



ADELANTO

ELEMENTARY SCHOOL DISTRICT

2022 LONG RANGE FACILITIES MASTER PLAN

RUHNAU
CLARKE
ARCHITECTS

TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	4
DISTRICT PROFILE	10
ENROLLMENT AND CAPACITY	17
EDUCATIONAL SPECIFICATIONS.....	24
NEEDS ASSESSMENT & MASTER PLANNING.....	68
MASTER PLANS.....	74
ADELANTO ELEMENTARY SCHOOL.....	75
DONALD F. BRADACH ELEMENTARY SCHOOL.....	80
EAGLE RANCH ELEMENTARY SCHOOL.....	85
GUS FRANKLIN JR. STEM ACADEMY	90
MORGAN KINCAID PREPARATORY SCHOOL	95
THEODORE VICK ELEMENTARY SCHOOL.....	100
VICTORIA MAGATHAN ELEMENTARY SCHOOL.....	105

WEST CREEK ELEMENTARY SCHOOL..... 110

WESTSIDE PARK ELEMENTARY SCHOOL..... 115

EL MIRAGE SCHOOL 120

GEORGE VISUAL AND PERFORMING ARTS SCHOOL 125

COLUMBIA MIDDLE SCHOOL..... 130

MELVA DAVIS ACADEMY OF EXCELLENCE 135

MESA LINDA MIDDLE SCHOOL..... 140

EXCELSIOR CHARTER SCHOOL 145

PROFESSIONAL DEVELOPMENT CENTER..... 150

PERFORMING ARTS CENTER..... 155

DISTRICT OFFICE..... 159

FINANCIAL SUMMARY 163

PROJECTS IN PROCESS 176



EXECUTIVE SUMMARY

ADELANTO ELEMENTARY SCHOOL DISTRICT LONG RANGE FACILITIES MASTER PLAN

EXECUTIVE SUMMARY

STATEMENT OF PURPOSE

Adelanto Elementary School District's Long Range Facilities Master Plan has been created as a baseline to document the status of facilities throughout the District while also providing an assessment of current and future facility needs. This assessment helps categorize and prioritize the necessary improvements at each site by categorizing the long-term and short-term goals of the District.

The Long Range Facilities Master Plan is a living document that should be frequently reviewed and updated every 7-10 years at a minimum.

The plan enables the District to:

1. Make an objective appraisal of the quality and capacity of existing school facilities.
2. Estimate pupil population make-up including quantity, socioeconomic backgrounds, and ethnic composition so that facilities may be planned and provided.
3. Make more effective decisions regarding the types, amounts, and quality of new and existing school facilities.
4. Develop a system of educational program and facilities priorities as an integral part of the educational process.
5. Maintain a program of continuous comprehensive planning and financing that allows for the implementation of the Long Range Facilities Master Plan.

DISTRICT BACKGROUND

Adelanto Elementary School District is located in the city of Adelanto, CA, a community situated in the Victory Valley area of the Mojave Desert in Southern California.

The District serves 7,880 students from transitional kindergarten through eighth grade within the city of Adelanto and in the northwest and south neighborhoods of Victorville. There are 14 schools in the District, which are comprised of nine elementary schools serving TK/K-5 grade students, two schools serving K-8 grade students, and three middle schools serving grades 6-8.

ENROLLMENT & CAPACITY

Enrollment

The master plan utilizes King Consulting's July 2022 Demographic Analysis and Enrollment Projections for Adelanto Elementary School District that project enrollment through school year 2028-29. This report shows stable enrollment through the full implementation of Universal Transitional Kindergarten (UTK) in school year 2025-26 and then a decrease in enrollment beginning school year 2026-27. In school year 2021-22 the District had a total enrollment of 7,806 students. By school year 2028-29 enrollment is projected to decrease to 7,709. This is a loss of 97 students or 1.2% of enrollment.

Capacity

King Consulting's report found that the District appears to have sufficient capacity to both current and future projected enrollment. Though the existing capacity at District facilities do not include a sufficient amount of Title 5 of the California Code of Regulations compliant TK/kindergarten classrooms that will be needed to house the future UTK students. While evaluating capacity at each site, the master planning team included classroom spaces, both new construction and converted spaces from general education classrooms, for these incoming new UTK students.

While calculating master planned capacity at each site, current and future utilization of classroom spaces was reviewed. During the visioning process, three specialized classrooms that are not consistently loaded throughout the day were identified for the elementary schools: a shared art/music classroom, an innovation/STEM lab, and a science classroom. These classrooms, though specialized, are flexible to easily adapt to future programs. These classes do not serve as spaces that add capacity, as the students that visit these rooms are already counted as capacity in their standard grade classrooms.

To ensure that the specialized classrooms could exist on these sites and not affect capacity, a calculation for standard and special education classrooms was created for each school site that excludes the three specialty spaces. This calculation is called the Projected Loaded Classrooms Needed (2028). For middle schools, capacity is calculated different as students move between multiple specialized classes rather than stay in a designated classroom for most of the day.

EDUCATIONAL SPECIFICATIONS

Educational specifications are the link between facilities and the educational program. They communicate to architects, building professionals, and the public what educators believe is required of a proposed facility to support specific educational programs. They translate the physical requirements of the educational program into words and diagrams and enable the architect to visualize the educational activity to be conducted so that the architectural concepts and solutions to support the educational program. Adjacency diagrams, descriptions and specific features are included to provide an understanding of spatial relationships.

THE ASSESSMENT PROCESS & MASTER PLANNING

During the data review phase, the team assessed all of the documentation provided by Adelanto Elementary School District pertaining to its sites. This information included existing site plans, floor plans, construction history, and modernization efforts to date.

After reviewing the existing documentation for every site, the assessment team prepared site walk schedules, aerial images, and maps. A Site Principal Questionnaire and Site Maintenance and Operations Questionnaire was created and distributed to each school site principal and maintenance worker to gather direct feedback regarding the facility and site from the end user's perspective. Numerous visioning meetings were held with District leadership and other stakeholders to further understand the vision and priorities for school facilities.

Assessments were conducted on a site by site bases. The physical site walks encompassed a building-by-building, system level examination of building exteriors and interiors, and the major systems and components of each. These visual assessments were combined with quantitative data collected from the questionnaires and visioning meetings to develop a deeper understanding of specific, observed issues at each site.

Scopes of Work

Ten areas of focus were identified District-wide after conducting the site assessments and reviewing district feedback:

1. The addition of solar panels and EV charging stations added to most District parking lots, additional shade structures throughout the District.
2. Wellness centers on each school campus to co-locate student support services.
3. The addition of dedicated innovation / STEM labs at each school.
4. Replacing portable classrooms with permanent construction.

5. Title 5 of California Code of Regulations compliant classroom facilities to support Universal Transitional Kindergarten.
6. Dedicated science classrooms for elementary students.
7. Large shared art/music classrooms at the elementary schools.
8. Cafe style food service options for middle school students.
9. Construction of a gymnasium for George Visual Performing Arts Magnet School.
10. Construction of a centralized Performing Arts Center for the District.

These identified areas of focus were then turned into scopes of work and identified on the site master plans along with general modernization and deferred maintenance scopes of work that were identified during the assessment process.

FINANCIAL SUMMARY

The financial assessment, which serves as the master budget, provides a summary of projected costs for the recommended facility needs and scopes of work at each site. The report includes life-cycle repair and / or replacement line items as well as proposed modernization and new construction projects.

The financial plan sets the framework to turn comparative analysis into a strategic plan and position the Adelanto Elementary School District for the future. It enables the District to drive success through better financial analysis; improving the District's ability to evaluate the effectiveness of its strategy, and analyze performance over time and across resources. The plan assesses implications of changes in enrollment, programmatic needs and capital improvement needs to create equity for all schools and, in turn, create more value for the District, its students, stakeholders and community.



DISTRICT PROFILE

ADELANTO ELEMENTARY SCHOOL DISTRICT LONG RANGE FACILITIES MASTER PLAN

DISTRICT PROFILE

HISTORY

In 1941, Adelanto School District was established to support the educational needs of the families from the newly opened George Air Force Base. The first schools were Harold H. George Elementary School and Harry R. Sheppard Middle School. Additional campuses were built around Adelanto starting with Adelanto Elementary School in the 1950s, as well as the former site of Adelanto Middle School (now demolished). Additional campuses were constructed in the population boom from the 1970-1990s. The current day District Office was constructed from the frame of the prior one in 2008, and the District was renamed Adelanto Elementary School District upon completion of the building.

OVERVIEW

Adelanto Elementary School District is located in the city of Adelanto, CA, a community situated in the Victory Valley area of the Mojave Desert in Southern California.

The District serves 7,806 students from transitional kindergarten through eighth grade within the city of Adelanto and in the northwest and south neighborhoods of Victorville. There are 14 schools in the District, which are comprised of nine elementary schools serving TK/K-5 grade students, two schools serving K-8 grade students, and three middle schools serving grades 6-8.

SCHOOLS WITHIN THE DISTRICT

Elementary Schools

Adelanto Elementary School

Donald F. Bradach Elementary School

Eagle Ranch School

Gus Franklin, Jr. STEM School

Morgan Kincaid Preparatory School of Integrated Studies

Theodore Vick School

Victoria Magathan Elementary School

West Creek Elementary School

Westside Park Elementary School

Middle Schools

Columbia Middle School

Mesa Linda Middle School

Melva Davis Academy of Excellence

K-8 Schools

George Visual & Performing Arts Magnet School

El Mirage School

THE DISTRICT'S MISSION, VISION, AND GOALS

Mission

To prepare every student to be successful in high school, in college, in career, and in the 21st century global community.

Vision

To be the High Desert's premier learning establishment where dreams are awakened, academic achievement soars, and integrity leads the way to future success

Goals

- Strengthening the academic achievement for all learners
- Build strong social emotional supports in our schools
- Empower educators and principals to make wise school-based decisions
- Develop long-term fiscal plans that support our schools
- Provide the best learning environment for all students
- Show the community that the district is gravitating in a focused direction to better its educational facilities

DISTRICT COMMUNITY



Populations and People

65,778 District Boundary Population

36.7.
Median age in California.

31.1 Median Age



Housing

16,189 Total Housing Units

14,392,140
Total housing units in
California.

719 Vacant Housing Units



Income and Poverty

\$74,578 Total Housing Units

\$84,907
Median Household Income in
California.

11.9% At or Below Poverty Level

12.3%
At or below poverty level in
California.

Data from census.gov



Education

12.9% Bachelor's Degree or Higher

36.2%
Bachelor's degree or higher
in California.

80.6% School Enrolled Population Enrolled in

Kindergarten to 12th Grade in Adelanto Elementary School District



Employment

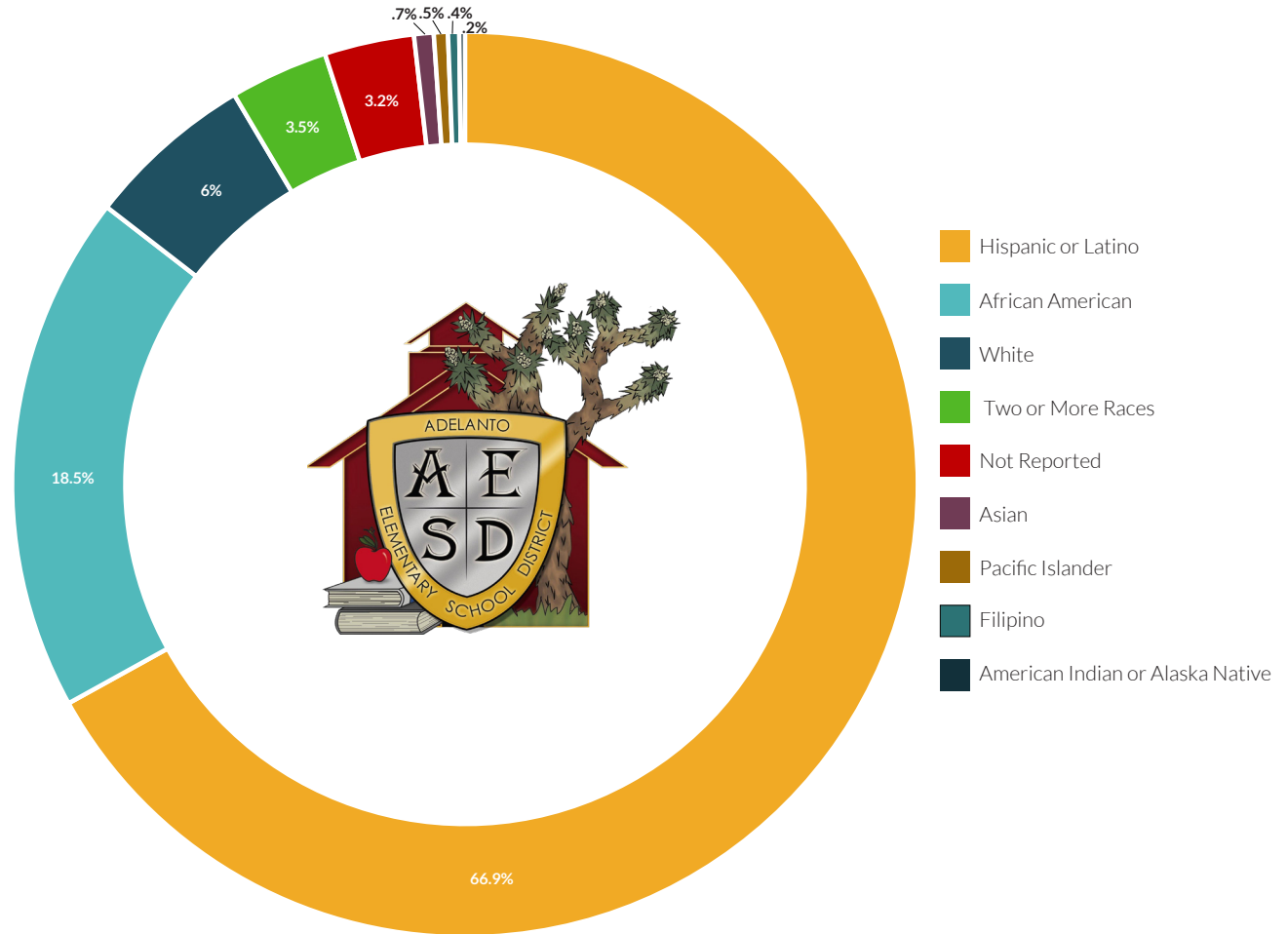
45.3% Employment Rate

57.6%
Employment rate in
California.

Data from census.gov

DISTRICT DEMOGRAPHICS

The Ethnic Composition of the District



44.4% Free or Reduced Price Lunch

16.0% English Learner

5.3% Foster Youth

Demographics from the California Department of Education. All data from school year 2021-22 except Foster Youth Data from 2019-20.



ENROLLMENT AND CAPACITY

ADELANTO ELEMENTARY SCHOOL DISTRICT

LONG RANGE FACILITIES MASTER PLAN

ENROLLMENT AND CAPACITY

A Demographics and Analysis and Enrollment Projections Report was prepared by King Consulting in July 2022 to develop and analyze enrollment data relevant to the District's facility planning efforts. Using moderate projections for the report, the study found that enrollment is projected to decrease from 7,880 students in school year 2022-23 to 7,709 students by 2028-29. This is an overall decrease of 97 students or 1.2%.

ENROLLMENT TREND FACTORS

King Consulting identified three main factors that will affect the District's future enrollment trends.

- The development of hundreds of new homes within the District's boundaries. These new homes will bring new students to District schools.
- The implementation of Universal Transitional Kindergarten (UTK) for all four-year-olds. California is widening the window for TK enrollment to all four-year-olds by school year 2025-26. Beginning th 2022-23 school year, students who turn five between September 1-February 2 will be eligible for TK. The TK cut off will continue to extend until all four-year-olds are eligible by school year 2025-26. This additional grade level will expand the amount of TK students at the schools within the District who offer transitional kindergarten.
- District demographic profile showing a decrease of births by 20% between 2007 and 2021. Cohorts leaving the District are larger than those replacing them.

ENROLLMENT PROJECTIONS

Figure 1 on the next page, provided by King Consulting, shows the overall decrease in enrollment of 6.4% that the District has experienced since 2017-18. Enrollment begins to stabilize during the years of UTK implementation but once UTK is fully implemented in 2026-2027 projections continue to decrease.

Figure 1. AESD Moderate 7-year Enrollment Projection

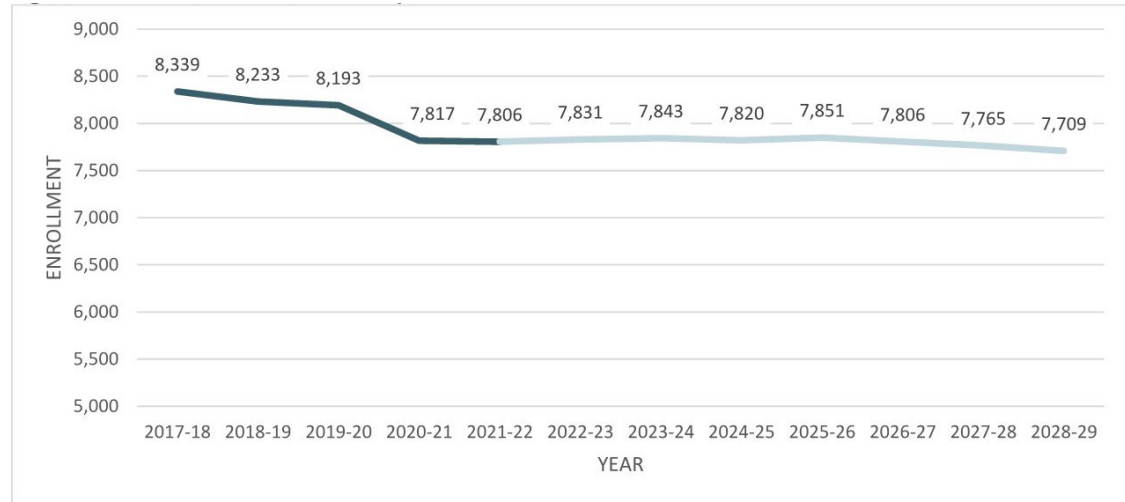


Figure 2 below from King Consulting shows the enrollment projections broken out by grade level.

Figure 2. AESD Moderate 7-year Enrollment Projection

Grade	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29
TK	144	95	120	214	296	335	485	491	503	509
K	821	681	719	775	758	749	667	720	715	713
1	883	833	788	764	821	804	802	712	770	763
2	861	853	835	784	760	817	805	801	715	771
3	918	856	844	840	788	764	827	814	811	724
4	872	897	859	862	857	805	787	850	837	834
5	893	867	894	861	862	858	812	793	856	843
6	920	879	880	900	865	868	868	821	801	864
7	944	927	915	901	920	885	893	893	845	824
8	937	929	952	931	916	935	905	911	912	863
TK-5	5,392	5,082	5,059	5,100	5,142	5,132	5,185	5,181	5,207	5,157
6-8	2,801	2,735	2,747	2,732	2,701	2,688	2,666	2,625	2,559	2,552
Total	8,193	7,817	7,806	7,831	7,843	7,820	7,851	7,806	7,765	7,709

CAPACITY ANALYSIS

Using the school year 2028-29 enrollment projection data provided by King Consulting, a capacity analysis was created by comparing the enrollment projections to the number of classrooms at each school site.

The capacity analysis in Figure 3 identifies each school within the Adelanto Elementary School District and the:

- **Total number of classrooms on site, including both permanent and portable classrooms.** Classrooms are considered to be portable if they meet the definition supplied by Education Code 17070.15(j): “a classroom building of one or more stories that is designed and constructed to be relocatable and transportable over public streets, and with respect to a single story portable classroom, is designed and constructed for relocation without the separation of the roof or floor from the building and when measured at the most exterior walls, has a floor area not in excess of 2,000 square feet.”
- **Estimated capacity based on District loading.** This data has been provided by King Consulting and is based on the District’s loading of 24 students per room for TK-3rd grade and 30 students for 4th to 8th grade.
- **Loaded classrooms needed on site based on District loading.** This is the total number of classrooms required for TK-8 instruction based on District loading and does not include specialized unloaded spaces like elementary art/music classrooms, elementary science classrooms, innovation centers, or any other space where students would not be loaded into it full time. This calculation also takes into account the lower loading for special education mild/mod of 13 and mod/severe of 9.

- **Estimated capacity based on State loading.** This data is based on state loading standards of 24 students per room for TK, 25 students for 4th-6th grade, and 27 students for 7th-8th grade.
- **Loaded classrooms needed on site based on State loading.** This is the total number of classrooms required for TK-8 instruction based on state loading and does not include specialized unloaded spaces like elementary art/music classrooms, elementary science classrooms, innovation centers, or any other space where students would not be loaded into it full time. This calculation also takes into account the lower loading for special education mild/mod of 13 and mod/severe of 9.

Figure 3. AESD Capacity Analysis

School	SY21-22 Enrollment	SY28-29 Projected Enrollment	Total Classrooms	Permanent Classrooms	Portable Classrooms	Estimated Capacity (District Loading)	Loaded Classrooms Needed (2028 District Loading)	Estimated Capacity (2028 State Loading)	Loaded Classrooms Needed (State Loading)
Adelanto Elementary	245	275	31	15	16	750	12	725	12
Donald F. Bradach Elementary	383	357	32	14	18	780	16	750	16
Eagle Ranch Elementary	518	537	40	12	28	954	24	925	24
Gus Franklin Jr. STEM Academy	532	569	35	35	0	804	24	775	25
Morgan Kincaid Elementary	720	727	38	24	14	924	31	900	31
Theodore Vick Elementary	480	453	36	28	8	906	20	875	21
Victoria Magathan Elementary	485	565	28	8	20	666	23	650	24
West Creek Elementary	426	535	38	38	0	876	25	850	25
Westside Park Elementary	481	524	31	21	10	720	23	700	23
El Mirage School	146	155	8	0	8	300	6	283	6
George VAPA Magnet School	676	765	35	35	0	846	28	791	30
Columbia Middle School	652	660	51	20	31	1,320	25	1,188	27
Melva Davis Academy	800	794	63	63	0	1,560	30	1,404	33
Mesa Linda Middle School	852	793	50	21	29	1,350	30	1,215	33
Adelanto Virtual Academy*	410	0							
Total	7,806	7,709							

Adelanto Virtual Academy discontinued after school year 2021-2022.

CONCLUSION

Adelanto Elementary School District has sufficient capacity to house its student population now and in school year 2028-29. When developing the master plans for each site what was analyzed was the type of capacity found at each school. Capacity based on portable construction that has a shorter lifespan and cannot be sufficiently modernized has been recommended to be replaced with more permanent, long term capacity solutions.

Though the District has an overall enrollment decrease by school year 2028-29, most schools have a projected increase in enrollment. This is due to the elimination of the Adelanto Virtual Academy and addition of UTK. As overall enrollment began to decrease in school year 2017-2018, there has been a total decrease of 6.4% as of school year 2021-22. This decrease has led most sites having excess portables now and in school year 2028-29. Recommendations have also been made for “right sizing” from the amount of current portable construction to new classroom building sizes that fit current and future enrollment.

Projected transitional kindergarten enrollment was also evaluated, as transitional kindergarten and kindergarten spaces require larger classroom sizes and adjacent restrooms. Most District sites lack the required number of these specialized facilities. To support the expansion of transitional kindergarten to universal TK, recommendations were made to either convert existing classroom spaces or build new facilities that meet the requirements of Title 5 of the California Code of Regulations.



EDUCATIONAL SPECIFICATIONS

ADELANTO ELEMENTARY SCHOOL DISTRICT

LONG RANGE FACILITIES MASTER PLAN

EDUCATIONAL SPECIFICATIONS

These Educational Specifications were created jointly by Adelanto Elementary School District and Ruhnau Clarke Architects to operate as a bridge between school facilities and the educational programs offered within the District. These Educational Specifications serve as a guide to ensure that any renovation or new construction of a facility within the District provides an instructional environment that meets the needs of each student.

The development of these Educational Specifications took place through many visioning sessions where stakeholders within the District came together to discuss what was essential within school facilities to promote the success of every student. The discussions included an assessment of the current condition of District facilities in comparison of programmatic needs.

The discrepancy between what was necessary for each student and what was existing within the schools led to discussions where guiding principles were identified. The guiding principals act as the foundation on which these Educational Specifications were built upon.

These guiding principles are:

21st Century Learning Environments

Technology should be seamless and integrated within the learning environments so that every student and teacher has continuous access to technology.

Flexible Learning

Learning should occur anywhere and at any time on campus. Spaces should be flexible to accommodate for multiple types of learning whether that be formal instruction or group activities.

For the purpose of the Educational Specifications, the District's K-8 schools should follow the guidelines of the Middle School Educational Specifications to the extent that is reasonable based on the size of the school.

CURRICULUM FRAMEWORK

In August 2010, the State of California's adopted The Common Core State Standards. These standards are research-based, internationally benchmarked, and designed to prepare every student for success in college and the workplace. In conjunction with implementing state standards, the California Department of Education has developed curriculum frameworks for the delivery of education in order to meet the adopted standards. These frameworks guide the classroom instruction for students in California and are used here as a guide to understanding the desired outcomes and related activities which must be supported by learning facilities.

Key Concepts

Curriculum frameworks have been developed for all subject areas and reflect the content standards and desired skill sets of each subject area. Common to all the frameworks; however, are some key concepts:

- Relationships are central and learning is social
- The context for learning should reflect the cognitive stages of growth and abilities
- Learning is integrated and multi-disciplinary
- Intentional teaching enhances learning experiences
- Family and community partnerships create meaningful connections and networks of support
- Individualization of learning includes all students
- Responsiveness to culture and language supports learning
- Time for reflection and planning enhances teaching
- Relationships are central and learning is social
- Learning is a social activity and opportunities should be provided for a multitude of connections and collaboration. This includes Teacher to student, peer to peer, small group, and large group instruction. Parent and community relationships are also valued in creating whole-child supports.

- The context for learning should reflect the cognitive stages of growth and abilities
- The context for learning moves from the concrete to the abstract. Early learners learn through play and making meaning of the world they see. As they develop, students begin to fold in logical thought and organization of information, preparing them for abstract thought and deeper learning which draws on making connections between ideas and concepts.

Learning is integrated and multi-disciplinary

Multi-disciplinary learning is encouraged across all subject areas. Content standards are organized around the use of essential questions which allow for cross-disciplinary concepts and investigations.

Intentional teaching enhances learning experiences

California's curriculum frameworks encourage teaching which is differentiated to students' unique needs and abilities. An emphasis on placed on thoughtful, intentional teaching which is flexible and adaptable to the active environment.

Learning is integrated and multi-disciplinary

Multi-disciplinary learning is encouraged across all subject areas. Content standards are organized around the use of essential questions which allow for cross-disciplinary concepts and investigations.

Intentional teaching enhances learning experiences

California's curriculum frameworks encourage teaching which is differentiated to students' unique needs and abilities. An emphasis on placed on thoughtful, intentional teaching which is flexible and adaptable to the active environment.

Family and community partnerships create meaningful connections and networks of support

Learning is not isolated and student support and connection to their family and community is critical to success. The curriculum frameworks stress the importance of creating and encouraging these important connections.

Individualization of learning includes all students

Not only should instruction be differentiated, it should be accessible to all students and employ the ethos of universal design, which ensures that all students no matter their cognitive or physical ability be able to participate.

Responsiveness to culture and language supports learning

Diversity is respected and there is an emphasis on responding to the unique cultural influences and perspectives that each child brings to the learning environment.

Time for reflection and planning enhances teaching

The ability for teachers to create meaningful learning experiences with time, support, and resources enhances teaching.

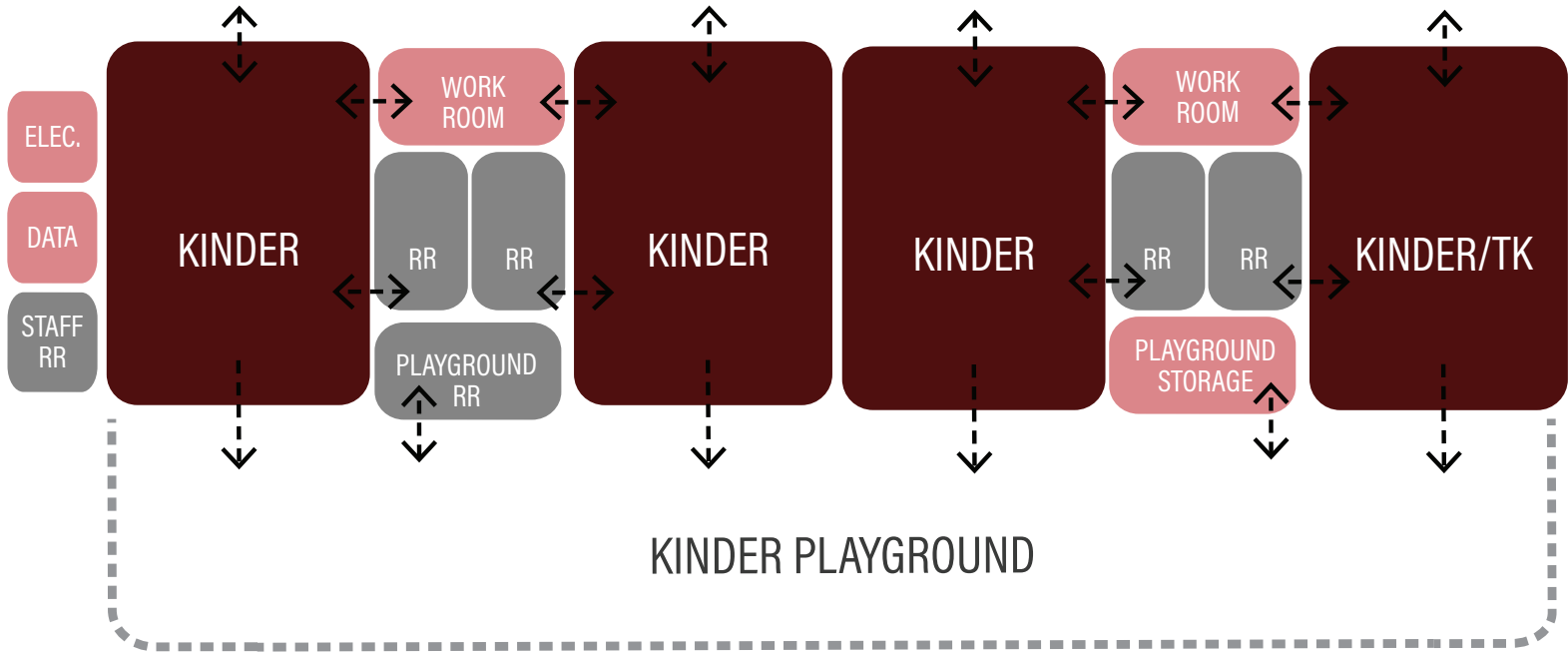


ELEMENTARY SCHOOLS

EDUCATIONAL SPECIFICATIONS

Elementary Schools Transitional Kindergarten / Kindergarten Classrooms

The context for learning in Transitional Kindergarten and Kindergarten spaces is play. Students are encouraged to explore the world around them through hands-on activities And social-emotional learning that builds confidence and a strong sense of self.

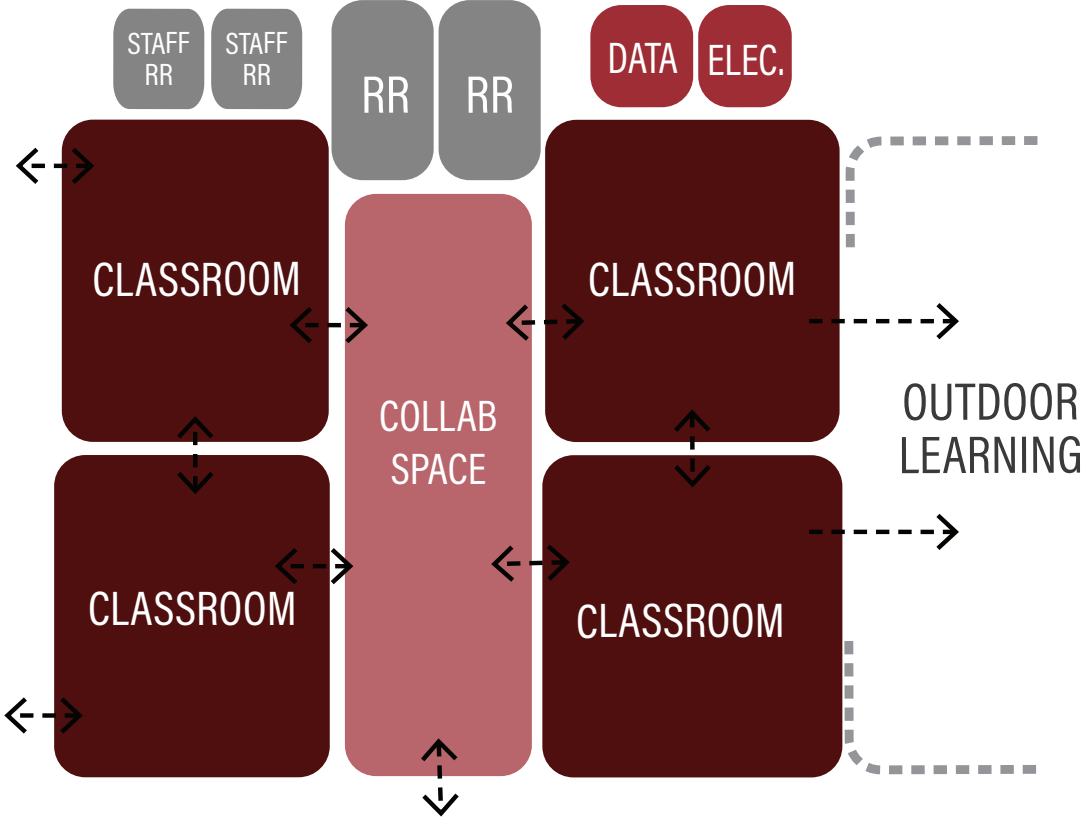


TK / KINDERGARTEN CLASSROOM REQUIREMENTS

Adjacencies	General Requirements	Interior Finishes	Fixtures, Furniture, and Equipment	Technology, Data, Communications
<ul style="list-style-type: none"> • Adjacent play area separate from general play yard • Minimal distance to food service and other support spaces such as library, administration and MPR • Located close to parent drop-off and bus loading areas 	<ul style="list-style-type: none"> • Not less than 1,350 square feet, including restrooms, storage, teacher preparation, wet and dry areas • Areas to accommodate stations for art and science • Classroom library with quiet reading area • Provide storage for materials, manipulatives, and books • Adapt circulation and other interstitial spaces as extension of the classroom • Flexible design features and furnishings to allow for varied classroom configurations • Aesthetics are designed so that children are comfortable, and their energy and attention are focused on the activities (avoid over-stimulation) 	<ul style="list-style-type: none"> • Carpet (dry area) • Resilient flooring (wet area) • Painted gypsum board • Tackable wall surfaces to display student work • Acoustic Ceiling Tile 	<ul style="list-style-type: none"> • Built-in casework for file storage, 18" deep, letter size • Counter tops are age appropriate • Sink with drinking fountain • Mobile chairs • Mobile desk stations • 4 fixed magnetic marker boards throughout classroom • Low storage for student library • Movable, open storage for student materials • Teacher workstation with standing desk • Cubbies for student backpacks 	<ul style="list-style-type: none"> • LED Lighting • Wifi throughout • Clock/cordless phone/intercom or communications system • Teacher Amplification System/Speakers/Wireless • Charging stations • Document Camera • Fixed 70" TV display • CAT 6 Data • VOIP

Elementary Schools **General Education Classroom**

General education classrooms are the most common learning environments found on an elementary school campus and are the foundation of every student's education. These classrooms should be flexible and easily reconfigured to support a wide variety of activities.

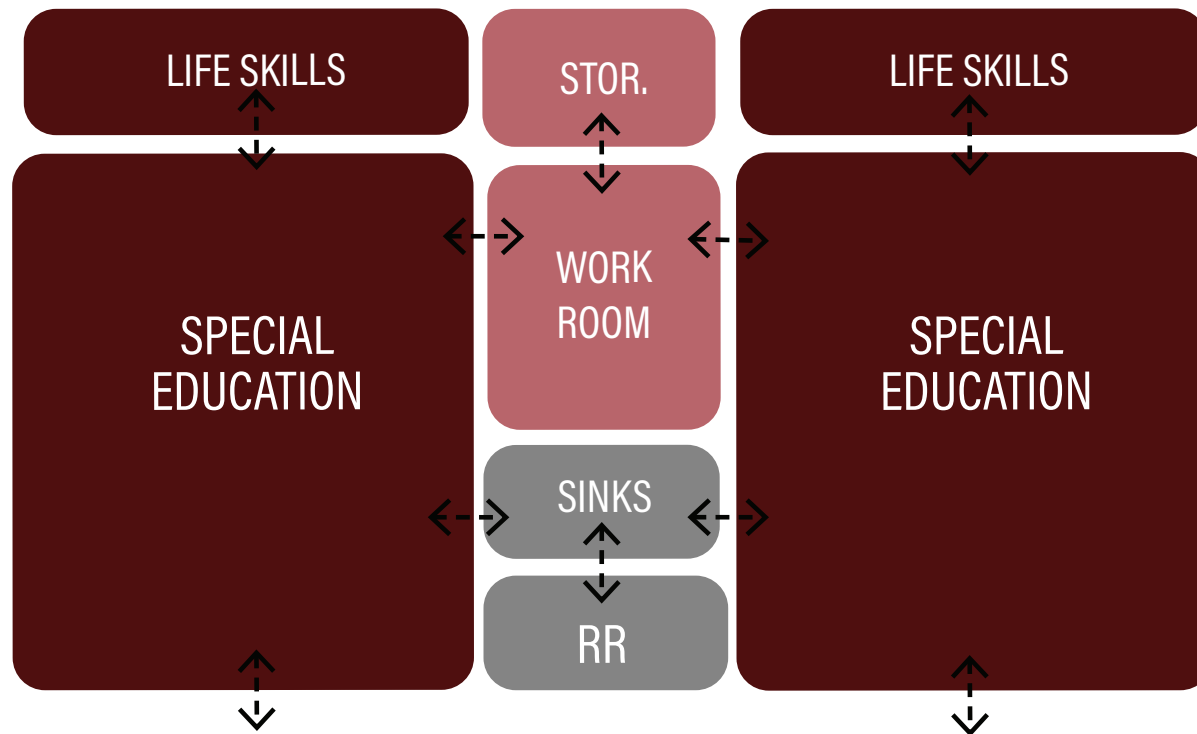


GENERAL EDUCATION CLASSROOM REQUIREMENTS

Adjacencies	General Requirements	Interior Finishes	Fixtures, Furniture, and Equipment	Technology, Data, Communications
<ul style="list-style-type: none"> • Same grades co-located with shared interior access • Collaboration spaces • Outdoor learning areas 	<ul style="list-style-type: none"> • Not less than 960 square feet • Areas to accommodate individual, small group, and larger-group interactions • Provide shared storage for larger curriculum materials such as science • Adapt circulation and other interstitial spaces as extension of the classroom • Flexible design features and furnishings to allow for varied classroom configurations • Daylighting should be ample to support learning and well-being. • Classrooms should be configured to allow for freedom of movement 	<ul style="list-style-type: none"> • Carpet (dry area) • Resilient flooring (wet area) • Painted gypsum board • Tackable wall surfaces to display student work • Acoustic Ceiling Tile 	<ul style="list-style-type: none"> • Built-in casework for file storage, 18" deep, letter size • Counter tops are age appropriate • Sink with drinking fountain • Mobile chairs • Mobile, writable desks • 4 fixed magnetic marker boards throughout classroom • Teacher workstation with standing desk • Movable partitions for co-teaching 	<ul style="list-style-type: none"> • Technology should be seamless and integrated within the classroom for both teachers and students • LED Lighting • Wifi throughout • Clock/cordless phone/intercom or communications system • Teacher Amplification System/Speakers/Wireless • Charging stations • Document Camera • Fixed 70" TV display • CAT 6 Data • VOIP

Special Education Classroom

Adelanto ESD provides special education classes to over 350 mild/moderate students and around 70 severe students throughout the District. Special Education classrooms are vital to the program and should support a wide variety of services.

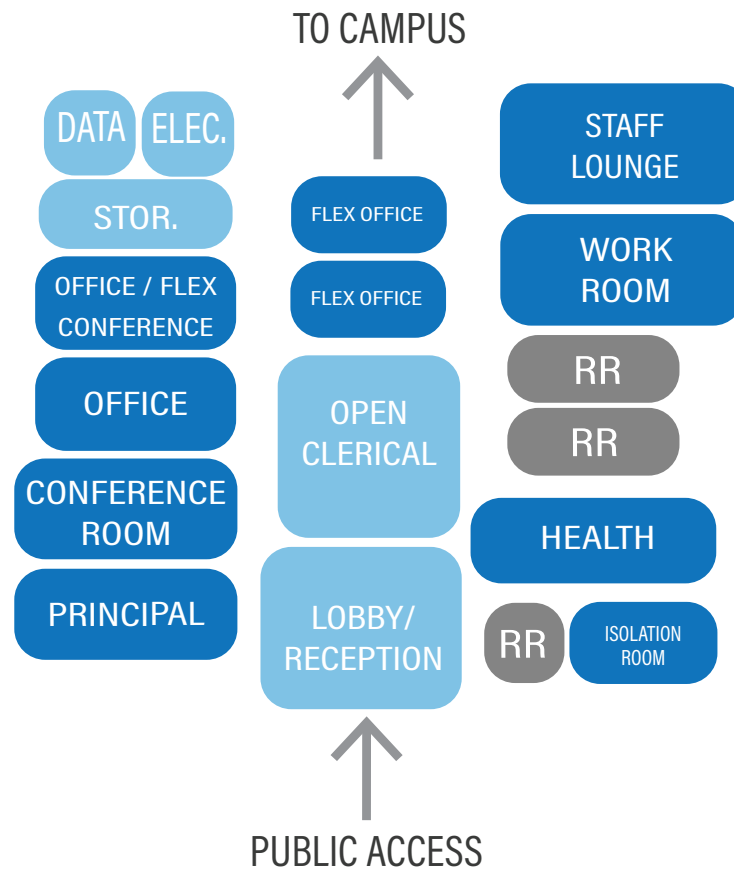


SPECIAL EDUCATION CLASSROOM REQUIREMENTS

Adjacencies	General Requirements	Interior Finishes	Fixtures, Furniture, and Equipment	Technology, Data, Communications
<ul style="list-style-type: none"> • Near support spaces such as speech specialist, psychologist, counseling offices, and conference areas • Restroom facilities should be easily accessible • Special day classrooms distributed throughout the campus with age-appropriate general education classrooms • A cluster of two special day classrooms may be considered if support or auxiliary services (e.g. bathrooming, feeding, physical or occupational therapy) are needed 	<ul style="list-style-type: none"> • Adapt circulation and other interstitial spaces as extension of the classroom • Flexible design features and furnishings to allow for varied classroom configurations • Quiet area, located within the classroom but away from general instruction area, for student calming • Aesthetics are designed so that children are comfortable, and their energy and attention are focused on the activities (avoid over-stimulation) • Facilities that include flexible changing areas, ramps, and handrails 	<ul style="list-style-type: none"> • Carpet (dry area) • Resilient flooring (wet area) • Painted gypsum board • Tackable wall surfaces to display student work • Acoustic Ceiling Tile • Accessible knob and hardware 	<ul style="list-style-type: none"> • Built-in casework for file storage, 18" deep, letter size • Counter tops are age appropriate • Sink with drinking fountain • Mobile chairs • Mobile, writable desks • 4 fixed magnetic marker boards throughout classroom • Teacher workstation with standing desk • Movable partitions for co-teaching 	<ul style="list-style-type: none"> • LED Lighting • Wifi throughout • Clock/cordless phone/intercom or communications system • Teacher Amplification System/Speakers/Wireless • Charging stations • Document Camera • Fixed 70" TV display • CAT 6 Data • VOIP

Elementary Schools **Administration**

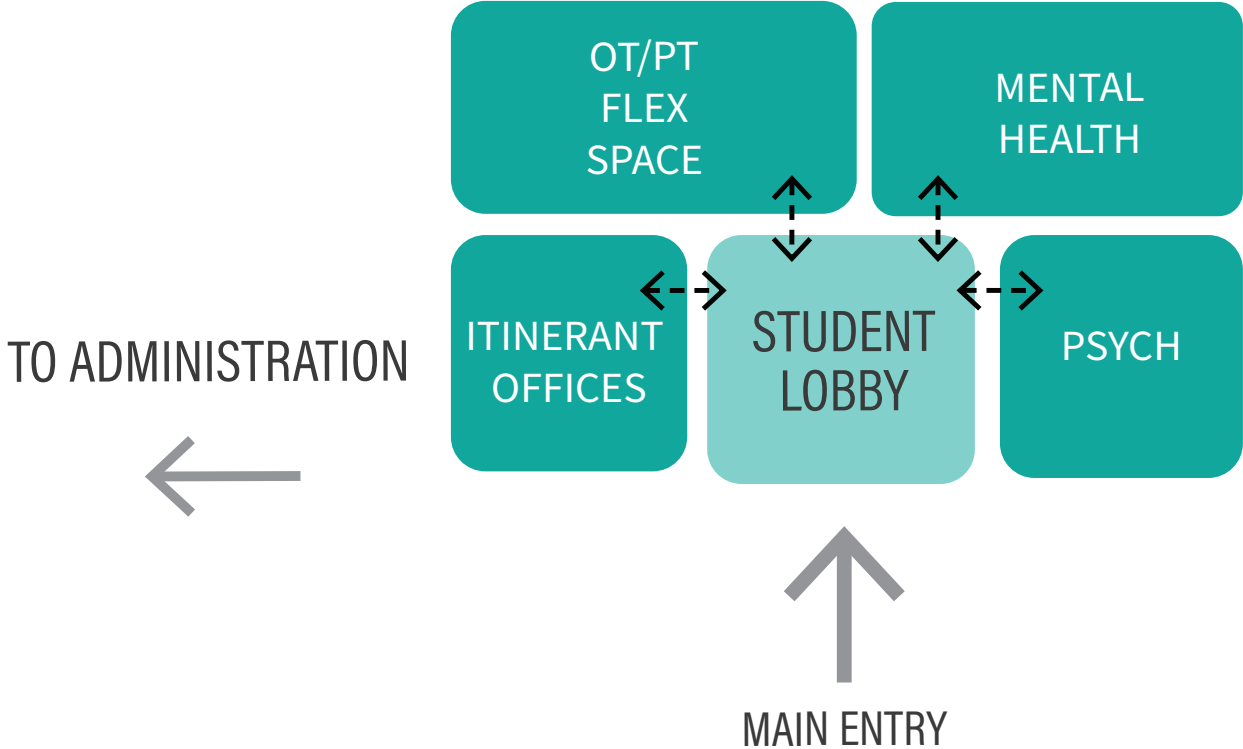
Administration is a school's first point of contact for campus visitors. The space should be welcoming and inviting but also serve as a security measure by limiting campus access to one entrance.



ADMINISTRATION REQUIREMENTS

Adjacencies	General Requirements	Interior Finishes	Fixtures, Furniture, and Equipment	Technology, Data, Communications
<ul style="list-style-type: none"> Covered outdoor waiting area Single point of entry at exterior of campus Student entry to interior of campus 	<ul style="list-style-type: none"> Clear lines of sight and ease of visibility from public areas of administration to campus entry and interior campus areas Accommodate flow of public interaction at main entrance including queuing and space for parents / visitors to congregate, including outdoor covered spaces. Students have direct, confidential access to pupil personnel area Clerical staff must have clear view of nurse's office Exterior signage clearly denotes location of main office and front entry Interior signage clearly identifies room labels Colors and materials are warm and create an inviting atmosphere 	<ul style="list-style-type: none"> Carpet Resilient flooring in Health office and workrooms Painted gypsum board Acoustic Ceiling Tile 	<ul style="list-style-type: none"> Counter tops are age appropriate and accessible both at standing and wheelchair level Reception Desk Upper and lower cabinet storage at open workstations Upper and lower cabinet storage at Nurse's Office Base cabinets with counter top at conference room File cabinets for record storage Workstation seating Padded bench seating at visitor waiting area Conference room seating 	<ul style="list-style-type: none"> LED Lighting Desktop computer at each workstation Check-in kiosk for visitor sign in Computer for parents to upload enrollment information LED monitors to display information pertaining to current school events, programs, and communications WiFi throughout CAT 6 Data VOIP Copy / Fax Machine

Elementary Schools **Wellness Center**

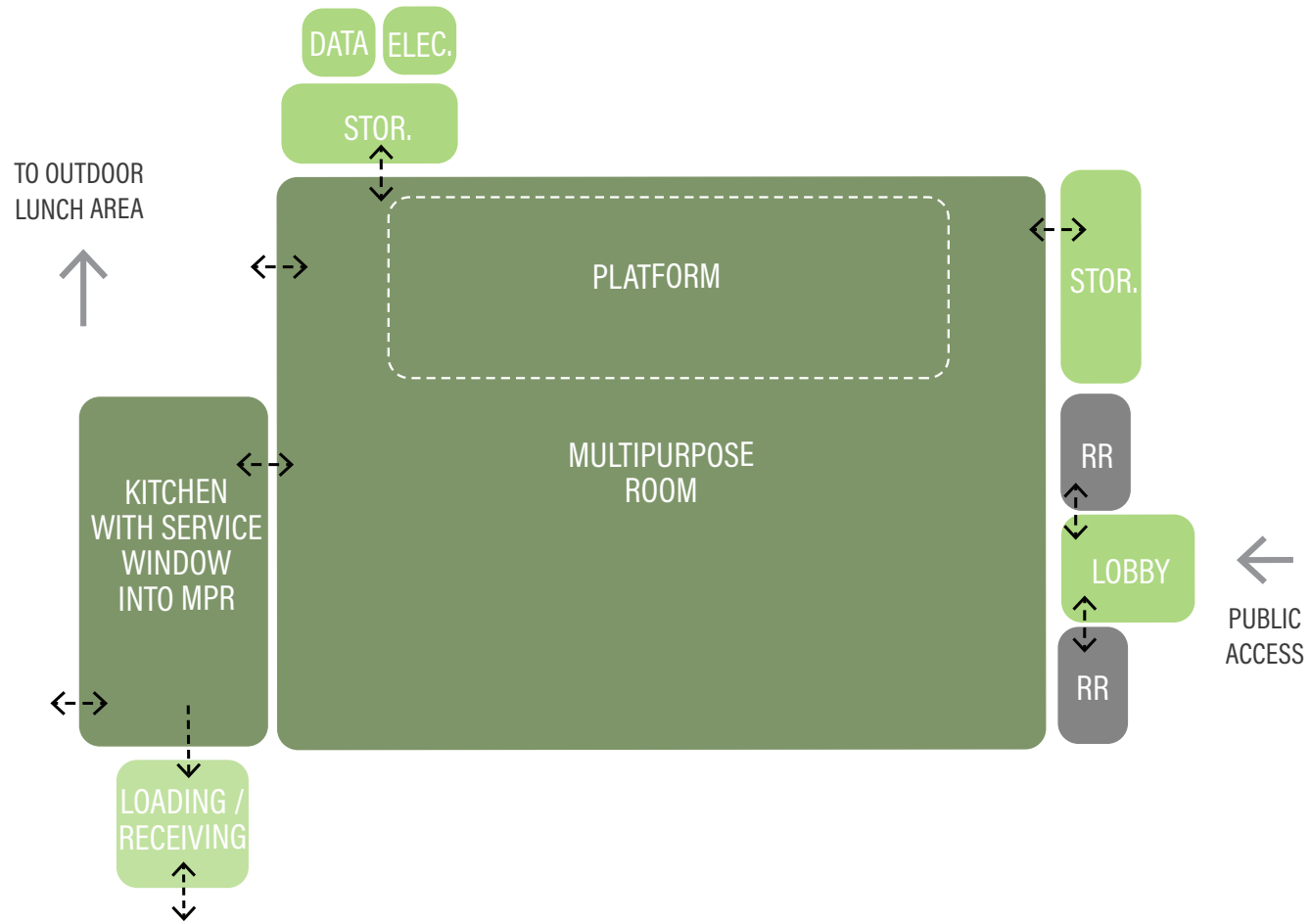


WELLNESS CENTER REQUIREMENTS

Adjacencies	General Requirements	Interior Finishes	Fixtures, Furniture, and Equipment	Technology, Data, Communications
<ul style="list-style-type: none"> Administration 	<ul style="list-style-type: none"> Warm, inviting, safe space for students Clean and organized Free of clutter Noise and sound level control 	<ul style="list-style-type: none"> Carpet Painted gypsum board Tackable wall surfaces to display student work 	<ul style="list-style-type: none"> Flexible furniture Lockable cabinets Built-in casework for file storage, 18" deep, letter size 	<ul style="list-style-type: none"> LED Lighting WiFi throughout CAT 6 Data VOIP

Elementary Schools **Multipurpose Room and Food Service**

The Multipurpose Room (MPR) has a variety of functions, including serving as an eating area, physical education space, performance, assembly room, and a meeting hall.

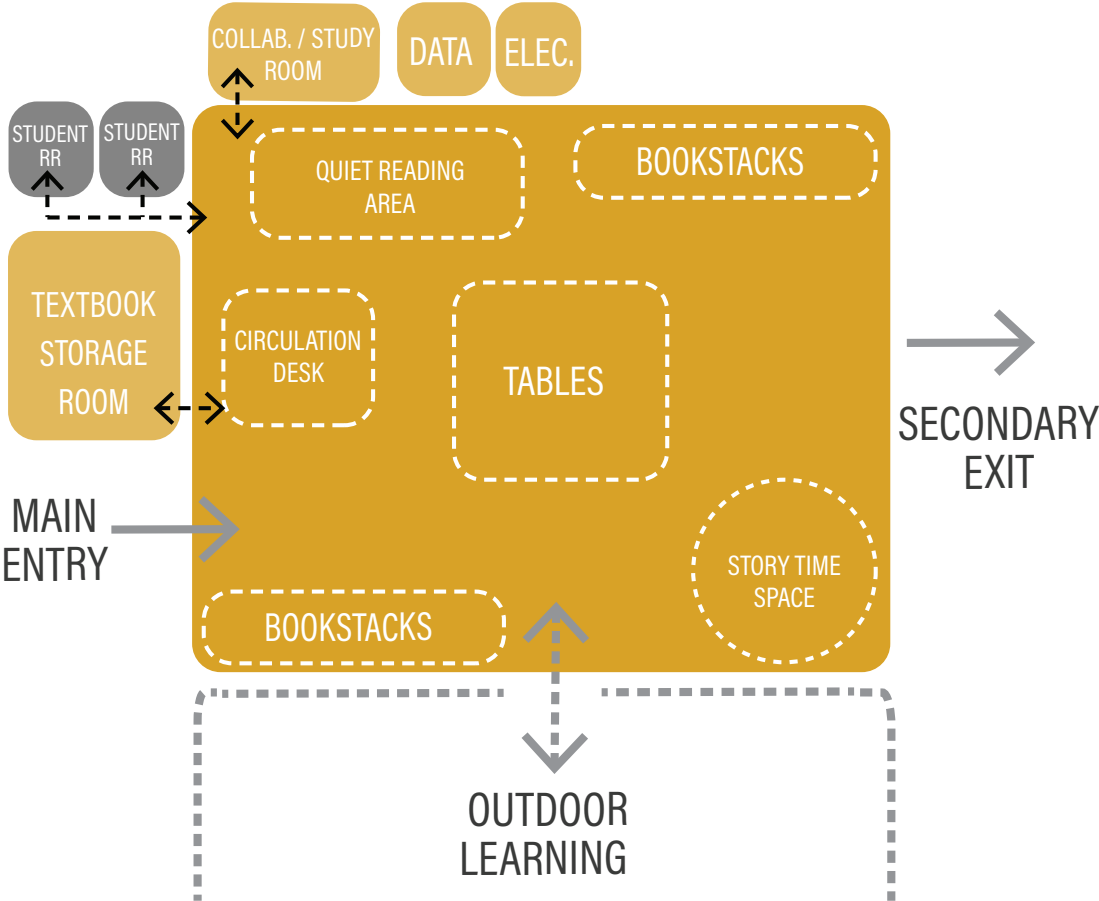


MULTIPURPOSE ROOM REQUIREMENTS

Adjacencies	General Requirements	Interior Finishes	Fixtures, Furniture, and Equipment	Technology, Data, Communications
<ul style="list-style-type: none"> Public restrooms should be within or near the MPR for parents and visitors attending performances Visitor parking lot Kitchen/Food Service direct access to receiving area for trucks separated from students 	<ul style="list-style-type: none"> Furniture should be movable and easily configured for different activities Can be secured from the rest of the campus to accommodate evening events and community functions Food Service kitchen is a clean and functional space for students to enter and be served nutritional lunches and / or breakfast 	<p>MPR</p> <ul style="list-style-type: none"> Flooring should support be durable and support the versatile functions of the space. Painted gypsum board Acoustic wall panels Acoustic Ceiling Tile <p>Food Service</p> <ul style="list-style-type: none"> Epoxy flooring and base Fiberglass Reinforced Plastic (FRP) wall panels Vinyl-faced acoustical ceiling tile 	<p>MPR</p> <ul style="list-style-type: none"> Flexible seating to allow for multiple uses that can be easily folded and stored Flexible tables to allow for multiple uses that can be easily folded and stored Stage with curtain Projection screen <p>Food Service</p> <ul style="list-style-type: none"> Hand Sink 3-compartment ware washing sink Dry Storage Under cabinet refrigeration and freezer Buffet/ cafeteria cabinet Staff lockers Refrigerator / cooler Freezer Serving table Hot & Cold Oven 	<ul style="list-style-type: none"> LED Lighting WiFi throughout CAT 6 Data VOIP Sound and lighting system at stage to support performing arts and assemblies

Elementary Schools **Library**

The Library of the 21st century is no longer the traditional library of the past, but is instead a technology rich, dynamic space filled with areas for collaboration and discovery. At the elementary school level, the library should function as a space to promote literacy.

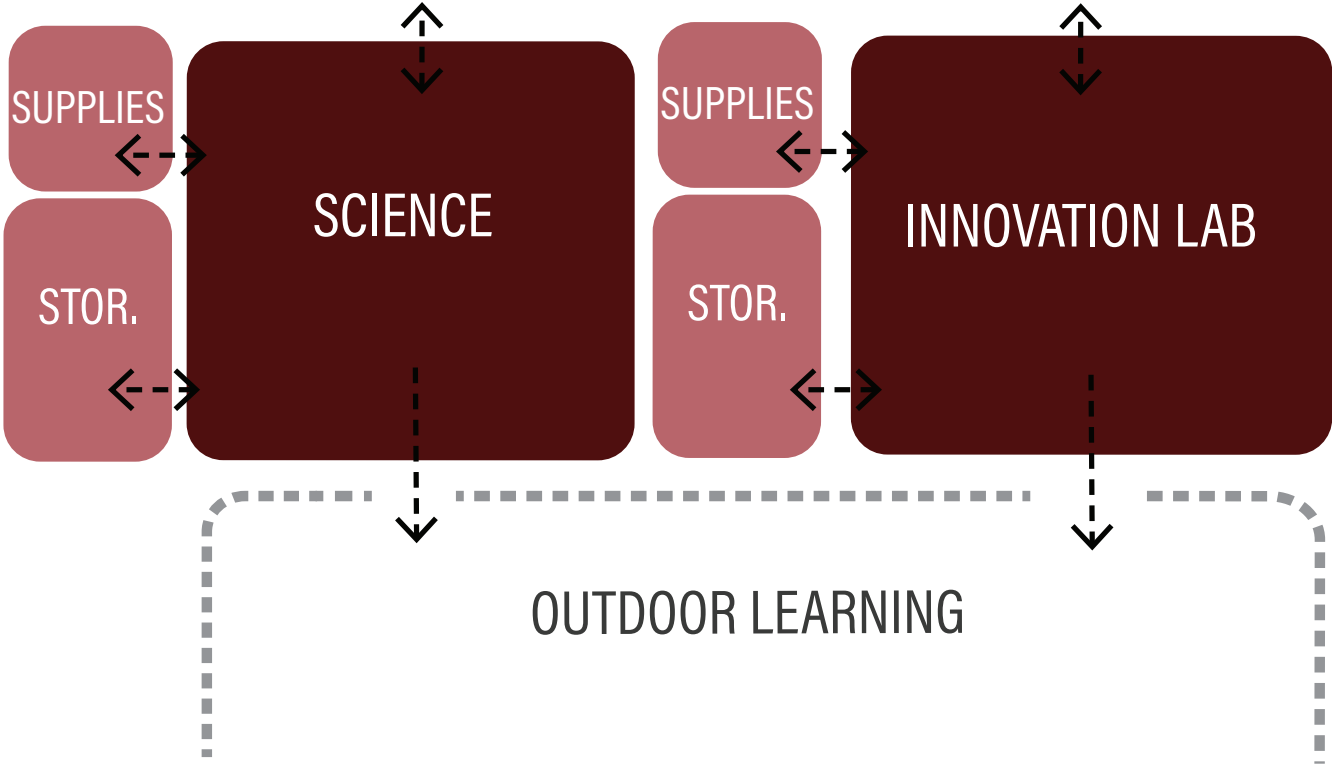


LIBRARY REQUIREMENTS

Adjacencies	General Requirements	Interior Finishes	Fixtures, Furniture, and Equipment	Technology, Data, Communications
<ul style="list-style-type: none"> • Classrooms • Innovation Lab 	<ul style="list-style-type: none"> • The Library should be in a centralized and easily accessible location • The space should be large enough to house areas for concurrent activities such as: reading nooks, collaboration spaces, and tables for independent work • Technology should be easily accessible and able to support multiple platforms and devices • Book storage should be flexible and easily movable to support multiple configurations. 	<ul style="list-style-type: none"> • Carpet • Painted gypsum board • Clear line of sight from circulation to all student areas for supervision 	<ul style="list-style-type: none"> • Tall fixed book stacks at perimeter walls • Workroom Counter top with base and wall cabinets • Large worktable in workroom • Display cases for student work • Mobile short stacks within space • Flexible seating to allow for collaboration, soft seating for quiet reading 	<ul style="list-style-type: none"> • LED Lighting • WiFi throughout • CAT 6 Data • VOIP

Elementary Schools **Science and Innovation Lab**

Science and Innovation Labs at the elementary school level serves as an introductory space for students to engage in projects related to science, technology, engineering, and mathematics.

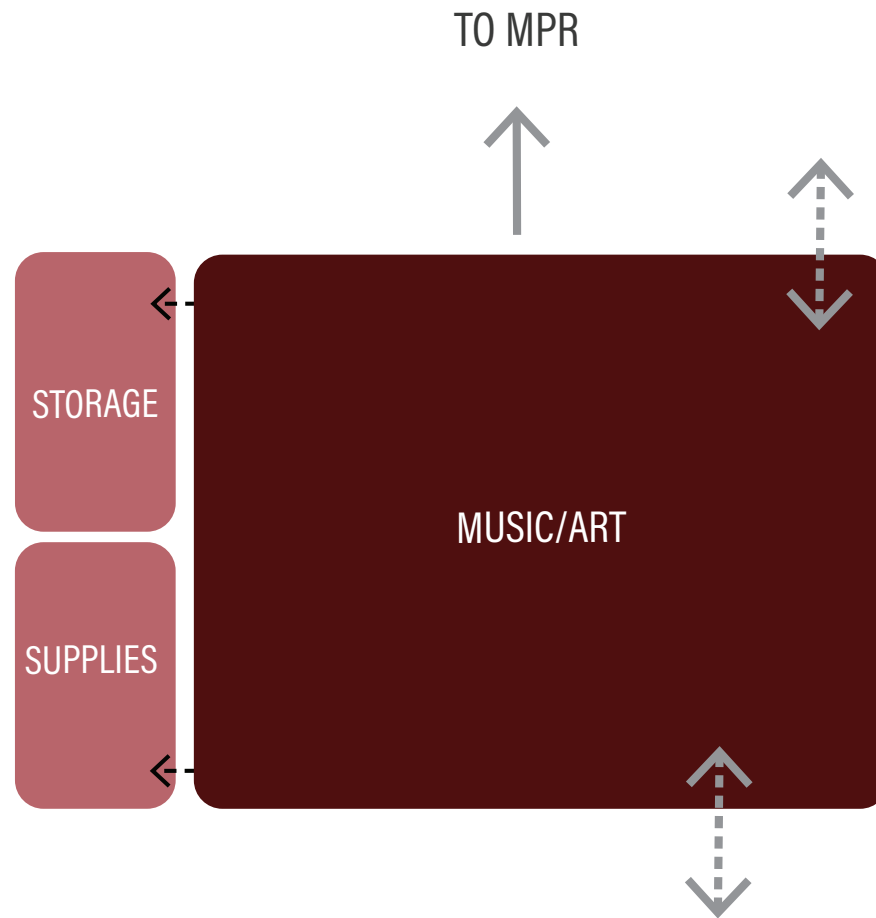


SCIENCE AND INNOVATION LAB REQUIREMENTS

Adjacencies	General Requirements	Interior Finishes	Fixtures, Furniture, and Equipment	Technology, Data, Communications
<ul style="list-style-type: none"> • Multipurpose Room • Outdoor Learning 	<ul style="list-style-type: none"> • Elementary schools should have one dedicated science laboratory and one dedicated Innovation laboratory • Minimum 1,300 SF including storage and teacher preparation are • Accommodations are made for necessary safety equipment and storage of supplies; e.g., fire extinguisher, first aid kit, master disconnect valve for gas • Classrooms are flexibly designed to insure full student access to laboratory stations and lecture areas • Accommodates complex hands-on projects, including work space for equipment and technology necessary to observe and analyze data. 	<ul style="list-style-type: none"> • Non-porous durable flooring that is chemical resistant • Painted gypsum board • Tackable wall surfaces to display student work • Acoustic Ceiling Tile 	<ul style="list-style-type: none"> • Built-in lab grade casework for file storage, 18" deep, letter size • Secured storage areas are provided for volatile, flammable, and corrosive chemicals and cleaning agents. • Resin counter tops • Acid resistant sink • Mobile chairs for collaboration • Teacher demonstration island • Mobile lab tables where possible • Fumehood, eyewash, and shower as needed • Floor and ceiling ventilation is provided in areas where chemicals are stored. 	<ul style="list-style-type: none"> • LED Lighting • Wifi throughout • Clock/cordless phone/intercom or communications system • Teacher Amplification System/Speakers/Wireless • Charging stations • Document Camera • Fixed 70" TV display • CAT 6 Data • VOIP

Elementary Schools **Art / Music Classroom**

the elementary school Art and Music classroom is a multi-use space that houses an art program for half of the school year and a music program for the other half.



ART / MUSIC CLASSROOM REQUIREMENTS

Adjacencies	General Requirements	Interior Finishes	Fixtures, Furniture, and Equipment	Technology, Data, Communications
<ul style="list-style-type: none"> Multipurpose Room 	<ul style="list-style-type: none"> Larger than a standard classroom so that it can house the supplies necessary for both an art and music program Should be on ground floor for easy transportation of heavy supplies Technology and data connections will be incorporated into the classroom design to complement curriculum 	<ul style="list-style-type: none"> Resilient flooring with floor drains Painted gypsum board Acoustic wall panels Tackable wall surfaces to display student work Acoustic Ceiling Tile 	<ul style="list-style-type: none"> Built-in casework for file storage, 18" deep, letter size Counters with sinks at perimeter walls Lockable mobile storage cabinets and shelving Mobile chairs Movable storage for student materials Mobile teacher workstation 4 fixed magnetic marker boards throughout classroom 	<ul style="list-style-type: none"> LED Lighting Wifi throughout Clock/cordless phone/intercom or communications system Teacher Amplification System/Speakers/Wireless Charging stations Document Camera Fixed 70" TV display CAT 6 Data VOIP

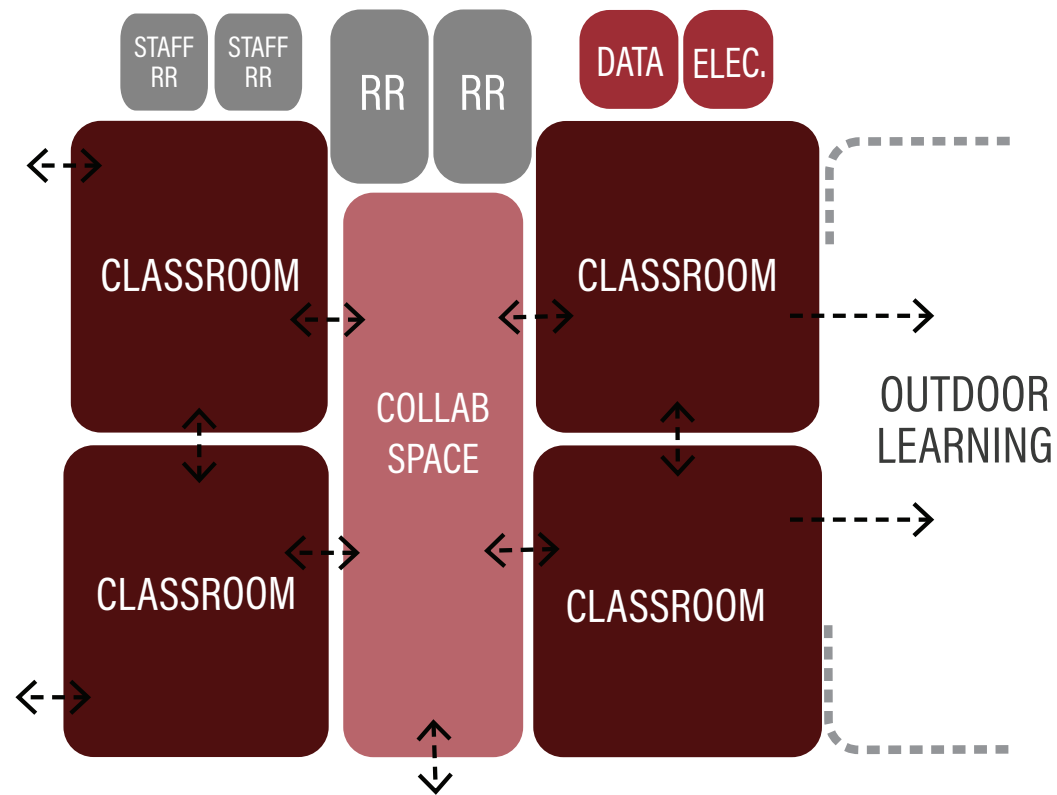


MIDDLE SCHOOLS

EDUCATIONAL SPECIFICATIONS

Middle Schools **General Education Classroom**

General education classrooms are the most common learning environments found on a school campus and are the foundation of every student's education. These classrooms should be flexible and easily reconfigured to support a wide variety of activities.

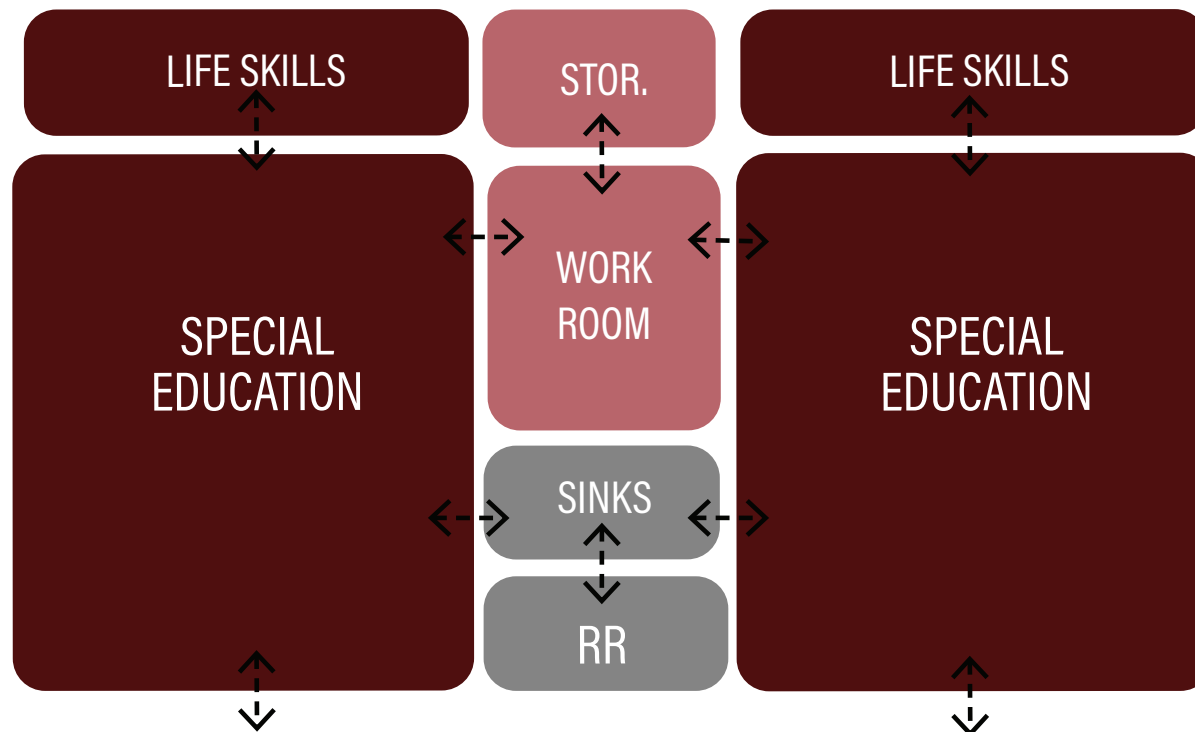


GENERAL EDUCATION CLASSROOM REQUIREMENTS

Adjacencies	General Requirements	Interior Finishes	Fixtures, Furniture, and Equipment	Technology, Data, Communications
<ul style="list-style-type: none"> • Same grades co-located with shared interior access • Collaboration spaces • Outdoor learning areas 	<ul style="list-style-type: none"> • Not less than 960 square feet • Areas to accommodate individual, small group, and larger-group interactions • Provide shared storage for larger curriculum materials such as science • Adapt circulation and other interstitial spaces as extension of the classroom • Flexible design features and furnishings to allow for varied classroom configurations • Daylighting should be ample to support learning and well-being. • Classrooms should be configured to allow for freedom of movement 	<ul style="list-style-type: none"> • Carpet (dry area) • Resilient flooring (wet area) • Painted gypsum board • Tackable wall surfaces to display student work • Acoustic Ceiling Tile 	<ul style="list-style-type: none"> • Built-in casework for file storage, 18" deep, letter size • Counter tops are age appropriate • Mobile chairs • Mobile, writable desks • 4 fixed magnetic marker boards throughout classroom • Teacher workstation with standing desk • Movable partitions for co-teaching 	<ul style="list-style-type: none"> • Technology should be seamless and integrated within the classroom for both teachers and students • LED Lighting • Wifi throughout • Clock/cordless phone/intercom or communications system • Teacher Amplification System/Speakers/Wireless • Charging stations • Document Camera • Fixed 70" TV display • CAT 6 Data • VOIP

Middle Schools Special Education Classroom

The District provides special education classes to over 350 mild/moderate students and around 70 severe students throughout the District. Special Education classrooms are vital to the program and should support a wide variety of services.

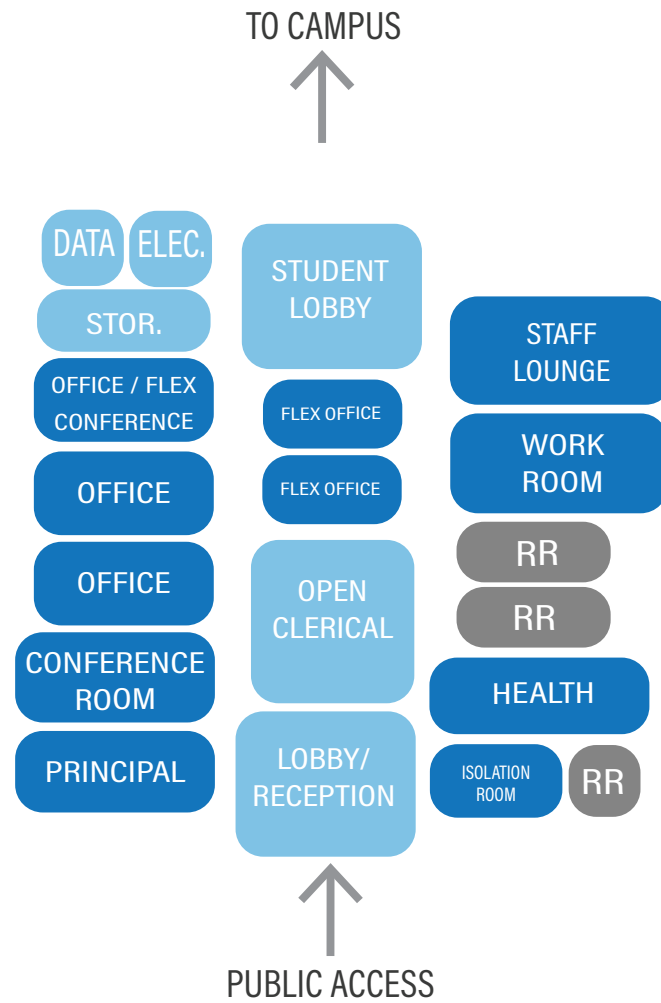


SPECIAL EDUCATION CLASSROOM REQUIREMENTS

Adjacencies	General Requirements	Interior Finishes	Fixtures, Furniture, and Equipment	Technology, Data, Communications
<ul style="list-style-type: none"> Near support spaces such as speech specialist, psychologist, counseling offices, and conference areas Restroom facilities should be easily accessible Special day classrooms distributed throughout the campus with age-appropriate general education classrooms A cluster of two special day classrooms may be considered if support or auxiliary services (e.g. bathrooming, feeding, physical or occupational therapy) are needed 	<ul style="list-style-type: none"> Adapt circulation and other interstitial spaces as extension of the classroom Flexible design features and furnishings to allow for varied classroom configurations Quiet area, located within the classroom but away from general instruction area, for student calming Aesthetics are designed so that children are comfortable, and their energy and attention are focused on the activities (avoid over-stimulation) Facilities that include flexible changing areas, ramps, and handrails 	<ul style="list-style-type: none"> Carpet (dry area) Resilient flooring (wet area) Painted gypsum board Tackable wall surfaces to display student work Acoustic Ceiling Tile Accessible knob and hardware 	<ul style="list-style-type: none"> Built-in casework for file storage, 18" deep, letter size Counter tops are age appropriate Sink with drinking fountain Mobile chairs Mobile, writable desks 4 fixed magnetic marker boards throughout classroom Teacher workstation with standing desk Movable partitions for co-teaching 	<ul style="list-style-type: none"> LED Lighting Wifi throughout Clock/cordless phone/intercom or communications system Teacher Amplification System/Speakers/Wireless Charging stations Document Camera Fixed 70" TV display CAT 6 Data VOIP

Middle Schools Administration

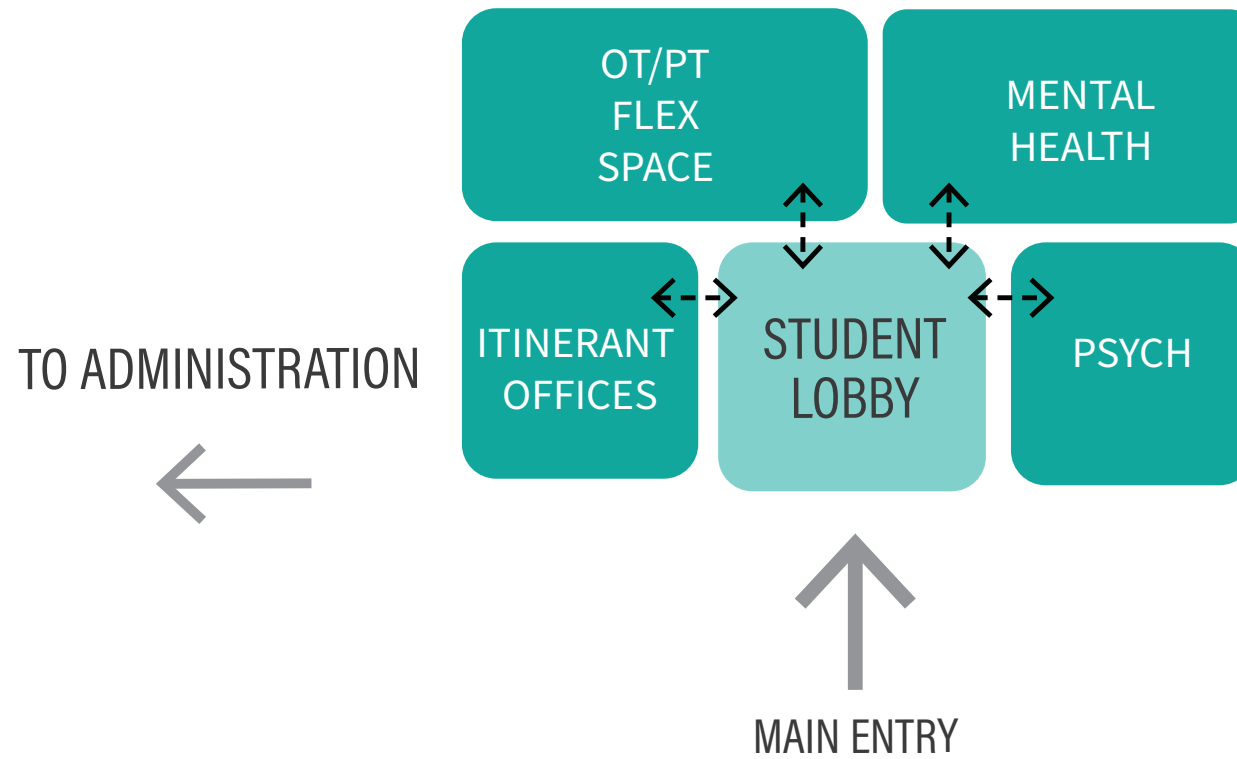
Administration is a school's first point of contact for campus visitors. The space should be welcoming and inviting but also serve as a security measure by limiting campus access to one entrance.



ADMINISTRATION REQUIREMENTS

Adjacencies	General Requirements	Interior Finishes	Fixtures, Furniture, and Equipment	Technology, Data, Communications
<ul style="list-style-type: none"> Covered outdoor waiting area Single point of entry at exterior of campus Student entry to interior of campus 	<ul style="list-style-type: none"> Clear lines of sight and ease of visibility from public areas of administration to campus entry and interior campus areas Accommodate flow of public interaction at main entrance including queuing and space for parents / visitors to congregate, including outdoor covered spaces. Students have direct, confidential access to pupil personnel area Clerical staff must have clear view of nurse's office Exterior signage clearly denotes location of main office and front entry Interior signage clearly identifies room labels Colors and materials are warm and create an inviting atmosphere 	<ul style="list-style-type: none"> Carpet Resilient flooring in Health office and workrooms Painted gypsum board Acoustic Ceiling Tile 	<ul style="list-style-type: none"> Counter tops are age appropriate and accessible both at standing and wheelchair level Reception Desk Upper and lower cabinet storage at open workstations Upper and lower cabinet storage at Nurse's Office Base cabinets with counter top at conference room File cabinets for record storage Workstation seating Padded bench seating at visitor waiting area Conference room seating 	<ul style="list-style-type: none"> LED Lighting Desktop computer at each workstation Check-in kiosk for visitor sign in Computer for parents to upload enrollment information LED monitors to display information pertaining to current school events, programs, and communications WiFi throughout CAT 6 Data VOIP Copy / Fax Machine

Middle Schools **Wellness Center**

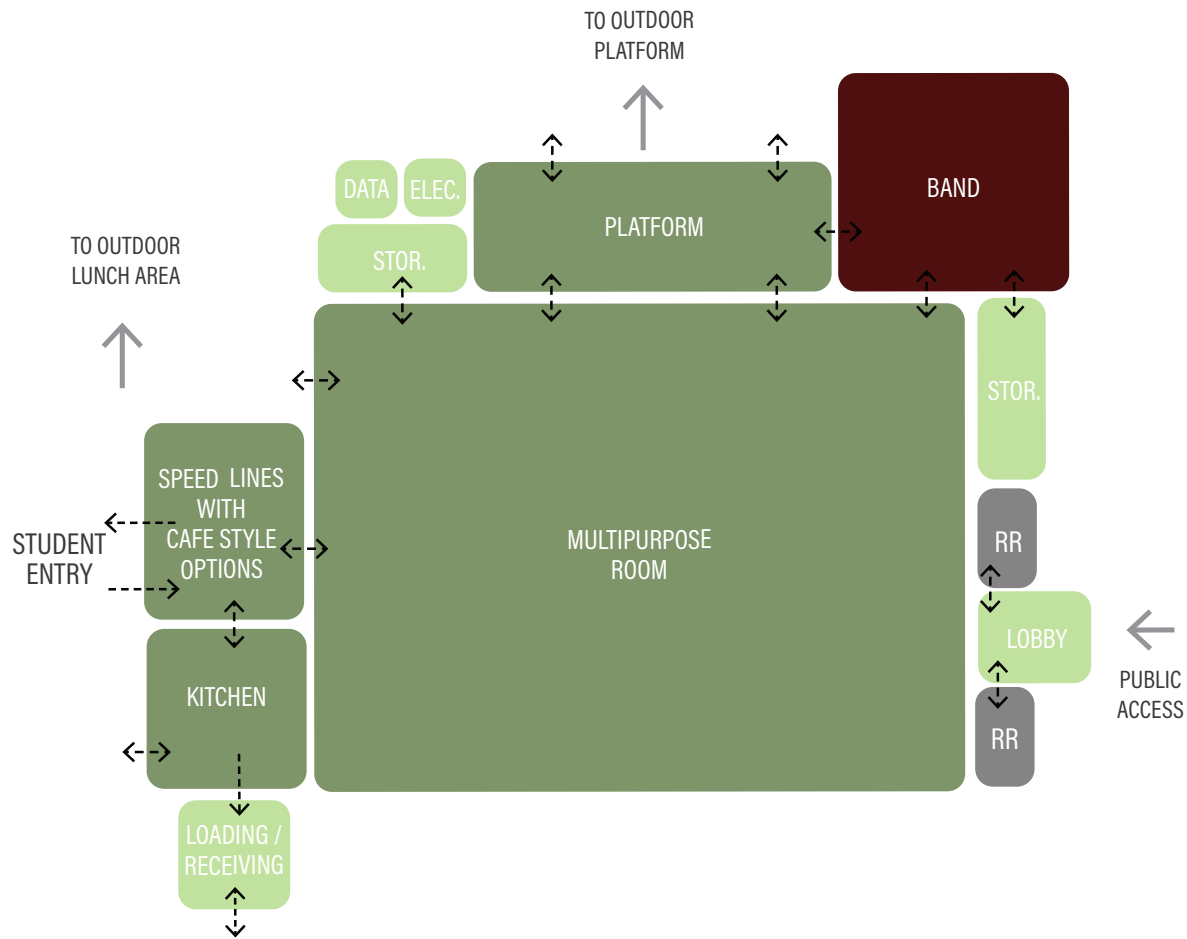


WELLNESS CENTER REQUIREMENTS

Adjacencies	General Requirements	Interior Finishes	Fixtures, Furniture, and Equipment	Technology, Data, Communications
<ul style="list-style-type: none"> Administration 	<ul style="list-style-type: none"> Warm, inviting, safe space for students Clean and organized Free of clutter Noise and sound level control 	<ul style="list-style-type: none"> Carpet Painted gypsum board Tackable wall surfaces to display student work 	<ul style="list-style-type: none"> Flexible furniture Lockable cabinets Built-in casework for file storage, 18" deep, letter size 	<ul style="list-style-type: none"> LED Lighting WiFi throughout CAT 6 Data VOIP

Middle Schools **Multipurpose Room / Food Service / Band**

The Multipurpose Room (MPR) has a variety of functions, including serving as an eating area, physical education space, performance, assembly room, and a meeting hall. At the middle school level, a band classroom should be attached with adequate storage for instruments.

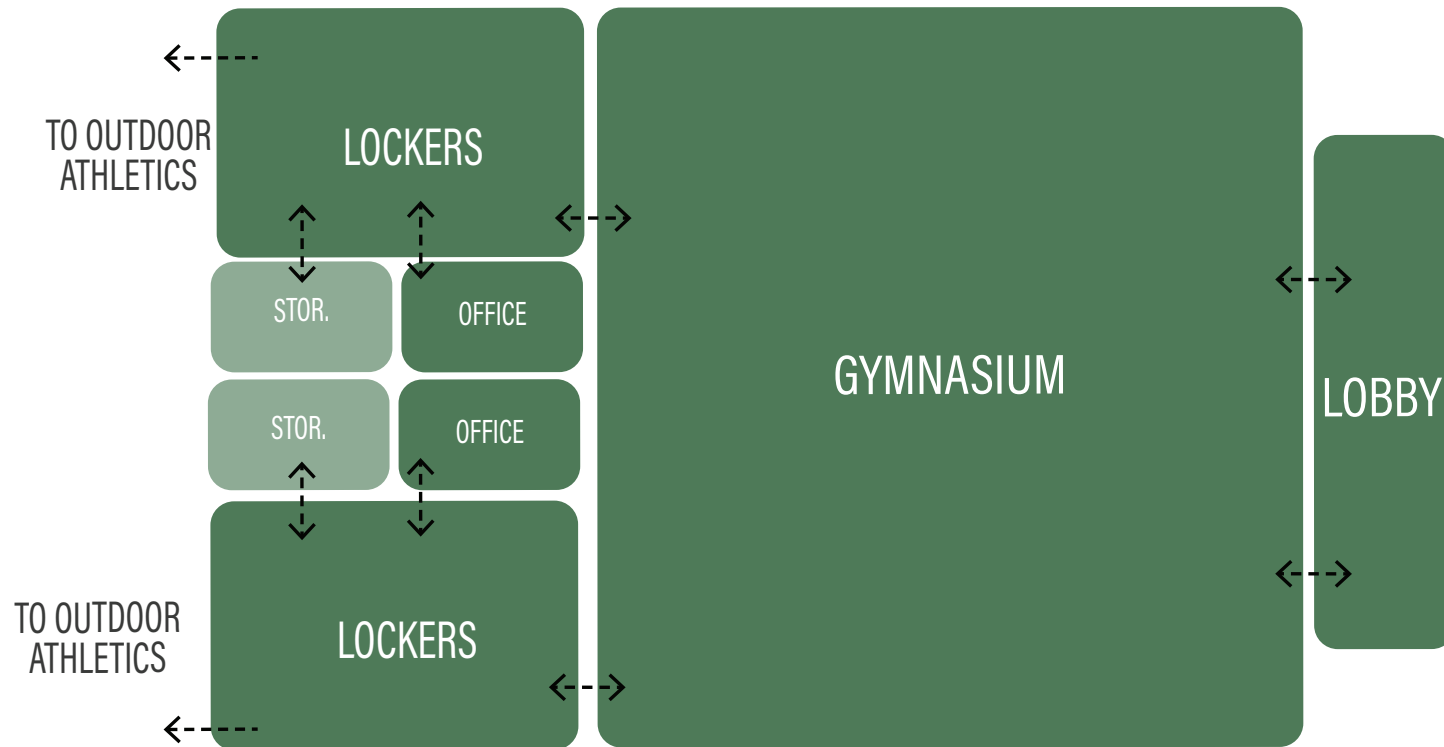


MULTIPURPOSE ROOM REQUIREMENTS

Adjacencies	General Requirements	Interior Finishes	Fixtures, Furniture, and Equipment	Technology, Data, Communications
<ul style="list-style-type: none"> Public restrooms should be within or near the MPR for parents and visitors attending performances Visitor parking lot Kitchen/Food Service direct access to receiving area for trucks separated from students 	<ul style="list-style-type: none"> Furniture should be movable and easily configured for different activities Can be secured from the rest of the campus to accommodate evening events and community functions Food Service kitchen is a clean and functional space for students to enter and be served nutritional lunches and / or breakfast 	<p>MPR</p> <ul style="list-style-type: none"> Flooring should support be durable and support the versatile functions of the space. Painted gypsum board Acoustic wall panels Acoustic Ceiling Tile <p>Food Service</p> <ul style="list-style-type: none"> Epoxy flooring and base Fiberglass Reinforced Plastic (FRP) wall panels Vinyl-faced acoustical ceiling tile 	<p>MPR</p> <ul style="list-style-type: none"> Flexible seating to allow for multiple uses that can be easily folded and stored Flexible tables to allow for multiple uses that can be easily folded and stored Stage with curtain Projection screen <p>Food Service</p> <ul style="list-style-type: none"> Hand Sink 3-compartment ware washing sink Dry Storage Under cabinet refrigeration and freezer Buffet/ cafeteria cabinet Staff lockers Refrigerator / cooler Freezer Serving table Hot & Cold Oven 	<ul style="list-style-type: none"> LED Lighting WiFi throughout CAT 6 Data VOIP Sound and lighting system at stage to support performing arts and assemblies

Middle Schools **Gymnasium and Locker Room**

At the middle school level, gymnasiums are an essential component of the District's physical education program. During non-school hours they can function as a practice area for school sports and serve as a space for community and school events.

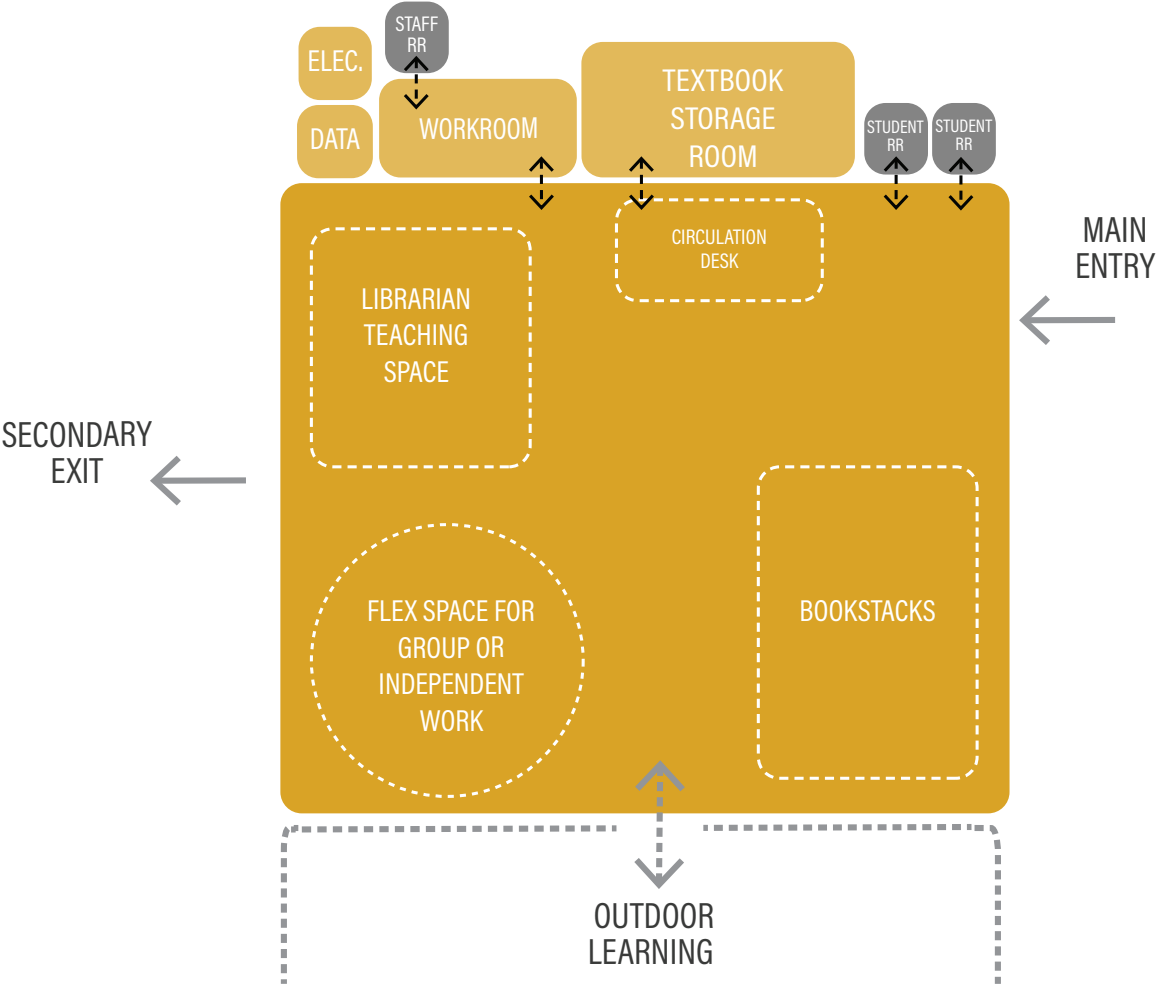


GYMNASIUM AND LOCKER ROOM REQUIREMENTS

Adjacencies	General Requirements	Interior Finishes	Fixtures, Furniture, and Equipment	Technology, Data, Communications
<ul style="list-style-type: none"> • Locker rooms near exterior • Parking lot • Access to fields 	<ul style="list-style-type: none"> • Accommodate the flow of students, parents, and community entering the gymnasium through the lobby during sporting events and performances • Located at front of campus adjacent to parking for use after hours by the community. • Line of site to teacher/coach for supervision of locker rooms. • Acoustic separation from core areas 	<ul style="list-style-type: none"> • Adequate floor grains and non-slide surface 	<ul style="list-style-type: none"> • Lockers in locker room • Benches in locker room • Bleachers in gymnasium • Audio/visual capabilities for presentations 	<ul style="list-style-type: none"> • LED Lighting • WiFi throughout • CAT 6 Data • VOIP

Middle Schools Library

The Library of the 21st century is no longer the traditional library of the past, but is instead a technology rich, dynamic space filled with areas for collaboration and discovery. At the middle school level the Library becomes research focused and serves as a technological information base.

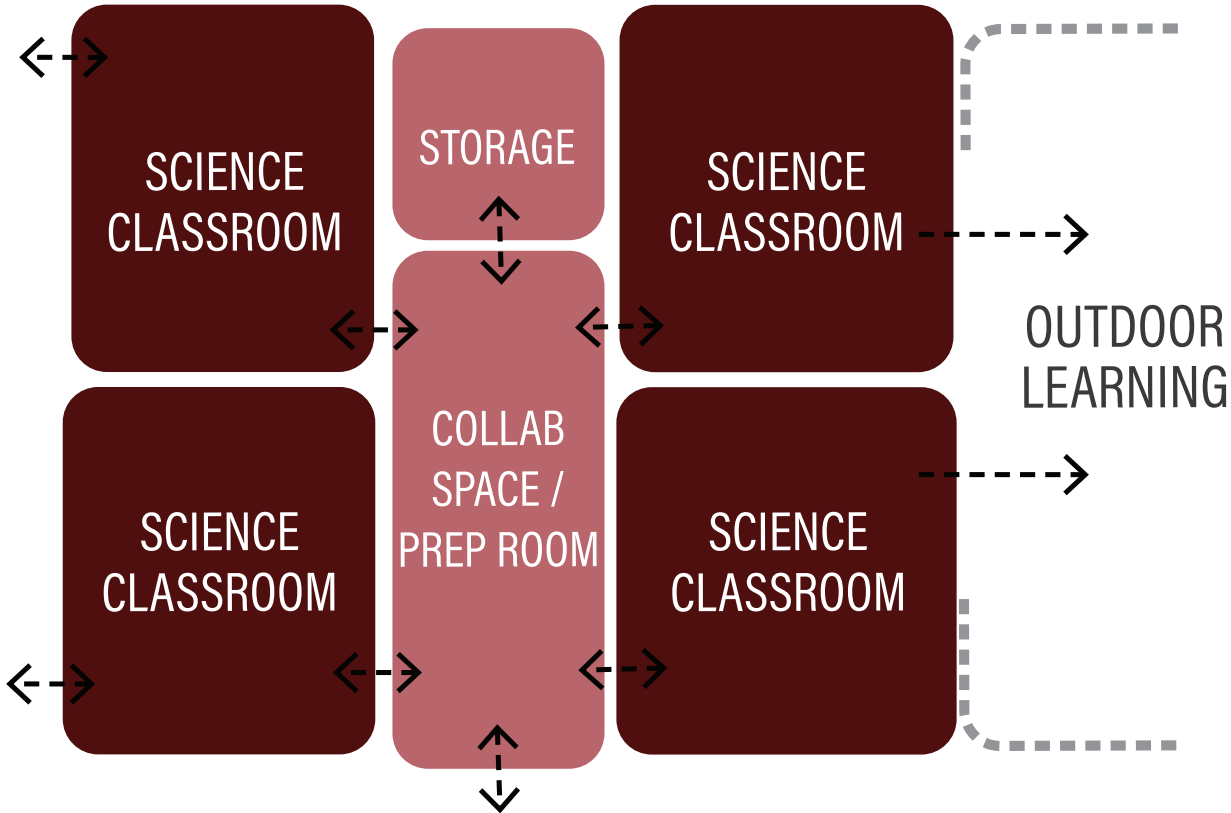


LIBRARY REQUIREMENTS

Adjacencies	General Requirements	Interior Finishes	Fixtures, Furniture, and Equipment	Technology, Data, Communications
<ul style="list-style-type: none"> • Classrooms • Innovation Lab 	<ul style="list-style-type: none"> • The Library should be in a centralized and easily accessible location • The space should be large enough to house areas for concurrent activities such as: reading nooks, collaboration spaces, and tables for independent work • Technology should be easily accessible and able to support multiple platforms and devices • Book storage should be flexible and easily movable to support multiple configurations. 	<ul style="list-style-type: none"> • Carpet • Painted gypsum board • Clear line of sight from circulation to all student areas for supervision 	<ul style="list-style-type: none"> • Tall fixed book stacks at perimeter walls • Workroom Counter top with base and wall cabinets • Large worktable in workroom • Display cases for student work • Mobile short stacks within space • Flexible seating to allow for collaboration, soft seating for quiet reading 	<ul style="list-style-type: none"> • LED Lighting • WiFi throughout • CAT 6 Data • VOIP

Middle Schools **Science Laboratory**

At the middle school level, there should be dedicated science classrooms where students can learn about the physical sciences and biology. These classrooms are united by a shared center collaboration space and prep room.

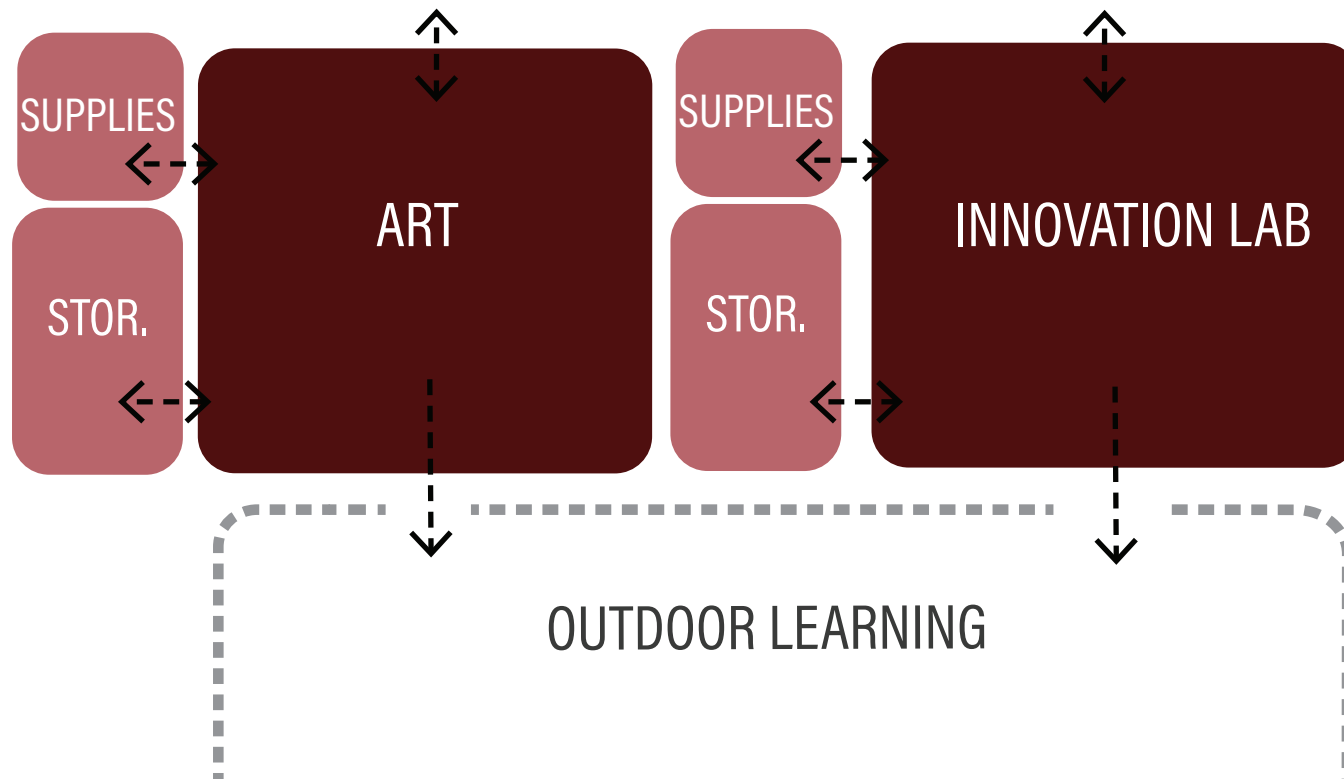


SCIENCE AND INNOVATION LAB REQUIREMENTS

Adjacencies	General Requirements	Interior Finishes	Fixtures, Furniture, and Equipment	Technology, Data, Communications
<ul style="list-style-type: none"> • Outdoor Learning • Collaboration space / prep room 	<ul style="list-style-type: none"> • Minimum 1,300 SF including storage and teacher preparation area • Accommodations are made for necessary safety equipment and storage of supplies; e.g., fire extinguisher, first aid kit, master disconnect valve for gas • Classrooms are flexibly designed to insure full student access to laboratory stations and lecture areas • Accommodates complex hands-on projects, including work space for equipment and technology necessary to observe and analyze data. 	<ul style="list-style-type: none"> • Non-porous durable flooring that is chemical resistant • Painted gypsum board • Tackable wall surfaces to display student work • Acoustic Ceiling Tile 	<ul style="list-style-type: none"> • Built-in lab grade casework for file storage, 18" deep, letter size • Secured storage areas are provided for volatile, flammable, and corrosive chemicals and cleaning agents. • Resin counter tops • Acid resistant sink • Mobile chairs for collaboration • Teacher demonstration island • Mobile lab tables where possible • Fumehood, eyewash, and shower as needed • Floor and ceiling ventilation is provided in areas where chemicals are stored. 	<ul style="list-style-type: none"> • LED Lighting • Wifi throughout • Clock/cordless phone/intercom or communications system • Teacher Amplification System/Speakers/Wireless • Charging stations • Document Camera • Fixed 70" TV display • CAT 6 Data • VOIP

Middle Schools **Art and Innovation Labs**

Each middle school should have a dedicated art classroom and dedicated Innovation Lab for the exploration and hands-on learning and activities occur in the subjects of science, technology, engineering, arts, and mathematics.



ART / INNOVATION LAB REQUIREMENTS

Adjacencies	General Requirements	Interior Finishes	Fixtures, Furniture, and Equipment	Technology, Data, Communications
<ul style="list-style-type: none"> • Multipurpose Room • Outdoor learning • Kiln 	<ul style="list-style-type: none"> • The location of art classroom should be on the ground floor for easy transportation of heavy supplies and projects. • Technology and data connections will be incorporated into the classroom design to complement curriculum 	<ul style="list-style-type: none"> • Resilient flooring with floor drains • Painted gypsum board • Tackable wall surfaces to display student work • Acoustic Ceiling Tile 	<ul style="list-style-type: none"> • Built-in casework for file storage, 18" deep, letter size • Sinks at perimeter of classroom • Counter tops are age appropriate • Mobile chairs • Mobile, writable desks • 4 fixed magnetic marker boards throughout classroom • Teacher workstation with standing desk 	<ul style="list-style-type: none"> • LED Lighting • WiFi throughout • CAT 6 Data • VOIP



NEEDS ASSESSMENT & MASTER PLANNING

**ADELANTO ELEMENTARY SCHOOL DISTRICT
LONG RANGE FACILITIES MASTER PLAN**

NEEDS ASSESSMENT AND MASTER PLANNING

Site walks for all District school sites and facilities were completed to conduct facilities condition assessments. The existing conditions of the sites were documented and evaluated to determine which items should be replaced or updated. After conducting the facilities condition assessments, participating in visioning exercises with District leadership, and reviewing site questionnaires sent to school principals and maintenance workers, master plan recommendations for each site were made. These scopes of work were categorized by site work, new construction, major modernization, and minor modernization.

SITE WORK

Necessary site work improvements were identified at all sites. Resurfacing hard courts and parking lots due to cracking, new ADA-compliant student drop off, and new security fencing and gate were the most common scopes of work.

NEW CONSTRUCTION

New construction was found at all sites due to the installation of new shade shelters and replacing portable buildings with permanent construction. These scopes of work are explored in more detail below in the *Scopes of Work* section.

MAJOR MODERNIZATION

Scopes of work that require major reconfiguration of existing buildings are categorized as major modernization. These include reconfiguring the Administration buildings at each school site to make them more efficient for current District staffing standards, and converting existing libraries and computer labs to one large, technology-rich combined library/media center.

MINOR MODERNIZATION

Minor modernization scopes of work include addressing aging infrastructure. Infrastructure will continue to require upgrades and replacement regardless of the District's ability to maintain its schools and other facilities. Roofing, pipes, heating units, electrical wiring, fire alarms, and other life safety systems will need to be replaced.

The District continues to identify needs at each of the sites for utility, infrastructure, technology, building systems and maintenance needs that address the needs of the facilities to support the educational program. As materials wear out, new technologies are introduced and educational needs change. To become enhance their energy efficiency, schools will require the replacement of windows, doors and new energy efficient lighting. Bathrooms will require renovation. Finishes of floors and walls need to be replaced to modern standards.

The needs assessment from each site addresses the identified items which should be replaced or updated in order to protect and prolong the life of its assets.

OTHER SCOPES OF WORK

Scopes of work that went beyond general maintenance and facility modernization were identified during the master planning process through various stakeholder input sessions. The scopes of work are listed below and on the following pages.



Solar Panels and Electric Vehicle Charging Stations

Early on in the master planning process, sustainability was identified as a District priority. One way to promote this goal was to include the addition of solar panels and EV charging stations to most District parking lots. These additions could help reduce and stabilize energy consumption at District sites.



Wellness Centers

Support services are spread throughout school campuses and change location year to year depending on space availability. One way to centralize these services was to create an area within each school that serves as a place to help foster total student wellness and co-locate student support services with flexible offices and support spaces for services like counseling, occupational therapy, speech, and the resource specialist program (RSP). To create Wellness Centers at each school site, master plan recommendations are to convert existing classrooms into spaces that can accommodate flex offices and spaces for small group instruction.



Innovation / STEM Labs

The Innovation / STEM (science, technology, engineering, and math) Lab is a 21st century learning environment. It serves as an area for both elementary and middle school students to engage in activities like robotics, 3D printing, engineering, and digital printing. The space should be flexible and easily reconfigured to allow for small and large group collaboration. Master plan recommendations are to convert existing classrooms into Innovation / STEM Labs or include a dedicated classroom space for them in a new classroom building.



Replacing Portable Classrooms with Permanent Construction

Capacity based on relocatable construction that has a shorter lifespan and cannot be sufficiently modernized has been recommended to be replaced with more permanent, long term capacity solutions for all District sites. Due to declining enrollment, recommendations have also been made for “right sizing” from the amount of current relocatable classroom buildings to new permanent classroom building sizes that fit the needs of current and future enrollment.



Shade Shelters

As the District is located in a desert climate, shade throughout the sites is a necessary. The District has already begun adding shade shelters to every school, the master plan shows a continuation of this project with additional shade shelters throughout.



Universal Transitional Kindergarten

Universal Transitional Kindergarten expands transitional kindergarten (TK) to all four-year-olds by school year 2025-26. TK and kindergarten students require facilities that differ in size and requirements from general education classrooms. These requirements are listed in the Title 5 of the California Code of Regulations. Identifying locations to place compliant facilities for these newly eligible students is an important component of the Long Range Facilities Master Plan. After reviewing the enrollment projections developed by King Consulting, the deficiency between appropriate classrooms on school sites that are available to house TK and kindergarten students and the amount of classrooms needed to house TK and kindergarten students by 2025-26 were compared. Recommendations for converting or constructing new TK/kindergarten facilities were detailed in the master plans for the elementary schools that required extra facilities.



Science Classrooms

Dedicated science classrooms were incorporated to the master plans for each elementary school. These “pull out” classrooms serve as specialized spaces for students to visit to engage in hands on science projects. As the science classrooms are not consistently loaded with students throughout the day they are not factored towards the fully loaded classrooms required.



Shared Art and Music Classroom

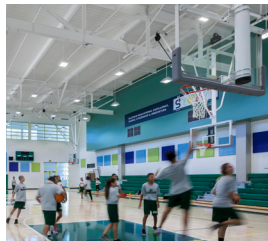
The District’s elementary school educational program includes an art course for half of the school year and a music course for the other half. To accommodate for both courses’ storage and space requirements, a large classroom space has been included in each elementary school master plan.

These spaces, like the science classrooms are not fully loaded throughout the day and do not count towards the fully loaded classrooms required.



Cafe Style Food Service

For middle schools within the District, a cafe style food service option was added to the existing food service to allow for more freedom of choice for the upper grade students.



Dedicated Gymnasium at George Visual Performing Arts Magnet School

George Visual Performing Arts Magnet School is a K-8th grade school with a large upper grade enrollment. As this school also supports its VAPA program in its MPR, the need was found for the construction of a gymnasium to support its physical education and athletics programs.



Performing Arts Center

The District lacks a dedicated performing arts center within the District. To support the District’s VAPA program, facilities need to be rented from the neighboring school districts. The construction of a centralized performing arts center within the District would serve as a space to grow the District’s VAPA program while also doubling as a community facing space



MASTER PLANS

ADELANTO ELEMENTARY SCHOOL DISTRICT LONG RANGE FACILITIES MASTER PLAN



ADELANTO ELEMENTARY SCHOOL

17931 Jonathan St., Adelanto, CA 92301

SCHOOL DESCRIPTION

Adelanto Elementary School is the oldest continually-operational campus in Adelanto, CA. The school features 1950's architecture, large grassy fields, and sits right in the heart of Old Town Adelanto. Adelanto Elementary School's mascot is the Cougar.

STATISTICS

Year Built:	1952
Grade Level:	TK-5
2022-2023 Enrollment:	258
Permanent Classrooms:	15
Portable Classrooms:	16
Projected Enrollment (2028):	275
Projected Loaded Classrooms Needed (2028):	12

SPECIALTY PROGRAMS

STAR(AR)
PBIS (Positive Behavioral Interventions and Support)
Cross Country
Volleyball
Basketball
Soccer
Track

Mission Statement



To be the High Desert's premier learning establishment where dreams are Awakened, Academic achievement soars, and integrity leads the way to future success.



- ADELANTO ELEMENTARY SCHOOL

ADELANTO ELEMENTARY SCHOOL | EXISTING SITE

FACILITY CONDITION ASSESSMENT

- 1 SITE ENTRY LACKS CURB APPEAL
- 2 PARKING AND STUDENT DROP-OFF ARE NON-COMPLIANT, IN POOR CONDITION, AND CONGESTED.
- 3 MARQUEE SIGN IN POOR CONDITION
- 4 SECURITY FENCING IN POOR CONDITION & GATES ARE NON-COMPLIANT
- 5 SHADE STRUCTURES HAVE RUST & TORN FABRIC
- 6 PLAY SURFACE & EQUIPMENT IN POOR CONDITION
- 7 HARD COURT HAS CRACKS & FADED STRIPING
- 8 EXTERIOR FINISHES HAVE CRACKS AND WATER DAMAGE
- 9 INTERIOR FINISHES HAVE WEAR & TEAR
- 10 MECHANICAL & PLUMBING SYSTEMS NEED TO BE UPGRADED
- 11 ELECTRICAL, LOW VOLTAGE & FIRE ALARM SYSTEMS NEED UPGRADES
- 12 ADMINISTRATION LACKS SPACE & RECEPTION IS UNWELCOMING
- 13 MPR, KITCHEN, AND STAGE ARE IN POOR CONDITION & LACK TECHNOLOGY
- 14 LIBRARY LACKS TECHNOLOGY & STORAGE
- 15 AGING RELOCATABLE CLASSROOMS

LEGEND

- | | |
|--|--|
| CLASSROOMS | PROPERTY LINE |
| ADMINISTRATION | FENCING |
| SUPPORT SPACES | CIRCULATION |
| PORTABLE CLASSROOMS | CAMPUS ENTRANCE |



DISCLAIMER: SITE ASSESSMENTS WERE ORIGINALLY PERFORMED IN 2021 THEREFORE, SOME OF THE WORK LISTED MAY HAVE ALREADY BEEN COMPLETED



ADELANTO ELEMENTARY SCHOOL | ASSESSMENT DESCRIPTION

Adelanto Elementary School was constructed in 1952. It is located in Old Town Adelanto just north of the Adelanto Elementary School District Office. Two shade structures were installed in 2009 and 2013. The campus underwent an interior modernization and accessible restrooms upgrades in 2010 with some associated site work upgraded throughout the years. The site currently has an installation underway for 3 shade structures.

The master plan proposes to all existing class room buildings refreshing exterior and interior finishes because of normal wear and tear due to the age of the facilities and upgrading mechanical, electrical, and plumbing systems in all existing buildings due to aging infrastructure. 2 existing classrooms will also be converted into a large shared music and art classroom. The existing library and computer lab will be converted into one classroom and a wellness center.

Student drop off will be moved from the west parking lot to the south parking lot. The south parking lot is larger and will allow for more efficient

circulation of traffic.

The existing Administration building is in poor condition and is recommended to be demolished and rebuilt on the south side of the campus adjacent to the new student drop off in the existing parking lot. A new MPR building with kitchen and lunch shelter will be constructed to the east of the parking lot. The existing MPR will be reconfigured into a library, science classroom, and innovation / STEM lab.

The site has 16 portable classrooms that range between 24 and 30-years-old. The master plan proposes removing the all of the portable classrooms, to provide excess capacity to the site that is not needed for current or projected enrollment. The removed portables will be replaced with new landscape. Both parking lots and hard courts will be resurfaced. Solar panels and EV charging will be added to the parking lots.

The campus frontage will be enhanced with new concrete pavement, the addition of a shade shelter, and a new marquee sign.

EXISTING CONDITIONS



ADELANTO ELEMENTARY SCHOOL | SITE PLAN



SITE WORK:

- 1 DEMOLISH ADMIN BUILDING
- 2 REMOVE (17) RELOCATABLE CLASSROOMS & RESTROOMS. RESTORE SITE
- 3 NEW PLAY SURFACE AND EQUIPMENT
- 4 NEW (6) HI-LO DRINKING FOUNTAINS
- 5 NEW MARQUEE SIGN
- 6 NEW SOLAR PANELS
- 7 NEW (4) EV CHARGING STATION
- 8 GRIND & OVERLAY ASPHALT PAVING, REPAINT HARD COURT OR PARKING STRIPING
- 9 NEW ASPHALT PAVEMENT & STRIPING
- 10 NEW CONCRETE PAVEMENT
- 11 NEW LANDSCAPE
- 12 NEW PLAY FIELD
- 13 RECONDITION PLAY FIELD
- 14 NEW BUS DROP-OFF
- 15 NEW SERVICE YARD
- 16 NEW BIKE ENCLOSURE
- 17 NEW OUTDOOR LEARNING

NEW CONSTRUCTION:

- 18 NEW SHADE SHELTER
- 19 NEW LUNCH SHELTER
- 20 NEW MULTI-PURPOSE BUILDING
- 21 NEW ADMINISTRATION BUILDING
- 22 NEW KINDERGARTEN EXPANSION

MAJOR MODERNIZATION:

- 23 CONVERT LIBRARY TO CLASSROOM & WELLNESS CENTER
- 24 CONVERT CLASSROOM TO ART & MUSIC
- 25 CONVERT MULTI-PURPOSE & KITCHEN TO LIBRARY, SCIENCE & INNOVATION/STEM LAB

MINOR MODERNIZATION:

- 26 UPGRADE HVAC, ELECTRICAL, LOW VOLTAGE, & FIRE ALARM SYSTEMS
- 27 REFRESH EXTERIOR & INTERIOR FINISHES

LEGEND

- | | |
|--|--|
| MAJOR MODERNIZATION | AC PAVING |
| MINOR MODERNIZATION | CONCRETE |
| NEW CONSTRUCTION | LANDSCAPING |
| SOLAR PANELS | REMOVAL |
| | NEW FENCING |



COST ESTIMATE

Scopes of Work	Construction Cost	Soft Cost	Project Cost
Adelanto Elementary School	\$32,140,741.50	\$8,035,185.38	\$40,175,926.88
Site Work	\$3,251,647.50	\$812,911.88	\$4,064,559.38
Demolish Admin Building	\$24,869.00	\$6,217.25	\$31,086.25
Enhance Campus Frontage	\$504,840.00	\$126,210.00	\$631,050.00
Grind and Overlay Asphalt Paving, Repaint Hard Court or Parking Striping	\$876,333.00	\$219,083.25	\$1,095,416.25
New Marquee	\$75,000.00	\$18,750.00	\$93,750.00
New Play Surface and Structure	\$146,240.00	\$36,560.00	\$182,800.00
New Shade Structure	\$464,670.00	\$116,167.50	\$580,837.50
New Student Drop-Off	\$3,000.00	\$750.00	\$3,750.00
Re-Configure Parking Lot	\$76,695.50	\$19,173.88	\$95,869.38
Remove (17) Relocatable Classrooms & Restrooms, Restore Site	\$170,000.00	\$42,500.00	\$212,500.00
Reseed Play Field	\$160,000.00	\$40,000.00	\$200,000.00
Solar Panels and EV Charging	\$750,000.00	\$187,500.00	\$937,500.00
New Construction	\$4,200,000.00	\$1,050,000.00	\$5,250,000.00
Expand 1,000 SF to Existing MPR Building	\$600,000.00	\$150,000.00	\$750,000.00
New 6,000 SF Admin / Library Building	\$3,600,000.00	\$900,000.00	\$4,500,000.00
Minor Modernization	\$19,025,574.00	\$4,756,393.50	\$23,781,967.50
Refresh Exterior & Interior Finishes, Replace Windows and Roof	\$6,811,010.00	\$1,702,752.50	\$8,513,762.50
Upgrade HVAC, Plumbing, Electrical, Low Voltage & Fire Alarm Systems	\$12,189,564.00	\$3,047,391.00	\$15,236,955.00
Upgrade Technologies	\$25,000.00	\$6,250.00	\$31,250.00
Major Modernization	\$5,663,520.00	\$1,415,880.00	\$7,079,400.00
Convert Kinder to SDC Classroom & Staff Lounge to Kinder. Upgrade Accessible Ramp	\$1,748,000.00	\$437,000.00	\$2,185,000.00
Convert Library to (2) Classrooms	\$920,000.00	\$230,000.00	\$1,150,000.00
Re-configure MPR Building, Kitchen, Stage	\$2,995,520.00	\$748,880.00	\$3,744,400.00
Grand Total	\$32,140,741.50	\$8,035,185.38	\$40,175,926.88

DISCLAIMER: THIS ESTIMATE IS BASED ON 2022 CONSTRUCTION COSTS



DONALD F. BRADACH ELEMENTARY SCHOOL

15550 Bellflower St, Adelanto, CA 92301

SCHOOL DESCRIPTION

Donald F. Bradach School is proud to be certified as an AVID Elementary School. Located in the heart of Adelanto, DFB is home to more than 400 students and is known for having staff that build relationships with students through restorative practices and encouraging a growth mindset. DFB's mascot is the bear and the school colors are black, burgundy, and tan.

STATISTICS

Year Built:	1996
Grade Level:	K-5
2022-2023 Enrollment:	417
Permanent Classrooms:	14
Portable Classrooms:	18
Projected Enrollment (2028):	357
Projected Loaded Classrooms Needed (2028):	16

SPECIALTY PROGRAMS

- AVID
- PBIS (Positive Behavioral Interventions and Support)

Mission Statement



All Bradach students will creatively and cooperatively reach and exceed their academic and life goals in order to responsibly contribute within a global society.











- BRADACH ELEMENTARY SCHOOL

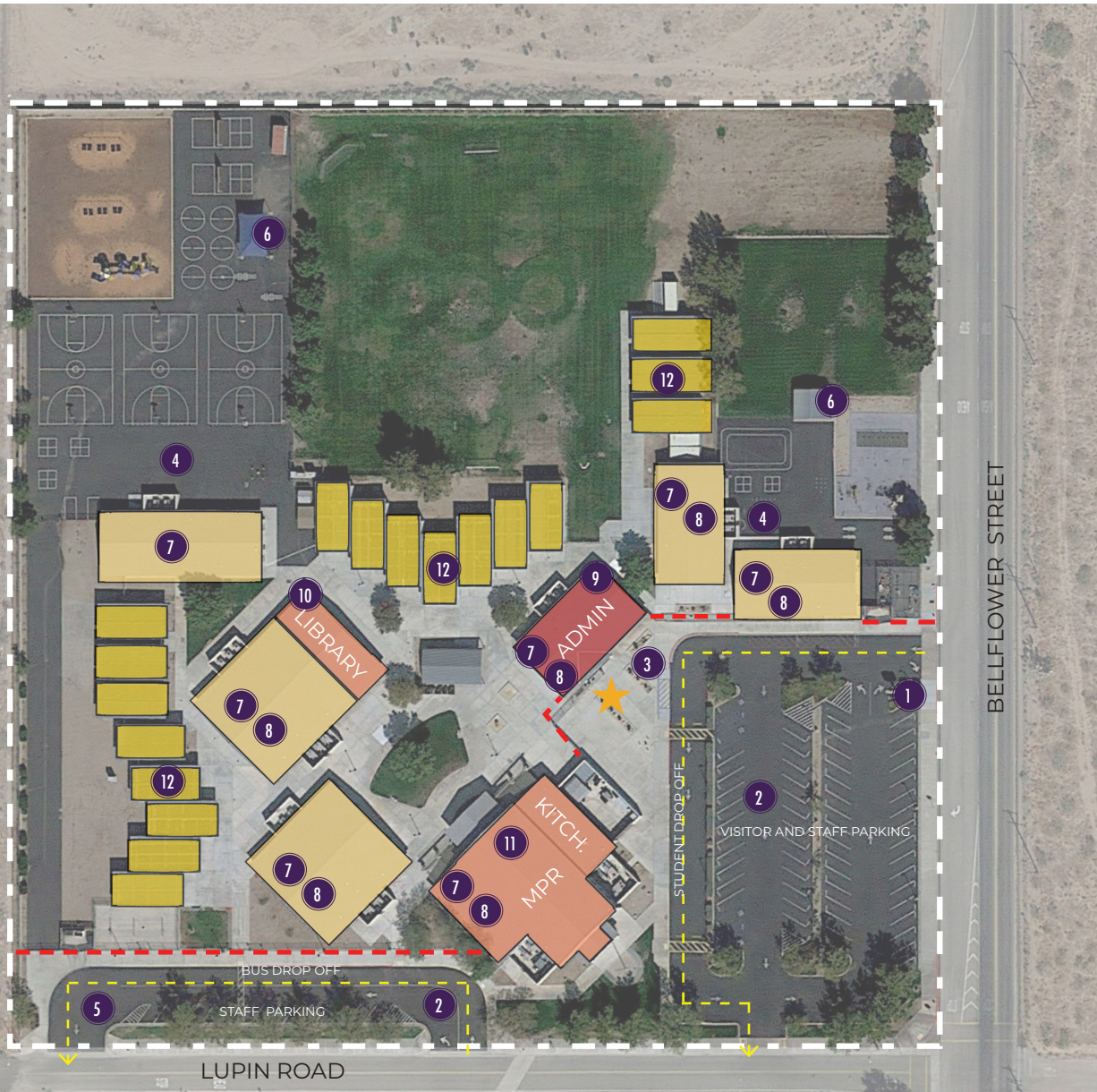
DONALD F. BRADACH ELEMENTARY SCHOOL | EXISTING SITE

FACILITY CONDITION ASSESSMENT

- 1 MARQUEE SIGN IS OUTDATED
- 2 PARKING LOT & BUS DROP-OFF HAVE CRACKS
- 3 ADA STUDENT DROP-OFF IS NON-COMPLIANT, LACKS SHADE & CURB APPEAL
- 4 HARD COURT HAS CRACKS & NEEDS SHADE
- 5 BUS DROP-OFF PARKING LOT IS NON-COMPLIANT & INADEQUATE
- 6 SHADE SHELTER HAS WEAR & TEAR
- 7 EXTERIOR AND INTERIOR FINISHES HAVE WEAR AND TEAR
- 8 MECHANICAL, PLUMBING, ELECTRICAL, LOW VOLTAGE, & FIRE ALARM SYSTEMS NEED UPGRADES
- 9 ADMINISTRATION NEEDS RECONFIGURATION
- 10 LIBRARY NEEDS TECHNOLOGY UPGRADES & RECONFIGURATION FOR ADDITIONAL STORAGE, SHELVING, & READING AREA
- 11 MPR NEEDS AUDIO & VISUAL TECHNOLOGY UPGRADES
- 12 AGING RELOCATABLE CLASSROOMS

LEGEND

- | | |
|---|---|
|  CLASSROOMS |  PROPERTY LINE |
|  ADMINISTRATION |  FENCING |
|  SUPPORT SPACES |  CIRCULATION |
|  PORTABLE CLASSROOMS |  CAMPUS ENTRANCE |



DISCLAIMER: SITE ASSESSMENTS WERE ORIGINALLY PERFORMED IN 2021 THEREFORE, SOME OF THE WORK LISTED MAY HAVE ALREADY BEEN COMPLETED



DONALD F. BRADACH ELEMENTARY SCHOOL | ASSESSMENT DESCRIPTION

Donald F. Bradach Elementary School was constructed in 1996. The campus is adjacent to fields and sparse housing but is within proximity of housing communities to the east and south. The school has not undergone any significant upgrades since it was originally built other than a shade structure installation in 2008. The site currently has another installation underway for 3 additional shade structures.

The master plan proposes to all existing buildings refreshing exterior and interior finishes because of normal wear and tear due to the age of the facilities and upgrading mechanical, electrical, and plumbing systems in all existing buildings due to aging infrastructure. The classroom sized library and adjacent outdated computer lab will be converted into one large technology-rich library and media center that will allow for librarian led instruction, quiet areas to read, and book stacks. The multipurpose room will be modernized with upgraded audio visual technology. The Administration building will be reconfigured to allow for a more efficient layout.

Bradach Elementary School has 18 25-year-old portable classrooms on the site. Due to declining enrollment, the master plan proposes removing the 18 portable classrooms and replacing them with an 8-classroom building that include 5 loaded general education classrooms, an innovation/STEM lab, science classroom, and wellness center. 2 existing classrooms will also be converted into a large shared music and art classroom.

The removed portables will be replaced with new landscape and the addition of a new parking lot to accommodate overflow staff parking, as the additional existing staff parking is located in the bus drop off and fire lane. Staff parking will be removed from its current location. The bus drop off, existing parking lot, student drop off, and hard courts will be resurfaced. Solar panels an EV charging will be added to the existing parking lot.

The campus frontage will be enhanced with new concrete pavement, the addition of a shade shelter, and a new marquee sign. Additional shade shelters and drinking fountains will be added throughout the campus.

EXISTING CONDITIONS



DONALD F. BRADACH ELEMENTARY SCHOOL | EXISTING SITE



SITE WORK:

- 1 REMOVE (18) RELOCATABLE CLASSROOMS & RESTORE SITE
- 2 NEW SOLAR PANEL
- 3 NEW MARQUEE SIGN
- 4 NEW (6) EV CHARGING STATION
- 5 NEW (5) EXTERIOR DRINKING FOUNTAINS
- 6 GRIND & OVERLAY ASPHALT PAVING, REPAINT HARD COURT OR PARKING STRIPING
- 7 NEW ASPHALT PAVEMENT
- 8 NEW CONCRETE PAVEMENT
- 9 NEW LANDSCAPE
- 10 NEW PLAY FIELD TURF
- 11 ENHANCE CAMPUS FRONTAGE
- 12 NEW OUTDOOR LEARNING
- 13 NEW SECURITY FENCING & GATE
- 14 REFRESH LUNCH SHELTERS
- 15 NEW (2) BASKETBALL COURTS
- 16 EXPAND FIRE LANE & UPGRADE ADA STUDENT DROP-OFF
- 17 REMOVE EXISTING STAFF PARKING & ADD NEW STAFF PARKING
- 18 RELOCATED BIKE ENCLOSURE

NEW CONSTRUCTION:

- 19 NEW 5-CLASSROOM BUILDING WITH INNOVATION/STEM LAB, SCIENCE & WELLNESS CENTER
- 20 NEW SHADE STRUCTURE










MAJOR MODERNIZATION:

- 21 RECONFIGURE ADMINISTRATION BUILDING
- 22 RECONFIGURE LIBRARY & MEDIA CENTER
- 23 CONVERT CLASSROOM TO ART/MUSIC

MINOR MODERNIZATION:

- 24 REFRESH EXTERIOR & INTERIOR FINISHES
- 25 UPGRADE TECHNOLOGIES
- 26 UPGRADE HVAC, PLUMBING, ELECTRICAL, LOW VOLTAGE, & FIRE ALARM SYSTEMS

LEGEND

 MAJOR MODERNIZATION	 AC PAVING
 MINOR MODERNIZATION	 CONCRETE
 NEW CONSTRUCTION	 LANDSCAPING
 SOLAR PANELS	 REMOVAL
	 NEW FENCING



COST ESTIMATE

Scopes of Work	Construction Cost	Soft Cost	Project Cost
Donald F. Bradach Elementary School	\$20,332,951.15	\$5,083,237.79	\$25,416,188.94
Site Work	\$3,631,755.75	\$907,938.94	\$4,539,694.69
Enhance Campus Frontage	\$59,580.00	\$14,895.00	\$74,475.00
Expand Fire Lane and Upgrade ADA Student Drop Off	\$185,542.25	\$46,385.56	\$231,927.81
Grind and Overlay Asphalt Paving, Repaint Hard Court or Parking Striping	\$897,438.50	\$224,359.63	\$1,121,798.13
New (2) Basketball Courts	\$51,000.00	\$12,750.00	\$63,750.00
New (5) Exterior Drinking Fountains	\$60,000.00	\$15,000.00	\$75,000.00
New (6) EV Charging Stations	\$78,000.00	\$19,500.00	\$97,500.00
New Asphalt Pavement	\$48,000.00	\$12,000.00	\$60,000.00
New Concrete Pavement	\$31,180.00	\$7,795.00	\$38,975.00
New Landscape	\$456,100.00	\$114,025.00	\$570,125.00
New Marquee	\$75,000.00	\$18,750.00	\$93,750.00
New Playfield Turf	\$121,700.00	\$30,425.00	\$152,125.00
New Security Gates and Fencing	\$36,400.00	\$9,100.00	\$45,500.00
New Solar Panels	\$750,000.00	\$187,500.00	\$937,500.00
Refresh Lunch Shelters	\$409,770.00	\$102,442.50	\$512,212.50
Relocated Bike Enclosure	\$15,000.00	\$3,750.00	\$18,750.00
Remove (18) Reloactables and Restore Site	\$180,000.00	\$45,000.00	\$225,000.00
Remove Existing Staff Parking and Add New Staff Parking	\$177,045.00	\$44,261.25	\$221,306.25
New Construction	\$6,633,845.00	\$1,658,461.25	\$8,292,306.25
New (5) Classroom Building with Innoation / STEM Lab, Science, and Wellness Center	\$6,251,120.00	\$1,562,780.00	\$7,813,900.00
New Shade Structure	\$382,725.00	\$95,681.25	\$478,406.25
Minor Modernization	\$5,428,710.40	\$1,357,177.60	\$6,785,888.00
Refresh Exterior and Interior Finishes	\$3,459,910.00	\$864,977.50	\$4,324,887.50
Upgrade HVAC, Plumbing, Electrical, Low Voltage & Fire Alarm Systems	\$1,901,834.40	\$475,458.60	\$2,377,293.00
Upgrade Technologies	\$66,966.00	\$16,741.50	\$83,707.50
Major Modernization	\$4,638,640.00	\$1,159,660.00	\$5,798,300.00
Convert Classroom to Art/Music	\$1,610,920.00	\$402,730.00	\$2,013,650.00
Re-Configure Administration Building	\$1,610,920.00	\$402,730.00	\$2,013,650.00
Re-Configure Library and Media Center	\$1,416,800.00	\$354,200.00	\$1,771,000.00
Grand Total	\$20,332,951.15	\$5,083,237.79	\$25,416,188.94

DISCLAIMER: THIS ESTIMATE IS BASED ON 2022 CONSTRUCTION COSTS



EAGLE RANCH ELEMENTARY SCHOOL

12545 Eagle Ranch Pkwy, Victorville, CA 92392

SCHOOL DESCRIPTION

Eagle Ranch Elementary School, located in the Eagle Ranch Development in Southwest Victorville, is a campus with a strong community. From the front office staff, to the teachers, students are encouraged to become champions in a safe, enriching, and fun atmosphere.

STATISTICS

Year Built:	1990
Grade Level:	TK-5
2022-2023 Enrollment:	520
Permanent Classrooms:	12
Portable Classrooms:	537
Projected Enrollment (2028):	537
Projected Loaded Classrooms Needed (2028):	24

SPECIALTY PROGRAMS

STAR(AR)
PBIS (Positive Behavioral Interventions and Support)
Cross Country
Volleyball
Basketball
Soccer
Track

Mission Statement



The mission of Eagle Ranch School is to enable
and inspire our diverse student population to
achieve academic excellence and make positive
contributions to our community.



- EAGLE RANCH ELEMENTARY SCHOOL

EAGLE RANCH ELEMENTARY SCHOOL | EXISTING SITE

FACILITY CONDITION ASSESSMENT



- 1 MARQUEE SIGN IS OUTDATED
- 2 ADA STUDENT DROP-OFF IS NON-COMPLIANT
- 3 HARD COURT HAS CRACKS
- 4 PLAY SURFACE IS IN POOR CONDITION
- 5 SHADE SHELTER HAS WEAR & TEAR
- 6 LUNCH SHELTER IS SMALL
- 7 QUAD, BUS & STUDENT DROP-OFF NEED SHADE
- 8 EXTERIOR AND INTERIOR FINISHES HAVE WEAR AND TEAR
- 9 MECHANICAL, PLUMBING, ELECTRICAL, LOW VOLTAGE, & FIRE ALARM SYSTEMS NEED UPGRADES
- 10 ADMINISTRATION NEEDS RECONFIGURATION
- 11 LIBRARY NEEDS TECHNOLOGY UPGRADES & RECONFIGURATION FOR ADDITIONAL STORAGE, SHELVING, & READING AREA
- 12 MPR NEEDS AUDIO & VISUAL TECHNOLOGY UPGRADES
- 13 AGING RELOCATABLE CLASSROOMS

LEGEND

- | | |
|---|--|
| CLASSROOMS | PROPERTY LINE |
| ADMINISTRATION | FENCING |
| SUPPORT SPACES | CIRCULATION |
| PORTABLE CLASSROOMS | CAMPUS ENTRANCE |

DISCLAIMER: SITE ASSESSMENTS WERE ORIGINALLY PERFORMED IN 2021 THEREFORE, SOME OF THE WORK LISTED MAY HAVE ALREADY BEEN COMPLETED



EAGLE RANCH ELEMENTARY SCHOOL | ASSESSMENT DESCRIPTION

Eagle Ranch Elementary School was constructed in 1990. The campus has Eagle Ranch Park to its north and is surrounded by a large housing community on all other sides. The school has not undergone any significant upgrades since it was originally built other than a shade structure installation in 2007. The site currently has another installation underway for 2 additional shade structures.

The master plan proposes to all existing buildings refreshing exterior and interior finishes because of normal wear and tear due to the age of the facilities and upgrading mechanical, electrical, and plumbing systems in all existing buildings due to aging infrastructure. The classroom sized library and adjacent outdated computer lab will be converted into one large technology-rich library and media center that will allow for librarian led instruction, quiet areas to read, and book stacks. The multipurpose room will be modernized with upgraded audio visual technology. The Administration building will be reconfigured to allow for a more efficient layout. 2 existing classrooms will also be converted into a large shared music and art classroom.

Eagle Ranch Elementary School has 28 portable classrooms, with all but three over 20-years-old. To right size to projected capacity, the

master plan proposes removing the portable classrooms and replacing them with a new 2-story 14-classroom building that consists of an innovation/STEM lab, science classroom, and 12 loaded classrooms.

To support universal transitional kindergarten, a new 3-kindergarten classroom building is proposed adjacent to the existing kindergarten facilities. Two general education classrooms are also proposed to be converted into transitional kindergarten facilities to meet the projected enrollment needs of 7 TK/kindergarten classrooms.

A new parking lot is proposed to the east of the existing bus drop off to allow for additional staff parking. The new parking lot and existing parking lot will receive solar panels and EV charging stations. The existing parking lot will also receive a new ADA student drop off and new marquee sign.

The campus will receive shade structures throughout, including an expanded lunch shelter and new outdoor learning area. The hard court will be resurfaced and repainted due to cracking. The play surface and equipment will be refreshed as it is in poor condition.

EXISTING CONDITIONS



EAGLE RANCH ELEMENTARY SCHOOL | SITE PLAN



SITE WORK:

- 1 REMOVE (28) RELOCATABLE CLASSROOMS
- 2 REMOVE (2) RELOCATABLE RESTROOMS
- 3 NEW SOLAR PANEL
- 4 NEW MARQUEE SIGN
- 5 NEW (6) EV CHARGING STATIONS
- 6 NEW CONCRETE PAVEMENT
- 7 NEW LANDSCAPE
- 8 NEW SECURITY FENCING & GATE
- 9 NEW STAFF PARKING
- 10 NEW OUTDOOR LEARNING
- 11 NEW ADA STUDENT DROP-OFF
- 12 NEW TRASH ENCLOSURE
- 13 GRIND & OVERLAY ASPHALT PAVING, REPAINT HARD COURT OR PARKING STRIPING
- 14 RELOCATED BIKE ENCLOSURE
- 15 NEW PLAY SURFACE & EQUIPMENT
- 16 REFRESH LUNCH SHELTER
- 17 NEW ASPHALT PAVEMENT
- 18 NEW (2) BASKETBALL COURTS

NEW CONSTRUCTION:

- 19 NEW 3-CLASSROOM KINDERGARTEN BUILDING
- 20 NEW 2-STORY 14-CLASSROOM BUILDING WITH INNOVATION/STEM LAB, SCIENCE & RESTROOMS
- 21 EXPAND LUNCH SHELTER
- 22 NEW SHADE SHELTER

MAJOR MODERNIZATION:

- 23 RECONFIGURE ADMINISTRATION BUILDING
- 24 RECONFIGURE LIBRARY & MEDIA CENTER
- 25 CONVERT CLASSROOM TO WELLNESS CENTER
- 26 CONVERT CLASSROOMS TO (2) KINDERGARTEN
- 27 CONVERT CLASSROOM TO ART/MUSIC

MINOR MODERNIZATION:

- 28 REFRESH EXTERIOR & INTERIOR FINISHES
- 29 UPGRADE TECHNOLOGIES
- 30 UPGRADE HVAC, PLUMBING, ELECTRICAL, LOW VOLTAGE, & FIRE ALARM SYSTEMS

LEGEND

 MAJOR MODERNIZATION	 AC PAVING
 MINOR MODERNIZATION	 CONCRETE
 NEW CONSTRUCTION	 LANDSCAPING
 SOLAR PANELS	 REMOVAL
	 NEW FENCING



COST ESTIMATE

Scopes of Work	Construction Cost	Soft Cost	Project Cost
Eagle Ranch Elementary School	\$34,983,419.00	\$8,745,854.75	\$43,729,273.75
Site Work	\$4,026,839.00	\$1,006,709.75	\$5,033,548.75
Grind and Overlay Asphalt Paving, Repaint Hard Court or Parking Striping	\$399,605.25	\$99,901.31	\$499,506.56
New (2) Basketball Courts	\$14,875.00	\$3,718.75	\$18,593.75
New (6) EV Charging Stations	\$78,000.00	\$19,500.00	\$97,500.00
New ADA Student Drop Off	\$10,000.00	\$2,500.00	\$12,500.00
New Amphitheater	\$421,320.00	\$105,330.00	\$526,650.00
New Asphalt Pavement	\$52,500.00	\$13,125.00	\$65,625.00
New Concrete Pavement	\$173,960.00	\$43,490.00	\$217,450.00
New Landscape	\$773,740.00	\$193,435.00	\$967,175.00
New Marquee	\$75,000.00	\$18,750.00	\$93,750.00
New Play Surface and Structure	\$250,000.00	\$62,500.00	\$312,500.00
New Security Gates and Fencing	\$102,180.00	\$25,545.00	\$127,725.00
New Solar Panels	\$750,000.00	\$187,500.00	\$937,500.00
New Staff Parking	\$354,488.75	\$88,622.19	\$443,110.94
New Trash Enclosure	\$6,000.00	\$1,500.00	\$7,500.00
Refresh Lunch Shelter	\$247,370.00	\$61,842.50	\$309,212.50
Relocated Bike Enclosure	\$17,800.00	\$4,450.00	\$22,250.00
Remove (2) Relocatable Restrooms	\$20,000.00	\$5,000.00	\$25,000.00
Remove (28) Relocatable Classrooms	\$280,000.00	\$70,000.00	\$350,000.00
New Construction	\$15,386,860.00	\$3,846,715.00	\$19,233,575.00
Expand Lunch Shelter	\$247,370.00	\$61,842.50	\$309,212.50
New (3) Classroom Kindergarten Building	\$2,463,600.00	\$615,900.00	\$3,079,500.00
New 2-Story (12) Classroom Building with Innovation / STEM Lab, Science & Restrooms	\$12,186,650.00	\$3,046,662.50	\$15,233,312.50
New Shade Structure	\$489,240.00	\$122,310.00	\$611,550.00
Minor Modernization	\$10,214,400.00	\$2,553,600.00	\$12,768,000.00
Refresh Exterior and Interior Finishes	\$6,510,000.00	\$1,627,500.00	\$8,137,500.00
Upgrade HVAC, Plumbing, Electrical, Low Voltage & Fire Alarm Systems	\$3,578,400.00	\$894,600.00	\$4,473,000.00
Upgrade Technologies	\$126,000.00	\$31,500.00	\$157,500.00
Major Modernization	\$5,355,320.00	\$1,338,830.00	\$6,694,150.00
Convert Classroom to Art/Music	\$1,610,920.00	\$402,730.00	\$2,013,650.00
Convert Classroom to Wellness Center	\$441,600.00	\$110,400.00	\$552,000.00
Convert Classrooms to (2) Kindergarten	\$1,242,000.00	\$310,500.00	\$1,552,500.00
Re-Configure Administration Building	\$1,416,800.00	\$354,200.00	\$1,771,000.00
Re-Configure Library and Media Center	\$644,000.00	\$161,000.00	\$805,000.00
Grand Total	\$34,983,419.00	\$8,745,854.75	\$43,729,273.75



GUS FRANKLIN JR. STEM ACADEMY

13125 Hopland Street, Victorville, CA 92394

SCHOOL DESCRIPTION

Gus Franklin STEM School gives students access to science, technology, engineering and mathematics (STEM). We are a fully integrated STEM school and currently infuse Project Lead the Way (PLTW) Launch Curriculum. We are proud that our students, staff, teachers and parents work together to increase students' awareness in 21st Century Learning.

STATISTICS

Year Built:	2007
Grade Level:	K-5
2022-2023 Enrollment:	544
Permanent Classrooms:	35
Portable Classrooms:	0
Projected Enrollment (2028):	569
Projected Loaded Classrooms Needed (2028):	25

SPECIALTY PROGRAMS

- STEM
- Project Lead The Way

Mission Statement



As a professional learning community all stakeholders will be involved in guiding students to think deeply about world concepts and work towards mastery of integrating reading, writing and speaking in all academic areas.











- GUS FRANKLIN JR. STEM ACADEMY

GUS FRANKLIN JR. STEM ACADEMY | EXISTING SITE

FACILITY CONDITION ASSESSMENT

- 1 ADA STUDENT DROP-OFF IS NON-COMPLIANT
- 2 HARD COURTS, PARKING LOTS, AND STUDENT DROP-OFFS HAVE CRACKS
- 3 HARD COURT HAS DRAINAGE ISSUE NEAR PLAY FIELD
- 4 HARD COURT HAS CRACKS & NEEDS SHADE
- 5 HARD COURT, PLAY FIELD & STUDENT DROP-OFF NEED SHADE
- 6 METAL FENCE IS DAMAGED
- 7 EXTERIOR AND INTERIOR FINISHES HAVE WEAR AND TEAR
- 8 ADMINISTRATION NEEDS RECONFIGURATION
- 9 LIBRARY NEEDS TECHNOLOGY UPGRADES
- 10 MPR NEEDS AUDIO & VISUAL TECHNOLOGY UPGRADES

LEGEND

- | | |
|---|---|
|  CLASSROOMS |  PROPERTY LINE |
|  ADMINISTRATION |  FENCING |
|  SUPPORT SPACES |  CIRCULATION |
|  PORTABLE CLASSROOMS |  CAMPUS ENTRANCE |



DISCLAIMER: SITE ASSESSMENTS WERE ORIGINALLY PERFORMED IN 2021 THEREFORE, SOME OF THE WORK LISTED MAY HAVE ALREADY BEEN COMPLETED



GUS FRANKLIN JR. STEM ACADEMY | ASSESSMENT DESCRIPTION

Gus Franklin Jr. STEM Academy opened in 2014 and is composed of one building that is divided into four wings. The site is located just north of Melva Davis Academy of Excellence and is surrounded by open fields on three sides. Gus Franklin Jr. STEM Academy has a shade structure installation in progress but has not received any other improvements since it was built.

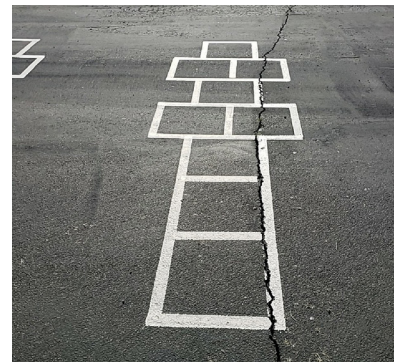
As the school is a fairly new construction, the master plan proposes a minor modernization of refreshing exterior and interior finishes to most of the building. The Administration building will receive a major reconfiguration due to a wall and door separating the conference room from the break room. The reconfiguration will relocate the wall and door of the conference room that leads to the break room so that the break

room can be accessed without walking through the conference room.

Major modernizations are proposed to convert one classroom into a wellness center and two classrooms into one large shared art and music classroom.

All asphalt paving will be resurfaced for both hard courts, parking lots, and drop off. Solar panels and EV charging stations will be added to the parking lot. Shade structures and Hi-Lo drinking fountains will be added throughout the campus.

EXISTING CONDITIONS



GUS FRANKLIN JR. STEM ACADEMY | SITE PLAN



SITE WORK:

- 1 NEW (10) EV CHARGING STATIONS
- 2 NEW SOLAR PANEL
- 3 NEW SECURITY FENCING & GATE
- 4 GRIND & OVERLAY ASPHALT PAVING, REPAINT HARD COURT OR PARKING STRIPING
- 5 REFRESH LUNCH SHELTER
- 6 NEW (5) HI-LO DRINKING FOUNTAINS
- 7 REGRADE ASPHALT PAVING FOR POSITIVE DRAINAGE

NEW CONSTRUCTION:

- 8 EXPAND LUNCH SHELTER
- 9 NEW SHADE SHELTER

MAJOR MODERNIZATION:

- 10 RECONFIGURE ADMINISTRATION BUILDING
- 11 CONVERT (2) CLASSROOMS INTO ART/MUSIC CLASSROOM
- 12 CONVERT CLASSROOM INTO WELLNESS CENTER

MINOR MODERNIZATION:

- 13 REFRESH EXTERIOR & INTERIOR FINISHES
- 14 UPGRADE TECHNOLOGIES

LEGEND

MAJOR MODERNIZATION	AC PAVING
MINOR MODERNIZATION	CONCRETE
NEW CONSTRUCTION	LANDSCAPING
SOLAR PANELS	REMOVAL
	NEW FENCING



COST ESTIMATE

Scopes of Work	Construction Cost	Soft Cost	Project Cost
Gus Franklin Jr. STEM Academy	\$25,671,676.50	\$6,417,919.13	\$32,089,595.63
Site Work	\$2,938,475.50	\$734,618.88	\$3,673,094.38
Grind and Overlay Asphalt Paving, Repaint Hard Court or Parking Striping	\$1,672,995.50	\$418,248.88	\$2,091,244.38
New (10) EV Charging Stations	\$130,000.00	\$32,500.00	\$162,500.00
New (5) High-Lo Drinking Fountains	\$60,000.00	\$15,000.00	\$75,000.00
New Security Gates and Fencing	\$52,000.00	\$13,000.00	\$65,000.00
New Solar Panels	\$750,000.00	\$187,500.00	\$937,500.00
Refresh Lunch Shelter	\$264,480.00	\$66,120.00	\$330,600.00
Regrade Asphalt Paving for Positive Draving	\$9,000.00	\$2,250.00	\$11,250.00
New Construction	\$906,945.00	\$226,736.25	\$1,133,681.25
Expand Lunch Shelter	\$264,480.00	\$66,120.00	\$330,600.00
New Shade Structure	\$642,465.00	\$160,616.25	\$803,081.25
Minor Modernization	\$19,001,396.00	\$4,750,349.00	\$23,751,745.00
Refresh Exterior and Interior Finishes	\$18,640,610.00	\$4,660,152.50	\$23,300,762.50
Upgrade Technologies	\$360,786.00	\$90,196.50	\$450,982.50
Major Modernization	\$2,824,860.00	\$706,215.00	\$3,531,075.00
Convert (2) Classrooms into Art/Music Classroom	\$833,520.00	\$208,380.00	\$1,041,900.00
Convert Classroom Into Wellness Center	\$460,000.00	\$115,000.00	\$575,000.00
Re-Configure Administration Building	\$1,531,340.00	\$382,835.00	\$1,914,175.00
Grand Total	\$25,671,676.50	\$6,417,919.13	\$32,089,595.63

DISCLAIMER: THIS ESTIMATE IS BASED ON 2022 CONSTRUCTION COSTS



MORGAN KINCAID PREPARATORY SCHOOL

13257 Mesa Linda Ave, Victorville, CA 92392

SCHOOL DESCRIPTION

Morgan Kincaid Preparatory School of Integrated Studies (Morgan Kincaid for short) is a K-5 School north of Mesa Linda Park. An AVID and PBIS Certified campus, Morgan Kincaid is dedicated to setting up tomorrow's leaders to have the foundation to be successful in their careers, as well as the skills and organization to be capable and lifelong learners. Morgan Kincaid's mascot is the Gryphon.

STATISTICS

Year Built:	2001
Grade Level:	TK-5
2022-2023 Enrollment:	728
Permanent Classrooms:	26
Portable Classrooms:	14
Projected Enrollment (2028):	727
Projected Loaded Classrooms Needed (2028):	31

SPECIALTY PROGRAMS

STAR(AR)
PBIS (Positive Behavioral Interventions and Support)
Cross Country
Volleyball
Basketball
Soccer
Track

Mission Statement

“Our mission at Morgan Kincaid Preparatory School is to provide rigorous access to learning which will inspire our students as they become college and career ready. Our students will develop character traits which will serve as their foundation in growing into compassionate, contributive and competitive members.”









- MORGAN KINCAID PREPARATORY SCHOOL OF INTEGRATED STUDIES

MORGAN KINCAID PREPARATORY SCHOOL | EXISTING SITE

FACILITY CONDITION ASSESSMENT

- 1 ADA STUDENT DROP-OFF IS NON-COMPLIANT
- 2 HARD COURTS, PARKING LOTS, AND STUDENT DROP-OFFS HAVE CRACKS
- 3 PLAY SURFACE NEEDS REPLACEMENT
- 4 LUNCH SHELTER IS SMALL & HAS WEAR & TEAR
- 5 SHADE SHELTER IS IN POOR CONDITION
- 6 HARD COURT, PLAY FIELD & STUDENT DROP-OFF NEED SHADE
- 7 STAFF PARKING LOT IS SMALL
- 8 MISSING MARQUEE SIGN
- 9 EXTERIOR AND INTERIOR FINISHES HAVE WEAR AND TEAR
- 10 ADMINISTRATION NEEDS RECONFIGURATION
- 11 LIBRARY NEEDS EXPANSION AND TECHNOLOGY UPGRADES
- 12 AGING RELOCATABLE CLASSROOMS

LEGEND

- | | | | |
|---|---------------------|---|-----------------|
|  | CLASSROOMS |  | PROPERTY LINE |
|  | ADMINISTRATION |  | FENCING |
|  | SUPPORT SPACES |  | CIRCULATION |
|  | PORTABLE CLASSROOMS |  | CAMPUS ENTRANCE |



DISCLAIMER: SITE ASSESSMENTS WERE ORIGINALLY PERFORMED IN 2021 THEREFORE, SOME OF THE WORK LISTED MAY HAVE ALREADY BEEN COMPLETED



MORGAN KINCAID PREPARATORY SCHOOL | ASSESSMENT DESCRIPTION

Morgan Kincaid Elementary School was built in 2001. The campus has Mesa Linda Park and Mesa Linda Middle School to its south and is surrounded by a large housing community on all other sides.

In 2005 the school received a 2-story modular classroom building addition. The site currently has an installation underway for 2 additional shade structures.

The master plan proposes to all existing buildings refreshing exterior and interior finishes because of normal wear and tear due to the age of the facilities and upgrading mechanical, electrical, and plumbing systems in all existing buildings due to aging infrastructure. The classroom sized library and adjacent outdated computer lab will be converted into one large technology-rich library and media center that will allow for librarian led instruction, quiet areas to read, and book stacks. The multipurpose room will be modernized with upgraded audio visual technology. The Administration building will be reconfigured to allow for a more efficient layout. An existing classroom will be converted to a wellness center. 2 existing classrooms will also be converted into a large shared music and art classroom.

The master plan proposes removing the 14 portable classrooms and replacing them with a new 6-classroom building that consists of an innovation/STEM lab, science classroom, and 4 loaded classrooms.

To support additional TK enrollment due to universal transition al kindergarten, a new 6-kindergarten classroom building is proposed adjacent to the existing kindergarten facilities.

Expanded parking is proposed to the south of the school. The existing parking lot will receive solar panels and EV charging stations. The existing parking lot will also receive a new ADA student drop off and new marquee sign.

The campus will receive shade structures throughout, including an expanded lunch shelter and new outdoor learning area. The campus will also receive new Hi-Lo drinking fountains. The hard court will be resurfaced and repainted due to cracking. The play surface and equipment will be refreshed as it is in poor condition.

EXISTING CONDITIONS



MORGAN KINCAID PREPARATORY SCHOOL | SITE PLAN



SITE WORK:

- 1 NEW (5) EV CHARGING STATIONS
- 2 NEW SOLAR PANEL
- 3 NEW SECURITY FENCING & GATE
- 4 NEW MARQUEE SIGN
- 5 NEW CONCRETE PAVEMENT
- 6 NEW STUDENT DROP-OFF
- 7 NEW STAFF PARKING
- 8 NEW PLAY SURFACE
- 9 NEW LANDSCAPE
- 10 NEW (5) HI-LO DRINKING FOUNTAINS
- 11 NEW OUTDOOR LEARNING
- 12 REFRESH LUNCH SHELTER
- 13 GRIND & OVERLAY ASPHALT PAVING, REPAINT HARD COURT OR PARKING STRIPING
- 14 REMOVE (13) RELOCATABLE CLASSROOMS
- 15 REMOVE (1) RELOCATABLE RESTROOM

NEW CONSTRUCTION:

- 16 NEW 6-CLASSROOM BUILDING WITH INNOVATION/STEM LAB & SCIENCE
- 17 NEW 6-KINDERGARTEN CLASSROOM BUILDING
- 18 EXPAND LUNCH SHELTER
- 19 NEW SHADE SHELTER

MAJOR MODERNIZATION:

- 20 RECONFIGURE ADMINISTRATION BUILDING
- 21 RECONFIGURE LIBRARY & MEDIA CENTER
- 22 CONVERT (2) CLASSROOMS TO ART/MUSIC
- 23 CONVERT CLASSROOM TO WELLNESS CENTER

MINOR MODERNIZATION:

- 24 REFRESH EXTERIOR & INTERIOR FINISHES
- 25 UPGRADE TECHNOLOGIES
- 26 UPGRADE HVAC, PLUMBING, ELECTRICAL, LOW VOLTAGE, & FIRE ALARM SYSTEMS

LEGEND

 MAJOR MODERNIZATION	 AC PAVING
 MINOR MODERNIZATION	 CONCRETE
 NEW CONSTRUCTION	 LANDSCAPING
 SOLAR PANELS	 REMOVAL
	 NEW FENCING



COST ESTIMATE

	Construction Cost	Soft Cost	Project Cost
Morgan Kincaid Elementary School	\$30,982,911.35	\$7,745,727.84	\$38,728,639.19
Site Work	\$3,493,103.75	\$873,275.94	\$4,366,379.69
Grind and Overlay Asphalt Paving, Repaint Hard Court or Parking Striping	\$712,614.50	\$178,153.63	\$890,768.13
New (5) EV Charging Stations	\$65,000.00	\$16,250.00	\$81,250.00
New (5) Hi-Lo Drinking Fountains	\$60,000.00	\$15,000.00	\$75,000.00
New Concrete Pavement	\$102,880.00	\$25,720.00	\$128,600.00
New Landscape	\$285,840.00	\$71,460.00	\$357,300.00
New Marquee	\$75,000.00	\$18,750.00	\$93,750.00
New Outdoor Learning	\$177,320.00	\$44,330.00	\$221,650.00
New Play Surface and Structure	\$410,300.00	\$102,575.00	\$512,875.00
New Security Fencing and Gate	\$208,000.00	\$52,000.00	\$260,000.00
New Solar Panels	\$750,000.00	\$187,500.00	\$937,500.00
New Staff Parking	\$281,839.25	\$70,459.81	\$352,299.06
New Student Drop Off	\$10,000.00	\$2,500.00	\$12,500.00
Refresh Lunch Shelter	\$214,310.00	\$53,577.50	\$267,887.50
Remove (1) Relocatable Restrooms	\$10,000.00	\$2,500.00	\$12,500.00
Remove (13) Relocatable Classrooms	\$130,000.00	\$32,500.00	\$162,500.00
New Construction	\$10,207,550.00	\$2,551,887.50	\$12,759,437.50
Expand Lunch Shelter	\$214,310.00	\$53,577.50	\$267,887.50
New (4) Classroom Building with Innovation / STEM Lab and Science	\$4,906,800.00	\$1,226,700.00	\$6,133,500.00
New (6) Kindergarten Classroom Building	\$4,851,000.00	\$1,212,750.00	\$6,063,750.00
New Shade Structure	\$235,440.00	\$58,860.00	\$294,300.00
Minor Modernization	\$12,942,617.60	\$3,235,654.40	\$16,178,272.00
Refresh Exterior and Interior Finishes	\$8,248,790.00	\$2,062,197.50	\$10,310,987.50
Upgrade HVAC, Plumbing, Electrical, Low Voltage & Fire Alarm Systems	\$4,534,173.60	\$1,133,543.40	\$5,667,717.00
Upgrade Technologies	\$159,654.00	\$39,913.50	\$199,567.50
Major Modernization	\$4,339,640.00	\$1,084,910.00	\$5,424,550.00
Convert (2) Classrooms to Art/Music	\$1,610,920.00	\$402,730.00	\$2,013,650.00
Convert Classroom Into Wellness Center	\$437,920.00	\$109,480.00	\$547,400.00
Re-Configure Administration Building	\$1,416,800.00	\$354,200.00	\$1,771,000.00
Re-Configure Library and Media Center	\$874,000.00	\$218,500.00	\$1,092,500.00
Grand Total	\$30,982,911.35	\$7,745,727.84	\$38,728,639.19



THEODORE VICK ELEMENTARY SCHOOL

10575 Seneca Rd, Adelanto, CA 92301

SCHOOL DESCRIPTION

Theodore Vick Elementary School is a campus with a focus on parental involvement and outreach. The campus is located in Southwest Adelanto, and is situated east of Columbia Middle School, sharing a common fence with the site.

STATISTICS

Year Built:	2004
Grade Level:	K-5
2022-2023 Enrollment:	526
Permanent Classrooms:	28
Portable Classrooms:	8
Projected Enrollment (2028):	453
Projected Loaded Classrooms Needed (2028):	21

SPECIALTY PROGRAMS

ESL
Citizenship
Zoomba
Nutrition Class

Moto



Ted Vick Mustangs R.O.C.K.!

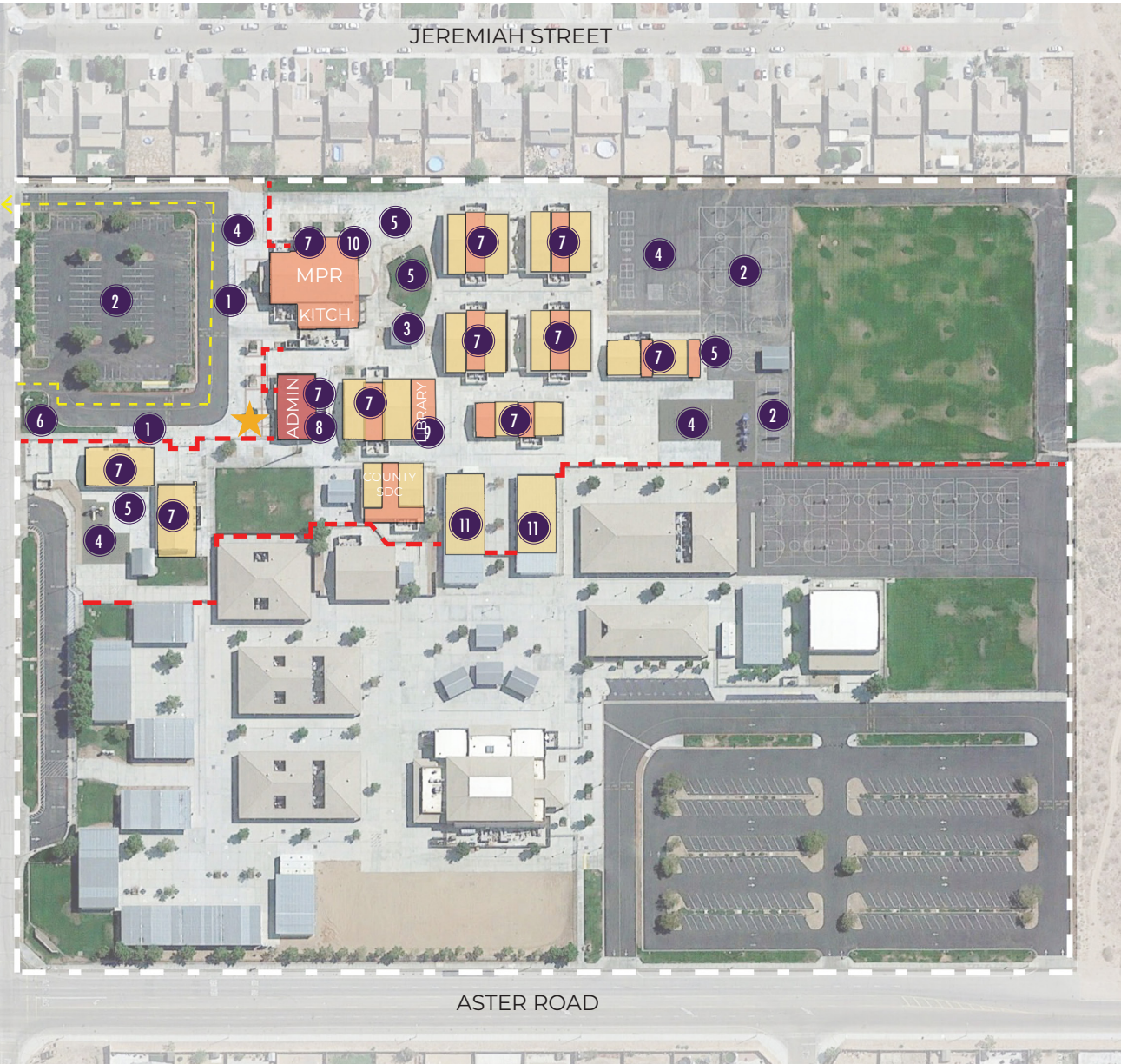
Respect for our world, Owning our choices,

Caring for others, and Keeping our focus! ”

- THEODORE VICK ELEMENTARY SCHOOL

THEODORE VICK ELEMENTARY SCHOOL | EXISTING SITE

FACILITY CONDITION ASSESSMENT



- 1 ADA STUDENT DROP-OFF IS NON-COMPLIANT
- 2 HARD COURTS AND PARKING LOTS HAVE CRACKS
- 3 LUNCH SHELTER IS SMALL
- 4 HARD COURT, PLAY FIELD & STUDENT DROP-OFF NEED SHADE
- 5 DRINKING FOUNTAINS ARE IN POOR CONDITION
- 6 MARQUEE SIGN IS OUTDATED
- 7 EXTERIOR AND INTERIOR FINISHES HAVE WEAR AND TEAR
- 8 ADMINISTRATION NEEDS RECONFIGURATION
- 9 LIBRARY NEEDS EXPANSION AND TECHNOLOGY UPGRADES
- 10 MPR NEEDS TECHNOLOGY UPGRADES
- 11 AGING RELOCATABLE CLASSROOMS

LEGEND

- CLASSROOMS
- ADMINISTRATION
- SUPPORT SPACES
- PORTABLE CLASSROOMS
- PROPERTY LINE
- FENCING
- CIRCULATION
- CAMPUS ENTRANCE

DISCLAIMER: SITE ASSESSMENTS WERE ORIGINALLY PERFORMED IN 2021 THEREFORE, SOME OF THE WORK LISTED MAY HAVE ALREADY BEEN COMPLETED



THEODORE VICK ELEMENTARY SCHOOL | ASSESSMENT DESCRIPTION

Theodore Vick Elementary School was built in 2004. The campus is located on the same site as Columbia Middle School with Columbia Middle School on the west side. Theodore Vick is surrounded by housing communities on its north and east side with a dirt lot and field to the south.

In 2006 the school received a shade structure addition. The site currently has another installation underway for 2 additional shade structures.

The master plan proposes to all existing buildings refreshing exterior and interior finishes because of normal wear and tear due to the age of the facilities and upgrading mechanical, electrical, and plumbing systems in all existing buildings due to aging infrastructure. The classroom sized library and adjacent outdated computer lab will be converted into one large technology-rich library and media center that will allow for librarian led instruction, quiet areas to read, and book stacks. The multipurpose room will be modernized with upgraded audio visual technology. The

Administration building will be reconfigured to allow for a more efficient layout. Three existing classroom will be converted to a wellness center, innovation/STEM lab, and science classroom. 2 existing classrooms will also be converted into a large shared music and art classroom.

Due to declining enrollment, the 8 portables will be removed and replaced with new landscaping.

The existing parking lot will receive solar panels and EV charging stations. The existing parking lot will also receive a new marquee sign.

The campus will receive shade structures throughout, including an expanded lunch shelter and new outdoor learning area. The hard court will be resurfaced and repainted due to cracking. 5 new Hi-Lo drinking fountains will be placed throughout the campus.

EXISTING CONDITIONS



THEODORE VICK ELEMENTARY SCHOOL | SITE PLAN



SITE WORK:

- 1 NEW (5) EV CHARGING STATIONS
- 2 NEW SOLAR PANEL
- 3 NEW MARQUEE SIGN
- 4 NEW LANDSCAPE
- 5 NEW (5) HI-LO DRINKING FOUNTAINS
- 6 NEW OUTDOOR LEARNING
- 7 REPLACE LUNCH SHELTER
- 8 GRIND & OVERLAY ASPHALT PAVING, REPAINT HARD COURT OR PARKING STRIPING
- 9 NEW SECURITY FENCING & GATES
- 10 REMOVE (8) RELOCATABLE CLASSROOMS

NEW CONSTRUCTION:

- 11 EXPAND LUNCH SHELTER
- 12 NEW SHADE SHELTER










MAJOR MODERNIZATION:

- 13 RECONFIGURE ADMINISTRATION BUILDING
- 14 RECONFIGURE LIBRARY & MEDIA CENTER
- 15 CONVERT CLASSROOM TO SCIENCE
- 16 CONVERT (2) CLASSROOMS TO ART/ MUSIC
- 17 CONVERT CLASSROOM TO INNOVATION/STEM LAB
- 18 CONVERT CLASSROOM TO WELLNESS CENTER

MINOR MODERNIZATION:

- 19 REFRESH EXTERIOR & INTERIOR FINISHES
- 20 UPGRADE TECHNOLOGIES
- 21 UPGRADE HVAC, PLUMBING, ELECTRICAL, LOW VOLTAGE, & FIRE ALARM SYSTEMS

LEGEND

 MAJOR MODERNIZATION	 AC PAVING
 MINOR MODERNIZATION	 CONCRETE
 NEW CONSTRUCTION	 LANDSCAPING
 SOLAR PANELS	 REMOVAL
	 NEW FENCING



COST ESTIMATE

Scope of Work	Construction Cost	Soft Cost	Project Cost
Theodore Vick Elementary School	\$28,665,454.20	\$7,166,363.55	\$35,831,817.75
Site Work	\$3,601,565.00	\$900,391.25	\$4,501,956.25
Grind and Overlay Asphalt Paving, Repaint Hard Court or Parking Striping	\$983,705.00	\$245,926.25	\$1,229,631.25
New (5) EV Charging Stations	\$65,000.00	\$16,250.00	\$81,250.00
New (5) Hi-Lo Drinking Fountains	\$60,000.00	\$15,000.00	\$75,000.00
New Concrete Pavement	\$1,307,400.00	\$326,850.00	\$1,634,250.00
New Landscape	\$54,180.00	\$13,545.00	\$67,725.00
New Marquee	\$75,000.00	\$18,750.00	\$93,750.00
New Outdoor Learning	\$125,280.00	\$31,320.00	\$156,600.00
New Security Fencing and Gate	\$42,380.00	\$10,595.00	\$52,975.00
New Solar Panels	\$750,000.00	\$187,500.00	\$937,500.00
Refresh Lunch Shelter	\$138,620.00	\$34,655.00	\$173,275.00
New Construction	\$416,750.00	\$104,187.50	\$520,937.50
Expand Lunch Shelter	\$103,820.00	\$25,955.00	\$129,775.00
New Shade Structure	\$312,930.00	\$78,232.50	\$391,162.50
Minor Modernization	\$19,566,899.20	\$4,891,724.80	\$24,458,624.00
Refresh Exterior and Interior Finishes	\$12,470,680.00	\$3,117,670.00	\$15,588,350.00
Upgrade HVAC, Plumbing, Electrical, Low Voltage & Fire Alarm Systems	\$337,915.20	\$84,478.80	\$422,394.00
Upgrade Technologies	\$241,368.00	\$60,342.00	\$301,710.00
(blank)	\$6,516,936.00	\$1,629,234.00	\$8,146,170.00
Major Modernization	\$5,080,240.00	\$1,270,060.00	\$6,350,300.00
Convert (2) Classrooms into Art/Music Classroom	\$1,173,920.00	\$293,480.00	\$1,467,400.00
Convert Classroom to Innovation / STEM Lab	\$586,960.00	\$146,740.00	\$733,700.00
Convert Classroom to Science	\$586,960.00	\$146,740.00	\$733,700.00
Convert Classroom to Wellness Center	\$441,600.00	\$110,400.00	\$552,000.00
Re-Configure Administration Building	\$1,416,800.00	\$354,200.00	\$1,771,000.00
Re-Configure Library and Media Center	\$874,000.00	\$218,500.00	\$1,092,500.00
Grand Total	\$28,665,454.20	\$7,166,363.55	\$35,831,817.75



VICTORIA MAGATHAN ELEMENTARY SCHOOL

11411 Holly Road, Adelanto, CA 92301

SCHOOL DESCRIPTION

Victoria Magathan Elementary School is a Dual Immersion School that features Spanish and English instruction across core subjects. Native English speaking & native Spanish speaking students are taught in both languages, with the goal of bi-literacy. The mascot for Victoria Magathan Elementary is the Tiger.

STATISTICS

Year Built:	2005
Grade Level:	TK-5
2022-2023 Enrollment:	536
Permanent Classrooms:	8
Portable Classrooms:	20
Projected Enrollment (2028):	565
Projected Loaded Classrooms Needed (2028):	24

SPECIALTY PROGRAMS

Dual Immersion

Mission Statement

“The Victoria Magathan School community will work together to meet students’ academic needs while nurturing and developing the physical, emotional, and ethical capacities of each child.”

- VICTORIA MAGATHAN ELEMENTARY SCHOOL

VICTORIA MAGATHAN ELEMENTARY SCHOOL | EXISTING SITE

FACILITY CONDITION ASSESSMENT



- 1 ADA RAMPS ARE NON-COMPLIANT
- 2 HARD COURTS, PARKING LOTS, AND STUDENT DROP-OFFS HAVE CRACKS
- 3 PLAY SURFACE & EQUIPMENT NEED REPLACEMENT
- 4 LUNCH SHELTER HAS WEAR & TEAR
- 5 CONCRETE PAVEMENT FLOODS
- 6 HARD COURT & PLAY FIELD NEED SHADE
- 7 DRINKING FOUNTAINS ARE IN POOR CONDITION
- 8 MARQUEE SIGN IS OUTDATED
- 9 EXTERIOR AND INTERIOR FINISHES HAVE WEAR AND TEAR
- 10 ADMINISTRATION NEEDS RECONFIGURATION
- 11 LIBRARY NEEDS EXPANSION AND TECHNOLOGY UPGRADES
- 12 AGING RELOCATABLE CLASSROOMS

LEGEND

- CLASSROOMS
- ADMINISTRATION
- SUPPORT SPACES
- PORTABLE CLASSROOMS
- PROPERTY LINE
- FENCING
- CIRCULATION
- CAMPUS ENTRANCE

DISCLAIMER: SITE ASSESSMENTS WERE ORIGINALLY PERFORMED IN 2021 THEREFORE, SOME OF THE WORK LISTED MAY HAVE ALREADY BEEN COMPLETED



VICTORIA MAGATHAN ELEMENTARY SCHOOL | ASSESSMENT DESCRIPTION

Victoria Magathan Elementary School was built in 2005. The campus surrounded by open fields on all sides with a housing community development under construction to the east.

The site has not received any upgrades since its construction but is currently in the process of installing 2 shade structures.

The master plan proposes to all existing buildings refreshing exterior and interior finishes because of normal wear and tear due to the age of the facilities and upgrading mechanical, electrical, and plumbing systems in all existing buildings due to aging infrastructure. The classroom sized library and adjacent outdated computer lab will be converted into one large technology-rich library and media center that will allow for librarian led instruction, quiet areas to read, and book stacks. The multipurpose room will be modernized with upgraded audio visual technology. The Administration building will be reconfigured to allow for a more efficient layout. An existing classroom will be converted to a wellness center. 2 existing classrooms will also be converted into a large shared music and

art classroom.

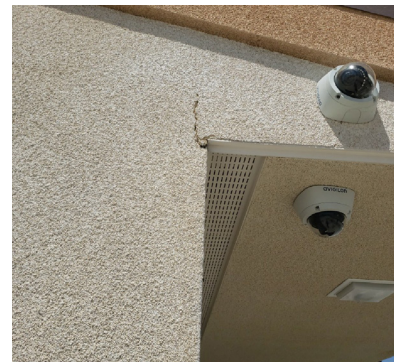
The master plan proposes removing the 20 portable classrooms and replacing them with a new 2-story 16-classroom building that consists of an innovation/STEM lab, science classroom, and 14 loaded classrooms.

To support additional TK enrollment due to universal transitional kindergarten, a new 5-kindergarten classroom building is proposed adjacent to the existing kindergarten facilities.

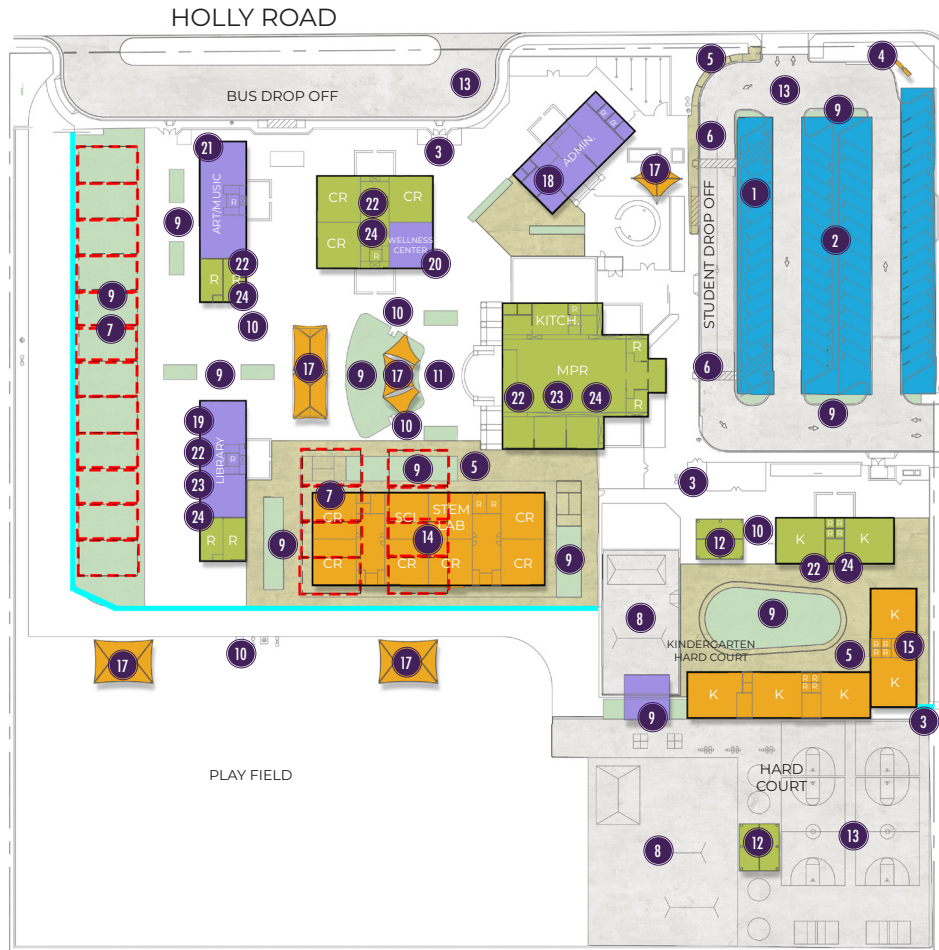
The existing parking lot will receive solar panels and EV charging stations. The existing parking lot will also receive new landscape and a new marquee sign.

The campus will receive shade structures throughout, including a new lunch shelter and new outdoor learning area. The hard court will be resurfaced and repainted due to cracking. 5 new hi-lo drinking fountains will be placed throughout the campus.

EXISTING CONDITIONS



VICTORIA MAGATHAN ELEMENTARY SCHOOL | SITE PLAN



SITE WORK:

- 1 NEW (4) EV CHARGING STATIONS
- 2 NEW SOLAR PANEL
- 3 NEW SECURITY FENCING & GATE
- 4 NEW MARQUEE SIGN
- 5 NEW CONCRETE PAVEMENT
- 6 NEW ADA STUDENT DROP-OFF & RAMPS
- 7 REMOVE (20) RELOCATABLE CLASSROOMS
- 8 NEW PLAY SURFACE & EQUIPMENT
- 9 NEW LANDSCAPE
- 10 NEW (5) HI-LO DRINKING FOUNTAINS
- 11 NEW OUTDOOR LEARNING
- 12 REFRESH LUNCH SHELTER
- 13 GRIND & OVERLAY ASPHALT PAVING, REPAIR HARD COURT OR PARKING STRIPING

NEW CONSTRUCTION:

- 14 NEW 2-STORY 14-CLASSROOM BUILDING WITH INNOVATION/STEM LAB & SCIENCE
- 15 NEW 5-KINDERGARTEN CLASSROOM BUILDING
- 16 NEW LUNCH SHELTER
- 17 NEW SHADE SHELTER

MAJOR MODERNIZATION:

- 18 RECONFIGURE ADMINISTRATION BUILDING
- 19 RECONFIGURE LIBRARY & MEDIA CENTER
- 20 CONVERT CLASSROOM TO WELLNESS CENTER
- 21 CONVERT (2) CLASSROOMS TO ART/MUSIC

MINOR MODERNIZATION:

- 22 REFRESH EXTERIOR & INTERIOR FINISHES
- 23 UPGRADE TECHNOLOGIES
- 24 UPGRADE HVAC, PLUMBING, ELECTRICAL, LOW VOLTAGE, & FIRE ALARM SYSTEMS

LEGEND

 MAJOR MODERNIZATION	 AC PAVING
 MINOR MODERNIZATION	 CONCRETE
 NEW CONSTRUCTION	 LANDSCAPING
 SOLAR PANELS	 REMOVAL
	 NEW FENCING



COST ESTIMATE

Scope of Work	Construction Cost	Soft Cost	Project Cost
Victoria Magathan Elementary School	\$27,760,173.90	\$6,940,043.48	\$34,700,217.38
Site Work	\$4,291,780.50	\$1,072,945.13	\$5,364,725.63
Grind and Overlay Asphalt Paving, Repaint Hard Court or Parking Striping	\$727,370.50	\$181,842.63	\$909,213.13
New (4) EV Charging Stations	\$52,000.00	\$13,000.00	\$65,000.00
New (5) Hi-Lo Drinking Fountains	\$60,000.00	\$15,000.00	\$75,000.00
New Concrete Pavement	\$199,480.00	\$49,870.00	\$249,350.00
New Landscape	\$529,540.00	\$132,385.00	\$661,925.00
New Marquee	\$75,000.00	\$18,750.00	\$93,750.00
New Outdoor Learning	\$120,690.00	\$30,172.50	\$150,862.50
New Play Surface and Structure	\$1,053,380.00	\$263,345.00	\$1,316,725.00
New Solar Panels	\$750,000.00	\$187,500.00	\$937,500.00
Refresh Lunch Shelter	\$524,320.00	\$131,080.00	\$655,400.00
Remove (20) Relocatable Classrooms	\$200,000.00	\$50,000.00	\$250,000.00
New Construction	\$10,747,235.00	\$2,686,808.75	\$13,434,043.75
New (5) Kindergarten Classroom Building	\$4,082,810.00	\$1,020,702.50	\$5,103,512.50
New 2-Story (14) Classroom Building with Innovation / STEM Lab	\$6,063,000.00	\$1,515,750.00	\$7,578,750.00
New Shade Structure	\$601,425.00	\$150,356.25	\$751,781.25
Minor Modernization	\$8,514,918.40	\$2,128,729.60	\$10,643,648.00
Refresh Exterior and Interior Finishes	\$5,426,860.00	\$1,356,715.00	\$6,783,575.00
Upgrade HVAC, Plumbing, Electrical, Low Voltage & Fire Alarm Systems	\$2,983,022.40	\$745,755.60	\$3,728,778.00
Upgrade Technologies	\$105,036.00	\$26,259.00	\$131,295.00
Major Modernization	\$4,206,240.00	\$1,051,560.00	\$5,257,800.00
Convert (2) Classrooms into Art/Music Classroom	\$1,173,920.00	\$293,480.00	\$1,467,400.00
Convert Classrooms to (2) Kindergarten	\$441,600.00	\$110,400.00	\$552,000.00
Re-Configure Administration Building	\$1,416,800.00	\$354,200.00	\$1,771,000.00
Re-Configure Library and Media Center	\$1,173,920.00	\$293,480.00	\$1,467,400.00
Grand Total	\$27,760,173.90	\$6,940,043.48	\$34,700,217.38

DISCLAIMER: THIS ESTIMATE IS BASED ON 2022 CONSTRUCTION COSTS



WEST CREEK ELEMENTARY SCHOOL

15763 Cobalt Road, Victorville, CA 92395

SCHOOL DESCRIPTION

West Creek serves a diverse community. Our community consist mostly of Hispanic, African-American, White, Asian, and Pacific Islander. West Creek has been a part of the community for 13 years, and we have a strong community presence among our families. We offer a variety of activities for our students and their families ranging from after-school programs to family involvement nights.

STATISTICS

Year Built:	2006
Grade Level:	TK-5
2022-2023 Enrollment:	523
Permanent Classrooms:	38
Portable Classrooms:	0
Projected Enrollment (2028):	535
Projected Loaded Classrooms Needed (2028):	25

SPECIALTY PROGRAMS

Coding Class
Yearbook
Basketball
Video Club

Mission Statement



West Creek Elementary is a continuously developing community that nurtures the whole child to ensure academic and life-long success for all in a safe and family like environment.



- WEST CREEK ELEMENTARY

WEST CREEK ELEMENTARY SCHOOL | EXISTING SITE

FACILITY CONDITION ASSESSMENT

- 1 HARD COURTS, PARKING LOTS, AND STUDENT DROP-OFFS HAVE CRACKS
- 2 HARD COURT, PLAY FIELD & STUDENT DROP-OFF NEED SHADE
- 3 MARQUEE SIGN IS OUTDATED
- 4 EXTERIOR AND INTERIOR FINISHES HAVE WEAR AND TEAR
- 5 ADMINISTRATION NEEDS RECONFIGURATION
- 6 LIBRARY NEEDS EXPANSION AND TECHNOLOGY UPGRADES



LEGEND

- | | |
|--|--|
| CLASSROOMS | PROPERTY LINE |
| ADMINISTRATION | FENCING |
| SUPPORT SPACES | CIRCULATION |
| PORTABLE CLASSROOMS | ★ CAMPUS ENTRANCE |

DISCLAIMER: SITE ASSESSMENTS WERE ORIGINALLY PERFORMED IN 2021 THEREFORE, SOME OF THE WORK LISTED MAY HAVE ALREADY BEEN COMPLETED



WEST CREEK ELEMENTARY SCHOOL | ASSESSMENT DESCRIPTION

West Creek Elementary School was built in 2006. The campus surrounded by open fields on three sides with Melva Davis Academy of Excellence to its west. This site includes 24 pre-engineered permanent classrooms.

West Creek Elementary School has not received any upgrades since its construction other than the instruction of 2 shade structures in 2009. It is currently in the process of installing 2 shade structures.

The master plan proposes to all existing buildings refreshing exterior and interior finishes because of normal wear and tear due to the age of the facilities and upgrading mechanical, electrical, and plumbing systems in all existing buildings due to aging infrastructure. The classroom sized library and adjacent outdated computer lab will be converted into one large technology-rich library and media center that will allow for librarian led instruction, quiet areas to read, and book stacks. The multipurpose room will be modernized with upgraded audio visual technology. The Administration building will be reconfigured to allow for a more efficient

layout. An existing classroom will be converted to a wellness center, science classroom, and Innovation/STEM lab. 2 existing classrooms will also be converted into a large shared music and art classroom.

To support additional TK enrollment due to universal transitional kindergarten, 5 general education classrooms are proposed to be converted into TK/kindergarten classrooms.

The existing parking lot will receive solar panels and EV charging stations. The existing parking lot will also receive new landscape and a new marquee sign.

The campus will receive 3 new shade structures, including a large shade structure for outdoor learning. The hard court will be resurfaced and repainted due to cracking. 5 new hi-lo drinking fountains will be placed throughout the campus.

EXISTING CONDITIONS



WEST CREEK ELEMENTARY SCHOOL | SITE PLAN



SITE WORK:

- 1 NEW (5) EV CHARGING STATIONS
- 2 NEW SOLAR PANELS
- 3 NEW MARQUEE SIGN
- 4 NEW CONCRETE PAVEMENT
- 5 NEW LANDSCAPE
- 6 NEW (5) HI-LO DRINKING FOUNTAINS
- 7 NEW OUTDOOR LEARNING
- 8 REFRESH LUNCH SHELTER
- 9 GRIND & OVERLAY ASPHALT PAVING, REPAINT HARD COURT OR PARKING STRIPING
- 10 NEW SECURITY FENCING AND GATE

NEW CONSTRUCTION:

- 11 NEW SHADE SHELTER

MAJOR MODERNIZATION:

- 12 RECONFIGURE ADMINISTRATION BUILDING
- 13 RECONFIGURE LIBRARY & MEDIA CENTER
- 14 CONVERT CLASSROOM TO SCIENCE
- 15 CONVERT (2) CLASSROOMS TO ART/ MUSIC
- 16 CONVERT CLASSROOM TO INNOVATION/STEM LAB
- 17 CONVERT CLASSROOM TO WELLNESS CENTER
- 18 CONVERT CLASSROOM TO KINDERGARTEN

MINOR MODERNIZATION:

- 19 REFRESH EXTERIOR & INTERIOR FINISHES
- 20 UPGRADE TECHNOLOGIES
- 21 UPGRADE HVAC, PLUMBING, ELECTRICAL, LOW VOLTAGE, & FIRE ALARM SYSTEMS

LEGEND

- | | |
|--|--|
| MAJOR MODERNIZATION | AC PAVING |
| MINOR MODERNIZATION | CONCRETE |
| NEW CONSTRUCTION | LANDSCAPING |
| SOLAR PANELS | REMOVAL |
| | NEW FENCING |



COST ESTIMATE

Scope of Work	Construction Cost	Soft Cost	Project Cost
West Creek Elementary School	\$30,504,111.60	\$7,626,027.90	\$38,130,139.50
Site Work	\$3,650,834.00	\$912,708.50	\$4,563,542.50
Grind and Overlay Asphalt Paving, Repaint Hard Court or Parking Striping	\$801,924.00	\$200,481.00	\$1,002,405.00
New (5) EV Charging Stations	\$65,000.00	\$16,250.00	\$81,250.00
New (5) Hi-Lo Drinking Fountains	\$60,000.00	\$15,000.00	\$75,000.00
New Landscape	\$302,980.00	\$75,745.00	\$378,725.00
New Marquee	\$75,000.00	\$18,750.00	\$93,750.00
New Outdoor Learning	\$170,630.00	\$42,657.50	\$213,287.50
New Security Fencing and Gate	\$126,100.00	\$31,525.00	\$157,625.00
New Solar Panels	\$750,000.00	\$187,500.00	\$937,500.00
Refresh Lunch Shelter	\$1,299,200.00	\$324,800.00	\$1,624,000.00
New Construction	\$213,840.00	\$53,460.00	\$267,300.00
New Shade Structure	\$213,840.00	\$53,460.00	\$267,300.00
Minor Modernization	\$18,220,057.60	\$4,555,014.40	\$22,775,072.00
Refresh Exterior and Interior Finishes	\$11,612,290.00	\$2,903,072.50	\$14,515,362.50
Upgrade HVAC, Plumbing, Electrical, Low Voltage & Fire Alarm Systems	\$6,383,013.60	\$1,595,753.40	\$7,978,767.00
Upgrade Technologies	\$224,754.00	\$56,188.50	\$280,942.50
Major Modernization	\$8,419,380.00	\$2,104,845.00	\$10,524,225.00
Convert (2) Classrooms into Art/Music Classroom	\$875,380.00	\$218,845.00	\$1,094,225.00
Convert Classroom Into Wellness Center	\$441,600.00	\$110,400.00	\$552,000.00
Convert Classroom to Innovation / STEM Lab	\$287,040.00	\$71,760.00	\$358,800.00
Convert Classroom to Kindergarten	\$3,498,300.00	\$874,575.00	\$4,372,875.00
Convert Classroom to Science	\$287,040.00	\$71,760.00	\$358,800.00
Re-Configure Administration Building	\$1,416,800.00	\$354,200.00	\$1,771,000.00
Re-Configure Library and Media Center	\$1,613,220.00	\$403,305.00	\$2,016,525.00
Grand Total	\$30,504,111.60	\$7,626,027.90	\$38,130,139.50

DISCLAIMER: THIS ESTIMATE IS BASED ON 2022 CONSTRUCTION COSTS



WESTSIDE PARK ELEMENTARY SCHOOL

18270 CASABA ROAD, ADELANTO, CA 92301

SCHOOL DESCRIPTION

Westside Park Elementary School, next to Westside Park in Adelanto, is a California Distinguished School that has unique architecture, a diverse and well-qualified staff, and a caring, safe, and rigorous learning environment for its students. Westside Park’s mascot is the Wildcat.

STATISTICS

Year Built:	1987
Grade Level:	TK-5
2022-2023 Enrollment:	520
Permanent Classrooms:	21
Portable Classrooms:	10
Projected Enrollment (2028):	524
Projected Loaded Classrooms Needed (2028):	23

SPECIALTY PROGRAMS

AVID

Mission Statement



Westside Park Wildcats are lifelong learners and people of good character. We are respectful, responsible, and safe. Our goal is to prepare every student to be successful in high school, in college, in career, and in the 21st-century global community.



- WESTSIDE PARK ELEMENTARY SCHOOL

WESTSIDE PARK ELEMENTARY SCHOOL | EXISTING SITE



FACILITY CONDITION ASSESSMENT

- 1 MISSING ADA STUDENT DROP-OFF
- 2 HARD COURTS & PARKING LOTS HAVE CRACKS
- 3 LUNCH SHELTER IS SMALL & HAS WEAR & TEAR
- 4 SHADE SHELTER IS IN POOR CONDITION
- 5 HARD COURT, PLAY FIELD & STUDENT DROP-OFF NEED SHADE
- 6 STAFF PARKING LOT IS SMALL
- 7 MARQUEE SIGN IS OUTDATED
- 8 EXTERIOR AND INTERIOR FINISHES HAVE WEAR AND TEAR
- 9 ADMINISTRATION NEEDS RECONFIGURATION
- 10 LIBRARY NEEDS EXPANSION AND TECHNOLOGY UPGRADES
- 11 AGING RELOCATABLE CLASSROOMS

LEGEND

- | | |
|--|---|
| CLASSROOMS | PROPERTY LINE |
| ADMINISTRATION | FENCING |
| SUPPORT SPACES | CIRCULATION |
| PORTABLE CLASSROOMS | CAMPUS ENTRANCE |

DISCLAIMER: SITE ASSESSMENTS WERE ORIGINALLY PERFORMED IN 2021 THEREFORE, SOME OF THE WORK LISTED MAY HAVE ALREADY BEEN COMPLETED



WESTSIDE PARK ELEMENTARY SCHOOL | ASSESSMENT DESCRIPTION

Westside Park Elementary School was built in 1997. The campus surrounded by an open field to its north and housing communities on all other sides.

The site has not received any significant upgrades since its construction other than a shade structure installation in 2007 and is currently in the process of installing 1 shade structure.

The master plan proposes to all existing buildings refreshing exterior and interior finishes because of normal wear and tear due to the age of the facilities and upgrading mechanical, electrical, and plumbing systems in all existing buildings due to aging infrastructure. The classroom sized library and adjacent outdated computer lab will be converted into one large technology-rich library and media center that will allow for librarian led instruction, quiet areas to read, and book stacks. The multipurpose room will be modernized with upgraded audio visual technology. The Administration building will be reconfigured to allow for a more efficient layout. An existing classroom will be converted to a wellness center.

The master plan proposes removing the 10 portable classrooms and replacing them with a new 3-classroom building that consists of an innovation/STEM lab, science classroom, and art/music classroom.

To support additional TK enrollment due to universal transitional kindergarten, a new 4-kindergarten classroom building is proposed adjacent to the existing kindergarten facilities.

The staff parking lot will be expanded to accommodate for the removal of parking spaces in the student drop off. Both parking lots will receive solar panels. Staff parking will receive EV charging stations.

The campus will receive shade structures throughout, including an expanded lunch shelter and new outdoor learning area. The hard court, parking lots, and drop offs will be resurfaced and repainted due to cracking. 5 new hi-lo drinking fountains will be placed throughout the campus. Campus entrance will receive a new marquee sign.

EXISTING CONDITIONS



WESTSIDE PARK ELEMENTARY SCHOOL | SITE PLAN



SITE WORK:

- 1 NEW (5) EV CHARGING STATIONS
- 2 NEW SOLAR PANELS
- 3 NEW SECURITY FENCING & GATE
- 4 NEW MARQUEE SIGN
- 5 NEW CONCRETE PAVEMENT
- 6 NEW STUDENT DROP-OFF
- 7 NEW STAFF PARKING
- 8 NEW LANDSCAPE
- 9 NEW (5) HI-LO DRINKING FOUNTAINS
- 10 NEW OUTDOOR LEARNING
- 11 REFRESH LUNCH SHELTER
- 12 GRIND & OVERLAY ASPHALT PAVING, REPAINT HARD COURT OR PARKING STRIPING
- 13 NEW (3) BIN TRASH ENCLOSURE
- 14 NEW BIKE ENCLOSURE
- 15 REMOVE (10) RELOCATABLE CLASSROOMS
- 16 DEMOLISH RESTROOM BUILDING

NEW CONSTRUCTION:

- 17 NEW 3-CLASSROOM BUILDING WITH ART/MUSIC, INNOVATION/STEM LAB, SCIENCE CLASSROOM
- 18 NEW 5-CLASSROOM KINDERGARTEN BUILDING
- 19 EXPAND LUNCH SHELTER
- 20 NEW SHADE SHELTER

MAJOR MODERNIZATION:

- 21 RECONFIGURE ADMINISTRATION BUILDING
- 22 RECONFIGURE LIBRARY & MEDIA CENTER
- 23 CONVERT CLASSROOM TO WELLNESS CENTER

MINOR MODERNIZATION:

- 24 REFRESH EXTERIOR & INTERIOR FINISHES
- 25 UPGRADE TECHNOLOGIES
- 26 UPGRADE HVAC, PLUMBING, ELECTRICAL, LOW VOLTAGE, & FIRE ALARM SYSTEMS

LEGEND

- | | |
|---------------------|-------------|
| MAJOR MODERNIZATION | AC PAVING |
| MINOR MODERNIZATION | CONCRETE |
| NEW CONSTRUCTION | LANDSCAPING |
| SOLAR PANELS | REMOVAL |
| | NEW FENCING |



COST ESTIMATE

Scope of Work	Construction Cost	Soft Cost	Project Cost
Westside Park Elementary School	\$25,746,948.50	\$6,436,737.13	\$32,183,685.63
Site Work	\$3,470,227.50	\$867,556.88	\$4,337,784.38
Grind and Overlay Asphalt Paving, Repaint Hard Court or Parking Striping	\$801,252.50	\$200,313.13	\$1,001,565.63
New (3) Bin Trash Enclosure	\$8,520.00	\$2,130.00	\$10,650.00
New (5) EV Charging Stations	\$65,000.00	\$16,250.00	\$81,250.00
New (5) Hi-Lo Drinking Fountains	\$60,000.00	\$15,000.00	\$75,000.00
New Bike Enclosure	\$11,360.00	\$2,840.00	\$14,200.00
New Concrete Pavement	\$329,520.00	\$82,380.00	\$411,900.00
New Landscape	\$420,960.00	\$105,240.00	\$526,200.00
New Marquee	\$75,000.00	\$18,750.00	\$93,750.00
New Outdoor Learning	\$181,350.00	\$45,337.50	\$226,687.50
New Security Fencing and Gate	\$91,520.00	\$22,880.00	\$114,400.00
New Solar Panels	\$750,000.00	\$187,500.00	\$937,500.00
New Staff Parking	\$142,725.00	\$35,681.25	\$178,406.25
New Student Drop Off	\$850.00	\$212.50	\$1,062.50
Refresh Lunch Shelter	\$282,170.00	\$70,542.50	\$352,712.50
Remove (10) Relocatable Classrooms and Restore Site	\$250,000.00	\$62,500.00	\$312,500.00
New Construction	\$8,161,325.00	\$2,040,331.25	\$10,201,656.25
Expand Lunch Shelter	\$282,170.00	\$70,542.50	\$352,712.50
New (3) Classroom Building with Art/Music, Innovation/STEM Lab, Science Classroom	\$2,645,400.00	\$661,350.00	\$3,306,750.00
New (5) Classroom Kindergarten Building	\$4,843,200.00	\$1,210,800.00	\$6,054,000.00
New Shade Structure	\$390,555.00	\$97,638.75	\$488,193.75
Minor Modernization	\$11,607,936.00	\$2,901,984.00	\$14,509,920.00
Refresh Exterior and Interior Finishes	\$7,398,150.00	\$1,849,537.50	\$9,247,687.50
Upgrade HVAC, Plumbing, Electrical, Low Voltage & Fire Alarm Systems	\$4,066,596.00	\$1,016,649.00	\$5,083,245.00
Upgrade Technologies	\$143,190.00	\$35,797.50	\$178,987.50
Major Modernization	\$2,507,460.00	\$626,865.00	\$3,134,325.00
Convert Classroom Into Wellness Center	\$386,400.00	\$96,600.00	\$483,000.00
Re-Configure Administration Building	\$1,092,500.00	\$273,125.00	\$1,365,625.00
Re-Configure Library and Media Center	\$1,028,560.00	\$257,140.00	\$1,285,700.00
Grand Total	\$25,746,948.50	\$6,436,737.13	\$32,183,685.63

DISCLAIMER: THIS ESTIMATE IS BASED ON 2022 CONSTRUCTION COSTS



EL MIRAGE SCHOOL
19250 St. Anthony Avenue, Adelanto, CA 92301

SCHOOL DESCRIPTION

The community of El Mirage is a small rural community and is part of the city of Adelanto. There are several small farming and dairy operations. The community is located approximately 20 miles outside of the city of Adelanto and many of the individuals that live there commute to other areas to work. The school serves the community by providing them with access to quality education close to home.

STATISTICS

Year Built	2012
Grade Level:	K-8
2022-2023 Enrollment:	141
Permanent Classrooms:	0
Portable Classrooms:	8
Projected Enrollment (2028):	155
Projected Loaded Classrooms Needed (2028):	6

SPECIALTY PROGRAMS

PBIS - Positive Behavior Intervention Systems

Mission Statement



As a professional learning community all stakeholders will be involved in guiding students to think deeply about world concepts and work towards mastery of integrating reading, writing, and speaking in all academic areas.



- EL MIRAGE SCHOOL

EL MIRAGE SCHOOL | EXISTING SITE



FACILITY CONDITION ASSESSMENT

- 1 PARKING LOT HAS CRACKS
- 2 STUDENT DROP-OFF, QUAD & HARD COURT NEED SHADE
- 3 QUAD AREA HAS FLOODING AND SUPERVISION ISSUES
- 4 SHADE SHELTER NEED REPAIR
- 5 EXTERIOR DRINKING FOUNTAINS ARE IN POOR CONDITION & NON-COMPLIANT
- 6 NEED BACK-UP GENERATOR FOR WELLS / PUMP ROOM
- 7 LIBRARY LACKS TECHNOLOGIES & STORAGE
- 8 MPR NEEDS AUDIO VISUAL TECHNOLOGY UPGRADES, LACKS PERMANENT STAGE & STORAGE
- 9 KITCHEN LACKS WALK-IN REFRIGERATOR & STORAGE

LEGEND

- | | |
|--|---|
| CLASSROOMS | PROPERTY LINE |
| ADMINISTRATION | FENCING |
| SUPPORT SPACES | CIRCULATION |
| PORTABLE CLASSROOMS | CAMPUS ENTRANCE |

DISCLAIMER: SITE ASSESSMENTS WERE ORIGINALLY PERFORMED IN 2021 THEREFORE, SOME OF THE WORK LISTED MAY HAVE ALREADY BEEN COMPLETED



EL MIRAGE SCHOOL | ASSESSMENT DESCRIPTION

El Mirage School was built in 2012. The campus surrounded by open fields on all sides.

The site has not received any significant upgrades since its construction but is currently in the process of installing 2 shade structures.

The master plan proposes major modernization to the MPR, kitchen, library, and 3 classrooms. The MPR will receive a permanent stage, extra storage, and upgraded audio visual technology. The kitchen will receive a walk-in freezer. The library will be reconfigured with upgraded technologies. The underutilized computer lab will be converted into a wellness center, and two classrooms will be converted into a band room and art classroom.

The site will receive a new back up generator as the school deals with occasional blackouts. The storm drain system with water basin will be reconfigured to help with flooding. New fencing will be added to the south of the campus to assist with supervision issues.

The parking lot will receive solar panels. Both the parking lots and drop off will be resurfaced and repainted due to cracking.

The campus will receive shade structures throughout. 4 new hi-lo drinking fountains will be placed throughout the campus. The play field will be reconditioned as it is dead in many spots. The campus entrance will receive a new marquee sign.

EXISTING CONDITIONS



EL MIRAGE SCHOOL | SITE PLAN



SITE WORK:

- 1 NEW SOLAR PANELS
- 2 NEW MARQUEE SIGN
- 3 NEW (4) EXTERIOR DRINKING FOUNTAINS AND BOTTLE FILLERS
- 4 GRIND AND OVERLAY ASPHALT PAVING AND REPAINT PARKING STRIPING
- 5 RECONDITION PLAY FIELD
- 6 RE-CONFIGURE STORM DRAIN SYSTEM WITH WATER BASIN
- 7 NEW SECURITY FENCING & GATE

NEW CONSTRUCTION:

- 8 NEW SHADE SHELTER
- 9 NEW BACK-UP GENERATOR

MAJOR MODERNIZATION:

- 10 RE-CONFIGURE LIBRARY
- 11 RE-CONFIGURE MPR BUILDING WITH PERMANENT STAGE AND STORAGE
- 12 CONVERT CLASSROOMS TO ART AND BAND
- 13 CONVERT CLASSROOMS TO WELLNESS CENTER

MINOR MODERNIZATION:

- 14 NEW WALK-IN FREEZER
- 15 UPGRADE TECHNOLOGIES

LEGEND

- | | |
|---------------------|-------------|
| MAJOR MODERNIZATION | AC PAVING |
| MINOR MODERNIZATION | CONCRETE |
| NEW CONSTRUCTION | LANDSCAPING |
| SOLAR PANELS | REMOVAL |
| | NEW FENCING |



COST ESTIMATE

Scope of Work	Construction Cost	Soft Cost	Project Cost
El Mirage School	\$7,964,042.50	\$1,991,010.63	\$9,955,053.13
Site Work	\$2,426,822.50	\$606,705.63	\$3,033,528.13
Grind and Overlay Asphalt Paving, Repaint Hard Court or Parking Striping	\$499,808.50	\$124,952.13	\$624,760.63
New Marquee	\$75,000.00	\$18,750.00	\$93,750.00
New Security Fencing and Gate	\$25,480.00	\$6,370.00	\$31,850.00
New Solar Panels	\$750,000.00	\$187,500.00	\$937,500.00
Reconditioned Playfield	\$945,304.00	\$236,326.00	\$1,181,630.00
New (4) Exterior Drinking Fountains and Bottle Fillers	\$48,000.00	\$12,000.00	\$60,000.00
Re-Configured Storm Drain System with Water Basin	\$83,230.00	\$20,807.50	\$104,037.50
New Construction	\$1,363,000.00	\$340,750.00	\$1,703,750.00
New Shade Structure	\$378,000.00	\$94,500.00	\$472,500.00
New Backup Generator	\$985,000.00	\$246,250.00	\$1,231,250.00
Minor Modernization	\$54,000.00	\$13,500.00	\$67,500.00
Upgrade Technologies	\$0.00	\$0.00	\$0.00
New Walk In Freezer	\$54,000.00	\$13,500.00	\$67,500.00
Major Modernization	\$4,120,220.00	\$1,030,055.00	\$5,150,275.00
Convert Classroom Into Wellness Center	\$575,000.00	\$143,750.00	\$718,750.00
Convert Classroom to Art/Music	\$1,137,120.00	\$284,280.00	\$1,421,400.00
Re-Configure Library and Media Center	\$575,000.00	\$143,750.00	\$718,750.00
Re-Configure MPR Building With Permanent Stage and Storage	\$1,833,100.00	\$458,275.00	\$2,291,375.00
Grand Total	\$7,964,042.50	\$1,991,010.63	\$9,955,053.13

DISCLAIMER: THIS ESTIMATE IS BASED ON 2022 CONSTRUCTION COSTS



GEORGE VISUAL AND PERFORMING ARTS SCHOOL

10650 Bartlett Avenue, Adelanto, CA 92301

SCHOOL DESCRIPTION

George Visual & Performing Arts School is a Visual and Performance Arts-centered Magnet School located in the Northern area of Adelanto. Our students gain a foundation of creative skills to propel them into careers in media and arts, while gaining a well-rounded education. George's mascot is the Eagle

STATISTICS

Year Built:	2007
Grade Level:	K-8
2021-22 Enrollment:	654
Permanent Classrooms:	35
Portable Classrooms:	0
Projected Enrollment (2028):	765
Projected Loaded Classrooms Needed (2028):	30

SPECIALTY PROGRAMS

MEEC (Mojave Environmental Educational Consortium)
Coding Class
ICES- After School Program
Soccer
Before/After School Tutoring

Mission Statement



George Magnet School is committed to providing its young scholars with a safe, respectful, and responsible environment for their academic, artistic, and social success.



- GEORGE VISUAL AND PERFORMING ARTS

GEORGE VISUAL & PERFORMING ARTS SCHOOL | EXISTING SITE

FACILITY CONDITION ASSESSMENT



- 1 HARD COURTS, PARKING LOTS, AND STUDENT DROP-OFFS HAVE CRACKS
- 2 PLAY FIELD NEED RESOD
- 3 LUNCH SHELTER IS SMALL & HAS WEAR & TEAR
- 4 HARD COURT, PLAY FIELD & STUDENT DROP-OFF NEED SHADE
- 5 SHADE STRUCTURE IS DAMAGED
- 6 PLAY EQUIPMENT & SURFACE IS IN POOR CONDITION
- 7 METAL FENCE NEEDS REPAIR
- 8 CONCRETE SIGN IN POOR CONDITION
- 9 MARQUEE SIGN IS OUTDATED
- 10 EXTERIOR AND INTERIOR FINISHES HAVE WEAR AND TEAR
- 11 ADMINISTRATION NEEDS RECONFIGURATION
- 12 LIBRARY NEEDS TECHNOLOGY UPGRADES
- 13 MPR NEEDS AUDIO & VISUAL TECHNOLOGY UPGRADES

LEGEND

- CLASSROOMS
- ADMINISTRATION
- SUPPORT SPACES
- PORTABLE CLASSROOMS
- PROPERTY LINE
- FENCING
- CIRCULATION
- ★
 CAMPUS ENTRANCE

DISCLAIMER: SITE ASSESSMENTS WERE ORIGINALLY PERFORMED IN 2021 THEREFORE, SOME OF THE WORK LISTED MAY HAVE ALREADY BEEN COMPLETED



GEORGE VISUAL & PERFORMING ARTS SCHOOL | ASSESSMENT DESCRIPTION

George Visual and Performing Arts School was built in 2007. The campus is surrounded by a housing community to its west and open fields on all other sides.

The site has not received any upgrades since its construction other than a shade structure installation and roof-mounted solar panel installation in 2011 and is currently in the process of installing an additional shade structure.

The master plan proposes to the existing building refreshing exterior and interior finishes because of normal wear and tear due to the age of the facilities and upgrading mechanical, electrical, and plumbing systems in all existing buildings due to aging infrastructure. The Administration building will be reconfigured to allow for a more efficient layout. An existing classroom will be converted to a wellness center. The

underutilized computer lab will be converted into an Innovation/Stem lab.

As this is a K-8 school with a large middle school enrollment, a new gymnasium is proposed to the west of the campus. Directly adjacent to the gymnasium will be a new outdoor learning area with a shade shelter.

The parking lot will receive solar panels and EV charging stations.

The campus will receive shade structures throughout, including an expanded lunch shelter. The play equipment surface and equipment will be replaced as they are in poor condition. The hard court, parking lot, and drop off will be resurfaced and repainted due to cracking. 5 new hi-lo drinking fountains will be placed throughout the campus. The security fencing on the east side of the campus will be repainted.

EXISTING CONDITIONS



GEORGE VISUAL & PERFORMING ARTS ACADEMY | SITE PLAN



SITE WORK:

- 1 NEW (15) EV CHARGING STATIONS
- 2 NEW SOLAR PANEL
- 3 NEW (5) HI-LO DRINKING FOUNTAINS
- 4 NEW PARKING LOT EXIT
- 5 NEW CONCRETE PAVEMENT
- 6 NEW STUDENT DROP-OFF
- 7 NEW LANDSCAPE
- 8 NEW SECURITY FENCING & GATE
- 9 NEW PLAY SURFACE & EQUIPMENT
- 10 NEW OUTDOOR LEARNING
- 11 REFRESH SECURITY FENCING & GATE
- 12 REFRESH LUNCH SHELTER
- 13 GRIND & OVERLAY ASPHALT PAVING, REPAINT HARD COURT OR PARKING STRIPING

NEW CONSTRUCTION:

- 14 NEW GYMNASIUM WITH LOCKERS AND RESTROOMS
- 15 EXPAND LUNCH SHELTER
- 16 NEW SHADE SHELTER










MAJOR MODERNIZATION:

- 17 RECONFIGURE ADMINISTRATION BUILDING
- 18 CONVERT COMPUTER LAB INTO INNOVATION/STEM LAB
- 19 CONVERT (2) CLASSROOMS INTO BAND ROOM
- 20 CONVERT CLASSROOM INTO WELLNESS CENTER

MINOR MODERNIZATION:

- 21 REFRESH EXTERIOR & INTERIOR FINISHES
- 22 UPGRADE TECHNOLOGIES

LEGEND

 MAJOR MODERNIZATION	 AC PAVING
 MINOR MODERNIZATION	 CONCRETE
 NEW CONSTRUCTION	 LANDSCAPING
 SOLAR PANELS	 REMOVAL
	 NEW FENCING



COST ESTIMATE

Scopes of Work	Construction Cost	Soft Cost	Project Cost
George Visual and Performing Arts Academy	\$33,400,052.00	\$8,350,013.00	\$41,750,065.00
Site Work	\$3,837,463.00	\$959,365.75	\$4,796,828.75
Grind and Overlay Asphalt Paving, Repaint Hard Court or Parking Striping	\$1,808,698.00	\$452,174.50	\$2,260,872.50
New (15) EV Charging Stations	\$195,000.00	\$48,750.00	\$243,750.00
New (5) High-Lo Drinking Fountains	\$60,000.00	\$15,000.00	\$75,000.00
New Concrete Pavement	\$31,180.00	\$7,795.00	\$38,975.00
New Landscape	\$20,000.00	\$5,000.00	\$25,000.00
New Outdoor Learning	\$146,745.00	\$36,686.25	\$183,431.25
New Parking Lot Exit	\$1,500.00	\$375.00	\$1,875.00
New Play Surface and Structure	\$310,740.00	\$77,685.00	\$388,425.00
New Security Gates and Fencing	\$41,600.00	\$10,400.00	\$52,000.00
New Solar Panels	\$750,000.00	\$187,500.00	\$937,500.00
New Student Drop Off	\$1,000.00	\$250.00	\$1,250.00
Refresh Lunch Shelter	\$262,740.00	\$65,685.00	\$328,425.00
Refresh Security Fencing & Gate	\$208,260.00	\$52,065.00	\$260,325.00
New Construction	\$7,612,205.00	\$1,903,051.25	\$9,515,256.25
Expand Lunch Shelter	\$262,740.00	\$65,685.00	\$328,425.00
New Gymnasium	\$6,761,540.00	\$1,690,385.00	\$8,451,925.00
New Shade Structure	\$587,925.00	\$146,981.25	\$734,906.25
Minor Modernization	\$18,765,344.00	\$4,691,336.00	\$23,456,680.00
Refresh Exterior and Interior Finishes	\$18,409,040.00	\$4,602,260.00	\$23,011,300.00
Upgrade Technologies	\$356,304.00	\$89,076.00	\$445,380.00
Major Modernization	\$3,185,040.00	\$796,260.00	\$3,981,300.00
Convert (2) Classrooms into Band Room	\$875,840.00	\$218,960.00	\$1,094,800.00
Convert Classroom Into Wellness Center	\$442,520.00	\$110,630.00	\$553,150.00
Convert Computer Lab Into Innovation / STEM Lab	\$442,520.00	\$110,630.00	\$553,150.00
Re-Configure Administration Building	\$1,424,160.00	\$356,040.00	\$1,780,200.00
Grand Total	\$33,400,052.00	\$8,350,013.00	\$41,750,065.00



COLUMBIA MIDDLE SCHOOL

14409 Aster Road, Adelanto, CA 92301

SCHOOL DESCRIPTION

Columbia Middle School in the Southwest Adelanto area is one of three Middle Schools in the District with a focus on students, achievement, career & college goals. Columbia Middle School boasts a friendly staff, and a strong Athletics program.

STATISTICS

Year Built:	2003
Grade Level:	6-8
2022-2023 Enrollment:	696
Permanent Classrooms:	20
Portable Classrooms:	31
Projected Enrollment (2028):	660
Projected Loaded Classrooms Needed (2028):	27

SPECIALTY PROGRAMS

AVID
CTE
PBIS (Positive Behavioral Interventions and Support)

Mission Statement



Columbia Middle School exists to inspire ALL students to appreciate the value of education, prepare them for college and career and be productive citizens with strong character and values.



- COLUMBIA MIDDLE SCHOOL

COLUMBIA MIDDLE SCHOOL | EXISTING SITE

FACILITY CONDITION ASSESSMENT

- 1 MISSING MARQUEE SIGN FROM ASTER STREET TO PARKING LOT
- 2 PARKING LOT HAS CRACKS AND LACKS OF SHADE TREE AND STRUCTURE
- 3 ADA PARKING, BUS AND STUDENT DROP-OFF HAVE CRACKS & FADED STRIPING, & ARE NON-COMPLIANT
- 4 BASKETBALL HARD COURT HAS CRACKS & FADED STRIPING
- 5 DIRT FIELD IS UNDERUTILIZED
- 6 QUAD AREA HAS FLOODING ISSUES
- 7 LUNCH SHELTERS NEED REPAIR & TABLES/BENCHES ARE IN POOR CONDITION
- 8 PLANTER WALLS ARE DAMAGED
- 9 INTERIOR FINISHES HAVE WEAR & TEAR
- 10 MECHANICAL & PLUMBING SYSTEMS NEED UPGRADES
- 11 ELECTRICAL, LOW VOLTAGE & FIRE ALARM SYSTEMS NEED UPGRADES
- 12 ADMINISTRATION NEEDS RECONFIGURATION
- 13 LIBRARY AND MPR NEED TECHNOLOGY UPGRADES
- 14 LOCKER ROOMS ARE IN POOR CONDITION AND NEED MORE STORAGE AND LOCKERS
- 15 AGING RELOCATABLE CLASSROOMS

LEGEND

- | | |
|--|--|
| CLASSROOMS | PROPERTY LINE |
| ADMINISTRATION | FENCING |
| SUPPORT SPACES | CIRCULATION |
| PORTABLE CLASSROOMS | CAMPUS ENTRANCE |



DISCLAIMER: SITE ASSESSMENTS WERE ORIGINALLY PERFORMED IN 2021 THEREFORE, SOME OF THE WORK LISTED MAY HAVE ALREADY BEEN COMPLETED



COLUMBIA MIDDLE SCHOOL | ASSESSMENT DESCRIPTION

Columbia Middle School was built in 2003. The campus surrounded by housing communities its north and west sides. Theodore Vick Elementary School is to its east and shares the site with Columbia middle School. An empty field is to its south.

Since the school's construction the only significant upgrade was the addition of the gymnasium building that was constructed in 2007.

The master plan proposes to all existing buildings refreshing exterior and interior finishes because of normal wear and tear due to the age of the facilities and upgrading mechanical, electrical, and plumbing systems in all existing buildings due to aging infrastructure. The classroom sized library and adjacent outdated computer lab will be converted into one large technology-rich library and media center that will allow for librarian led instruction, quiet areas to read, and book stacks.

The multipurpose room and gymnasium will be modernized with

upgraded audio visual technology. Food service will be reconfigured to include cafe style options. The Administration building will be reconfigured to allow for a more efficient layout. Two existing classrooms will be converted to an innovation/STEM lab and a wellness center.

The master plan proposes removing the 31 portable classrooms and replacing them with a new 8-classroom building.

The parking lot will receive solar panels and EV charging stations.

The campus will receive shade structures throughout. The hard court, parking lots, and drop offs will be resurfaced and repainted due to cracking. A dirt field to the west of the campus will be converted to 4 additional asphalt basketball courts. 7 new drinking fountains and bottle fillers will be placed throughout the campus.

EXISTING CONDITIONS



COLUMBIA MIDDLE SCHOOL | SITE PLAN



SITE WORK:

- 1 REMOVE (2) RELOCATABLE RESTROOMS
- 2 REMOVE (29) RELOCATABLE CLASSROOMS / OFFICE
- 3 NEW SOLAR PANELS
- 4 NEW MARQUEE SIGN
- 5 NEW (17) EV CHARGING STATION
- 6 NEW (7) EXTERIOR DRINKING FOUNTAINS & BOTTLE FILLERS
- 7 GRIND & OVERLAY ASPHALT PAVING, REPAINT HARD COURT OR PARKING STRIPING
- 8 CONVERT DIRT FIELD TO ASPHALT PAVEMENT WITH (4) BASKETBALL COURTS
- 9 NEW CONCRETE PAVEMENT
- 10 RE-CONFIGURE STORM DRAIN SYSTEM
- 11 REFRESH LUNCH SHELTERS
- 12 NEW LANDSCAPE

NEW CONSTRUCTION:

- 13 NEW SHADE SHELTER
- 14 NEW 8-CLASSROOM BUILDING

MAJOR MODERNIZATION:

- 15 RE-CONFIGURE ADMINISTRATION BUILDING
- 16 CONVERT CLASSROOM TO WELLNESS CENTER
- 17 CONVERT COMPUTER LAB TO INNOVATION/STEM LAB
- 18 CONVERT KITCHEN TO CAFE STYLE

MINOR MODERNIZATION:

- 19 UPGRADE HVAC, ELECTRICAL, LOW VOLTAGE, & FIRE ALARM SYSTEMS
- 20 REFRESH EXTERIOR & INTERIOR FINISHES
- 21 UPGRADE TECHNOLOGIES

LEGEND

MAJOR MODERNIZATION	AC PAVING
MINOR MODERNIZATION	CONCRETE
NEW CONSTRUCTION	LANDSCAPING
SOLAR PANELS	REMOVAL
	NEW FENCING



COST ESTIMATE

Scopes of Work	Construction Cost	Soft Cost	Project Cost
Columbia Middle School	\$43,588,150.90	\$10,897,037.73	\$54,485,188.63
Site Work	\$7,070,392.50	\$1,767,598.13	\$8,837,990.63
Grind and Overlay Asphalt Paving, Repaint Hard Court or Parking Striping	\$2,128,221.50	\$532,055.38	\$2,660,276.88
New (7) Exterior Drinking Fountains & Bottle Fillers	\$84,000.00	\$21,000.00	\$105,000.00
New Concrete Pavement	\$126,740.00	\$31,685.00	\$158,425.00
New Landscape	\$1,230,160.00	\$307,540.00	\$1,537,700.00
New Marquee	\$75,000.00	\$18,750.00	\$93,750.00
New Shade Structure	\$771,795.00	\$192,948.75	\$964,743.75
New Solar Panels	\$750,000.00	\$187,500.00	\$937,500.00
Refresh Lunch Shelter	\$1,061,400.00	\$265,350.00	\$1,326,750.00
Remove (2) Relocatable restrooms & Restore Site	\$20,000.00	\$5,000.00	\$25,000.00
Remove (29) Relocatable Classrooms / Office & Restore Site	\$290,000.00	\$72,500.00	\$362,500.00
New (17) EV Charging Station	\$221,000.00	\$55,250.00	\$276,250.00
Convert Dirt Field to Asphalt Pavement with (4) Basketball Courts	\$195,301.00	\$48,825.25	\$244,126.25
Re-Configure Storm Drain System	\$116,775.00	\$29,193.75	\$145,968.75
New Construction	\$6,288,600.00	\$1,572,150.00	\$7,860,750.00
New 8-Classroom Building	\$6,288,600.00	\$1,572,150.00	\$7,860,750.00
Minor Modernization	\$25,969,708.40	\$6,492,427.10	\$32,462,135.50
Refresh Exterior and Interior Finishes	\$22,175,850.00	\$5,543,962.50	\$27,719,812.50
Upgrade HVAC, Plumbing, Electrical, Low Voltage & Fire Alarm Systems	\$3,743,858.40	\$935,964.60	\$4,679,823.00
Upgrade Technologies	\$50,000.00	\$12,500.00	\$62,500.00
Major Modernization	\$4,259,450.00	\$1,064,862.50	\$5,324,312.50
Convert Classroom Into Wellness Center	\$595,700.00	\$148,925.00	\$744,625.00
Convert Computer Lab Into Innovation / STEM Lab	\$655,500.00	\$163,875.00	\$819,375.00
Convert Kitchen to Café Style	\$586,810.00	\$146,702.50	\$733,512.50
Re-Configure Administration Building	\$2,421,440.00	\$605,360.00	\$3,026,800.00
Grand Total	\$43,588,150.90	\$10,897,037.73	\$54,485,188.63

DISCLAIMER: THIS ESTIMATE IS BASED ON 2022 CONSTRUCTION COSTS



MELVA DAVIS ACADEMY OF EXCELLENCE

15831 Diamond Rd., Victorville, CA 92394

SCHOOL DESCRIPTION

Melva Davis Academy of Excellence is a STEAM (Science, Technology, Engineering, Arts & Mathematics) Campus with a focus on Whole Student Learning & Enrichment. Our programs are career-oriented, and taught by a highly qualified staff in specialized classrooms. Located in North Victorville, the school mascot is the Titan.

STATISTICS

Year Built:	2013
Grade Level:	6-8
2022-2023 Enrollment:	804
Permanent Classrooms:	63
Portable Classrooms:	0
Projected Enrollment (2028):	794
Projected Loaded Classrooms Needed (2028):	33

SPECIALTY PROGRAMS

CTE
Project Lead the Way
STEAM

Mission Statement

“Melva Davis Titans are Safe, Respectful & Responsible! We offer Career/Technical education courses as well as Project Lead the Way. Our school wide focus is STEAM and our students are held to high expectations.”

- MELVA DAVIS ACADEMY OF EXCELLENCE

MELVA DAVIS MIDDLE SCHOOL | EXISTING SITE

FACILITY CONDITION ASSESSMENT



- 1 PARKING LOT & STUDENT DROP-OFF HAVE CRACKS
- 2 HARD COURT & QUAD NEED SHADE
- 3 MISSING MARQUEE SIGN
- 4 SECURITY GATES ARE RUSTED OR NOT FUNCTIONAL
- 5 LIBRARY NEEDS TECHNOLOGY UPGRADE

LEGEND

- CLASSROOMS
- ADMINISTRATION
- SUPPORT SPACES
- PORTABLE CLASSROOMS
- PROPERTY LINE
- FENCING
- CIRCULATION
- CAMPUS ENTRANCE

DISCLAIMER: SITE ASSESSMENTS WERE ORIGINALLY PERFORMED IN 2021 THEREFORE, SOME OF THE WORK LISTED MAY HAVE ALREADY BEEN COMPLETED



MELVA DAVIS MIDDLE SCHOOL | ASSESSMENT DESCRIPTION

Melva Davis Middle School was built in 2013. The campus has Gus Franklin Jr. to the north and West Creek Elementary School to the east. Fields surround the site on its other sides. Since its construction the site has received a shade structure installation and roof-mounted solar panel installation in 2011 and is currently in the process of installing an additional shade structure.

The master plan proposes upgrading technology in the library and convert an existing classroom into a wellness center.

The parking lot will receive EV charging stations. The campus will receive shade structures throughout. The parking lot and drop off will be resurfaced and repainted due to cracking. 10 new hi-lo drinking fountains will be placed throughout the campus. 7 security gates will be replaced due to rust.

EXISTING CONDITIONS



MELVA DAVIS MIDDLE SCHOOL | SITE PLAN

DIAMOND ROAD

TAWNEY RIDGE LANE



SITE WORK:

- 1 NEW (29) EV CHARGING STATIONS
- 2 NEW (7) SECURITY GATE
- 3 NEW (10) HI-LO DRINKING FOUNTAINS
- 4 NEW MARQUEE SIGN
- 5 GRIND & OVERLAY ASPHALT PAVING, REPAINT STRIPING

NEW CONSTRUCTION:

- 6 NEW SHADE SHELTER










MAJOR MODERNIZATION:

- 7 CONVERT CLASSROOM WELLNESS CENTER

MINOR MODERNIZATION:

- 8 UPGRADE TECHNOLOGIES

LEGEND

	MAJOR MODERNIZATION		AC PAVING
	MINOR MODERNIZATION		CONCRETE
	NEW CONSTRUCTION		LANDSCAPING
	SOLAR PANELS		REMOVAL
			NEW FENCING



COST ESTIMATE

Scopes of Work	Construction Cost	Soft Cost	Project Cost
Melva Davis Academy	\$5,259,379.75	\$1,314,844.94	\$6,574,224.69
Site Work	\$4,505,344.75	\$1,126,336.19	\$5,631,680.94
Grind and Overlay Asphalt Paving, Repaint Hard Court or Parking Striping	\$3,929,444.75	\$982,361.19	\$4,911,805.94
New (10) Hi-Lo Drinking Fountains	\$120,000.00	\$30,000.00	\$150,000.00
New (29) EV Charging Stations	\$377,000.00	\$94,250.00	\$471,250.00
New Marquee	\$75,000.00	\$18,750.00	\$93,750.00
New Security Gate	\$3,900.00	\$975.00	\$4,875.00
New Construction	\$284,445.00	\$71,111.25	\$355,556.25
New Shade Structure	\$284,445.00	\$71,111.25	\$355,556.25
Minor Modernization	\$21,090.00	\$5,272.50	\$26,362.50
Upgrade Technologies	\$21,090.00	\$5,272.50	\$26,362.50
Major Modernization	\$448,500.00	\$112,125.00	\$560,625.00
Convert Classroom to Wellness Center	\$448,500.00	\$112,125.00	\$560,625.00
Grand Total	\$5,259,379.75	\$1,314,844.94	\$6,574,224.69

DISCLAIMER: THIS ESTIMATE IS BASED ON 2022 CONSTRUCTION COSTS



MESA LINDA MIDDLE SCHOOL

13001 Mesa Linda Ave, Victorville, CA 92392

SCHOOL DESCRIPTION

Mesa Linda Middle School is in the heart of Western Victorville, right next to Mesa Linda Park. We feature technical programs, athletics, AVID, art and music, and a well-rounded education. Our goal is to provide our students the best education possible to prepare them for college and career. Our CTE program is developing to introduce students to a variety of options they can choose from as they begin to plan for their future.

STATISTICS

Year Built:	1999
Grade Level:	6-8
2022-2023 Enrollment:	782
Permanent Classrooms:	21
Portable Classrooms:	29
Projected Enrollment (2028):	793
Projected Loaded Classrooms Needed (2028):	33

SPECIALTY PROGRAMS

CTE
Athletics
Computer program

Mission Statement

“Melva Davis Titans are Safe, Respectful & Responsible! We offer Career/Technical education courses as well as Project Lead the Way. Our school wide focus is STEAM and our students are held to high expectations.”

- MESA LINDA MIDDLE

MESA LINDA MIDDLE SCHOOL | EXISTING SITE

FACILITY CONDITION ASSESSMENT

- 1 ADA STUDENT DROP-OFF IS NON-COMPLIANT
- 2 HARD COURT, PLAY FIELD & STUDENT DROP-OFF NEED SHADE
- 3 LANDSCAPE PLANTERS IN POOR CONDITION WITH DEAD PLANTS
- 4 EXTERIOR AND INTERIOR FINISHES HAVE WEAR & TEAR
- 5 LUNCH SHELTER HAS WEAR & TEAR
- 6 ADMINISTRATION NEEDS RECONFIGURATION
- 7 MPR AND GYM FLOORS NEED UPGRADES
- 8 GYM, MPR & LIBRARY NEED TECHNOLOGY UPGRADES



LEGEND

- | | |
|---|--|
| CLASSROOMS | PROPERTY LINE |
| ADMINISTRATION | FENCING |
| SUPPORT SPACES | CIRCULATION |
| PORTABLE CLASSROOMS | ★ CAMPUS ENTRANCE |

DISCLAIMER: SITE ASSESSMENTS WERE ORIGINALLY PERFORMED IN 2021 THEREFORE, SOME OF THE WORK LISTED MAY HAVE ALREADY BEEN COMPLETED



MESA LINDA MIDDLE SCHOOL | ASSESSMENT DESCRIPTION

Mesa Linda Middle School was built in 1999. The campus has Mesa Linda Park to its north and housing communities surround it on all other sides.

The school's gymnasium building was constructed in 2007.

The master plan proposes to all existing buildings refreshing exterior and interior finishes because of normal wear and tear due to the age of the facilities and upgrading mechanical, electrical, and plumbing systems in all existing buildings due to aging infrastructure. The library will be converted into a technology-rich library and media center that will allow for librarian led instruction, quiet areas to read, and book stacks.

The multipurpose room and gymnasium will be modernized with

upgraded audio visual technology. Food service will be reconfigured to include cafe style options. The Administration building will be reconfigured to allow for a more efficient layout. Two existing classrooms will be converted to an innovation/STEM lab and a wellness center.

The master plan proposes removing the 29 portable classrooms and replacing them with a new 6-classroom building and 8-classroom building. A new band room will also be constructed to replace its current portable classroom.

The parking lot will receive solar panels. The campus will receive shade structures throughout. 5 new Hi Lo drinking fountains will be placed throughout the campus.

EXISTING CONDITIONS



MESA LINDA MIDDLE SCHOOL | SITE PLAN

MESA LINDA AVENUE



SITE WORK:

- 1 NEW (10) EV CHARGING STATIONS
- 2 NEW SOLAR PANEL
- 3 NEW SECURITY FENCING & GATE
- 4 NEW (5) HI-LO DRINKING FOUNTAINS
- 5 NEW LANDSCAPE
- 6 NEW CONCRETE PAVEMENT
- 7 NEW ADA STUDENT DROP-OFF
- 8 REFRESH LUNCH SHELTER
- 9 REMOVE (29) RELOCATABLE CLASSROOMS

NEW CONSTRUCTION:

- 10 NEW SHADE SHELTER
- 11 NEW 8-CLASSROOM BUILDING
- 12 NEW 6-CLASSROOM BUILDING
- 13 NEW 2,100 SF BAND ROOM

MAJOR MODERNIZATION:

- 14 RECONFIGURE ADMINISTRATION BUILDING
- 15 CONVERT COMPUTER LAB INTO INNOVATION/STEM LAB
- 16 CONVERT CLASSROOM TO WELLNESS CENTER
- 17 CONVERT KITCHEN TO CAFE STYLE WITH NEW WALK-IN FREEZER

MINOR MODERNIZATION:

- 18 REFRESH EXTERIOR & INTERIOR FINISHES
- 19 UPGRADE TECHNOLOGIES
- 20 UPGRADE HVAC, PLUMBING, ELECTRICAL, LOW VOLTAGE, & FIRE ALARM SYSTEMS

LEGEND

 MAJOR MODERNIZATION	 AC PAVING
 MINOR MODERNIZATION	 CONCRETE
 NEW CONSTRUCTION	 LANDSCAPING
 SOLAR PANELS	 REMOVAL
	 NEW FENCING



COST ESTIMATE

	Construction Cost	Soft Cost	Project Cost
Mesa Linda Middle School	\$51,568,521.80	\$12,892,130.45	\$64,460,652.25
Site Work	\$3,785,240.00	\$946,310.00	\$4,731,550.00
New (10) EV Charging Stations	\$130,000.00	\$32,500.00	\$162,500.00
New (5) Hi-Lo Drinking Fountains	\$60,000.00	\$15,000.00	\$75,000.00
New ADA Student Drop Off	\$10,000.00	\$2,500.00	\$12,500.00
New Concrete Pavement	\$136,570.00	\$34,142.50	\$170,712.50
New Landscape	\$864,480.00	\$216,120.00	\$1,080,600.00
New Security Fencing and Gate	\$143,780.00	\$35,945.00	\$179,725.00
New Solar Panels	\$750,000.00	\$187,500.00	\$937,500.00
Refresh Lunch Shelters	\$1,690,410.00	\$422,602.50	\$2,113,012.50
New Construction	\$13,708,575.00	\$3,427,143.75	\$17,135,718.75
New 2,100 SF Band Classroom	\$1,260,000.00	\$315,000.00	\$1,575,000.00
New Shade Structure	\$451,575.00	\$112,893.75	\$564,468.75
New 2-Story (8) Classroom Building	\$6,601,800.00	\$1,650,450.00	\$8,252,250.00
New (6) Classroom Building	\$5,395,200.00	\$1,348,800.00	\$6,744,000.00
Minor Modernization	\$29,761,356.80	\$7,440,339.20	\$37,201,696.00
Refresh Exterior and Interior Finishes	\$18,967,970.00	\$4,741,992.50	\$23,709,962.50
Upgrade HVAC, Plumbing, Electrical, Low Voltage & Fire Alarm Systems	\$10,426,264.80	\$2,606,566.20	\$13,032,831.00
Upgrade Technologies	\$367,122.00	\$91,780.50	\$458,902.50
Major Modernization	\$4,313,350.00	\$1,078,337.50	\$5,391,687.50
Convert Classroom Into Wellness Center	\$482,080.00	\$120,520.00	\$602,600.00
Convert Computer Lab Into Innovation / STEM Lab	\$552,000.00	\$138,000.00	\$690,000.00
Convert Kitchen to Café Style	\$871,630.00	\$217,907.50	\$1,089,537.50
Re-Configure Administration Building	\$2,407,640.00	\$601,910.00	\$3,009,550.00
Grand Total	\$51,568,521.80	\$12,892,130.45	\$64,460,652.25

DISCLAIMER: THIS ESTIMATE IS BASED ON 2022 CONSTRUCTION COSTS



EXCELSIOR CHARTER SCHOOL

18000 McCoy Circle Drive, Victorville, CA 92394

DESCRIPTION

The site that currently houses Excelsior Charter School was originally Harry Sheppard Middle School that was 1966. George Sheppard Middle school was one of the original schools constructed for the district however, the school closed in 2004.

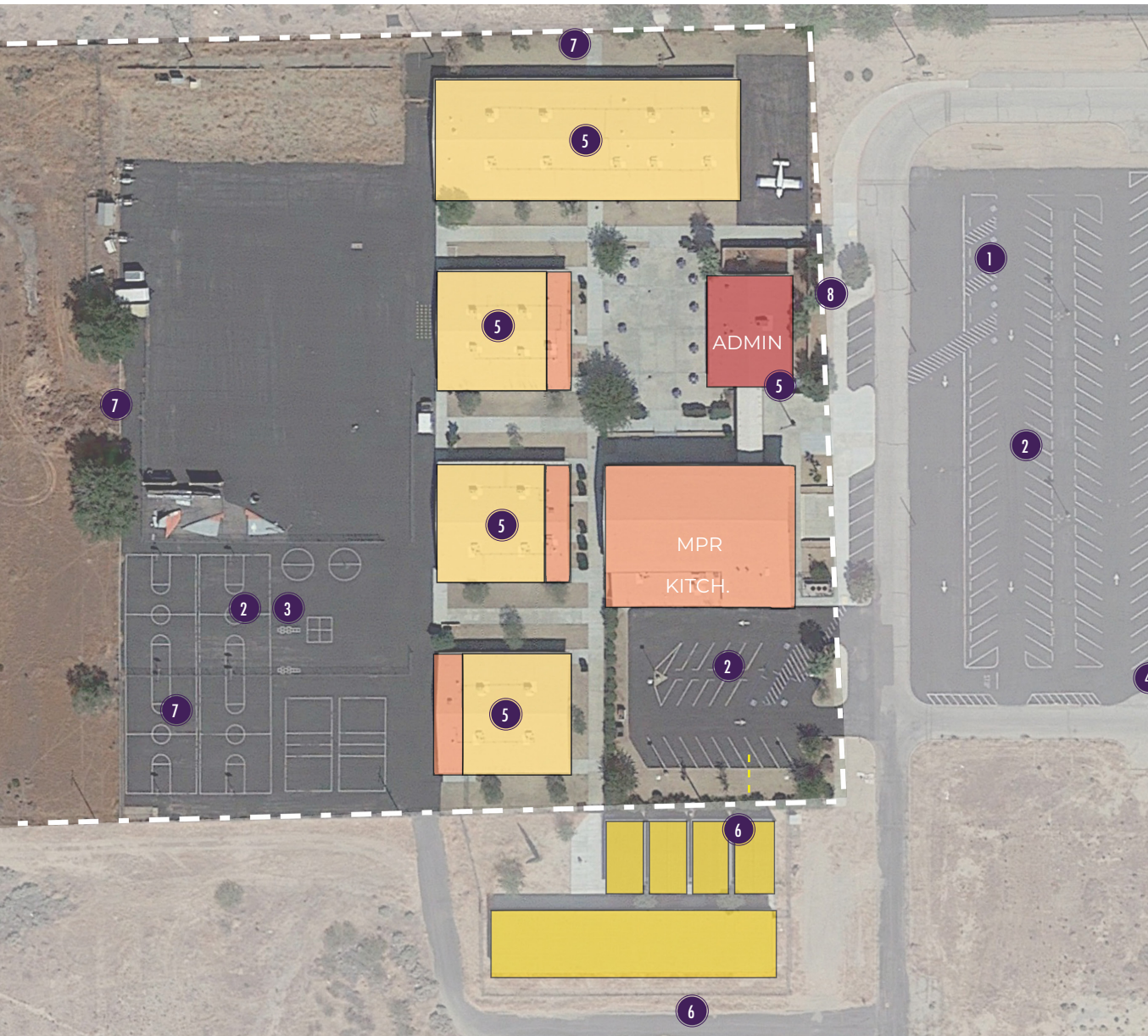
Excelsior Charter School (ECS) serves the secondary grade (7th - 12th) educational needs of the entirety of San Bernardino County through our countywide benefit charter authorization from the San Bernardino County Board of Education. Excelsior Charter Schools has San Bernardino county campuses located in San Bernardino, Victorville, North Victorville, Phelan, Barstow, Ontario and Redlands.

Mission Statement

Together, we are preparing students to be successful adults". Our priorities, instructional goals, budgets and strategic plans are focused to prepare our students for college acceptance and the workforce transition upon graduation. We accept the responsibility and accountability for the success of all students.

- EXCELSIOR CHARTER

EXCELSIOR CHARTER SCHOOL | EXISTING SITE



FACILITY CONDITION ASSESSMENT

- 1 ADA ACCESSIBLE STALL IS NON-COMPLIANT
- 2 HARD COURTS, PARKING LOTS, AND STUDENT DROP-OFFS HAVE CRACKS
- 3 HARD COURT & STUDENT DROP-OFF NEED SHADE
- 4 MARQUEE SIGN IS OUTDATED
- 5 EXTERIOR AND INTERIOR FINISHES HAVE WEAR AND TEAR
- 6 PORTABLE CLASSROOMS ARE UNDERUTILIZED
- 7 CHAIN LINK FENCE IS MISSING OR DAMAGED
- 8 LANDSCAPE IS IN POOR CONDITION & PLANTER WALLS ARE DAMAGED

LEGEND

- | | |
|--|--|
| CLASSROOMS | PROPERTY LINE |
| ADMINISTRATION | FENCING |
| SUPPORT SPACES | CIRCULATION |
| PORTABLE CLASSROOMS | CAMPUS ENTRANCE |

DISCLAIMER: SITE ASSESSMENTS WERE ORIGINALLY PERFORMED IN 2021 THEREFORE, SOME OF THE WORK LISTED MAY HAVE ALREADY BEEN COMPLETED



EXCELSIOR CHARTER SCHOOL | ASSESSMENT DESCRIPTION

Excelsior Charter School was built in 1966 and was originally Harry Sheppard Middle School, which closed in 2004. The campus is north of the District's Professional Development, which was originally George Elementary School.

The master plan proposes to all existing buildings refreshing exterior and interior finishes because of normal wear and tear due to the age of the facilities and upgrading mechanical, electrical, and plumbing systems in all existing buildings due to aging infrastructure.

The master plan proposes removing the 10 portable classrooms as they are underutilized.

Security fencing and gate will be replaced as it is missing or damaged in many locations.

The parking lot will receive solar panels and EV charging stations. The campus will receive shade structures throughout, including a new lunch shelter. 5 new Hi Lo drinking fountains will be placed throughout the campus.

EXISTING CONDITIONS



EXCELSIOR CHARTER SCHOOL | SITE PLAN

SITE WORK:

- 1 REMOVE (10) RELOCATABLE CLASSROOMS & RESTORE SITE
- 2 NEW (7) EV CHARGING STATIONS
- 3 NEW SOLAR PANELS
- 4 NEW SECURITY FENCING & GATE
- 5 NEW MARQUEE SIGN
- 6 NEW CONCRETE PAVEMENT
- 7 NEW STUDENT DROP-OFF
- 8 NEW LANDSCAPE
- 9 RECONDITION PLAY FIELD
- 10 NEW (5) HI-LO DRINKING FOUNTAINS
- 11 GRIND & OVERLAY ASPHALT PAVING, REPAINT HARD COURT OR PARKING STRIPING










NEW CONSTRUCTION:

- 12 NEW LUNCH SHELTER
- 13 NEW SHADE SHELTER
- 14 NEW TRASH ENCLOSURE

MINOR MODERNIZATION:

- 15 REFRESH EXTERIOR & INTERIOR FINISHES
- 16 UPGRADE TECHNOLOGIES
- 17 UPGRADE HVAC, PLUMBING, ELECTRICAL, LOW VOLTAGE, & FIRE ALARM SYSTEMS

LEGEND

	MAJOR MODERNIZATION		AC PAVING
	MINOR MODERNIZATION		CONCRETE
	NEW CONSTRUCTION		LANDSCAPING
	SOLAR PANELS		REMOVAL
			NEW FENCING



COST ESTIMATE

Scope of Work	Construction Cost	Soft Cost	Project Cost
Excelsior Charter School	\$23,598,851.70	\$5,899,712.93	\$29,498,564.63
Site Work	\$5,326,400.50	\$1,331,600.13	\$6,658,000.63
Grind and Overlay Asphalt Paving, Repaint Hard Court or Parking Striping	\$1,586,856.50	\$396,714.13	\$1,983,570.63
New (5) Hi-Lo Drinking Fountains	\$60,000.00	\$15,000.00	\$75,000.00
New (7) EV Charging Stations	\$91,000.00	\$22,750.00	\$113,750.00
New Landscape	\$566,880.00	\$141,720.00	\$708,600.00
New Marquee	\$75,000.00	\$18,750.00	\$93,750.00
New Security Fencing and Gate	\$319,800.00	\$79,950.00	\$399,750.00
New Solar Panels	\$750,000.00	\$187,500.00	\$937,500.00
New Student Drop Off	\$10,000.00	\$2,500.00	\$12,500.00
Remove (10) Relocatable Classrooms and Restore Site	\$115,000.00	\$28,750.00	\$143,750.00
Reconditioned Playfield	\$1,751,864.00	\$437,966.00	\$2,189,830.00
New Construction	\$1,122,960.00	\$280,740.00	\$1,403,700.00
New Lunch Shelter	\$697,740.00	\$174,435.00	\$872,175.00
New Shade Structure	\$406,620.00	\$101,655.00	\$508,275.00
New Trash Enclosure	\$18,600.00	\$4,650.00	\$23,250.00
Minor Modernization	\$17,149,491.20	\$4,287,372.80	\$21,436,864.00
Refresh Exterior and Interior Finishes	\$10,929,980.00	\$2,732,495.00	\$13,662,475.00
Upgrade HVAC, Plumbing, Electrical, Low Voltage & Fire Alarm Systems	\$6,007,963.20	\$1,501,990.80	\$7,509,954.00
Upgrade Technologies	\$211,548.00	\$52,887.00	\$264,435.00
Grand Total	\$23,598,851.70	\$5,899,712.93	\$29,498,564.63

DISCLAIMER: THIS ESTIMATE IS BASED ON 2022 CONSTRUCTION COSTS



PROFESSIONAL DEVELOPMENT CENTER

17738 Nevada Ave. Victorville, CA 92394

DESCRIPTION

The District's Professional Development site was originally built in 1952 as the George Air Force Base School. The school eventually became George Visual Performing Arts Magnet School and moved to Bartlett Avenue.

This facility provides professional development space for administrators, teachers, and other staff to enhance their career and work more efficient with students and their families.

Teachers and administrators keep up to date on the trends, skills, and technologies by attending academies, workshops, and conferences.

PROFESSIONAL DEVELOPMENT CENTER | EXISTING SITE

FACILITY CONDITION ASSESSMENT

- 1 ADA STUDENT DROP-OFF IS NON-COMPLIANT
- 2 HARD COURTS AND PARKING LOTS HAVE CRACKS
- 3 MARQUEE SIGN IS OUTDATED
- 4 EXTERIOR AND INTERIOR FINISHES HAVE WEAR AND TEAR
- 5 MPR NEEDS TECHNOLOGY UPGRADES



LEGEND

- | | |
|--|---|
| CLASSROOMS | PROPERTY LINE |
| ADMINISTRATION | FENCING |
| SUPPORT SPACES | CIRCULATION |
| PORTABLE CLASSROOMS | ★ CAMPUS ENTRANCE |

DISCLAIMER: SITE ASSESSMENTS WERE ORIGINALLY PERFORMED IN 2021 THEREFORE, SOME OF THE WORK LISTED MAY HAVE ALREADY BEEN COMPLETED



PROFESSIONAL DEVELOPMENT CENTER | ASSESSMENT DESCRIPTION

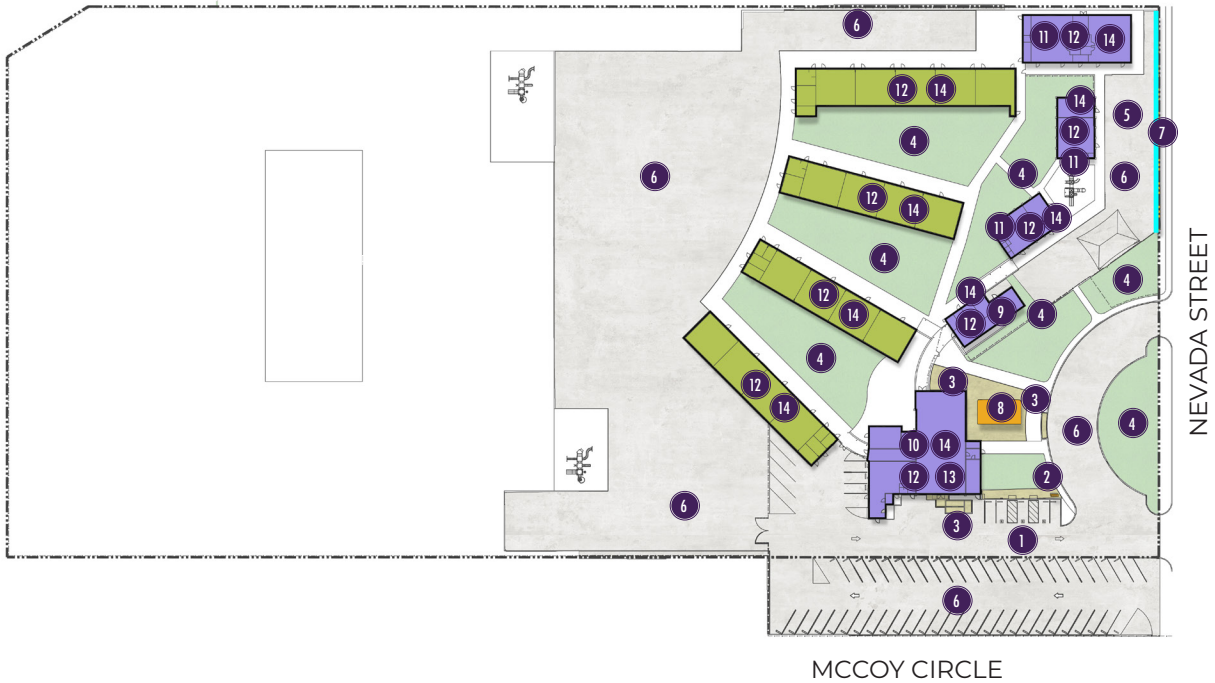
The master plan proposes to all existing buildings refreshing exterior and interior finishes because of normal wear and tear due to the age of the facilities and upgrading mechanical, electrical, and plumbing systems in all existing buildings due to aging infrastructure. The library will be converted into a technology-rich multi-use space.

The multipurpose room will be modernized with upgraded audio visual technology. The Administration building will be reconfigured to allow for a more efficient layout.

EXISTING CONDITIONS



PROFESSIONAL DEVELOPMENT CENTER | SITE PLAN



SITE WORK:

- 1 NEW (4) EV CHARGING STATIONS
- 2 NEW MARQUEE SIGN
- 3 NEW CONCRETE PAVEMENT
- 4 NEW LANDSCAPE
- 5 NEW (5) HI-LO DRINKING FOUNTAINS
- 6 GRIND & OVERLAY ASPHALT PAVING, REPAINT PARKING STRIPPING
- 7 NEW SECURITY FENCING & GATE

NEW CONSTRUCTION:

- 8 NEW SHADE SHELTER










MAJOR MODERNIZATION:

- 9 RECONFIGURE ADMINISTRATION BUILDING
- 10 RECONFIGURE MPR BUILDING
- 11 RECONFIGURE CLASSROOMS

MINOR MODERNIZATION:

- 12 REFRESH EXTERIOR & INTERIOR FINISHES
- 13 UPGRADE TECHNOLOGIES
- 14 UPGRADE HVAC, PLUMBING, ELECTRICAL, LOW VOLTAGE, & FIRE ALARM SYSTEMS

LEGEND

- | | |
|---|---|
|  MAJOR MODERNIZATION |  AC PAVING |
|  MINOR MODERNIZATION |  CONCRETE |
|  NEW CONSTRUCTION |  LANDSCAPING |
|  SOLAR PANELS |  REMOVAL |
| |  NEW FENCING |



COST ESTIMATE

Scope of Work	Construction Cost	Soft Cost	Project Cost
Professional Development Center	\$18,422,429.90	\$4,605,607.48	\$23,028,037.38
Site Work	\$2,463,460.50	\$615,865.13	\$3,079,325.63
Grind and Overlay Asphalt Paving, Repaint Hard Court or Parking Striping	\$1,501,210.50	\$375,302.63	\$1,876,513.13
New (4) EV Charging Stations	\$52,000.00	\$13,000.00	\$65,000.00
New (5) Hi-Lo Drinking Fountains	\$60,000.00	\$15,000.00	\$75,000.00
New Concrete Stair/Ramp	\$8,650.00	\$2,162.50	\$10,812.50
New Landscape	\$714,600.00	\$178,650.00	\$893,250.00
New Marquee	\$75,000.00	\$18,750.00	\$93,750.00
New Security Fencing and Gate	\$52,000.00	\$13,000.00	\$65,000.00
New Construction	\$243,135.00	\$60,783.75	\$303,918.75
New Shade Structure	\$243,135.00	\$60,783.75	\$303,918.75
Minor Modernization	\$11,999,974.40	\$2,999,993.60	\$14,999,968.00
Refresh Exterior and Interior Finishes	\$7,648,010.00	\$1,912,002.50	\$9,560,012.50
Upgrade HVAC, Plumbing, Electrical, Low Voltage & Fire Alarm Systems	\$4,203,938.40	\$1,050,984.60	\$5,254,923.00
Upgrade Technologies	\$148,026.00	\$37,006.50	\$185,032.50
Major Modernization	\$3,715,860.00	\$928,965.00	\$4,644,825.00
Re-Configure Administration Building	\$639,400.00	\$159,850.00	\$799,250.00
Re-configure MPR Building, Kitchen, Stage	\$3,076,460.00	\$769,115.00	\$3,845,575.00
Grand Total	\$18,422,429.90	\$4,605,607.48	\$23,028,037.38

DISCLAIMER: THIS ESTIMATE IS BASED ON 2022 CONSTRUCTION COSTS

FUTURE PERFORMING ARTS CENTER

10650 Bartlett Ave, Adelanto, CA 92301

DESCRIPTION









The District currently owns an empty lot to the north of George Visual Performing Arts Magnet School. One potential vision is to construct a performing arts center on this property to not only support the students and programs of Adelanto ESD but the community as well.

PERFORMING ARTS CENTER | EXISTING SITE

FACILITY CONDITION ASSESSMENT



LEGEND

- | | | | |
|---|---------------------|---|-----------------|
|  | CLASSROOMS |  | PROPERTY LINE |
|  | ADMINISTRATION |  | FENCING |
|  | SUPPORT SPACES |  | CIRCULATION |
|  | PORTABLE CLASSROOMS |  | CAMPUS ENTRANCE |



PERFORMING ARTS CENTER | SITE PLAN

LEE AVENUE












SITE WORK:

- 1 NEW (27) EV CHARGING STATIONS
- 2 SOLAR PANELS
- 3 NEW MARQUEE SIGN
- 4 NEW CONCRETE PAVEMENT
- 5 NEW LANDSCAPE
- 6 NEW SECURITY FENCING
- 7 NEW SERVICE YARD & STORAGE
- 8 NEW PARKING LOT

NEW CONSTRUCTION:

- 9 NEW SHADE SHELTER
- 10 NEW 500-SEAT PERFORMING ARTS CENTER

LEGEND

- | | | | |
|---|---------------------|---|-------------|
|  | MAJOR MODERNIZATION |  | AC PAVING |
|  | MINOR MODERNIZATION |  | CONCRETE |
|  | NEW CONSTRUCTION |  | LANDSCAPING |
|  | SOLAR PANELS |  | REMOVAL |
| | |  | NEW FENCING |



COST ESTIMATE

#	Scope	Construction Cost	Project Total
SITE WORK			
1	New EV Charging Station	\$351,000	\$438,750
2	New Solar Panels	\$3,750,000	\$4,687,500
3	New Marquee	\$75,000	\$93,750
4	New Concrete Pavement	\$665,320	\$831,650
5	New Landscape	\$9,829,560	\$12,286,950
6	New Security Fencing and Gate	\$9,440	\$11,800
7	New Service Yard	\$20,730	\$25,913
8	New Parking Lot	\$1,656,615	\$2,070,769
NEW CONSTRUCTION			
9	New Shade Structure	\$675,084	\$843,855
10	New Performing Arts Center	\$8,673,000	\$10,841,250
		\$25,705,749	\$32,132,186

DISCLAIMER: THIS ESTIMATE IS BASED ON 2022 CONSTRUCTION COSTS



DISTRICT OFFICE

11824 Air Expressway Adelanto, CA 92301

SCHOOL DESCRIPTION

In 1941, Adelanto School District was established to support the educational needs of the families from the newly opened George Air Force Base. The first schools were Harold H. George Elementary School and Harry R. Sheppard Middle School. Additional campuses were built around Adelanto starting with Adelanto Elementary School in the 1950s, as well as the former site of Adelanto Middle School (now demolished). Additional campuses were constructed in the population boom from the 1970-1990s. The current day District Office was constructed from the frame of the prior one in 2008, and the district was renamed Adelanto Elementary School District upon completion of the building.

STATISTICS

Year Established:	1941
Grade Levels:	TK-8
2022-2023 Enrollment:	7,880
TK-5th Grade Elementary Schools:	9
6th-8th Grade Middle Schools:	3
TK-8th Campuses:	2
TK-8 Alternative to Classroom Instruction:	1

DISTRICT ORGANIZATION

Academic Services
Business Services
Human Resources

Mission Statement

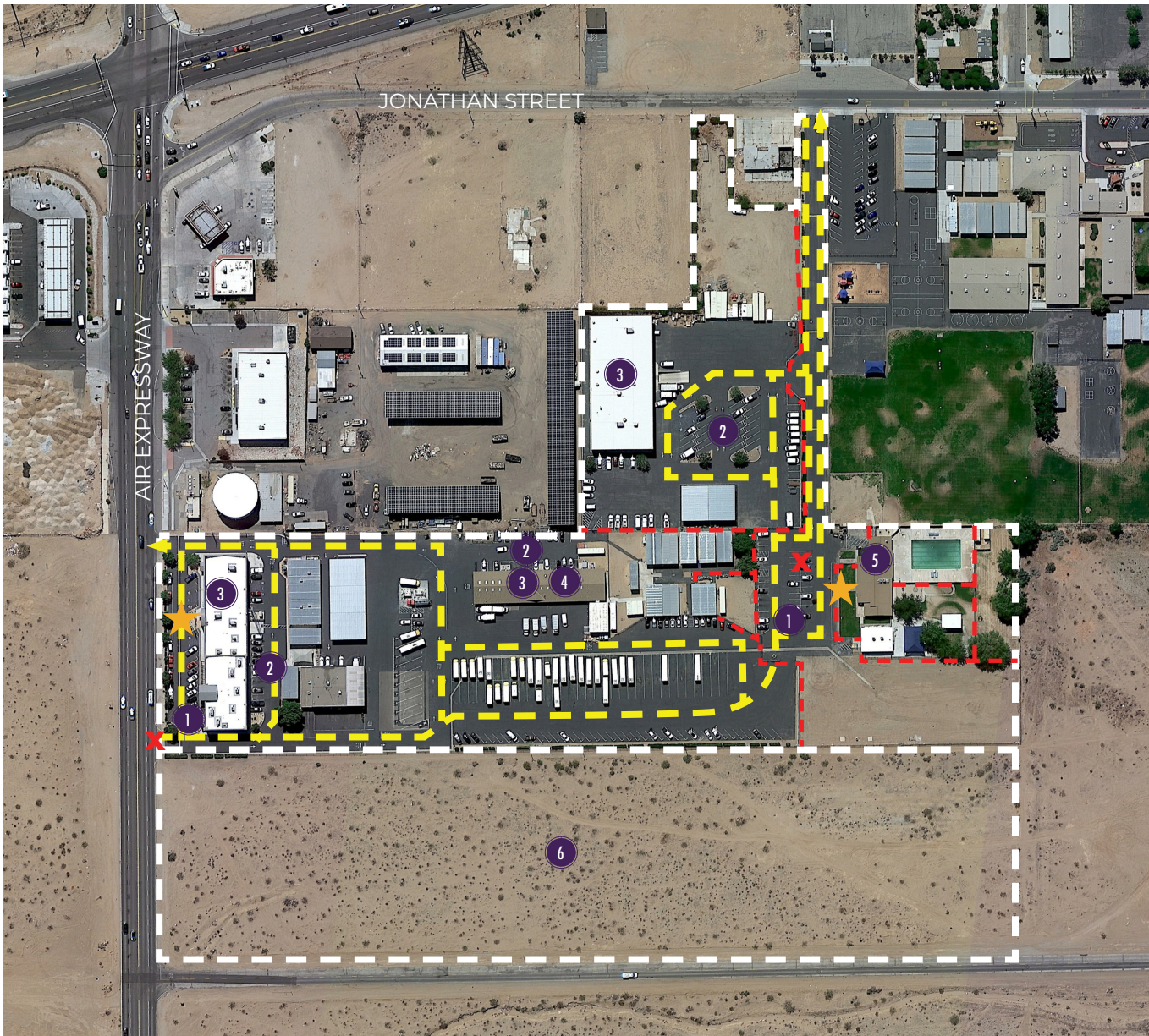
“ To prepare every student to be successful
in high school, in college, in career, and in
the 21st century global community ”

- ADELANTO ELEMENTARY SCHOOL DISTRICT

DISTRICT OFFICE | EXISTING SITE

FACILITY CONDITION ASSESSMENT

- 1 HIGH-RISK VEHICULAR TRAFFIC CONCERNS
- 2 LACK OF PARKING SPACES
- 3 DISTRICT OFFICE BUILDING, CENTRAL KITCHEN AND WAREHOUSE NEED MORE SPACE
- 4 CENTRAL KITCHEN IS IN POOR LOCATION
- 5 POOL BUILDING IN POOR CONDITION
- 6 EMPTY NON-DISTRICT LOT



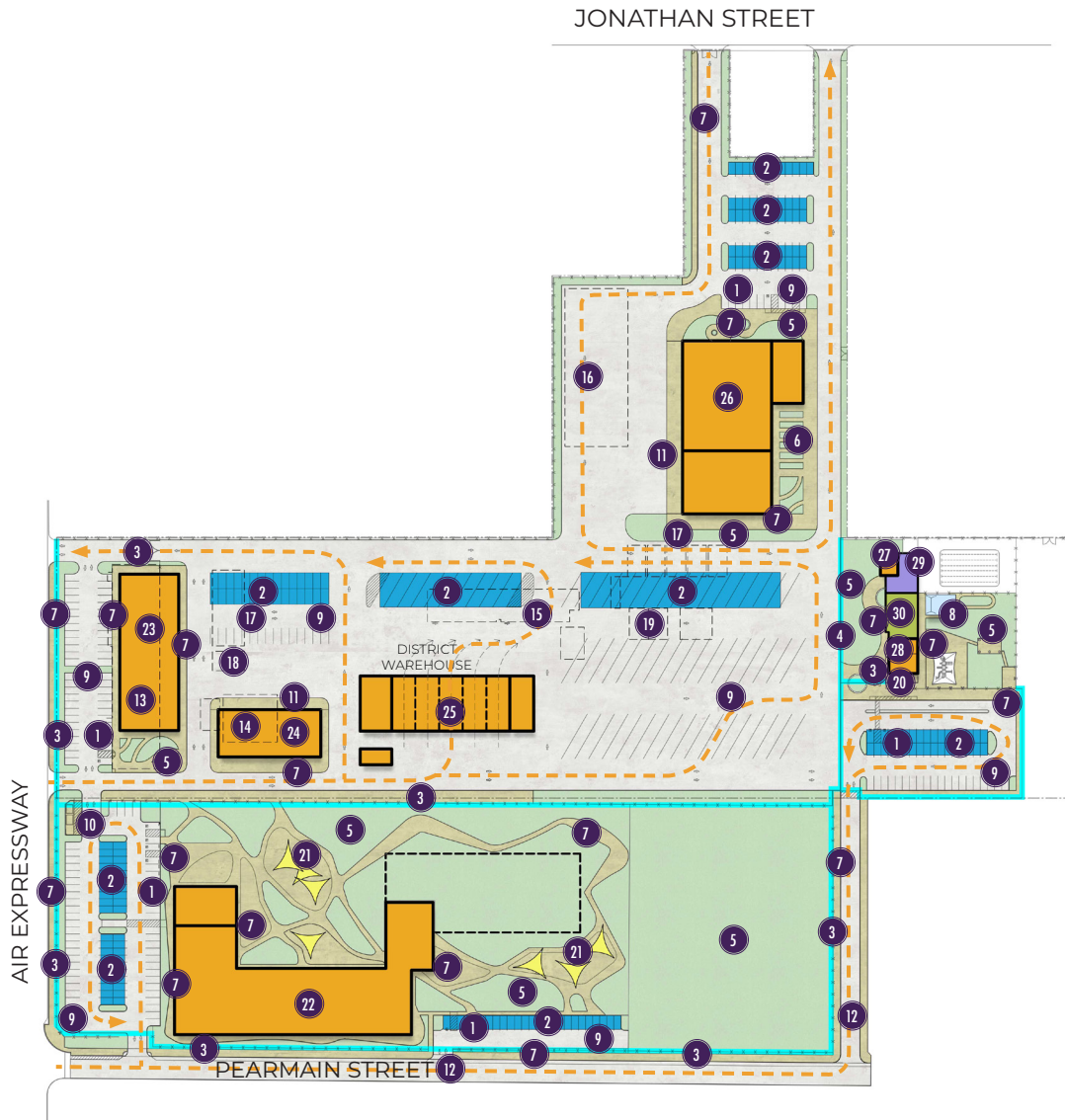
LEGEND

- | | |
|--|---|
| CLASSROOMS | PROPERTY LINE |
| ADMINISTRATION | FENCING |
| SUPPORT SPACES | CIRCULATION |
| PORTABLE CLASSROOMS | ★ CAMPUS ENTRANCE |
| | ✗ HIGH-RISK TRAFFIC |

DISCLAIMER: SITE ASSESSMENTS WERE ORIGINALLY PERFORMED IN 2021 THEREFORE, SOME OF THE WORK LISTED MAY HAVE ALREADY BEEN COMPLETED



DISTRICT OFFICE | SITE PLAN



SITE WORK:

- 1 NEW (21) EV CHARGING STATIONS
- 2 NEW SOLAR PANEL
- 3 NEW SECURITY FENCING & GATE
- 4 NEW MASONRY WALL
- 5 NEW LANDSCAPE
- 6 NEW GARDEN
- 7 NEW CONCRETE PAVEMENT
- 8 NEW PLAY SURFACE & EQUIPMENT
- 9 NEW PARKING LOT
- 10 NEW TRASH ENCLOSURE
- 11 NEW LOADING DOCK
- 12 NEW STREET IMPROVEMENT
- 13 DEMOLISH DISTRICT OFFICE BUILDING
- 14 DEMOLISH MECHANIC SHOP/GARAGE BUILDING
- 15 DEMOLISH CENTRAL KITCHEN & OUTDOOR FREEZER
- 16 DEMOLISH DISTRICT MAINTAINANCE AND OPERATIONS WAREHOUSE BUILDING
- 17 DEMOLISH (2) SHADE SHELTER
- 18 REMOVE (2) RELOCATABLE IT OFFICE & PUPIL SERVICES
- 19 REMOVE RELOCATABLES (2) ACRC OFFICE, (1) TRANSPORTATION OFFICE, (1) TRANSPORTATION BREAKROOM, (1) STUDENT SERVICES, (1) CNS OFFICE & (1) RESTROOM
- 20 REMOVE (1) RELOCATABLE PRESCHOOL CLASSROOM

NEW CONSTRUCTION:

- 21 NEW SHADE SHELTER
- 22 NEW DISTRICT OFFICE BUILDING
- 23 NEW MAINTENANCE SHOP BUILDING
- 24 NEW DISTRICT WAREHOUSE BUILDING
- 25 NEW TRANSPORTATION BUILDING & FUELING STATION
- 26 NEW CENTRAL KITCHEN BUILDING
- 27 NEW POOL BUILDING EXPANSION
- 28 NEW PRESCHOOL BUILDING EXPANSION











MAJOR MODERNIZATION:

- 29 RECONFIGURE POOL BUILDING

MINOR MODERNIZATION:

- 30 REFRESH EXTERIOR & INTERIOR FINISHES

LEGEND

 MAJOR MODERNIZATION	 AC PAVING
 MINOR MODERNIZATION	 CONCRETE
 NEW CONSTRUCTION	 LANDSCAPING
 SOLAR PANELS	 REMOVAL
 CIRCULATION	 NEW FENCING



COST ESTIMATE

#	Scope	Item	Construction Cost	Project Total
SITE WORK				
1	New EV Charging Station	EV Charging Stations	\$273,000	\$341,250
2	New Solar Panels	Solar Panels	\$4,500,000	\$5,625,000
3	New Security Fencing and Gate	Fences and Gates - Chainlink	\$421,260	\$526,575
4	New Masonry Wall	CMU	\$14,080	\$17,600
5	New Landscape	Landscaping	\$4,345,680	\$5,432,100
6	New Garden	Landscaping	\$28,200	\$35,250
7	New Concrete Pavement	Site Concrete	\$1,034,380	\$1,292,975
8	New Play Surface and Structure	Playstructure	\$50,000	\$62,500
8	New Play Surface and Structure	Rubberized Surfaceing	\$19,980	\$24,975
9	New Parking Lot	New AC Paving	\$6,180,135	\$7,725,169
10	New Trash Enclosure	CMU	\$4,920	\$6,150
11	New Loading Dock	Site Concrete	\$56,200	\$70,250
12	New Street Improvement	AC Paving Striping and Signage	\$160,986	\$201,232
13	Demolish District Office Building	Demolition	\$207,740	\$259,675
14	Demolish M&O / Transportation + 1 Relocatable	Demolition	\$66,651	\$83,314
15	Demolish Central Kitchen & Outdoor Freezer	Demolition	\$117,117	\$146,396
16	Demolish Warehouse Building	Demolition	\$208,429	\$260,536
17	Demo Shade Shelter	Demolition	\$50,856	\$63,570
18	Remove 2 Relocatables (IT & Pupil Services)	Demolition	\$24,960	\$31,200
19	Remove 8 Relocatables Office and Restroom	Demolition	\$852,410	\$1,065,513
20	Remove 1 Relocatable Preschool	Demolition	\$19,565	\$24,456
NEW CONSTRUCTION				
21	New Shade Structure	Shade Structure	\$369,630	\$462,038
22	New District Office Building	New Construction	\$23,139,000	\$28,923,750
23	New Maintenance Shop Building	New Construction	\$8,901,000	\$11,126,250
24	New District Warehouse Building	New Construction	\$4,680,000	\$5,850,000
25	New Transportation Building & Fueling Station	New Construction	\$9,721,200	\$12,151,500
26	New Central Kitchen Building	New Construction	\$16,795,800	\$20,994,750
27	New Pool Building Expansion	New Construction	\$370,800	\$463,500
28	New Preschool Building Expansion	New Construction	\$978,000	\$1,222,500
MAJOR MODERNIZATION				
29	Reconfigure Pool Building	Major Modernization	\$746,580	\$933,225
MINOR MODERNIZATION				
30	Refresh Exterior and Interior Finishes	Minor Modernization	\$722,300	\$902,875
			\$85,060,859	\$106,326,073

DISCLAIMER: THIS ESTIMATE IS BASED ON 2022 CONSTRUCTION COSTS



FINANCIAL SUMMARY

ADELANTO ELEMENTARY SCHOOL DISTRICT LONG RANGE FACILITIES MASTER PLAN

FINANCIAL SUMMARY

COST ESTIMATING

Project costs are determined using a database of costs based on a combination of cost estimating resources including RS Means and Sierra West cost estimating manuals; third party cost estimators; recent, comparable bid estimates; as well as estimates provided by local contractors and material suppliers as a benchmark for validation and adjustment.

Unit costs for modernization projects were determined on a cost per square foot basis. This cost per square foot was applied for modernization, reconfiguration, new construction, and modernization of specialty spaces such as restrooms and kitchens. Additional unit costs were used for specific building systems.

This method of estimation is intended to provide a guide for project budgeting parameters. It is not a detailed estimation of projects costs, as projects have only been identified in broad scope.

The proposed project costs consist of hard construction costs (material and labor), project contingency (10% of construction cost), soft costs (25% of construction cost plus contingency) and an escalation of 8% per annum based on the year of proposed start of construction.

Developing the Project Cost	
Construction Cost	\$100
Contingency	\$110
Construction Cost Plus Soft Costs (25%)	\$137.50
With 1 Year Escalation (6%)	\$148.50

Construction Costs Include Items Such As:
Demolition
Foundations and Footings
Building Structures, Insulation, and Sheathing
Mechanical, Electrical, and Plumbing Systems
Doors and Windows
Building Exterior Finishes and Paint
Interior Flooring, Walls, and Ceiling Finishes
Furniture, Fixtures, and Equipment
Site Improvements
Safety and Security
ADA Upgrades

Soft Costs Include Items Such As:
Consultant Fees
Agency Review & Inspection Fees
Project Expenses

COST SUMMARY AND SOURCES OF FUNDING

A long-range facility master plan is a compilation of information, policies, and statistical data about a school district organized to provide a continuous basis for planning educational facilities in order to meet the changing needs of a community. It provides alternatives in allocating resources to achieve the District's facility-related goals and objectives.

The information obtained during the assessment process is utilized to maximize the long-term useful life of the facilities and results are leveraged to evaluate existing adequacy and long-term needs in order to support informed decision-making and project planning. Recommendations are presented with associated costs and proposed priorities which are then evaluated by the District for final implementation.

Cost Estimating and Development of the Financial Plan

The financial plan sets the framework to turn comparative analysis into a strategic plan and position the Adelanto Elementary School District for the future. It enables the District to drive success through better financial analysis; improving the District's ability to evaluate the effectiveness of its strategy, and analyze performance over time and across resources. The plan assesses implications of changes in enrollment, programmatic needs and capital improvement needs to create equity for all schools and, in turn, create more value for the District, its students, stakeholders and community.

Facilities Funding Overview

The projected costs in the Long-Range Facilities Master Plan are intended to address facility needs in a manner that recognizes the fiscal and legislative conditions under which the District must operate. As with many California School Districts, the needs of the Adelanto Elementary School District outweigh available funding for these projects. Determining the funding method to finance land acquisition, school construction and modernization is a critical part of any facilities planning

process. What might work well for one school district may not be a politically or economically viable option for another district. School districts have several options; however, a single method may not satisfy all the identified need. Resolving school district facility needs is a matter of selecting a combination of approaches which will work best in circumstances particular to that district. Successful implementation of project funding requires an accurate analysis of the district's current facilities, future facility needs, and a knowledge of resources available.

School facility funding relies on three mechanisms, often referred to as the “three-legged stool.” These avenues of funding including state/federal dollars through the establishment of state school facilities bonds or specialty state/federal grants; developer fees levied at the time of new housing development to mitigate the impact of residential or commercial development; and local revenues which include local, general obligation bonds or special tax districts.

California School Facility Program

California's School Facility Program (SFP), established in 1998, provides funding for school district facilities using statewide general obligation bonds. SFP funding is provided in the form of per-pupil grants and is administered by the State Allocation Board (SAB) and the Office of Public School Construction (OPSC).

The SAB is the policy level body for the SFP program. It is responsible for determining the allocation of State resources including proceeds from General Obligation Bond issues and other designated State funds used for the new construction and modernization of public school facilities.

The OPSC, as staff to the SAB, implements and administers the SFP and other programs of the SAB. The OPSC is charged with the responsibility of verifying that all applicant school districts meet specific criteria based on the type of funding being requested. The OPSC prepares recommendations for the SAB's review and approval.

The SFP provides state funding assistance for two major types of facilities construction: new construction and modernization. The process for accessing the state assistance program is divided into two steps: and application for eligibility and an application for funding.

Applications for eligibility are approved by the SAB and confirms that a school district meets the criteria under the law to receive assistance for new construction or modernization. Eligibility applications do not result in State funding. To receive the funding for eligible projects, a district must file a funding application with OPSC for approval by the SAB.

Modernization projects are site-specific, based on the age of classroom buildings. Per-pupil grants are generated by applying annually adjusted grant amount multipliers to the number of classrooms on a site which have reached a minimum life-cycle threshold (20 years for portable classrooms, 25 years for permanent classrooms).

For new construction, a district must demonstrate that existing capacity is insufficient to house the pupils, current and anticipated, in the district using a five-year project of enrollment. Once the new construction eligibility is determined, a baseline is created that remains in place as the basis of all future applications. The baseline is adjusted for changes in enrollment and facilities added by the district. After a district has established eligibility for a project, the district may request funding for the design and construction of the facility. The program requires a 50% local matching share of the total project cost.

Once funding is approved, the district has acquired a project site, construction documents have been approved by the Division of the State Architect (DSA), and the California Department of Education (CDE) issues a final approval letter; the district may submit a request for final funding. This

request must be submitted before the occupancy of any classroom in the construction contract for the project.

Evolution of the School Facility Program

Senate Bill 50 (Greene) was chaptered into law on August 27, 1998, establishing the SFP. The following November, Proposition 1A was approved by voters and legislation required that regulations be approved and in place for acceptance and process of applications. The SFP continues to evolve through legislative and regulatory changes. Significant changes to the program were implemented with subsequent bills and voter approved propositions, including the funding for charter schools, overcrowding relief, energy efficiency, joint-use projects, career technical education, seismic mitigation, high-performance enhancements, and portable building replacement.

Funding for projects approved through the SFP comes exclusively from statewide general obligation bonds approved by the voters of California, the most recent being Proposition 51, approved in November 2016. The following is a summary of voter-approved funding for all general obligation bonds by source of authority and program:

CALIFORNIA SCHOOL FACILITIES PROGRAM HISTORY

Source of Authority	Bond Allocation
Proposition 1A - Nov 1998	
NEW CONSTRUCTION	\$2,900,000,000
MODERNIZATION	\$2,100,000,000
HARDSHIP ASSISTANCE	\$1,000,000,000
CLASS SIZE REDUCTION	\$700,000,000
TOTAL	\$6.7 BILLION
Proposition 47 – Nov 2002	
NEW CONSTRUCTION	\$6,250,000,000
MODERNIZATION	\$3,300,000,000
CRITICALLY OVERCROWDED SCHOOLS	\$1,700,000,000
CHARTER SCHOOL FACILITIES	\$100,000
JOINT-USE PROGRAM	\$50,000,000
TOTAL	\$11.4 BILLION
Proposition 55 – Mar 2004	
New Construction	\$4,960,000,000
Modernization	\$2,250,000,000
Critically Overcrowded Schools	\$2,440,000,000
Charter School Facilities	\$300,000,000
Joint-Use Program	\$50,000,000
Total	\$10.0 BILLION
Proposition 1D – Nov 2006	
New Construction (Includes Seismic Mitigation)	\$1,900,000,000
Modernization	\$3,300,000,000
Overcrowding Relief Grant	\$1,000,000,000
Career Technical Education Facilities	\$500,000,000
Charter School Facilities	\$500,000,000
Higher Performance Incentive Grant	\$100,000,000
Joint-Use Program	\$29,000,000
Total	\$7.329 BILLION
Proposition 51 – Nov 2016	
NEW CONSTRUCTION	\$3,000,000,000

Source of Authority	Bond Allocation
MODERNIZATION	\$3,000,000,000
CAREER TECHNICAL EDUCATION FACILITIES	\$500,000,000
CHARTER SCHOOL FACILITIES	\$500,000,000
TOTAL	\$7.0 BILLION

CALIFORNIA SCHOOL FACILITIES PROGRAM ELIGIBILITY

Modernization Eligibility		
Site	Year Eligible	Current Eligibility
Adelanto Elementary	Currently Eligible	\$2,662,218
Donald F. Bradach Elementary	Currently Eligible	\$4,732,832
Eagle Ranch Elementary	Currently Eligible	\$5,324,436
Gus Franklin Jr. STEM Academy	2033	\$0
Morgan Kincaid Elementary	Currently Eligible	\$1,479,010
Theodore Vick Elementary	2029	\$0
Victoria Magathan Elementary	2026	\$0
West Creek Elementary	2031	\$0
Westside Park Elementary	Currently Eligible	\$4,437,030
El Mirage School	2026	\$0
George VAPA Magnet School	2033	\$0
Columbia Middle School	2026	\$0
Melva Davis Academy	2028	\$0
Mesa Linda Middle School	Currently Eligible	\$3,709,910
Total		\$22,345,436

ADDITIONAL SOURCES OF FUNDING

Resource	Requirements
General Obligation Bond (GO Bond)	
Districts may pursue local GO Bonds for capital facilities projects, including land acquisition	55% of 2/3 voter approval (depending on the type) District must show bond sales and total interest paid by voters along with a list of projects that will be funded with the proceeds.
General Fund – Routine Restricted Maintenance Account (RRMA)	
Used to fund standard and preventative maintenance repairs and rehabilitation of buildings, systems, and grounds	EC Section 17979.75 requires school districts that participate in the School Facility Program (SFP) to establish a restricted account within the district’s general fund for the exclusive purpose of providing moneys for ongoing and major maintenance of school buildings. Districts are required to deposit a specified amount in each fiscal year, for 20 years, when SFP funds are received.
Building Fund or Capital Outlay Fund	
Local funding from various district activities such as the sale of land, leases, and rentals. Fees paid to Districts by property owners / developers to mitigate the impact created by the new developments within the district boundaries and on the school district’s facilities. School districts have been authorized since January 1987 to impose impact fees on new residential and commercial / industrial construction. <ul style="list-style-type: none"> Districts are prohibited from using these fees for routine or deferred maintenance. <ul style="list-style-type: none"> Must be used for construction and reconstruction of school facilities. Any consideration related to a school district’s ability to accommodate enrollment. Must accommodate student population growth resulting from the new development. Must show a reasonable relationship between the impact of the new development use of the fee. 	Proceeds from surplus property sales must be used on capital facilities projects. Developer Fees The law requires that districts show a reasonable relationship between the impact of the development and the use of the fees.
General Fund – Deferred Maintenance (DM) – Fund 14	
Account within the general fund for the exclusive purpose of providing funds for ongoing and major maintenance of school buildings.	Annual set aside determined by the District
Certificates of Participation (COPs)	
Pooled financing, combining borrowing by multiple borrowers into a single issuer loan. Certificates of Participation (COPs) are evidence of interests in the debt obligations. Pool Bonds are issued by a joint powers agency.	Must demonstrate general fund or other revenue stream to repay the loan.
Community Facilities District (CFD)	
Allows for financing of new capital facilities through the establishment of a Community Facilities District	Must finance the construction, expansion, or acquisition of any real or other tangible property with an estimated useful life of five (5) years or more which is or will be constructed, owned, or operated by a public entity.

COST ESTIMATES TOTAL BY SCOPE GROUP (SCHOOLS ONLY)

Scope of Work	Site Work	New Construction	Minor Modernization	Major Modernization	Grand Total
Adelanto Elementary School	\$4,064,559.38	\$5,250,000.00	\$23,781,967.50	\$7,079,400.00	\$40,175,926.88
Columbia Middle School	\$8,837,990.63	\$7,860,750.00	\$32,462,135.50	\$5,324,312.50	\$54,485,188.63
Donald F. Bradach Elementary School	\$4,539,694.69	\$8,292,306.25	\$6,785,888.00	\$5,798,300.00	\$25,416,188.94
Eagle Ranch Elementary School	\$5,033,548.75	\$19,233,575.00	\$12,768,000.00	\$6,694,150.00	\$43,729,273.75
George Visual and Performing Arts Academy	\$4,796,828.75	\$9,515,256.25	\$23,456,680.00	\$3,981,300.00	\$41,750,065.00
Gus Franklin Jr. STEM Academy	\$3,673,094.38	\$1,133,681.25	\$23,751,745.00	\$3,531,075.00	\$32,089,595.63
Melva Davis Academy	\$5,631,680.94	\$355,556.25	\$26,362.50	\$560,625.00	\$6,574,224.69
Mesa Linda Middle School	\$4,731,550.00	\$17,135,718.75	\$37,201,696.00	\$5,391,687.50	\$64,460,652.25
Morgan Kincaid Elementary School	\$4,366,379.69	\$12,759,437.50	\$16,178,272.00	\$5,424,550.00	\$38,728,639.19
Professional Development Center	\$3,079,325.63	\$303,918.75	\$14,999,968.00	\$4,644,825.00	\$23,028,037.38
Excelsior Charter School	\$6,658,000.63	\$1,403,700.00	\$21,436,864.00		\$29,498,564.63
Theodore Vick Elementary School	\$4,501,956.25	\$520,937.50	\$24,458,624.00	\$6,350,300.00	\$35,831,817.75
Victoria Magathan Elementary School	\$5,364,725.63	\$13,434,043.75	\$10,643,648.00	\$5,257,800.00	\$34,700,217.38
West Creek Elementary School	\$4,563,542.50	\$267,300.00	\$22,775,072.00	\$10,524,225.00	\$38,130,139.50
Westside Park Elementary School	\$4,337,784.38	\$10,201,656.25	\$14,509,920.00	\$3,134,325.00	\$32,183,685.63
El Mirage School	\$3,033,528.13	\$1,703,750.00	\$67,500.00	\$5,150,275.00	\$9,955,053.13
Grand Total	\$77,214,190.31	\$109,371,587.50	\$285,304,342.50	\$78,847,150.00	\$550,737,270.31

COST ESTIMATES TOTAL BY SITE

Scope of Work	Construction Cost	Soft Cost	Project Cost
Adelanto Elementary School	\$32,140,741.50	\$8,035,185.38	\$40,175,926.88
Columbia Middle School	\$43,588,150.90	\$10,897,037.73	\$54,485,188.63
Donald F. Bradach Elementary School	\$20,332,951.15	\$5,083,237.79	\$25,416,188.94
Eagle Ranch Elementary School	\$34,983,419.00	\$8,745,854.75	\$43,729,273.75
George Visual and Performing Arts Academy	\$33,400,052.00	\$8,350,013.00	\$41,750,065.00
Gus Franklin Jr. STEM Academy	\$25,671,676.50	\$6,417,919.13	\$32,089,595.63
Melva Davis Academy	\$5,259,379.75	\$1,314,844.94	\$6,574,224.69
Mesa Linda Middle School	\$51,568,521.80	\$12,892,130.45	\$64,460,652.25
Morgan Kincaid Elementary School	\$30,982,911.35	\$7,745,727.84	\$38,728,639.19
Professional Development Center	\$18,422,429.90	\$4,605,607.48	\$23,028,037.38
Excelsior Charter School	\$23,598,851.70	\$5,899,712.93	\$29,498,564.63
Theodore Vick Elementary School	\$28,665,454.20	\$7,166,363.55	\$35,831,817.75
Victoria Magathan Elementary School	\$27,760,173.90	\$6,940,043.48	\$34,700,217.38
West Creek Elementary School	\$30,504,111.60	\$7,626,027.90	\$38,130,139.50
Westside Park Elementary School	\$25,746,948.50	\$6,436,737.13	\$32,183,685.63
El Mirage School	\$7,964,042.50	\$1,991,010.63	\$9,955,053.13
Total	\$440,589,816.25	\$110,147,454.06	\$550,737,270.31
PAC	\$25,705,749	\$6,426,437	\$132,132,186
District Office	\$85,060,859	\$21,265,215	\$106,326,073
GRAND TOTAL	\$551,356,424	\$137,839,106	\$689,195,530

DISCLAIMER: THIS ESTIMATE IS BASED ON 2022 CONSTRUCTION COSTS



PROJECTS IN PROCESS

**ADELANTO ELEMENTARY SCHOOL DISTRICT
LONG RANGE FACILITIES MASTER PLAN**

Projects in Process			
Site	DSA Number	Project Description	Budget
District Swimming Pool	TBD	Upgrades and repairs to swimming pool.	
Adelanto Elementary	04-121179	Alterations to 1-Parking Lot; Construction of 3-Shade Structures.	\$251,000.00
Donald F. Bradach Elementary	04-121180	Alterations to 1-Parking Lot; Construction of 3-Shade Structures.	\$133,000.00
Eagle Ranch Elementary	04-121181	Alterations to 1-Parking Lot; Construction of 2-Shade Structures.	\$146,000.00
Gus Franklin Jr. STEM Academy	04-121184	Alterations to 1-Parking Lot; Construction of 1-Shade Structure.	\$98,000.00
Morgan Kincaid Elementary	04-121186	Alterations to 1-Parking Lot; Construction of 2-Shade Structures.	\$152,000.00
Theodore Vick Elementary	04-121187	Alterations to 1-Parking Lot; Construction of 2-Shade Structures.	\$126,000.00
Victoria Magathan Elementary	04-121188	Alterations to 1-Parking Lot; Construction of 2-Shade Structures.	\$106,000.00
West Creek Elementary	04-121189	Alterations to 1-Parking Lot; Construction of 2-Shade Structures.	\$134,000.00
Westside Park Elementary	04-121190	Alterations to 1-Parking Lot; Construction of 1-Shade Structure.	\$51,000.00
El Mirage School	04-121182	Alterations to 1-Parking Lot; Construction of 2-Shade Structures.	\$153,000.00
George VAPA Magnet School	04-121183	Alterations to 1-Parking Lot; Construction of 1-Shade Structure.	\$98,000.00
Melva Davis Academy	04-121185	Alterations to 1-Parking Lot; Construction of 1-Shade Structure.	\$51,000.00

DISCLAIMER: THIS LIST WAS ORIGINALLY DEVELOPED IN 2021 THEREFORE, SOME OF THE WORK LISTED MAY HAVE ALREADY BEEN COMPLETED