

**Review of the 2016 District Facilities Master Plan  
and  
Recommended Updates**

**Citizens Committee Report  
to  
The Paso Robles Joint Unified School District**

**October 31, 2019**

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**Review of the 2016 District Facilities Master Plan  
and  
Recommended Updates  
Citizens Committee Report  
to  
The Paso Robles Joint Unified School District**

**Purpose**

In July 2019 Dr. Curt Dubost nominated and the Board of Trustees appointed a citizens committee to review the 2016 Facilities Master Plan (FMP) adopted by the Board pursuant to the \$95 million general obligation bond (Measure M) approved by Paso Robles voters in 2016. The purpose of this review is not to re-do the FMP but to recommend the first update of project priorities and cost estimates based on current needs, District experience in project development since 2016 and input from the District's engineering firm, LEAF Engineers.

**Summary of Recommendations**

The Committee determined three items not dealt with in the 2016 FMP that should be top priorities for the District.

- Roof renovations
- HVAC renovations
- Shade covers for student eating areas

The first two bullet points involve major expenditures with further study being required by the District as discussed later in this report.

On the other hand, there are a number of projects in the 2016 FMP that are not of sufficient importance so as to be considered top priorities for the District.

- Playfield renovations
- Most parking lot and drop-off improvements
- Administration building and library improvements at Daniel E. Lewis Middle School

These additions and deletions, when combined with projected construction costs being slightly lower than those contained in the 2016 FMP, result in the Facilities Master Plan remaining in balance e.g. the overall expected expenditures do not exceed \$95,000,000.

There are other important projects that, while not as essential as those listed above, are extremely important. These include a new MPR for Georgia Brown and a new MPR for Glen Speck with accompanying re-purposing of the existing MPRs. One area the District could explore to fund these two items is how many new classrooms it needs to build.

The 2016 FMP provides for the construction of 80 new classrooms at a cost in excess of \$57,000,000. It also contains the demolition of 46 relocatable classrooms resulting in a net increase of 34 classrooms. The District should evaluate the following in order to determine if funding can be re-directed from building new classrooms to other projects such as new multi-purpose rooms:

- Do growth projections for Paso Robles and the demographic make-up of that growth justify the addition of 34 new classrooms in the District?
- Is it possible to re-condition and retain some of the relocatable classrooms so as to avoid incurring the cost of new construction?
- There are vacant and under-utilized relocatables within the District. Can they be better utilized in order to avoid expenditures for new construction?

It is the expectation of the Committee that the District will not need to utilize Measure M funds to build all the 80 new classrooms due to a combination of the following:

- They are all not needed
- Rehabilitated relocatables can be utilized
- Developers' fees are available to build new classrooms.

These recommendations are discussed in more detail in the balance of this report and summarized along with their financial impact under **Summary of Recommendations** ..... on page 10.

### **Focus and Methodology**

The Facilities Master Plan is a living document. At a given point in time the FMP is the District's best view of how the Measure M funds will be expended to serve the needs of the District consistent with the original conditions of approval. The full execution of the projects that the Measure M funds will finance will take a number of years during which time the District's experience, priorities and cost estimates will evolve. It is important therefore that the FMP be reviewed and updated frequently to stay relevant as changes occur.

The cost estimates contained in the FMP are just that, estimates. The FMP is not a construction budget as there are not detailed construction plans, specs or bids on which to base it but are the best estimates available that will be finalized when detailed plans are developed to implement specific items.

The primary focus of the Citizens Committee was on priorities and any impact on overall cost estimates that a recommended change in priorities would cause. The specific process followed by the Citizens Committee was as follows:

- Review the 2016 Facilities Master Plan including discussions with District personnel.
- Meet with each of the six elementary and two middle school principals. These meetings lasted for approximately two hours with the primary focus being to obtain from the principals their first, second and third priorities for future capital improvement needs and a discussion of these priorities. This was followed in all cases with a campus tour. After the meeting a draft summary of the meeting was developed which was sent to the principal for his or her review with the final summary incorporating the principal's corrections and additions. These summaries are included in Appendices I-a to I-h. They are an integral part of this report and should be read for a full understanding of the issues facing the District.

The Committee was extremely impressed with the knowledge, intelligence, dedication and candor of all the principals we met with. The District is fortunate to have such an outstanding group of professionals overseeing its six elementary and two middle schools.

- A primary source for updating classroom construction cost estimates is the District's ten classroom building currently under construction on the Flamson campus. The construction contract prices, adjusting for expected changes that could occur during construction (change orders) give the single best source we have available to estimate the cost of future building construction.
- Given the District-wide nature of the HVAC issues, and lacking a campus-by-campus study by industry professionals as to individual campus requirements, the Committee has determined that the best approach at this time is to provide a District-wide allowance in the FMP to address the issue of HVAC renovation with future studies required to detail requirements by campus. We have consulted with the District's engineering firm LEAF Engineers on the expected cost of HVAC renovation projects recommended in this report. The 2016 FMP provides for major work to be done at Bauer, Speck and Brown which will include new and/or renovated HVAC systems. The Committee is recommending \$3,900,000 be included in the revised FMP to provide for work at the other campuses.

It is important to note that replacing the HVAC units, many of which are twenty years old or older, will substantially increase operating efficiency and reduce energy costs with a direct benefit to the District's operating budget.

- Similar to the situation with HVAC systems there are major issues with roofs and gutters on a number of the campuses, particularly the older ones. The District has received some preliminary analyses that would indicate these costs could easily exceed \$1,000,000 each on the older campuses. A study is needed to determine the extent and cost of needed renovations. The Committee is recommending the FMP include \$4,500,000 to cover roofs and gutters.

As there are currently no studies let alone plans, specs or bids available to estimate the extent of the work required on the roofs and gutters this is a cost estimate that is highly subject to change.

All recommended modifications are summarized in **Summary of Recommendations** ..... on page 10. The detailed cost assumptions and calculations supporting these recommendations are included in Appendix IV. As noted earlier, this report deals with recommended changes to the 2016 FMP. If a particular item is not addressed in this report the Committee is recommending no changes to that item.

#### Construction Costs

Appendix II summarizes the total cost for the construction of new classrooms as contained in the existing 2016 FMP. It includes the construction of eighty classrooms comprising 91,414 sq. ft at a total cost of \$57,128,960 or \$625 per sq. ft.

The District currently has under construction a ten-classroom building on the Flamson campus. Four other campuses in the District (Butler, Kermit King, Peterson, and Lewis) have planned classroom construction projects similar to the ten-classroom building at Flamson. Utilizing the construction cost for the Flamson building for these buildings results in a reduction in projected cost of \$2,800,000 from the cost that is included in the 2016 FMP. A detailed calculation of this reduction in projected cost is contained in Appendix III.

### Renovation of Fields

Several issues were raised that are common to all or nearly all campuses. These include shade structures, HVAC and roof issues and student drop-off and parking. These issues are specific to the individual campuses and will be discussed campus by campus in the next section.

There is one item that was common in the discussions at all campuses, **Renovation of Fields**. The eight principals were unanimous in their assessment that while an upgrade to the playing fields would be desirable, it is not necessary. The fields are satisfactory as is. Given other higher priorities, this item should be removed from the FMP for all campuses for a cost savings of \$3,390,000.

## **Following are recommended modifications to the 2016 Facilities Master Plan by campus.**

### **Pat Butler Elementary**

#### Shade Structure:

The 2016 FMP provides as a Priority List B item \$90,000 to renovate the current shade structure. There is no current shade structure on the campus but one is badly needed to provide shade for students eating outside. It is recommended this be added to the FMP at an estimated cost of \$440,000.

#### Student Drop-off Reconfigure Parking and Retaining Wall

A full discussion of this issue is contained in Appendix Ia. The 2016 FMP provides \$950,000 to address this issue. It is the view of the principal that while drop-off and parking issues are an inconvenience, they are not serious enough to justify the expenditure of nearly a million dollars. As discussed in Appendix I-a there are several more modest measures that could be adopted to alleviate the problem at a much lower cost. There is a landscaped area to the right of the parking lot entry area that could be utilized to develop additional parking at modest cost. However given other priorities it is recommended this project be considered in the future if funding is available.

In addition the under-utilized bicycle parking area (only a couple of bicycles were stored there during the Committee's visit to the campus) could be developed as employee parking with a much smaller bicycle parking area provided elsewhere on the campus. The Committee is not recommending that this be added to the FMP but has included it in the list of projects to be considered in the future if funding is available.

The Committee recommends the entire \$950,000 for parking lot and drop-off improvements be eliminated from the FMP.

### HVAC and Roofs

The nearly twenty-year-old buildings have serious roof and HVAC issues, the fixing of which is the top priority for this campus. There are serious roof leaks, leaks in the wells containing the HVAC units, inefficient and poorly performing HVAC units and concealed gutters that are failing within the building soffits and walls. It is contemplated that the roofs and HVAC units need to be totally replaced and the gutters replaced as well. This item is addressed in the District-wide recommendation for HVAC and roof renovation discussed above in **Focus and Methodology**.

**Kermit King Elementary**Shade Structure

The top priority at Kermit King is a new or expanded shade structure to accommodate an additional 90 students. The existing MPR is not adequate to feed all the students at once. Students and staff benefit from the students having time outside to relax but Paso Robles's hot weather necessitates the eating area be covered.

The principal would prefer a separate new structure for the youngest students but expanding the current structure would be workable. The 2016 FMP provides for renovation of the existing structure, but none is required. This \$160,000 item should be removed from the FMP.

The Committee recommends building a second structure to seat 100 of the younger students be built at an estimated cost of \$220,000.

Expand the Existing Kinder Playground

The existing kinder playground needs to be expanded. The adjacent bicycle storage area, as in all other schools in the District, is little used and would be the likely area for expansion. Estimated cost: \$210,000.

HVAC system, roofs and gutters

Problems occur at times but appear to be maintenance issues rather than systemic problems.

Playing Fields

As noted earlier, this is not a major issue and no work is required.

**Georgia Brown Dual Immersion Magnet School**

This is the second oldest school in the District with the buildings being more than 70 years old; the entire campus needs major improvements/upgrading. The popularity of the dual immersion program has resulted in there being 670 students at this school which puts immense pressure on the inadequate physical plant.

Classrooms, HVAC, Roofs, Playground Structures and Restrooms

The 2016 FMP appears to deal with the shortage of classrooms with the building of ten new classrooms and the removal of six relocatables resulting in a net addition of four classrooms.

There are major roof leaks during the rainy season due to age and their "butterfly" design (See Appendix I-c, the summary of the meeting with the principal at Georgia Brown, for a fuller discussion). There are only two restrooms for boys and two for girls which is not adequate for 670 students.

There are an inadequate number of play structures and some existing structures are in poor condition or have been fenced off to prevent student access due to safety concerns.

There is a total of \$4,500,000 in the 2016 Facilities Master Plan for the two items "Modernize Kindergarten" and "Major Modernization". It is the Citizens Committee's expectation that this will be adequate to address the roofs, HVAC, playground structures and restroom issues identified herein

### Multipurpose Room

Given the size of the student population on this campus and its limited size, the existing MPR is totally inadequate. Only two classes can be accommodated for lunch necessitating three lunch periods being scheduled. Likewise, assemblies can only accommodate two classes and any parent-attended functions involving more than one class must be scheduled outside. The Committee recognizes that this is a highly desirable and needed improvement but, given other priorities, is not able to recommend it be added to the FMP. It will be placed at the top of the list of other projects to be built if funding can be secured.

### Parking, Campus Access, Student and Bus Drop-off

The campus has only 6.85 acres of usable land which makes accommodating these functions extremely challenging. The 2016 FMP includes a total of \$620,000 to Improve Automobile and Bus Drop-off.

- The current entrance design does not direct visitors to the reception area. The entrance gate is in a position that bypasses the office and signage is required to direct foot traffic to the office prior to entering school grounds. Better design is needed to provide entrances that can be more readily monitored and which facilitate appropriate security levels to guard against unmonitored entrance by individuals to the school.
- Busses currently park on Oak Street. Students enter the busses directly from the campus after crossing the sidewalk. As Oak Street is very lightly travelled in this area it is the Committee's opinion that improving the Bus Drop-off is not necessary. However, it is recommended that the \$290,000 of funds allocated in the 2016 Facilities Master Plan for a revised bus drop-off be utilized to resolve the other parking and access issues discussed herein.

### **Winifred Pifer Elementary**

#### Shade Structure

The top priority for this campus is the construction of a shade structure to accommodate students eating outside. The two existing shade structures are essentially useless. They were both designed with a large opening in the center of the roof that precludes their supplying meaningful shade. They are also located in less than ideal locations being too distant from the kitchen and noise from them being disruptive to classes in nearby classrooms.

Three alternatives were discussed with the principal to meet the need for adequate shade structure(s) on the campus. (See Appendix I-d for a discussion of these alternatives.) It is the opinion of the Committee that the most viable alternative is to construct a new shade structure of approximately 2850 sq. ft. on the right side of the MPR when looking toward the playing fields. This would be close to the kitchen and would not conflict with classrooms. It is also close to the kindergarten area whereas the other options are not.

The estimated cost of this shade structure is \$440,000.

#### Parking and Student Drop-off

The City is planning to improve Creston Road which will result in no parking being allowed on Creston Road in front of Pifer. Currently many parents park there to drop off or pick up their children. In order to address this effective loss in drop-off utility it is recommended that additional parking be developed on-campus for staff parking. Specifically the area known as Pifer Park, which was formerly a garden area and is currently bare ground, located directly south of the MPR on the campus south property line is available to develop a staff parking lot. There is an existing access road to this area off the end of either

Rosemary or Patricia Lanes. Moving staff parking to this area would free up spaces and room for drop-off both in the lot in front of the school as well as the parking lot accessed off Lana Street.

There is \$90,000 currently in the 2016 FMP to improve student drop-off which can be utilized to create this staff parking.

#### Play Structures

Shade cover over the play structures in the kinder area are badly needed. Estimated cost: \$80,000

#### HVAC

During hot weather there are continuing problems with keeping the rooms cool enough so as not to affect student learning. Some of this may be attributable to thermostat settings but the air conditioning units are 25 years old and likely need to be upgraded.

#### **Virginia Peterson Elementary**

##### Shade Structure

There is no shade structure at Virginia Peterson. As with the other campuses, this is seen as a top priority for a student eating area. Estimated cost: \$440,000.

##### HVAC, Roofs and Gutters

This school was built in 1988, about the same time as Pat Butler and has the same concealed gutters as Pat Butler. Significant upgrades are required.

##### Play Structure Shade Covers

Small shade covers over the two play structures would make them usable during hot weather. The day the Citizens Committee visited the site the slide was extremely hot to the touch and therefore unusable for students. These shade structures could be of fabric as rain protection is not required. Estimated cost: \$80,000.

#### **New Play Area**

The Concept Site Plan contained within the 2016 FMP provides for a new six classroom building in the area where two relocatables are to be removed. A new play area in front of this new building and the currently bare ground adjacent to that should be developed into a new kinder and special needs play area. Cost \$210,000.

#### **Marie Bauer Pre-School**

Plans for renovations to this campus have been finalized and bid.

#### **Glen Speck Academy of Arts**

Planning for the renovation of the Glen Speck campus are also well advanced with detailed plans having been submitted to the State of California for review. As such the Citizen's Committee is not in the position of impacting the planning process to the same extent as it is with the other campuses.

A new, larger multi-purpose room is important in the long run to attract students from elsewhere in the District to Glen Speck's arts programs. If a new MPR is built the existing MPR could be retained and put to alternative uses, perhaps as additional classrooms.

While the Citizen's Committee is not recommending the Speck MPR be included in the FMP at this time (other items having a higher priority) it is being included on a list of highly desirable projects included at the end of this report to be built if funding can be secured.

### **Daniel E. Lewis Middle School**

#### HVAC and Roofs

The HVAC systems in all buildings are a problem. Fixing them is the number one priority on the campus. This is the item receiving the most complaints from students, staff and parents as it is often difficult for the students to work during extremely hot weather in the spring and fall. The systems are old and total replacement may be necessary

While not a wide-spread problem, there are roof leaks when it rains.

#### Building Construction – Administration Building Replacement

The 2016 Facilities Master Plan contemplates demolishing the existing administration building and including those offices in a two-story building which would also include classrooms. The current single-story administration building is functional and is meeting the school's needs, a view which is shared by the principal of the school. The existing building consists of 3931 square feet. To include it as a portion of a new building at the average cost of \$625 per square foot contained in the 2016 Facilities Master Plan entails spending \$2,450,000 that, in the Committee's view, can be better spent elsewhere.

The Committee recommends the existing administration building be retained and not demolished for a savings of \$2,450,000.

#### Gym

Due to the limited capacity of the MPR the gym is used for assemblies. The audio system works poorly for a student assembly or similar function and the lighting conditions make presentations difficult. There likely are limitations as to what can be done given the inherent characteristics of a gym, but the committee recommends the District utilize maintenance funds to address these issues.

#### Library

The 2016 FMP allocates \$1,000,000 to modernize the library. In the principal's view this is unnecessary as the library is functioning well. The \$1,000,000 should be eliminated from the FMP.

#### Parking Lot and Drop-off

The 2016 Facilities Master Plan provides \$1,400,000 for improving parking and drop-off. In the view of the principal drop-off and pick-up are a nuisance but not a priority for expenditures. The school is able to use an additional drop-off point in Centennial Park which relieves congestion at the front of the school. There is adequate parking for staff. The \$1,400,000 should be eliminated from the FMP.

#### Outside Public Address System and Alarm System

Neither of these systems work adequately and should be upgraded. The Committee has been advised by District staff that this can be addressed as a maintenance issue.

**George H. Flamson Middle School**Shade Structure

There currently is no shaded eating area for the students to eat outside. The need is to accommodate 200-300 students. This addition to the FMP is recommended at an estimated cost of \$440,000.

Student Drop-off

The current drop-off area on 24<sup>th</sup> Street is totally inadequate as it accommodates only 3 – 4 cars at a time and no busses. It is the principal's recommendation that the approximate 13,000 sq. ft. of setback from Spring Street be utilized to develop a bus and automobile drop-off area. The Committee recommends this addition to the FMP at an estimated cost of \$800,000.

Security

The campus is currently totally open from the parking lot. This security issue needs to be addressed to include the new building currently being built that will house ten classrooms initially utilized by Bauer Speck. The Committee has been advised by District staff that this can be addressed in conjunction with the ten-classroom building currently under construction on the Flamson campus.

Re-grade Fields

This is not a priority item with the principal. The playing fields are adequate as is. The Committee recommends this \$660,000 item be removed from the FMP.

**Summary of Recommendations and the Impact on FMP Projected Cost  
(See Appendix IV for the detailed cost calculations and assumptions)**

	Impact on Costs	
	Increase	Decrease
HVAC system renovation (Butler, Peterson, Pifer and Lewis)	\$ 3,900,000	
Roof and rain gutter renovation	\$ 4,500,000	
Eliminate playing field renovations, all campuses		\$ 3,390,000
Reduce projected classroom construction cost for Butler, Kermit King Pifer, Peterson, Lewis and Flamson (See Appendix III)		\$ 2,800,000
Pat Butler Elementary		
Shade structure	\$ 440,000	
Eliminate parking lot & drop-off improvements		\$ 950,000
Kermit King Elementary		
Second shade structure	\$ 220,000	
Expand kinder play area	\$ 210,000	
Eliminate existing shade structure renovation		\$ 160,000
Georgia Brown Dual Immersion Magnet School		
Winifred Pifer Elementary		
Shade structure	\$ 440,000	
Shade covers for two play structures	\$ 80,000	
Virginia Peterson elementary		
Shade structure	\$ 440,000	
Shade covers for two play structures	\$ 80,000	
New kinder and special needs play area	\$ 210,000	
Marie Bauer Pre-School	\$ -	
Glen Speck Academy of Arts	\$ -	
Daniel E. Lewis Middle School		
Retain existing administration building		\$ 2,450,000
Eliminate library modernization		\$ 1,000,000
Eliminate parking lot and drop-off improvements		\$ 1,400,000
George H. Flamson Middle School		
Shade structure	\$ 440,000	
New bus and automobile drop-off area	\$ 800,000	
<b>Total</b>	<b>\$ 11,760,000</b>	<b>\$ 12,150,000</b>

**Revised FMP versus 2016 FMP Total Program Cost**

2016 FMP Total Program Cost	\$94,997,000
Correct calculation errors in the 2016 FMP (See Appendix IV)	\$ 390,000
New projects	\$11,760,000
Deleted projects and reduced costs	<u>(\$12,150,000)</u>
<b>Revised FMP Total Program Cost</b>	<b>\$94,997,000</b>

**Projects Recommended for Future Inclusion in the FMP If Funding Is Secured**

Following are projects the Committee judges to be very important that would have the highest priority if funding can be secured:

- Georgia Brown Dual Immersion Magnet School MPR
- Glen Speck Academy of Arts MPR
- Add additional parking at the entrance to the Pat Butler parking lot and relocate the existing bicycle parking area and develop the area for staff parking.

**Committee Recommendations**

- Direct staff to update the 2016 Facilities Master Plan incorporating the recommendations contained in this report.
- Retain qualified HVAC and roofing professionals to do District-wide studies as to the status of the District's HVAC and roofing systems and recommend measures to correct any deficiencies.
- Direct staff to update the Facilities Master Plan annually incorporating construction activity that has occurred in the previous year and a review of District priorities to ascertain what changes should be made in the Facilities Master Plan.
- Initiate projected population and demographic studies to determine the District's need for future classroom construction. One use of this information will be for subsequent updates to the Facilities Master Plan to determine whether the building of 80 new classrooms as currently specified in the 2016 Facilities Master Plan is required or whether a lesser number of new classrooms in combination with the re-conditioning of existing relocatable classrooms will meet the District's needs, thereby making funding available for other projects.
- Build shade covers this winter to be available for student use when hot weather comes in the Spring of 2020.

**Citizens Review Committee**

Bill Krum  
Stan Case  
Hugo Bastidos

## **Appendices**

**Appendix I-a  
Summary  
PRJUSD Facilities Master Plan Meeting  
Citizens Committee  
and  
Pat Butler Elementary Principal Damien Capaiare  
7-29-19**

Damien expects enrollment this year to be 470 to 485. Per the 2016 Facilities Master Plan the school capacity is 504.

### **New Classroom Requirements**

Damien believes he needs two new classrooms

- One would be a regular kindergarten room (including restrooms) for students currently in a classroom that does not have a restroom. The vacated kindergarten classroom could then be used as a Learning Center for Special Ed students who currently meet in various rooms intended for administrative uses.
- The second new classroom would address the fact that one classroom currently has a 4/5 combo. Adding one additional classroom would allow for expected increased enrollment which will necessitate eliminating the 4/5 combo, replacing it with separate 4<sup>th</sup> and 5<sup>th</sup> grade rooms.
- There are two portable classrooms that are used only for the fee based after school PRYDE program. They are in use daily from the end of school until 5:30pm. In theory these rooms could be used during the day for regular classrooms but this would be disruptive as the PRYDE program has improvements and equipment different from a regular classroom. The portable buildings are adequate for the PRYDE program.
- The possibility of additional future enrollment growth needs to be discussed with District staff and future housing development discussed with the City to determine the likelihood of additional classroom requirements in the future

### **Shade Structure**

The Facilities Master Plan provides in Priority List B \$90,000 to renovate the current shade structure. There is no shade structure on campus to renovate but Damien feels constructing one for the students is important and a priority.

**Re-grading Fields**

The primary issue with the playing fields is the grade transition from the upper level (soccer field) to the lower field (baseball/softball diamond). The \$500,000 "Re-Grading Fields" item in the Facilities Master Plan contemplates grading the playing fields to a single level. While this would be beneficial, Damien felt that, given the very high cost, other items were of a higher priority and this project should be a lower priority. One of the complaints about the playing fields dealt with gopher holes which would doubtless remain a problem after the grading if additional eradication efforts were not undertaken.

**Student Drop-off, Reconfigure Parking and Retaining Wall**

The problem arises out of the fact that there is very limited amount of land on which the parking lot is located. There currently is not enough on-site parking to accommodate staff, resulting in their parking during the day on both Nicklaus and Wade. In addition morning drop-off and afternoon pick-up result in parents' cars forming a queue back out onto Nicklaus. The Facilities Master Plan proposes spending \$950,000 to address this problem. In Damien's view this is a serious inconvenience but not so severe as to justify spending nearly \$1 million to fix it. However it was felt that there are more cost efficient measures that could be taken to alleviate the problem. Measures that could be explored include:

- The bicycle parking area next to the parking lot in the northeast corner of the campus is grossly underutilized. Typically only a couple of bicycles are parked there. The bicycle parking area could be moved elsewhere and this area made available for parking.
- It appears the area to the right of the parking lot entry lane (not the steep slope towards the playing fields) could be utilized for some more parking spaces.
- The school buildings are set back much further from the parking lot than is found in other schools. There are permanent shade structures there which could be removed. While this would affect the aesthetics of the campus it would appear that another line of parking and/or drop-off area could be created across the entire front of the school.
- The parking lot could be expanded toward Nicklaus with the addition of a low retaining wall next to the sidewalk.
- Additional personnel could be assigned to assist/expedite drop-off and pick-up during the time of day when they occur.

It was felt that hiring a traffic engineer or architect qualified in circulation/parking issues to study this problem would be worthwhile.

**Roofs and HVAC**

The Facility Assessment Data Sheet/Scoring (Appendix of the PRJUSD 1986 District Facilities Master Plan) specified the roofs as “repair necessary”. In addition new HVAC units were identified as being required in the nearly twenty year old buildings. The cost of these replacement/repair items are presumably included in the \$4,560,000 “Minor Building Modernization” line item included in the PRJUSD 2016 District Facilities Master Plan Document. However, when the Priority List A (Totaling \$94,997,000) and Priority List B Project List B (Totaling \$27,500,000) were developed none of the Minor Building Modernization items were included.

There are serious problems that must be addressed as a top priority with regard to leaking roofs, leaks in the wells containing the HVAC units, inefficient and poorly performing HVAC units and the concealed gutters failing within the building soffits and walls.

**Appendix I-b  
Summary  
PRJUSD Facilities Master Plan Meeting  
Citizens Committee  
and  
Kermit King Elementary Principal Kelly Ward  
8-19-19**

Current enrollment is 470 students.

**Shade Structure**

The top priority is a new or an expanded shade structure. A new structure would be preferred in order to keep the youngest students in a different location and improve the lunch time experience but if economics dictate then expansion of the existing structure would be workable. The new or expanded shade structure needs to accommodate an additional 90 students seated at tables.

As in all the schools in the District the MPR space is not adequate to feed all the students at once. The students (and staff) benefit from the students having time outside to relax; accordingly, it is preferred the students eat outside but Paso Robles's hot weather makes it necessary to have the eating area covered.

Kelly is not aware of any problems with the existing shade structure. A conversation with the janitor confirmed that there are no leaks or other problems he is aware of. It is not known why the Facilities Master Plan includes \$160,000 to renovate the existing shade structure as a Priority B project.

**Expand the Existing Kinder Playground**

Kelly's second priority is to expand the existing kinder play area. The adjacent bicycle storage area, which as in all the other schools in the District is little used, would be a likely area for the expansion.

**HVAC**

There are problems at times with the HVAC system when cool air is required. This system is from a different manufacturer than any other system in the District. It is difficult for District staff to locate spare parts when needed.

**Roofs and Gutters**

There are some roof leaks particularly in rooms 209 and 303. Room 800 has a gutter problem. These problems are not general to the entire campus.

**Playing Fields**

The playing fields get very heavy use particularly during after school hours for such community programs as youth soccer. This heavy use results in worn grass areas but there does not appear to be any major problems beyond that.

Additional water could address this problem. Renovating the playing fields is not a top priority for Kelly.

**Student Drop off**

The school has ample parking. It is necessary for parents to park their cars and get out to collect their kids. There is also a minor conflict between automobiles and the buses. Neither of these issues rises to the level of a significant issue for Kelly.

**Appendix I-c  
Summary  
PRJUSD Facilities Master Plan Meeting  
Citizens Committee  
and  
Georgia Brown Dual Immersion Magnet School  
Principal Celia Moses  
8-16-19**

Being the second oldest school in the district (built in 1948 with only Bauer being older), only 6.85 usable acres and having more students (670) than any other elementary school in the District it is apparent this campus needs major improvements/upgrading.

Being a magnet school, the majority of the students do not live in Georgia Brown's neighborhood. Between 30% and 35% of the students are from the immediate area and 65% to 70% come from elsewhere in the district. The school requires 50% of the students have English as their first language and 50% have Spanish as their first language. English learners comprise 37% of the students.

### **Classrooms**

Celia's top priority is classrooms. It appears the existing Facilities Master Plan addresses this issue with the building of ten new classrooms and the removal of six relocatables resulting in a net addition of four classrooms.

### **Roofs**

There are numerous leaks in the roofs. Last winter many buckets were distributed to collect the water that came through the ceilings. The basic design of the buildings is obviously a major contributor to this problem. Most of the buildings have what are characterized as "butterfly" roofs. These are the mirror image of normal pitched roofs. Water that falls on the roof is not directed immediately to the edge of the roof and a gutter. Rather the water is directed to the middle of the building (the two halves of the roof effectively forming a valley) from where it is then directed to the roof edge. The design of these roofs will continue to pose issues for any buildings that are not replaced or undergo a major renovation to the roof system.

**Multipurpose Room**

The multipurpose room is totally inadequate for the number of students at the campus. Only two classes can utilize the MPR at a time. Thus three lunch periods have to be scheduled, each accommodating two classes. Likewise assemblies can only accommodate two classes. Any parent attended functions involving more than one class must be scheduled outside.

**Playing Fields and Playground Structures**

Celia does not feel the playing fields are a priority. It is much more important to improve the playgrounds rather than investing major funds into the playing fields. The playing fields themselves appear to be level. Large areas with limited grass exist. It is possible that improvements to the sprinkler systems would be sufficient to get grass to fill in the bare areas without any other major work.

There are not enough playground structures for the number of students who wish to use them. In addition many that are there are not in good condition. When an apparatus breaks or is otherwise deemed unsafe the past practice has been to fence it off so it cannot be used rather than repairing or replacing it. There are several in this state currently on the campus.

**Restrooms**

The campus does not have enough restrooms. There are only two for boys and two for girls servicing the needs of 670 students.

**Student and Bus Drop-off**

This is an obvious problem given the limited size of the campus and how much space can be devoted to these functions. The Citizens Committee was in these two areas when the school day ended and students were leaving the campus. The more serious problem of the two appears to be parents coming to drop -off or pick-up their children by automobile given the limited size of the parking lot and adjacent streets. Busses park on Oak Street and the students enter directly from the sidewalk. This is not an ideal situation but Oak Street is very lightly travelled in this area so improving the Bus Drop-off is not a top priority.

**Campus Access**

The current entrance design does not direct visitors to a reception location. The entrance Gate is in a position that bypasses the Office and signing is required to direct foot traffic to the office prior to entering school grounds. Better design is needed to provide for more reasonably monitored entrances while maintaining appropriate security levels and guarding against unmonitored entrance by individuals to the school.

**Other Issues**

- The PA system and bells do not work properly during wet weather.
- There is a serious internet bandwidth problem. For example when the fourth and fifth grades are taking tests that require access to the internet no one else at the school can be on line. This issue needs to be addressed with the internet provider, presumably Charter.
- Students have been instructed not to drink the water from the drinking fountains within the classrooms. The water is often brown in color. No such problem exists for drinking fountains outside the classrooms.
- Classroom #8 has bathrooms adjacent to it and the teacher there has reported continued problems with odors and water apparently coming from the bathrooms into the classroom.
- There is a lack to adequate parking for staff. Celia suggested utilizing the southeast portion of the playing fields to provide additional staff parking. It appears this could be done with no significant impact on the utility of the playing fields.
- There is a continuing problem with cockroach and flea infestations.
- Sewage backups continue to be a problem in the restrooms.

**Appendix I-d  
Summary  
PRJUSD Facilities Master Plan Meeting  
Citizens Committee  
and  
Winifred Pifer Elementary Principal Megan Guffey  
8-21-19**

**Enrollment**

Current enrollment is 450 including 30 special ed pre-school students. The special ed pre-school students will eventually go to Bauer when it is open again. In addition, there are 30 students from the District pre-school program and 30 enrolled in the state preschool program at the campus.

This campus is very similar in design to Kermit King and has the largest usable land area of any of the elementary school campuses. There are several existing classrooms that are currently lightly utilized and there is room to build additional classrooms to accommodate increases in District enrollment.

**Shade Structures**

Having functionally useful shade structures to accommodate the students eating outside out of the hot Paso Robles sun is Megan's top priority. The two existing shade structures are essentially useless. They were both designed with a large opening in the center of the roof that precludes their supplying meaningful shade. They are also located in less than ideal locations being further away from the kitchen than desired and noise from them being disruptive to classes in nearby classrooms. Three alternatives were discussed:

- Megan's first choice is to have a single shade structure built to the right side of the MPR when looking toward the playing fields. This would be close to the kitchen and would not conflict with classrooms. It is also close to the kindergarten area whereas the other options are not.
- Another alternative is to rebuild the two existing non-functional shade structures shown as item 1 on the Facilities Master Plan Concept Site Plan. The roofs of the two existing structures are in terrible shape with considerable dry rot. However, the concrete pillars and glulam beams supporting the roof appear to only have cosmetic problems. It could be

more cost effective to rebuild two roofs on the existing structures than to demolish them and build the new structure discussed above. Megan opined that this could work but, as noted earlier, is not her first choice because the location would create additional issues with student safety and impact classroom learning environments. The structures' long distance from the cafeteria and from the playground would require more personnel to supervise students. The separation of the two areas would also be difficult to supervise with the current staff limitations. Classrooms would be negatively affected by the noise because not everyone in nearby classes would be out for nutrition and lunch breaks at the same time.

If this option is chosen, another shade structure would have to be built in the kindergarten area as there is no shade structure there for the students to eat under and the two existing structures are too far from the kindergarten classrooms. The cost savings of rebuilding the two existing shade structures discussed above would likely be offset by the need to build an additional structure in the kinder yard.

- The other alternative is for a new structure where it is shown as item 4 in the Facilities Master Plan Concept Site Plan on the left side of the MPR. This should be the same cost as Megan's first choice but in a less desirable location. Another problem with this location is that a large structure here may interfere with emergency vehicle access. It also has the problem of being too far from the kindergarten area thereby also requiring an additional structure in the kindergarten area.

### **Parking and Student Drop-off**

The City is planning to improve Creston Road which will result in no parking being allowed on Creston Road. Currently many parents park there to drop off or pick up their children. In order to address this effective loss in drop-off utility it is suggested that additional parking be developed on-campus for staff parking. In particular, the area known as Pifer Park directly south of the MPR on the campus property line which was formerly a garden area and is currently bare ground is available to develop a staff parking lot. There is an existing access road to this area directly off the end of Rosemary/Patricia Lane. Moving staff parking to this area would free up spaces and room for drop-off both in the lot in front of the school as well as the parking lot accessed off Lana Street.

**Playing Fields**

The playing fields are generally fine and don't need any significant improvements.

**Other Items**

- Providing shade cover for the play structures in the kinder area would be very desirable. In hot weather they are unusable due to the surface temperatures of the structures. There is presently no shade in the kinder play area. The only trees are along the perimeter and provide shade for a border of bushes and dirt. Approximately 75% of the play area is covered with asphalt which increases the temperature substantially on hot days.
- During hot weather, there are constant issues with the HVAC systems not getting the classrooms cool enough which affects student learning. It is not known if this is due to the aging HVAC systems or thermostat functions being controlled at Maintenance Operations and Transportation Division. The air conditioning units are 25 years old and are frequently in need of repair.

**Appendix I-e  
Summary  
PRJUSD Facilities Master Plan Meeting  
Citizens Committee  
and  
Virginia Peterson Elementary Principal Maggie Tatman  
8-16-19**

Current enrollment is 420 students. Approximately 40% are English learners.

**Shade Structure**

This is Maggie's number one priority. There is currently no shade structure on the campus and one is badly needed for the students to eat outside when the weather is hot. It would be an additional benefit if the structure were rain proof but this is not essential. Smaller shade structures over the two climbing apparatus would also be very good as during hot weather they are not usable. The day the Citizens Committee visited the campus the slide on one structure was extremely hot.

The Multipurpose Room is used for lunch, assemblies, dance and some PE activities. Due to its limited size, it is necessary to schedule three 40 minute lunch periods which can lead to conflicts with other programs that utilize the MPR, thus the need for the shade structure for the students to eat under. Where it is shown in the Concept Site Plan in the Facilities Master Plan is the best location.

**ADA Issues in the flatwork and lack of a ramp to the playing fields**

These are both ADA issues and are the second priority to Maggie. Much of the flatwork between classrooms has slope that exceeds the allowed 2% and in areas is pitted and worn. An ADA ramp to the playing fields is badly needed. The school is taking on more and more medical fragile students over time who require the ramp to access the playing fields.

**HVAC**

This is the third priority. Many of the rooms are not adequately cooled or heated as necessary, likely since many of the units are likely original from when the campus was constructed in 1988.

**Roofs and Gutters**

During the rainy season there are problems with leaks from the roof and gutters. The buildings here have the same concealed gutters as does Pat Butler Elementary.

**Playing Field Renovation and Bus Drop-off**

There are issues here but they are not so major as to be a priority.

**Future Building**

The Concept Site Plan in the Facilities Master Plan shows two relocatables on the south boundary of the campus being removed with a new six classroom building constructed in front of where the two relocatables currently sit. Maggie would like the new building to be located where the two relocatables currently are. This would allow the area in front of the new building to be combined with adjacent vacant bare ground to be developed as needed play area

**Appendix I-f  
Summary  
PRJUSD Facilities Master Plan Meeting  
Citizens Committee  
and  
Bauer Speck Elementary Principal Shanna Ray  
and  
Manager of Facilities and Planning Cheryl Mollan  
8-5-19**

The situation at Bauer Speck is substantially different than at all the other campuses in that the design process is well advanced. The plans for Marie Bauer were submitted to the State some time ago for review and approval and those for Glen Speck have just recently been completed and submitted for review and approval. The ability of the Citizen's Committee to impact the process for Bauer Speck would therefore appear to be quite limited at this time.

The plans for the Glen Speck campus came back from the architects without the six additional classrooms that were contemplated.

Shanna and Cheryl both felt that a new multi-purpose room was essential as it would be an important asset in attracting students from elsewhere in the District who wished to benefit from the vision of Glen Speck being a premier Visual and Performing Arts school. The six additional classrooms could be accommodated through remodeling the existing MPR.

**Appendix I-g  
Summary  
PRJUSD Facilities Master Plan Meeting  
Citizens Committee  
and  
Daniel E. Lewis Middle School Principal Erin Haley  
8-02-19**

**HVAC AND ROOFS**

The HVAC systems in all buildings are a problem. Fixing them is the number one priority on the campus. This is the item receiving the most complaints from students, staff and parents as it is often difficult for the students to work during extremely hot weather in the spring and fall and students/staff find it necessary at times to wear heavy coats in winter with some teachers bringing extra coats for the students. The systems are old and total replacement may be necessary. It was suggested that having new, efficient systems in place would have a favorable impact on utility costs.

While not a wide-spread problem, there are roof leaks when it rains.

**NEW CLASSROOM REQUIREMENTS**

The expected fall enrollment is 799 students. The Facilities Master Plan says capacity is 836 and the previous Superintendent maintained it is 860. Erin says this is based on the previous Superintendent's position that since each teacher has one period a day for prep time (at which time their classroom has no students in it), other teachers could use these rooms during these prep periods, effectively increasing the school's capacity. Erin said this is fine in theory but is totally impractical.

Erin believes she needs is a net addition of two classrooms. A fundamental limiting factor in any increase in facilities is the limited size of the site.

- The current Facilities Master Plan contemplates replacing the front office building with a two story building which would include classrooms. The current single story front office building appears to meet the school's needs. From the perspective of operating the school there is no need to incur the expense of replacing it. (Erin concurs).

- It was discussed how a two story building at the front of the campus would present a more “Middle School” as opposed to “Elementary School” image. Erin’s quote was, “We are not trying to be pretty. We are trying to run a school.”
- If it proves necessary to add a two story classroom building to generate necessary classroom space one thought would be to demo the single story 202 – 205 building located just east of the front office building and construct a new two story classroom building there.
- If that is done it was suggested that the walkway between the front office building and the new building should be eliminated and the two buildings tied together.

### **MULTI-PURPOSE ROOM**

- The multi-purpose room is totally inadequate. The school was originally an elementary school and the multi-purpose room does not meet the needs of an intermediate school.
- It has a maximum capacity of 270 for a campus with 600 students. When parents attend functions such as award ceremonies they have to stand. The only facility on campus that can accommodate the entire student population is the gym.
- The benches and tables (which are stored back into the walls) are sized for elementary students, not middle school students or adults. In addition the benches are a safety issue as they have a tendency to collapse if people sit at only one end of a bench.
- The speakers don’t work and the screen on the stage is a safety issue. It is lowered and raised by a rope-pulley system that leaves open the possibility that the screen, which is quite heavy, could be allowed to drop suddenly and injure someone below it.
- It may be possible to capture some additional space in the area of the building between the main room and the kitchen.

### **GYM**

As noted above assemblies are held in the gym. Due to poor lighting conditions video presentations are extremely difficult. The audio system works poorly for a

student assembly or similar function. The City has made the gym at Centennial Park available to the school in the morning which has relieved capacity pressure.

**BAND, SCIENCE, MUSIC AND COMPUTER ROOMS AND LIBRARY**

There is no longer a computer room at the school and none is needed. All students have Chrome notebooks making a computer room redundant. All the other rooms noted above are functioning well with no additions or major modifications a priority.

**PARKING LOT AND DROP-OFF**

Drop-off and pick-up are a nuisance but not a priority for expenditures. The school is able to use an additional drop-off point in Centennial Park which relieves congestion at the front of the school. There is adequate parking for staff.

**OUTSIDE PUBLIC ADDRESS SYSTEM**

The current system doesn't work adequately.

**ALARM SYSTEM**

The alarm system is outdated and needs to be expanded to cover the entire campus.

**Appendix I-h  
Summary  
PRJUSD Facilities Master Plan Meeting  
Citizens Committee  
and  
George H. Flamson Middle School Principal Tim Vincent  
8-26-19**

**Enrollment**

Current enrollment : 729

**Shaded Weatherproof Eating Area**

There currently is no shaded eating area for the students to eat outside. Constructing one is Tim's top priority. The need is for an area to seat 200 – 300 students. He suggests it be in the current dirt area identified as ⑩ in the Concept Site Plan contained in the Facilities Master Plan. This item is not included on either Priority Lists A or B in the Facilities Master Plan.

**New Student Drop-off Area**

This is Tim's #2 priority. The current provision for student drop-off and pick-up both for busses and parents is totally inadequate consisting of an area that will accommodate only 3 – 4 cars on 24<sup>th</sup> Street. Tim suggests that the large building setback from Spring Street be utilized to develop a drop-off area for both cars and busses and possibly to develop additional short-term parking. From the back of the sidewalk on Spring Street to the bottom of the steps leading into the school is approximately 48 feet. The distance from the existing classrooms shown as ⑧ in the Concept Site Plan along Spring Street to the back of the sidewalk on 24<sup>th</sup> Street is approximately 280 ft. This yields an area of approximately 13,000 sq. ft. of area within which to locate a new drop-off and short-term parking area. This item is not included on either Priority Lists A or B in the Facilities Master Plan.

**Security**

The campus is currently totally open from the parking lot. This security issue needs to be addressed to include the new building currently being built that will house ten classrooms initially utilized by Bauer Speck. This item is not included on either Priority Lists A or B in the Facilities Master Plan

In addition the emergency evacuation route to the football stadium through the north area of the campus needs improvement.

**Locker Room Upgrade**

This item is included as a Priority List A project in the Facilities Master Plan and is needed both for the intermediate school and high school use of the stadium.

**Playing Fields Re-grade**

This is not a priority item to Tim. The playing fields are adequate as is. This item is listed as a Priority List A project in the Facilities Master Plan.

## Appendix II

### Paso Robles Joint Unified School District 2016 Facilities Master Plan New Classroom Construction Cost

	# of Classrooms	Sq Ft.	Sq/CR	Building Hard Cost		Utilities & Other Hard Costs	Design Contingency	Soft Costs		Total Cost (1)	
				\$	Cost/CR	\$	\$	\$	\$	\$	\$/Sq. Ft.
Pat Butler	4	3,480	870	1,218,000	304,500	80,040	389,412	324,510	2,011,962	578	
Kernitt King	6	6,000	1,000	2,100,000	350,000	287,000	716,100	596,750	3,699,850	617	
Georgia Brown	10	12,112	1,211	4,239,200	423,920	535,676	1,432,463	1,193,719	7,401,058	611	
Winifred Pifer	0			0							
Virginia Peterson	6	5,582	930	1,953,700	325,617	270,211	667,176	555,978	3,447,065	618	
Marie Bauer	10	13,950	1,395	4,882,500	488,250	1,483,675 (2)	1,831,853	1,526,544	9,724,572	697	
Glen Speck	20	21,262	1,063	7,441,700	372,085	692,157	2,456,657	2,033,465	12,623,979 (3)	594	
Daniel E. Lewis											
Two Story	10	11,000	1,100	4,125,000	412,500	496,250	1,386,375	1,155,313	7,162,938	651	
One Story	5	8,723	1,745	3,053,050	610,610	388,292	1,032,402	860,335	5,334,079	611	
George H. Flammson	9	9,305	1,034	3,256,750	361,861	435,803	1,107,766	923,138	5,723,457	615	
	80	91,414		32,269,900		4,669,104	11,020,204	9,169,752	57,128,960	625	
Total cost per classroom					403,374	58,364	137,753	114,622	714,112		

(1) Excluding furniture

(2) There is an error in the Master Plan document. Landscaping cost of \$260,000 was omitted from the total.

(3) There is an error in the Master Plan document. New furniture costs of \$130,000 are not included in the total.

\$ 2,800,000

### Appendix IV Cost Assumptions and Calculations

Impact on Costs	
Increase	Decrease

#### Calculation Errors in the 2016 Facilities Master Plan

In the Marie Bauer Pre-school budget contained in the 2016 Facilities Master Plan there were two arithmetic errors: Landscaping was included as a Priority List A item but the \$260,000 cost was not included in the total cost. Likewise New Furniture was included as a Priority List A item but the \$130,000 cost was not included in the total cost.

\$ 390,000

#### District-wide allowance to renovate HVAC systems

The District received an estimate from LEAF Engineers of hard costs to supply each classroom with a 4-ton replacement unit complete with ductwork, controls and a control panel. After including 20% for soft costs this results in an estimated cost of \$550,000 for Pat Butler. As Pat Butler consists of a total of 32,633 sq. ft. of buildings this is \$16.85 per sq. ft. The Committee expects that Butler, Peterson, Pifer and Lewis, comprising a total of 191,421 sq ft, require extensive renovation if not total HVAC system replacement. Using a more conservative \$20.00 per sq. ft for this work results in a total estimated cost of \$3,900,000.

\$ 3,900,000

Brown, Bauer and Speck will undergo major or total renovation and the cost of new HVAC systems is presumed to be in the current 2016 FMP. Flamson and King have not indicated major problems with their current systems.

#### Eliminate Field Renovations, all campuses

Pat Butler	\$ 500,000
Kermit King	\$ 380,000
Georgia Brown	\$ 430,000
Winifred Pifer	\$ 280,000
Virginia Peterson	\$ 380,000
Marie Bauer Preschool	\$ -
Glen Speck	\$ 760,000
Daniel E. Lewis Middle School	\$ -
George H. Flamson Middle School	\$ 660,000

\$ 3,390,000

#### Classroom Construction Costs

The total cost (Hard costs, soft costs, contingency) contained in the 2016 Facilities Master Plan for 40 classrooms to be built at Butler, Kermit King, Pifer, Peterson, Lewis and Flamson is \$622 per sq. ft. The experience at Flamson building a ten-classroom building indicates a figure of \$552 per sq. ft. is more appropriate. See Appendix III for a detailed calculation.

\$ 2,800,000

**Pat Butler Elementary**

Shade Structure: 2850 sq ft (the size of the existing structure at Kermit King which allows 200 students to be seated for eating) times \$155 per sq. ft. which is the total cost per sq. ft. included in the 2016 FMP

\$ 440,000

**Georgia Brown Dual Immersion Magnet School**

The Committee recommends several additions and deletions to parking, campus access, student drop-off and bus drop-off but no overall cost reductions or increases to the FMP are recommended.

The Committee does not recommend that a new MPR be included for Brown in the revised FMP at this time. However it is being included in a list at the end of this report of highly desirable projects recommended to be built if funding can be secured.

**Winifred Pifer Elementary**

Construct shade structure for 200 students: 2850 sq. ft. @ \$155 per sq. ft.

\$ 440,000

Cover two climbing apparatus with cloth shade structures. Cost estimate provided by Brad Pawlowski.

\$ 80,000

**Virginia Peterson Elementary**

Construct shade structure for 200 students: 2850 sq. ft. @ \$155 per sq. ft.

\$ 440,000

Cover two climbing apparatus with cloth shade structures

\$ 80,000

**Marie Bauer Pre-School**

0

**Glen Speck Academy of Arts**

The Committee does not recommend that a new MPR be included for Speck in the revised FMP at this time. However it is being included in a list at the end of this report of highly desirable projects recommended to be built if funding can be secured.

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**Daniel E. Lewis Middle School**

Retain rather than demolish and re-build the administration building  
The building is 3931 sq. ft. The total building cost per sq. ft. contained in the 2006 Facilities Master Plan is \$625 per sq. ft. (See Appendix II).  
The savings in retaining the building is 3931 times \$625 equals

\$ 2,450,000

Eliminate modernization of the Library

\$ 1,000,000

Eliminate Parking Lot and Drop-off Improvements

\$ 1,400,000

**George H. Flamson Middle School**

Construct shade structure for 200 students: 2850 sq. ft. @ \$155 per sq. ft.	\$ 440,000	\$ 440,000
Construct bus and automobile drop-off area in front of the Spring Street entry to the campus.	\$ 800,000	