

Prioritized Master Plan District Office

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)
- 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 plan -Option 2, Alternate 1
- Master plan -Option 2, Alternate 2

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
 - Parking lot retaining wall is failing
 - Buildings have clearly evident structural failings, are dilapidated and well beyond their useful life
 - Buildings have detectable musty odor
- Recommendations
 - Reconstruct parking lot to meet compliance requirements
 - Replace District Office - **District Identified Option**
 - Remove existing buildings and replace with compliant structure sufficient for programmed needs
 - Increased locked storage for mandated records filing
 - Increased storage for other administrative needs
 - District office safe
 - Workroom (copier, mailboxes, computer workstation)
 - Conference room for small meetings - up to 8 participants
 - Conference room for large meetings - up to 16 participants
 - Restrooms
 - Reception area
 - Wireless computer access

ADA ACCESSIBILITY

- Deficiencies
 - Exterior walk to Laguna High School is non-compliant
 - Non-compliant paths of travel within site
 - ADA parking stall has excessive cross slope
 - Faded, non compliant striping/markings
 - Non-compliant signage at parking

FACILITIES MASTER PLAN
West Sonoma County Union High School District

- Pedestrian access from street is non-compliant
- Buildings' circulation is non-compliant
- Buildings' thresholds and landings are non-compliant
- Recommendations
 - Abandon exterior walk to Classroom 8 and to District Office
 - See Fire/Life Safety recommendations above

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
 - See Mandatory Improvements above
- Recommendations
 - See Mandatory Improvements above

EXISTING BUILDINGS

- Deficiencies
 - See Mandatory Improvements above
- Recommendations
 - See Mandatory Improvements above

EXISTING SYSTEMS

- Deficiencies
 - See Mandatory Improvements above

FACILITIES MASTER PLAN
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- Recommendations
 - See Mandatory Improvements above

Discretionary Improvements

EXISTING SITE

- Deficiencies
 - See Mandatory Improvements above
- Recommendations
 - See Mandatory Improvements above

EXISTING BUILDINGS

- Deficiencies
 - See Mandatory Improvements above
- Recommendations
 - See Mandatory Improvements above

EXISTING SYSTEMS

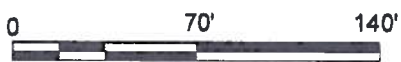
- Deficiencies
 - See Mandatory Improvements above
- Recommendations
 - See Mandatory Improvements above

End of Prioritized Master Plan – District Office

Prioritized Cost Estimate
District Office

June 2011 Project Costs (Construction, Contingencies & Fees)

	Amount	Subtotal	Total
Mandatory Improvements			
Fire/Life Safety	0		
ADA Accessibility	0		
Structural	0		
Other Code Issues	0		
Total Mandatory			
	VACATE BUILDINGS		
Necessary Improvements			
Site Work	0		
Buildings	0		
Building Systems	0		
Total Necessary		0	
Discretionary Improvements			
Site Work	0		
Buildings	0		
Building Systems	0		
Total Discretionary w/out Additions		0	
Temporary Facilities During Construction			
Not Required		0	
			\$0
			BASIC MODERNIZATION
District Identified Options			
Option 1 - Relocate to & Renovate Another Space	\$94,842		
Option 2 - Replace District office	\$2,866,057		



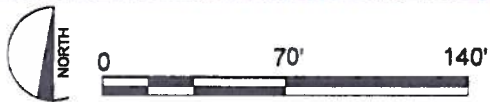
DISTRICT OFFICE AERIAL VIEW OF EXISTING CAMPUS

West Sonoma County Union High School District



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6/14/2011

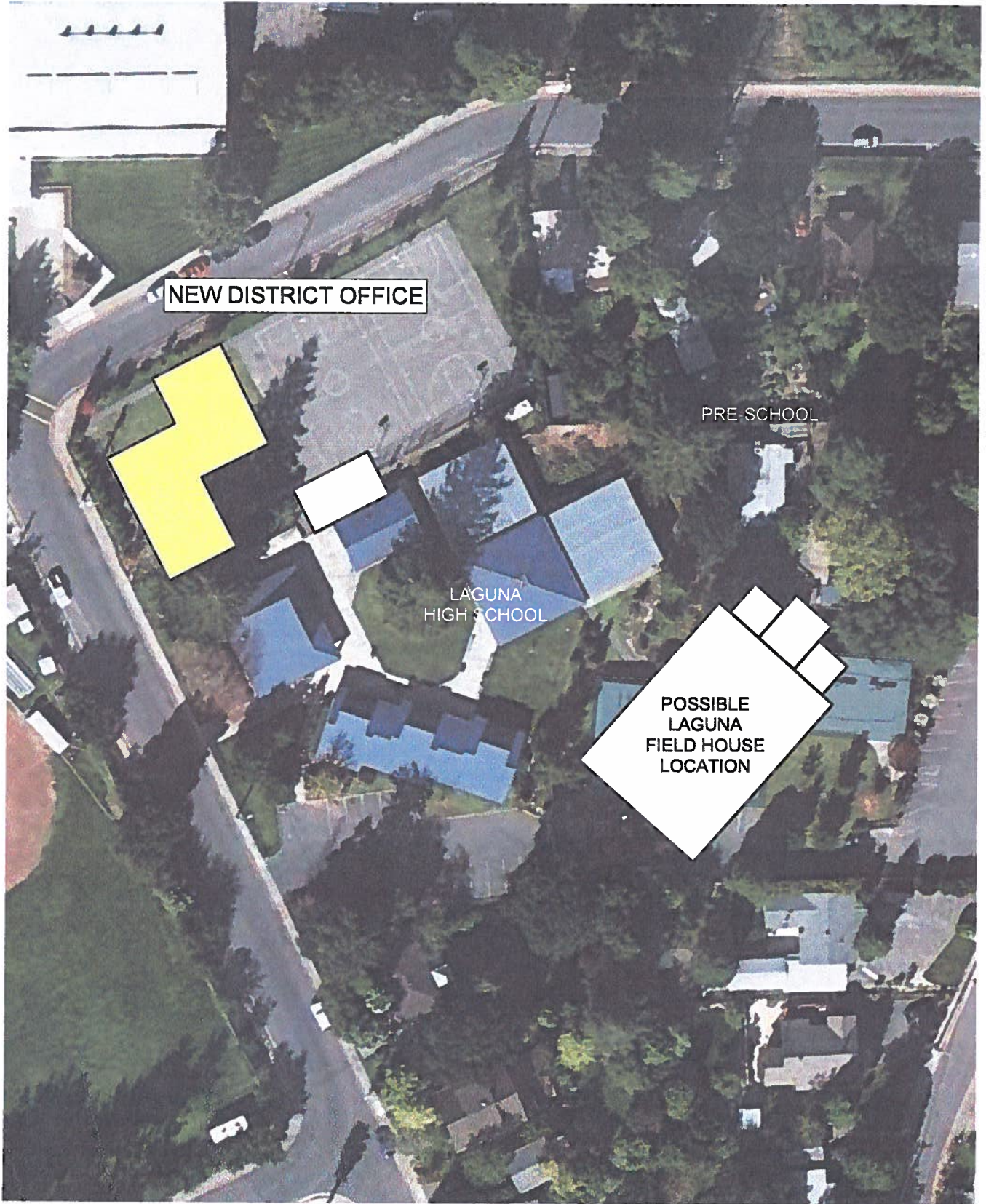


DISTRICT OFFICE MASTER SITE PLAN OPTION 2 - ALTERNATE 1

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DISTRICT OFFICE MASTER SITE PLAN OPTION 2 - ALTERNATE 2

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