

**POINT ARENA  
SCHOOLS DISTRICT**

**FACILITY ASSESSMENT**



*POINT ARENA ELEMENTARY SCHOOL*



*POINT ARENA HIGH SCHOOL*

**Prepared for  
Point Arena Schools District  
Mr. Warren Galletti, Superintendent  
Ms Catherine Chin, Business Manager**

July 2018

Alameida  
Architecture

555 South Main Street, Suite 2  
Sebastopol, CA 95472  
(707) 824-1219 -  
[www.alameida.com](http://www.alameida.com)



**POINT ARENA SCHOOLS  
FACILITY ASSESSMENT**

**TABLE OF CONTENTS**

INTRODUCTION	1.
HISTORICAL TIMELINE OF PAST FACILITY IMPROVEMENTS	2
EXECUTIVE SUMMARY	4.
SUMMARY OF PROBABLE COST	4
FUNDING STRATEGIES	5
FACILITY ASSESSMENT - POINT ARENA HIGH SCHOOL SITE	7
GROUNDS AND SITE INFRASTRUCTURE	8
HIGH SCHOOL GYMNASIUM, LOCKER ROOMS AND CAFETERIA	10
HIGH SCHOOL LIBRARY BUILDING	21
HIGH SCHOOL INDEPENDENT STUDIES BUILDING	28
HIGH SCHOOL RELOCATABLE CLASSROOMS 9 -12_	29
HIGH SCHOOL MODULAR WING_	31
HIGH SCHOOL AUDITORIUM AND MAIN OFFICE BUILDING	33
HIGH SCHOOL C.T.E. AUTO AND WOOD SHOPS	39
FACILITY ASSESSMENT - ARENA ELEMENTARY SCHOOL	41
GROUNDS AND SITE INFRASTRUCTURE	42
MAIN BUILDING	44
CLASSROOMS 7, 8, CUSTODIAN / IDF CLOSET	52
RELOCATABLE CLASSROOMS 9 - 12	53
RELOCATABLE CLASSROOMS 13 - 15	55
MODULAR RESTROOM BUILDING	56
CLASSROOMS 16, 17 AND ANNEX TO 16	58
RELOCATABLE CLASSROOMS 18-19	59
MODULAR LIBRARY BUILDING	61
MODULAR DINING HALL / CAFETERIA BUILDING	64
APPENDIX A	68
POINT ARENA HIGH SCHOOL ESTIMATE	69
POINT ARENA ELEMENTARY ESTIMATE	73
APPENDIX B	
SUMMARY OF LOCAL BOND PROGRAM OPTIONS BY EASTSHORE CONSULTING	78



# POINT ARENA SCHOOLS FACILITY ASSESSMENT

## **INTRODUCTION**

Point Arena Schools District is located in the town of Point Arena, California in Mendocino County. Point Arena Schools serves approximately 542 school children from Kindergarten through High School, including their charter school facility.

The facilities included in this assessment are Point Arena High School and Point Arena Elementary. Some facilities on the school site exceed 75 years old with some most facilities having last been modernized over 18 years ago. The longevity of some building materials and infrastructure have well exceeded their useful life and should be replaced.

Life, safety and building codes have changed dramatically since these structures were constructed, to conform to current modern day standards these facilities would require a vast number of improvements. Some of these code improvements would be compulsory if work is undertaken, not the least being improvements to meet the Americans with Disabilities Act.

The School Board and administration recognize the need to modernize its facilities so their facilities can meet the demands of current and future educational programs. This recognition is the impetus for this Facility Assessment Report.

## **Purpose of Study**

Point Arena Schools District is seeking to identify the deficiencies associated with their facilities and the cost for improvements for those deficiencies. That information may be used to consider pursuing a local general obligation bond and State Bond and Grant Programs.

## **Objective of Report**

The object of the report is to provide the School District with an order of magnitude understanding of the capital improvement needs for its facilities and initiate a long-range capital improvement and funding planning process.

## **Limitations of Study**

The study is based on a about a 16 hour on-site tour of both campuses, reviewing historic construction document records and interviews of maintenance staff. While this is not intended to be a comprehensive study, combined with our experience and knowledge of similar era buildings and school districts of similar size this report should provide a good understanding of the facility needs at Point Arena Schools.

POINT ARENA SCHOOLS  
FACILITY ASSESSMENT

**HISTORIC TIMELINE OF FACILITY IMPROVEMENTS  
BASED ON REVIEW OF DSA PROJECTS**

**PT. ARENA HIGH SCHOOL**

DSA App Id	Project Name	Year	Amount
01 106497	Construction of 1 - Relocatable Toilet Bldg, 12' x 40' (From stockpile)	2004	30,000
01 107529	Construction of Auditorium /Administration Building and Site-work	2006	2,732,000
01 102720	Construction of Reconstruction / rehabilitation of Bldg D.	2001	1,200,000
01 103970	Construction of 1 Relocatable Classroom, parking lots & sidewalks	2001	812,300
01 103996	Construction of Construction of: modular building J.	2001	111,000
01 104537	Construction of Building L; Press Box and Bleachers; Covered Walkway	2002	1,205,000
01 104943	Construction of Two Modular Classroom Buildings (80' x 32', 70' x 32').	2002	418,000
01 105684	Reconstruction of Application for examination (Termite/Dry Rot)	2003	0
01 106075	Relocation of Three Relocatable Classroom Buildings	2004	34,000
01 105756	Relocation of one Classroom Building (24x40)	2007	35,000
01 105646	Construction of Sitework only for 4 future Interim Relocatable Classrooms.	2003	38,000
01 104886	South Coast High School - One Relocatable Classroom	2002	262,000
01 100847	South Coast High School - Construction of One 24'x40' modular bldg (emergency relocatables).	1998	39,000

POINT ARENA SCHOOLS  
FACILITY ASSESSMENT

**ARENA ELEMENTARY SCHOOL**

DSA App Id	Project Name	Year	Amount
01 103154	Reconstruction of covered walkway	2007	47,000
01 105771	Construction of One Toilet Building (12x40 relocatable)	2005	97,000
01 100848	Construction of Four (4) 24'x40' modular bldg (emergency portables).	1999	40,000
01 101653	Relocation Of: Restroom.	2001	9,000
01 112622	Relocation of 2-Portables from Stockpile	2012	208,000
01 110765	Construction of 1-dining hall, 1-Library Building	2009	1,400,000
01 111980	Construction of 2-PC Covered Walkways	2011	37,000
01 102718	Reconstruction/rehabilitation of Bldg's C, D, E1 and E2.	2001	532,000
02 109486	Construction of 1-Solar Panel Post	2008	15,000

**Total Funding received by Pt. Arena Schools per OPSC records:**

State Aid Received				
Project Number	Purpose	OPSC Processing Date	Warrant Issued Date	Amount Released
51/65599-00-001	HS - New Const. (Hardship)	11/22/2006	12/4/2006	\$ 1,470,131
50/65599-00-002	HS - New Const.	10/14/2005	11/2/2005	231,158
57/65599-00-001	HS - Modernization	9/12/2003	9/29/2003	15,272
57/65557-00-001	ES - Modernization	9/12/2003	9/29/2003	18,755
57/65557-00-001	ES - Modernization	7/23/2003	8/6/2003	822,194
57/65599-00-001	HS - Modernization	6/18/2003	7/3/2003	954,525
57/65557-00-001	ES - Modernization	1/9/2003	1/24/2003	136,752
50/65557-00-001	ES - New Const.	1/3/2003	1/21/2003	601,475
<b>TOTAL CLAIMS:</b>				<b><u>\$ 4,250,262</u></b>

*Source: OPSC Project Tracking Search tool (opsc.dgs.ca.gov)*

**Assessment Methodology**

Alameida Architecture has produced this report with the input of administration and staff providing empirical knowledge of their facilities. Limited field visits were conducted by Alameida Architecture to review the campus's buildings, infrastructure and amenities. In the process notes and photographs were taken documenting the facility's condition and were assessed relative to current building codes and standards. Original construction documents, subsequent modernization drawings aided in the assessment and recommendations presented in this report.

POINT ARENA SCHOOLS  
FACILITY ASSESSMENT

**EXECUTIVE SUMMARY**

The recommendations for facility improvements to Point Arena Schools are based on conversations with Administration and staff, limited review of the facilities. The result are recommendations outlined following the summary of potential cost.

Definitions of recommended prioritization:

**Health and Safety (HS):** Describes work that is required to meet current building code standards or other regulatory agencies, resolve existing health, life and safety deficiencies. Once any work is undertaken many of the improvements under this category will be compulsory, many are prudent for the district's benefit.

**American With Disabilities Act (ADA):** Describe work that is required to meet the Americans with Disability Act and Similar to Health and Safety items once work is started in a given location ADA work is compulsory.

**Facility Preservation: (FP)** Describes improvements that replace deteriorated, poorly functioning or obsolete materials or equipment. The work include items currently deteriorated or estimated to have a remaining useful life of 1 to 3 years in particular deficiencies that would result in collateral damage if not addressed such as leaky roofs.

**Modernization (M):** Describes improvements that may replace deteriorated or obsolete materials or equipment similar to facility Preservation items but not necessarily resulting in collateral damage if not addressed.

**New Improvement (N):** Describes improvements that are a new amenity or expansion of a facility that otherwise does not yet exists.

**Summary of Probable Cost**

School buildings and sites are considered "Essential Facilities" under the State building standards due to the importance of its occupants and the often utilization of these facilities as disaster relief sites in the event of a disaster, such as an earthquake.

This higher standard of construction and engineering compounded by the State's prevailing wage laws result in a much higher cost of construction then typical commercial buildings. In addition given the remote location a geographical factor has been added in consideration for limited local commercial contractors.

SUMMARY OF PROJECT COSTS	CONSTRUCTION	SOFT COST	CONTINGENCY	PROJECT COST
POINT ARENA HIGH SCHOOL	3,305,171	528,827	330,517	<b>4,164,515</b>
POINT ARENA ELEMENTARY SCHOOL	5,699,235	911,878	569,923	<b>7,181,036</b>
<b>TOTAL CONSTRUCTION</b>				<b>\$ 11,345,551</b>

*\*Soft cost includes C.D.E. and DSA permitting fees, testing, inspection, architecture, engineering and other non-direct construction expenses.*



POINT ARENA SCHOOLS  
FACILITY ASSESSMENT

POINT ARENA HIGH SCHOOL AND ELEMENTARY SCHOOLS					
	PROBABLE PROJECT COST BY PRIORITY				
	HEALTH / SAFETY	ADA	FACILITY PRESERVATION	MODERIZATION	NEW IMPROVEMENT
SUBTOTAL	435,272	742,277	4,678,980	2,507,092	640,784
SOFT COST	69,644	118,764	748,637	401,135	102,525
CONTINGENCY	43,527	74,228	467,898	250,709	64,078
<b>PROJECT COST</b>	548,443	935,269	5,895,515	3,158,936	807,388
					<b>11,345,551</b>

POINT ARENA HIGH SCHOOL AND ELEMENTARY SCHOOLS					
	Subcontractor	GC Prorates	Subtotal	Soft Cost & Contingency	Total
With-in 3 yrs	2,670,464	1,148,300	3,818,764	992,879	4,811,642
3-6 yrs	3,360,777	1,445,134	4,805,911	1,249,537	6,055,448
7 -10 years	265,546	114,185	379,730	98,730	478,460
					<b>11,345,551</b>

**FUNDING STRATEGIES**

The funding of capital improvements for public schools can be a complicated and sometime convoluted process. The large capital outlay for the construction of educational facilities demands that as many funding resources be explored as possible.

**Potential Fund Sources**

*Local Bond Initiative*

In order to obtain State Bond funds the school district must provide matching funds at a minimum of forty percent of a defined project. The source of these matching funds are almost always Local General Obligation Bonds. A conservative estimate of Point Arena outlined by Eastshore Consulting is provided as appendix B of this report.

*State Modernization Funds*

The State of California recognizes that school districts often cannot fund school construction solely from local revenues therefore periodically sale State-wide General Obligation Bonds to fund school construction. These funds are distributed to local school districts on a matching funds basis. The current matching ratio used for funding modernizations is sixty percent state dollars to forty percent locally provided dollars.

## POINT ARENA SCHOOLS FACILITY ASSESSMENT

The projected State bond eligibility for Point Arena Schools are based on conversations with OPSC Project Manager for Mendocino County, Hannah Konhoff and review previous Modernization applications.

Point Arena High School undertook new construction in 2005 and expended all their eligibility for funding under for modernization until 2030.

Arena Elementary School underwent a modernization in 2002, expending their eligibility until 2028. This is based on the established eligibility with OPSC. Presently researching if any additional eligibility may be captured modular classrooms added to the site over twenty years ago and may not already be accounted for in the current OPSC eligibility.

### *State Proposition 39 funding - California Clean Energy Jobs Act*

In 2012, the State of California passed Proposition 39 Clean Energy Jobs Act. This act provides various grants and loans for projects specific to reducing energy consumption. As one component provides that revenues from out of state corporate taxes be distributed to K-12 school Districts. The District is presently taking advantage of this program with campus-wide lighting replacements. Therefore estimates for lighting replacement is not included in this report..

### *Developer School Impact Fees*

Given a lack of housing growth in the area it is not anticipated that developer fees is a substantive funding source.

### *California Energy Commission Grants and Loans*

C.E.C have numerous grant and loan opportunities that may be afforded to Point Arena Schools including:

#### *The Bright Schools Program*

This program provides technical assistance, usually at no cost.

#### *The California Solar Initiative - CSI*

The CSI offers solar rebates to consumers of Pacific, Gas and Electric Customers, as well as other providers of electricity. If the District were to elect to add solar panels the amount of rebate would vary depending on the size and orientation and type of panels installed. In addition, the saving from monthly energy consumption would be a positive offset to the District's general fund. At the time of this report exploring solar installations have not been considered.

### *California Energy Assistance Act (ECCAA)*

ECCAA provides for low interest loans, usually revenue neutral, to public agencies to encourage the installation of energy efficiency and generation systems. This program may provide a revenue neutral means to capture CSI funds.

### *Career and Technical Education Grants and Loans*

As part of the recently passed State bond, funds are specifically earmarked for Career Technical Education Programs. Recently OPSC has defined what qualifies and how District's may apply for up part of the \$500 million dollars allocated for C.T.E. Facilities.

**POINT ARENA SCHOOLS  
FACILITY ASSESSMENT**

New funding cycle of \$125 million presently underway it's a competitive grant process with the next round of applications due November, 2018. Given the short time frame serious consideration should be taken for any forthcoming funding cycle.

Maximum grants are \$1.5 million for modernization and \$3 Million for new construction. Grants are a 50 / 50 matching funds grant therefore a source for the matching fund would need to be identified.

Potential Funding Sources	HIGH SCHOOL	ELEMENTARY	TOTAL
State Bond Funds *	0	299,472*	299,472
Local Bond Funds	0	0	0
Local Bond (Future)	\$14,965,000***	\$ 5,060,000***	\$20,025,000
Proposition 39	Funding already secured		
C.T.E. Grants**	1,500,000**		1,500,000
<b>Subtotals</b>	<b>16,465,000</b>	<b>5,359,472</b>	<b>21,824,472</b>
<b>Total Projected Funding</b>			<b>\$22,861,022</b>

\*Requires 40% of eligibility as matching funds, amount may be higher if specific additional grant request for automatic fire detection or other eligible categories, current status is \$0 requires updating State Eligibility. \*\* Requires 50/50 matching funds. \*\*\*Potential local bond estimated by Eastshore Consulting, see attached appendix B.

**FACILITY ASSESSMENT - POINT ARENA HIGH SCHOOL SITE**

<b>POINT ARENA HIGH SCHOOL</b>					
	<b>PROBABLE PROJECT COST BY PRIORITY</b>				
	HEALTH / SAFETY	ADA	FACILITY PRESERVATION	MODERIZATION	NEW
SUBTOTAL	258,730	41,220	530,970	1,868,611	605,640
SOFT COST	41,397	6,595	84,955	298,978	96,902
CONTINGENCY	25,873	4,122	53,097	186,861	60,564
<b>PROJECT COST</b>	326,000	51,937	669,022	2,354,450	763,107
					<b>4,164,515</b>

<b>POINT ARENA HIGH SCHOOL</b>					
	Subcontractor	GC Prorates	Subtotal	Soft Cost & Contingency	Total
With-in 3 yrs	1,184,639	509,395	1,694,034	440,449	<b>2,134,483</b>
3-6 yrs	924,269	397,436	1,321,704	343,643	<b>1,665,347</b>
7 -10 years	202,400	87,032	289,432	75,252	<b>364,684</b>
					<b>4,164,515</b>

POINT ARENA SCHOOLS  
FACILITY ASSESSMENT

**SUMMARY OF CONSTRUCTION COST FOR HIGH SCHOOL**

ITEM #	DESCRIPTION	SUBTOTAL	SUBTOTAL W/ PRORATES
1.01	H.S. Site Improvements	301,000	<b>430,429</b>
1.02	Gymnasium / Cafeteria	618,522	<b>884,486</b>
1.03	Library/ Weight room/Electronics Classroom	311,031	<b>444,774</b>
1.04	Independent Studies / Counselors office	379,200	<b>542,256</b>
1.05	Classrooms 9 thru 12	138,104	<b>197,489</b>
1.06	Modular Classroom Wing - 2 -7, Science and Music	106,892	<b>152,855</b>
1.07	H.S. Auditorium, Admin Office, Teachers' & Carrier Ctr.	57,854	<b>82,731</b>
1.08	H.S. CTE building	398,706	<b>570,150</b>
	<b>SUBTOTAL</b>	<b>2,311,308</b>	
	General Conditions, G.C. Overhead & Profit and 18 months of escalation	993,862	
	<b>TOTAL CONSTRUCTION COST</b>	<b>3,305,171</b>	
	<b>SOFT COST AND CONTINGENCY</b>	<b>859,344</b>	
	<b>TOTAL PROJECT COST</b>	<b>4,164,515</b>	

**GROUNDS AND SITE INFRASTRUCTURE**

Parking, passenger drop off area, paths of travel and site drainage had some significant improvements under taken in 2001 and seems to meet ADA slopes and grades. Both parking lots paving is approaching the point where a top coating would extend the life of the asphalt but generally in good condition.

ADA parking: is generally in compliance, signage may have meet requirements when constructed but would need to be updated if work undertaken.

**Parking lot Lights:** have considerable surface rust, should consider replacing with new poles and LED lighting.

**Outdoor Eating Area**

Observed some outdoor tables and benches but no formal outdoor eating area.

**Site Utilities / Services / Amenities**

**Electrical Main Service**

Did not observe main service for the campus; observed individual services for each buildings, service for west wing and service cabinet adjacent to Vocational building. Did not observe any concerns.

**Gas / Propane Service .** Propane tank located east of Gym that serves the gym and cafeteria did not observe any deficiencies. Propane for auditorium/admin building is

## POINT ARENA SCHOOLS FACILITY ASSESSMENT

provided by a tank at western end of campus. Other than surface rust at expansion joints, on admin roof, no other deficiencies observed.

**Domestic Water.** A new 2 inch main water service was installed circa 2002 that extends to the rear of the Gym building. Site water beyond that point is as originally constructed.

**Irrigation Water.** Irrigation water provided by wells and a 10,000 gallon tank located north of Gym. Did not review irrigation beyond that point.

**Fire Alarm** service various based on age of building and codes at time of installation. The auditorium/ offices being the closest to current standards. Any substantive work at any one building will require upgrading areas of remodel to meet current standards. The predominate improvement being the need to add smoke and heat detectors throughout remodeled areas.

**Fire Protection** Fire sprinklers throughout school campuses are now required for new sites but not required to be added to existing sites such as Point Arena High School.

**Clock Speaker and Bells** system at some point was abandoned and replaced with a satellite clock system that serves both the high and elementary schools. Consideration should be made toward installing a new Clock, Speaker and Bell system.

**Data and Information System Network** not reviewed or discussed with any district information system personnel, assumed adequate for current needs. May want to consider addition of WiFi hubs at strategic locations.

**Surveillance and Alarm:** Did not observe any alarm systems system, did observe some attempts to break in to modular building containing computer equipment. Surveillance cameras observed on site, Installation can use improvements for a more water tightness and weather ability.

**Perimeter Fencing:** no continuous perimeter fence exists however consideration for new fencing is current and estimate of probable cost included with this report.

### RECOMMENDATIONS FOR SITE IMPROVEMENTS

1. Install perimeter fencing, if required phase work toward a continuous fence.
2. Improve surveillance installation for weather ability.
3. Replace rusted electrical service cabinets with stainless steel.
4. Replace parking lot lights/poles

### HIGH SCHOOL BUILDINGS

The high school site consists of a collection of buildings with the predominate building being the Gymnasium / Cafeteria central to the campus a library building west of gym and a newer auditorium/ main office building west of the Gym. Classroom relocatable classrooms exists around the library building and a amore recently constructed modular classroom quad at the most western portion of the campus.

POINT ARENA SCHOOLS  
FACILITY ASSESSMENT

**HIGH SCHOOL GYMNASIUM, LOCKER ROOMS AND CAFETERIA**

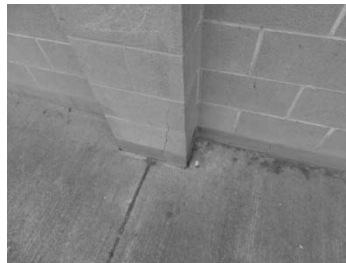


The gymnasium building constructed circa 1968 and had a major modernization project completed around 2003. The facility is in generally very good condition. DSA Application #29477, 1967 and modernized under DSA 01-102720, 2002.

***Exterior***

***Exterior walls*** are constructed of concrete masonry block accented with cementitious lap siding on the southerly main entrance to the building.

*The building overall appears to be resting on firm and stable foundation with the exception of one location where cracking is evident at one concrete block pilaster, doesn't seem to be from differential settlement. it should be monitored periodically to determine if it is expanding or dormant.*



*Stress crack at Gymnasium column pilaster*

***Roofing*** is predominately composition shingles that has recently been replaced and in excellent condition, reportedly with stainless steel fasteners which will hold up to the coastal environment that typical galvanized fasteners.

***Exterior Doors:*** The majority of the exterior doors have been replaced with FRP doors with continuous hinges likely during the early 2000's modernization. They appear to be in fine condition and best choice of material given harsh environment and heavy use.

## POINT ARENA SCHOOLS FACILITY ASSESSMENT

**Fenestration:** *The windows in this building are original 1970's era single glazed windows in aluminum or steel frames. While replacement with modern dual glazed high efficiency windows would improve energy saving. Given the relatively good condition of the existing windows it would likely be more cost effective to look for energy saving elsewhere.*

*The upper east facing windows for the gymnasium windows with blackout film which is looking in poor condition. Given desire for less windows to reduce glare in gym, a better solution and energy efficient measure would be to replace upper glazed panels with insulated opaque panels.*



*East facing fenestration*

### **RECOMMENDATIONS EXTERIOR OF GYMNASIUM AND LOCKER ROOMS**

#### **Recommendations:**

1. *Replace remaining exterior doors, particularly high use doors with FRP continuous hinged doors.*
2. *Replace east facing upper windows with insulated panels, or restore windows to original condition and add exterior louvers to mitigate glare.*
3. *Paint Exterior in five or six years.*
4. *Monitor stress crack on north side column pilaster.*

### **INTERIOR: Gymnasium Finishes**

**Walls:** Unpainted concrete block walls in good condition with little to no signs of efflorescence. Wood trim finish a bit faded but no signs of peeling or chipping.

**Floor:** Maple gym floor, appears to original construction. Some minor damage evident but no obvious signs of dead spots on the sprung floor. Not sure how many times the floor has been sanded but likely getting to the point where a floor replacement will be necessary.

The perimeter sheet vinyl flooring appears yellowing and aged a bit but little to no signs of excessive wear. transition strip between vinyl and hardwood worn in many locations with minor damage as well.

Some wear marks evident where bleachers roll in and out.

## POINT ARENA SCHOOLS FACILITY ASSESSMENT

**Doors:** likely replaced in early 200's with FRP continuous hinged doors in fine condition.

**Ceiling:** is exposed painted plywood with exposed painted joist and beams, could use a new paint but in good condition.

**Natural Lighting:** East facing windows could provide some natural lighting, curtains drawn. Upper portion of windows blacked out but peeling or torn. Long term solution may be replaced with insulated opaque panels.

**Bleachers:** appear to be relatively new and in good working order and provide for required accessible seating accommodations.

### **Plumbing:**

Plumbing is limited in gymnasium area to two sets of accessible drinking fountains that appear to be in good working order. Some very minor damage at tile/FRP transition at wing walls.

### **Heating, Air conditioning and Ventilation**

**Heating:** It was reported the heating systems had been very recently replaced so did not review system. The air handler systems are original and appear to function. Aside from maintenance of fan belts replacements, bearings should be inspected for wear and eventual replacement.

**Cooling:** None

### **Electrical**

**Power Distribution:** Specific to gym did not see any deficiencies in power distribution. Most conduit exposed on masonry walls with junction boxes with lids.

**Artificial Lighting:** Recently replaced with High Bay LED lights through Prop 39. No occupant sensors in any rooms, should be retrofitted for energy savings.

**Score Board:** Score board reportedly about ten years old with no known deficiencies.

**Fire Alarm:** Fire alarm system met the installation requirements at the time of installation, early 2000's modernization and appear to be in good working order. However, current standards are much more extensive and if any substantial work were to be undertaken the addition of heat and smoke detectors throughout the facility would be required.

**Fire Sprinklers:** Some limited fire sprinklers in storage and cafeteria cooking stations have Ansul fire suppression systems.

**Clock Speaker System:** original clock system not functioning replaced with satellite wireless clocks.



## POINT ARENA SCHOOLS FACILITY ASSESSMENT



### *Girls Locker room*

#### *Finishes*

**Walls:** Painted concrete block and painted drywall interior surfaces in good condition, eventual painting necessary.. Walls adjacent to showers ceramic tile and in good condition, minor damage at some wall tile caps.

**Floor:** Sheet vinyl with coved bases installed likely with last modernization, holding up well, with some very incidental damage.

**Ceiling:** Painted drywall in good condition

**Doors:** Interior doors in fair to good condition, lever hardware meets accessibility standards.

**Natural Lighting:** provided by western facing windows, original single glazed steel/aluminum frames. No obvious signs of worn seals or water intrusion.

**Lockers and benches:** Lockers relatively recently have been replaced and generally in good condition, some damage to individual lockers but minimal. Benches in good condition with eventual need of new clear coat on wood finish.

**Showers:** Girls locker room consist to two sets of showers, original gang shower area consists of ceramic tile floors and walls. The central portion of the tile floor under the gang shower column is patched with concrete, perhaps from a plumbing leak or new column installation. In same area a handicap shower and bench is installed, it does not meet current accessibility standards.

In addition, three fiberglass private showers have been constructed that appear to be in good condition, one concern is that none are accessible and may be a liability.

**Artificial Lighting** gym lights will be replaced with LED fixtures through Proposition 39 funding. Lights operated by keyed switches.

**Plumbing:** is primarily if not all original piping, fixtures to be in good working order did not observe any active leaks or staining indicating previous issues.

**Heating, Air conditioning and Ventilation** is provided by fan coil units original to the building served by a new HVAC system. Unit(s) in girls locker room have some minor rust and cosmetic damage at louvers. It appears controls may have been replaced when central heater replaced or in exceptional condition if original.

## POINT ARENA SCHOOLS FACILITY ASSESSMENT

**Fire protection:** No fire sprinkler system observed. Fire alarm system seems to be functioning as designed, however heat and smoke detectors would need to be installed if substantial work ins undertaken.

**Clock Speaker System:** original clock system removed from box no replacement clock installed and may be using independent speaker system.



### ***Girls restrooms (serving locker room and gymnasium)***

#### ***Finishes***

**Walls:** are full height ceramic tile with some darkening of grout lines toward base of walls but generally in great condition.

**Floor:** Vinyl composition tile in a checker board pattern likely installed in early 2000's modernization. Tiles showing some incidental signs of separating and yellowing but generally in good condition.

**Ceiling:** is painted drywall with no damage.

**Natural Lighting:** None.

**Artificial Lighting** It is reported that the ceiling fixtures were retrofitted with led T-8 bulbs through Proposition 39 funding. Fixture itself in good condition.

**Plumbing:** is original piping and fixtures generally appear to meet ADA accessibility standards with no sign of existing or previous leaks.

**Toilet Partitions:** are high density plastic with continuous hardware, good choice of material and product holding up well, no signs of damage.

**Toilet Accessories:** mirrors in good condition, no signs of loss of silver. paper towel soap and toilet paper dispensers appear to be in like new condition. Toilet Paper dispenser may be slightly out of compliance with current ADA standards.

**Fire alarm:** Strobe light installed, heat and smoke detectors are non-existent. Met code at time of construction.

### **Storage (within girls locker room):**

The overall conditions of the room is adequate for its utilitarian purpose.

#### **Finishes**

## POINT ARENA SCHOOLS FACILITY ASSESSMENT

**Walls** painted drywall no signs of chipping or peeling.

**Floor:** Sheet vinyl, same as locker room, given its age its holding up well.

**Ceiling:** drywall ceiling is in good condition.

**Doors:** Painted solid core door in good condition.

**Natural Lighting:** None.

**Artificial Lighting** Surface mounted 1 x4 fixtures reportedly retrofitted with T-8 bulbs.

**Plumbing:** no plumbing observed in room.

### **Storage (Between girls and boy's locker room):**

The overall conditions of the room is adequate though purpose ill defined, could serve as first aid room, storage and also has roof access ladder. Given access from both boys and girls locker room could be better configured for a more defined purpose.

#### **Finishes**

**Walls** painted concrete block drywall no signs of chipping or peeling.

**Floor:** Sheet vinyl, same as locker room, stained and soiled but otherwise adequate.

**Ceiling:** drywall ceiling is in good to fair condition.

**Doors:** Painted solid core door in good condition.

**Natural Lighting:** None.

**Artificial Lighting** Surface mounted 1 x4 fixtures reportedly retrofitted with T-8 bulbs.

**Casework and Plumbing:** Plastic laminate casework with accessible sink, finish has very minor damage.

### ***Boys Locker Room***

#### ***Finishes***

**Walls:** Painted concrete block and painted drywall interior surfaces in good condition, eventual painting necessary.. Walls adjacent to showers ceramic tile and in good condition, minor damage at some wall tile caps.

**Floor:** Sheet vinyl with coved bases installed likely with last modernization, holding up well though some separation at seams.

**Ceiling:** Painted drywall in good condition

**Doors:** Interior doors in fair condition, lever hardware meets accessibility standards. Some doors with louvered or crated vents show some damage and rusting.

**Natural Lighting:** provided by western and north facing windows, original single glazed steel/aluminum frames. No obvious signs of worn seals or water intrusion.

**Lockers and benches:** Lockers relatively recently have been replaced and generally in good to fair condition, However some doors pushed or buckled in and other component damaged over the relatively short number of years installed.

Benches in good condition with eventual need of new clear coat on wood finish.

**Showers:** Original gang shower area consists of ceramic tile floors and walls. The portion of the tile floor under the gang shower column is patched with concrete, perhaps from a plumbing leak or new column installation. In same area