

## Prioritized Master Plan Community Day School & Pre-School

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### 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

Also refer to the attached Architectural Planning Diagrams:

- Community Day School
  - Aerial view of existing campus
  - Master site plan - Basic Modernization
  - Master site plan diagram - Option 1
- Pre- School
  - Aerial view of existing campus

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
  - Existing Community Day School is housed in a worn portable classroom building
  - Existing Pre-School is housed in dilapidated portable classrooms

- Recommendations

- Community Day School

- Refurbish existing school - Basic Modernization
  - Replace Community Day School - **District Identified Option**
    - Locate in a new building in new location adjacent to but separate from Laguna High School which provides administration services
      - One Classroom
      - Restrooms - gender specific
      - Office
      - Kitchen
      - Nurse office/sick room
      - Recreation area
      - Fenced garden

- Pre-School

- Vacate Pre-School - **District Identified Option** (or)
  - Replace Pre-School - **District Identified Option**
    - One Classroom
    - Restrooms - uni-sex
    - Office
    - Kitchen
    - Recreation area
  - Or delete program

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ADA ACCESSIBILITY

- Deficiencies
  - See Fire/Life Safety comments above
  - Non-compliant access to Pre-School from parking lot
- Recommendations
  - See Fire/Life Safety comments 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

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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

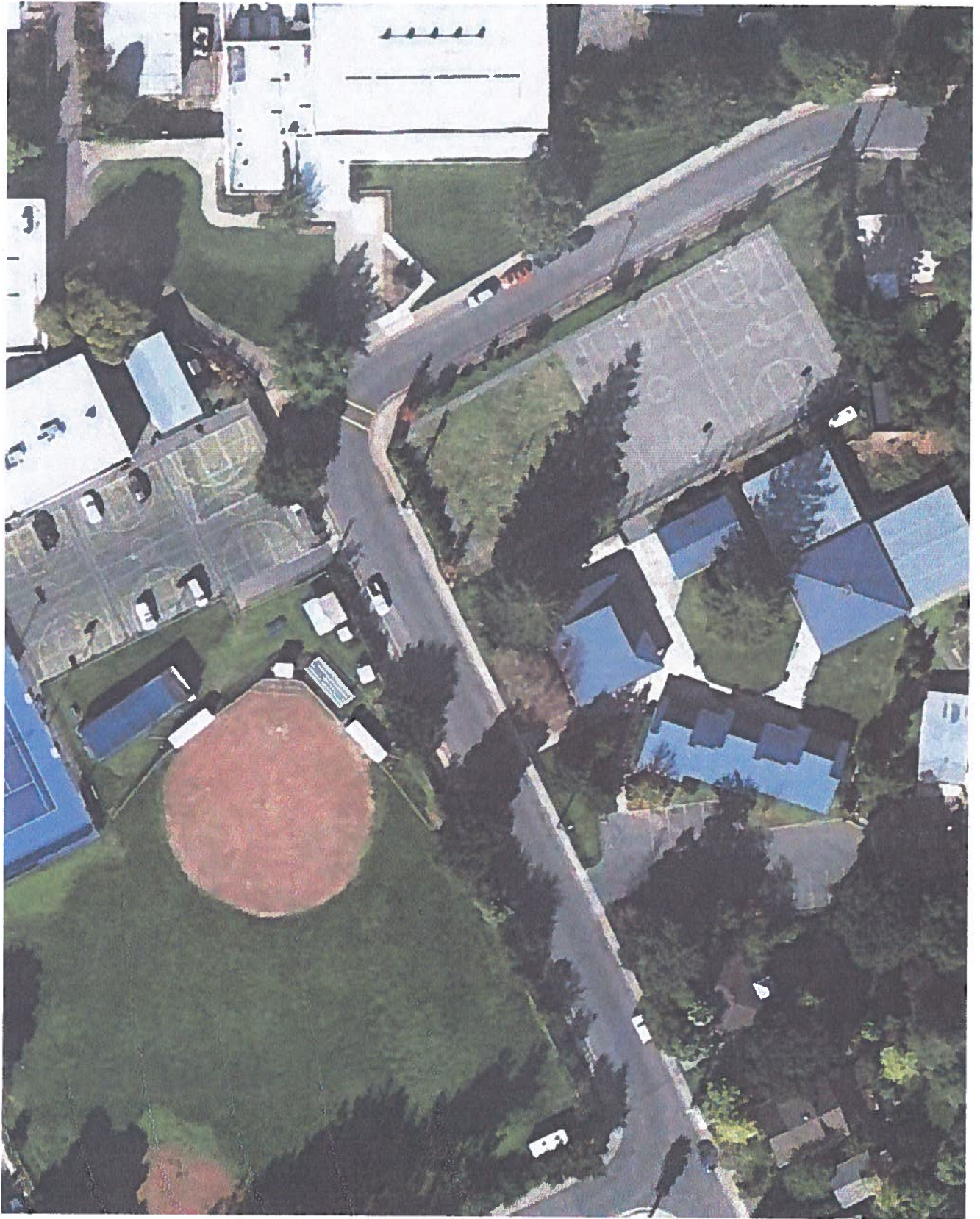
- Deficiencies
  - See Mandatory Improvements above
- Recommendations
  - See Mandatory Improvements above

**End of Prioritized Master Plan – Community Day School & Pre-School**

## Prioritized Cost Estimate Community Day School

June 2011 Project Costs (Construction, Contingencies & Fees)

	Amount	Subtotal	Total
<b>COMMUNITY DAY SCHOOL</b>			
<b>Mandatory Improvements</b>			
Fire/Life Safety	0		
ADA Accessibility	0		
Structural	0		
Other Code Issues	0		
Total Mandatory		0	
<b>Necessary Improvements</b>			
Site Work			
Add fenced outdoor area	25,728		
Buildings			
Refurbish existing	31,395		
Building Systems	0		
Total Necessary		57,122	
<b>Discretionary Improvements</b>			
Site Work			
Buildings	0		
Building Systems	0		
Total Discretionary w/out Additions		0	
<b>Temporary Facilities During Construction</b>			
Not Required		0	
			<b>\$57,122</b>
<b>BASIC MODERNIZATION</b>			
<b>District Identified Option</b>			
Option 1 - Replace near Laguna	\$453,835		



COMMUNITY DAY SCHOOL AERIAL VIEW OF EXISTING CAMPUS

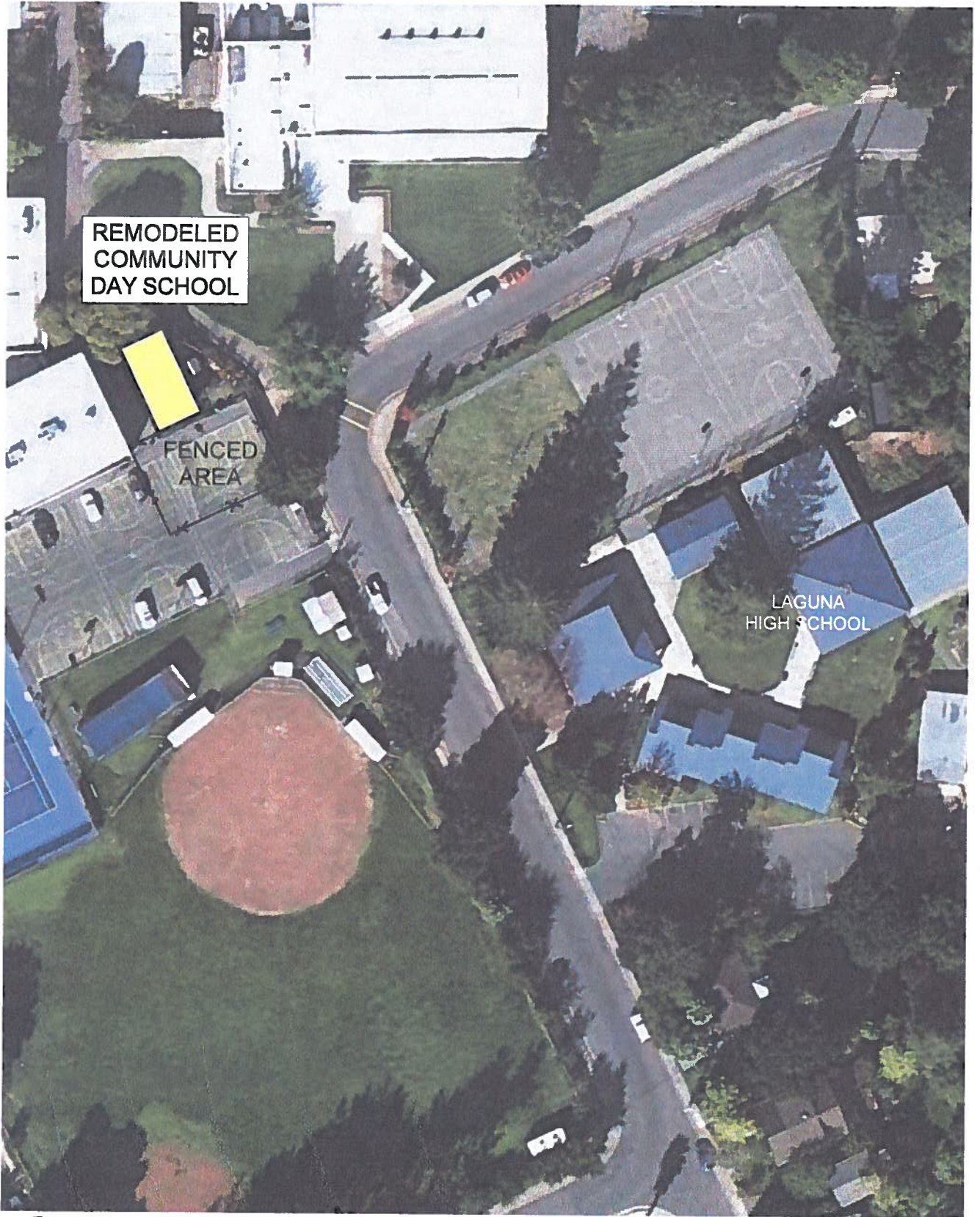
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REMODELED  
COMMUNITY  
DAY SCHOOL

FENCED  
AREA

LAGUNA  
HIGH SCHOOL



# COMMUNITY DAY SCHOOL BASIC MODERNIZATION

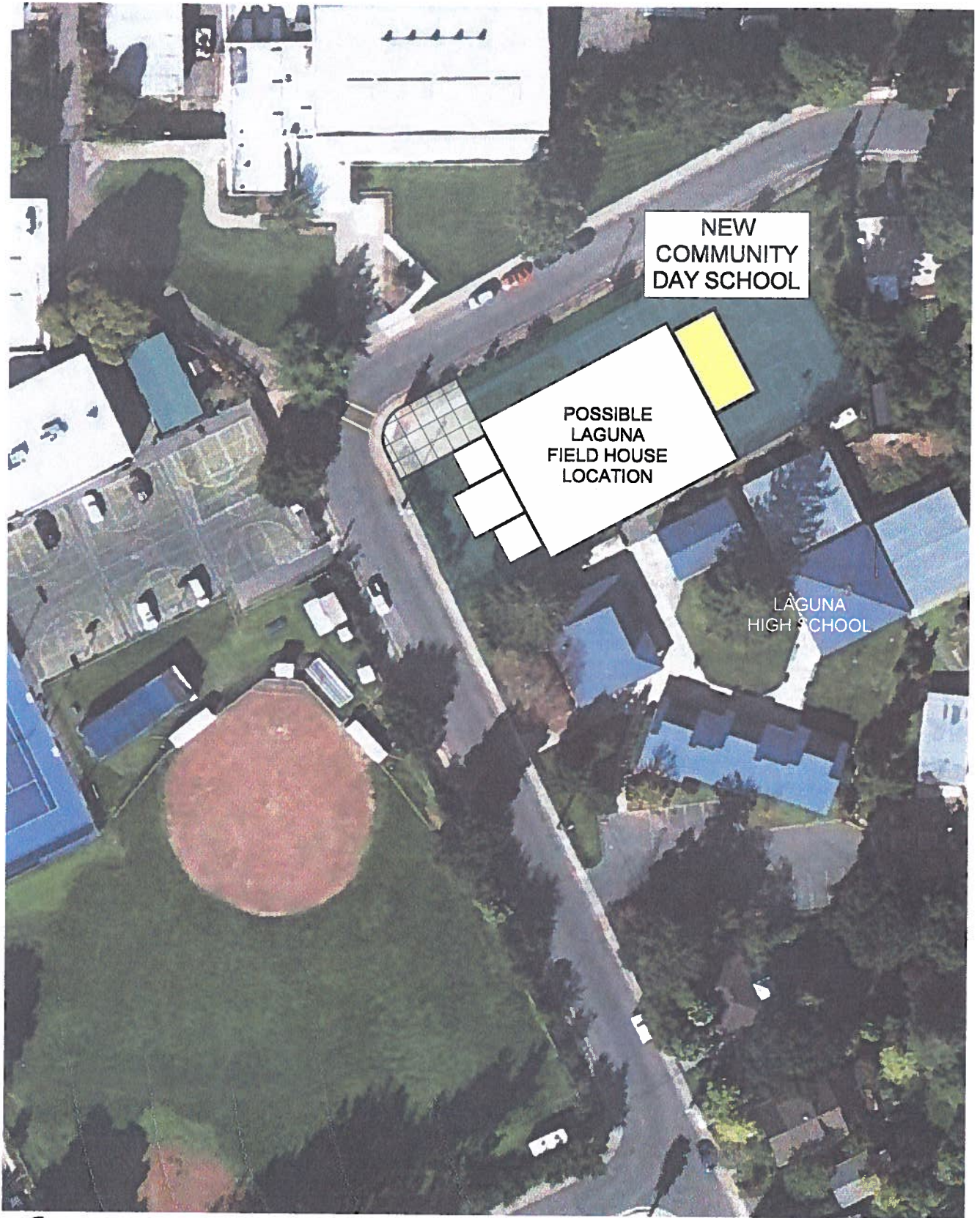
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# COMMUNITY DAY SCHOOL OPTION 1

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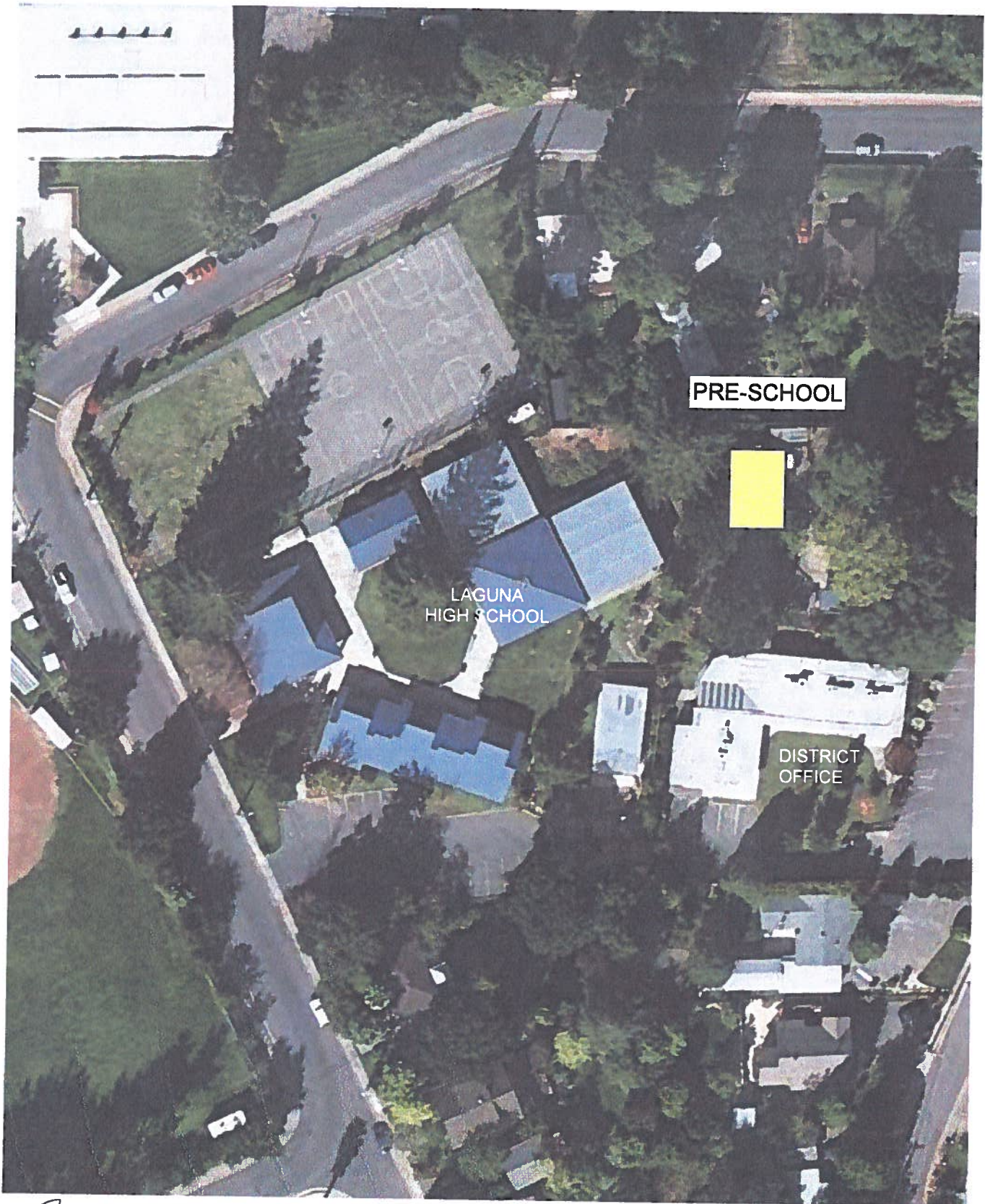
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## Prioritized Cost Estimate Pre-School

June 2011 Project Costs (Construction, Contingencies & Fees)

	Amount	Subtotal	Total
<b>Mandatory Improvements</b>			
Fire/Life Safety	0		
ADA Accessibility	0		
Structural	0		
Other Code Issues	0		
Total Mandatory			
	<b>VACATE BUILDINGS</b>		
<b>Necessary Improvements</b>			
Site Work	0		
Buildings	0		
Building Systems	0		
Total Necessary		0	
<b>Discretionary Improvements</b>			
Site Work	0		
Buildings	0		
Building Systems	0		
Total Discretionary w/out Additions		0	
<b>Temporary Facilities During Construction</b>			
Not Required		0	
	<b>BASIC MODERNIZATION</b>		<b>\$0</b>
<b>District Identified Options</b>			
Option 1 - Delete Program or find another facility	\$0		
Option 2 - Replace Pre-School Structure	\$470,301		



## PRE-SCHOOL AERIAL VIEW OF EXISTING CAMPUS

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