

Lancaster School District

FACILITIES MASTER PLAN

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Amargosa Creek Middle School (6-8)

44333 27th Street West

Lancaster, CA 93536

(661) 729-6064



Introduction:

Amargosa Creek Middle School was occupied in 2001 and is sited on approximately a 20-acre campus in west Lancaster. The campus currently serves 971 students in SDC and Grades 6-8 and operates on a traditional school year calendar.

Amargosa Creek is a state of the art facility. It has a large main building which houses the administrative offices, cafeteria, library, health office, two computer and four science labs, and 7th and 8th grade classrooms. Additional space for 7th and 8th grade students is provided near the main building. The 6th graders are located in portable classrooms in the southwest section of the campus. The campus has a total of 53 teaching stations – 38 of which are permanent and 15 that are re-locatable.

The staff shares a lounge and two teacher workrooms in the main building of the school. A quad area, black top with volleyball nets and basketball courts as well as a large field, provide ample outdoor space for physical education and lunchtime recreation. The gymnasium is used not only for physical education and extra-curricular activities but also as a place for lunchtime activities during inclement weather. Under the current State Facilities Program (SFP) this site will be eligible for State modernization funding in 2025.

Capacity:

The campus, as originally designed, was intended to house up to 1421 students based on a classroom loading factor of 29 students/room. After initial occupancy, four additional relocatable classrooms were added to the campus which brings the maximum student housing capacity to 1537 students based on a classroom loading factor of 29 students/room. Statement of enrollment figures by grade level and broken down by average class size can be found in the annual School Accountability Report Card (SARC), the Single Plan for Student Achievement (SPSA) and the CBED report. These reports are updated annually by the District. The most current version of these documents should be reviewed when making decisions regarding the student housing capacities.

General Site Conditions:

The district takes great efforts to ensure that all schools are clean, safe, and functional. To assist in this effort, the district uses a facility survey instrument developed by the Los Angeles County Office of Education. The results of this site specific survey are included with this report and are also available at the school office or at the District office.

Parking:

Parking per the original design and growth projections is adequate for both staff and a moderate number of daily visitors; The current CDE recommendation for parking is 2.25 spaces per teaching station. At 53 teaching stations, Amargosa Creek is recommended to have 120 spaces. Amargosa Creek currently has 144 regular spaces plus 11 handicap accessible spaces.

Due to the adjacency of the site to Avenue J, a major arterial, the site is primarily accessed along 27th Street West for both parents and buses. This single street access causes considerable congestion during the brief times of student drop-off and pick-up by the parents. Exit only traffic from the staff parking, and emergency vehicles, are the only direct access onto Avenue J other than the 27th Street West connection.

In 2011, the District entered into a contract with the City of Lancaster for the installation of parking covers with solar generating panels. This contract is a lease/purchase type agreement for a 20-year period. As a matter of general maintenance, the asphalt for the parking and drive aisles should be considered for resurfacing and restriping.

Transportation:

The District's goal is for each campus to operate as a neighborhood "walk-in" school which limits the attendance area to within a three (3) mile radius for middle schools. Amargosa currently meets the above goal as a "walk-in" school and does not have any buses serving the general population of the campus. The campus is served by buses for the students with special needs.

Fencing and gates - The campus has full perimeter fencing and lockable entrances, allowing controlled access onto the campus. During the hours of operation all pedestrian access to the inner campus is limited and requires visitors to pass through the administration office in order to gain access. During the drop-off and pick-up times, secondary access gates are opened and monitored to allow for more general site access and to help alleviate congestion at the points of access. The staff parking is within the fenced areas and fencing does separate visitor and staff parking.

Lighting Conditions – General lighting is provided at the parking areas, including at parking covers, and wall mounted lighting on the buildings adjacent to the entrances. The tennis courts also have a court lighting system. District should consider performing a review of emergency lighting levels and path of travel lighting should be performed to insure compliance with current codes. The exterior parking lights are currently controlled via a combination of photocell devices and time clocks. Additional lighting at parking areas is provided with the solar covers.

Playing Fields and Equipment:

There is one main playground area, primarily consisting of open field and an exercise running track at the perimeter. The track is surfaced with fine decomposed granite. The grass playfields are located on the southerly portion of the site and accommodates most field activities. Asphalt game court areas and tennis courts are located at the interior of

the site adjacent to the gymnasium building and the field area. A portion of the original hardcourt area is occupied by four (4) relocatable classroom buildings. Several of the exterior walkways are now covered by shade structures with solar generating panels. As a matter of general maintenance, the asphalt for the hard court play areas should be considered for resurfacing and restriping.

Landscaping and Irrigation – The site is currently equipped with a centrally controlled automatic irrigation system. The addition of any non-turf landscape areas should incorporate the most current standards for water conservation and efficiency as may be allowed for in the project budget.

Outdoor Shelters: The interior quad is fully paved in concrete and has four stand-alone shade structures. This Quad area is currently used for outdoor dining by the students, a gathering spot during recess and occasionally as an area for outdoor instruction by the staff.

Maintenance:

District's Facilities Maintenance and Operations Department schedules both daytime and night custodians to maintain the site on a daily basis. Also, one day per week, two full-time members of the grounds crew maintain the grounds. All matters concerning the regular maintenance and operations of the school site facilities should be coordinated through the District maintenance and Operations department staff.

ADA Compliance/Path of Travel

Due to the relatively recent construction of the campus the path of travel and other ADA compliance issues are considered to be up to date with current standards at the time the plans were reviewed and approved by the Division of the State Architect. If any modifications are intended to be made by the District that would alter any of these elements, then the proposed modifications should be reviewed to accommodate continued compliance.

General Building Conditions:

Exterior and Entrance:

The exterior of the main building is EIFS coating system and has Spanish tile roofing at the mansards. The balance of the roof is low slope, built-up roofing. The eleven (11) modular buildings installed with the initial construction are finished in stucco and have painted wood and metal trim. The four (4) modulares installed post occupancy are finished in painted wood siding with painted wood and metal trim. As a matter of general maintenance, every five (5) years the District should consider repainting all exterior painted surfaces to improve the appearance and longevity of the buildings. Access to the majority of buildings is at grade with the exception of the four modular buildings at the court area which access via metal ramps. The roofing maintenance/replacement should also be incorporated into the District overall schedule of deferred maintenance to avoid potential failures and costly damage as a result of roof leaks. The District should consider

enhancing the access control security at the main lobby through the addition of a door with electronic strike control that limits direct access of visitors from lobby into corridors.

Interiors:

The interiors of the buildings are in generally good condition. The majority of the finishes are either vinyl faced tackable panels or painted gypsum board. The toilet rooms are finished with ceramic tile and painted gypsum board. Flooring in the administration areas and classrooms is primarily carpet with some areas of vinyl composition tile. The flooring in the multi-use/cafeteria is vinyl composition tile. The kitchen and toilet rooms have tile flooring with self-coved base. All buildings are configured with built-in cabinetry per District standards. All work regarding an upgrade to finishes by the District should be done in accordance with the District's most current District Standards.

Kitchen & Multi-Purpose Space:

The kitchen is located on the south end of the multi-use building and operates as a full cooking facility. The multi-use space currently houses a music platform area for use in performances and awards assemblies.

Storage:

District has placed three (3) self-contained, non-conditioned storage units on the site for disaster preparedness, Grounds and Maintenance, and Custodial supplies.

Library:

The campus has one library located in the main building adjacent to the lobby. In an effort to remain current with the evolving role of the traditional library as a resource center for 21st Century learning concepts, the District is developing a departmental plan for all libraries that is intended to be included as a part of this master plan document and should be updated annually.

Technology:

The campus has access to high speed internet which is provided to the site. The existing infrastructure throughout campus and into each of the classrooms may not be able to fully utilize the service provided. Upgrades to infrastructure, hardware and software are an ongoing process throughout and given time period. The District maintains and annually updates a master list of pending and completed IT projects. This list is located in **Appendices C & D** of this master plan. The most current version of these documents should be reviewed thoroughly and discussed with administrative and departmental staff prior to commencing and technology related projects.

Facility Systems:

Plumbing – The campus is served by public water, sewer and natural gas systems. All buildings constructed in the initial phase of the campus have plumbing. The buildings added subsequently do not.

Mechanical – The main building, gymnasium building and the initial eleven modular buildings have rooftop packaged HVAC units while the post occupancy modular classrooms have exterior wall mounted HVAC units. The HVAC units installed with the initial construction are gas/electric units the wall mounted units at the four modular buildings on site are electric heat pumps.

Electrical – All buildings have electrical power provided. Filtered power for the computer systems, which is a District requirement for all projects, is currently provided on this site. The MDF and all IDF's are also equipped with stand-alone UPS devices.

Low Voltage - Each building is connected to the low voltage systems for fire alarm, phone, CATV, public address, clocks and data. The data systems may require some upgrade, see "Technology" section.

Emergency Power – The site does have an integrated emergency generator, which is a District standard. The emergency generator provides power for the required fire alarm, phone, and lighting systems and some HVAC and refrigeration systems in the multi-purpose building area.

AB300 Seismic & Structural Safety

All buildings constructed to date on this site were designed to the current codes at the time of review and approval by the Division of the State Architect and are considered to be structurally sound. The requirements of AB300 do not apply to this site.

Completed/pending projects:

PROJECT	Project Type	Date	STATUS	FUND
Original Project Construction	New	2001	Completed	
Asphalt Maintenance	Def. Maint			14
Add complete communication system to T1,T2,T3,T4	Data			14
Computer lab repurpose	Reconstruct		In Progress	
STEM lab addition	Reconstruct		In Progress	
STEM / Band storage	Reconstruct		In Progress	
Band room relocation	Reconstruct		In Progress	
Repair and Recoat Exterior Surfaces of Gym and Main Building	Def. Maint			14
R&R Gym Floor every 5 Years	Def. Maint			14

Proposed/pending projects:

The District Facilities Department maintains and updates annually a master list of proposed projects including those proposed for this site as identified by the District and Site Committees. The listing of proposed projects is included in **Appendix A** of this master plan. The most current version of this list should be reviewed with departmental and administrative staff prior to commencing planning of a project for this site.

Completed projects:

The District Facilities Department maintains and updates annually a list of completed projects citing the funding source for each project. The list of completed projects is included in **Appendix B** of this master plan.

Site Specific Documents

The following documents are attached herewith:

- Overall site plan
- Google Earth aerial view of campus
- Annual SARC report
- Annual SPSA Report
- Annual CBED Report
- Annual LACOE Facility Survey Report

Appendix References

Appendix A - Proposed Facilities Projects

Appendix B – Completed Facilities Projects

Appendix C – Proposed IT Projects

Appendix D – Completed IT Projects.

Crossroads School (Alt Ed. & CDS) (K-8)
44310 Hardwood Avenue
Lancaster, CA 93534



Introduction:

Crossroads School was established in 2009 and is housed on a portion of the Parkview Middle School's 20-acre campus in central Lancaster. The programs are operated out of two permanent buildings that were originally owned by the Los Angeles County Office of Education but subsequently acquired by the Lancaster School District when the programs were turned over to the District to run. These programs are also housed in seven (7) relocatable classrooms adjacent to the permanent buildings. The Crossroads' Alternative Education program presently serves approximately 160 students and the Community Day School program presently serves approximately 54 students. The Alternative Ed program serves students in grades K-8.

Capacity:

Statement of enrollment figures by grade level and broken down by average class size can be found in the annual School Accountability Report Card (SARC), the Single Plan for Student Achievement (SPSA) and the CBED report.. These reports are updated annually by the District. The most current version of these documents should be reviewed when making decisions regarding the student housing capacities.

General Site Conditions:

Comprised of a combination of permanent structures and seven modular structures, this set of programs shares the facilities of Parkview Middle School. The buildings this program are housed in are newer than the original construction of the Parkview School site but since the buildings were formerly owned and maintained by the County, the District may want to consider a full modernization to bring the facility up to current District standards.

Parking:

Parking is located directly off of Hardwood Avenue and is viewed by District as adequate for both staff and a moderate number of daily visitors. The current CDE recommendation for parking is 2.25 spaces per teaching station. With a total of 11 teachers, Crossroads School is recommended to have 25 spaces. Crossroads School currently has 31 regular spaces plus 2 handicap accessible spaces.

Although this facility is limited to single street access, due to the smaller enrollment the normal congestion during the brief times of student drop-off and pick-up by the parents is not experienced. As a matter of general maintenance, the asphalt for the parking and drive aisles should be considered for resurfacing and restriping every five (5) years. All

of the parking for Crossroads is shaded by solar covers that were installed in 2012. Should additional building area and capacity be constructed on site then an analysis of parking capacity should be performed to consider if any additional parking spaces are a requirement as a result of the addition.

Transportation:

The District's goal is for each campus to operate as a neighborhood "walk-in" school which limits the attendance area to within a three (3) mile radius for middle schools. Crossroads, due to nature of the programs that it provides, and due to the fact that it serves students throughout the District, currently does not apply the above goal as a "walk-in" school and does not have any buses serving the general population of the campus. The campus is served by buses for the students with special needs.

Fencing and gates - The campus has full perimeter fencing and lockable entrances, allowing controlled access onto the campus. During the hours of operation all pedestrian access to the inner campus is limited and requires visitors to pass through the administration office in order to gain access. During the drop-off and pick-up times, secondary access gates are opened and monitored to allow for more general site access and to help alleviate congestion at the points of access. The exterior spaces and play area for the Crossroads programs are also separated from the main Parkview playground by its own fencing to allow the staff a greater ability for monitoring the safety of the students in this program. The parking areas are not within the fenced areas.

Lighting Conditions – General lighting is provided at the parking areas and wall mounted lighting on the modular buildings adjacent to the entrances. Review of emergency lighting levels and path of travel lighting should be performed to insure compliance with current codes. The exterior parking lights are currently controlled via a combination of photocell devices and time clocks. Additional lighting at the parking areas was also incorporated into the District's solar covers which were added in 2012 through a contract with the City of Lancaster.

Playing Fields and Equipment:

The play fields for the Crossroads programs are limited to a small hard court area and a portion of the grass fields segregated from the greater area of the Parkview Middle School play fields. As a matter of general maintenance, the asphalt for the hard court play areas should be considered for resurfacing and restriping.

Landscaping and Irrigation – The site is currently equipped with a locally controlled automatic irrigation system. Conversion to a centrally controlled system is possible but has not been planned at this time. The addition of any non-turf landscape areas should incorporate the most current standards for water conservation and efficiency as may be allowed for in the project budget.

Outdoor Shelters: The Crossroads facility does not have any exiting outdoor shade structures.

Maintenance:

District's Facilities Maintenance and Operations Department schedules both daytime and night custodians to maintain the site on a daily basis. Also, one day per week, two full-time members of the grounds crew maintain the grounds. All matters concerning the regular maintenance and operations of the school site facilities should be coordinated through the District maintenance and Operations department staff.

ADA Compliance/Path of Travel

Subsequent to the original construction of the campus, laws now require compliance with the Americans with Disabilities Act (ADA) in order to provide for equal facilitation for people with disabilities. The requirement for compliance rests with the Owner of the property. Therefore, with each new project constructed the path of travel and other ADA compliance issues should be brought up to date with current standards at the time the new project plans are reviewed and approved by the Division of the State Architect. If any modifications are intended to be made by the District that would alter any of these elements, then the proposed modifications should be reviewed to accommodate continued compliance.

General Building Conditions:

The campus is comprised of three permanent buildings and seven (7) modular buildings. These house a library, computer lab, two kindergarten rooms, and two special education rooms. There is also a multi-purpose cafeteria, an administration building, a staff lounge, a speech therapist room, three restrooms and three sets of drinking fountains.

Exterior and Entrance:

The exterior of the permanent buildings is primarily stucco and painted surfaces. The exterior of the modular buildings is finished in painted wood siding and have painted wood and metal trim. As a matter of general maintenance, every five (5) years the District should consider repainting all exterior painted surfaces to improve the appearance and longevity of the buildings. Signage at all building entrances should be reviewed for compliance with current ADA requirements. The roofing maintenance/replacement should also be incorporated into the District overall schedule of deferred maintenance to avoid potential failures and costly damage as a result of roof leaks. The District should consider enhancing the access control security at the main lobby through the addition of a door with electronic strike control that limits direct access of visitors from lobby into corridors.

Interiors:

The District strives to maintain all interiors of the buildings in generally very good condition. The majority of the finishes are either vinyl faced tackable panels or painted gypsum board. The toilet rooms are finished with ceramic tile and painted gypsum board. All work regarding an upgrade to finishes by the District should be done in accordance with the District's most current District Standards.

Kitchen & Multi-Purpose Space:

This facility does not house a kitchen or multi-use space.

Storage:

District has placed several self-contained, non-conditioned storage units on the site for disaster preparedness and miscellaneous equipment, furnishings and supplies.

Library:

The campus has one library located in the main building. In an effort to remain current with the evolving role of the traditional library as a resource center for 21st Century learning concepts, the District is developing a departmental plan for all libraries that is intended to be included as a part of this master plan document and should be updated annually.

Technology:

The campus has access to high speed internet which is provided to the site. The existing infrastructure throughout campus and into each of the classrooms may not be able to fully utilize the service provided. Upgrades to infrastructure, hardware and software are an ongoing process throughout and given time period. The District maintains and annually updates a master list of pending and completed IT projects. This list is located in **Appendices C & D** of this master plan. The most current version of these documents should be reviewed thoroughly and discussed with administrative and departmental staff prior to commencing and technology related projects.

Facility Systems:

Plumbing – The campus is served by public water, sewer and natural gas systems. All three permanent buildings constructed in the initial phase of the campus have plumbing. The relocatable buildings added subsequently do not.

Mechanical – The permanent buildings have rooftop packaged HVAC units while the classrooms have exterior wall mounted HVAC units. The HVAC units at the permanent buildings are gas/electric units the balance of units on site are all electric heat pumps.

Electrical – All buildings have electrical power provided. Filtered power for the computer systems, which has become a District requirement for subsequent projects, is not currently provided on this site.

Low Voltage - Each building, with the exception of the toilet buildings, is connected to the low voltage systems for fire alarm, phone, CATV, public address, clocks and data. The toilet buildings are connected to the fire alarm system only.

Emergency Power – The site does not currently have an integrated emergency generator, which has become a District standard on subsequent projects. The emergency power for the required fire alarm, phone, and lighting systems is currently provided via a series of battery packs. The District has provided a portable generator on site for use during emergencies.

AB300 Seismic & Structural Safety

All buildings constructed to date on this site were designed as wood framed building systems and are considered to be structurally sound. The requirements of AB300 do not apply to this site.

Proposed/pending projects:

The District Facilities Department maintains and updates annually a master list of proposed projects including those proposed for this site as identified by the District and Site Committees. The listing of proposed projects is included in **Appendix A** of this master plan. The most current version of this list should be reviewed with departmental and administrative staff prior to commencing planning of a project for this site.

Completed projects:

The District Facilities Department maintains and updates annually a list of completed projects citing the funding source for each project. The list of completed projects is included in **Appendix B** of this master plan.

Site Specific Documents

The following documents are attached herewith:

- Overall site plan
- Google Earth aerial view of campus
- Annual SARC report
- Annual SPSA Report
- Annual CBED Report

Appendix References

Appendix A - Proposed Facilities Projects

Appendix B – Completed Facilities Projects

Appendix C – Proposed IT Projects

Appendix D – Completed IT Projects.

Desert View Elementary School (K-6)
1555 West Avenue H-10
Lancaster, CA 93534
(661) 942-9521



Introduction:

Desert View Elementary School was initially constructed in 1957 and is sited on approximately a 12.9 acre campus in central/west Lancaster. Over the course of many years, the campus was expanded through the addition of relocatable classrooms and in 2001 the campus completed a State funded modernization project. Under the current State Facilities Program (SFP) this site will be eligible for State modernization funding in 2027.

Capacity:

The campus, as originally designed, was intended to house up to 439 students based on a classroom loading factor of 29 students/teaching station. The current campus, with the relocatable classrooms that exist, and after modernization, has 45 teaching stations and will accommodate a maximum student capacity of 1305 based on 29 students/teaching station. Statement of enrollment figures by grade level and broken down by average class size can be found in the annual School Accountability Report Card (SARC), the Single Plan for Student Achievement (SPSA) and the CBED report. These reports are updated annually by the District. The most current version of these documents should be reviewed when making decisions regarding the student housing capacities.

General Site Conditions:

The District takes great efforts to ensure that all schools are clean, safe, and functional. To assist in this effort, the district uses a facility survey instrument developed by the Los Angeles County Office of Education to track and document issues of this nature. The results of this site specific survey and report are included with this report and are also available for review at the school office or at the District office.

Parking:

Parking per the original design may have been adequate for both staff and a moderate number of daily visitors; however, with the number of relocatable classrooms that have been added to the campus over time, the parking is notably inadequate. The current CDE recommendation for parking is 2.25 spaces per teaching station. At 45 teacher stations, Desert View is recommended to have 102 spaces. Desert View currently has 35 regular spaces plus 2 handicap accessible spaces.

The overflow parking is presently accommodated by curbside parking on several of the surrounding residential streets. This however, adds to the congestion of traffic during drop-off and pick-up times. To permanently resolve this issue the District would have to

consider reducing the student population/teaching stations or constructing additional parking areas on campus. As a matter of general maintenance, the asphalt for the parking and drive aisles should be considered for resurfacing and restriping every five (5) years. The majority of the parking is shaded by solar covers that were installed in 2012. Any additional building area and capacity constructed on site will compound the parking inadequacies that currently exists.

Transportation:

The District's goal is for each campus to operate as a neighborhood "walk-in" school which limits the attendance area to within a three (3) mile radius for middle schools. Desert View currently meets the above goal as a "walk-in" school and does not have any buses serving the general population of the campus. The campus is served by buses for the students with special needs.

Fencing and gates - The campus has full perimeter fencing and lockable entrances, allowing controlled access onto the campus. During the hours of operation all pedestrian access to the inner campus is limited and requires visitors to pass through the administration office in order to gain access. During the drop-off and pick-up times, secondary access gates are opened and monitored to allow for more general site access and to help alleviate congestion at the points of access. The kindergarten play area is also separated from the main playground by its own fencing to allow the staff a greater ability for monitoring the safety of the younger children. The parking area is not within the fenced areas.

Lighting Conditions – General lighting is provided on the permanent buildings and covered walkway and wall mounted lighting on the modular buildings adjacent to the entrances. Review of emergency lighting levels and path of travel lighting should be performed to insure compliance with current codes. The only lighting that occurs at the parking areas was incorporated into the District's solar covers which were added in 2012 through a contract with the City of Lancaster.

Playing Fields and Equipment:

There are two main playground areas; one for grades 1-5 and a separate play area for the kindergarten classes. The grass play fields border the school site along the north/northeast portion of the site, providing space for soccer, football, kickball and softball. Asphalt game court areas are located at the interior of the site adjacent to the original classroom clusters and provides for tetherball, volleyball, basketball and various other painted game courts. Two masonry handball walls were also added within the asphalt area after the original site was completed. As a matter of general maintenance, the asphalt for the hard court play areas should be considered for resurfacing and restriping every five (5) years.

Landscaping and Irrigation – The site is currently equipped with a centrally controlled automatic irrigation system. The addition of any non-turf landscape areas should incorporate the most current standards for water conservation and efficiency as may be allowed for in the project budget.

Outdoor Shelters:

The District added a permanent shade structure in the easterly area originally occupied for the Headstart program play area. The District also added two areas that are covered by solar shade covers to play ground area as part of the contract with the City of Lancaster. This area is currently used for outdoor dining by the students, a gathering spot during recess and occasionally as an area for outdoor instruction by the staff.

Maintenance:

District's Facilities Maintenance and Operations Department schedules both daytime and night custodians to maintain the site on a daily basis. Also, one day per week, two full-time members of the grounds crew maintain the grounds. All matters concerning the regular maintenance and operations of the school site facilities should be coordinated through the District maintenance and Operations department staff.

ADA Compliance/Path of Travel

At the completion of the modernization project construction on the campus the path of travel and other ADA compliance issues were considered to be up to date with current standards at the time the plans were reviewed and approved by the Division of the State Architect. The requirement for compliance rests with the Owner of the property. Therefore, with each new project constructed the path of travel and other ADA compliance issues should be brought up to date with current standards at the time the new project plans are reviewed and approved by the Division of the State Architect. If any modifications are intended to be made by the District that would alter any of these elements then the proposed modifications should be reviewed to accommodate continued compliance.

General Building Conditions:

Exterior and Entrance:

The exterior of the permanent structures are a combination of painted concrete or stucco with wood and metal trim. The modular buildings are finished in painted wood siding and have painted wood and metal trim. As a matter of general maintenance, every five (5) years the District should consider repainting all exterior painted surfaces to improve the appearance and longevity of the buildings. Signage at all building entrances should be reviewed for compliance with current ADA requirements. The roofing maintenance/replacement should also be incorporated into the District overall schedule of deferred maintenance to avoid potential failures and costly damage as a result of roof leaks.

Interiors:

The District strives to maintain all interiors of the buildings in generally very good condition. The majority of the finishes are either vinyl faced tackable panels or painted gypsum board. The toilet rooms are finished with ceramic tile and painted gypsum board. All work regarding an upgrade to finishes by the District should be done in accordance with the District's most current District Standards.

Kitchen & Multi-Purpose Space:

The kitchen is located on the west end of the multi-use building and operates as a full cooking/serving facility with all food preparation performed on site. The multi-use space also has a music platform area used for presentations and performances.

Storage:

District has placed three (3) self-contained, non-conditioned storage units on the site for disaster preparedness, Grounds and Maintenance, and Custodial supplies.

Library:

The campus has one library building. In an effort to remain current with the evolving role of the traditional library as a resource center for 21st Century learning concepts, the District is developing a departmental plan for all libraries that is intended to be included as a part of this master plan document and should be updated annually.

Technology:

The campus has access to high speed internet which is provided to the site. The existing infrastructure throughout campus and into each of the classrooms may not be able to fully utilize the service provided. Upgrades to infrastructure, hardware and software are an ongoing process throughout and given time period. The District maintains and annually updates a master list of pending and completed IT projects. This list is located in **Appendices C & D** of this master plan. The most current version of these documents should be reviewed thoroughly and discussed with administrative and departmental staff prior to commencing and technology related projects.

Facility Systems:

Plumbing – The campus is served by public water, sewer and natural gas systems. All buildings constructed in the initial phase of the campus have plumbing. The buildings added subsequently mostly do not. Exceptions include the buildings used for pre-schools, headstart and kindergartens.

Mechanical – The permanent structures have rooftop packaged HVAC units while the relocatable classrooms have exterior wall mounted HVAC units. The HVAC units at the permanent structures are gas/electric units and the balance of units on site are mostly all electric heat pumps.

Electrical – All buildings have electrical power provided. Filtered power for the computer systems, which has become a District requirement for subsequent projects, is not currently provided on this site.

Low Voltage - Each building, with the exception of the toilet buildings, is connected to the low voltage systems for fire alarm, phone, CATV, public address, clocks and data. The toilet buildings are connected to the fire alarm system only.

Emergency Power – The site does not currently have an integrated emergency generator, which has become a District standard on subsequent projects. The emergency power for

the required fire alarm, phone, and lighting systems is currently provided via a series of battery packs. The District has provided a portable generator on site for use during emergencies.

AB300 Seismic & Structural Safety

All of the original buildings constructed on this site were designed in a manner that has caused the Division of the State Architect to bring into question their lateral stability and structural performance in the event of a seismic event. Although the buildings in question may presently be considered to be structurally sound, the District still needs to comply with the State's requirement for preparation of a formal report for all the buildings qualified under AB300. The requirements of AB300 do apply to this site and a formal review of the structures is recommended.

Proposed/pending projects:

The District Facilities Department maintains and updates annually a master list of proposed projects including those proposed for this site as identified by the District and Site Committees. The listing of proposed projects is included in **Appendix A** of this master plan. The most current version of this list should be reviewed with departmental and administrative staff prior to commencing planning of a project for this site.

Completed projects:

The District Facilities Department maintains and updates annually a list of completed projects citing the funding source for each project. The list of completed projects is included in **Appendix B** of this master plan.

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The following documents are attached herewith:

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- Annual SPSA Report
- Annual CBED Report

Appendix References

Appendix A - Proposed Facilities Projects

Appendix B – Completed Facilities Projects

Appendix C – Proposed IT Projects

Appendix D – Completed IT Projects.

Discovery Elementary School (K-5)44910 17th Street East

Lancaster, CA 93535

(661) 949-3175

**Introduction:**

Discovery Elementary School was occupied in 2010 and is sited on a 10-acre (gross) campus in northeast Lancaster. The initial project was constructed utilizing State Hardship Program funds and therefore was limited in the amount of square footage that could be constructed without utilizing modular components. The permanent core facility houses 11 teaching spaces in addition to the administration, multi-use/cafeteria, library, resource and teaching support spaces. The remainder of the student housing is accommodated in twenty-three (23) modular classrooms. The initial project was designed to accommodate approximately 1247 students, grades K-5, based on a 29 student /teaching station load factor and operates on a single-track calendar.

Capacity:

The campus, as originally designed, was intended to house up to 1247 students based on a classroom loading factor of 29 students/room. Statement of enrollment figures by grade level and broken down by average class size can be found in the annual School Accountability Report Card (SARC), the Single Plan for Student Achievement (SPSA) and the CBED report. These reports are updated annually by the District. The most current version of these documents should be reviewed when making decisions regarding the student housing capacities.

General Site Conditions:

The District takes great efforts to ensure that all schools are clean, safe, and functional. To assist in this effort, the district uses a facility survey instrument developed by the Los Angeles County Office of Education to track and document issues of this nature. The results of this site specific survey and report are included with this report and are also available for review at the school office or at the District office.

Parking:

Parking per the original design and growth projections was adequate for both staff and a moderate number of daily visitors. The current CDE recommendation for parking is 2.25 spaces per teaching station. At 33 teaching stations, Discovery is recommended to have 75 spaces. Discovery currently has 135 regular spaces plus 6 handicap accessible spaces.

As a matter of general maintenance, the asphalt for the hard court play areas should be considered for resurfacing and restriping every five (5) years. The approximately half of the parking is shaded by solar covers that were installed in 2012. Should additional building area and capacity be constructed on site then an analysis of parking capacity

should be performed to consider if any additional parking spaces are a requirement as a result of the addition.

Transportation:

The District's goal is for each campus to operate as a neighborhood "walk-in" school which limits the attendance area to within a three (3) mile radius for middle schools. Discovery currently meets the above goal as a "walk-in" school and does not have any buses serving the general population of the campus. The campus is served by buses for the students with special needs.

Fencing and gates - The campus has full perimeter fencing and lockable entrances, allowing controlled access onto the campus. During the hours of operation all pedestrian access to the inner campus is limited and requires visitors to pass through the administration office in order to gain access. During the drop-off and pick-up times, secondary access gates are opened and monitored to allow for more general site access and to help alleviate congestion at the points of access. The kindergarten play area is also separated from the main playground by its own fencing to allow the staff a greater ability for monitoring the safety of the younger children. The parking areas are within the fenced areas but fencing does not separate visitor and staff parking.

Lighting Conditions – General lighting is provided at the parking areas and wall mounted lighting on the modular buildings adjacent to the entrances. Review of emergency lighting levels and path of travel lighting should be performed to insure compliance with current codes. The exterior parking lights are currently controlled via a combination of photocell devices and time clocks. Additional lighting at the parking areas was also incorporated into the District's solar covers which were added in 2012 through a contract with the City of Lancaster.

Playing Fields and Equipment:

There are two main playground areas; one for grades 1-5 and a separate play area for the kindergarten classes. The grass play fields border the school site along the north perimeter, providing space for soccer, football, kickball and softball. Asphalt game court area is located at the interior of the site adjacent to the original classroom clusters and provides for tetherball, volleyball, basketball and various other painted game courts. Two masonry handball walls are included within the asphalt area. As a matter of general maintenance, the asphalt for the hard court play areas should be considered for resurfacing and restriping every five (5) years.

Landscaping and Irrigation – The site is currently equipped with a centrally controlled automatic irrigation system. The addition of any non-turf landscape areas should incorporate the most current standards for water conservation and efficiency as may be allowed for in the project budget.

Outdoor Shelters: The District has DSA approved plans for the addition of three permanent shade structures, one in the kindergarten play area and two in the asphalt area.

These areas are intended for use as outdoor dining by the students, a gathering spot during recess and occasionally as an area for outdoor instruction by the staff.

Maintenance:

District's Facilities Maintenance and Operations Department schedules both daytime and night custodians to maintain the site on a daily basis. Also, one day per week, two full-time members of the grounds crew maintain the grounds. All matters concerning the regular maintenance and operations of the school site facilities should be coordinated through the District maintenance and Operations department staff.

ADA Compliance/Path of Travel

Due to the recent construction of the campus the path of travel and other ADA compliance issues are considered to be up to date with current standards at the time the plans were reviewed and approved by the Division of the State Architect. If any modifications are intended to be made by the District that would alter any of these elements, then the proposed modifications should be reviewed to accommodate continued compliance.

General Building Conditions:

Exterior and Entrance:

The exterior of the buildings is mostly finished in exterior stucco and has painted wood and metal trim. As a matter of general maintenance, every five (5) years the District should consider repainting all exterior painted surfaces to improve the appearance and longevity of the buildings. The roofing maintenance/replacement should also be incorporated into the District overall schedule of deferred maintenance to avoid potential failures and costly damage as a result of roof leaks. The District should consider enhancing the access control security at the main lobby through the addition of a door with electronic strike control that limits direct access of visitors from lobby into corridors.

Interiors:

The District strives to maintain all interiors of the buildings in generally very good condition. The majority of the finishes are either vinyl faced tackable panels or painted gypsum board. The toilet rooms are finished with ceramic tile and painted gypsum board. All work regarding an upgrade to finishes by the District should be done in accordance with the District's most current District Standards.

Kitchen & Multi-Purpose Space:

The kitchen is located on the west end of the multi-use building and operates as a full cooking/serving facility with all food preparation performed on site. The multi-use space also has a music platform area used for presentations and performances.

Storage:

District has placed six (6) self-contained, non-conditioned storage units on the site for disaster preparedness, Grounds and Maintenance, and Custodial supplies.

Library:

The campus has one library located in the main building at the east end. In an effort to remain current with the evolving role of the traditional library as a resource center for 21st Century learning concepts, the District is developing a departmental plan for all libraries that is intended to be included as a part of this master plan document and should be updated annually.

Technology:

The campus has access to high speed internet which is provided to the site. The existing infrastructure throughout campus and into each of the classrooms may not be able to fully utilize the service provided. Upgrades to infrastructure, hardware and software are an ongoing process throughout and given time period. The District maintains and annually updates a master list of pending and completed IT projects. This list is located in **Appendices C & D** of this master plan. The most current version of these documents should be reviewed thoroughly and discussed with administrative and departmental staff prior to commencing and technology related projects.

Facility Systems:

Plumbing – The campus is served by public water, sewer and natural gas systems. All buildings constructed in the initial phase of the campus have plumbing.

Mechanical – The permanent core building has rooftop packaged HVAC units while the modular classrooms have exterior wall mounted HVAC units. All the HVAC units at the site are gas/electric units.

Electrical – All buildings have electrical power provided. Filtered power for the computer systems, which has become a District standard, is provided on this site. The MDF and all IDF's are also equipped with stand-alone UPS devices.

Low Voltage - Each building is connected to the low voltage systems for fire alarm, phone, CATV, public address, clocks and data.

Emergency Power – The site does have an integrated emergency generator, which has become a District standard on newer projects. The emergency power for the required fire alarm, phone, and lighting systems is currently provided by this generator.

AB300 Seismic & Structural Safety

All buildings constructed to date on this site were designed to the current codes at the time of review and approval by the Division of the State Architect and are considered to be structurally sound. The requirements of AB300 do not apply to this site.

Proposed/pending projects:

The District Facilities Department maintains and updates annually a master list of proposed projects including those proposed for this site as identified by the District and Site Committees. The listing of proposed projects is included in **Appendix A** of this master plan. The most current version of this list should be reviewed with departmental and administrative staff prior to commencing planning of a project for this site.

Completed projects:

The District Facilities Department maintains and updates annually a list of completed projects citing the funding source for each project. The list of completed projects is included in **Appendix B** of this master plan.

Site Specific Documents

The following documents are attached herewith:

- Overall site plan
- Google Earth aerial view of campus
- Annual SARC report
- Annual SPSA Report
- Annual CBED Report

Appendix References

Appendix A - Proposed Facilities Projects

Appendix B – Completed Facilities Projects

Appendix C – Proposed IT Projects

Appendix D – Completed IT Projects.

El Dorado Elementary School (K-5)

361 East Pondera Street

Lancaster, CA 93535

(661) 942-8487



Introduction:

El Dorado Elementary School initially constructed in 1958 and is sited on approximately a 10.7 acre campus in central Lancaster. Over the course of many years, the campus was expanded through the addition of relocatable classrooms and in 2004 the campus completed a State funded modernization project. Under the current State Facilities Program (SFP) this site will be eligible for State modernization funding in 2030.

Capacity:

The campus, as originally designed, was intended to house up to 522 students based on a classroom loading factor of 29 students/teaching station. The current campus, with the relocatable classrooms that exist, and after modernization, has 41 teaching stations and will accommodate a maximum student capacity of 1189 based on 29 students/teaching station. Statement of enrollment figures by grade level and broken down by average class size can be found in the annual School Accountability Report Card (SARC), the Single Plan for Student Achievement (SPSA) and the CBED report. These reports are updated annually by the District. The most current version of these documents should be reviewed when making decisions regarding the student housing capacities.

General Site Conditions:

The District takes great efforts to ensure that all schools are clean, safe, and functional. To assist in this effort, the district uses a facility survey instrument developed by the Los Angeles County Office of Education to track and document issues of this nature. The results of this site specific survey and report are included with this report and are also available for review at the school office or at the District office

Parking:

Parking for the school site is shared with an adjacent city park site and appears to be adequate for both staff and a moderate number of daily visitors. The current CDE recommendation for parking is 2.25 spaces per teaching station. At 41 teachers, El Dorado is recommended to have 92 spaces. El Dorado currently has 84 regular spaces plus four handicap-accessible spaces on District property but the adjacent available city parking accommodates any additional requirements through the joint use agreement in place between the entities. As a matter of general maintenance, the asphalt for the parking and drive aisles should be considered for resurfacing and restriping every five (5) years. The majority of the parking is shaded by solar covers that were installed in 2012. Should additional building area and capacity be constructed on site then an analysis of parking

capacity should be performed to consider if any additional parking spaces are a requirement as a result of the addition.

Transportation:

The District's goal is for each campus to operate as a neighborhood "walk-in" school which limits the attendance area to within a three (3) mile radius for middle schools. El Dorado currently meets the above goal as a "walk-in" school and does not have any buses serving the general population of the campus. The campus is served by buses for the students with special needs.

Fencing and gates - The campus has full perimeter fencing and lockable entrances, allowing controlled access onto the campus. During the hours of operation all pedestrian access to the inner campus is limited and requires visitors to pass through the administration office in order to gain access. During the drop-off and pick-up times, secondary access gates are opened and monitored to allow for more general site access and to help alleviate congestion at the points of access. The kindergarten play area is also separated from the main playground by its own fencing to allow the staff a greater ability for monitoring the safety of the younger children. The parking areas are not within the fenced areas.

Lighting Conditions – General lighting is provided on the permanent buildings and covered walkway and wall mounted lighting on the modular buildings adjacent to the entrances. Review of emergency lighting levels and path of travel lighting should be performed to insure compliance with current codes. The only lighting that occurs at the parking areas was incorporated into the District's solar covers which were added in 2012 through a contract with the City of Lancaster.

Playing Fields and Equipment:

There are two main playground areas; one for grades 1-5 and a separate play area for the kindergarten classes. The grass play fields border the school site along the north half of the site, providing space for soccer, football, kickball and softball. The site also incorporates a little league baseball field. Asphalt game court areas are located at the interior of the site between the original classroom clusters and the field area. The hard court area provides for tetherball, volleyball, basketball and various other painted game courts. Two masonry handball walls were also added within the asphalt area after the original site was completed. As a matter of general maintenance, the asphalt for the hard court play areas should be considered for resurfacing and restriping every five (5) years.

Landscaping and Irrigation – The site is currently equipped with a centrally controlled automatic irrigation system. The addition of any non-turf landscape areas should incorporate the most current standards for water conservation and efficiency as may be allowed for in the project budget.

Outdoor Shelters: The District added a permanent shade structure in the easterly area originally occupied for the Headstart program play area.

Maintenance:

District's Facilities Maintenance and Operations Department schedules both daytime and night custodians to maintain the site on a daily basis. Also, one day per week, two full-time members of the grounds crew maintain the grounds. All matters concerning the regular maintenance and operations of the school site facilities should be coordinated through the District maintenance and Operations department staff.

ADA Compliance/Path of Travel

At the completion of the modernization project construction on the campus the path of travel and other ADA compliance issues were considered to be up to date with current standards at the time the plans were reviewed and approved by the Division of the State Architect. The requirement for compliance rests with the Owner of the property. Therefore, with each new project constructed the path of travel and other ADA compliance issues should be brought up to date with current standards at the time the new project plans are reviewed and approved by the Division of the State Architect. If any modifications are intended to be made by the District that would alter any of these elements, then the proposed modifications should be reviewed to accommodate continued compliance.

General Building Conditions:

Exterior and Entrance:

The exterior of the permanent structures are a combination of painted concrete or stucco with wood and metal trim. The modular buildings are finished in painted wood siding and have painted wood and metal trim. As a matter of general maintenance, every five (5) years the District should consider repainting all exterior painted surfaces to improve the appearance and longevity of the buildings. Signage at all building entrances should be reviewed for compliance with current ADA requirements. The roofing maintenance/replacement should also be incorporated into the District overall schedule of deferred maintenance to avoid potential failures and costly damage as a result of roof leaks.

Interiors:

The District strives to maintain all interiors of the buildings in generally very good condition. The majority of the finishes are either vinyl faced tackable panels or painted gypsum board. The toilet rooms are finished with ceramic tile and painted gypsum board. All work regarding an upgrade to finishes by the District should be done in accordance with the District's most current District Standards.

Kitchen & Multi-Purpose Space:

The kitchen is located on the north end of the multi-use building and operates as a full cooking/serving facility with all food preparation performed on site. The multi-use space also has a music platform area used for presentations and performances.

Storage:

District has placed three (3) self-contained, non-conditioned storage units on the site for disaster preparedness, Grounds and Maintenance, and Custodial supplies.

Library:

The campus has one library located in the main building adjacent to the lobby. In an effort to remain current with the evolving role of the traditional library as a resource center for 21st Century learning concepts, the District is developing a departmental plan for all libraries that is intended to be included as a part of this master plan document and should be updated annually.

Technology:

The campus has access to high speed internet which is provided to the site. The existing infrastructure throughout campus and into each of the classrooms may not be able to fully utilize the service provided. Upgrades to infrastructure, hardware and software are an ongoing process throughout and given time period. The District maintains and annually updates a master list of pending and completed IT projects. This list is located in **Appendices C & D** of this master plan. The most current version of these documents should be reviewed thoroughly and discussed with administrative and departmental staff prior to commencing and technology related projects.

Facility Systems:

Plumbing – The campus is served by public water, sewer and natural gas systems. All buildings constructed in the initial phase of the campus have plumbing. The buildings added subsequently mostly do not. Exceptions include the buildings used for pre-schools, Headstart and kindergartens.

Mechanical – The permanent structures have rooftop packaged HVAC units while the relocatable classrooms have exterior wall mounted HVAC units. The HVAC units at the permanent structures are gas/electric units and the balance of units on site are mostly all electric heat pumps.

Electrical – All buildings have electrical power provided. Filtered power for the computer systems, which has become a District requirement for subsequent projects, is not currently provided on this site.

Low Voltage - Each building, with the exception of the toilet buildings, is connected to the low voltage systems for fire alarm, phone, CATV, public address, clocks and data. The toilet buildings are connected to the fire alarm system only.

Emergency Power – The site does not currently have an integrated emergency generator, which has become a District standard on subsequent projects. The emergency power for the required fire alarm, phone, and lighting systems is currently provided via a series of battery packs. The District has provided a portable generator on site for use during emergencies.

AB300 Seismic & Structural Safety

All of the original buildings constructed on this site were designed in a manner that has caused the Division of the State Architect to bring into question their lateral stability and structural performance in the event of a seismic event. Although the buildings in question may presently be considered to be structurally sound, the District still needs to comply with the State's requirement for preparation of a formal report for all the buildings qualified under AB300. The requirements of AB300 do apply to this site and a formal review of the structures is recommended.

Proposed/pending projects:

The District Facilities Department maintains and updates annually a master list of proposed projects including those proposed for this site as identified by the District and Site Committees. The listing of proposed projects is included in **Appendix A** of this master plan. The most current version of this list should be reviewed with departmental and administrative staff prior to commencing planning of a project for this site.

Completed projects:

The District Facilities Department maintains and updates annually a list of completed projects citing the funding source for each project. The list of completed projects is included in **Appendix B** of this master plan.

Site Specific Documents

The following documents are attached herewith:

- Overall site plan
- Google Earth aerial view of campus
- Annual SARC report
- Annual SPSA Report
- Annual CBED Report

Appendix References

Appendix A - Proposed Facilities Projects

Appendix B – Completed Facilities Projects

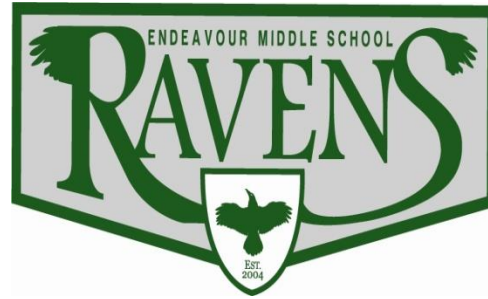
Appendix C – Proposed IT Projects

Appendix D – Completed IT Projects.

Endeavour Middle School (6-8)43755 45th Street West

Lancaster, CA 93536

(661) 943-8270

**Introduction:**

Endeavour Middle School was originally constructed in 2007-2009 and occupied by the District in 2009. The school is sited on an approximately 20-acre campus in west Lancaster. The original Endeavour campus was comprised of a permanent core facility and thirty-four (34) permanent modular classroom structures with some moderate play field and hard court areas. The initial project was constructed utilizing State Hardship Program funds and therefore was limited in the amount of square footage that could be constructed without utilizing modular components. The initial hardship funding was insufficient and did not provide for construction of some of the other site areas and key components that were master planned. The most notable elements that were not constructed with the initial project were the gymnasium, the primary play field areas and the development of the northeast corner of the site. Subsequently, the south playfield and gymnasium were constructed in 2017-2018 with Measure L funds. The site has access along four streets, with the primary access occurring along 45th Street West. Under the current State Facilities Program (SFP) this site will be eligible for State modernization funding in June, 2032.

Capacity:

The campus, as originally designed, was intended to house up to 1247 students based on a classroom loading factor of 29 students/teaching station. Statement of enrollment figures by grade level and broken down by average class size can be found in the annual School Accountability Report Card (SARC), the Single Plan for Student Achievement (SPSA) and the CBED report. These reports are updated annually by the District. The most current version of these documents should be reviewed when making decisions regarding the student housing capacities.

General Site Conditions:

The District takes great efforts to ensure that all schools are clean, safe, and functional. To assist in this effort, the district uses a facility survey instrument developed by the Los Angeles County Office of Education to track and document issues of this nature. The results of this site specific survey and report are included with this report and are also available for review at the school office or at the District office.

Parking:

Parking per the original design and growth projections is considered adequate for both staff and a moderate number of daily visitors. The current CDE recommendation for parking is 2.25 spaces per teaching station. At 43 teaching stations, Endeavour is

recommended to have 97 spaces. Endeavour currently has 124 regular spaces plus 6 handicap accessible spaces. As a matter of general maintenance, the asphalt for the parking and drive aisles should be considered for resurfacing and restriping every five (5) years. The majority of the parking is shaded by solar covers that were installed in 2012. Should additional building area and capacity be constructed on site then an analysis of parking capacity should be performed to consider if any additional parking spaces are a requirement as a result of the addition.

Transportation:

The District's goal is for each campus to operate as a neighborhood "walk-in" school which limits the attendance area to within a three (3) mile radius for middle schools. Endeavour currently meets the above goal as a "walk-in" school and does not have any buses serving the general population of the campus. The campus is served by buses for the students with special needs.

Fencing and gates - The built campus has full perimeter fencing and lockable entrances, allowing controlled access onto the campus. During the hours of operation all pedestrian access to the inner campus is limited and requires visitors to pass through the administration office in order to gain access. During the drop-off and pick-up times, secondary access gates are opened and monitored to allow for more general site access and to help alleviate congestion at the points of access. The parking areas are within the fenced areas but fencing does not separate visitor and staff parking. Additional fencing will be required once any of the incomplete portions of the campus (i.e. – gymnasium, playfields, etc.) are constructed.

Exterior Lighting Conditions – General lighting is provided at the parking areas and wall mounted lighting on the core and modular buildings adjacent to the entrances. Review of emergency lighting levels and path of travel lighting should be performed to insure compliance with current codes. The exterior parking lights are currently controlled via a combination of photocell devices and time clocks. Additional lighting at the parking areas was also incorporated into the District's solar covers which were added in 2012 through a contract with the City of Lancaster.

Playing Fields and Equipment:

There are two main playground areas; the existing field that was constructed under the State Hardship Program and one that constructed using Measure L funding. Now that all playfields have been developed, the following should be taken into account: there are existing dirt spoils that were stockpiled on the area south of the new field that will require either removal or maintenance. Also, due to the heavy use of the original playfield while the expanded field was under construction, a complete refurbishment of the turf will be required.

An existing asphalt game court area is located at the west edge of the site adjacent to the modular classroom wings and provides for four volleyball and basketball game courts. As a matter of general maintenance, the asphalt for the hard court play areas should be considered for resurfacing and restriping every five (5) years.

Landscaping and Irrigation – The site is currently equipped with a centrally controlled automatic irrigation system. Development of the primary play fields required the expansion of this system to accommodate the new areas of turf and landscaping. The service to site is adequate to accommodate the expanded areas. The northeast corner of the site was originally intended to be an additional parking area but the District presently does not anticipate the need for the additional parking and therefore may want to consider developing this area into an outdoor learning environment including space for gardens, wind and solar gauges and other educational activities. Several areas along the front drop-off area that were originally landscaped have been removed and paved with concrete due to the amount of pedestrian traffic in those areas. This also reduced the maintenance cost for those areas. The addition of any non-turf landscape areas should incorporate the most current standards for water conservation and efficiency as may be allowed for in the project budget.

Outdoor Shelters – There are two existing, large, shade structures to the southwest of the core facility in the general area of the cafeteria. This area is currently used for outdoor dining by the students, a gathering spot during recess and occasionally as an area for outdoor instruction by the staff. The District also installed a row of the solar covers in the general area of the new play field perimeter to provide shade for students. The District also may want to consider adding some covered areas at the exterior serving line windows at the southwest corner of the kitchen. This will provide some shade and weather protection for students while waiting in line.

Maintenance:

District's Facilities Maintenance and Operations Department schedules both daytime and night custodians to maintain the site on a daily basis. Also, one day per week, two full-time members of the grounds crew maintain the grounds. All matters concerning the regular maintenance and operations of the school site facilities should be coordinated through the District maintenance and Operations department staff.

ADA Compliance/Path of Travel

At the completion of the original construction of the campus the path of travel and other ADA compliance issues were considered to be up to date with current standards at the time the plans were reviewed and approved by the Division of the State Architect. If any modifications are intended to be made by the District that would alter any of these elements, then the proposed modifications should be reviewed to accommodate continued compliance.

General Building Conditions:

Exterior and Entrance:

The exterior of the buildings is mostly finished in exterior stucco and have painted wood and metal trim. As a matter of general maintenance, every five (5) years the District should consider repainting all exterior painted surfaces to improve the appearance and

longevity of the buildings. Signage at all building entrances should be reviewed for compliance with current ADA requirements. The roofing maintenance/replacement should also be incorporated into the District overall schedule of deferred maintenance to avoid potential failures and costly damage as a result of roof leaks. The District should consider enhancing the access control security at the main lobby through the addition of a door with electronic strike control that limits direct access of visitors from lobby into corridors.

Interiors:

The District strives to maintain all interiors of the buildings in generally very good condition. The majority of the finishes are either vinyl faced tackable panels or painted gypsum board. The toilet rooms are finished with ceramic tile and painted gypsum board. All work regarding an upgrade to finishes by the District should be done in accordance with the District's most current District Standards.

Kitchen & Multi-Purpose Space:

The kitchen is located on the south end of the multi-use building and operates as a full cooking/serving facility with all food preparation performed on site. The multi-use space also has a music platform area used for presentations and performances.

Storage:

District has three (3) self-contained, non-conditioned storage units on the site for disaster preparedness, Grounds and Maintenance, and Custodial supplies.

Library:

The campus has one library located in the main building adjacent to the lobby. In an effort to remain current with the evolving role of the traditional library as a resource center for 21st Century learning concepts, the District is developing a departmental plan for all libraries that is intended to be included as a part of this master plan document and should be updated annually.

Technology:

The campus has access to high speed internet which is provided to the site. The existing infrastructure throughout campus and into each of the classrooms may not be able to fully utilize the service provided. Upgrades to infrastructure, hardware and software are an ongoing process throughout and given time period. The District maintains and annually updates a master list of pending and completed IT projects. This list is located in **Appendices C & D** of this master plan. The most current version of these documents should be reviewed thoroughly and discussed with administrative and departmental staff prior to commencing and technology related projects.

Facility Systems:

Plumbing – The campus is served by public water, sewer and natural gas systems. All buildings constructed in the initial phase of the campus have plumbing.

Mechanical – The permanent core building has rooftop packaged HVAC units while the modular classrooms have exterior wall mounted HVAC units. All the HVAC units at the site are gas/electric units.

Electrical – All buildings have electrical power provided. Filtered power for the computer systems, which has become a District standard, is provided on this site. The MDF and all IDF's are also equipped with stand-alone UPS devices.

Low Voltage – The main building and all modular wings are connected to the low voltage systems for fire alarm, phone, CATV, public address, clocks and data. The data systems may require some upgrade, see "Technology" section. Conduits for the future connections to the originally planned gymnasium building were installed to pull boxes on site under the original construction project. The addition of a security camera system is being considered by the District.

Emergency Power – The site does have an integrated emergency generator, which has become a District standard on newer projects. The emergency power for the required fire alarm, phone, and lighting systems is currently provided by this generator.

AB300 Seismic & Structural Safety

All buildings constructed to date on this site were designed to the current codes at the time of review and approval by the Division of the State Architect and are considered to be structurally sound. The requirements of AB300 do not apply to this site.

Proposed/pending projects:

The District Facilities Department maintains and updates annually a master list of proposed projects including those proposed for this site as identified by the District and Site Committees. The listing of proposed projects is included in **Appendix A** of this master plan. The most current version of this list should be reviewed with departmental and administrative staff prior to commencing planning of a project for this site.

Completed projects:

The District Facilities Department maintains and updates annually a list of completed projects citing the funding source for each project. The list of completed projects is included in **Appendix B** of this master plan.

Site Specific Documents

The following documents are attached herewith:

- Overall site plan
- Google Earth aerial view of campus
- Annual SARC report
- Annual SPSA Report
- Annual CBED Report

Appendix References

Appendix A - Proposed Facilities Projects

Appendix B – Completed Facilities Projects

Appendix C – Proposed IT Projects

Appendix D – Completed IT Projects.

Fulton & Alsbury Academy of Arts and Engineering (6-8)
831 E. Avenue K-2
Lancaster, CA 93539
(661)206-0120



Introduction:

The campus that is now Fulton & Alsbury Academy was built in 1991 as a temporary school. The campus was modernized in the 2015-2016 school year and reopened as Fulton and Alsbury Academy of Arts and Engineering in August of 2016 as the newest middle school in the Lancaster School District with a STEAM focus. The school can accommodate approximately 400 students in sixth through eighth grade. The school is made up of individual relocatable buildings, an office, cafeteria/kitchen, staff lounge/workroom, library/media center and thirteen classrooms.

Capacity:

The campus as originally designed, was intended to house up to 400 students based on a classroom loading factor of 35 students/room. Statement of enrollment figures made by grade level and broken down by size can be found in the annual School Accountability Report Card (SARC), the Single Plan for Student Achievement (SPSA) and the CBED report. These reports are updated annually by the District. The most current version of these documents should be reviewed when making decisions regarding the student housing capacities.

General Site Conditions:

The District takes great efforts to ensure that all schools are clean, safe, and functional. To assist in this effort, the district uses a facility survey instrument developed by the Los Angeles County Office of Education to track and document issues of this nature. The results of this site specific survey and report are included with this report and are also available for review at the school office or at the District Office.

Parking:

NEEDS TEXT

Transportation:

The District's goal is for each campus to operate as a neighborhood "walk-in" school which limits the attendance area to within a three (3) mile radius for middle schools. Fulton & Alsbury Academy currently meets the above goal as a "walk-in" school and does not have any busses serving the general population of the campus. The campus is served by busses for students with special needs.

Fencing and Gates:

The campus has full perimeter fencing and lockable entrances, allowing controlled access onto the campus. During the hours of operation all pedestrian access to the inner campus is limited and require visitor pass through the administrative office in order to gain access. During the drop-off and pick-up times, secondary access gates are opened and monitored to allow for more general site access and to help alleviate congestion at the point of access. The parking areas are not within the fenced areas.

Exterior Lighting:

General lighting is provided at the parking areas and wall mounted lighting on the modular building adjacent to the entrances. Review of emergency lighting levels and path of travel lighting should be performed to insure compliance with current codes.

Playing Fields and Equipment: There is a basketball court along with a small grass field within the campus. A larger grass field has been established on the south side of Avenue K-2 for use.

Landscaping and Equipment: The school has limited trees and shrubs.

Outdoor Shelter: There is a large shade structure on the north side of the school.

Maintenance:

District's Facilities and Maintenance and Operations Department schedules both daytime and night custodians to maintain the site on a daily basis. Also, one day per week, two full time members of the grounds crew maintain the grounds. All matters concerning the regular maintenance and operations on the school site facilities should be coordinated through the District Maintenance and Operations Department staff.

ADA Compliance/Path of Travel:

At the completion of the modernization project construction on the campus the path of travel and ADA compliance were considered to be up to date with current standards at the time the plans were reviewed and approved by the Division of State Architect. The requirement for compliance rests with the Owner of the property. Therefore, with each new project constructed the path of travel and other ADA compliance issues should be brought up to date with current standards at the time the new project plans are reviewed and approved by the Department of State Architect. If any modifications are intended to be made by the District that would alter and of these elements, then the proposed modifications should be reviewed to accommodate continued compliance.

General Building Conditions:

Exterior and Entrance:

The exterior of the modular buildings is finished in painted wood siding and has painted wood and metal trim. As a matter of general maintenance, every (5) years the District should consider repainting all exterior painted surfaces to improve the appearance and longevity of the buildings. Signage at all building entrances should be reviewed for

compliance with current ADA requirements. The roofing maintenance/replacement should also be incorporated into the Districts overall schedule of deferred maintenance to avoid potential failures and costly damage as a result of roof leaks.

Interiors:

The District strives to maintain all interiors of the buildings in generally good condition. The majority of the finishes are either vinyl faced tackable panels or painted gypsum board. The toilet rooms are finished with ceramic tile and painted gypsum board. All work regarding an upgrade to finishes by the District should be done in accordance with the District's most current District Standards.

Kitchen & Multi-Purpose Space:

The kitchen is located on the east end of the multi-use building and operates as a full cooking/serving facility with all food preparation performed on site.

Storage: There are two Conex containers located south of the cafeteria. One is used to store emergency response equipment, the other to store PE equipment.

Library:

The campus has one main library located at the east end of the school.

Technology:

The campus has access to high speed internet which is provided to the site. The existing infrastructure throughout campus and into each of the classrooms may not be able to fully utilize the service provided. Upgrades to infrastructure, hardware and software are an ongoing process throughout and given time period. The District maintains and annually updates a master list of pending and completed IT projects. This list is located in **Appendices C & D** of this master plan. The most current version of these documents should be reviewed thoroughly and discussed with administrative and departmental staff prior to commencing and technology related projects.

Facility Systems:

Plumbing – The campus is served by public water, sewer and natural gas systems.

Mechanical – The office and cafeteria buildings have rooftop packaged HVAC units while the modular classrooms have exterior all mounted HVAC units.

Electrical – All buildings have electrical power provided. Filtered power for the computer systems, which has become a District standard, is provided on this site. The MDF and all IDF's are also equipped with stand-alone UPS devices.

Low Voltage – The main building and all modular wings are connected to the low voltage systems for fire alarm, phone, CATV, public address, clocks and data.

Emergency Power – The emergency power for the required fire alarm, phone, and lighting systems is currently provided by battery back-up systems.

Proposed/pending projects:

The District Facilities Department maintains and updates annually a master list of proposed projects including those proposed for this site as identified by the District and Site Committees. The listing of proposed projects is included in **Appendix A** of this master plan. The most current version of this list should be reviewed with departmental and administrative staff prior to commencing planning of a project for this site.

Completed projects:

The District Facilities Department maintains and updates annually a list of completed projects citing the funding source for each project. The list of completed projects is included in **Appendix B** of this master plan.

Site Specific Documents

The following documents are attached herewith:

- Overall site plan
- Google Earth aerial view of campus
- Annual SARC report
- Annual SPSA Report
- Annual CBED Report

Appendix References

Appendix A - Proposed Facilities Projects

Appendix B – Completed Facilities Projects

Appendix C – Proposed IT Projects

Appendix D – Completed IT Projects.

Jack Northrop Elementary School (K-5)

835 East Avenue K-4
Lancaster, CA 93535
(661) 949-0435



Introduction:

Jack Northrop Elementary School was occupied in 2003 and is sited on a 10-acre campus in east Lancaster. The permanent core facility houses 23 teaching spaces in addition to the administration, multi-use/cafeteria, library, resource and teaching support spaces. The remainder of the student housing is accommodated in eighteen (18) modular classrooms. The initial project was designed to accommodate approximately 750 students, grades K-5, based on a 29 student /teaching station load factor and operates on a single-track calendar. Under the current State Facilities Program, the site would be eligible for modernization in 2029.

Capacity:

The campus, as originally designed, was intended to house up to 750 students based on a classroom loading factor of 29 students/room. Through the addition of relocatable classrooms, it can currently house up to 975 based on the same loading factors. Statement of enrollment figures by grade level and broken down by average class size can be found in the annual School Accountability Report Card (SARC), the Single Plan for Student Achievement (SPSA) and the CBED report. These reports are updated annually by the District. The most current version of these documents should be reviewed when making decisions regarding the student housing capacities.

General Site Conditions:

The District takes great efforts to ensure that all schools are clean, safe, and functional. To assist in this effort, the district uses a facility survey instrument developed by the Los Angeles County Office of Education to track and document issues of this nature. The results of this site specific survey and report are included with this report and are also available for review at the school office or at the District office.

Parking:

Parking per the original design and growth projections was adequate for both staff and a moderate number of daily visitors; however, with the staff that was added under the CSR program parking, although still adequate, is marginal and only allows for a minimal number of visitor spaces. The current CDE recommendation for parking is 2.25 spaces per teaching station. At 40 teacher stations, Jack Northrop is recommended to have 90 spaces. Jack Northrop currently has 114 regular spaces plus 5 handicap accessible spaces. As a matter of general maintenance, the asphalt for the parking and drive aisles should be considered for resurfacing and restriping every five (5) years. The majority of the parking is shaded by solar covers that were installed in 2012. Should additional building area and

capacity be constructed on site then an analysis of parking capacity should be performed to consider if any additional parking spaces are a requirement as a result of the addition.

Transportation:

The District's goal is for each campus to operate as a neighborhood "walk-in" school which limits the attendance area to within a three (3) mile radius for middle schools. Jack Northrop currently meets the above goal as a "walk-in" school and does not have any buses serving the general population of the campus. The campus is served by buses for the students with special needs.

Fencing and gates - The campus has full perimeter fencing and lockable entrances, allowing controlled access onto the campus. During the hours of operation all pedestrian access to the inner campus is limited and requires visitors to pass through the administration office in order to gain access. During the drop-off and pick-up times, secondary access gates are opened and monitored to allow for more general site access and to help alleviate congestion at the points of access. The kindergarten play area is also separated from the main playground by its own fencing to allow the staff a greater ability for monitoring the safety of the younger children. The parking areas are within the fenced areas but fencing does not separate visitor and staff parking.

Lighting Conditions – General lighting is provided at the parking areas and wall mounted lighting on the core and modular buildings adjacent to the entrances. Review of emergency lighting levels and path of travel lighting should be performed to insure compliance with current codes. The exterior parking lights are currently controlled via a combination of photocell devices and time clocks. Additional lighting at the parking areas was also incorporated into the District's solar covers which were added in 2012 through a contract with the City of Lancaster.

Playing Fields and Equipment:

There are two main playground areas; one for grades 1-5 and a separate play area for the kindergarten classes. The grass play fields border the school site along the west half of the site, providing space for soccer, football, kickball and softball. Asphalt game court areas are located at the interior of the site between the original modular classroom clusters and the field area. The hard court area provides for tetherball, volleyball, basketball and various other painted game courts. Two masonry handball walls were also constructed within the asphalt area of the original site. As a matter of general maintenance, the asphalt for the hard court play areas should be considered for resurfacing and restriping every five (5) years.

Landscaping and Irrigation – The site is currently equipped with a centrally controlled automatic irrigation system. The addition of any non-turf landscape areas should incorporate the most current standards for water conservation and efficiency as may be allowed for in the project budget.

Outdoor Shelters – The original construction included three permanent shade structures, two in the asphalt area and one in the kindergarten play area. This area is currently used

for outdoor dining by the students, a gathering spot during recess and occasionally as an area for outdoor instruction by the staff.

Maintenance:

District's Facilities Maintenance and Operations Department schedules both daytime and night custodians to maintain the site on a daily basis. Also, one day per week, two full-time members of the grounds crew maintain the grounds. All matters concerning the regular maintenance and operations of the school site facilities should be coordinated through the District maintenance and Operations department staff.

ADA Compliance/Path of Travel:

Due to the relatively recent construction of the campus the path of travel and other ADA compliance issues are considered to be up to date with current standards at the time the plans were reviewed and approved by the Division of the State Architect. If any modifications are intended to be made by the District that would alter any of these elements, then the proposed modifications should be reviewed to accommodate continued compliance.

General Building Conditions:

Exterior and Entrance:

The exterior of the buildings is mostly finished in exterior stucco and has painted wood and metal trim. As a matter of general maintenance, every five (5) years the District should consider repainting all exterior painted surfaces to improve the appearance and longevity of the buildings. Signage at all building entrances should be reviewed for compliance with current ADA requirements. The roofing maintenance/replacement should also be incorporated into the District overall schedule of deferred maintenance to avoid potential failures and costly damage as a result of roof leaks. The District should consider enhancing the access control security at the main lobby through the addition of a door with electronic strike control that limits direct access of visitors from lobby into corridors.

Interiors:

The District strives to maintain all interiors of the buildings in generally very good condition. The majority of the finishes are either vinyl faced tackable panels or painted gypsum board. The toilet rooms are finished with ceramic tile and painted gypsum board. All work regarding an upgrade to finishes by the District should be done in accordance with the District's most current District Standards.

Kitchen & Multi-Purpose Space:

The kitchen is located on the east end of the multi-use building and operates as a full cooking/serving facility with all food preparation performed on site. The multi-use space also has a music platform area used for presentations and performances.

Storage:

District has placed three (3) self-contained, non-conditioned storage units on the site for disaster preparedness, Grounds and Maintenance, and Custodial supplies.

Library:

The campus has one library located in the main building adjacent to the lobby. In an effort to remain current with the evolving role of the traditional library as a resource center for 21st Century learning concepts, the District is developing a departmental plan for all libraries that is intended to be included as a part of this master plan document and should be updated annually.

Technology:

The campus has access to high speed internet which is provided to the site. The existing infrastructure throughout campus and into each of the classrooms may not be able to fully utilize the service provided. Upgrades to infrastructure, hardware and software are an ongoing process throughout and given time period. The District maintains and annually updates a master list of pending and completed IT projects. This list is located in **Appendices C & D** of this master plan. The most current version of these documents should be reviewed thoroughly and discussed with administrative and departmental staff prior to commencing and technology related projects.

Facility Systems:

Plumbing – The campus is served by public water, sewer and natural gas systems. All buildings constructed in the initial phase of the campus have plumbing. The buildings added subsequently do not.

Mechanical – The permanent core building has rooftop packaged HVAC units while the modular classrooms have exterior wall mounted HVAC units. Most of the HVAC units at the site are gas/electric units but some of the more recently added relocatable classrooms have electric heat pumps.

Electrical – All buildings have electrical power provided. Filtered power for the computer systems, which has become a District standard, is provided on this site. The MDF and all IDF's are also equipped with stand-alone UPS devices.

Low Voltage – The main building and all modular wings are connected to the low voltage systems for fire alarm, phone, CATV, public address, clocks and data. The data systems may require some upgrade, see "Technology" section.

Emergency Power – The site does have an integrated emergency generator, which has become a District standard on newer projects. The emergency power for the required fire alarm, phone, and lighting systems is currently provided by this generator.

AB300 Seismic & Structural Safety

All buildings constructed to date on this site were designed to the current codes at the time of review and approval by the Division of the State Architect and are considered to be structurally sound. The requirements of AB300 do not apply to this site.

Proposed/pending projects:

The District Facilities Department maintains and updates annually a master list of proposed projects including those proposed for this site as identified by the District and Site Committees. The listing of proposed projects is included in **Appendix A** of this master plan. The most current version of this list should be reviewed with departmental and administrative staff prior to commencing planning of a project for this site.

Completed projects:

The District Facilities Department maintains and updates annually a list of completed projects citing the funding source for each project. The list of completed projects is included in **Appendix B** of this master plan.

Site Specific Documents

The following documents are attached herewith:

- Overall site plan
- Google Earth aerial view of campus
- Annual SARC report
- Annual SPSA Report
- Annual CBED Report

Appendix References

Appendix A - Proposed Facilities Projects

Appendix B – Completed Facilities Projects

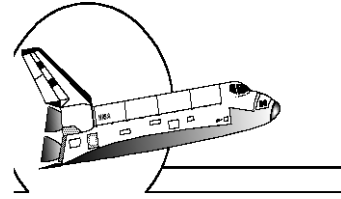
Appendix C – Proposed IT Projects

Appendix D – Completed IT Projects.

Joshua Elementary School (K-5)43926 North 2nd Street East

Lancaster, CA 93535

(661) 948-0743

**Introduction:**

Joshua Elementary School was originally occupied in 1955 and is sited on approximately a 17.3 acre campus in central/east Lancaster. Over the course of many years, the campus was expanded through the addition of relocatable classrooms and in 1989 the campus completed a State funded modernization project. Under the current State Facilities Program (SFP) this site was eligible for State modernization funding in 2015 and is currently utilizing state eligibility and Measure L funds for a complete, multi-phased modernization. The campus currently serves students in SDC Preschool and Grades K-5 and operates on a single-track calendar.

Capacity:

The campus, as originally designed, was intended to house up to 870 students based on a classroom loading factor of 29 students/teaching station. The current campus, with the relocatable classrooms that exist, and after modernization, has 48 teaching stations and will accommodate a maximum student capacity of 1392 based on 29 students/teaching station. Statement of enrollment figures by grade level and broken down by average class size can be found in the annual School Accountability Report Card (SARC), the Single Plan for Student Achievement (SPSA) and the CBED report. These reports are updated annually by the District. The most current version of these documents should be reviewed when making decisions regarding the student housing capacities.

General Site Conditions:

The District takes great efforts to ensure that all schools are clean, safe, and functional. To assist in this effort, the district uses a facility survey instrument developed by the Los Angeles County Office of Education to track and document issues of this nature. The results of this site specific survey and report are included with this report and are also available for review at the school office or at the District office.

Parking:

Parking per the original design may have been adequate for both staff and a moderate number of daily visitors; however, with the number of relocatable classrooms that have been added to the campus over time, the parking is notably inadequate. The current CDE recommendation for parking is 2.25 spaces per teaching station. At 48 teacher stations, Joshua is recommended to have 108 spaces. Joshua currently has 66 regular spaces plus 3 handicap accessible spaces.

The overflow parking is presently accommodated by curbside parking on several of the surrounding residential streets. This however, adds to the congestion of traffic during drop-off and pick-up times. To permanently resolve this, issue the District would have to consider reducing the student population/teaching stations or constructing additional parking areas on campus. As a matter of general maintenance, the asphalt for the parking and drive aisles should be considered for resurfacing and restriping every five (5) years. The majority of the parking is shaded by solar covers that were installed in 2012. Any additional building area and capacity constructed on site will compound the parking inadequacies that currently exists.

Transportation:

The District's goal is for each campus to operate as a neighborhood "walk-in" school which limits the attendance area to within a three (3) mile radius for middle schools. Joshua currently meets the above goal as a "walk-in" school and does not have any buses serving the general population of the campus. The campus is served by buses for the students with special needs.

Fencing and gates – The campus has full perimeter fencing and lockable entrances, allowing controlled access onto the campus. During the hours of operation all pedestrian access to the inner campus is limited and requires visitors to pass through the administration office in order to gain access. During the drop-off and pick-up times, secondary access gates are opened and monitored to allow for more general site access and to help alleviate congestion at the points of access. The kindergarten play area is also separated from the main playground by its own fencing to allow the staff a greater ability for monitoring the safety of the younger children. The parking areas are not within the fenced areas.

Lighting Conditions – General lighting is provided on the permanent buildings and covered walkway and wall mounted lighting on the modular buildings adjacent to the entrances. Review of emergency lighting levels and path of travel lighting should be performed to insure compliance with current codes. The only lighting that occurs at the parking areas was incorporated into the District's solar covers which were added in 2012 through a contract with the City of Lancaster.

Playing Fields and Equipment:

There are two main playground areas; one for grades 1-5 and a separate play area for the kindergarten classes. The grass play fields border the school site along the south/southeast portion of the site, providing space for soccer, football, kickball and softball. Asphalt game court areas are located at the interior of the site adjacent to the original classroom clusters and provides for tetherball, volleyball, basketball and various other painted game courts. Three masonry handball walls were also added within the asphalt area after the original site was completed. As a matter of general maintenance, the asphalt for the hard court play areas should be considered for resurfacing and restriping every five (5) years.

Landscaping and Irrigation – The site is currently equipped with a locally controlled automatic irrigation system. Conversion to a centrally controlled system is possible but has not been planned at this time. The addition of any non-turf landscape areas should incorporate the most current standards for water conservation and efficiency as may be allowed for in the project budget.

Outdoor Shelters:

The District added a permanent shade structure in the easterly area occupied for the Headstart program play area. The District also added three areas that are covered by solar shade covers to play ground area as part of the contract with the City of Lancaster. This area is currently used for outdoor dining by the students, a gathering spot during recess and occasionally as an area for outdoor instruction by the staff.

Maintenance:

District's Facilities Maintenance and Operations Department schedules both daytime and night custodians to maintain the site on a daily basis. Also, one day per week, two full-time members of the grounds crew maintain the grounds. All matters concerning the regular maintenance and operations of the school site facilities should be coordinated through the District maintenance and Operations department staff.

ADA Compliance/Path of Travel:

Subsequent to the original construction of the campus and the state funded campus modernization, laws now require compliance with the Americans with Disabilities Act (ADA) in order to provide for equal facilitation for people with disabilities. The requirement for compliance rests with the Owner of the property. Therefore, with each new project constructed the path of travel and other ADA compliance issues should be brought up to date with current standards at the time the new project plans are reviewed and approved by the Division of the State Architect. If any modifications are intended to be made by the District that would alter any of these elements, then the proposed modifications should be reviewed to accommodate continued compliance.

General Building Conditions:

Exterior and Entrance:

The exterior of the permanent structures are a combination of painted concrete or stucco with wood and metal trim. The modular buildings are finished in painted wood siding and have painted wood and metal trim. As a matter of general maintenance, every five (5) years the District should consider repainting all exterior painted surfaces to improve the appearance and longevity of the buildings. Signage at all building entrances should be reviewed for compliance with current ADA requirements. The roofing maintenance / replacement should also be incorporated into the District overall schedule of deferred maintenance to avoid potential failures and costly damage as a result of roof leaks.

Interiors:

The District strives to maintain all interiors of the buildings in generally very good condition. The majority of the finishes are either vinyl faced tackable panels or painted gypsum board. The toilet rooms are finished with ceramic tile and painted gypsum board. All work regarding an upgrade to finishes by the District should be done in accordance with the District's most current District Standards.

Kitchen & Multi-Purpose Space:

The kitchen is located on the east end of the multi-use building and operates as a full cooking/serving facility with all food preparation performed on site. The multi-use space is also used for presentations and performances.

Storage:

District has placed three (3) self-contained, non-conditioned storage units on the site for disaster preparedness, Grounds and Maintenance, and Custodial supplies.

Library:

The campus has one library located in the main building adjacent to the lobby. In an effort to remain current with the evolving role of the traditional library as a resource center for 21st Century learning concepts, the District is developing a departmental plan for all libraries that is intended to be included as a part of this master plan document and should be updated annually.

Technology:

The campus has access to high speed internet which is provided to the site. The existing infrastructure throughout campus and into each of the classrooms may not be able to fully utilize the service provided. Upgrades to infrastructure, hardware and software are an ongoing process throughout and given time period. The District maintains and annually updates a master list of pending and completed IT projects. This list is located in **Appendices C & D** of this master plan. The most current version of these documents should be reviewed thoroughly and discussed with administrative and departmental staff prior to commencing and technology related projects.

Facility Systems:

Plumbing – The campus is served by public water, sewer and natural gas systems. All buildings constructed in the initial phase of the campus have plumbing. The buildings added subsequently mostly do not. Exceptions include the buildings used for pre-schools, headstart and kindergartens.

The permanent structures have rooftop packaged HVAC units while the relocatable classrooms have exterior wall mounted HVAC units. The HVAC units at the permanent structures are gas/electric units and the balance of units on site are mostly all electric heat pumps.

Electrical – All buildings have electrical power provided. Filtered power for the computer systems, which has become a District requirement for subsequent projects, is not currently provided on this site.

Low Voltage – Each building, with the exception of the toilet buildings, is connected to the low voltage systems for fire alarm, phone, CATV, public address, clocks and data. The toilet buildings are connected to the fire alarm system only.

Emergency Power – The site does not currently have an integrated emergency generator, which has become a District standard on subsequent projects. The emergency power for the required fire alarm, phone, and lighting systems is currently provided via a series of battery packs. The District has provided a portable generator on site for use during emergencies.

AB300 Seismic & Structural Safety:

All of the original buildings constructed on this site were designed in a manner that has caused the Division of the State Architect to bring into question their lateral stability and structural performance in the event of a seismic event. Although the buildings in question may presently be considered to be structurally sound, the District still needs to comply with the State's requirement for preparation of a formal report for all the buildings qualified under AB300. The requirements of AB300 do apply to this site and a formal review of the structures is recommended.

Proposed/pending projects:

The District Facilities Department maintains and updates annually a master list of proposed projects including those proposed for this site as identified by the District and Site Committees. The listing of proposed projects is included in **Appendix A** of this master plan. The most current version of this list should be reviewed with departmental and administrative staff prior to commencing planning of a project for this site.

Completed projects:

The District Facilities Department maintains and updates annually a list of completed projects citing the funding source for each project. The list of completed projects is included in **Appendix B** of this master plan.

Site Specific Documents

The following documents are attached herewith:

- Overall site plan
- Google Earth aerial view of campus
- Annual SARC report
- Annual SPSA Report
- Annual CBED Report

Appendix References

Appendix A - Proposed Facilities Projects

Appendix B – Completed Facilities Projects

Appendix C – Proposed IT Projects

Appendix D – Completed IT Projects.

Lincoln Elementary School (K-5)

44021 15th Street East
Lancaster, CA 93535
(661) 726-9913



Introduction:

Lincoln Elementary School was occupied in 1994 and is sited on a 12.5 acre campus in northeast Lancaster. The campus currently serves students in SDC Preschool and Grades K-5 and operates on a single-track calendar. Under the current State Facilities Program (SFP) this site will be eligible for State modernization funding in 2020.

Capacity:

The campus, as originally designed, was intended to house up to 754 students based on a classroom loading factor of 29 students/teaching station. With the combined capacity of the LCE facility housed in the southwest corner of the site, the campus capacity is increased by approximately 348 students based on a classroom loading factor of 29 students/teaching station. Statement of enrollment figures by grade level and broken down by average class size can be found in the annual School Accountability Report Card (SARC), the Single Plan for Student Achievement (SPSA) and the CBED report. These reports are updated annually by the District. The most current version of these documents should be reviewed when making decisions regarding the student housing capacities.

General Site Conditions:

The District takes great efforts to ensure that all schools are clean, safe, and functional. To assist in this effort, the district uses a facility survey instrument developed by the Los Angeles County Office of Education to track and document issues of this nature. The results of this site specific survey and report are included with this report and are also available for review at the school office or at the District office.

Parking:

Parking per the original design and growth projections was adequate for both staff and a moderate number of daily visitors; however, with the LCE campus remaining on site, the total number of spaces is deemed inadequate. The current CDE recommendation for parking is 2.25 spaces per teaching station. At 38 teacher stations, Lincoln, including LCE, is recommended to have 86 spaces. Lincoln and LCE combined currently only have 78 regular spaces plus 4 handicap accessible spaces. Some curbside parking is allowed on the adjacent streets which helps alleviate some of the overflow parking but this also adds to the congestion at drop-off and pick-up times. As a matter of general maintenance, the asphalt for the parking and drive aisles should be considered for resurfacing and restriping every five (5) years. The majority of the parking is shaded by solar covers that were installed in 2012. Should additional building area and capacity be constructed on

site then an analysis of parking capacity should be performed to consider if any additional parking spaces are a requirement as a result of the addition.

Transportation:

The District's goal is for each campus to operate as a neighborhood "walk-in" school which limits the attendance area to within a three (3) mile radius for middle schools. Lincoln currently meets the above goal as a "walk-in" school and does not have any buses serving the general population of the campus. The campus is served by buses for the students with special needs.

Fencing and gates – The campus has full perimeter fencing and lockable entrances, allowing controlled access onto the campus. During the hours of operation all pedestrian access to the inner campus is limited and requires visitors to pass through the administration office in order to gain access. During the drop-off and pick-up times, secondary access gates are opened and monitored to allow for more general site access and to help alleviate congestion at the points of access. The kindergarten play area is also separated from the main playground by its own fencing to allow the staff a greater ability for monitoring the safety of the younger children. The parking areas are within the fenced areas but fencing does not separate visitor and staff parking.

Lighting Conditions – General lighting is provided at the parking areas and wall mounted lighting on the core and modular buildings adjacent to the entrances. Review of emergency lighting levels and path of travel lighting should be performed to insure compliance with current codes. The exterior parking lights are currently controlled via a combination of photocell devices and time clocks. Additional lighting at the parking areas was also incorporated into the District's solar covers which were added in 2012 through a contract with the City of Lancaster.

Playing Fields and Equipment:

There are two main playground areas; one for grades 1-5 and a separate play area for the kindergarten classes. The grass play fields border the school site along the west/northwest portion of the site, providing space for soccer, football, kickball and softball. Asphalt game court areas are located at the interior of the site between the field area and the modular classroom clusters and provides for tetherball, volleyball, basketball and various other painted game courts. Two masonry handball walls were also added within the asphalt area after the original site was completed. As a matter of general maintenance, the asphalt for the hard court play areas should be considered for resurfacing and restriping every five (5) years.

Landscaping and Irrigation – The site is currently equipped with a centrally controlled automatic irrigation system. The addition of any non-turf landscape areas should incorporate the most current standards for water conservation and efficiency as may be allowed for in the project budget.

Outdoor Shelters – The site has three permanent shade structures outside the northwest portion of the main building in the court area. This area is currently used for outdoor

dining by the students, a gathering spot during recess and occasionally as an area for outdoor instruction by the staff.

Maintenance:

District's Facilities Maintenance and Operations Department schedules both daytime and night custodians to maintain the site on a daily basis. Also, one day per week, two full-time members of the grounds crew maintain the grounds. All matters concerning the regular maintenance and operations of the school site facilities should be coordinated through the District maintenance and Operations department staff.

ADA Compliance/Path of Travel:

Due to the relatively recent construction of the campus the path of travel and other ADA compliance issues are considered to be up to date with current standards at the time the plans were reviewed and approved by the Division of the State Architect. If any modifications are intended to be made by the District that would alter any of these elements, then the proposed modifications should be reviewed to accommodate continued compliance.

General Building Conditions:

Exterior and Entrance:

The exterior of the buildings is mostly finished in exterior stucco and has painted wood and metal trim. As a matter of general maintenance, every five (5) years the District should consider repainting all exterior painted surfaces to improve the appearance and longevity of the buildings. Signage at all building entrances should be reviewed for compliance with current ADA requirements. The roofing maintenance/replacement should also be incorporated into the District overall schedule of deferred maintenance to avoid potential failures and costly damage as a result of roof leaks. The District should consider enhancing the access control security at the main lobby through the addition of a door with electronic strike control that limits direct access of visitors from lobby into corridors.

Interiors:

The District strives to maintain all interiors of the buildings in generally very good condition. The majority of the finishes are either vinyl faced tackable panels or painted gypsum board. The toilet rooms are finished with ceramic tile and painted gypsum board. All work regarding an upgrade to finishes by the District should be done in accordance with the District's most current District Standards.

Kitchen & Multi-Purpose Space:

The kitchen is located on the south end of the multi-use building and operates as a full cooking/serving facility with all food preparation performed on site. The multi-use space also has a music platform area used for presentations and performances.

Storage:

District has three (3) self-contained, non-conditioned storage units on the site for disaster preparedness, Grounds and Maintenance, and Custodial supplies.

Library:

The campus has one library located in the main building adjacent to the lobby. In an effort to remain current with the evolving role of the traditional library as a resource center for 21st Century learning concepts, the District is developing a departmental plan for all libraries that is intended to be included as a part of this master plan document and should be updated annually.

Technology:

The campus has access to high speed internet which is provided to the site. The existing infrastructure throughout campus and into each of the classrooms may not be able to fully utilize the service provided. Upgrades to infrastructure, hardware and software are an ongoing process throughout and given time period. The District maintains and annually updates a master list of pending and completed IT projects. This list is located in **Appendices C & D** of this master plan. The most current version of these documents should be reviewed thoroughly and discussed with administrative and departmental staff prior to commencing and technology related projects.

Facility Systems:

Plumbing – The campus is served by public water, sewer and natural gas systems. All buildings constructed in the initial phase of the campus have plumbing. The buildings at LCE all have plumbing except for Rooms 5-8 located along Avenue J-8.

Mechanical – The permanent core building has rooftop packaged HVAC units while the modular classrooms have exterior wall mounted HVAC units. All the HVAC units at the primary Lincoln School site are gas/electric units. The Units at LCE are a combination of gas electric and electric heat pumps.

Electrical – All buildings have electrical power provided. Filtered power for the computer systems, which has become a District requirement for subsequent projects, is not currently provided on this site.

Low Voltage – The main building and all modular wings are connected to the low voltage systems for fire alarm, phone, CATV, public address, clocks and data. The data systems may require some upgrade, see “Technology” section.

Emergency Power – The site does not currently have an integrated emergency generator, which has become a District standard on subsequent projects. The emergency power for the required fire alarm, phone, and lighting systems is currently provided via a series of battery packs. The District has provided a portable generator on site for use during emergencies.

AB300 Seismic & Structural Safety:

All buildings constructed to date on this site were designed to the current codes at the time of review and approval by the Division of the State Architect and are considered to be structurally sound. The requirements of AB300 do not apply to this site.

Proposed/pending projects:

The District Facilities Department maintains and updates annually a master list of proposed projects including those proposed for this site as identified by the District and Site Committees. The listing of proposed projects is included in **Appendix A** of this master plan. The most current version of this list should be reviewed with departmental and administrative staff prior to commencing planning of a project for this site.

Completed projects:

The District Facilities Department maintains and updates annually a list of completed projects citing the funding source for each project. The list of completed projects is included in **Appendix B** of this master plan.

Site Specific Documents

The following documents are attached herewith:

- Overall site plan
- Google Earth aerial view of campus
- Annual SARC report
- Annual SPSA Report
- Annual CBED Report

Appendix References

Appendix A - Proposed Facilities Projects

Appendix B – Completed Facilities Projects

Appendix C – Proposed IT Projects

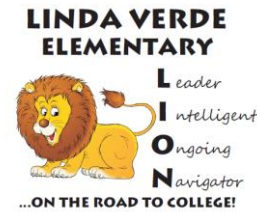
Appendix D – Completed IT Projects.

Linda Verde Elementary School (K-5)

44924 North 5th Street East

Lancaster, CA 93535

(661) 942-0431



Introduction:

Linda Verde Elementary School was occupied constructed in 1960 and is sited on approximately a 12.9 acre campus in northeast Lancaster. Over the course of many years, the campus was expanded through the addition of relocatable classrooms and in 2006 the campus completed a State funded modernization project. Under the current State Facilities Program (SFP) this site will be eligible for State modernization funding in 2032.

Capacity:

The campus, as originally designed, was intended to house up to 493 students based on a classroom loading factor of 29 students/teaching station. The current campus, with the relocatable classrooms that exist, and after modernization, has 40 teaching stations and will accommodate a maximum student capacity of 1,160 based on 29 students/teaching station. The site also has five (5) relocatable classrooms presently designated to preschool classrooms, has a County facility, Linda Verde Center, that provides programs for the severely disabled students, and a Dual-Language Immersion program for students whose native language is not English. Statement of enrollment figures by grade level and broken down by average class size can be found in the annual School Accountability Report Card (SARC), the Single Plan for Student Achievement (SPSA) and the CBED report. These reports are updated annually by the District. The most current version of these documents should be reviewed when making decisions regarding the student housing capacities.

General Site Conditions:

The District takes great efforts to ensure that all schools are clean, safe, and functional. To assist in this effort, the district uses a facility survey instrument developed by the Los Angeles County Office of Education to track and document issues of this nature. The results of this site specific survey and report are included with this report and are also available for review at the school office or at the District office.

Parking:

Parking per the original design may have been adequate for both staff and a moderate number of daily visitors; however, with the number of relocatable classrooms that have been added to the campus over time, the parking is notably inadequate. The current CDE recommendation for parking is 2.25 spaces per teaching station. At a total of 45 teacher stations, Linda Verde campus, including the preschool facility and the Linda Verde

Center, is recommended to have 102 spaces. Linda Verde currently has 97 regular spaces plus 8 handicap accessible spaces.

The overflow parking is presently accommodated by curbside parking on several of the surrounding residential streets. This however, adds to the congestion of traffic during drop-off and pick-up times. To permanently resolve this issue the District would have to consider reducing the student population/teaching stations or constructing additional parking areas on campus. As a matter of general maintenance, the asphalt for the parking and drive aisles should be considered for resurfacing and restriping every five (5) years. The majority of the parking is shaded by solar covers that were installed in 2012. Any additional building area and capacity constructed on site will compound the parking inadequacies that currently exists.

Transportation:

The District's goal is for each campus to operate as a neighborhood "walk-in" school which limits the attendance area to within a three (3) mile radius for middle schools. Linda Verde currently meets the above goal as a "walk-in" school and does not have any buses serving the general population of the campus. The campus is served by buses for the students with special needs.

Fencing and gates – The campus has full perimeter fencing and lockable entrances, allowing controlled access onto the campus. During the hours of operation all pedestrian access to the inner campus is limited and requires visitors to pass through the administration office in order to gain access. During the drop-off and pick-up times, secondary access gates are opened and monitored to allow for more general site access and to help alleviate congestion at the points of access. The kindergarten play area is also separated from the main playground by its own fencing to allow the staff a greater ability for monitoring the safety of the younger children. The front parking area is not within the fenced areas; however, the other on-site parking areas are able to be controlled inside fenced areas.

Lighting Conditions – General lighting is provided on the permanent buildings and covered walkway and wall mounted lighting on the modular buildings adjacent to the entrances. Review of emergency lighting levels and path of travel lighting should be performed to insure compliance with current codes. The only lighting that occurs at the parking areas was incorporated into the District's solar covers which were added in 2012 through a contract with the City of Lancaster.

Playing Fields and Equipment:

There are four main playground areas; one general area for grades 1-5 and a separate play area for the kindergarten classes, a separate area for the preschool classes and a separate play area specifically for the Linda Verde Center students. The grass play fields border the school site along the east/northeast portion of the site, providing space for soccer, football, kickball and softball. Asphalt game court areas are located at the interior of the site adjacent to the original classroom clusters and provides for tetherball, volleyball, basketball and various other painted game courts. Three masonry handball walls were

also added within the asphalt area after the original site was completed. As a matter of general maintenance, the asphalt for the hard court play areas should be considered for resurfacing and restriping every five (5) years.

Landscaping and Irrigation – The site is currently equipped with a locally controlled automatic irrigation system. Conversion to a centrally controlled system is possible but has not been planned at this time. The addition of any non-turf landscape areas should incorporate the most current standards for water conservation and efficiency as may be allowed for in the project budget.

Outdoor Shelters – The two permanent shade structures adjacent to the multi-use/cafeteria were installed as part of the original school construction. This area is currently used for outdoor dining by the students, a gathering spot during recess and occasionally as an area for outdoor instruction by the staff.

Maintenance:

District's Facilities Maintenance and Operations Department schedules both daytime and night custodians to maintain the site on a daily basis. Also, one day per week, two full-time members of the grounds crew maintain the grounds. All matters concerning the regular maintenance and operations of the school site facilities should be coordinated through the District maintenance and Operations department staff.

ADA Compliance/Path of Travel:

At the completion of the modernization project construction on the campus the path of travel and other ADA compliance issues were considered to be up to date with current standards at the time the plans were reviewed and approved by the Division of the State Architect. The requirement for compliance rests with the Owner of the property. Therefore, with each new project constructed the path of travel and other ADA compliance issues should be brought up to date with current standards at the time the new project plans are reviewed and approved by the Division of the State Architect. If any modifications are intended to be made by the District that would alter any of these elements, then the proposed modifications should be reviewed to accommodate continued compliance.

General Building Conditions:

The exterior of the permanent structures are a combination of painted concrete or stucco with wood and metal trim. The modular buildings are finished in painted wood siding and have painted wood and metal trim. As a matter of general maintenance, every five (5) years the District should consider repainting all exterior painted surfaces to improve the appearance and longevity of the buildings. Signage at all building entrances should be reviewed for compliance with current ADA requirements. The roofing maintenance/replacement should also be incorporated into the District overall schedule of deferred maintenance to avoid potential failures and costly damage as a result of roof leaks.

Interiors:

The District strives to maintain all interiors of the buildings in generally very good condition. The majority of the finishes are either vinyl faced tackable panels or painted gypsum board. The toilet rooms are finished with ceramic tile and painted gypsum board. All work regarding an upgrade to finishes by the District should be done in accordance with the District's most current District Standards.

Kitchen & Multi-Purpose Space:

The kitchen is located on the southeast corner of the multi-use building and operates as a full cooking/serving facility with all food preparation performed on site. The multi-use space also has a music platform area used for presentations and performances.

Storage:

District has placed three (3) self-contained, non-conditioned storage units on the site for disaster preparedness, Grounds and Maintenance, and Custodial supplies.

Library:

The campus has one library located in the main building adjacent to the lobby. In an effort to remain current with the evolving role of the traditional library as a resource center for 21st Century learning concepts, the District is developing a departmental plan for all libraries that is intended to be included as a part of this master plan document and should be updated annually.

Technology:

The campus has access to high speed internet which is provided to the site. The existing infrastructure throughout campus and into each of the classrooms may not be able to fully utilize the service provided. Upgrades to infrastructure, hardware and software are an ongoing process throughout and given time period. The District maintains and annually updates a master list of pending and completed IT projects. This list is located in **Appendices C & D** of this master plan. The most current version of these documents should be reviewed thoroughly and discussed with administrative and departmental staff prior to commencing and technology related projects.

Facility Systems:

Plumbing – The campus is served by public water, sewer and natural gas systems. All buildings constructed in the initial phase of the campus have plumbing. The buildings added subsequently mostly do not. Exceptions include the buildings used for pre-schools, headstart and kindergartens.

Mechanical – The permanent structures have mostly split system or ground mounted packaged HVAC units while the relocatable classrooms have exterior wall mounted HVAC units. The HVAC units at the permanent structures are gas/electric units and the balance of units on site are mostly all electric heat pumps.

Electrical – All buildings have electrical power provided. Filtered power for the computer systems, which has become a District requirement for subsequent projects, is not currently provided on this site.

Low Voltage – Each building, with the exception of the toilet buildings, is connected to the low voltage systems for fire alarm, phone, CATV, public address, clocks and data. The toilet buildings are connected to the fire alarm system only.

Emergency Power – The site does not currently have an integrated emergency generator, which has become a District standard on subsequent projects. The emergency power for the required fire alarm, phone, and lighting systems is currently provided via a series of battery packs. The District has provided a portable generator on site for use during emergencies.

AB300 Seismic & Structural Safety:

All of the original buildings constructed on this site were designed in a manner that has caused the Division of the State Architect to bring into question their lateral stability and structural performance in the event of a seismic event. Although the buildings in question may presently be considered to be structurally sound, the District still needs to comply with the State's requirement for preparation of a formal report for all the buildings qualified under AB300. The requirements of AB300 do apply to this site and a formal review of the structures is recommended.

Proposed/pending projects:

The District Facilities Department maintains and updates annually a master list of proposed projects including those proposed for this site as identified by the District and Site Committees. The listing of proposed projects is included in **Appendix A** of this master plan. The most current version of this list should be reviewed with departmental and administrative staff prior to commencing planning of a project for this site.

Completed projects:

The District Facilities Department maintains and updates annually a list of completed projects citing the funding source for each project. The list of completed projects is included in **Appendix B** of this master plan.

Site Specific Documents

The following documents are attached herewith:

- Overall site plan
- Google Earth aerial view of campus
- Annual SARC report
- Annual SPSA Report
- Annual CBED Report

Appendix References

Appendix A - Proposed Facilities Projects

Appendix B – Completed Facilities Projects

Appendix C – Proposed IT Projects

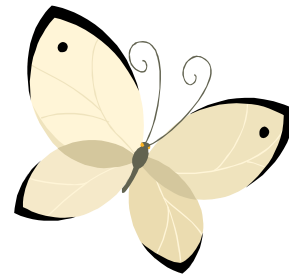
Appendix D – Completed IT Projects.

Mariposa Elementary School (K-5)

737 West Avenue H-6

Lancaster, CA 93534

(661) 942-0437



Introduction:

Mariposa Elementary School initially constructed in 1959 and is sited on approximately a 14.6 acre campus in central/north Lancaster. Over the course of many years, the campus was expanded through the addition of relocatable classrooms and in 2005 the campus completed a State funded modernization project. Under the current State Facilities Program (SFP) this site will be eligible for State modernization funding in 2031.

Capacity:

The campus, as originally designed, was intended to house up to 522 students based on a classroom loading factor of 29 students/teaching station. The current campus, with the relocatable classrooms that exist, and after modernization, has 41 teaching stations, including the two preschool classrooms, and will accommodate a maximum student capacity of 1189 based on 29 students/teaching station. Statement of enrollment figures by grade level and broken down by average class size can be found in the annual School Accountability Report Card (SARC), the Single Plan for Student Achievement (SPSA) and the CBED report. These reports are updated annually by the District. The most current version of these documents should be reviewed when making decisions regarding the student housing capacities.

General Site Conditions:

The District takes great efforts to ensure that all schools are clean, safe, and functional. To assist in this effort, the district uses a facility survey instrument developed by the Los Angeles County Office of Education to track and document issues of this nature. The results of this site specific survey and report are included with this report and are also available for review at the school office or at the District office.

Parking:

Parking per the original design may have been adequate for both staff and a moderate number of daily visitors; however, with the number of relocatable classrooms that have been added to the campus over time, the parking is notably inadequate. The current CDE recommendation for parking is 2.25 spaces per teaching station. At 41 teacher stations, Mariposa is recommended to have 93 spaces. Mariposa currently has 43 regular spaces plus 3 handicap accessible spaces.

The overflow parking is presently accommodated by curbside parking on several of the surrounding residential streets. This however, adds to the congestion of traffic during drop-off and pick-up times. To permanently resolve this issue the District would have to

consider reducing the student population/teaching stations or constructing additional parking areas on campus. As a matter of general maintenance, the asphalt for the parking and drive aisles should be considered for resurfacing and restriping every five (5) years. The majority of the parking is shaded by solar covers that were installed in 2012. Any additional building area and capacity constructed on site will compound the parking inadequacies that currently exists.

Transportation:

The District's goal is for each campus to operate as a neighborhood "walk-in" school which limits the attendance area to within a three (3) mile radius for middle schools. Mariposa currently meets the above goal as a "walk-in" school and does not have any buses serving the general population of the campus. The campus is served by buses for the students with special needs.

Fencing and gates – The campus has full perimeter fencing and lockable entrances, allowing controlled access onto the campus. During the hours of operation all pedestrian access to the inner campus is limited and requires visitors to pass through the administration office in order to gain access. During the drop-off and pick-up times, secondary access gates are opened and monitored to allow for more general site access and to help alleviate congestion at the points of access. The kindergarten play area is also separated from the main playground by its own fencing to allow the staff a greater ability for monitoring the safety of the younger children. The parking area is within the fenced areas.

Lighting Conditions – General lighting is provided on the permanent buildings and covered walkway and wall mounted lighting on the modular buildings adjacent to the entrances. Review of emergency lighting levels and path of travel lighting should be performed to insure compliance with current codes. The only lighting that occurs at the parking areas was incorporated into the District's solar covers which were added in 2012 through a contract with the City of Lancaster.

Playing Fields and Equipment:

There are three main playground areas; one for grades 1-5 and a separate play area for the kindergarten classes and a separate play area for the preschool program students. The grass play fields border the school site along the north/northwest portion of the site, providing space for soccer, football, kickball and softball. The site also has a city park located in the northeast corner of campus. Asphalt game court areas are located at the interior of the site adjacent to the original classroom clusters and provide for tetherball, volleyball, basketball and various other painted game courts. Three masonry handball walls were also added within the asphalt area after the original site was completed. As a matter of general maintenance, the asphalt for the hard court play areas should be considered for resurfacing and restriping every five (5) years.

Landscaping and Irrigation – The site is currently equipped with a locally controlled automatic irrigation system. Conversion to a centrally controlled system is possible but has not been planned at this time. The addition of any non-turf landscape areas should

incorporate the most current standards for water conservation and efficiency as may be allowed for in the project budget.

Outdoor Shelters – The District added a permanent shade structure in the asphalt area. This area is currently used for outdoor dining by the students, a gathering spot during recess and occasionally as an area for outdoor instruction by the staff. There is also a permanent shade structure located in the preschool playground.

Maintenance:

District's Facilities Maintenance and Operations Department schedules both daytime and night custodians to maintain the site on a daily basis. Also, one day per week, two full-time members of the grounds crew maintain the grounds. All matters concerning the regular maintenance and operations of the school site facilities should be coordinated through the District maintenance and Operations department staff.

ADA Compliance/Path of Travel:

At the completion of the modernization project construction on the campus the path of travel and other ADA compliance issues were considered to be up to date with current standards at the time the plans were reviewed and approved by the Division of the State Architect. The requirement for compliance rests with the Owner of the property. Therefore, with each new project constructed the path of travel and other ADA compliance issues should be brought up to date with current standards at the time the new project plans are reviewed and approved by the Division of the State Architect. If any modifications are intended to be made by the District that would alter any of these elements, then the proposed modifications should be reviewed to accommodate continued compliance.

General Building Conditions:

Exterior and Entrance:

The exterior of the permanent structures are a combination of painted metal panels or stucco with wood and metal trim. The modular buildings are finished in painted wood siding and have painted wood and metal trim. As a matter of general maintenance, every five (5) years the District should consider repainting all exterior painted surfaces to improve the appearance and longevity of the buildings. Signage at all building entrances should be reviewed for compliance with current ADA requirements. The roofing maintenance/replacement should also be incorporated into the District overall schedule of deferred maintenance to avoid potential failures and costly damage as a result of roof leaks.

Interiors:

The District strives to maintain all interiors of the buildings in generally very good condition. The majority of the finishes are either vinyl faced tackable panels or painted gypsum board. The toilet rooms are finished with ceramic tile and painted gypsum board.

All work regarding an upgrade to finishes by the District should be done in accordance with the District's most current District Standards.

Kitchen & Multi-Purpose Space:

The kitchen is located on the west end of the multi-use building and operates as a full cooking/serving facility with all food preparation performed on site. The multi-use space also has a music platform area used for presentations and performances.

Storage:

District has placed three (3) self-contained, non-conditioned storage units on the site for disaster preparedness, Grounds and Maintenance, and Custodial supplies.

Library:

The campus has one library building. In an effort to remain current with the evolving role of the traditional library as a resource center for 21st Century learning concepts, the District is developing a departmental plan for all libraries that is intended to be included as a part of this master plan document and should be updated annually.

Technology:

The campus has access to high speed internet which is provided to the site. The existing infrastructure throughout campus and into each of the classrooms may not be able to fully utilize the service provided. Upgrades to infrastructure, hardware and software are an ongoing process throughout and given time period. The District maintains and annually updates a master list of pending and completed IT projects. This list is located in **Appendices C & D** of this master plan. The most current version of these documents should be reviewed thoroughly and discussed with administrative and departmental staff prior to commencing and technology related projects.

Facility Systems:

Plumbing – The campus is served by public water, sewer and natural gas systems. All buildings constructed in the initial phase of the campus have plumbing. The buildings added subsequently mostly do not. Exceptions include the buildings used for pre-schools, headstart and kindergartens.

Mechanical – The permanent structures have mostly split system or ground mounted packaged HVAC units while the relocatable classrooms have exterior wall mounted HVAC units. The HVAC units at the permanent structures are gas/electric units and the balance of units on site are mostly all electric heat pumps.

Electrical – All buildings have electrical power provided. Filtered power for the computer systems, which has become a District requirement for subsequent projects, is not currently provided on this site.

Low Voltage – Each building, with the exception of the toilet buildings, is connected to the low voltage systems for fire alarm, phone, CATV, public address, clocks and data. The toilet buildings are connected to the fire alarm system only.

Emergency Power – The site does not currently have an integrated emergency generator, which has become a District standard on subsequent projects. The emergency power for the required fire alarm, phone, and lighting systems is currently provided via a series of battery packs. The District has provided a portable generator on site for use during emergencies.

AB300 Seismic & Structural Safety:

All of the original buildings constructed on this site were designed in a manner that has caused the Division of the State Architect to bring into question their lateral stability and structural performance in the event of a seismic event. Although the buildings in question may presently be considered to be structurally sound, the District still needs to comply with the State's requirement for preparation of a formal report for all the buildings qualified under AB300. The requirements of AB300 do apply to this site and a formal review of the structures is recommended.

Proposed/pending projects:

The District Facilities Department maintains and updates annually a master list of proposed projects including those proposed for this site as identified by the District and Site Committees. The listing of proposed projects is included in **Appendix A** of this master plan. The most current version of this list should be reviewed with departmental and administrative staff prior to commencing planning of a project for this site.

Completed projects:

The District Facilities Department maintains and updates annually a list of completed projects citing the funding source for each project. The list of completed projects is included in **Appendix B** of this master plan.

Site Specific Documents

The following documents are attached herewith:

- Overall site plan
- Google Earth aerial view of campus
- Annual SARC report
- Annual SPSA Report
- Annual CBED Report

Appendix References

Appendix A - Proposed Facilities Projects

Appendix B – Completed Facilities Projects

Appendix C – Proposed IT Projects

Appendix D – Completed IT Projects.

John & Jacquelyn Miller Elementary School (K-5)43420 22nd Street West

Lancaster, CA 93534

(661) 726-1826

**Introduction:**

John & Jacqueline Miller Elementary School was occupied in 2008 and is sited on a 10-acre (gross) campus in central/west Lancaster. The initial project was constructed utilizing State Hardship Program funds and therefore was limited in the amount of square footage that could be constructed without utilizing modular components. The permanent core facility houses 11 teaching spaces in addition to the administration, multi-use/cafeteria, library, resource and teaching support spaces. The remainder of the student housing is accommodated in twenty-three (23) modular classrooms. The initial project was designed to accommodate approximately 1247 students, grades K-6, based on a 29 student /teaching station load factor and operates on a single-track calendar.

Capacity:

The campus, as originally designed, was intended to house up to 1247 students based on a classroom loading factor of 29 students/room. Statement of enrollment figures by grade level and broken down by average class size can be found in the annual School Accountability Report Card (SARC), the Single Plan for Student Achievement (SPSA) and the CBED report. These reports are updated annually by the District. The most current version of these documents should be reviewed when making decisions regarding the student housing capacities.

General Site Conditions:

The District takes great efforts to ensure that all schools are clean, safe, and functional. To assist in this effort, the district uses a facility survey instrument developed by the Los Angeles County Office of Education to track and document issues of this nature. The results of this site specific survey and report are included with this report and are also available for review at the school office or at the District office.

Parking:

Parking per the original design and growth projections was adequate for both staff and a moderate number of daily visitors. The current CDE recommendation for parking is 2.25 spaces per teaching station. At 33 teaching stations, Miller is recommended to have 75 spaces. Miller currently has 122 regular spaces plus 6 handicap accessible spaces.

As a matter of general maintenance, the asphalt for the hard court play areas should be considered for resurfacing and restriping every five (5) years. The approximately half of the parking is shaded by solar covers that were installed in 2012. Should additional

building area and capacity be constructed on site then an analysis of parking capacity should be performed to consider if any additional parking spaces are a requirement as a result of the addition.

Transportation:

The District's goal is for each campus to operate as a neighborhood "walk-in" school which limits the attendance area to within a three (3) mile radius for middle schools. Miller currently meets the above goal as a "walk-in" school and does not have any buses serving the general population of the campus. The campus is served by buses for the students with special needs.

Fencing and gates – The campus has full perimeter fencing and lockable entrances, allowing controlled access onto the campus. During the hours of operation all pedestrian access to the inner campus is limited and requires visitors to pass through the administration office in order to gain access. During the drop-off and pick-up times, secondary access gates are opened and monitored to allow for more general site access and to help alleviate congestion at the points of access. The kindergarten play area is also separated from the main playground by its own fencing to allow the staff a greater ability for monitoring the safety of the younger children. The parking areas are within the fenced areas but fencing does not separate visitor and staff parking.

Lighting Conditions – General lighting is provided at the parking areas and wall mounted lighting on the modular buildings adjacent to the entrances. Review of emergency lighting levels and path of travel lighting should be performed to insure compliance with current codes. The exterior parking lights are currently controlled via a combination of photocell devices and time clocks. Additional lighting at the parking areas was also incorporated into the District's solar covers which were added in 2012 through a contract with the City of Lancaster.

Playing Fields and Equipment:

There are two main playground areas; one for grades 1-5 and a separate play area for the kindergarten classes. The grass play fields border the school site along the north perimeter, providing space for soccer, football, kickball and softball. Asphalt game court area is located at the interior of the site adjacent to the original classroom clusters and provides for tetherball, volleyball, basketball and various other painted game courts. Two masonry handball walls are included within the asphalt area. As a matter of general maintenance, the asphalt for the hard court play areas should be considered for resurfacing and restriping every five (5) years.

Landscaping and Irrigation – The site is currently equipped with a centrally controlled automatic irrigation system. The addition of any non-turf landscape areas should incorporate the most current standards for water conservation and efficiency as may be allowed for in the project budget.

Outdoor Shelters – There are three permanent shade structures, one in the kindergarten play area and two in the asphalt area. These areas are intended for use as outdoor dining

by the students, a gathering spot during recess and occasionally as an area for outdoor instruction by the staff.

Maintenance:

District's Facilities Maintenance and Operations Department schedules both daytime and night custodians to maintain the site on a daily basis. Also, one day per week, two full-time members of the grounds crew maintain the grounds. All matters concerning the regular maintenance and operations of the school site facilities should be coordinated through the District maintenance and Operations department staff.

ADA Compliance/Path of Travel:

Due to the relatively recent construction of the campus the path of travel and other ADA compliance issues are considered to be up to date with current standards at the time the plans were reviewed and approved by the Division of the State Architect. If any modifications are intended to be made by the District that would alter any of these elements, then the proposed modifications should be reviewed to accommodate continued compliance.

General Building Conditions:

Exterior and Entrance:

The exterior of the buildings is mostly finished in exterior stucco and has painted wood and metal trim. As a matter of general maintenance, every five (5) years the District should consider repainting all exterior painted surfaces to improve the appearance and longevity of the buildings. The roofing maintenance/replacement should also be incorporated into the District overall schedule of deferred maintenance to avoid potential failures and costly damage as a result of roof leaks. The District should consider enhancing the access control security at the main lobby through the addition of a door with electronic strike control that limits direct access of visitors from lobby into corridors.

Interiors:

The District strives to maintain all interiors of the buildings in generally very good condition. The majority of the finishes are either vinyl faced tackable panels or painted gypsum board. The toilet rooms are finished with ceramic tile and painted gypsum board. All work regarding an upgrade to finishes by the District should be done in accordance with the District's most current District Standards.

Kitchen & Multi-Purpose Space:

The kitchen is located on the west end of the multi-use building and operates as a full cooking/serving facility with all food preparation performed on site. The multi-use space also has a music platform area used for presentations and performances.

Storage:

District has placed three (3) self-contained, non-conditioned storage units on the site for disaster preparedness, Grounds and Maintenance, and Custodial supplies.

Library:

The campus has one library located in the main building at the east end. In an effort to remain current with the evolving role of the traditional library as a resource center for 21st Century learning concepts, the District is developing a departmental plan for all libraries that is intended to be included as a part of this master plan document and should be updated annually.

Technology:

The campus has access to high speed internet which is provided to the site. The existing infrastructure throughout campus and into each of the classrooms may not be able to fully utilize the service provided. Upgrades to infrastructure, hardware and software are an ongoing process throughout and given time period. The District maintains and annually updates a master list of pending and completed IT projects. This list is located in **Appendices C & D** of this master plan. The most current version of these documents should be reviewed thoroughly and discussed with administrative and departmental staff prior to commencing and technology related projects.

Facility Systems:

Plumbing – The campus is served by public water, sewer and natural gas systems. All buildings constructed in the initial phase of the campus have plumbing.

Mechanical – The permanent core building has rooftop packaged HVAC units while the modular classrooms have exterior wall mounted HVAC units. All the HVAC units at the site are gas/electric units.

Electrical – All buildings have electrical power provided. Filtered power for the computer systems, which has become a District standard, is provided on this site. The MDF and all IDF's are also equipped with stand-alone UPS devices.

Low Voltage – Each building is connected to the low voltage systems for fire alarm, phone, CATV, public address, clocks and data.

Emergency Power – The site does have an integrated emergency generator, which has become a District standard on newer projects. The emergency power for the required fire alarm, phone, and lighting systems is currently provided by this generator.

AB300 Seismic & Structural Safety:

All buildings constructed to date on this site were designed to the current codes at the time of review and approval by the Division of the State Architect and are considered to be structurally sound. The requirements of AB300 do not apply to this site.

Proposed/pending projects:

The District Facilities Department maintains and updates annually a master list of proposed projects including those proposed for this site as identified by the District and Site Committees. The listing of proposed projects is included in **Appendix A** of this master plan. The most current version of this list should be reviewed with departmental and administrative staff prior to commencing planning of a project for this site.

Completed projects:

The District Facilities Department maintains and updates annually a list of completed projects citing the funding source for each project. The list of completed projects is included in **Appendix B** of this master plan.

Site Specific Documents

The following documents are attached herewith:

- Overall site plan
- Google Earth aerial view of campus
- Annual SARC report
- Annual SPSA Report
- Annual CBED Report

Appendix References

Appendix A - Proposed Facilities Projects

Appendix B – Completed Facilities Projects

Appendix C – Proposed IT Projects

Appendix D – Completed IT Projects.

Monte Vista Elementary School (K-5)

1235 West Kettering Street

Lancaster, CA 93534

(661) 942-147



Introduction:

Monte Vista Elementary School initially constructed in 1956 and is sited on approximately a 14 acre campus in central Lancaster. Over the course of many years, the campus was expanded through the addition of relocatable classrooms and in 1993 the campus completed a State funded modernization project. Under the current State Facilities Program (SFP) this site will be eligible for State modernization funding in 2019.

Capacity:

The campus, as originally designed, was intended to house up to 731 students based on a classroom loading factor of 29 students/teaching station. The current campus, with the relocatable classrooms that exist, and after modernization, has 41 teaching stations and will accommodate a maximum student capacity of 1189 based on 29 students/teaching station. Statement of enrollment figures by grade level and broken down by average class size can be found in the annual School Accountability Report Card (SARC), the Single Plan for Student Achievement (SPSA) and the CBED report. These reports are updated annually by the District. The most current version of these documents should be reviewed when making decisions regarding the student housing capacities.

General Site Conditions:

The District takes great efforts to ensure that all schools are clean, safe, and functional. To assist in this effort, the district uses a facility survey instrument developed by the Los Angeles County Office of Education to track and document issues of this nature. The results of this site specific survey and report are included with this report and are also available for review at the school office or at the District office.

Parking:

Parking per the original design may have been adequate for both staff and a moderate number of daily visitors; however, with the number of relocatable classrooms that have been added to the campus over time, the parking is notably inadequate. The current CDE recommendation for parking is 2.25 spaces per teaching station. At 41 teacher stations, Monte Vista is recommended to have 93 spaces. Monte Vista currently has 42 regular spaces plus 2 handicap accessible spaces.

The overflow parking is presently accommodated by curbside parking on several of the surrounding residential streets. This however, adds to the congestion of traffic during drop-off and pick-up times. To permanently resolve this issue, the District would have to

consider reducing the student population/teaching stations or constructing additional parking areas on campus. As a matter of general maintenance, the asphalt for the parking and drive aisles should be considered for resurfacing and restriping every five (5) years. The majority of the parking is shaded by solar covers that were installed in 2012. Any additional building area and capacity constructed on site will compound the parking inadequacies that currently exists.

Transportation:

The District's goal is for each campus to operate as a neighborhood "walk-in" school which limits the attendance area to within a three (3) mile radius for middle schools. Monte Vista currently meets the above goal as a "walk-in" school and does not have any buses serving the general population of the campus. The campus is served by buses for the students with special needs.

Fencing and gates – The campus has full perimeter fencing and lockable entrances, allowing controlled access onto the campus. During the hours of operation all pedestrian access to the inner campus is limited and requires visitors to pass through the administration office in order to gain access. During the drop-off and pick-up times, secondary access gates are opened and monitored to allow for more general site access and to help alleviate congestion at the points of access. The kindergarten play area is also separated from the main playground by its own fencing to allow the staff a greater ability for monitoring the safety of the younger children. The parking area is within the fenced areas.

Lighting Conditions – General lighting is provided on the permanent buildings and covered walkway and wall mounted lighting on the modular buildings adjacent to the entrances. Review of emergency lighting levels and path of travel lighting should be performed to insure compliance with current codes. The only lighting that occurs at the parking areas was incorporated into the District's solar covers which were added in 2012 through a contract with the City of Lancaster.

Playing Fields and Equipment:

There are two main playground areas; one for grades 1-5 and a separate play area for the kindergarten classes. The grass play fields border the school site along the north/northeast portion of the site, providing space for soccer, football, kickball and softball. Asphalt game court areas are located at the interior of the site adjacent to the original classroom clusters and provide for tetherball, volleyball, basketball and various other painted game courts. Two masonry handball walls were also added within the asphalt area after the original site was completed. The site also has facilities for little league baseball located in the northeast corner of the play fields. As a matter of general maintenance, the asphalt for the hard court play areas should be considered for resurfacing and restriping every five (5) years.

Landscaping and Irrigation – The site is currently equipped with a centrally controlled automatic irrigation system. The addition of any non-turf landscape areas should

incorporate the most current standards for water conservation and efficiency as may be allowed for in the project budget.

Outdoor Shelters – The District added a permanent shade structure in the asphalt area as a part of their solar cover project in 2012. This area is currently used for outdoor dining by the students, a gathering spot during recess and occasionally as an area for outdoor instruction by the staff. The kindergarten/preschool playground also has a shade structure.

Maintenance:

District's Facilities Maintenance and Operations Department schedules both daytime and night custodians to maintain the site on a daily basis. Also, one day per week, two full-time members of the grounds crew maintain the grounds. All matters concerning the regular maintenance and operations of the school site facilities should be coordinated through the District maintenance and Operations department staff.

ADA Compliance/Path of Travel:

At the completion of the modernization project construction on the campus the path of travel and other ADA compliance issues were considered to be up to date with current standards at the time the plans were reviewed and approved by the Division of the State Architect. The requirement for compliance rests with the Owner of the property. Therefore, with each new project constructed the path of travel and other ADA compliance issues should be brought up to date with current standards at the time the new project plans are reviewed and approved by the Division of the State Architect. If any modifications are intended to be made by the District that would alter any of these elements, then the proposed modifications should be reviewed to accommodate continued compliance.

General Building Conditions:

Exterior and Entrance:

The exterior of the permanent structures are a combination of painted concrete or stucco with wood and metal trim. The modular buildings are finished in painted wood siding and have painted wood and metal trim. As a matter of general maintenance, every five (5) years the District should consider repainting all exterior painted surfaces to improve the appearance and longevity of the buildings. Signage at all building entrances should be reviewed for compliance with current ADA requirements. The roofing maintenance/replacement should also be incorporated into the District overall schedule of deferred maintenance to avoid potential failures and costly damage as a result of roof leaks.

Interiors:

The District strives to maintain all interiors of the buildings in generally very good condition. The majority of the finishes are either vinyl faced tackable panels or painted gypsum board. The toilet rooms are finished with ceramic tile and painted gypsum board.

All work regarding an upgrade to finishes by the District should be done in accordance with the District's most current District Standards.

Kitchen & Multi-Purpose Space:

The kitchen is located on the west end of the multi-use building and operates as a full cooking/serving facility with all food preparation performed on site. The multi-use space also has a music platform area used for presentations and performances.

Storage:

District has placed three (3) self-contained, non-conditioned storage units on the site for disaster preparedness, Grounds and Maintenance, and Custodial supplies.

Library:

The campus has one library building. In an effort to remain current with the evolving role of the traditional library as a resource center for 21st Century learning concepts, the District is developing a departmental plan for all libraries that is intended to be included as a part of this master plan document and should be updated annually.

Technology:

The campus has access to high speed internet which is provided to the site. The existing infrastructure throughout campus and into each of the classrooms may not be able to fully utilize the service provided. Upgrades to infrastructure, hardware and software are an ongoing process throughout and given time period. The District maintains and annually updates a master list of pending and completed IT projects. This list is located in **Appendices C & D** of this master plan. The most current version of these documents should be reviewed thoroughly and discussed with administrative and departmental staff prior to commencing and technology related projects.

Facility Systems:

Plumbing – The campus is served by public water, sewer and natural gas systems. All buildings constructed in the initial phase of the campus have plumbing. The buildings added subsequently mostly do not. Exceptions include the buildings used for pre-schools, headstart and kindergartens.

Mechanical – The permanent structures have ground mounted packaged HVAC units while the relocatable classrooms have exterior wall mounted HVAC units. The HVAC units at the permanent structures are gas/electric units and the balance of units on site are mostly all electric heat pumps.

Electrical – All buildings have electrical power provided. Filtered power for the computer systems, which has become a District requirement for subsequent projects, is not currently provided on this site.

Low Voltage – Each building, with the exception of the toilet buildings, is connected to the low voltage systems for fire alarm, phone, CATV, public address, clocks and data. The toilet buildings are connected to the fire alarm system only.

Emergency Power – The site does not currently have an integrated emergency generator, which has become a District standard on subsequent projects. The emergency power for the required fire alarm, phone, and lighting systems is currently provided via a series of battery packs. The District has provided a portable generator on site for use during emergencies.

AB300 Seismic & Structural Safety:

All of the original buildings constructed on this site were designed in a manner that has caused the Division of the State Architect to bring into question their lateral stability and structural performance in the event of a seismic event. Although the buildings in question may presently be considered to be structurally sound, the District still needs to comply with the State's requirement for preparation of a formal report for all the buildings qualified under AB300. The requirements of AB300 do apply to this site and a formal review of the structures is recommended.

Proposed/pending projects:

The District Facilities Department maintains and updates annually a master list of proposed projects including those proposed for this site as identified by the District and Site Committees. The listing of proposed projects is included in **Appendix A** of this master plan. The most current version of this list should be reviewed with departmental and administrative staff prior to commencing planning of a project for this site.

Completed projects:

The District Facilities Department maintains and updates annually a list of completed projects citing the funding source for each project. The list of completed projects is included in **Appendix B** of this master plan.

Site Specific Documents

The following documents are attached herewith:

- Overall site plan
- Google Earth aerial view of campus
- Annual SARC report
- Annual SPSA Report
- Annual CBED Report

Appendix References

Appendix A - Proposed Facilities Projects

Appendix B – Completed Facilities Projects

Appendix C – Proposed IT Projects

Appendix D – Completed IT Projects.

Nancy Cory Elementary School (K-6)

3540 West Avenue K-4

Lancaster, CA 93536

(661) 722-1010



Introduction:

Nancy Cory Elementary School was occupied in 1989 and is sited on a 10-acre campus in southwest Lancaster. The permanent core facility houses 21 teaching spaces in addition to the administration, multi-use/cafeteria, library, resource and teaching support spaces. The remainder of the student housing is accommodated in twenty-two (22) modular classrooms. The campus currently serves students in Grades K-6 and operates on a single-track calendar. Under the current State Facilities Program (SFP) this site will be eligible for State modernization funding in 2015.

Capacity:

The campus, as originally designed, was intended to house up to 750 students based on a classroom loading factor of 29 students/teaching station. The current campus, with the relocatable classrooms that exist has 41 teaching stations and will accommodate a maximum student capacity of 1189 based on 29 students/teaching station. Statement of enrollment figures by grade level and broken down by average class size can be found in the annual School Accountability Report Card (SARC), the Single Plan for Student Achievement (SPSA) and the CBED report. These reports are updated annually by the District. The most current version of these documents should be reviewed when making decisions regarding the student housing capacities.

General Site Conditions:

The District takes great efforts to ensure that all schools are clean, safe, and functional. To assist in this effort, the district uses a facility survey instrument developed by the Los Angeles County Office of Education to track and document issues of this nature. The results of this site specific survey and report are included with this report and are also available for review at the school office or at the District office.

Parking:

Parking per the original design may have been adequate for both staff and a moderate number of daily visitors; however, with the number of relocatable classrooms that have been added to the campus over time, the parking is notably inadequate. The current CDE recommendation for parking is 2.25 spaces per teaching station. At 41 teacher stations, Nancy Cory is recommended to have 93 spaces. Nancy Cory currently has 49 regular spaces plus 5 handicap accessible spaces.

The overflow parking is presently accommodated by curbside parking on one of the residential streets. This however, adds to the congestion of traffic during drop-off and

pick-up times. To permanently resolve this issue, the District would have to consider reducing the student population/teaching stations or constructing additional parking areas on campus. As a matter of general maintenance, the asphalt for the parking and drive aisles should be considered for resurfacing and restriping every five (5) years. The majority of the parking is shaded by solar covers that were installed in 2012. Any additional building area and capacity constructed on site will compound the parking inadequacies that currently exist.

Transportation:

The District's goal is for each campus to operate as a neighborhood "walk-in" school which limits the attendance area to within a three (3) mile radius for middle schools. Nancy Cory currently meets the above goal as a "walk-in" school and does not have any buses serving the general population of the campus. The campus is served by buses for the students with special needs.

Fencing and gates – The campus has full perimeter fencing and lockable entrances, allowing controlled access onto the campus. During the hours of operation all pedestrian access to the inner campus is limited and requires visitors to pass through the administration office in order to gain access. During the drop-off and pick-up times, secondary access gates are opened and monitored to allow for more general site access and to help alleviate congestion at the points of access. The kindergarten play area is also separated from the main playground by its own fencing to allow the staff a greater ability for monitoring the safety of the younger children. The parking area is within the fenced areas.

Lighting Conditions – General lighting is provided on the permanent buildings, some parking lighting and wall mounted lighting on the modular buildings adjacent to the entrances. Review of emergency lighting levels and path of travel lighting should be performed to insure compliance with current codes. Some additional lighting that occurs at the parking areas as was incorporated into the District's solar covers which were added in 2012 through a contract with the City of Lancaster.

Playing Fields and Equipment:

There are three main playground areas; one for grades 1-5, a separate play area for the kindergarten classes and one for the headstart preschool program. The grass play fields border the school site along the south portion of the site, providing space for soccer, football, exercise track, kickball and softball. Asphalt game court areas are located at the interior of the site adjacent to the original classroom clusters and provide for tetherball, volleyball, basketball and various other painted game courts. Two masonry handball walls were also added within the asphalt area after the original site was completed. As a matter of general maintenance, the asphalt for the hard court play areas should be considered for resurfacing and restriping every five (5) years.

Landscaping and Irrigation – The site is currently equipped with a centrally controlled automatic irrigation system. The addition of any non-turf landscape areas should

incorporate the most current standards for water conservation and efficiency as may be allowed for in the project budget.

Outdoor Shelters:

The District added a permanent shade structure in the south of the MPR area. This area is intended for use as outdoor dining by the students, a gathering spot during recess and occasionally as an area for outdoor instruction by the staff.

Maintenance:

District's Facilities Maintenance and Operations Department schedules both daytime and night custodians to maintain the site on a daily basis. Also, one day per week, two full-time members of the grounds crew maintain the grounds. All matters concerning the regular maintenance and operations of the school site facilities should be coordinated through the District maintenance and Operations department staff.

ADA Compliance/Path of Travel:

Subsequent to the original construction of the campus, laws now require compliance with the Americans with Disabilities Act (ADA) in order to provide for equal facilitation for people with disabilities. The requirement for compliance rests with the Owner of the property. Therefore, with each new project constructed the path of travel and other ADA compliance issues should be brought up to date with current standards at the time the new project plans are reviewed and approved by the Division of the State Architect. If any modifications are intended to be made by the District that would alter any of these elements, then the proposed modifications should be reviewed to accommodate continued compliance.

General Building Conditions:

The exterior of the buildings is mostly finished in exterior stucco and has painted wood and metal trim. As a matter of general maintenance, every five (5) years the District should consider repainting all exterior painted surfaces to improve the appearance and longevity of the buildings. The roofing maintenance/replacement should also be incorporated into the District overall schedule of deferred maintenance to avoid potential failures and costly damage as a result of roof leaks. The District should consider enhancing the access control security at the main lobby through the addition of a door with electronic strike control that limits direct access of visitors from lobby into corridors.

Interiors:

The District strives to maintain all interiors of the buildings in generally very good condition. The majority of the finishes are either vinyl faced tackable panels or painted gypsum board. The toilet rooms are finished with ceramic tile and painted gypsum board. All work regarding an upgrade to finishes by the District should be done in accordance with the District's most current District Standards.

Kitchen & Multi-Purpose Space:

The kitchen is located on the west end of the multi-use building and operates as a full cooking/serving facility with all food preparation performed on site. The multi-use space also has a music platform area used for presentations and performances.

Storage:

District has placed three (3) self-contained, non-conditioned storage units on the site for disaster preparedness, Grounds and Maintenance, and Custodial supplies.

Library:

The campus has one library located in the main building at the east end. In an effort to remain current with the evolving role of the traditional library as a resource center for 21st Century learning concepts, the District is developing a departmental plan for all libraries that is intended to be included as a part of this master plan document and should be updated annually.

Technology:

The campus has access to high speed internet which is provided to the site. The existing infrastructure throughout campus and into each of the classrooms may not be able to fully utilize the service provided. Upgrades to infrastructure, hardware and software are an ongoing process throughout and given time period. The District maintains and annually updates a master list of pending and completed IT projects. This list is located in **Appendices C & D** of this master plan. The most current version of these documents should be reviewed thoroughly and discussed with administrative and departmental staff prior to commencing and technology related projects.

Facility Systems:

Plumbing – The campus is served by public water, sewer and natural gas systems. All buildings constructed in the initial phase of the campus have plumbing. The modular classrooms added subsequently do not, with the exception of some of the headstart and restroom buildings.

Mechanical – The permanent core building has rooftop packaged HVAC units while the modular classrooms have exterior wall mounted HVAC units. All the HVAC units at the permanent building are gas/electric units. The modular classrooms have electric heat pumps.

Electrical – All buildings have electrical power provided. Filtered power for the computer systems, which has become a District standard, is provided on this site. The MDF and all IDF's are also equipped with stand-alone UPS devices.

Low Voltage – Each building is connected to the low voltage systems for fire alarm, phone, CATV, public address, clocks and data. The relocatable restrooms are only connected to fire alarm.

Emergency Power – The site does not have an integrated emergency generator, which has become a District standard on newer projects. The emergency power for the required fire alarm, phone, and lighting systems is currently provided by individual battery back-up systems.

AB300 Seismic & Structural Safety:

All buildings constructed to date on this site were designed to the current codes at the time of review and approval by the Division of the State Architect and are considered to be structurally sound. The requirements of AB300 do not apply to this site.

Proposed/pending projects:

The District Facilities Department maintains and updates annually a master list of proposed projects including those proposed for this site as identified by the District and Site Committees. The listing of proposed projects is included in **Appendix A** of this master plan. The most current version of this list should be reviewed with departmental and administrative staff prior to commencing planning of a project for this site.

Completed projects:

The District Facilities Department maintains and updates annually a list of completed projects citing the funding source for each project. The list of completed projects is included in **Appendix B** of this master plan.

Site Specific Documents

The following documents are attached herewith:

- Overall site plan
- Google Earth aerial view of campus
- Annual SARC report
- Annual SPSA Report
- Annual CBED Report

Appendix References

Appendix A - Proposed Facilities Projects

Appendix B – Completed Facilities Projects

Appendix C – Proposed IT Projects

Appendix D – Completed IT Projects.

New Vista Middle School (6-8)

753 East Avenue K-2
Lancaster, CA 93535
(661) 726-4271



Introduction:

New Vista Middle School was occupied in 1995 and is sited on approximately a 15.7 acre campus in east Lancaster. The campus currently serves middle school students in Grades 6-8 and operates on a single-track calendar. The permanent core facility houses 28 teaching spaces in addition to the administration, multi-use/cafeteria, library, resource and teaching support spaces. The site also has a permanent gymnasium building with locker/shower rooms. The remainder of the student housing is accommodated in twenty-five (25) modular classrooms.

Capacity:

The campus, as originally designed, was intended to house up to 1320 students based on a classroom loading factor of 29 students/teaching station. With the additional relocatable classrooms that have been added, the site presently could accommodate 1537 students based on a classroom loading factor of 29 students/teaching station. Statement of enrollment figures by grade level and broken down by average class size can be found in the annual School Accountability Report Card (SARC), the Single Plan for Student Achievement (SPSA) and the CBED report. These reports are updated annually by the District. The most current version of these documents should be reviewed when making decisions regarding the student housing capacities.

General Site Conditions:

The District takes great efforts to ensure that all schools are clean, safe, and functional. To assist in this effort, the district uses a facility survey instrument developed by the Los Angeles County Office of Education to track and document issues of this nature. The results of this site specific survey and report are included with this report and are also available for review at the school office or at the District office.

Parking:

Parking per the original design and growth projections is considered adequate for both staff and a moderate number of daily visitors; however, with the additional growth and added teaching stations the parking is noticeably inadequate. The current CDE recommendation for parking is 2.25 spaces per teaching station. At 53 teaching stations, New Vista is recommended to have 120 spaces. New Vista currently has 108 regular spaces plus 8 handicap accessible spaces. The site is situated on a private road and overflow parking is not readily accommodated by curbside parking on the private road due to its limited width. Also, if parking were allowed on the private road it would block traffic during drop-off and pick-up times. To permanently resolve this issue, the District

would have to consider reducing the student population/teaching stations or constructing additional parking areas on campus. As a matter of general maintenance, the asphalt for the parking and drive aisles should be considered for resurfacing and restriping every five (5) years. The majority of the parking is shaded by solar covers that were installed in 2012. Should additional building area and capacity be constructed on site then an analysis of parking capacity should be performed to consider if any additional parking spaces are a requirement as a result of the addition. Any additional building area and capacity constructed on site will compound the parking inadequacies that currently exist.

Transportation:

The District's goal is for each campus to operate as a neighborhood "walk-in" school which limits the attendance area to within a three (3) mile radius for middle schools. New Vista currently meets the above goal as a "walk-in" school and does not have any buses serving the general population of the campus. The campus is served by buses for the students with special needs.

Fencing and gates – The built campus has full perimeter fencing and lockable entrances, allowing controlled access onto the campus. During the hours of operation all pedestrian access to the inner campus is limited and requires visitors to pass through the administration office in order to gain access. During the drop-off and pick-up times, secondary access gates are opened and monitored to allow for more general site access and to help alleviate congestion at the points of access. The parking areas are not within the fenced areas.

Exterior Lighting Conditions – General lighting is provided at the parking areas and wall mounted lighting on the core and modular buildings adjacent to the entrances. Review of emergency lighting levels and path of travel lighting should be performed to insure compliance with current codes. The exterior parking lights are currently controlled via a combination of photocell devices and time clocks. Additional lighting at the parking areas was also incorporated into the District's solar covers which were added in 2012 through a contract with the City of Lancaster.

Playing Fields and Equipment:

There are two main playground areas; one field that was constructed as the primary grass play field is located across the private road from the school and serves the primary functions required of a middle school physical education program. An existing asphalt game court area is located at the east edge of the site adjacent to the gymnasium building and provides for outdoor volleyball and basketball game courts. As a matter of general maintenance, the asphalt for the hard court play areas should be considered for resurfacing and restriping every five (5) years. There is also a secondary grass play area adjacent and east of the asphalt courts.

Landscaping and Irrigation – The site is currently equipped with a centrally controlled automatic irrigation system. The addition of any non-turf landscape areas should incorporate the most current standards for water conservation and efficiency as may be allowed for in the project budget.

Outdoor Shelters – There are four existing permanent shade structures located in the main courtyard area of the facility. These areas are currently used for outdoor dining by the students, a gathering spot during recess and occasionally as an area for outdoor instruction by the staff.

Maintenance:

District's Facilities Maintenance and Operations Department schedules both daytime and night custodians to maintain the site on a daily basis. Also, one day per week, two full-time members of the grounds crew maintain the grounds. All matters concerning the regular maintenance and operations of the school site facilities should be coordinated through the District maintenance and Operations department staff.

ADA Compliance/Path of Travel:

At the completion of the original construction of the campus the path of travel and other ADA compliance issues were considered to be up to date with current standards at the time the plans were reviewed and approved by the Division of the State Architect. If any modifications are intended to be made by the District that would alter any of these elements, then the proposed modifications should be reviewed to accommodate continued compliance.

General Building Conditions:

Exterior and Entrance:

The exterior of the buildings is mostly finished in brick veneer and exterior stucco and has painted wood and metal trim. As a matter of general maintenance, every five (5) years the District should consider repainting all exterior painted surfaces to improve the appearance and longevity of the buildings. Signage at all building entrances should be reviewed for compliance with current ADA requirements. The roofing maintenance / replacement should also be incorporated into the District overall schedule of deferred maintenance to avoid potential failures and costly damage as a result of roof leaks. The District should consider enhancing the access control security at the main lobby through the addition of a door with electronic strike control that limits direct access of visitors from lobby into corridors.

Interiors:

The District strives to maintain all interiors of the buildings in generally very good condition. The majority of the finishes are either vinyl faced tackable panels or painted gypsum board. The toilet rooms are finished with ceramic tile and painted gypsum board. All work regarding an upgrade to finishes by the District should be done in accordance with the District's most current District Standards.

Kitchen & Multi-Purpose Space:

The kitchen is located on the east end of the multi-use building and operates as a full cooking/serving facility with all food preparation performed on site. The multi-use space also has a music platform area used for presentations and performances.

Storage:

District has three (3) self-contained, non-conditioned storage units on the site for disaster preparedness, Grounds and Maintenance, and Custodial supplies.

Library:

The campus has one library located in the main building adjacent to the lobby. In an effort to remain current with the evolving role of the traditional library as a resource center for 21st Century learning concepts, the District is developing a departmental plan for all libraries that is intended to be included as a part of this master plan document and should be updated annually.

Technology:

The campus has access to high speed internet which is provided to the site. The existing infrastructure throughout campus and into each of the classrooms may not be able to fully utilize the service provided. Upgrades to infrastructure, hardware and software are an ongoing process throughout and given time period. The District maintains and annually updates a master list of pending and completed IT projects. This list is located in **Appendices C & D** of this master plan. The most current version of these documents should be reviewed thoroughly and discussed with administrative and departmental staff prior to commencing and technology related projects.

Facility Systems:

Plumbing – The campus is served by public water, sewer and natural gas systems. All buildings constructed in the initial phase of the campus have plumbing. The modular classrooms added subsequently do not have plumbing with the exception of restroom buildings.

Mechanical – The permanent core building has rooftop packaged HVAC units while the modular classrooms have exterior wall mounted HVAC units. All the HVAC units at the site are gas/electric units. The added relocatable classrooms have mostly wall mounted, electric heat pumps.

Electrical – All buildings have electrical power provided. Filtered power for the computer systems, which has become a District standard, is provided on this site. The MDF and all IDF's are also equipped with stand-alone UPS devices.

Low Voltage – The main building and all modular wings are connected to the low voltage systems for fire alarm, phone, CATV, public address, clocks and data. The data systems may require some upgrade, see "Technology" section. Conduits for the future connections to the originally planned gymnasium building were installed to pull boxes on site under the original construction project. The addition of a security camera system is being considered by the District.

Emergency Power – The site does have an integrated emergency generator, which has become a District standard on newer projects. The emergency power for the required fire alarm, phone, and lighting systems is currently provided by this generator.

AB300 Seismic & Structural Safety:

All buildings constructed to date on this site were designed to the current codes at the time of review and approval by the Division of the State Architect and are considered to be structurally sound. The requirements of AB300 do not apply to this site.

Proposed/pending projects:

The District Facilities Department maintains and updates annually a master list of proposed projects including those proposed for this site as identified by the District and Site Committees. The listing of proposed projects is included in **Appendix A** of this master plan. The most current version of this list should be reviewed with departmental and administrative staff prior to commencing planning of a project for this site.

Completed projects:

The District Facilities Department maintains and updates annually a list of completed projects citing the funding source for each project. The list of completed projects is included in **Appendix B** of this master plan.

Site Specific Documents

The following documents are attached herewith:

- Overall site plan
- Google Earth aerial view of campus
- Annual SARC report
- Annual SPSA Report
- Annual CBED Report

Appendix References

Appendix A - Proposed Facilities Projects

Appendix B – Completed Facilities Projects

Appendix C – Proposed IT Projects

Appendix D – Completed IT Projects.

Piute Middle School (6-8)

425 East Avenue H-11

Lancaster, CA 93535

(661) 942-9508

**Introduction:**

Piute Middle School was initially constructed in 1959 and is sited on approximately a 15.6 acre campus in northeast Lancaster. Over the course of many years, the campus was expanded through the addition of relocatable classrooms and in 2005 the campus completed a State funded modernization project. Under the current State Facilities Program (SFP) this site will be eligible for State modernization funding in 2031.

Capacity:

The campus, as originally designed, was intended to house up to 827 students based on a classroom loading factor of 29 students/teaching station. The current campus, with the relocatable classrooms that exist, and after modernization, has 51 teaching stations and will accommodate a maximum student capacity of 1479 based on 29 students/teaching station. Statement of enrollment figures by grade level and broken down by average class size can be found in the annual School Accountability Report Card (SARC), the Single Plan for Student Achievement (SPSA) and the CBED report. These reports are updated annually by the District. The most current version of these documents should be reviewed when making decisions regarding the student housing capacities.

General Site Conditions:

The District takes great efforts to ensure that all schools are clean, safe, and functional. To assist in this effort, the district uses a facility survey instrument developed by the Los Angeles County Office of Education to track and document issues of this nature. The results of this site specific survey and report are included with this report and are also available for review at the school office or at the District office.

Parking:

Parking per the original design may have been adequate for both staff and a moderate number of daily visitors; however, with the number of relocatable classrooms that have been added to the campus over time, the parking is notably inadequate. The current CDE recommendation for parking is 2.25 spaces per teaching station. At 51 teacher stations, Piute is recommended to have 115 spaces. Piute currently has 50 regular spaces plus 3 handicap accessible spaces.

The overflow parking is presently accommodated by curbside parking on several of the surrounding residential streets. This however, adds to the congestion of traffic during drop-off and pick-up times. To permanently resolve this issue, the District would have to

consider reducing the student population/teaching stations or constructing additional parking areas on campus. Preliminary plans have been prepared for additional parking along the easterly portion of the existing play fields but due to prior funding issues have not proceeded. As a matter of general maintenance, the asphalt for the parking and drive aisles should be considered for resurfacing and restriping every five (5) years. The majority of the parking is shaded by solar covers that were installed in 2012. Any additional building area and capacity constructed on site will compound the parking inadequacies that currently exist.

Transportation:

The District's goal is for each campus to operate as a neighborhood "walk-in" school which limits the attendance area to within a three (3) mile radius for middle schools. Piute currently meets the above goal as a "walk-in" school and does not have any buses serving the general population of the campus. The campus is served by buses for the students with special needs.

Fencing and gates – The campus has full perimeter fencing and lockable entrances, allowing controlled access onto the campus. During the hours of operation all pedestrian access to the inner campus is limited and requires visitors to pass through the administration office in order to gain access. During the drop-off and pick-up times, secondary access gates are opened and monitored to allow for more general site access and to help alleviate congestion at the points of access. One of the two parking areas is within the fenced areas but the front lot is not.

Lighting Conditions – General lighting is provided on the permanent buildings and covered walkway and wall mounted lighting on the modular buildings adjacent to the entrances. Review of emergency lighting levels and path of travel lighting should be performed to insure compliance with current codes. The only lighting that occurs at the parking areas was incorporated into the District's solar covers which were added in 2012 through a contract with the City of Lancaster.

Playing Fields and Equipment:

There is one main playground area. The grass play fields border the school site along the north portion of the site, providing space for soccer, football, kickball and softball. The campus also has a permanent gymnasium building and a separate shower locker facility. Asphalt game court areas are located at the interior of the site adjacent to the gymnasium and shower locker facility and provide for outdoor volleyball, basketball and various other painted game courts. As a matter of general maintenance, the asphalt for the hard court play areas should be considered for resurfacing and restriping every five (5) years.

Landscaping and Irrigation – The site is currently equipped with a centrally controlled automatic irrigation system. The addition of any non-turf landscape areas should incorporate the most current standards for water conservation and efficiency as may be allowed for in the project budget.

Outdoor Shelters:

The District added a permanent shade structure in the central courtyard area north of the cafeteria. The District also solar shade covers to play ground area along the easterly edge of the fields (future parking) as a part of the contract with the City of Lancaster. This area is currently used for a gathering spot during recess and occasionally as an area for outdoor instruction by the staff but may ultimately be shaded parking.

Maintenance:

District's Facilities Maintenance and Operations Department schedules both daytime and night custodians to maintain the site on a daily basis. Also, one day per week, two full-time members of the grounds crew maintain the grounds. All matters concerning the regular maintenance and operations of the school site facilities should be coordinated through the District maintenance and Operations department staff.

ADA Compliance/Path of Travel:

At the completion of the modernization project construction on the campus the path of travel and other ADA compliance issues were considered to be up to date with current standards at the time the plans were reviewed and approved by the Division of the State Architect. The requirement for compliance rests with the Owner of the property. Therefore, with each new project constructed the path of travel and other ADA compliance issues should be brought up to date with current standards at the time the new project plans are reviewed and approved by the Division of the State Architect. If any modifications are intended to be made by the District that would alter any of these elements, then the proposed modifications should be reviewed to accommodate continued compliance.

General Building Conditions:

Exterior and Entrance:

The exterior of the permanent structures is a combination of masonry, masonry veneer, painted concrete or stucco with wood and metal trim. The modular buildings are finished in painted wood siding and have painted wood and metal trim. As a matter of general maintenance, every five (5) years the District should consider repainting all exterior painted surfaces to improve the appearance and longevity of the buildings. Signage at all building entrances should be reviewed for compliance with current ADA requirements. The roofing maintenance/replacement should also be incorporated into the District overall schedule of deferred maintenance to avoid potential failures and costly damage as a result of roof leaks.

Interiors:

The District strives to maintain all interiors of the buildings in generally very good condition. The majority of the finishes are either vinyl faced tackable panels or painted gypsum board. The toilet rooms are finished with ceramic tile and painted gypsum board. All work regarding an upgrade to finishes by the District should be done in accordance with the District's most current District Standards.

Kitchen & Multi-Purpose Space:

The kitchen is located on the west end of the cafeteria building and operates as a full cooking/serving facility with all food preparation performed on site. The multi-use space also has a music platform area used for presentations and performances.

Storage:

District has placed three (3) self-contained, non-conditioned storage units on the site for disaster preparedness, Grounds and Maintenance, and Custodial supplies.

Library:

The campus has one library building. In an effort to remain current with the evolving role of the traditional library as a resource center for 21st Century learning concepts, the District is developing a departmental plan for all libraries that is intended to be included as a part of this master plan document and should be updated annually.

Technology:

The campus has access to high speed internet which is provided to the site. The existing infrastructure throughout campus and into each of the classrooms may not be able to fully utilize the service provided. Upgrades to infrastructure, hardware and software are an ongoing process throughout and given time period. The District maintains and annually updates a master list of pending and completed IT projects. This list is located in **Appendices C & D** of this master plan. The most current version of these documents should be reviewed thoroughly and discussed with administrative and departmental staff prior to commencing and technology related projects.

Facility Systems:

Plumbing – The campus is served by public water, sewer and natural gas systems. All buildings constructed in the initial phase of the campus have plumbing. The buildings added subsequently mostly do not. Exceptions include the buildings used for restrooms

Mechanical – The permanent structures have rooftop packaged HVAC units while the relocatable classrooms have exterior wall mounted HVAC units. The HVAC units at the permanent structures are gas/electric units and the balance of units on site are mostly all electric heat pumps.

Electrical – All buildings have electrical power provided. Filtered power for the computer systems, which has become a District requirement for subsequent projects, is not currently provided on this site.

Low Voltage – Each building, with the exception of the toilet buildings, is connected to the low voltage systems for fire alarm, phone, CATV, public address, clocks and data. The toilet buildings are connected to the fire alarm system only.

Emergency Power – The site does not currently have an integrated emergency generator, which has become a District standard on subsequent projects. The emergency power for the required fire alarm, phone, and lighting systems is currently provided via a series of

battery packs. The District has provided a portable generator on site for use during emergencies.

AB300 Seismic & Structural Safety:

All of the original buildings constructed on this site were designed in a manner that has caused the Division of the State Architect to bring into question their lateral stability and structural performance in the event of a seismic event. Although the buildings in question may presently be considered to be structurally sound, the District still needs to comply with the State's requirement for preparation of a formal report for all the buildings qualified under AB300. The requirements of AB300 do apply to this site and a formal review of the structures is recommended.

Proposed/pending projects:

The District Facilities Department maintains and updates annually a master list of proposed projects including those proposed for this site as identified by the District and Site Committees. The listing of proposed projects is included in **Appendix A** of this master plan. The most current version of this list should be reviewed with departmental and administrative staff prior to commencing planning of a project for this site.

Completed projects:

The District Facilities Department maintains and updates annually a list of completed projects citing the funding source for each project. The list of completed projects is included in **Appendix B** of this master plan.

Site Specific Documents

The following documents are attached herewith:

- Overall site plan
- Google Earth aerial view of campus
- Annual SARC report
- Annual SPSA Report
- Annual CBED Report

Appendix References

Appendix A - Proposed Facilities Projects

Appendix B – Completed Facilities Projects

Appendix C – Proposed IT Projects

Appendix D – Completed IT Projects.

Sierra Elementary School (K-5)

747 West Avenue J-12

Lancaster, CA 93534

(661) 942-9536



Introduction:

Sierra Elementary School initially constructed in 1957 and is sited on approximately a 11.5 acre campus in central/west Lancaster. Over the course of many years, the campus was expanded through the addition of relocatable classrooms and in 2003 the campus completed a State funded modernization project. Under the current State Facilities Program (SFP) this site will be eligible for State modernization funding in 2029.

Capacity:

The campus, as originally designed, was intended to house up to 564 students based on a classroom loading factor of 29 students/teaching station. The current campus, with the relocatable classrooms that exist, and after modernization, has 48 teaching stations, including the four (4) preschool classrooms, and will accommodate a maximum student capacity of 1392 based on 29 students/teaching station. Statement of enrollment figures by grade level and broken down by average class size can be found in the annual School Accountability Report Card (SARC), the Single Plan for Student Achievement (SPSA) and the CBED report. These reports are updated annually by the District. The most current version of these documents should be reviewed when making decisions regarding the student housing capacities.

General Site Conditions:

The District takes great efforts to ensure that all schools are clean, safe, and functional. To assist in this effort, the district uses a facility survey instrument developed by the Los Angeles County Office of Education to track and document issues of this nature. The results of this site specific survey and report are included with this report and are also available for review at the school office or at the District office.

Parking:

Parking per the original design may have been adequate for both staff and a moderate number of daily visitors; however, with the number of relocatable classrooms that have been added to the campus over time, the parking is notably inadequate. The current CDE recommendation for parking is 2.25 spaces per teaching station. At 48 teacher stations, Sierra is recommended to have 108 spaces. Sierra currently has 66 regular spaces plus 4 handicap accessible spaces.

The overflow parking is presently accommodated by curbside parking on several of the surrounding residential streets. This however, adds to the congestion of traffic during drop-off and pick-up times. To permanently resolve this issue, the District would have to

consider reducing the student population/teaching stations or constructing additional parking areas on campus. As a matter of general maintenance, the asphalt for the parking and drive aisles should be considered for resurfacing and restriping every five (5) years. The majority of the parking is shaded by solar covers that were installed in 2012. Any additional building area and capacity constructed on site will compound the parking inadequacies that currently exists.

Transportation:

The District's goal is for each campus to operate as a neighborhood "walk-in" school which limits the attendance area to within a three (3) mile radius for middle schools. Sierra currently meets the above goal as a "walk-in" school and does not have any buses serving the general population of the campus. The campus is served by buses for the students with special needs.

Fencing and gates – The campus has full perimeter fencing and lockable entrances, allowing controlled access onto the campus. During the hours of operation all pedestrian access to the inner campus is limited and requires visitors to pass through the administration office in order to gain access. During the drop-off and pick-up times, secondary access gates are opened and monitored to allow for more general site access and to help alleviate congestion at the points of access. The kindergarten play area and the preschool play area are also separated from the main playground by its own fencing to allow the staff a greater ability for monitoring the safety of the younger children. The front parking area is not within the fenced areas but the parking at the northwest corner of the site is within a fenced area.

Lighting Conditions – General lighting is provided on the permanent buildings and covered walkway and wall mounted lighting on the modular buildings adjacent to the entrances. Review of emergency lighting levels and path of travel lighting should be performed to insure compliance with current codes. The only lighting that occurs at the parking areas was incorporated into the District's solar covers which were added in 2012 through a contract with the City of Lancaster.

Playing Fields and Equipment:

There are three main playground areas; one for grades 1-5, a separate play area for the kindergarten classes and one for the preschool facility. The grass play fields border the school site along the north/northeast portion of the site, providing space for soccer, football, kickball and softball. Asphalt game court areas are located at the interior of the site adjacent to the original classroom clusters and provide for tetherball, volleyball, basketball and various other painted game courts. Three masonry handball walls were also added within the asphalt area after the original site was completed. As a matter of general maintenance, the asphalt for the hard court play areas should be considered for resurfacing and restriping every five (5) years.

Landscaping and Irrigation – The site is currently equipped with a centrally controlled automatic irrigation system. The addition of any non-turf landscape areas should

incorporate the most current standards for water conservation and efficiency as may be allowed for in the project budget.

Outdoor Shelters:

The District added a permanent shade structure in the asphalt area north of the administration. The District also added one solar shade covers to the kindergarten playground area as part of the contract with the City of Lancaster. These areas are currently used for outdoor dining by the students, a gathering spot during recess and occasionally as an area for outdoor instruction by the staff.

Maintenance:

District's Facilities Maintenance and Operations Department schedules both daytime and night custodians to maintain the site on a daily basis. Also, one day per week, two full-time members of the grounds crew maintain the grounds. All matters concerning the regular maintenance and operations of the school site facilities should be coordinated through the District maintenance and Operations department staff.

ADA Compliance/Path of Travel:

At the completion of the modernization project construction on the campus the path of travel and other ADA compliance issues were considered to be up to date with current standards at the time the plans were reviewed and approved by the Division of the State Architect. The requirement for compliance rests with the Owner of the property. Therefore, with each new project constructed the path of travel and other ADA compliance issues should be brought up to date with current standards at the time the new project plans are reviewed and approved by the Division of the State Architect. If any modifications are intended to be made by the District that would alter any of these elements, then the proposed modifications should be reviewed to accommodate continued compliance.

General Building Conditions:

Exterior and Entrance:

The exterior of the permanent structures are a combination of painted concrete or stucco with wood and metal trim. The modular buildings are finished in painted wood siding and have painted wood and metal trim. As a matter of general maintenance, every five (5) years the District should consider repainting all exterior painted surfaces to improve the appearance and longevity of the buildings. Signage at all building entrances should be reviewed for compliance with current ADA requirements. The roofing maintenance/replacement should also be incorporated into the District overall schedule of deferred maintenance to avoid potential failures and costly damage as a result of roof leaks.

Interiors:

The District strives to maintain all interiors of the buildings in generally very good condition. The majority of the finishes are either vinyl faced tackable panels or painted gypsum board. The toilet rooms are finished with ceramic tile and painted gypsum board.

All work regarding an upgrade to finishes by the District should be done in accordance with the District's most current District Standards.

Kitchen & Multi-Purpose Space:

The kitchen is located on the west end of the multi-use building and operates as a full cooking/serving facility with all food preparation performed on site. The multi-use space also has a music platform area used for presentations and performances.

Storage:

District has placed three (3) self-contained, non-conditioned storage units on the site for disaster preparedness, Grounds and Maintenance, and Custodial supplies.

Library:

The campus has one library building. In an effort to remain current with the evolving role of the traditional library as a resource center for 21st Century learning concepts, the District is developing a departmental plan for all libraries that is intended to be included as a part of this master plan document and should be updated annually.

Technology:

The campus has access to high speed internet which is provided to the site. The existing infrastructure throughout campus and into each of the classrooms may not be able to fully utilize the service provided. Upgrades to infrastructure, hardware and software are an ongoing process throughout and given time period. The District maintains and annually updates a master list of pending and completed IT projects. This list is located in **Appendices C & D** of this master plan. The most current version of these documents should be reviewed thoroughly and discussed with administrative and departmental staff prior to commencing and technology related projects.

Facility Systems:

Plumbing – The campus is served by public water, sewer and natural gas systems. All buildings constructed in the initial phase of the campus have plumbing. The buildings added subsequently mostly do not. Exceptions include the buildings used for pre-schools, headstart and kindergartens and restrooms.

Mechanical – The permanent structures have rooftop packaged HVAC units while the relocatable classrooms have exterior wall mounted HVAC units. The HVAC units at the permanent structures are gas/electric units and the balance of units on site are mostly all electric heat pumps.

Electrical – All buildings have electrical power provided. Filtered power for the computer systems, which has become a District requirement for subsequent projects, is not currently provided on this site.

Low Voltage – Each building, with the exception of the toilet buildings, is connected to the low voltage systems for fire alarm, phone, CATV, public address, clocks and data. The toilet buildings are connected to the fire alarm system only.

Emergency Power – The site does not currently have an integrated emergency generator, which has become a District standard on subsequent projects. The emergency power for the required fire alarm, phone, and lighting systems is currently provided via a series of battery packs. The District has provided a portable generator on site for use during emergencies.

AB300 Seismic & Structural Safety:

All of the original buildings constructed on this site were designed in a manner that has caused the Division of the State Architect to bring into question their lateral stability and structural performance in the event of a seismic event. Although the buildings in question may presently be considered to be structurally sound, the District still needs to comply with the State's requirement for preparation of a formal report for all the buildings qualified under AB300. The requirements of AB300 do apply to this site and a formal review of the structures is recommended.

Proposed/pending projects:

The District Facilities Department maintains and updates annually a master list of proposed projects including those proposed for this site as identified by the District and Site Committees. The listing of proposed projects is included in **Appendix A** of this master plan. The most current version of this list should be reviewed with departmental and administrative staff prior to commencing planning of a project for this site.

Completed projects:

The District Facilities Department maintains and updates annually a list of completed projects citing the funding source for each project. The list of completed projects is included in **Appendix B** of this master plan.

Site Specific Documents

The following documents are attached herewith:

- Overall site plan
- Google Earth aerial view of campus
- Annual SARC report
- Annual SPSA Report
- Annual CBED Report

Appendix References

Appendix A - Proposed Facilities Projects

Appendix B – Completed Facilities Projects

Appendix C – Proposed IT Projects

Appendix D – Completed IT Projects.

Sunnydale Elementary School (K-6)

1233 West Avenue J-8

Lancaster, CA 93534

(661) 948-2636



Introduction:

Sunnydale Elementary School was initially constructed in 1958 and is sited on approximately a 12.6 acre campus in central Lancaster. Over the course of many years, the campus was expanded through the addition of relocatable classrooms and in 2005 the campus completed a State funded modernization project. Under the current State Facilities Program (SFP) this site will be eligible for State modernization funding in 2031.

Capacity:

The campus, as originally designed, was intended to house up to 564 students based on a classroom loading factor of 29 students/teaching station. The current campus, with the relocatable classrooms that exist, and after modernization, has 42 teaching stations and will accommodate a maximum student capacity of 1218 based on 29 students/teaching station. Statement of enrollment figures by grade level and broken down by average class size can be found in the annual School Accountability Report Card (SARC), the Single Plan for Student Achievement (SPSA) and the CBED report. These reports are updated annually by the District. The most current version of these documents should be reviewed when making decisions regarding the student housing capacities.

General Site Conditions:

The District takes great efforts to ensure that all schools are clean, safe, and functional. To assist in this effort, the district uses a facility survey instrument developed by the Los Angeles County Office of Education to track and document issues of this nature. The results of this site specific survey and report are included with this report and are also available for review at the school office or at the District office.

Parking:

Parking per the original design may have been adequate for both staff and a moderate number of daily visitors; however, with the number of relocatable classrooms that have been added to the campus over time, the parking is notably inadequate. The current CDE recommendation for parking is 2.25 spaces per teaching station. At 42 teacher stations, Sunnydale is recommended to have 95 spaces. Sunnydale currently has 27 regular spaces plus 2 handicap accessible spaces.

The overflow parking is presently accommodated by curbside parking on several of the surrounding residential streets. This however, adds to the congestion of traffic during drop-off and pick-up times. To permanently resolve this issue, the District would have to

consider reducing the student population/teaching stations or constructing additional parking areas on campus. As a matter of general maintenance, the asphalt for the parking and drive aisles should be considered for resurfacing and restriping every five (5) years. The majority of the parking is shaded by solar covers that were installed in 2012. Any additional building area and capacity constructed on site will compound the parking inadequacies that currently exist.

Transportation:

The District's goal is for each campus to operate as a neighborhood "walk-in" school which limits the attendance area to within a three (3) mile radius for middle schools. Sunnysdale currently meets the above goal as a "walk-in" school and does not have any buses serving the general population of the campus. The campus is served by buses for the students with special needs.

Fencing and gates – The campus has full perimeter fencing and lockable entrances, allowing controlled access onto the campus. During the hours of operation all pedestrian access to the inner campus is limited and requires visitors to pass through the administration office in order to gain access. During the drop-off and pick-up times, secondary access gates are opened and monitored to allow for more general site access and to help alleviate congestion at the points of access. The kindergarten play area is also separated from the main playground by its own fencing to allow the staff a greater ability for monitoring the safety of the younger children. The parking area is not within the fenced areas.

Lighting Conditions – General lighting is provided on the permanent buildings and covered walkway and wall mounted lighting on the modular buildings adjacent to the entrances. Review of emergency lighting levels and path of travel lighting should be performed to insure compliance with current codes. The only lighting that occurs at the parking areas was incorporated into the District's solar covers which were added in 2012 through a contract with the City of Lancaster.

Playing Fields and Equipment:

There are two main playground areas; one for grades 1-5 and a separate play area for the kindergarten classes. The grass play fields border the school site along the north portion of the site, providing space for soccer, football, kickball and softball. Asphalt game court areas are located at the interior of the site adjacent to the original classroom clusters and provide for tetherball, volleyball, basketball and various other painted game courts. Two masonry handball walls were also added within the asphalt area after the original site was completed. As a matter of general maintenance, the asphalt for the hard court play areas should be considered for resurfacing and restriping every five (5) years.

Landscaping and Irrigation – The site is not currently equipped with a centrally controlled automatic irrigation system. The addition of any non-turf landscape areas should incorporate the most current standards for water conservation and efficiency as may be allowed for in the project budget.

Outdoor Shelters:

The District added a permanent shade structure in the central courtyard area adjacent to the cafeteria. The District also added one area that is covered by solar shade covers to the kindergarten playground area as part of the contract with the City of Lancaster. This area is currently used for outdoor dining by the students, a gathering spot during recess and occasionally as an area for outdoor instruction by the staff.

Maintenance:

District's Facilities Maintenance and Operations Department schedules both daytime and night custodians to maintain the site on a daily basis. Also, one day per week, two full-time members of the grounds crew maintain the grounds. All matters concerning the regular maintenance and operations of the school site facilities should be coordinated through the District maintenance and Operations department staff.

ADA Compliance/Path of Travel:

At the completion of the modernization project construction on the campus the path of travel and other ADA compliance issues were considered to be up to date with current standards at the time the plans were reviewed and approved by the Division of the State Architect. The requirement for compliance rests with the Owner of the property. Therefore, with each new project constructed the path of travel and other ADA compliance issues should be brought up to date with current standards at the time the new project plans are reviewed and approved by the Division of the State Architect. If any modifications are intended to be made by the District that would alter any of these elements, then the proposed modifications should be reviewed to accommodate continued compliance.

General Building Conditions:

Exterior and Entrance:

The exterior of the permanent structures are a combination of painted concrete or stucco with wood and metal trim. The modular buildings are finished in painted wood siding and have painted wood and metal trim. As a matter of general maintenance, every five (5) years the District should consider repainting all exterior painted surfaces to improve the appearance and longevity of the buildings. Signage at all building entrances should be reviewed for compliance with current ADA requirements. The roofing maintenance/replacement should also be incorporated into the District overall schedule of deferred maintenance to avoid potential failures and costly damage as a result of roof leaks.

Interiors:

The District strives to maintain all interiors of the buildings in generally very good condition. The majority of the finishes are either vinyl faced tackable panels or painted gypsum board. The toilet rooms are finished with ceramic tile and painted gypsum board. All work regarding an upgrade to finishes by the District should be done in accordance with the District's most current District Standards.

Kitchen & Multi-Purpose Space:

The kitchen is located on the north end of the multi-use building and operates as a full cooking/serving facility with all food preparation performed on site. The multi-use space is also used for presentations and performances.

Storage:

District has placed three (3) self-contained, non-conditioned storage units on the site for disaster preparedness, Grounds and Maintenance, and Custodial supplies.

Library:

The campus has one library building. In an effort to remain current with the evolving role of the traditional library as a resource center for 21st Century learning concepts, the District is developing a departmental plan for all libraries that is intended to be included as a part of this master plan document and should be updated annually.

Technology:

The campus has access to high speed internet which is provided to the site. The existing infrastructure throughout campus and into each of the classrooms may not be able to fully utilize the service provided. Upgrades to infrastructure, hardware and software are an ongoing process throughout and given time period. The District maintains and annually updates a master list of pending and completed IT projects. This list is located in **Appendices C & D** of this master plan. The most current version of these documents should be reviewed thoroughly and discussed with administrative and departmental staff prior to commencing and technology related projects.

Facility Systems:

Plumbing – The campus is served by public water, sewer and natural gas systems. All buildings constructed in the initial phase of the campus have plumbing. The buildings added subsequently mostly do not. Exceptions include the buildings used for pre-schools, headstart and kindergartens and restrooms.

Mechanical – The permanent structures have rooftop packaged HVAC units while the relocatable classrooms have exterior wall mounted HVAC units. The HVAC units at the permanent structures are gas/electric units and the balance of units on site are mostly all electric heat pumps.

Electrical – All buildings have electrical power provided. Filtered power for the computer systems, which has become a District requirement for subsequent projects, is not currently provided on this site.

Low Voltage – Each building, with the exception of the toilet buildings, is connected to the low voltage systems for fire alarm, phone, CATV, public address, clocks and data. The toilet buildings are connected to the fire alarm system only.

Emergency Power – The site does not currently have an integrated emergency generator, which has become a District standard on subsequent projects. The emergency power for

the required fire alarm, phone, and lighting systems is currently provided via a series of battery packs. The District has provided a portable generator on site for use during emergencies.

AB300 Seismic & Structural Safety:

All of the original buildings constructed on this site were designed in a manner that has caused the Division of the State Architect to bring into question their lateral stability and structural performance in the event of a seismic event. Although the buildings in question may presently be considered to be structurally sound, the District still needs to comply with the State's requirement for preparation of a formal report for all the buildings qualified under AB300. The requirements of AB300 do apply to this site and a formal review of the structures is recommended.

Proposed/pending projects:

The District Facilities Department maintains and updates annually a master list of proposed projects including those proposed for this site as identified by the District and Site Committees. The listing of proposed projects is included in **Appendix A** of this master plan. The most current version of this list should be reviewed with departmental and administrative staff prior to commencing planning of a project for this site.

Completed projects:

The District Facilities Department maintains and updates annually a list of completed projects citing the funding source for each project. The list of completed projects is included in **Appendix B** of this master plan.

Site Specific Documents

The following documents are attached herewith:

- Overall site plan
- Google Earth aerial view of campus
- Annual SARC report
- Annual SPSA Report
- Annual CBED Report

Appendix References

Appendix A - Proposed Facilities Projects

Appendix B – Completed Facilities Projects

Appendix C – Proposed IT Projects

Appendix D – Completed IT Projects.

West Wind Elementary School (K-5)

44044 36th Street West

Lancaster, CA 93536

(661) 948-0192



Introduction:

West Wind Elementary School (then named Lancaster Elementary) was built in 1990 and was occupied in 1991 and is sited on a 10-acre campus in northwest Lancaster. The campus currently serves students in SDC Preschool and Grades K-5 and operates on a single-track calendar. It was renamed when a permanent facility was completed in 2003. The permanent core facility houses 16 teaching spaces in addition to the administration, multi-use/cafeteria, library, resource and teaching support spaces. The remainder of the student housing is accommodated in eleven (11) modular classrooms and seven additional teaching spaces located in the converted administration and cafeteria buildings from the temporary campus. The initial project was designed to accommodate approximately 750 students, grades K-5, based on a 29 student /teaching station load factor and operates on a single-track calendar.

Capacity:

The campus, as originally designed, was intended to house up to 750 students based on a classroom loading factor of 29 students/room. With a total of thirty-four (34) teaching stations the maximum capacity based on a 29 student per teaching station load factor the campus could currently house up to 986 students. Statement of enrollment figures by grade level and broken down by average class size can be found in the annual School Accountability Report Card (SARC), the Single Plan for Student Achievement (SPSA) and the CBED report. These reports are updated annually by the District. The most current version of these documents should be reviewed when making decisions regarding the student housing capacities.

General Site Conditions:

The District takes great efforts to ensure that all schools are clean, safe, and functional. To assist in this effort, the district uses a facility survey instrument developed by the Los Angeles County Office of Education to track and document issues of this nature. The results of this site specific survey and report are included with this report and are also available for review at the school office or at the District office.

Parking:

Parking per the original design and growth projections was adequate for both staff and a moderate number of daily visitors. The current CDE recommendation for parking is 2.25 spaces per teaching station. At 34 teaching stations, West Wind is recommended to have

77 spaces. West Wind currently has 96 regular spaces plus 6 handicap accessible spaces and is considered adequate.

As a matter of general maintenance, the asphalt for the hard court play areas should be considered for resurfacing and restriping every five (5) years. The approximately half of the parking is shaded by solar covers that were installed in 2012. Should additional building area and capacity be constructed on site then an analysis of parking capacity should be performed to consider if any additional parking spaces are a requirement as a result of the addition.

Transportation:

The District's goal is for each campus to operate as a neighborhood "walk-in" school which limits the attendance area to within a three (3) mile radius for middle schools. West Wind currently meets the above goal as a "walk-in" school and does not have any buses serving the general population of the campus. The campus is served by buses for the students with special needs.

Fencing and gates – The campus has full perimeter fencing and lockable entrances, allowing controlled access onto the campus. During the hours of operation all pedestrian access to the inner campus is limited and requires visitors to pass through the administration office in order to gain access. During the drop-off and pick-up times, secondary access gates are opened and monitored to allow for more general site access and to help alleviate congestion at the points of access. The kindergarten play area is also separated from the main playground by its own fencing to allow the staff a greater ability for monitoring the safety of the younger children. The parking areas are within the fenced areas.

Lighting Conditions – General lighting is provided at the parking areas and wall mounted lighting on the modular buildings adjacent to the entrances. Review of emergency lighting levels and path of travel lighting should be performed to insure compliance with current codes. The exterior parking lights are currently controlled via a combination of photocell devices and time clocks. Additional lighting at the parking areas was also incorporated into the District's solar covers which were added in 2012 through a contract with the City of Lancaster.

Playing Fields and Equipment:

There are two main playground areas; one for grades 1-5 and a separate play area for the kindergarten classes. The grass play fields border the school site along the east perimeter, providing space for soccer, football, kickball and softball. Asphalt game court area is located at the interior of the site adjacent to the classroom clusters and provides for tetherball, volleyball, basketball and various other painted game courts. Two masonry handball walls are included within the asphalt area. As a matter of general maintenance, the asphalt for the hard court play areas should be considered for resurfacing and restriping every five (5) years.

Landscaping and Irrigation – The site is currently equipped with a centrally controlled automatic irrigation system. The addition of any non-turf landscape areas should incorporate the most current standards for water conservation and efficiency as may be allowed for in the project budget.

Outdoor Shelters – There is one permanent shade structures in the asphalt area. This area is intended for use as outdoor dining by the students, a gathering spot during recess and occasionally as an area for outdoor instruction by the staff.

Maintenance:

District's Facilities Maintenance and Operations Department schedules both daytime and night custodians to maintain the site on a daily basis. Also, one day per week, two full-time members of the grounds crew maintain the grounds. All matters concerning the regular maintenance and operations of the school site facilities should be coordinated through the District maintenance and Operations department staff.

ADA Compliance/Path of Travel:

Due to the recent construction of the campus the path of travel and other ADA compliance issues are considered to be up to date with current standards at the time the plans were reviewed and approved by the Division of the State Architect. If any modifications are intended to be made by the District that would alter any of these elements, then the proposed modifications should be reviewed to accommodate continued compliance.

General Building Conditions:

Exterior and Entrance:

The exterior of the buildings is mostly finished in exterior stucco and has painted wood and metal trim. As a matter of general maintenance, every five (5) years the District should consider repainting all exterior painted surfaces to improve the appearance and longevity of the buildings. The roofing maintenance/replacement should also be incorporated into the District overall schedule of deferred maintenance to avoid potential failures and costly damage as a result of roof leaks. The District should consider enhancing the access control security at the main lobby through the addition of a door with electronic strike control that limits direct access of visitors from lobby into corridors.

Interiors:

The District strives to maintain all interiors of the buildings in generally very good condition. The majority of the finishes are either vinyl faced tackable panels or painted gypsum board. The toilet rooms are finished with ceramic tile and painted gypsum board. All work regarding an upgrade to finishes by the District should be done in accordance with the District's most current District Standards.

Kitchen & Multi-Purpose Space:

The kitchen is located on the north end of the multi-use building and operates as a full cooking/serving facility with all food preparation performed on site. The multi-use space also has a music platform area used for presentations and performances.

Storage:

District has placed three (3) self-contained, non-conditioned storage units on the site for disaster preparedness, Grounds and Maintenance, and Custodial supplies.

Library:

The campus has one library located in the main building. In an effort to remain current with the evolving role of the traditional library as a resource center for 21st Century learning concepts, the District is developing a departmental plan for all libraries that is intended to be included as a part of this master plan document and should be updated annually.

Technology:

The campus has access to high speed internet which is provided to the site. The existing infrastructure throughout campus and into each of the classrooms may not be able to fully utilize the service provided. Upgrades to infrastructure, hardware and software are an ongoing process throughout and given time period. The District maintains and annually updates a master list of pending and completed IT projects. This list is located in **Appendices C & D** of this master plan. The most current version of these documents should be reviewed thoroughly and discussed with administrative and departmental staff prior to commencing and technology related projects.

Facility Systems:

Plumbing – The campus is served by public water, sewer and natural gas systems. All buildings constructed in the initial phase of the campus have plumbing. The four subsequently added relocatable classrooms do not have plumbing.

Mechanical – The permanent core building has rooftop packaged HVAC units while the modular classrooms have exterior wall mounted HVAC units. All the HVAC units at the site are gas/electric units.

Electrical – All buildings have electrical power provided. Filtered power for the computer systems, which has become a District standard, is provided on this site. The MDF and all IDF's are also equipped with stand-alone UPS devices.

Low Voltage – Each building is connected to the low voltage systems for fire alarm, phone, CATV, public address, clocks and data.

Emergency Power – The site does have an integrated emergency generator, which has become a District standard on newer projects. The emergency power for the required fire alarm, phone, and lighting systems is currently provided by this generator.

AB300 Seismic & Structural Safety:

All buildings constructed to date on this site were designed to the current codes at the time of review and approval by the Division of the State Architect and are considered to be structurally sound. The requirements of AB300 do not apply to this site.

Proposed/pending projects:

The District Facilities Department maintains and updates annually a master list of proposed projects including those proposed for this site as identified by the District and Site Committees. The listing of proposed projects is included in **Appendix A** of this master plan. The most current version of this list should be reviewed with departmental and administrative staff prior to commencing planning of a project for this site.

Completed projects:

The District Facilities Department maintains and updates annually a list of completed projects citing the funding source for each project. The list of completed projects is included in **Appendix B** of this master plan.

Site Specific Documents

The following documents are attached herewith:

- Overall site plan
- Google Earth aerial view of campus
- Annual SARC report
- Annual SPSA Report
- Annual CBED Report

Appendix References

Appendix A - Proposed Facilities Projects

Appendix B – Completed Facilities Projects

Appendix C – Proposed IT Projects

Appendix D – Completed IT Projects

West Wind Elementary School



District Office

44711 Cedar Avenue
Lancaster, CA 93534
(661) 948-4661

Summary of District Properties

		DESCRIPTION	ACRES	YR. LAND ACQUIRED	YR. BLT.	YR MODERNIZED
SITE #	1	JOSHUA ELEMENTARY SCHOOL 43926 N. 2ND STREET EAST LANCASTER, CA. 93535	17.3		1955	1989
SITE #	2	MONTE VISTA SCHOOL 1235 W. KETTERING LANCASTER, CA 93534	14.0		1956	1993
SITE #	3	PARK VIEW MIDDLE SCHOOL 808 W. AVENUE J LANCASTER, CA 93534	19.7		1949	1989
SITE #	4	SIERRA SCHOOL 747 W. AVENUE J-12 LANCASTER, CA 93534	11.5		1957	2003
SITE #	5	DESERT VIEW ELEMENTARY SCHOOL 1555 W. AVENUE H-10 LANCASTER, CA 93534	12.9		1957	2001
SITE #	6	EL DORADO ELEMENTARY SCHOOL 361 E. PONDERA AVENUE LANCASTER, CA 93535	10.7		1958	2004
SITE #	7	SUNNYDALE ELEMENTARY SCHOOL 1233 W. AVENUE J-8 LANCASTER, CA 93534	12.6		1958	2005
SITE #	8	PIUTE MIDDLE SCHOOL 425 E. AVENUE H-11 LANCASTER, CA 93535	15.6		1959	2005
SITE #	9	LINDA VERDE ELEMENTARY SCHOOL 44924 5TH STREET EAST LANCASTER, CA 93535 APN #3146-002-900	12.9		1960	2006
SITE #	10	MARIPOSA ELEMENTARY SCHOOL 737 W. AVENUE H-6 LANCASTER, CA 93534	14.6		1959	2005
SITE #	11	NANCY CORY ELEMENTARY SCHOOL 3540 W. AVENUE K-4 LANCASTER, CA 93536	10.0		1989	
SITE #	13	LINCOLN ELEMENTARY SCHOOL 44021 15TH STREET EAST LANCASTER, CA 93535 APN #3148-1-6/19/20	12.5	(TEMP) (PERM)	1989 1994	
		DESCRIPTION	ACRES	YR. LAND ACQUIRED	YR. BLT.	YR MODERNIZED

SITE #	14	WEST WIND ELEMENTARY 44044 36TH STREET WEST LANCASTER, CA 93536 APN #3153-022-903, 904	10.1	(TEMP) (PERM)	1990 2003
SITE #	15	NEW VISTA MIDDLE SCHOOL 753 E. AVENUE K-2 LANCASTER, CA 93535 APN #3126-030-016	15.7	(TEMP) (PERM)	1989 1995
SITE #	15A	JACK NORTHROP ELEMENTARY 835 E. AVENUE K-4 LANCASTER, CA 93535 APN #3126-030-906 & 907	14.5	(TEMP) (PERM)	1991 2004
SITE #	17	JOHN AND JACQUELYN MILLER E.S. 43420 22nd Street West Lancaster, CA 93534 APN #3112-056-902	14.7	(PERM)	2002
SITE #	18	ENDEAVOUR MIDDLE SCHOOL 43755 45th Street West Lancaster, CA 93536 APN #3153-025-904	20	1990	2009
SITE #	19	VACANT LAND (ELEMENTARY) AVENUE H-8 & 15TH STREET EAST (NW CORNER) ESCROW NO. 41444-N APN #3176-020-900	10	1990	
SITE #	20	AMARGOSA CREEK MIDDLE SCHOOL 44333 27TH STREET WEST LANCASTER, CA 93536 ESCROW NO. 48521B APN #3124-001-900	18.5		2001
SITE #	21	VACANT LAND (MIDDLE SCHOOL SITE) 35TH STREET WEST & JACKMAN ESCROW #101626-VL APN #3153-010-900	20	2002	
SITE #	23	DISCOVERY ELEMENTARY 44910 17th Street East Lancaster, CA 93535 APN #3147-002-902 & 905 APN #3147-002-903 & 904	14.7		2010
SITE #	24	VACANT LAND AVENUE H-8 & 40TH STREET WEST APN #3105-017-900	20	2004	New Middle School Escrow closed 7/12/04
		DESCRIPTION	ACRES	YR. LAND ACQUIRED	YR. BLT. YR MODERNIZED

SITE #	25	VACANT LAND (ELEMENTARY SITE) 47TH ST. WEST & LANCASTER BLVD. ESCROW #NCS-145182-LA1(cm) APN #3153-002-900,901,902,903	12.5	2005	New Elementary
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