms** are located within the concession building. The restroom doors do not provide lever hardware or compliant signs. Wasn’t able to gain access within interior to review for A.D.A compliance.
Baseball / Softball this report does not review the field itself given there is no desire to replace the field with synthetic material or otherwise alter. This review is intended to evaluate associated amenities.

Team dugouts needs to provide adequate room for wheel chair seating and a firm path of travel to team dugouts. Bleachers do not meet ADA integrated seating for wheelchairs. Guardrails do not meet current standards for preventing falling hazards.

**RECOMMENDATIONS FOR SITE AMENITIES**

1. Modify all existing bleachers to meet current guardrail requirements.
2. Provide wheel chair access modifications to football/soccer grandstand.

**BUILDING A: ADMINISTRATION, COMPUTER LAB AND LIBRARY**

Building A was constructed in about 1980. Type V - wood construction and approximately 3,867 square feet. It was constructed under DSA Application # 42087.

**Exterior**

Exterior walls
The surface condition of the walls are in good condition with no damage. Exterior lockers are on the south elevation with some rust and damage.

Roofing is asphalt shingles over presumably shear plywood. The shingles are in fair condition. Gutters are rusting and separating at seams.

The roofing should be replaced within the next 5 years.

Fenestration
The windows in this building are the original single glazed windows with aluminum frames. The windows appear to be in good working order but do not necessarily meet the energy standards of current construction.

**RECOMMENDATIONS FOR BUILDING A - EXTERIOR**

Paint exterior
Repair plaster where compromised and or add access panels
Replace roof shingles and rain water gutters
Replace windows with dual glazed low-E glazing
Additional roof insulation (rigid from Interior)
INTERIOR: ADMINISTRATION, PRINCIPAL, COUNSELOR, STAFF/COPY AND NURSES ROOMS

**Finishes**
- **Walls**: predominately painted drywall, appears to be original and should be repainted.
- **Floor**: Carpet and sheet vinyl at staff/copy nurses and restroom. Light soiling and wear.
- **Ceiling**: 1x1 glue on acoustical tiles in good condition excepting damage missing tile adjacent to access panel is staff/copy room.
- **Natural Lighting**: most rooms have some natural lighting.
- **Casework**: Reception casework in fair condition thought does not provide required accessible height.

Staff and Nurses area casework hardware is marginally accessible. Plastic laminate is in good condition at base cabinet. Upper cabinet at staff area is wood and need to be refinished.

**Single Accommodation Restroom:**
Staff restroom is accessible to the standards applicable when constructed, Horn strobe installed in restroom. Any future construction beyond maintenance will require restroom be improved to current wheelchair accessible standards.

**Heating, Air conditioning and Ventilation**
- **Heating**: is provided by overhead fan coil units from original installation. The heating source is from a central plant boiler.
- **Cooling**: Split system air conditioner, appears to be original construction.
- **Ventilation**: Operable windows.

**Electrical**
- **Power Distribution**: Predominately original conduits and conductors with some surfaced mounted wire mold.
- **Artificial Lighting**: surface mounted fluorescent fixtures with T-___ tubes.
- **Data Distribution**: surface mounted wire mold.

**Plumbing**
- **Sink and lavatories** have accessible levers. No evidence of leaks.

**Fire protection**: The High School main fire alarm panel, Simplex model from original construction located in the administration building. Current fire codes are substantially different than when the system was installed, any substantive construction or planned modernization will require the replacement of the fire alarm panel and addition of smoke and heat detectors throughout the planned construction.

The system appeared to be in "trouble" during site evaluation.

**Clock System** is a Simplex 2350 master time system appeared to be functional during site evaluation.
RECOMMENDATIONS FOR BUILDING A - ADMINISTRATION AREA

1. Stained, damaged and broken ceiling tiles should be replaced. Wood casework should refinished and walls repainted.
2. Remaining finishes should be re-evaluated for replacement in five to eight years.
3. Plan to replace fire alarm main panel in conjunction of any substantive construction projects anywhere on campus.

INTERIOR: ROOM 101 - COMPUTER LAB

Finishes

Walls: Painted drywall and vinyl wall covering appears to be original and drywall should be repainted.
Floor: Carpet has light soiling and wear but generally in good condition.
Doors: Do not have accessible hardware otherwise functional.
Ceiling: 1x1 glue on acoustical tiles in good condition excepting some minor damage. There is also a square hole in the soffit that should be repaired or infill with an access panel.
Natural Lighting: Transom height lighting on North and south elevations.
Casework: Casework is missing doors but otherwise in fair condition. Perimeter cantilevered counters in fair condition with unfinished ends. Freestanding computer counters in good condition.

Heating, Air conditioning and Ventilation

Heating is provided by overhead fan coil units from original installation. The heating source is from a central plant boiler.
Cooling Fugitsu split system air conditioner. Installation date unknown.
Ventilation Operable windows.

Electrical

Power Distribution. A mix of original in wall conduits and surface mounted wire mold.
Artificial Lighting Surface mounted fluorescent fixtures with T-___ tubes.
Data Distribution Surface mounted wire mold and free wire runs. Some of the wire mold is damaged. Four Wi-Fi system is also installed. IDF is also present in room.

Fire protection:

Fire protection: Fire extinguisher in secure box located adjacent to the west exit. No smoke or heat detectors are installed.
RECOMMENDATIONS FOR BUILDING A - ROOM 101 COMPUTER LAB

1. Repair /replace ceiling tiles in conjunction with lighting work. While work is undertaken at ceiling provisions should be added to support ceiling mounted digital projectors.
2. Consider improving the thermal comfort of the classrooms either by the addition of air conditioning or promoting air movement with ceiling fans and improved exhaust.
3. Replace or refinish casework.
4. Paint doors and replace hardware to lever type.
5. Repaint walls.
6. Replace carpet in 5 years.
7. Any substantive work undertaken will require the addition of fire alarm smoke detectors, horns and strobes.

INTERIOR: ROOM 102 - LIBRARY

Finishes

Plan Layout: Original plans show library to be about half the size as presently exists. Middle half of building originally designated as English Room. The missing wall is not designated as a shear wall, construction may have been altered by change order in the original construction project or by subsequent reconstruction. Further research is necessary when work is considered within library.

Walls predominately have a painted gypsum wall board finish with rubber base board. Generally in good condition but need painting. Some alcoves have vinyl wall covering also in good condition. Some separation of drywall is evident at wall to ceiling junctures in the book storage room.

Doors There are three entry doors but only one has lever hardware for accessibility.

Floors Carpet throughout with some light staining.

Ceiling is 1x1 acoustical glue on ceiling tiles with some damage and pencils penetrating finish.

Natural lighting is provided by expansive northern windows. The south elevation have transom height lighting and the west elevation has a large expanse of windows. Glare and heat gain has been reported as a problem from the west windows. Recently installed vertical blinds will mitigate glare but not heat gains.

Casework
Predominately wall and floor mounted bookshelves in fair to good condition. Limited case work at librarian station is not wheel chair accessible and alcove counters in good condition.

Teaching Amenities
Audio visual is provided by wall mounted projector screens.

Heating, Air conditioning and Ventilation
Heating is provided by two overhead cabinet heaters served by the central plant boiler.
Cooling None.

Ventilation is provided by operable windows.

Electrical

**Power Distribution** within the library predominately within the building walls.

**Artificial Lighting** is provided by surface mounted fluorescent light fixtures. The fixtures utilizes older style less efficient T-12 tubes. Diffusers are intact with no cracks evident.

**Data Distribution** is provided by two means surface mounted wire-mold conduit and a Wi-Fi unit within the library. Distribution appears to be adequate for the library use.

**Fire protection:** Fire extinguisher in secure box located adjacent to exit. Not smoke or heat detectors are installed in library.

---

**High School Library**

**RECOMMENDATIONS FOR BUILDING A - ROOM 102 LIBRARY**

1. Replace ceiling tiles in library with more vandal resistant product but maintain acoustical qualities. While work is undertaken at ceiling provisions should be added to support ceiling mounted digital projectors.

2. Consider improving the thermal comfort of the library either by the addition of air conditioning or promoting air movement with ceiling fans and improved exhaust.

3. Replace casework at librarian and study stations.

4. Paint doors and replace hardware to lever type.

5. Repair and paint walls

6. Replace carpet.

7. Any substantive work undertaken will require the addition of fire alarm smoke detectors, horns and strobes.
BUILDING B: RESTROOMS, HOME ECONOMICS AND BAND ROOM

Building B was constructed in about 1980 under DSA Application # 42087.

Exterior

Exterior walls
The surface condition of the walls are in good condition. Exterior lockers are on the south elevation with some rust and damage.

Roofing is asphalt shingles over presumably shear plywood. The shingles are in fair condition. Gutters are rusting.

The roofing should be replaced within the next 5 years.

Fenestration
The windows in this building are the original single glazed windows with aluminum frames. The windows appear to be in good working order but do not necessarily meet the energy standards of current construction.

RECOMMENDATIONS FOR BUILDING B - EXTERIOR

Paint exterior
Repair plaster where compromised and or add access panels
Replace roof shingles and rain water gutters
Install additional roof insulation, rigid from interior.

INTERIOR: HIGH SCHOOL RESTROOM - BOYS

Interior

Finishes

Walls are cement plaster with a fluid applied coating base.
Floors is a fluid applied coating it is lightly stained and worn.
Ceiling are painted gypsum board in good condition.
Doors and transom louvers is in good condition.
Toilet Partitions are baked enamel steel in good condition.

Accessories: Paper towel dispenser project too far from wall to be ADA compliant.
Toilet paper dispensers not mounted in ADA compliant location.

Natural Lighting none

Heating, Air conditioning and Ventilation

Heating: none.
Cooling: None
Ventilation: Ceiling exhaust fan.

Electrical

Power Distribution: original in wall conduits.
Artificial Lighting: surface mounted fluorescent in good to fair condition.

Plumbing
Condition appears to function correctly and porcelain undamaged.
Custodian mop sink in custodian room within boys restroom soiled and stained but functioning.

Fire protection:
No horn /strobe installed. No smoke or heat detectors.

INTERIOR: HIGH SCHOOL RESTROOM - GIRLS

Interior
Finishes
Walls are cement plaster with a fluid applied coating base in good condition.
Floors is a fluid applied coating it is  lightly stained and worn.
Ceiling are painted gypsum board in good condition.
Doors and transom louvers is in good condition.
Toilet Partitions are baked enamel steel in good condition.
Accessories: Paper towel dispenser project too far from wall to be ADA compliant.
Toilet paper dispensers not mounted in ADA compliant location.
Natural Lighting none

Heating, Air conditioning and Ventilation
Heating: None.
Cooling: None
Ventilation: Ceiling exhaust fan.

Electrical
Power Distribution: original in wall conduits.
Artificial Lighting: surface mounted fluorescent in good to fair condition.

Plumbing
Condition appears to function correctly and porcelain undamaged.
Water heater in custodian room within girls restroom. Should replace water heater when restrooms scheduled for renovation.

Fire protection:
No horn /strobe installed. No smoke or heat detectors.
RECOMMENDATIONS FOR BUILDING B - BOYS AND GIRLS RESTROOMS

1. Restroom stall layout will need to be reconfigured to meet current ADA requirements and partitions should be replaced with non-corrosive / graffiti resistant type.
2. Accessories should be replaced where worn or non-compliant with ADA standards.
3. Repair and paint walls, consider adding tile wainscot.
4. Install new ceramic tile or epoxy flooring.
5. Artificial lighting should be replaced with newer energy efficient fixtures, minimally T-8 fluorescent.
6. Renovate associated custodian closets.
7. Improve ventilation in room by replacing exhaust fans.
8. Add windows for natural light and ventilation.
9. Replace doors with FRP doors with louvered vent.
10. Any substantive work undertaken will require the addition of fire alarm smoke detectors, horns and strobes.

INTERIOR: CLASSROOMS 201 HOME ECONOMICS

Interior

Finishes
- **Walls** predominantly painted drywall with some vinyl wall covering at west elevation.
- **Floor** is carpet at lecture side and sheet vinyl at instruction kitchens. Carpet is old and soiled and need replacement. Vinyl in good condition excepting raised seams.
- **Ceiling** is 1x1 glued on acoustical ceiling with a damage at lower portion of ceiling.
- **Natural Lighting:** large north facing windows and south facing transom windows.

**Casework:** is original plastic laminate counters and base cabinets. Plastic laminate is delaminating and damaged. Hardware and sinks are marginally accessible.

**Teaching Amenities:** Blackboard provided on west elevation and old yellowing white board on south elevation.

**Heating, Air conditioning and Ventilation**
- **Heating** is provided by a overhead fan coil unit from original installation. The heating source is from a central plant boiler.
- **Cooling** None.
- **Ventilation** Operable windows.

**Electrical**
- **Power Distribution** within the library predominately within the building walls.
- **Artificial Lighting** is provided by surface mounted fluorescent light fixtures. Diffusers are intact with no cracks evident.
- **Data Distribution** small IDF located in closet with minimal distribution within classroom by surface mounted wiremold.
- **Fire protection:** Fire extinguisher in secure box located adjacent to exit. Not smoke or heat detectors are installed in library.

**Plumbing and Mechanical**
- **Sinks** are double stainless steel kitchen type with accessible hardware.
Exhaust hoods at teaching cook ranges are un-ducted filter type residential grade range hood that need to be replaced. Kitchen electric cook ranges are old and damaged and should be replaced.

Home Economics Classroom - High School

RECOMMENDATIONS FOR CLASSROOM 201 HOME ECONOMICS:

Note: room does not appear to be used for home economics some recommendations assume resumption of a culinary arts program.

1. Repair /replace ceiling tiles in conjunction with lighting work.
2. Consider improving the thermal comfort of the classrooms either by the addition of air conditioning or promoting air movement with ceiling fans and improved exhaust.
3. Replace casework to accommodate intended use of room.
4. Replace carpet and sheet vinyl flooring
5. Assuming culinary program resumes replace ranges and ducted range hoods and other equipment.
6. Any substantive work undertaken will require the addition of fire alarm smoke detectors, horns and strobes.

INTERIOR: CLASSROOMS 202 BANDROOM (CURRENTLY USED FOR HISTORY)

Finishes

Walls are painted drywall and some elevations original vinyl wall covering. Wall covering is damaged under the black board. Gabled west and east walls have 1x1 acoustical tile above approximately nine feet. The Acoustical tiles have some damage.
Doors are in good condition but do not provide lever hardware for accessibility.
Floors is carpet that is worn and soiled. Floor level is tiered in a radius to accommodate music practice. The teaching station is not accessible given the multiple levels of the floor. Most planned improvements would require modifying floor configuration for accessibility.
Ceiling is 1x1 acoustical glue on ceiling tiles and generally in good condition with some minor damage.
Natural lighting is provided by windows at the north and south elevations allowing for balanced natural lighting.
Casework
Casework is limited to book shelves, that are seismically secured. Four large storage closets are provided.

Teaching Amenities
Blackboard is retrofitted with white masonite to provide a white board surface, new whiteboards should be provided. Audio visual includes a large pull down screen and digital projector mounted at the roof's ridge beam.

Heating, Air conditioning and Ventilation
Heating is provided by two heat pump units from original installation on the west elevation. The units are independent from the central plant system.
Cooling is provided by heat pumps.
Ventilation is provided by operable windows.

Electrical
Power Distribution within the classrooms are predominately within the building walls though limited wire-mold additions exist.
Artificial Lighting is provided by surface mounted fluorescent light fixtures. Diffusers are in good condition.
Data Distribution is provided through surface mounted wire-mold conduit.
Fire protection: Fire extinguisher in secure box located adjacent to the exit. No smoke or heat detectors are installed.

Band room - High School (currently history)

RECOMMENDATIONS FOR CLASSROOM 202 BAND ROOM (HISTORY):

1. Repair /replace ceiling tiles in conjunction with lighting work.
2. Consider improving the thermal comfort of the classrooms either by the addition of air conditioning or promoting air movement with ceiling fans and improved exhaust.
3. Reconfigure floor layout to accommodate wheel chair access to all band tiers. Replace carpeting.
4. Any substantive work undertaken will require the addition of fire alarm smoke detectors, horns and strobes.
BUILDING C: ART ROOM, MATH AND SCIENCE

Building C was constructed in about 1980 under DSA Application # 42087.

Exterior

Walls: Predominantly cement plaster with some redwood siding under fenestration. Some finishes missing exposing wall cavity and shear ply, needs to be patched. Walls are insulated with R-11.

Roofing: Asphalt shingles that need replacement in 3 to 5 years. Roof is vented and insulated with R-19 insulation.

Fenestration: Aluminum framed single glazed windows in good condition.

Passive Energy Conservation: Most windows have large overhangs.

<table>
<thead>
<tr>
<th>RECOMMENDATIONS FOR BUILDING C - EXTERIOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Paint exterior</td>
</tr>
<tr>
<td>Repair plaster where compromised and/or add access panels</td>
</tr>
<tr>
<td>Replace roof shingles and rain water gutters</td>
</tr>
<tr>
<td>Replace windows with dual glazed low-E glazing</td>
</tr>
<tr>
<td>Additional roof insulation (rigid from Interior)</td>
</tr>
</tbody>
</table>

INTERIOR: CLASSROOMS 301 ART ROOM

Finishes

Walls: Painted drywall that appears to be original needs to be painted.

Doors: Are in good condition but do not provide lever hardware for accessibility.

Floor: Sheet vinyl is original and in fair condition uplifting at all the seams and some wearing around casework.

Ceiling: 1x1 glue on ceiling with lots of staining and damage.

Natural lighting: Is provided by windows at the north, east gabled and south elevations allowing for balanced natural lighting.

Casework: Is original plastic laminate counters and base cabinets. Hardware and sinks are marginally accessible. Counters are delaminated and damaged in multiple areas.

Teaching Amenities: Original blackboard exist in good condition, no white boards. Wall projection screens provided and digital projectors and document readers utilized.

Kiln Room: And kiln appear to be in good working order. Kiln room finishes similar condition as art room.

Darkroom: Presently used for storage.

Heating, Air conditioning and Ventilation
Heating is provided by a overhead fan coil unit from original installation. The heating source is from a central plant boiler.

Cooling none

Ventilation operable windows, appear to be in working order.

Electrical

Power Distribution original in wall outlets and at work stations.

Artificial Lighting is provided by surface mounted fluorescent light fixtures. Diffusers are intact with no cracks evident.

Data Distribution Some surface mounted wire-mold and Wi-Fi system installed.

Plumbing

Sinks are provided in main area and the dark room both are soiled and painted. Neither sink is ADA accessible.

Drinking bubbler none.

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**RECOMMENDATIONS FOR BUILDING C - ROOM 301 ART ROOM**

1. Replace ceiling tiles in with more vandal resistant product but maintain acoustical qualities. While work is undertaken at ceiling provisions should be added to support ceiling mounted digital projector.
2. Consider improving the thermal comfort of the classroom either by the addition of air conditioning or promoting air movement with ceiling fans and improved exhaust.
3. Replace casework throughout.
4. Paint doors and replace hardware to lever type.
5. Repair and paint walls
6. Replace sheet vinyl.
7. Replace trough sink with accessible sink / faucet
8. renovate darkroom into functional storage area
9. Any substantive work undertaken will require the addition of fire alarm smoke detectors, horns and strobes.
INTERIOR: CLASSROOMS 302 and 303

Finishes
- **Walls**: Painted drywall and some vinyl wall covering under blackboards. Walls need to be painted.
- **Doors**: Are in good condition but do not provide lever hardware for accessibility.
- **Floor**: Carpet with some overall moderate wear and soiling.
- **Ceiling**: Is 1x1 acoustical glue on ceiling tiles and generally in good condition with some minor damage.

Natural Lighting
- **Casework**: Is original plastic laminate counters and base cabinets. Hardware and sinks are marginally accessible.

Teaching Amenities
- Original blackboard exist in good condition, no white boards. Wall projection screens provided and digital projectors and document readers utilized.

Heating, Air conditioning and Ventilation
- **Heating**: Is provided by an overhead fan coil unit from original installation. The heating source is from a central plant boiler.
- **Cooling**: None
- **Ventilation**: Operable windows, appear to be in working order.

Electrical
- **Power Distribution**: Original in wall outlets and at work stations.
- **Artificial Lighting**: Is provided by surface mounted fluorescent light fixtures. Diffusers are intact with no cracks evident.
- **Data Distribution**: Some surface mounted wire-mold and Wi-Fi system installed.

RECOMMENDATIONS FOR BUILDING C - CLASSROOMS 302 & 303

1. Replace ceiling tiles in with more vandal resistant product but maintain acoustical qualities. While work is undertaken at ceiling provisions should be added to support ceiling mounted digital projector.
2. Consider improving the thermal comfort of the classrooms either by the addition of air conditioning or promoting air movement with ceiling fans and improved exhaust.
3. Replace casework throughout.
4. Paint doors and replace hardware to lever type.
5. Repair and paint walls
6. Replace carpet
7. Any substantive work undertaken will require the addition of fire alarm smoke detectors, horns and strobes.

INTERIOR: CLASSROOMS 304 SCIENCE LAB

Finishes
- **Walls**: Painted drywall that appears to be original paint. Base board chipped at some locations.
- **Floor**: Sheet vinyl is original and in fair condition but uplifting at all the seams.
Ceiling 1x1 glue on ceiling with some damage  
Natural lighting is provided by windows at the north and south elevations allowing for balanced natural lighting.

Casework  
Built in casework is extensive in room 304 the science lab and Storage room with chemical resistant counter tops which most are very worn and should be replaced. Plastic laminate surfaces are damaged in many areas. Hardware for base and wall cabinets marginally meet ADA standards at plastic laminated case work but met ADA at freestanding casework. No accessible student work station provide and teaching station not wheelchair accessible.

Teaching Amenities  
Blackboard is retrofitted with white masonite to provide a white board surface, new whiteboards should be provided. Audio visual includes a large pull down screen.

Heating, Air conditioning and Ventilation  
Heating is provided by a overhead fan coil unit from original installation. The heating source is from a central plant boiler.  
Cooling none  
Ventilation operable windows, appear to be in working order.

Electrical  
Power Distribution original in wall outlets and at work stations.  
Artificial Lighting is provided by surface mounted fluorescent light fixtures. The fixtures at the alcoves utilizes older style less efficient T-12 tubes. Diffusers are intact with no cracks evident.  
Data Distribution Some surface mounted wire-mold and Wi-Fi system installed.

Plumbing  
Sinks are provided in multiple lab stations none of which are ADA accessible.  
Drinking bubbler none.  
Eyewash station is accessible to wheelchair users.

Fume Hood: is in operable condition.

Fire protection: Fire extinguisher in secure box located adjacent to the west exit. No smoke or heat detectors are installed.

Science Lab - High School
RECOMMENDATIONS FOR BUILDING C - CLASSROOMS 304 SCIENCE LAB

1. Replace ceiling tiles in with more vandal resistant product but maintain acoustical qualities. While work is undertaken at ceiling provisions should be added to support ceiling mounted digital projector.

2. Consider improving the thermal comfort of the classrooms either by the addition of air conditioning or promoting air movement with ceiling fans and improved exhaust.

3. Replace casework throughout.

4. Paint doors and replace hardware to lever type.

5. Repair and paint walls

6. Replace carpet

7. Any substantive work undertaken will require the addition of fire alarm smoke detectors, horns and strobes.

INTERIOR: ROOM 5 - ELECTRICAL IDF, FIRE ALARM AND STORAGE

Finishes
- **Walls**: Painted drywall needing paint and screw holes patched.
- **Doors**: are in good condition but do not provide lever hardware for accessibility.
- **Floor**: vinyl floor covering in fair condition
- **Ceiling**: Painted drywall needing paint
- **Natural Lighting**: none

Heating, Air conditioning and Ventilation
- **Heating**: is provided by a overhead fan coil unit from original installation. The heating source is from a central plant boiler. Cover panel is missing. Thermostat is not programmable.
- **Cooling**: window type air conditioner installed in wall with unfinished trim work.
- **Ventilation**: none.

Electrical
- **Power Distribution**: original concealed conduit.
- **Artificial Lighting**: strip fluorescent with wrap diffuser. Tubes likely T-12
- **Data Distribution**: IDF cabinet for the building within this room. Clock missing from wall exposed wiring at clock can.

BUILDING D: AGRICULTURE AND WOOD SHOPS

An extensive steel framed addition to the structure was constructed to the south of the original structure and a wood storage room added to the west. In addition, interior offices within agriculture and wood shop were added after the original construction.

The original portion of Building D was constructed in about 1980 under DSA Application # 42087. No DSA approved plans were available for review for the steel framed shop addition, wood storage room or interior offices. The additions may not be certified by DSA.
POTTER VALLEY COMMUNITY UNIFIED SCHOOL DISTRICT
FACILITY ASSESSMENT AND MASTER PLAN

Exterior

Walls: Predominantly cement plaster with some redwood siding under fenestration at original construction. Non-field act addition has corrugated metal siding with some weathering.

Roofing: Asphalt shingles that need replacement in 3 to 5 years. Roof is vented and insulated with R-19 insulation.

Fenestration: Aluminum framed single glazed windows in good condition

Passive Energy Conservation: Existing windows have large overhangs.

INTERIOR: AGRICULTURE SHOP

Finishes

Walls Painted drywall and some exposed plywood at main classroom. Walls need to be painted throughout. Shop areas exposed framing or plywood clad.

Doors are in air condition and do not provide lever hardware for accessibility.

Floor main classroom and office has very worn V.C.T. needing replacement. Shop areas exposed concrete with some stress cracks.

Ceiling is 1x1 acoustical glue on ceiling tiles a with some minor damage and a lot of soiling.

Natural Lighting Only at main classroom

Casework: None,

Teaching Amenities All shop equipment noted on original plans as not in contract. welding stations appear to be in good working order though no record of installation. Majority of equipment is free standing agricultural or metal smiting equipment.

Heating, Air conditioning and Ventilation

Heating is provided by a overhead area heaters in the classroom and shop. Likely has its own propane tank not part of central plant.

Cooling none

Ventilation exhaust hoods at welding stations.

Electrical

Power Distribution original in wall outlets and surface mounted at shop areas.

Artificial Lighting is provided by surface mounted fluorescent light fixtures. The fixtures utilizes older style less efficient T-12 tubes. Diffusers are intact though yellowing. Shop areas have pendant shop fluorescent fixtures and high intensity discharge fixtures at southern most shop bay.

Data Distribution Some surface mounted wire-mold and Wi-Fi system installed.

Plumbing

Stainless steel through sink provided in classroom but is not ADA accessible. Some minor soiling and paint but functional sink.
RECOMMENDATIONS FOR BUILDING D - AGRICULURE CLASSROOMS

1. Replace ceiling tiles in with more vandal resistant product but maintain acoustical qualities. While work is undertaken at ceiling provisions should be added to support ceiling mounted digital projector.

2. Consider improving the thermal comfort of the classrooms either by the addition of air conditioning or promoting air movement with ceiling fans and improved exhaust.

3. Replace casework throughout.

4. Paint doors and replace hardware to lever type.

5. Repair and paint walls

6. Reconstruct office to be field act compliant including all new finishes

7. Any substantive work undertaken will require the addition of fire alarm smoke detectors, horns and strobes.

INTERIOR: WOOD SHOP

Finishes

- **Walls** predominately plywood clad with substantial saw dust accumulation.
- **Doors** are in good condition but do not provide lever hardware for accessibility.
- **Floor** exposed concrete excepting office area has very soiled carpet.
- **Ceiling** 1x1 glue on ceiling with some damage and heavily coated with saw dust/
- **Natural lighting** is minimal provided by door lite.

**Casework**

Built in casework is shop fabricated and generally does not have accessible hardware.

**Teaching Amenities**

Wall mounted and free standing white board provided.

**Heating, Air conditioning and Ventilation**

- **Heating** no heating source observed.
- **Cooling** none
- **Ventilation** none observed.
Dust Collection: There is a ducted duct collection system to specific equipment stations and a room filter box in the general work area and the office. The system is either not working or woefully inadequate, dust accumulation is abundant. The system should be replaced or repaired as soon as possible.

Electrical

Power Distribution original in wall outlets and limited overhead drops.

Artificial Lighting is provided by surface mounted fluorescent light fixtures. The fixtures utilizes older style less efficient T-12 tubes. Diffusers are intact but yellowing.

Data Distribution None observed.

Plumbing

Sinks none.

Drinking bubbler none.

Fire protection: Fire extinguisher in secure box located adjacent to the west exit. No smoke or heat detectors are installed.

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**Wood Shop - High School**

<table>
<thead>
<tr>
<th>RECOMMENDATIONS FOR BUILDING D - WOODSHOP</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Replace ceiling tiles in with more vandal resistant product but maintain acoustical qualities. While work is undertaken at ceiling provisions should be added to support ceiling mounted digital projector.</td>
</tr>
<tr>
<td>2. Replace/repair dust control equipment and filters.</td>
</tr>
<tr>
<td>3. Replace workbench/locker stations, include ADA accommodations.</td>
</tr>
<tr>
<td>4. Paint doors and replace hardware to lever type.</td>
</tr>
<tr>
<td>5. Repair and paint walls</td>
</tr>
<tr>
<td>6. Reconstruct office to be field act compliant including all new finishes</td>
</tr>
<tr>
<td>7. Any substantive work undertaken will require the addition of fire alarm smoke detectors, horns and strobes.</td>
</tr>
</tbody>
</table>
BUILDING E: CLASSROOMS 601 AND 602

Exterior

**Floor plan:** Building E was constructed in about 1983 under DSA application 44569 along with Jr. High school and Addition to Cafeteria.

**Walls:** Predominantly cement plaster with some redwood siding under fenestration.

**Roofing:** Asphalt shingles relatively recently reroofed. Roof is vented and insulated with R-19 insulation.

**Fenestration:** Aluminum framed single glazed windows in good condition

**Passive Energy Conservation:** Original construction has R-19 insulation in ceiling and R-11 in walls. Large overhangs providing shading at most windows.

Finishes

- **Walls** Painted drywall and some vinyl wall covering under blackboards.
- **Doors** Entry doors are in good condition and provide lever hardware for accessibility. The pocket door between rooms does not provide accessible hardware.
- **Floor** Carpet with some overall moderate wear but have duct tape where seams have come apart. Carpet needs replacement.
- **Ceiling** is 1x1 acoustical glue on ceiling tiles and generally in good condition with some very minor damage.
- **Natural Lighting** provided by large east facing windows and west facing transom height windows.

**Casework:** is original plastic laminate counters and base cabinets. Hardware and sinks are marginally accessible.

**Teaching Amenities** Original blackboard exist in good condition, no white boards. Wall projection screens provided and digital projectors and document readers utilized.

**Heating, Air conditioning and Ventilation**

- **Heating** is provided by an overhead fan coil unit from original installation. The heating source is from a central plant boiler.
- **Cooling** none
- **Ventilation** operable windows appear to be in working order.

**Electrical**

- **Power Distribution** original in wall outlets and some wire-mold.
- **Artificial Lighting** is provided by surface mounted fluorescent light fixtures. Diffusers are intact with no cracks evident.
- **Data Distribution** Some surface mounted wire-mold and Wi-Fi system installed.
RECOMMENDATIONS FOR BUILDING E - CLASSROOMS 601 & 602

1. Replace ceiling tiles in with more vandal resistant product but maintain acoustical qualities. While work is undertaken at ceiling provisions should be added to support ceiling mounted digital projector.
2. Consider improving the thermal comfort of the classrooms either by the addition of air conditioning or promoting air movement with ceiling fans and improved exhaust. 
3. Replace casework throughout.
4. Replace blackboards with white boards
5. Paint doors and replace hardware to lever type.
6. Repair and paint walls
7. Replace carpet
8. Any substantive work undertaken will require the addition of fire alarm smoke detectors, horns and strobes.

SUMMARY OF CONSTRUCTION COST FOR POTTER VALLEY HIGH SCHOOL

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<th>ITEM #</th>
<th>DESCRIPTION</th>
<th>TOTAL</th>
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<td>8.00</td>
<td>HIGH SCHOOL INFRASTRUCTURE</td>
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<td>HIGH SCHOOL BUILDING A - EXTERIOR</td>
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<td>HIGH SCHOOL BUILDING A - INTERIOR</td>
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<tr>
<th>SUBTOTAL</th>
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<tbody>
<tr>
<td>General Conditions, G.C. Overhead &amp; Profit and 18 months of escalation</td>
<td>260,881</td>
</tr>
<tr>
<td>TOTAL CONSTRUCTION COSTS</td>
<td>$1,089,075</td>
</tr>
</tbody>
</table>
POTTER VALLEY E.S. / JR / SR. HIGH SCHOOL - JOINT USE BUILDINGS

Exterior

Walls are concrete in good condition. Some minor deficiencies at door canopy on east elevation.

Roofing over the gymnasium is asphalt shingles in need of replacement. Roofing over entry and locker rooms is a built up roof that has leaked at both the boys and girls lockers.

Fenestration Original steel sash windows, glass replaced in about 1989.

Passive Energy Conservation: Thermal mass of existing concrete maintains room temperature well

INTERIOR: GYMNASIUM LOBBY RESTROOM - BOYS

Finishes

Walls are painted plaster with a ceramic tile wainscot, both finishes in good condition. Tile grout yellowing and stained throughout particularly at bases.

Floors are ceramic tile in good condition excepting very stained grout.

Ceiling are painted plaster in good condition.

Doors is in fair condition some damage or rusting to louver vents and frames paint chipped.

Toilet Partitions are baked enamel steel in very poor conditions.

Accessories: Paper towel dispenser project too far from wall to be ADA compliant and substantially rusted. Mirror frames show substantial rust and mirror de-silvering along perimeter.

Natural Lighting provided by north facing windows

Heating, Air conditioning and Ventilation

Heating: none.

Cooling: None

Ventilation: Ceiling exhaust fan.

Electrical

Power Distribution: original in wall conduits.

Artificial Lighting: surface mounted fluorescent with T-12 tubes. Lens cover in good condition.

Plumbing

Appears to function correctly and porcelain undamaged.

Fire protection:

Horn /strobe installed. No smoke or heat detectors.
INTERIOR: GYMNASIUM LOBBY RESTROOM - GIRLS

**Finishes**
- **Walls** are painted plaster with a ceramic tile wainscot, both finishes in good condition. Tile grout yellowing and stained throughout particularly at bases.
- **Floors** are ceramic tile in good condition excepting very stained grout.
- **Ceiling** are painted plaster in good condition.
- **Doors** are in fair condition some damage or rusting to louver vents and frames paint chipped.
- **Toilet Partitions** are baked enamel steel in very poor conditions.
- **Accessories:** Paper towel dispenser project too far from wall to be ADA compliant and substantially rusted. Mirror frames show substantial rust and mirror de-silvering along perimeter.
- **Natural Lighting** provided by north facing windows

**Heating, Air conditioning and Ventilation**
- **Heating:** None.
- **Cooling:** None
- **Ventilation:** Ceiling exhaust fan.

**Electrical**
- **Power Distribution:** original in wall conduits.
- **Artificial Lighting:** surface mounted fluorescent with T-12 tubes. Lens cover in good condition.

**Plumbing**
Condition appears to function correctly and porcelain undamaged.

**Fire protection:**
- Horn /strobe installed. No smoke or heat detectors.

---

**Gym Lobby - Restrooms**

**RECOMMENDATIONS FOR RESTROOMS**

1. Replace or rehabilitate ceramic tile floors and wainscot.
2. Replace and reconfigure toilet partitions to meet current ADA standards
3. Replace fixtures and toilet accessories'
4. Replace doors with durable FRP doors.
5. Replace exhaust fans
INTERIOR CAFETERIA - FOOD SERVICE

Indoor Entry / Speed line

Finishes
- **Walls** painted gypsum plaster in good condition
- **Floor** Older VCT tiles but in generally good condition
- **Ceiling** painted gypsum plaster with coffers in good condition.
- **Natural Lighting** Some doors lites and windows at north elevation.
- **Service and Speed Lines** sneeze guards present and in good condition. Stainless steel tray line shelf in good condition. Speed line guard railing painted with no chipping evident.
- **Cafeteria Tables**: portable roll away tables utilized

INTERIOR - KITCHEN

Finishes
- **Walls** gypsum plaster in good painted condition
- **Floor** Older VCT tiles with some chipped corners and damage around drain in scullery room. Needs to be replaced.
- **Ceiling** gypsum plaster in good painted condition
- **Natural Lighting** operable windows to rear enclosed area with shared light from skylight. Skylight has broken panel.

Casework and Equipment
- **Steam table** is original. one side is not functioning. Steam table should be replaced.
- **Range** is reportedly new.
- **Steam kettle** is old but has no deficiencies.
- **Convection Oven**: was worked on last fall. Should be considered for replacement when kitchen modernization were to occur.
- **Kitchen hood**: has an ansul system however it may require replacement if kitchen remodeled. Dimensional deviations likely occur from current standards and presently grandfathered with current kitchen.
- **Scullery** is in a separate adjacent room with a water heater closet. Dish washing unit is very old but functioning, should be replaced with any Kitchen modernization
- **Ice Machine**: is functioning but reportedly too small for current usage.

Plumbing
- **Sinks** Three compartment sink appears to be in good functioning order. Drains into floor sink with air gap separation as required.
- **Hand washing stations** Typically a separate hand washing station is required, may be required if improvements are undertaken at the kitchen.
- **Floor Sinks** installed under three compartment sink appears to be code compliant.
- **Grease Traps** is located in scullery reportedly backed up a few years ago. Any substantive work in the kitchen the Health department will likely require a new grease trap be installed outside of the building.

Heating, Air conditioning and Ventilation
- **Heating**: None
Cooling: None

Ventilation: It appears at one time a makeup air unit or cooler was installed and a sheet metal infill panel is present on ceiling. No make-up air unit evident, typically a make-up air unit is required.

Exhaust System: Kitchen hood is galvanized metal likely from original construction. Ansul system installed. Hood installation lower than current ADA standards permit. Front overhang at stacking ovens about six inches. Local county health department in past project have required twelve inch overhang. Any future work may require installation of new exhaust hood.

Cold Storage
Cold storage area appears to have been an exterior area infilled at some time prior to 1980 then remodeled with DSA application #44569.

Finishes
Walls: Exterior of walk-in cooler and freezers show no signs of deterioration and keeping to required temperatures. Did not observe interior of units because they were locked.
Floor Sheet: Vinyl in rear cold storage area in good condition.
Ceiling: Painted drywall in good condition
Natural Lighting: Broken skylight panel

Dry Storage/office/corridor
Finishes
Walls: Painted drywall
Floor: Vinyl in rear cold storage area in good condition
Ceiling: Painted drywall in good condition
Shelving: Painted steel shelf racks near rear door appear to be sound. Storeroom west of walk-in freezer provides adequate dry storage.

Electrical
Artificial Lighting: Surface mounted fluorescent with T-12 tubes. Lens cover missing.
RECOMMENDATIONS FOR KITCHEN

1. Replace flooring.
2. Repair / replace broken window and skylight.
3. Replace kitchen equipment including steam table, convection oven and dishwasher.
4. Replace / rehabilitate cold storage
5. Health department when substantive work is undertaken will most likely require that the grease trap be replaced with an exterior installation. In addition replacement of kitchen hood may be required.

CAFETERIA - ASSEMBLY / DINING (WEST ADDITION TO CAFETERIA)

Finishes

Walls Predominately painted drywall though some marlite panels near west entry. Surfaces in good condition.
Doors exit doors have panic hardware and other doors have lever hardware.
Floor Original sheet vinyl lifting at seams and some damage where movable stage occurs.
Raised Stage Pull out stage is not accessible to wheel chairs
Ceiling 1x1 glue on ceiling tiles with light to moderate damage.
Cafeteria Tables: appear to be in operable and good condition.
Natural Lighting Large expanse of windows on north elevation and transom height lites on the east elevation. Some doors have lites

Heating, Air conditioning and Ventilation

Heating is provided by a overhead fan coil unit from original installation. The heating source is from a central plant boiler.
Cooling none
Ventilation operable windows appear to be in working order.

Electrical

Power Distribution; Original wiring and outlets.
Artificial Lighting: is provided by surface mounted fluorescent light fixtures. Diffusers are intact with no cracks evident.
Theatrical / Stage Lighting & Dimmers: No theatrical lights but stage curtain rods adjacent to pull out stage but no curtains.
Data Distribution
No assisted listening device observed
Plumbing: at single accommodation restroom
Sinks at single accommodation restroom
Drinking Fountain: none
Single Accommodation Restroom:
Single use restroom is accessible to the standards applicable when constructed, No horn strobe installed in restroom. Any future construction beyond maintenance will require restroom be improved to current wheelchair accessible standards.
RECOMMENDATIONS FOR CAFETERIA - ASSEMBLY / DINING

1. Replace flooring and paint interior finishes.
2. Renovate single accommodation restroom to meet current ADA standards
3. Provide / install hydration station
4. Replace or modify movable stage for ADA accessibility

GYMNASIUM - ASSEMBLY

Finishes
- **Walls.** Concrete painted no deficiencies observed
- **Doors.** Original doors in fair condition, should be replaced.
- **Floor** Hardwood basketball court recently refinished. No deficiencies observed.
- **Raised Stage** original wood stage floor covered with mats, currently used as a weight room.
  In the 1989 modernization a chair lift was installed on eastern side of stage.
- **Bleachers:** Original bleachers exist in gym. Bleachers in closed position, appear to be 4 tier seating. A new ADA compliant bleacher system should be installed.
- **Ceiling** is a plaster ceiling at stage and exposed roof deck over gym. no deficiencies observed.
- **Natural Lighting** Some doors have lites otherwise no natural light. Original skylights enclosed in 1989.

Heating, Air conditioning and Ventilation
- **Heating** is provided by a overhead ductwork unit from original installation. The heating source is from a central plant boiler supplying a fan room above the stage. The system was renovated in 1989.
- **Cooling** none
- **Ventilation** Large gable louvers exists but may not function appear to be in closed position.

Electrical
- **Power Distribution:** Original wiring and outlets.
- **Artificial Lighting:** Gym lights are HID/Quartz lights installed in 1989.
- **Theatrical / Stage Lighting & Dimmers:**
  - **Stage foot lights** reportedly still function.
  - **Light rails** mounted on wide flange beams forward of stage with 2 theatrical lights each. Also two light rails with lighting mounted above the stage.
  - **Dimmer switch** is original and if theatrical productions resumed should be replaced if drama program resumes, parts and maintenance likely difficult.

Data Distribution
No assisted listening device observed as required for ADA compliance
POTTER VALLEY COMMUNITY UNIFIED SCHOOL DISTRICT
FACILITY ASSESSMENT AND MASTER PLAN

Gymnasium Interior  Bleachers (retracted)

RECOMMENDATIONS FOR GYMNASIUM INTERIOR

1. Replace doors with FRP doors and ADA/panic hardware
2. Replace bleachers with ADA compliant bleachers.
3. Replace or rehabilitate emergency lighting

Gymnasium - Girls Locker Room

Finishes

Walls. Cement plaster in good condition could use painting when ceiling repaired.
Doors. generally are in good condition and lever hardware provided.
Floor is ceramic tile installed in 1989. Some soiling of grout but otherwise in very good condition.
Ceiling Cement plaster with the finish coat delaminating and peeling due to roof leaks. Needs repair after roof repaired.
Natural Lighting South facing operable windows.
Lockers and benches: in good condition some incidental damage

Electrical

Power Distribution; Original wiring and outlets.
Artificial Lighting: Surface mounted fluorescent lights in fair condition some diffusers yellowing.

Plumbing: Lavatories and water closets installed in 1989 appear to be in good working order. Accessible shower installed in 1989 does not meet current ADA standards.

Gymnasium - Boys Locker Room

Finishes

Walls. Cement plaster in good condition could use painting when ceiling repaired.
Doors. generally are in good condition and lever hardware provided.
Floor is ceramic tile installed in 1989. Some soiling of grout but otherwise in very good condition.
Ceiling Cement Plaster with the finish coat delaminating and peeling due to roof leaks. Needs repair after roof repaired.
Natural Lighting South facing operable windows.
Fenestration Window broken in boys locker room need replacing.
Lockers and benches: in good to fair condition some incidental rust and damage
Electrical

- **Power Distribution**: Original wiring and outlets.
- **Artificial Lighting**: Surface mounted fluorescent lights in fair condition, some diffusers yellowing.

**Plumbing**: Lavatories and water closets installed in 1989 appear to be in good working order. Accessible shower installed in 1989 does not meet current ADA standards.

---

**Unlocker Rooms**

**Recommendations for Locker Room Interiors**

1. Repair ceiling damaged by water damage and paint interior
2. Replace broken window at boys locker room
3. Replace handicap shower to meet current ADA standards
4. Rehabilitate lockers where damage occurred.

---

**Summary of Construction Cost for Potter Valley Joint Use Facilities**

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<th>ITEM #</th>
<th>DESCRIPTION</th>
<th>TOTAL</th>
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<td>ASSEMBLY BUILDING INFRASTRUCTURE</td>
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<tr>
<td>14.01</td>
<td>ASSEMBLY BUILDING - EXTERIOR</td>
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<tr>
<td>14.02</td>
<td>GYMNASIUM LOBBY</td>
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<tr>
<td>14.03</td>
<td>GYMNASIUM ASSEMBLY AREA</td>
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<td>GYMNASIUM LOBBY RESTROOMS</td>
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<td>GYMNASIUM LOCKER ROOMS</td>
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<td>15.00</td>
<td>CAFETERIA SPEED LINE / ENTRY</td>
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<td>15.01</td>
<td>CAFETERIA KITCHEN / SCULLERY</td>
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<tr>
<td>15.02</td>
<td>CAFETERIA - DINING ASSEMBLY</td>
<td>29,172</td>
</tr>
</tbody>
</table>

**Subtotal**

General Conditions, G.C. Overhead & Profit and 18 months of escalation: 168,325

**Total Construction Costs**: $702,689
Potter Valley Community Center

Exterior
- **Walls**: Wood stud with 1x wood horizontal siding recently painted. No deficiencies observed.
- **Roofing**: Asphalt shingles that are worn with fiberglass strands showing. Roof needs replacement.
- **Fenestration**: Wood dual glazed aluminum window retrofitted in wood windows at south elevation. East elevation retrofit windows appear to be older south elevation.
- **Entrance Accessibility**: There is no means of entry for wheelchair access. Ramps are needed to be constructed at the main entrance. In addition access to the play yard and other outdoor amenities need to be accessible.

**INTERIOR - ENTRY FOYER, STOREROOM, CENTRAL HALL AND SMALL OFFICE ADJACENT TO ENTRY**

**Finishes**
- **Walls**: Gypsum plaster or drywall in good to fair condition.
- **Floor**: Carpet than is worn and seams covered with duct tape.
- **Doors**: In fair condition but do not have lever hardware.
- **Ceiling**: Drywall ceiling at foyer and closet in acceptable condition. Paneled ceiling in hall has extensive damage and should be replaced.
- **Natural Lighting**: Small office has south facing window.

**Casework**: None

**Heating, Air Conditioning and Ventilation**
- **Heating**: Small office has wall heater that is functional but very old.
- **Cooling**: None
- **Ventilation Operable**: Window at Office

**Electrical**
- **Power Distribution**: Original in wall outlets surface mounted wire-mold.
- **Artificial Lighting**: Pendant lights with T-12 fluorescent fixtures and wrap around diffusers.
- **Data Distribution**: Surface mounted wire mold.
INTERIOR - EAST AND WEST FRONT LARGE ROOMS

**Finishes**
- **Walls** Gypsum plaster or drywall in good condition with like new paint.
- **Floor** Carpet than has some rips at seams, duct tape and lightly soiled.
- **Doors** in fair condition but do not have lever hardware.
- **Ceiling** Drywall ceiling in good condition at East room with like new paint and 1x1 glue on ceiling at West room with very minor blemishes.
- **Natural Lighting:** rooms have large expanse of south facing windows.

**Casework:** None

**Heating, Air Conditioning and Ventilation**
- **Heating** Wall heater that is functional but not used. newer unit heater used in both rooms.
- **Cooling** in window air conditioning unit in East room, looks relatively new.
- **Ventilation** Operable windows

**Electrical**
- **Power Distribution** original in wall outlets surface mounted wire-mold.
- **Artificial Lighting:** Pendant lights with T-12 fluorescent fixtures and wrap around diffusers in good condition.
- **Data Distribution** Surface mounted wire mold.

INTERIOR - MAIN DAYCARE ROOM

**Finishes**
- **Walls** Gypsum plaster or drywall in fair condition could use painting.
- **Floor** is partially carpeted and sheet vinyl at northern end. Carpet is worn and duct taped at seams. Vinyl is in good to fair condition.
- **Doors** in fair condition but does not have lever hardware.
- **Ceiling** 2x4 suspended acoustical ceiling, panels are beginning to sag.
- **Natural Lighting:** room has large expanse of west facing window. Windows are older aluminum retrofit with no deficiencies.

**Casework:** Base cabinet with sink. Base cabinet does not provide wheelchair access.

**Heating, Air Conditioning and Ventilation**
- **Heating** Newer unit heater used in room, only observed one heater may not be adequate for room size.
- **Cooling** in window air conditioning unit, looks relatively new.
- **Ventilation** Operable windows

**Electrical**
- **Power Distribution** original in wall outlets surface mounted wire-mold.
- **Artificial Lighting:** Pendant lights with T-12 fluorescent fixtures and wrap around diffusers in good condition.
- **Data Distribution** Surface mounted wire mold.

**Plumbing**
- **Sink and drinking Bubbler** is not accessible to wheelchairs.

INTERIOR - KITCHEN

**Finishes**
- **Walls** Gypsum drywall with some tape joints telegraphing.
- **Floor** Sheet vinyl in good condition.
- **Doors** in fair condition but does not have lever hardware.
- **Ceiling** Gypsum plaster or drywall in need of refinishing.
Natural Lighting: room has 4 clerestory windows on north elevation.
Casework: Base cabinet and two compartment sink and dish washer. Casework seems to function for the purpose but not wheelchair access. Depending on level food preparation, County Health Dept. may require a three compartment sink with any planned renovation.

Heating, Air Conditioning and Ventilation
Heating: None Observed
Cooling: none
Ventilation: clerestory windows operable

Electrical
Power Distribution: original in wall outlets surface mounted wire-mold.
Artificial Lighting: Pendant lights with T-12 fluorescent fixtures and wrap around diffusers in good to fair condition.
Data Distribution: The main data rack serving the building is located in the kitchen toward the hall. Ideally it should be in its own environment.

GENERAL RECOMMENDATIONS

It appears the two large work rooms have recently been rehabilitated and its recommended that the remaining rooms be incrementally improved as funding permits. The exterior had recently been painted. The roof is in dire need of replacement and should be a high priority. Carpets and some ceiling finishes are also in great need of replacement.

Any substantive construction beyond maintenance will require the main entry and exists be modified to provide wheelchair access including a ramp at the front entry and at least one exit to the rear yard. Restrooms will also be required to meet current wheelchair accessible standards.

An Order of Magnitude Estimate of about $325,000 is outlined in this report to address most of the items identified for the main building. The modular classrooms to the rear of the site are not included in the estimate. The estimate assumes prevailing wage rates.
INTERIOR - RESTROOM

Restroom is part of rear addition accessed by three steps down from Main day care room. Treads and handrails do not meet current code standards. No means of access for disabled is provided.

Finishes
- Walls are painted drywall or 1x vertical wainscot in food to fair condition
- Doors are in fair condition and do not meet ADA standards.
- Floor: Concrete with worn Paint.
- Ceiling: Painted drywall at multiple levels to accommodate stairs in good condition
- Accessories: Paper towel dispenser project too far from wall to be ADA compliant and substantially rusted.

Natural Lighting provided by north facing windows

Heating, Air conditioning and Ventilation
- Heating: None.
- Cooling: None
- Ventilation: Ceiling exhaust fan.

Electrical
- Artificial Lighting: surface mounted incandescent lighting.

Plumbing
- Porcelain undamaged and otherwise in good condition but not accessible.

Fire protection:
- No Horn /strobe installed.

EXTERIOR - RESTROOM WEST ELEVATION

Restroom is part of rear addition accessed from the rear yard. The facility is not wheelchair accessible but of sufficient size to be renovated to accommodate access.

Finishes
- Walls are painted 1x vertical planking with FRP wainscot paneling in good condition
- Doors are in fair condition and do not meet ADA standards.
- Floor: Concrete with worn Paint. Rough plumbing for missing toilet should be removed or capped.
- Ceiling: Painted 1x planks in good to fair condition
- Accessories: Paper towel dispenser project too far from wall to be ADA compliant and substantially rusted.

Natural Lighting provided by north facing windows

Heating, Air conditioning and Ventilation
- Heating: None.
- Cooling: None
- Ventilation: Operable window, ventilation needs improvement.

Electrical
- Artificial Lighting: surface mounted incandescent lighting.

Plumbing
- Sink: Porcelain undamaged and otherwise in good condition but not accessible.
POTTER VALLEY COMMUNITY UNIFIED SCHOOL DISTRICT
FACILITY ASSESSMENT AND MASTER PLAN

Toilets: Rough plumbing for missing toilet should be capped. Remaining toilet is soiled and rusted stained.

Fire protection:
No Horn /strobe installed.

EXTERIOR - RESTROOM EAST ELEVATION

Restroom is part of rear addition accessed from the rear yard. The facility is not wheelchair accessible and likely insufficient size to be renovated to accommodate wheelchair access.

Finishes
- Walls are painted drywall, FRP Wainscot and 1x planking in like new condition
- Doors are in good condition and do not meet ADA standards.
- Floor: Vinyl tile in like new condition.
- Ceiling: Painted drywall in good condition
- Accessories: in good to new condition.
- Natural Lighting: none
- Casework: Sink base cabinet in like new condition, not accessible to disabled.

Heating, Air conditioning and Ventilation
- Heating: None.
- Cooling: None
- Ventilation: None observed.

Electrical
- Artificial Lighting: surface mounted incandescent lighting.

Plumbing
- Sink: integral solid surface material in like new condition.
- Toilet: in like new condition.

Fire protection:
- No Horn /strobe installed.

RECOMMENDATIONS FOR RESTROOMS

Any future construction beyond maintenance will require restrooms to be improved to current wheelchair accessible standards. This would likely require reconstruction of the interior restroom to be at the same floor level as daycare room. The current configuration of three steps could not be modified for accessibility and currently a liability. The west side exterior restroom could be readily renovated to provide a unisex restroom allowing the west exterior restroom to possibly remain as constructed.
APPENDIX A - LOCAL BOND CAPACITY
# District Bond & Assessed Value History

District’s tax base has grown by 37% since 2006

## Potter Valley USD Historical Assessed Value

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<th>Fiscal Year Ending</th>
<th>Total Value</th>
<th>% Change</th>
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<td>2007</td>
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<td>2008</td>
<td>$214,305,273</td>
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<td>2009</td>
<td>$230,313,227</td>
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<td>2010</td>
<td>$238,634,802</td>
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<td>2011</td>
<td>$239,210,376</td>
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<td>2012</td>
<td>$245,387,094</td>
<td>2.58%</td>
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Source: Mendocino County

- The District has never passed or attempted a G.O. Bond Measure
- District’s 2011-12 assessed value is $245.4 million; six-year average assessed value growth rate is 5.46%
- District’s gross bonding capacity is $6.1 million (2.50% x assessed value); District does not have any outstanding G.O. bond debt
- District’s net bonding capacity, or current debt limit, is approximately $6.1 million
General Obligation Bond Proceeds

District can generate between $2.6 million & $3.5 million

Potter Valley USD Bond Proceeds at Varying Tax Rates

<table>
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<th>Tax Rate per $100,000</th>
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<th>Series B 2015</th>
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* Assumes AV growth of 3.50%
Source: Isom Advisors

- With projected annual assessed value growth of 3.50% (0% next year), the District can generate up to $3.5 million
- At more aggressive growth rates, the District could garner up to $4.3 million
- Depending on tax rate selected and assessed value assumptions, District can generate significant proceeds
APPENDIX B - STATE BOND ELIGIBILITY ASSUMPTIONS
# SFP Grant Calculator: Calculations

Thank you for using the SFP Grant Calculator. Please print this page for your records.

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<th>Potter Valley Elementary</th>
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<tr>
<td>Modernization Application Type:</td>
<td>Adjusted Grant without Financial Hardship</td>
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<td>Elementary School</td>
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<th>Input Value:</th>
<th>Output Value:</th>
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<td>7-8 Pupils assigned:</td>
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<td>9-12 Pupils assigned:</td>
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<td>Small Size Project:</td>
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<tr>
<td>Urban/Security:</td>
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<td>Labor Compliance Program:</td>
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<td>$12,931.00</td>
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<tr>
<td>Prevailing Wage Monitoring:</td>
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<tr>
<td>No. of 2 Stop Elevators:</td>
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<td></td>
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<tr>
<td>Number of Additional Stops:</td>
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</tbody>
</table>

| District Share: | $547,420.00 |
| State Share: | $821,130.00 |
| Total Project Cost: | $1,368,550.00 |

* This output value is for all grade level pupils assigned.

The Office of Public School Construction cautions the District that the Grant Calculator is intended for planning purposes only. In no way should the District construe the calculated amounts as a guarantee of eligibility, future funding or the actual amount to be apportioned. The project must conform to the School Facilities Program Regulations in effect at the time of the application submittal and this Calculator should not be used for projects that are reviewed on a case-by-case basis such as Facility Hardships and Use of Grants.

The amounts requested for Site Development categories (Service Site, Off-Site, and Utilities) are subject to review by the Plan Verification Team. All requests for Site Acquisition are subject to review by the Real Estate Team. All other requests for grants are subject to review by the OPSC Project Manager.
**SFP Grant Calculator: Calculations**

Thank you for using the SFP Grant Calculator. Please print this page for your records.

**Proposed Project Name:** Potter Valley Middle School  
**Modernization Application Type:** Adjusted Grant without Financial Hardship  
**Type of Project:** Middle School

<table>
<thead>
<tr>
<th>Options</th>
<th>Input Value</th>
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<td>7-8 Pupils assigned:</td>
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<td>Severe Pupils assigned:</td>
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<td>Recommended Site Size:</td>
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<tr>
<td>Number of Additional Stops:</td>
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</tbody>
</table>

| District Share:              | $147,884.80  |
| State Share:                 | $221,827.20  |
| Total Project Cost:          | $369,712.00  |

* This output value is for all grade level pupils assigned.

The Office of Public School Construction cautions the District that the Grant Calculator is intended for planning purposes only. In no way should the District construe the calculated amounts as a guarantee of eligibility, future funding or the actual amount to be apportioned. The project must conform to the School Facilities Program Regulations in effect at the time of the application submittal and this Calculator should not be used for projects that are reviewed on a case-by-case basis such as Facility Hardships and Use of Grants.

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The amounts requested for Site Development categories (Service Site, Off-Site, and Utilities) are subject to review by the Plan Verification Team. All requests for Site Acquisition are subject to review by the Real Estate Team. All other requests for grants are subject to review by the OPSC Project Manager.

* This output value is for all grade level pupils assigned.
APPENDIX C - DETAILED COST ASSUMPTIONS
# Master Plan - Cost Estimate

**DATE:** 09/13/13  
**PREPARED BY:** DRA  
**CLIENT:** Potter Valley Community School District Master Plan

---

**BUILDING:** Potter Valley Elementary and Jr. High  
**GSF:** 21,500  
**OCCUPANCY:** E  
**TYPE CONSTRUCTION:** V-N  
**SPRINKLERED:** NO

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<tr>
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<th>DESCRIPTION</th>
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<th>TOTAL</th>
<th>PRIORITY</th>
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**SUBTOTAL**  
57.76  
1,241,735

**PRORATES**  
31.50%  
18.19  
391,146

**TOTAL CONSTRUCTION COSTS**  
75.95  
1,632,881
# Project Management - Construction

**Master Plan - Cost Estimate**

**Date:** 09/13/13  
**Prepared By:** DRA

**Building:** Potter Valley Elementary and Jr. High  
**GSF:** 21,500  
**Occupancy:** E  
**Type Construction:** V-N  
**Sprinklered:** No

## Prorates - Items

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<tr>
<th>Item #</th>
<th>Description</th>
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<th>Unit</th>
<th>Cost</th>
<th>Total</th>
<th>Priority</th>
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<td></td>
<td>General Conditions</td>
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<td>Design Contingency</td>
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<td>Escalation - 18 Months</td>
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<td>-</td>
<td></td>
<td>-</td>
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<td>Overhead &amp; Profit</td>
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<td>Bonds</td>
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### 1.01 P.V.E. Infrastructure Improvements

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<th>Unit</th>
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<th>Total</th>
<th>Priority</th>
</tr>
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<tbody>
<tr>
<td>1.01</td>
<td>Replace electrical service - main switchgear &amp; transformer</td>
<td>1 LS</td>
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<td>86,000</td>
<td>86,000</td>
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<tr>
<td></td>
<td>Demolish old switchgear</td>
<td>600 AMP</td>
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<td>3.68</td>
<td>2,208</td>
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<td>Replace Fire Alarm Panel and devices</td>
<td>21,500 S.F.</td>
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<td>3.50</td>
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<td></td>
<td>Replace Clock Speaker and Public Address System</td>
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<td>2.90</td>
<td>62,350</td>
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<td></td>
<td>ADA compliant room identification</td>
<td>1 LS</td>
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<td>4,500</td>
<td>4,500</td>
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### 1.02 P.V.E. Main Building - Exterior

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<th>Priority</th>
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<td>Prepare and paint exterior cement Plaster</td>
<td>2,876 S.F.</td>
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<td>1.00</td>
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<td></td>
<td>Add blown in insulation to exterior walls</td>
<td>3,850 SF</td>
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<td>0.84</td>
<td>3,234</td>
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<tr>
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<td>Additional roof insulation (rigid/nailable)</td>
<td>9,029 SF</td>
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<td>Carpentry for added insulation</td>
<td>1 LS</td>
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<td>3,600</td>
<td>3,600</td>
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<td></td>
<td>Add ridge vents</td>
<td>283 LF</td>
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<td>3.75</td>
<td>1,061</td>
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<td>Replace rainwater gutters</td>
<td>283 LF</td>
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<td>9.83</td>
<td>2,782</td>
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<td>Replace Shingles</td>
<td>90 SF</td>
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<td>Replace windows with dual glazed thermal broken</td>
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<td>71.22</td>
<td>33,688</td>
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<td>Replace/provide ADA Drinking fountain / hydration station</td>
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<td>6,500</td>
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<td></td>
<td>Add wing walls to (e) drinking fountain</td>
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<td>1,500</td>
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<tr>
<td></td>
<td>Remove ramp / Provide ADA compliant ramp</td>
<td>50 LF</td>
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<td>530.00</td>
<td>26,500</td>
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**Total 1.02** | 139,888 |
# Master Plan - Cost Estimate

**DATE:** 09/13/13  
**PREPARED BY:** DRA

**LOCATION:** Potter Valley, California  
**CLIENT:** Potter Valley Community School District Master Plan

## BUILDING: Potter Valley Elementary and Jr. High

<table>
<thead>
<tr>
<th>ITEM #</th>
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<th>UNIT</th>
<th>COST</th>
<th>TOTAL</th>
<th>PRIORITY</th>
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</thead>
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<tr>
<td>1.03</td>
<td>P.V.E. MAIN BUILDING - INTERIOR- ADMIN</td>
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<tr>
<td></td>
<td>Paint Interior</td>
<td>750</td>
<td>S.F.</td>
<td>1.00</td>
<td>750</td>
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<td>Replace broken ceiling tiles (5% of area)</td>
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<td>S.F.</td>
<td>3.18</td>
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**SUBTOTAL 1.03:** 1,068

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<th>PRIORITY</th>
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<td>Replace light Fixtures (indirect/direct pendenats)</td>
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<td>LF</td>
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<td>Replace Ceiling tiles - in conjunction with lights &amp; devices</td>
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<td>S.F.</td>
<td>3.18</td>
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<td>Install ceiling fans (2 per classroom)</td>
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<td>4,375</td>
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<td>Add occupancy sensors</td>
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<td>Add air conditioning unit</td>
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<td>EA</td>
<td>12,500.00</td>
<td>50,000</td>
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<td>Replace Casework for ADA requirements</td>
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<td>LF</td>
<td>250.00</td>
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<td>Replace Sink/bubler to meet ADA</td>
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<td>Paint Interior</td>
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<td>SF</td>
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**SUBTOTAL 1.04:** 163,162

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<td>Replace light Fixtures (indirect/direct pendenats)</td>
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<td>S.F.</td>
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<td>1,044</td>
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<td>LF</td>
<td>250.00</td>
<td>21,250</td>
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<td>Replace Sink/bubler to meet ADA</td>
<td>4</td>
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<td>9,200</td>
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<td>Paint Interior</td>
<td>1,000</td>
<td>SF</td>
<td>1.00</td>
<td>1,000</td>
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</tbody>
</table>

**SUBTOTAL 1.05:** 85,445

---

**Priority Legend**  
R = Required  N = Necessary  
D = Desired  C = Energy Conservation
**Building: Potter Valley Elementary and Jr. High**

<table>
<thead>
<tr>
<th>ITEM #</th>
<th>DESCRIPTION</th>
<th>QUANTITY</th>
<th>UNIT</th>
<th>COST</th>
<th>TOTAL</th>
<th>PRIORITY</th>
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<tr>
<td>1.06</td>
<td><strong>P.V.E. MAIN BLD'G - KINDERGARTEN</strong></td>
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<tr>
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<td>Replace light Fixtures (indirect/direct pendenats)</td>
<td>48</td>
<td>LF</td>
<td>199.50</td>
<td>9,576</td>
<td>C</td>
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<td>Replace Ceiling tiles - in conjunction with lights &amp; devices</td>
<td>328</td>
<td>S.F.</td>
<td>3.18</td>
<td>1,044</td>
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<td>Replace Flooring Carpet tile</td>
<td>992</td>
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<td>3.90</td>
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<td>12,500.00</td>
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<td>D</td>
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<td>Install ceiling fans</td>
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<td>EA</td>
<td>437.50</td>
<td>875</td>
<td>D</td>
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<td>Replace Case work for ADA requirements</td>
<td>85</td>
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<td>Replace Casework</td>
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<td>LF</td>
<td>250.00</td>
<td>30,000</td>
<td>N</td>
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<td>Replace Sink/bubbler to meet ADA</td>
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<td>Renovate single occupancy kinder restrooms for ADA</td>
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<td>Paint Interior</td>
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<td>SF</td>
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<td>1,000</td>
<td>D</td>
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</table>

**SUBTOTAL 1.06** | 112,414

| 1.07   | **P.V.E. MAIN BLD'G MDF ROOM**                   |          |        |        |        |          |
|        | Redirect condensate line to exterior             | 1        | LS     | 200.00 | 200    | R        |
|        | Paint interior                                   | 160      | S.F.   | 1.00   | 160    | D        |

**SUBTOTAL 1.07** | 360

| 1.08   | **P.V.E. MAIN BLD'G CUSTODIAN**                  |          |        |        |        |          |
|        | Replace door                                     | 1        | EA     | 1,450.00 | 1,450  | D        |
|        | Add shelving (Industrial)                        | 14       | LF     | 110.00  | 1,540  | D        |
|        | Paint room                                       | 200      | SF     | 1.00   | 200    | D        |
|        | Replace water heater                             | 1        | EA     | 3,024.00 | 3,024  | N        |

**SUBTOTAL 1.08** | 6,214

Priority Legend

- **R** = Required  
- **N** = Necessary  
- **D** = Desired  
- **C** = Energy Conservation
## Project Management - Construction

**Master Plan - Cost Estimate**

**DATE:** 09/13/13

**LOCATION:** Potter Valley, California

**CLIENT:** Potter Valley Community School District Master Plan

### Description

**BUILDING:** Potter Valley Elementary and Jr. High

**GSF:** 21,500

**OCCUPANCY:** E

**TYPE CONSTRUCTION:** V-N

**SPRINKLERED:** NO

### Item # Description | Quantity | Unit | Cost | Total | Priority
--- | --- | --- | --- | --- | ---
1.09 P.V.E. MAIN BLD'G - RESTROOMS | 336 | FA | 55.00 | 18,480 | D
- Restore/replace ceramic tile flooring & wainscot
- Replace partitions incl ADA
- Mirror
- Soap dispenser
- Paper towel disposal
- Coat hook
- Grab bars
- T.P. Dispenser
- T.S. Dispenser
- S.N. Disposal
- Replace doors - FRP
- Paint walls and ceiling
- Wall hung waterclosset
- Lavatory
- Wall hung urinals
- Replace lighting
- Replace / Refurbish fan coil unit
- ADA compliant signs

### Subtotal 1.09

61,358

2.0 P.V.E. CLASSROOM 7-9 - EXTERIOR

**SUBTOTAL 2.00**

41,283

2.01 P.V.E. CLASSROOM 7-9 - INTERIOR

**SUBTOTAL 2.01**

89,531

---

**Priority Legend**

R = Required  N = Necessary  D = Desired  C = Energy Conservation
## Master Plan - Cost Estimate

**LOCATION:** Potter Valley California  
**CLIENT:** Potter Valley Community School District Master Plan

### BUILDING: Potter Valley Elementary and Jr. High

- **GSF:** 21,500
- **OCCUPANCY:** E
- **TYPE CONSTRUCTION:** V-N
- **SPRINKLERED:** NO

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<th>DESCRIPTION</th>
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<th>UNIT</th>
<th>COST</th>
<th>TOTAL</th>
<th>PRIORITY</th>
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<tr>
<td>3.01</td>
<td>MODULAR CLASSROOM 10</td>
<td>1,050 SF</td>
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<td>Replace carpeting</td>
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<td></td>
<td>Paint walls with a non-bridging paint</td>
<td>1,504 SF</td>
<td>1.00</td>
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<tr>
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<td>Replace broken or sagging ceiling tiles</td>
<td>1,050 SF</td>
<td>2.75</td>
<td>2,888</td>
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<td>Retrofit light fixtures</td>
<td>24 EA</td>
<td>275.00</td>
<td>6,600</td>
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<tr>
<td></td>
<td>Refinish casework / add hardware</td>
<td>1 LS</td>
<td>2,500.00</td>
<td>2,500</td>
<td>D</td>
<td></td>
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<tr>
<td></td>
<td>Add thermal reflective/W.P. coating to metal roof</td>
<td>10 SQ</td>
<td>319.50</td>
<td>3,195</td>
<td>N</td>
<td></td>
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**SUBTOTAL 3.01:** 20,782

| 4.01   | MODULAR CLASSROOM 11 - PRESCHOOL |          |      |       |       |         |
|        | Replace Vinyl Flooring | 1,440 SF | 6.56 | 9,444 | N     |
|        | Paint walls with a non-bridging paint | 1,816 SF | 1.00 | 1,816 | D     |
|        | Replace broken or sagging ceiling tiles | 288 SF | 2.75 | 792 | N     |
|        | Replace casework with Sink to ADA compliant | 5 LF | 250.00 | 1,250 | R     |
|        | Refinish casework / add hardware | 1 LS | 4,000.00 | 4,000 | N     |
|        | Add thermal reflective/W.P. coating to metal roof | 14 SQ | 319.50 | 4,601 | N     |

**SUBTOTAL 4.01:** 21,902

| 5.0    | MODULAR CLASSROOM 12 |          |      |       |       |         |
|        | Replace carpeting | 960 SF | 3.90 | 3,744 | N     |
|        | Paint walls with a non-bridging paint | 1,024 SF | 1.00 | 1,024 | D     |
|        | Replace broken or sagging ceiling tiles | 960 SF | 2.75 | 2,640 | N     |
|        | Provide ADA accessible sink | 1 EA | 2,300.00 | 2,300 | R     |
|        | Replace base cabinet to ADA compliant | 6 LF | 250.00 | 1,500 | R     |
|        | Replace asphalt roofing | 10 SQ | 295.77 | 2,839 | N     |

**SUBTOTAL 5.0:** 14,047

| 6.0    | JR. HIGH WING - EXTERIOR |          |      |       |       |         |
|        | Prepare and paint Exterior cement Plaster | 2,754 SF | 1.00 | 8,765 | N     |
|        | Additional roof insulation (rigid) Interior installation | 3,150 SF | 2.75 | 8,663 | C     |
|        | Replace/provide ADA Drinking fountain / hydration station | 1 EA | 6,500.00 | 6,500 | R     |

**SUBTOTAL 6.0:** 23,928

---

**Priority Legend**  
R = Required  N = Necessary  
D = Desired  C = Energy Conservation
**BUILDING:** Potter Valley Elementary and Jr. High  
**GSF:** 21,500  
**OCCUPANCY:** E  
**TYPE CONSTRUCTION:** V-N  
**SPRINKLERED:** NO

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<th>UNIT</th>
<th>COST</th>
<th>TOTAL</th>
<th>PRIORITY</th>
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<td>6.01</td>
<td>JR. HIGH WING - CLASSROOM INTERIORS</td>
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<td>Replace ceiling tiles</td>
<td>4,032</td>
<td>S.F.</td>
<td>3.18</td>
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<td>Replace upper cabinets</td>
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<td>Replace black boards with sliding white Boards</td>
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<td>EA</td>
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<td>Replace black boards with white Boards</td>
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<td>Repair/replacement fan coil units</td>
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<td>New epoxy flooring</td>
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<td>P.T. Dispenser</td>
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<td>Paper towel disposal</td>
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<td>Coat hook</td>
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<td>Grab bars</td>
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<td>3,800</td>
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<td>EA</td>
<td>1,618.61</td>
<td>3,237</td>
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<td>Replace lighting</td>
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<td>LS</td>
<td>5,500.00</td>
<td>5,500</td>
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<td>Renovate assciative custodian closets</td>
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<td>LS</td>
<td>1,500.00</td>
<td>1,500</td>
<td>D</td>
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<td>Replace Water heater</td>
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<td>EA</td>
<td>3,024.00</td>
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<td>Add/replace exhaust fans</td>
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<td>LS</td>
<td>1,768.52</td>
<td>3,537</td>
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<td><strong>SUBTOTAL 6.02</strong></td>
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<td>66,060</td>
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</tbody>
</table>

**Priority Legend**  
R = Required  N = Necessary  
D = Desired  C = Energy Conservation
# Master Plan - Cost Estimate

**Date:** 09/13/13  
**Prepared By:** DRA

**Location:** Potter Valley California  
**Client:** Potter Valley Community School District Master Plan

## Description

**Building:** Potter Valley Elementary and Jr. High  
**GSF:** 21,500  
**Occupancy:** E  
**Type Construction:** V-N  
**Sprinklered:** No

<table>
<thead>
<tr>
<th>ITEM #</th>
<th>DESCRIPTION</th>
<th>QUANTITY</th>
<th>UNIT</th>
<th>COST</th>
<th>TOTAL</th>
<th>PRIORITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.0</td>
<td>CLASSROOM 94 - AFTER SCHOOL PROGRAM</td>
<td>960 SF</td>
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<td>3.90</td>
<td>3,744</td>
<td>N</td>
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<tr>
<td></td>
<td>Replace carpeting</td>
<td></td>
<td></td>
<td>3.90</td>
<td>3,744</td>
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<td>Paint walls with a non-bridging paint</td>
<td>1,024 SF</td>
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<td>1.00</td>
<td>1,024</td>
<td>D</td>
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<tr>
<td></td>
<td>Replace broken or sagging ceiling tiles</td>
<td>960 SF</td>
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<td>2.75</td>
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<td>Provide ADA accessible sink</td>
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<td>1,800.00</td>
<td>1,800</td>
<td>R</td>
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<td>Replace base cabinet to ADA compliant</td>
<td>6 LF</td>
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<td>R</td>
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<td>Replace asphalt roofing</td>
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<td><strong>13,547</strong></td>
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</table>

**Priority Legend**  
R = Required  
N = Necessary  
D = Desired  
C = Energy Conservation

---

*94*  
*10/13/2013*
### BUILDING: Potter Valley High School

<table>
<thead>
<tr>
<th>ITEM #</th>
<th>DESCRIPTION</th>
<th>QUANTITY</th>
<th>UNIT</th>
<th>COST</th>
<th>TOTAL</th>
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<td>8.00</td>
<td>HIGH SCHOOL INFRASTRUCTURE</td>
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<td>9.00</td>
<td>HIGH SCHOOL BUILDING A -EXTERIOR</td>
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<td>26,762</td>
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<td>9.01</td>
<td>HIGH SCHOOL BUILDING A - INTERIOR</td>
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<td>70,773</td>
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**BUILDING: Potter Valley High School**

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**Priority Legend**

- R = Required
- N = Necessary
- D = Desired
- C = Energy Conservation
MASTER PLAN - COST ESTIMATE

DATE: 09/13/13

LOCATION: Potter Valley California

CLIENT: Potter Valley Community School District Master Plan

BUILDING: Potter Valley High School

GSF: 16,677

OCCUPANCY: E-1

TYPE CONSTRUCTION: V-N

SPRINKLERED: NO

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Priority Legend
R = Required  N = Necessary  D = Desired  C = Energy Conservation

Priority Legend
D = Desired  C = Energy Conservation

DRA

10/13/2013
BUILDING: Potter Valley High School

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## Master Plan - Cost Estimate

**DATE:** 09/13/13  
**LOCATION:** Potter Valley California  
**CLIENT:** Potter Valley Community School District Master Plan  

### BUILDING: Potter Valley High School

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**SUBTOTAL 11.00**  
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<td>437.50</td>
<td>2,188</td>
<td>C</td>
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<tr>
<td></td>
<td>Replace lighting at alcoves</td>
<td>4</td>
<td>EA</td>
<td>240.00</td>
<td>960</td>
<td>C</td>
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<tr>
<td></td>
<td>Add air conditioning units</td>
<td>4</td>
<td>EA</td>
<td>12,500.00</td>
<td>50,000</td>
<td>D</td>
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<tr>
<td></td>
<td>Replace casework for ADA requirements</td>
<td>44</td>
<td>LF</td>
<td>250.00</td>
<td>11,000</td>
<td>R</td>
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<tr>
<td></td>
<td>Replace additional casework</td>
<td>30</td>
<td>LF</td>
<td>250.00</td>
<td>7,500</td>
<td>N</td>
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<tr>
<td></td>
<td>Replace science lab casework -chemical resistant</td>
<td>50</td>
<td>LF</td>
<td>300.00</td>
<td>15,000</td>
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<td>Replace science lab casework Isles -chemical resistant</td>
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<td>LF</td>
<td>3,200.00</td>
<td>9,600</td>
<td>N</td>
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<tr>
<td></td>
<td>Replace Sink to meet ADA</td>
<td>3</td>
<td>EA</td>
<td>1,800.00</td>
<td>5,400</td>
<td>R</td>
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<tr>
<td></td>
<td>Replace black boards with sliding white boards</td>
<td>1</td>
<td>EA</td>
<td>2,000.00</td>
<td>2,000</td>
<td>D</td>
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<tr>
<td></td>
<td>Replace black boards with white boards</td>
<td>5</td>
<td>EA</td>
<td>1,200.00</td>
<td>6,000</td>
<td>D</td>
</tr>
<tr>
<td></td>
<td>Replace Art room plumbing fixtures</td>
<td>1</td>
<td>LS</td>
<td>1,500.00</td>
<td>1,500</td>
<td>N</td>
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<tr>
<td></td>
<td>Renovate dark room for storage</td>
<td>1</td>
<td>LS</td>
<td>1,500.00</td>
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<td>D</td>
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**SUBTOTAL 11.01**  
156,363

<table>
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<tr>
<th>ITEM #</th>
<th>DESCRIPTION</th>
<th>QUANTITY</th>
<th>UNIT</th>
<th>COST</th>
<th>TOTAL</th>
<th>PRIORITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>12.0</td>
<td>HIGH SCHOOL BUILDING D - EXTERIOR (FIELD ACT PORTION OF BUILDING)</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Paint Exterior</td>
<td>1,972</td>
<td>S.F.</td>
<td>1.00</td>
<td>1,972</td>
<td>D</td>
</tr>
<tr>
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<td>Replace shingles</td>
<td>29</td>
<td>SQ</td>
<td>244.00</td>
<td>7,027</td>
<td>N</td>
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<td></td>
<td>Replace gutters</td>
<td>160</td>
<td>LF</td>
<td>9.83</td>
<td>1,573</td>
<td>N</td>
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<tr>
<td></td>
<td>Paint doors and add ADA hardware building wide</td>
<td>4</td>
<td>EA</td>
<td>475.00</td>
<td>1,900</td>
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**SUBTOTAL 12.0**  
12,472

**Priority Legend**  
R = Required  N = Necessary  
D = Desired  C = Energy Conservation  

09/13/13  
10/13/2013  
DRA
# Master Plan - Cost Estimate

**DATE:** 09/13/13  
**PREPARED BY:** DRA

## Description

### Building: Potter Valley High School

- **GSF:** 16,677 SF  
- **Occupancy:** E-1  
- **Type Construction:** V-N  
- **Sprinklered:** No

<table>
<thead>
<tr>
<th>Item #</th>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Cost</th>
<th>Total</th>
<th>Priority</th>
</tr>
</thead>
</table>
| 12.01 | **High School Building D - Interior**  
Replace vinyl flooring where exists | 1,224 | SF | 6.56 | 8,027 | N |
Paint Interior walls | 3,200 | S.F. | 1.00 | 3,200 | D |
Replace ceiling tiles vandal resistant | 2,880 | S.F. | 5.00 | 14,400 | D |
Replace lighting | 18 | EA | 325.00 | 5,850 | C |
Replace casework for ADA requirements | 24 | LF | 250.00 | 6,000 | R |
Replace additional casework | 12 | LF | 250.00 | 3,000 | N |
Provide white boards | 2 | EA | 1,200.00 | 2,400 | D |
Replace Ag sink to be ADA compliant | 1 | EA | 1,800.00 | 1,800 | R |
Replace/repair dust control & filtering system | 1 | LS | 18,000.00 | 18,000 | N |
Replace add dust control ducting/hoods | 1 | LS | 4,000.00 | 4,000 | N |
Reconstruct offices to be Field Act compliant | 1 | LS | 18,000.00 | 18,000 | D |
Replace work/storage benches (1 ADA compliant) | 6 | EA | 2,400.00 | 14,400 | R |
| **Subtotal 2.01** | | | | | 99,077 | | |

| 13.00 | **High School Building E - Exterior**  
Paint Exterior | 1,564 | S.F. | 1.00 | 1,564 | D |
replace shingles | 20 | SQ | 244.00 | 4,919 | N |
replace gutters | 112 | LF | 9.83 | 1,101 | N |
Paint doors and replace ADA hardware building wide | 2 | EA | 475.00 | 950 | R |
| **Subtotal 13.00** | | | | | 8,534 | | |

| 13.01 | **High School Building E - Interior**  
Replace carpet | 2,016 | SF | 3.90 | 7,862 | N |
Replace ceiling tiles | 2,016 | S.F. | 3.18 | 6,416 | D |
Install ceiling fans | 2 | EA | 240.00 | 480 | C |
Add air conditioning units | 2 | EA | 12,500.00 | 25,000 | D |
Replace casework for ADA requirements | 12 | LF | 250.00 | 3,000 | R |
Replace additional casework | 12 | LF | 250.00 | 3,000 | N |
Replace black boards with white Boards  
Repair/replace fan coil units | | | | | |
| **Subtotal 4.01** | | | | | 45,759 | | |
## Master Plan - Cost Estimate

**Potter Valley Community School District Master Plan**

**DATE:** 09/13/13  
**PREPARED BY:** DRA

### BUILDING: Potter Valley Elementary and High School Assembly

**GsF:** 18,000  
**OccuPancy:** E-1  
**Type Construction:** V-N  
**Sprinklered:** NO

<table>
<thead>
<tr>
<th>ITEM #</th>
<th>DESCRIPTION</th>
<th>QUANTITY</th>
<th>UNIT</th>
<th>COST</th>
<th>TOTAL</th>
<th>PRIORITY</th>
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</thead>
<tbody>
<tr>
<td>14.00</td>
<td>Assembly Building Infrastructure</td>
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<td></td>
<td>124,596</td>
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<td></td>
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<tr>
<td>14.01</td>
<td>Assembly Building - Exterior</td>
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<td></td>
<td>65,379</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14.02</td>
<td>Gymnasium Lobby</td>
<td></td>
<td></td>
<td>31,504</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14.03</td>
<td>Gymnasium Assembly Area</td>
<td></td>
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<td>105,400</td>
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<td>14.04</td>
<td>Gymnasium Lobby Restrooms</td>
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<td>50,730</td>
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<td>14.05</td>
<td>Gymnasium Locker Rooms</td>
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<td>30,902</td>
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<tr>
<td>15.00</td>
<td>Cafeteria Speed Line / Entry</td>
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<td></td>
<td>5,378</td>
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<td></td>
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<tr>
<td>15.01</td>
<td>Cafeteria Kitchen / Scullery</td>
<td></td>
<td></td>
<td>91,304</td>
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<td>15.02</td>
<td>Cafeteria - Dining Assembly</td>
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<td></td>
<td>29,172</td>
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</table>

**Subtotal** 29.69 534,364

**Prorates** 31.50% 9.35 168,325

**Total Construction Costs** 39.04 702,689

---

Priority Legend  
R = Required  N = Necessary  
D = Desired  C = Energy Conservation
## Building: Potter Valley Elementary and High School Assembly

**Gymnasium and Cafeteria**

### Prorates

<table>
<thead>
<tr>
<th>Description</th>
<th>%</th>
<th>Unit</th>
<th>Cost</th>
<th>Total</th>
<th>Priority</th>
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</thead>
<tbody>
<tr>
<td>General Conditions</td>
<td>12.00%</td>
<td></td>
<td>64,124</td>
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<tr>
<td>Design Contingency</td>
<td>5.00%</td>
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<td>26,718</td>
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<tr>
<td>Escalation - 6 Months</td>
<td>4.50%</td>
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<td>24,046</td>
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<td>Geographic Factor</td>
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<tr>
<td>Overhead &amp; Profit</td>
<td>8.00%</td>
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<td>42,749</td>
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<td>Bonds</td>
<td>2.00%</td>
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<td>10,687</td>
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<tr>
<td><strong>Total Prorates</strong></td>
<td>31.50%</td>
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<td>168,325</td>
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### Assembly Building - Infrastructure

**14.00**

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Cost</th>
<th>Total</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace Fire Alarm Panel (subpanel and devices)</td>
<td>18,000</td>
<td>S.F.</td>
<td>3.25</td>
<td>58,500</td>
<td>R</td>
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<tr>
<td>Replace Clock Speaker and Public Address System</td>
<td>18,000</td>
<td>S.F.</td>
<td>2.90</td>
<td>52,200</td>
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<tr>
<td>ADA compliant room identification</td>
<td>1</td>
<td>LS</td>
<td>3,500.00</td>
<td>3,500</td>
<td>R</td>
</tr>
<tr>
<td>Emergency lighting (existing conduit)</td>
<td>8</td>
<td>EA</td>
<td>1,299.45</td>
<td>10,396</td>
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<td></td>
<td>124,596</td>
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### Assembly Building - Exterior

**14.01**

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Cost</th>
<th>Total</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prepare and paint exterior cement Plaster</td>
<td>10,000</td>
<td>SF</td>
<td>1.00</td>
<td>10,000</td>
<td>N</td>
</tr>
<tr>
<td>Replace rainwater gutters</td>
<td>522</td>
<td>LF</td>
<td>9.83</td>
<td>5,131</td>
<td>N</td>
</tr>
<tr>
<td>Replace Shingles</td>
<td>101</td>
<td>SQ</td>
<td>244.00</td>
<td>24,556</td>
<td>N</td>
</tr>
<tr>
<td>Replace built-up roofs</td>
<td>86</td>
<td>SQ</td>
<td>298.74</td>
<td>25,692</td>
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<td><strong>Subtotal 14.01</strong></td>
<td></td>
<td></td>
<td>65,379</td>
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### Gymnasium Lobby

**14.02**

<table>
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<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Cost</th>
<th>Total</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prepare and paint interior</td>
<td>2,016</td>
<td>SF</td>
<td>1.00</td>
<td>2,016</td>
<td>N</td>
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<tr>
<td>Replace doors with FRP doors and ADA/panic hardware</td>
<td>8</td>
<td>EA</td>
<td>2,500.00</td>
<td>20,000</td>
<td>D</td>
</tr>
<tr>
<td>Replace flooring</td>
<td>1,035</td>
<td>SF</td>
<td>6.56</td>
<td>6,788</td>
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<tr>
<td>Replace lighting</td>
<td>6</td>
<td>EA</td>
<td>450.00</td>
<td>2,700</td>
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<td></td>
<td></td>
<td>31,504</td>
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</table>

**Priority Legend**

- **R** = Required  
- **N** = Necessary  
- **D** = Desired  
- **C** = Energy Conservation
# Master Plan - Cost Estimate

**Building:** Potter Valley Elementary and High School Assembly  
**Type:** Gymnasium and Cafeteria  

## Gymnasium Assembly Area

<table>
<thead>
<tr>
<th>Item #</th>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Cost</th>
<th>Total</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>14.03</td>
<td>Replace doors with FRP doors and ADA/panic hardware</td>
<td>14</td>
<td>EA</td>
<td>2,500.00</td>
<td>35,000</td>
<td>D</td>
</tr>
<tr>
<td></td>
<td>Replace bleachers with ADA compliant bleachers</td>
<td>640</td>
<td>LF</td>
<td>110.00</td>
<td>70,400</td>
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**Subtotal 14.03:** 105,400

## Gymnasium Lobby Restrooms

<table>
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<tr>
<th>Item #</th>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Cost</th>
<th>Total</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>14.04</td>
<td>Replace or rehabilitate ceramic floors / wainscot</td>
<td>340</td>
<td>FA</td>
<td>55.00</td>
<td>18,700</td>
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<td></td>
<td>Paint walls</td>
<td>1,296</td>
<td>SF</td>
<td>1.00</td>
<td>1,296</td>
<td>N</td>
</tr>
<tr>
<td></td>
<td>Replace partitions</td>
<td>3</td>
<td>EA</td>
<td>1,800.00</td>
<td>5,400</td>
<td>N</td>
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<tr>
<td></td>
<td>Mirror</td>
<td>150</td>
<td>SF</td>
<td>26.34</td>
<td>3,951</td>
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<td>Soap dispenser</td>
<td>3</td>
<td>EA</td>
<td>56.13</td>
<td>168</td>
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<td></td>
<td>P.T. Dispenser</td>
<td>2</td>
<td>EA</td>
<td>249.55</td>
<td>499</td>
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<td>Paper towel disposal</td>
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<td>EA</td>
<td>250.70</td>
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<td>Coat hook</td>
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<td>EA</td>
<td>35.00</td>
<td>70</td>
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<tr>
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<td>Grab bars</td>
<td>2</td>
<td>SETS</td>
<td>201.60</td>
<td>403</td>
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<td>T.P. Dispenser</td>
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<td>EA</td>
<td>93.15</td>
<td>279</td>
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<td>T.S. Dispenser</td>
<td>3</td>
<td>EA</td>
<td>155.25</td>
<td>466</td>
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<td>S.N. Disposal</td>
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<td>EA</td>
<td>90.72</td>
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<td>Wall hung watercloset</td>
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<td>Lavatory</td>
<td>4</td>
<td>EA</td>
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<td>Wall hung urinals</td>
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<td>EA</td>
<td>1,618.61</td>
<td>3,237</td>
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<td>Replace doors - FRP</td>
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<td>EA</td>
<td>1,800.00</td>
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<tr>
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<td>Replace lighting</td>
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<td>EA</td>
<td>360.00</td>
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<td></td>
<td>ADA compliant signs</td>
<td>2</td>
<td>EA</td>
<td>180.00</td>
<td>360</td>
<td>R</td>
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<tr>
<td></td>
<td>Renovate associative custodian closets</td>
<td>1</td>
<td>LS</td>
<td>1,000.00</td>
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<td>D</td>
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<tr>
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<td>Add/replace exhaust fans</td>
<td>2</td>
<td>LS</td>
<td>1,768.52</td>
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**Subtotal 14.04:** 50,730

## Gymnasium Locker Rooms

<table>
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<tr>
<th>Item #</th>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Cost</th>
<th>Total</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>14.05</td>
<td>Prepare and paint interior walls</td>
<td>8,000</td>
<td>SF</td>
<td>1.00</td>
<td>8,000</td>
<td>D</td>
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<tr>
<td></td>
<td>Repair cement plaster ceilings</td>
<td>235</td>
<td>SY</td>
<td>32.53</td>
<td>7,652</td>
<td>R</td>
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<td></td>
<td>Replace ADA shower to meet current ADA standards</td>
<td>2</td>
<td>LS</td>
<td>7,500.00</td>
<td>15,000</td>
<td>R</td>
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<td>Repair broken window(s)</td>
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**Subtotal 14.05:** 30,902

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**Priority Legend**  
R = Required  
N = Necessary  
D = Desired  
C = Energy Conservation
**Project Management - Construction Management**

**Project:** Master Plan - Cost Estimate  
**Date:** 09/13/13  
**Prepared By:** DRA

**Location:** Potter Valley California  
**Client:** Potter Valley Community School District Master Plan

### Building: Potter Valley Elementary and High School Assembly

- **Gymnasium and Cafeteria**
  - **GSF:** 18,000
  - **Occupancy:** E-1
  - **Type Construction:** V-N
  - **Sprinklered:** No

<table>
<thead>
<tr>
<th>Item #</th>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Cost</th>
<th>Total</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
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**Priority Legend**
- **R** = Required  
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- **D** = Desired  
- **C** = Energy Conservation
**Master Plan - Cost Estimate**

**Potter Valley California**

**Potter Valley Community School District Master Plan**

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**PRORATES**

31.50%  

124,245

**TOTAL CONSTRUCTION COSTS**

518,675

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**Priority Legend**

R = Required  N = Necessary  
D = Desired  C = Energy Conservation
## Master Plan - Cost Estimate

**Potter Valley California**

**Potter Valley Community School District Master Plan**

**DATE:** 09/13/13

**PREPARED BY:** DRA

---

### BUILDING: Potter Valley Elementary and High School Site

**GSF:**

**OCCUPANCY:** E-1

**TYPE CONSTRUCTION:** V-N

**SPRINKLERED:** NO

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<td>Replace water distribuion lines (line bore) with pipe</td>
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<td>Replace asphalt paving</td>
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<td>Fencing /gate at entries</td>
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Priority Legend

R = Required  N = Necessary  
D = Desired  C = Energy Conservation
## PROJECT MANAGEMENT CONSTRUCTION

### Master Plan - Cost Estimate

**DATE:** 09/13/13  
**PREPARED BY:** DRA  
**CLIENT:** Potter Valley Community School District Master Plan

#### BUILDING: Potter Valley Elementary and High School Site

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<td>Slurry coat play area</td>
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<td>Restripe play area</td>
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<td>Refinish pic-nic benches</td>
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<td>Playarea 1 - replace soft fall</td>
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<td>Refinish basketball court slurry coat</td>
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### Priority Legend

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- **C** = Energy Conservation

---

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Master Plan - Cost Estimate

DATE: 09/13/13

LOCATION
Potter Valley California

PREPARED BY: DRA

CLIENT
Potter Valley Community School District Master Plan

**BUILDING:** Potter Valley Community Center

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**TOTAL CONSTRUCTION COSTS**

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**PRORATES**

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<th>COST</th>
<th>TOTAL</th>
<th>PRIORITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>16.01</td>
<td>COMMUNITY CENTER - INTERIOR</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Replace/retrofit lights with T-8 fixtures</td>
<td>1</td>
<td>LS</td>
<td>10,000.00</td>
<td>10,000</td>
<td>C</td>
</tr>
<tr>
<td></td>
<td>Refinish damaged ceilings</td>
<td>400</td>
<td>SF</td>
<td>4.00</td>
<td>1,600</td>
<td>N</td>
</tr>
<tr>
<td></td>
<td>Reconstruct exterior restroom for ADA</td>
<td>1</td>
<td>LS</td>
<td>55,000.00</td>
<td>55,000</td>
<td>R</td>
</tr>
<tr>
<td></td>
<td>Reconstruct interior restroom for ADA</td>
<td>1</td>
<td>LS</td>
<td>75,000.00</td>
<td>125,000</td>
<td>R</td>
</tr>
<tr>
<td></td>
<td>New Carpeting at offices</td>
<td>2,500</td>
<td>SF</td>
<td>3.90</td>
<td>9,750</td>
<td>N</td>
</tr>
<tr>
<td></td>
<td>Replace sagging ceiling tiles</td>
<td>650</td>
<td>SF</td>
<td>2.75</td>
<td>1,788</td>
<td>N</td>
</tr>
<tr>
<td></td>
<td>SUBTOTAL 14.01</td>
<td></td>
<td></td>
<td>203,138</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Priority Legend

R = Required  N = Necessary
D = Desired  C = Energy Conservation
APPENDIX D - PROPOSITION 39 EXAMPLE ELIGIBLE PROJECTS
Exhibit B: Typically Cost-effective K–12 School Energy Projects

These are only “typical” cost-effective energy projects and this list in no way replaces what may be actually cost-effective based on an ASHRAE level 2 audit or the cost-effectiveness calculators provided by the Energy Commission in these Guidelines.

Lighting

<table>
<thead>
<tr>
<th>Priority</th>
<th>Project Example</th>
<th>Calculator available</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Retrofit existing 4 foot and 8 foot T12 fluorescent fixtures with 28-watt T8 lamps.</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Retrofit existing first-generation 32-watt T8 fixtures with 28-watt T8 lamps.</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>De-lamp interior 28-watt T8, 32 watt T8, 4 foot or 8 foot T12 fluorescent fixtures (as appropriate).</td>
<td>Custom audit required</td>
</tr>
<tr>
<td>2</td>
<td>Replace incandescent lamps with screw-in compact fluorescent or light-emitting diode (LED) lamps.</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Replace standard high-bay metal-halide gymnasium fixtures with fluorescent T5 or T8 high-output (HO) fixtures.</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Replace fluorescent or incandescent-based exit signs with LED exit signs.</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Replace mercury-vapor or high-intensity discharge (HID) lighting in parking lots with induction or LED lighting.</td>
<td></td>
</tr>
</tbody>
</table>

Lighting Controls

<table>
<thead>
<tr>
<th>Priority</th>
<th>Project Example</th>
<th>Calculator available</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Add occupancy sensor controls.</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Add photocell control to exterior lighting fixtures (bi-level if LED).</td>
<td>Custom audit required</td>
</tr>
<tr>
<td>2</td>
<td>Add daylighting controls when skylights are installed.</td>
<td>Custom audit required</td>
</tr>
</tbody>
</table>


## Heating, Ventilation, and Air Conditioning (HVAC)

<table>
<thead>
<tr>
<th>Priority</th>
<th>Project Example</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Conduct HVAC professional tune-ups, filter changes, and maintenance.</td>
<td>Custom audit required</td>
</tr>
<tr>
<td>1</td>
<td>Replace older (10 years or more) air conditioning/heat pump, split, or packaged systems with high-efficiency units (with higher Seasonal Energy Efficiency Ratio [SEER]/Energy Efficiency Ratio [EER]).</td>
<td>Calculator available</td>
</tr>
<tr>
<td>1</td>
<td>Repair or install outside air economizers to reduce mechanical compressor cooling.</td>
<td>Custom audit required</td>
</tr>
<tr>
<td>2</td>
<td>Replace older (20 years or more) space-heating boilers with high-efficiency or condensing units.</td>
<td>Calculator available</td>
</tr>
<tr>
<td>3</td>
<td>Replace older motors with new, premium-efficiency motors.</td>
<td>Calculator available</td>
</tr>
<tr>
<td>4</td>
<td>Install variable frequency drives on air-handler fans, water pumps, and motors.</td>
<td>Calculator available</td>
</tr>
<tr>
<td>4</td>
<td>Convert old multizone or dual-duct air handlers to variable air-volume systems.</td>
<td>Custom audit required</td>
</tr>
<tr>
<td>4</td>
<td>Install direct–indirect condenser cooling to increase SEER efficiency.</td>
<td>Custom audit required (mostly maintenance savings)</td>
</tr>
<tr>
<td>5</td>
<td>Evaluate ground-source heat pump to increase HVAC efficiency when conditions allow.</td>
<td>Custom audit required</td>
</tr>
</tbody>
</table>
### HVAC Controls

<table>
<thead>
<tr>
<th>Priority</th>
<th>Project Example</th>
<th>Tool Available</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Replace all manual thermostats with digitally controlled programmable thermostats that have override controls or twist timers.</td>
<td>Calculator available</td>
</tr>
<tr>
<td>1</td>
<td>Install door switch controls to shut down (or set to minimum fan speed) HVAC units to prevent excessive cooling and heating when classroom doors are open.</td>
<td>Custom audit required</td>
</tr>
<tr>
<td>2</td>
<td>Evaluate network thermostat or energy management system (EMS) with override controls.</td>
<td>Custom audit required</td>
</tr>
<tr>
<td>3</td>
<td>Add CO₂-based demand-controlled ventilation (DCV) to large spaces with variable occupancy (e.g., multipurpose room, gymnasium, garage).</td>
<td>Custom audit required</td>
</tr>
<tr>
<td>5</td>
<td>Retrofit pneumatic controls with direct digital control (DDC).</td>
<td>Custom audit required</td>
</tr>
</tbody>
</table>

### Water Heating

<table>
<thead>
<tr>
<th>Priority</th>
<th>Project Example</th>
<th>Tool Available</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Replace older (15 years or more), storage-type water heaters with instantaneous (&quot;tankless&quot;) water heaters, hybrid pump units, or point-of-use units.</td>
<td>Calculator available</td>
</tr>
<tr>
<td>3</td>
<td>Install condensing boiler or furnace when replacing old, inefficient units (15 years or older).</td>
<td>Calculator available</td>
</tr>
<tr>
<td>4</td>
<td>Evaluate solar hot-water heating for pools.</td>
<td>Custom audit required</td>
</tr>
<tr>
<td>5</td>
<td>Separate domestic hot-water loop from space-heating loop.</td>
<td>Custom audit required</td>
</tr>
</tbody>
</table>
### Building Envelope

<table>
<thead>
<tr>
<th>Priority</th>
<th>Project Example</th>
<th>Custom audit required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Add ceiling or roof insulation if there is no insulation currently in place (consider spray polyurethane foam [SPF]).</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Apply new weather stripping to doors that are exposed to outside air.</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Install window film on south- and west-facing windows.</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>When reroofing, evaluate the use of cool roof materials with high reflectivity and emissivity per the Cool Roof Rating Council.</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Install skylights or solar tubes — coordinated with lighting controls.</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Replace windows with Energy Star–rated products (If the replacement window is the same size, the project may be exempt from the Division of the State Architect review).</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Provide shading devices on south-facing windows.</td>
<td></td>
</tr>
</tbody>
</table>

### Water-Efficiency Measures

<table>
<thead>
<tr>
<th>Priority</th>
<th>Project Example</th>
<th>Custom audit required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Install drip irrigation systems.</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Install low-flow plumbing fixtures.</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Plant native, drought-tolerant plants and landscaping.</td>
<td></td>
</tr>
</tbody>
</table>
### Kitchen Equipment

<table>
<thead>
<tr>
<th>Priority</th>
<th>Project Example</th>
<th>Climate Zone (CZ) Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Install evaporator fan controllers at all walk-in coolers and freezers.</td>
<td>Custom audit required</td>
</tr>
<tr>
<td>3</td>
<td>Install low-flow, pre-rinse spray valves at dishwashing area.</td>
<td>Custom audit required</td>
</tr>
<tr>
<td>3</td>
<td>Evaluate energy-efficient kitchen appliances and technologies to reduce energy and water use.</td>
<td>Custom audit required</td>
</tr>
</tbody>
</table>

### Pool Equipment

<table>
<thead>
<tr>
<th>Priority</th>
<th>Project Example</th>
<th>Climate Zone (CZ) Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Install and use pool covers at night or when pool is not used.</td>
<td>Custom audit required</td>
</tr>
<tr>
<td>4</td>
<td>Evaluate variable speed drive for swimming-pool circulation pumps.</td>
<td>Use HVAC variable frequency drives Calculator</td>
</tr>
<tr>
<td>4</td>
<td>Evaluate a pony pool pump for nighttime use.</td>
<td>Calculator available</td>
</tr>
</tbody>
</table>

### Other Equipment

<table>
<thead>
<tr>
<th>Priority</th>
<th>Project Example</th>
<th>Climate Zone (CZ) Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Implement automatic shutdown software on all computers.</td>
<td>Custom audit required</td>
</tr>
<tr>
<td>1</td>
<td>Install occupancy controls on all vending machines.</td>
<td>Custom audit required</td>
</tr>
</tbody>
</table>
### Miscellaneous

<table>
<thead>
<tr>
<th>Priority</th>
<th>Project Example</th>
<th>Climate Zone (CZ) Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Conduct commissioning (the process of verifying and documenting that the building and energy systems perform interactively according to the design intent and the operational needs).</td>
<td>Custom audit required</td>
</tr>
<tr>
<td>1</td>
<td>Develop a training program for energy-efficiency maintenance.</td>
<td>Custom audit required</td>
</tr>
<tr>
<td>1</td>
<td>Provide energy-efficiency awareness courses/seminars for students, including behavior modification.</td>
<td>Custom audit required</td>
</tr>
<tr>
<td>2</td>
<td>Plant deciduous shade trees on south side of buildings.</td>
<td>Custom audit required</td>
</tr>
</tbody>
</table>

### Demand Response (DR)

<table>
<thead>
<tr>
<th>Priority</th>
<th>Project Example</th>
<th>Climate Zone (CZ) Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Sign up for an air conditioning cycling program, if available in your area.</td>
<td>Custom audit required</td>
</tr>
<tr>
<td>2</td>
<td>Sign up for another DR program (either through your utility or with a Demand Response Aggregator) to develop a load shed plan. This plan will involve reduced use of lighting, office equipment, kitchen equipment, elevators, and so forth during DR events by dimming, cycling, or turning off some or all equipment.</td>
<td>Custom audit required</td>
</tr>
<tr>
<td>3</td>
<td>Install programmable communicating thermostats (PCTs) to help manage the air conditioning load; some utilities install these as part of their air conditioning cycling programs.</td>
<td>Custom audit required</td>
</tr>
<tr>
<td>4</td>
<td>To facilitate your ability to respond to DR events, install automatic controls such as energy management systems which reduce air conditioning load, lighting, or other equipment. Utilities offer rebates through their DR Technical Incentives and Auto DR programs that cover some of the costs of this equipment.</td>
<td>Custom audit required</td>
</tr>
<tr>
<td>5</td>
<td>Evaluate thermal energy storage for shifting load away from peak hours.</td>
<td>Custom audit required</td>
</tr>
</tbody>
</table>
## Alternative Energy Project — Renewable Energy Generation

<table>
<thead>
<tr>
<th>Priority</th>
<th>Project Example</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Evaluate solar photovoltaic (PV) installation.</td>
<td>Custom audit required</td>
</tr>
<tr>
<td>5</td>
<td>Evaluate wind installation.</td>
<td>Custom audit required</td>
</tr>
<tr>
<td>5</td>
<td>Evaluate co-generation system installation (combined heat and power projects).</td>
<td>Custom audit required</td>
</tr>
</tbody>
</table>