

Prioritized Master Plan Laguna 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
- Master site plan - Alternate 1
- Master site plan - Alternate 2

FACILITIES MASTER PLAN
West Sonoma County Union High School District

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 path of travel emergency lighting
 - Incomplete smoke detection system
- Recommendations
 - Upgrade path of travel emergency lighting
 - Replace incomplete smoke detection system

ADA ACCESSIBILITY

- Deficiencies
 - Exterior walk to Classroom 8 and to District Office is non-compliant
 - Classroom 8 is non-compliant
 - ADA parking stall has excessive cross slope
 - Faded, non compliant striping/markings
 - Non-compliant signage at parking
- Recommendations
 - Abandon exterior walk to Classroom 8 and to District Office
 - Change existing Classroom 8 to storage building
 - Replace Classroom 8 - **Other District Identified Need**
 - Re-grade, reconfigure, repave and restripe non-compliant ADA parking stall
 - Restripe/remark pavement markings to current requirements
 - Provide compliant parking signage

STRUCTURAL

- Deficiencies

FACILITIES MASTER PLAN
West Sonoma County Union High School District

- 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
 - Water inefficient landscape plantings
 - Inefficient landscape watering system
- Recommendations
 - Replace landscape plantings with water efficient species
 - Provide efficient/low usage landscape watering system

EXISTING BUILDINGS

- Deficiencies
 - Worn/damaged exterior finishes
 - Worn/damaged interior finishes
 - Worn toilets
 - Some gutter repair required
- Recommendations
 - Repair worn/damaged exterior finishes
 - Investigate for structural damage and repair
 - Repair worn/damaged interior finishes
 - Investigate for structural damage and repair
 - Refurbish toilets
 - Repair and reinstall gutter straps and install leaf screens

EXISTING SYSTEMS

- Deficiencies

FACILITIES MASTER PLAN
West Sonoma County Union High School District

- Manual lighting controls
- Speakers/clocks in rooms 2 and 7 are in disrepair
- Recommendations
 - Replace manual lighting controls with automatic (occupancy sensors)
 - Repair speakers/clocks in rooms 2 and 7

Discretionary Improvements

EXISTING SITE

- Deficiencies
 - Individual site irrigation operation per irrigation zone
- Recommendations
 - Provide “smart” central irrigation control to save operational and maintenance time

EXISTING BUILDINGS

- Deficiencies
 - No interior athletic/multi-use space
 - Lack of security to north of campus
- Recommendations
 - Provide Field House for shared use with community - **Other District Identified Need**
 - Regulation size high school basketball court for multi-use assemblies and meetings
 - Public restrooms off of entry foyer
 - Bleachers for 150
 - PE equipment storage/office
 - Provide fence with locked gate between Administration, Toilets/Snack Bar and Classrooms

EXISTING SYSTEMS

- Deficiencies
 - Manual HVAC temperature control systems
 - Existing data station cabling has limited bandwidth compared to modern multi-media requirements
- Recommendations
 - Provide automatic HVAC temperature control system

FACILITIES MASTER PLAN

West Sonoma County Union High School District

- Commission building systems to establish a baseline for functionality and to provide additional contractor accountability
- Upgrade station cabling and fiber backbone cabling to higher bandwidth (1Gbps minimum)

End of Prioritized Master Plan – Laguna High School

Prioritized Cost Estimate Laguna High School

June 2011 Project Costs (Construction, Contingencies & Fees)

	Amount	Subtotal	Total
Mandatory Improvements			
Fire/Life Safety	39,964		
ADA Accessibility	30,702		
Structural			
Dry Rot Allowance	50,000		
Other Code Issues	0		
Total Mandatory		120,665	
Necessary Improvements			
Site Work	180,201		
Buildings	166,404		
Building Systems	11,149		
Total Necessary		357,753	
Discretionary Improvements			
Site Work	0		
Buildings	0		
Building Systems	277,601		
Total Discretionary w/out Additions		277,601	
Temporary Facilities During Construction			
Not Required		0	
			\$756,019
BASIC MODERNIZATION			
Other District Identified Needs			
Replace Inaccessible Classroom 8	154,366		
Joint Use Field House (no lockers)	5,835,797		
		\$5,990,163	
TOTAL			\$6,746,182



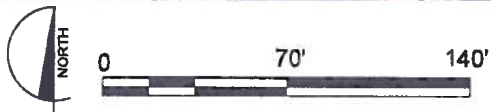
LAGUNA AERIAL VIEW OF EXISTING CAMPUS

West Sonoma County Union High School District



QUATTROCCHI KWOK
ARCHITECTS

096.01
6/14/2011



LAGUNA MASTER SITE PLAN ALTERNATE 1

West Sonoma County Union High School District



QUATTROCCHI KWOK
ARCHITECTS

1096.01
6/14/2011



LAGUNA MASTER SITE PLAN ALTERNATE 2

West Sonoma County Union High School District



QUATTROCCHI KWOK
ARCHITECTS
1096.01
6/14/2011