

Prioritized Master Plan Analy High School

General

The following summarizes the various elements of work proposed in the Master Plan for this campus. These elements are prioritized in accordance with their level of need. The priorities are:

- **Mandatory Improvements:** This describes work required to bring the facility into conformance with the code requirements of regulatory agencies and to resolve health and other safety issues.
- **Necessary Improvements:** This describes work required to maintain the facility and to preserve the school plant. This section also describes classroom and technology upgrades necessary for a twenty-first century school.
- **Discretionary Improvements:** This describes work that will improve the usability of the facility. It also includes work to implement program changes and enhancements to the overall educational environment.

Refer to the attached cost estimate and the facility assessment and recommendations reports (Facilities Master Plan – Volume 2) for more detailed descriptions of findings. These reports are:

- Architectural Assessment and Recommendations
- Roofing Assessment and Recommendations (Roof Asset Management Program)
- Civil/Site Assessment and Recommendations
- Landscape Assessment and Recommendations
- Mechanical Assessment and Recommendations
- Electrical and Data Systems Assessment and Recommendations
- Energy Assessment and Recommendations

Also refer to the attached Architectural Planning Diagrams:

- Aerial view of existing campus
- Site/floor plan of existing campus
- Master plan site/floor plan diagram

Note that these plans are diagrammatic in nature and are provided to give a general description of program needs and wishes. They do not represent actual building designs or design solutions. These will be developed cooperatively as a separate contract for the architectural modernization programming and design of the District's approved projects.

Mandatory Improvements

FIRE/LIFE SAFETY

- Deficiencies
 - Insufficient exiting
 - Number and location of on-site fire hydrants appear deficient
 - Some below surface and missing electrical connection and irrigation/plumbing boxes throughout site
 - Insufficient classroom ventilation
 - Auditorium air handler is in disrepair and unreliable
 - Administration wing has unheated or inadequately heated/ventilated spaces
 - Boiler 2 is not functioning correctly
 - Cafeteria Building G has a non-conforming HVAC system
 - Science classrooms lacks emergency gas shut off
 - Missing earthquake shut off valve at gas service
 - Missing grade mounted gas system isolation valves
 - Plumbing fixtures do not meet water conservation requirements
 - Rusting exterior electrical transformer enclosures
 - Non-compliant emergency lighting
 - Non-conforming fire alarm system
- Recommendations
 - Provide additional exit doors
 - Coordinate fire hydrant location and quantity with local fire jurisdiction and add as required.
 - Replace/repair/raise below grade level site boxes and repair/replace surface and missing electrical and irrigation/plumbing connections
 - Provide mechanical or increase passive ventilation to meet classroom ventilation requirements

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- Replace auditorium air handler with efficient model meeting current requirements
- Provide adequate heating/ventilation in Administration
- Replace boiler 2
- Replace Building G HVAC system
- Provide earthquake shut off valve at gas service
- Provide grade mounted gas system isolation valves at each building
- Replace plumbing valves and faucets with required water conservation models
- Combine electrical and communication/data cables in conduit
- Replace or repair rusting exterior electrical transformer enclosures
- Upgrade emergency lighting (interior and exterior) for all paths of egress
- Upgrade/replace fire alarm system with automatic smoke detection

ADA ACCESSIBILITY

- Deficiencies
 - Non-compliant circulation accessibility in some building spaces
 - Non-compliant hand and guard rails in many places
 - Some toilets have non-compliant accessibility
 - Many areas of site have non-compliant paths of travel including the stadium and sports fields
 - Some parking areas are non-complaint
 - Inaccessible stadium bleachers and press box
 - The majority of drinking fountains do not meet accessibility requirements
- Recommendations
 - Provide modifications for circulation accessibility
 - Provide compliant hand and guard rails
 - Modify toilets for accessibility
 - Critical in the original building (Building A)
 - Requires complete modernization
 - Provide compliant site path of travel
 - Provide compliant parking
 - Provide modifications to stadium bleachers and press box for accessibility
 - Replace inaccessible drinking fountains with new high/low

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STRUCTURAL

- Deficiencies
 - Review and analysis of the buildings' seismic and other structural sufficiency as well as hazardous materials testing is beyond the scope of this report and has not been included.
- Recommendations
 - Any deficiencies such as dry rot damage or other damage discovered during modernization shall be repaired in accordance with applicable current codes.
 - New construction shall conform to all applicable current codes.

Necessary Improvements

EXISTING SITE

- Deficiencies
 - Drive and parking paving and striping is deteriorated in many locations
 - In many cases landscape plantings are in poor condition and are water inefficient
 - Natural turf football/soccer field requires excessive water use and is not playable in winter months
 - Synthetic track surface is dilapidated
 - Bleachers are in disrepair
- Recommendations
 - Replace/repair deteriorated drive and parking paving and striping
 - Replace landscape plantings with water efficient types
 - Stadium- Other District Identified Need
 - Install synthetic turf at football/soccer field
 - Replace track
 - Provide additional bleachers and upgrade existing
 - Upgrade press box

EXISTING BUILDINGS

- Deficiencies
 - Worn/damaged exterior finishes
 - Worn/damaged interior finishes

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- Leaking skylights
- Unbalanced classroom natural light
- Glare and heat buildup in south facing main building classrooms
- Clock tower in disrepair
- Varying types of exit signs
- Some failing roofs, gutters and rainwater leaders
- Some roofs require recoating
- Inadequate Administration space
- Recommendations
 - Repair worn/damaged exterior finishes
 - Investigate for structural damage and repair
 - Repair worn/damaged interior finishes
 - Investigate for structural damage and repair
 - Repair/replace leaking skylights
 -
 - When roof is replaced install tubular skylights classrooms to balance natural light and to save electricity
 - When roof is replaced install tubular skylights in corridors and other interior spaces to save electricity
 - Install passive solar measures at exterior south facing windows where there is glare and heat buildup
 - Modify, repair and refinish clock tower
 - Replace exit signs with one style to eliminate confusion (possible hazard)
 - Replace failing roofs, gutters and rainwater leaders
 - Recoat needed roofs
 - Reorganize existing Administration wing and provide additional counseling/student advisor office space adjacent to the existing Library.

EXISTING SYSTEMS

- Deficiencies
 - Individual site irrigation operation per irrigation zone
 - Boiler 1 near end of life

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- Many heating/ventilating systems are near or beyond their serviceable life
- Manual lighting controls
- Insufficient exterior lighting
- Recommendations
 - Provide "smart" central irrigation control to save operational and maintenance time
 - Replace Boiler 1
 - Replace heating/ventilating systems that are near or beyond their serviceable life and install economizers for energy efficiencies
 - Replace manual lighting controls with automatic (occupancy sensors) to save energy
 - Replace and supplement exterior lighting and provide centralized control system

Discretionary Improvements

EXISTING SITE

- Deficiencies
 - Inadequate bicycle rain shelter
 - High maintenance, non-integrated landscaping
 - Fencing at sport field damaged
 - Leaf fall on track
 - JV softball backstop needs repair and paint
 - Varsity baseball dugout roof, benches and fencing in disrepair
 - Varsity baseball backstop needs repair and paint
 - Varsity baseball scoreboard in poor condition
 - Basketball courts in fair condition
 - Time consuming individual sports fields irrigation controls
- Recommendations
 - Provide covered bike racks for 100 bicycles
 - Replace landscape with low water/low maintenance plants material and systems
 - Repair/replace damaged fencing
 - Trim/remove trees impacting track and sports fields viewing
 - Repair and paint JV softball backstop
 - Replace/repair varsity baseball dugout roof, benches and fencing
 - Repair and paint varsity baseball backstop

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- Replace varsity baseball
- Resurface and restripe basketball courts
- Provide district wide central sports fields irrigation controls

EXISTING BUILDINGS

- Deficiencies
 - Inadequate band room
- Recommendations
 - Band Room- Other District Identified Need
 - Move Band Room to under used space in Tech/ Ag Shop – portion of Building E
 - Relocate Choir Room to vacated existing band room for ADA accessibility

EXISTING SYSTEMS

- Deficiencies
 - Dirty mechanical duct work
 - Un-balanced heating and ventilation systems
- Recommendations
 - Clean mechanical ducts
 - Test and balance heating and ventilation systems
 - Commission building systems to establish a baseline for functionality and to provide additional contractor accountability

End of Prioritized Master Plan – Analy High School

Prioritized Cost Estimate Analy High School

June 2011 Project Costs (Construction, Contingencies & Fees)

| | Amount | Subtotal | Total |
|-----------------------------------------|--------------|-------------|----------------------------|
| Mandatory Improvements | | | |
| Fire/Life Safety | 657,615 | | |
| ADA Accessibility | | | |
| Basic | 3,657,805 | | |
| Toilet Renovations - Building A | 845,581 | | |
| Structural | | | |
| Dry Rot Allowance | 250,000 | | |
| Other Code Issues | 902,011 | | |
| Total Mandatory | | 6,313,012 | |
| Necessary Improvements | | | |
| Site Work | 772,077 | | |
| Buildings | | | |
| Basic | 1,932,025 | | |
| South Shading - Building A Classrooms | 452,806 | | |
| Roofing | 1,257,223 | | |
| Administration | 837,348 | | |
| Building Systems | 1,565,354 | | |
| Total Necessary | | 6,816,835 | |
| Discretionary Improvements | | | |
| Site Work | 968,345 | | |
| Buildings | 360,187 | | |
| Building Systems | 2,804,911 | | |
| Total Discretionary w/out Additions | | 4,133,443 | |
| | | | \$17,263,290 |
| | | | BASIC MODERNIZATION |
| Other District Identified Needs | | | |
| Stadium - All Weather Field & Bleachers | 2,339,284 | | |
| All Weather Track | 666,002 | | |
| Band Room | 885,673 | | |
| | | \$3,890,960 | |
| | TOTAL | | \$21,154,250 |



ANALY AERIAL VIEW OF EXISTING CAMPUS

West Sonoma County Union High School District



QUATTROCCHI KWOK
ARCHITECTS

109601
6/ 4/2011

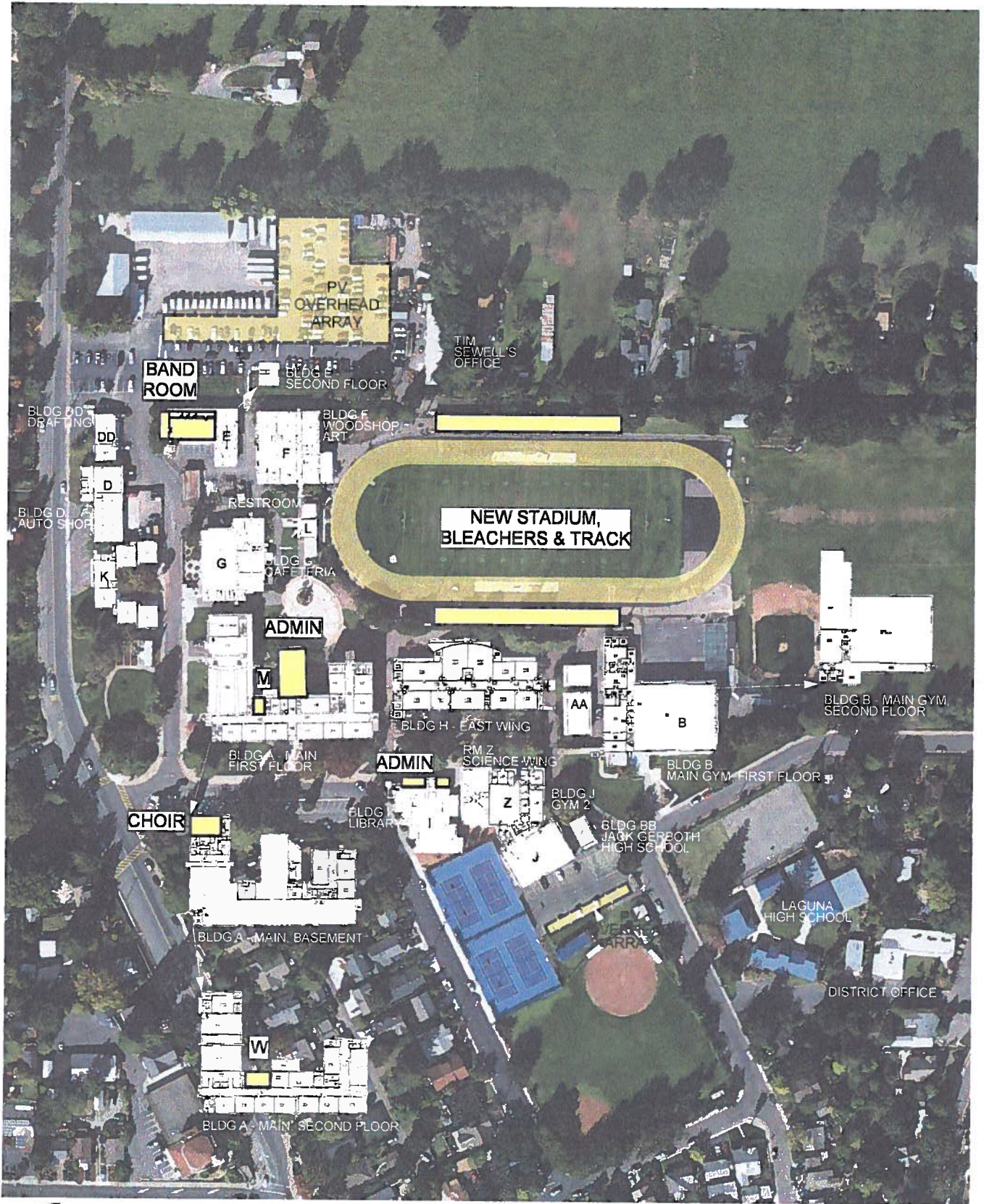


ANALY SITE/ FLOOR PLAN OF EXISTING CAMPUS

West Sonoma County Union High School District



QUATTROCCHI KWOK
 ARCHITECTS
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ANALY MASTER SITE PLAN

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