

Volume 1

Monterey HS Learning Community

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- Foothill Elementary School
- La Mesa Elementary School
- Monte Vista Elementary School
- Colton Middle School
- Monterey High School
- Del Monte Adult School
- Community School & District Office

Volume 2

Marina HS Learning Community

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July 21, 2010

We are very pleased to present to the School Board, District, and Community the **Monterey Peninsula Unified School District's Facilities Master Plan**. This Facilities Transformation Master Plan has been about 8 months in the making. Each of your school sites was involved in the Master Plan process via the formation and participation of campus steering committees. Steering committees were made up of teachers, staff, community members, parents, students, and administration. Each steering committee took part in an evening worksession where campus needs and future campus vision were discussed. The needs and vision discussion centered around three (3) main categories:

- 1) **Campus Code, Safety & Security needs**
- 2) **Campus Housekeeping (Maintenance & Operations) needs**
- 3) **Campus Transformation vision.**

Included in the Facilities Master Plan is the detailed campus facility assessments that NTD/HBFL Architecture conducted in conjunction with the District's Maintenance and Operations staff. Detailed project scope and cost lists have also been developed. The scope and costs have been summarized in the Master Plan to allow the District to begin prioritizing the work they envision happening District wide in the near future.

Through the participation of the District administration we were reminded of the District mission statement:

"Through dynamic, engaging learning experiences and collaborative partnerships within our diverse Coastal community, the Monterey Peninsula Unified School District ensures that each student will attain the intellectual, social and personal knowledge to passionately seek the challenges of the future"

With that reminder, we began with the interests of the Communities, Families, and Children of the District by first acknowledging that they are the reason why these transformation efforts are so important and necessary. It is with great pride that we are able to assist Monterey Peninsula Unified School District in this very meaningful endeavor.

Sincerely,



Godwin Osifeso, AIA, LEED AP

Partner



Julie Zimmerman

Associate Principal, Educational Funding Services



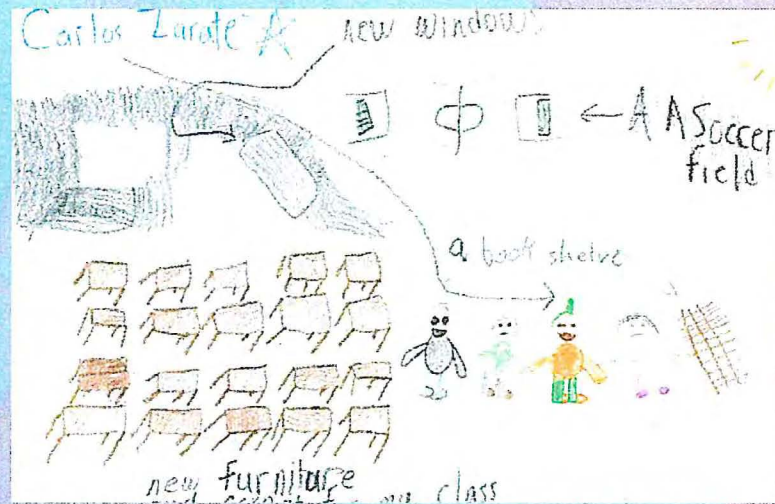
Chris Vicencio, AIA, LEED AP

Associate Principal



Regina Bills-Dacong

Educational Funding Services



NTD/HBFL Architecture conducted a series of committee meetings which took place over several months in early 2010 at each one of the District's schools. Meeting participants included school staff, parents, students, community members, and District administrators.

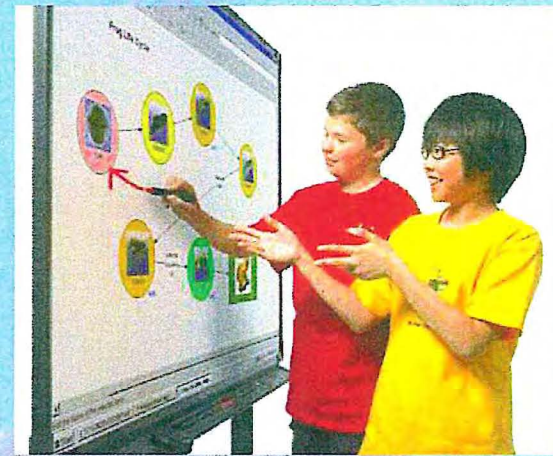
The focus of the meetings was to receive and incorporate committee feedback on the following topics:

- **Campus Code, Safety & Security**
- **Campus Housekeeping (or Maintenance and Operations) Upgrades**
- **Campus Transformation Opportunities**

The committees participated actively in the discussions which concluded with a homework assignment to asking attendees to elaborate on "What is your ideal learning and or teaching environment?" and "How do you think kids will learn and teachers will teach in the future?"

The proposed project lists that are included herein were a result of these committee meetings as well as meetings in each of the three (3) learning communities (Monterey HS Learning Community, Marina HS Learning Community, and Seaside HS Learning Community). A lot was gained by the active participation of the committees. Their feedback and input was taken into account as these proposed design solutions were developed.

You will also find just a few of the many insightful comments from the committees scattered throughout this **Facilities Master Plan** document as well as some wonderful drawings by several young students that you see on this page.



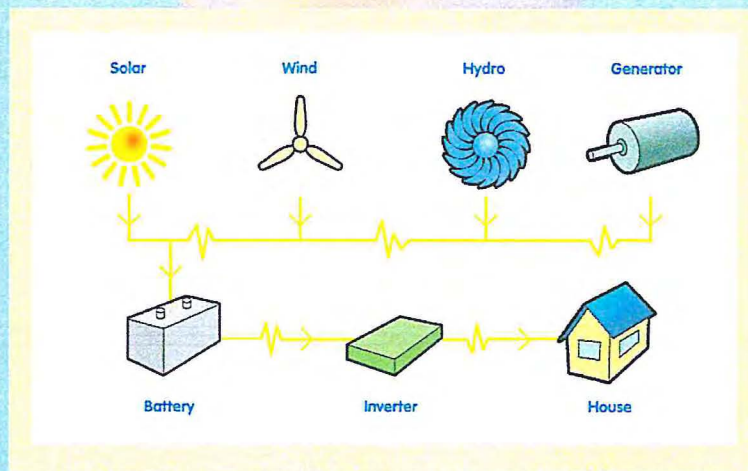
It was clear from the committee process that technology in the campus environment is becoming an ever more important part of the teaching and learning experience in Monterey Peninsula Unified School District schools. The **integrated use of technology in schools** will expand the learning environment beyond the four walls of the classroom to the entire global classroom. Some of the **21st Century classroom or school campus** topics of discussion were:

- **Wireless access**
- **Integrated light level sensors**
- **Interactive White Boards**
- **Digital screens**
- **Audio/Video equipment**
- **Multi-media podium**
- **Day-lighting**
- **Security systems**

The committees were very clear that additional technology on each campus, and specifically in the classroom, was very important.

One very interesting topic of conversation was the idea of **decentralized computer access**. In other words, does it make more sense to teach kids how to use computers via the every-day curriculum versus sending kids to a computer lab? One way that this decentralized computer access could manifest itself in the transformed schools of the Monterey Peninsula Unified School District is with the introduction of roaming laptop computer carts where each classroom would have access to laptop computers that would have data network connections via wireless hubs in the classrooms. The teachers would still have hard-wired access to secured networks, but the students could be freed up to use computers much like they use other forms of technology in their everyday lives. Computer use could be transformed to an everyday learning and teaching experience.

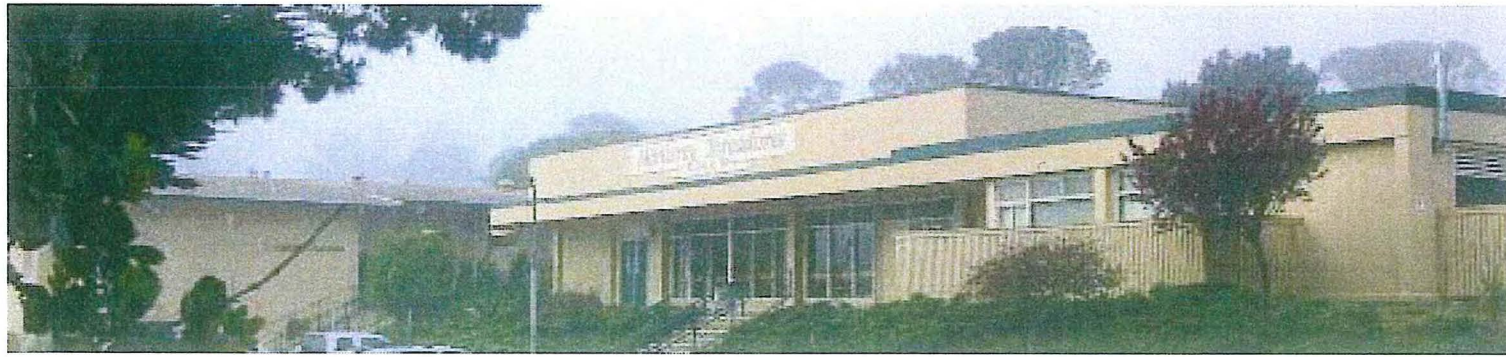




We heard that green design or sustainable design is important to the committee members. We had the opportunity to speak in general terms to some of the **green design features** that could be made possible during the facility transformation at Monterey Peninsula Unified School District. Here are a few of the concepts that have worked very effectively in schools in the past.

- **Sensitivity to limited water resources such as:**
 - **Xeriscape Landscaping**
 - **Low Flow Landscape Irrigation**
 - **Ultra efficient plumbing fixtures**
- **Biofiltration Stormwater Management**
- **Wind turbine electrical generation units**
- **Building Integrated Photovoltaics**
- **Natural Daylighting**
- **Acoustical Design**
- **Cool Roofs**
- **Recycled-Content Materials**

You will note that we have pointed out a few of these options as they relate to the campus transformation plans included herein. By pointing out a few of these options, we are in no way precluding the use of each and every one of these green concepts. On the contrary, we were excited to hear of the interest in green design, and look forward to even further exploration into sustainable concepts as the first sequence of projects facility design moves forward. We feel that a sustainable approach to school facility design will benefit each of the Monterey Peninsula Unified Learning Communities.



101 Hermann Drive
Monterey, CA 93940

(831) 392-3801

• Grade Level	9-12
• Original Construction Date	1952
• Date of Last Modernization	-
• Fire Sprinklered	N/A
• Total Building Area	160,500 sf
• Site Acreage	12.30 acres
• Enrollment (2010)	1350
• Teaching Stations	24
• Modular Classrooms	0
• Teachers	68
• Support Staff	6
• Available Parking	191

Needs Assessment Overview:

General needs for this campus include items such as:

- Title-24 accessibility upgrades
- Improved site and building signage
- Overlay or resurface existing asphalt paving
- Replace old mechanical heating equipment
- Facilities perimeter security needs improvement
- Electrical service needs upgrading
- Auto building needs additional ventilation and hazardous containment

Modular Building Overview:

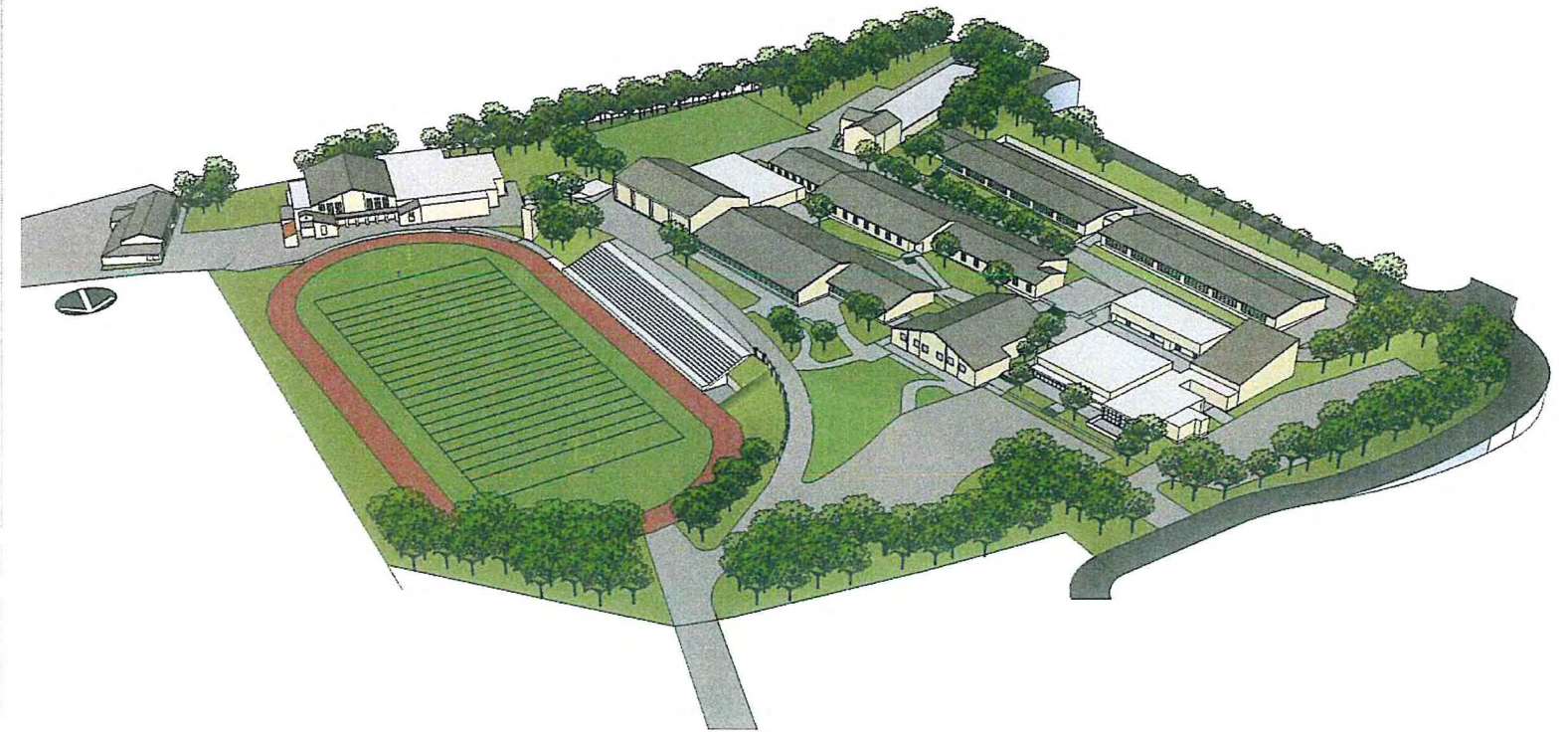
There are currently no temporary modular building placed on this site.

Facility Assessment At-a-Glance:

- Windows are all original wood frame with single pane glazing
- Most doors and door hardware are original
- Majority of stairs and rails do not comply with Title-24
- Some of the flooring needs replacement
- Casework in classrooms and some offices are in poor condition
- Facility signage is minimal
- Landscaping is minimal
- Asphalt paving is in poor condition with some uplifted areas, extensive cracking and pot holes
- Parking lot does not comply with Title-24
- Many students must park in residential areas
- Remaining interior finishes are dated



Before:



After:





Health, Safety and Access (Code):

• Accessible Parking

Disabled accessible parking stalls are provided, however, the spaces should be resized striped and slope per Title 24 accessibility requirements.

Site access from a public way does not comply Title 24 requirements and needs improvement.

• Transitions to Parking/Driving Areas

Pedestrian indicators by truncated dome surfaces are required at all surfaces level with driving areas.

• Ramps

Several Title 24 accessible ramps were provided with the 2002 Modernization and do not require additional work.

• Walkway Surfaces

Some areas of concrete have uplifted and created walkway surface undulations out of compliance with Title 24 accessibility requirements. Other areas are too steep and need an alternate route for Title 24.

• Doors

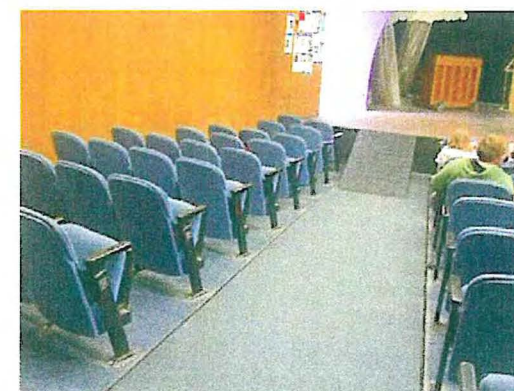
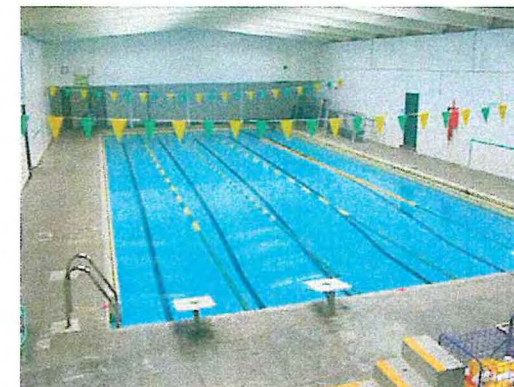
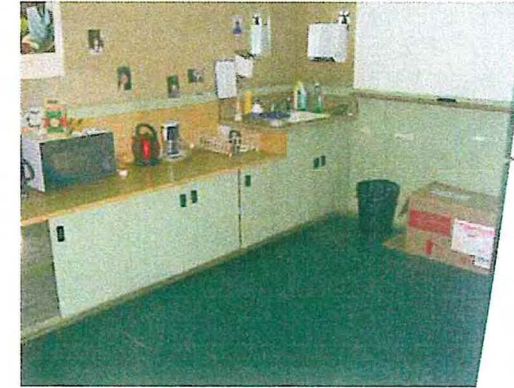
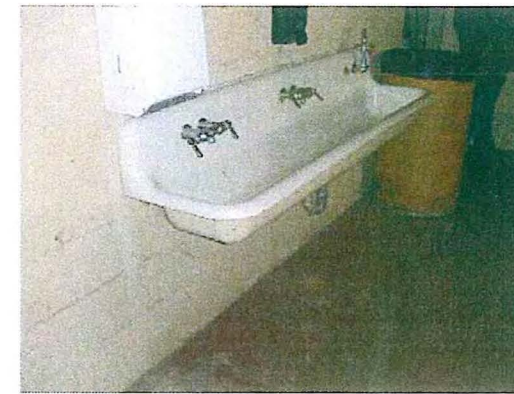
Some of the door hardware is original and no longer meet Title 24 accessibility requirements.

Many of the exterior door thresholds have a height variance greater than the 1/2 inch allowed by Title 24.

Some doors are less than 36 inches wide, which is required for wheelchair access. Some also do not have the necessary wheelchair clear floor space.

• Restrooms

Some of the student or staff restrooms on campus have been upgraded to current Title 24 requirements. Some will need to be enlarged to meet these requirements.



Health, Safety and Access (Code):

• Sinks and Casework

Casework throughout the campus is original. Many rooms have sinks set in the casework, and do not meet Title 24 accessibility requirements.

• Drinking Fountains

The drinking fountains on campus are original and are not Title 24 accessible compliant. Current code requires drinking fountains to be wheelchair accessible and recessed in alcoves or have barriers on each side.

• Pools

The existing pool does not comply with Title 24 for wheelchair accessibility. Provide a wheelchair lift at campus pool as required by Title 24.

• Stage Wheelchair Access

The existing stage does not have a wheelchair lift as required by Title 24. Provide a new wheelchair lift at stage for handicapped accessibility.

• Kitchen

Work surfaces and kitchen equipment appear to fairly well take care of be in newer condition. Some work surfaces exceed the required height by Title 24 and need modifications to comply with current code.

• Signage and Wayfinding

Wayfinding through the campus is difficult. Title 24 requires installation of accessible compliant room signage. This by itself will greatly improve directional information. Building identification signage will also improve campus wayfinding.



Maintenance & Operations (Housekeeping):

•Paving

Asphalt paving throughout the campus is deteriorated. New paving or resurfacing of existing is required, which will also give additional rejuvenation to the facility.

Reduction of impervious surfaces, and replacing with landscaping, will reduce some of the maintenance required for asphalt pavement.



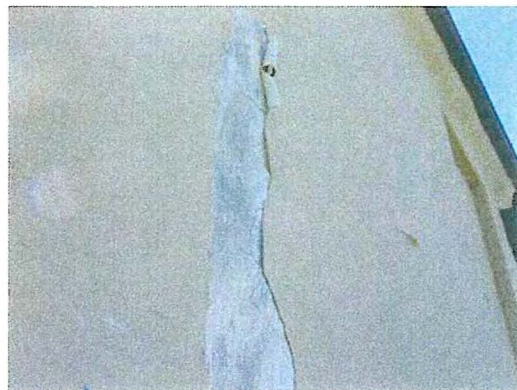
•Sidewalks

Most of the inner campus is paved with concrete with stairs and ramps. Some uplifting has occurred which creates water damage at buildings and expansion joints. Patch and repair all broken surfaces to create smooth transitions throughout the campus.



•Windows

The existing windows appear to have been replaced recently and are in relatively good condition. Patch areas of peeling paint and maintain all operable windows in working order.



•Paint

Portions of the existing buildings are peeling or cracking and show signs of age. Provide new paint at all exterior walls, frames rails and overhangs.

•Electrical

Many of the existing buildings have exposed wire hanging from eaves and walls. Improve the overall look of the school by relocating exposed wires to concealed locations within buildings.



Maintenance & Operations (Housekeeping):

•Fencing

The existing perimeter fence is in poor condition and does not enclose the campus. To improve security and the safety of high school students, improve and provide perimeter fencing around entire campus.

•Interior Finishes

Several buildings on campus have damaged or old ceilings due to water damage. Upon visual inspection, the roofs all buildings have been replaced recently however interior finishes have not. Provide new acoustical ceiling tiles and damaged areas throughout the campus.

•HVAC Systems

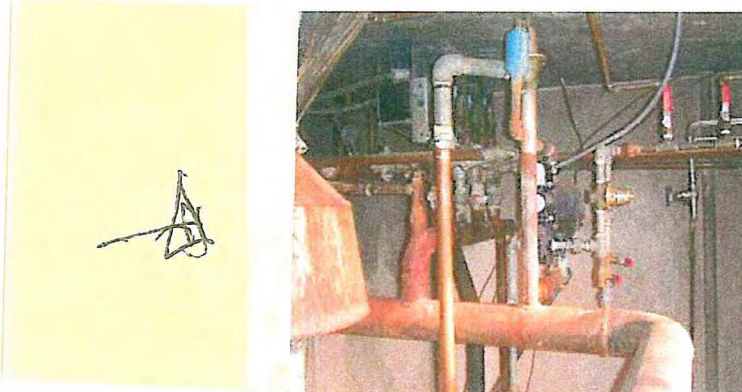
Original boilers and heating equipment are failing to work properly and are causing discomfort for students and teachers. Provide new forced air mechanical heating units and allow for additional daylighting.

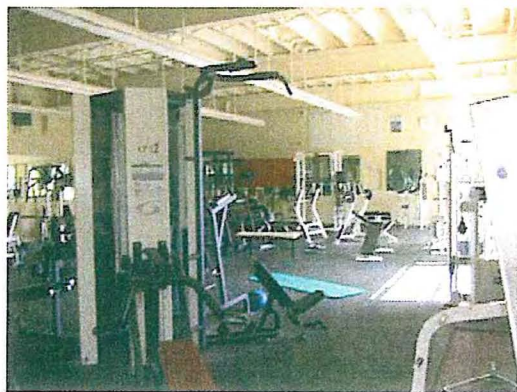
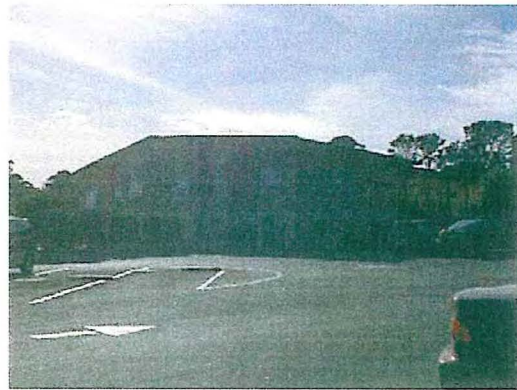
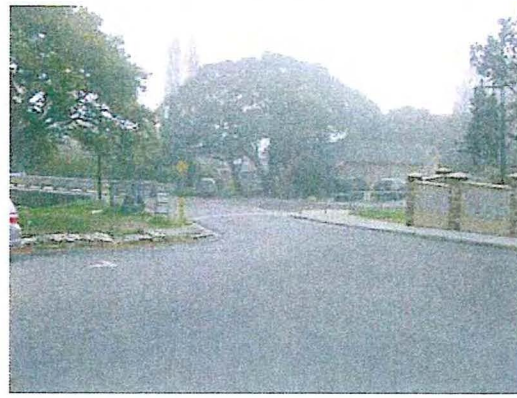
•Power Distribution

Some classrooms do not have enough outlet locations to provide flexibility for locating and using electronic equipment. Main service power capacity needs to be verified and upgraded if required to meet future demands.

•Roofing

Upon visual inspection, the roofs of the facilities are relatively new and are in good condition. However skylights are broken and need replacement to prevent additional moisture into the building.





Educational (Transformation):

• Campus Entry

The campus is currently without a formal entrance to transition users from the street to the administration building. Provide an architectural entrance and improve campus security at perimeter.

• Administration

The administration building does not address the entrance and is without any visual direction. Transform the administration into a focal point for the campus and create a pedestrian transition from the parking lot to main courtyard.

• Gymnasium

The existing gymnasium building and pool is inadequate for the current high school athletics. Remove and provide a new gymnasium building with adequate athletic courts and support space for assemblies, sports and recreation academies and ROTC storage.

• Stadium

The existing stadium has stone terraced levels for sitting and is without a press box. Provide existing stadium with new aluminum bleachers and press box.

• Theater Complex

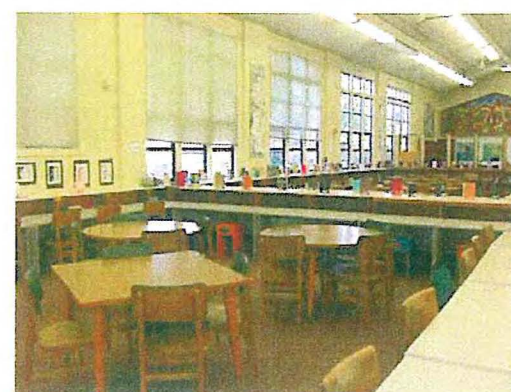
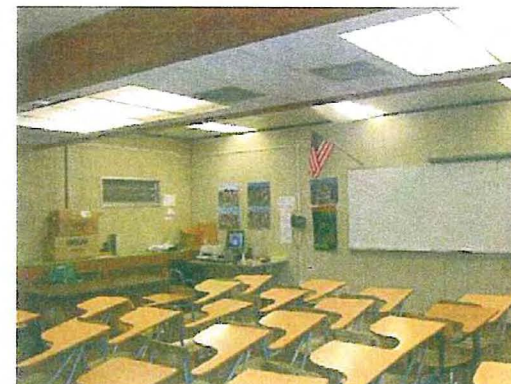
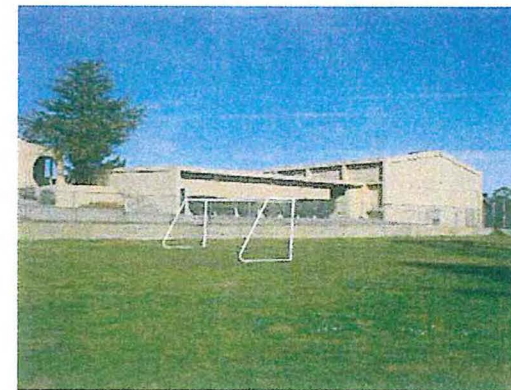
Remove the existing music building and provide new student parking. Provide a new joint-use teaching theater complex with teaching music wing at Pacific Street.

• Play Fields

Transform existing lower playing field into a new joint-use baseball and soccer field with new joint-use tennis courts.

• Wrestling Room

Convert the existing weight room into additional classrooms and relocate weight machines to new gymnasium building.



Educational (Transformation):

• Cafeteria

The existing cafeteria building lacks a mission style and formal outdoor eating area. Transform the existing courtyard and adjacent cafeteria building into a new food court with amphitheater and mission style building.

• Play Fields

Relocate the existing play field to the new joint-use athletic field. The existing pool is too small and shallow for current athletic needs. Remove the existing pool and provide a new 50 meter pool to improve campus athletics and parent-student interaction.

• Classroom Sustainability

Classrooms lack any modern sustainable features. The design makes use of natural lighting and ventilation, but lacks any key features to make those elements successful. Provide Solatube skylights to increase natural lighting. Install light shelves in window walls to shade glazing in warmer weather and allow natural heating in cooler weather.

• Classroom Technology

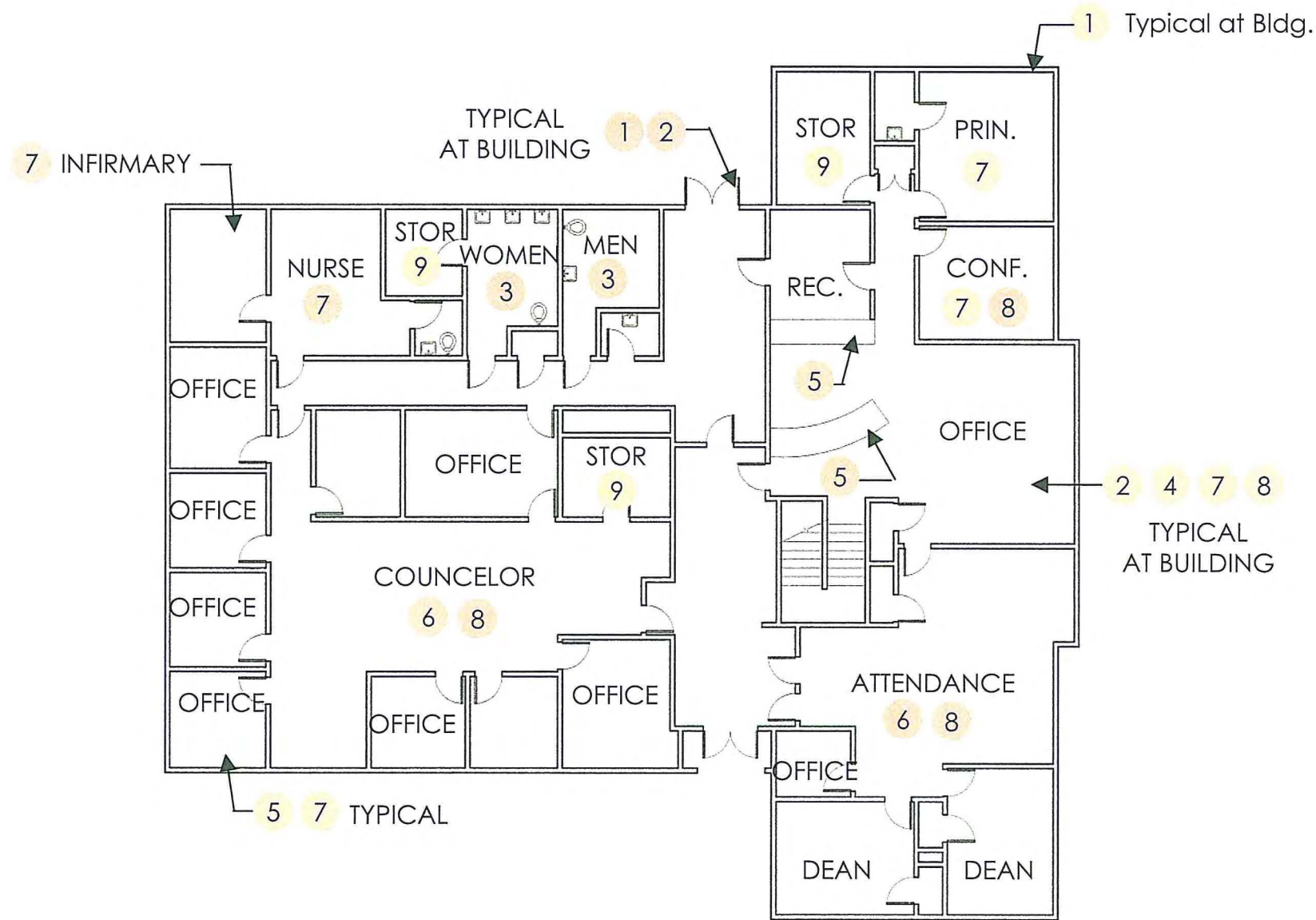
Classrooms lack 21st century technology. Modern methods of communicating curriculum are unavailable to teachers. Provide "SMART" boards in classrooms allowing teachers and students access to the schools network and work interactively.

• Classroom Storage

Classrooms lack adequate storage space for instructional materials. Provide teaching walls in classrooms integrating storage, display and "SMART" boards.

• Classroom Storage

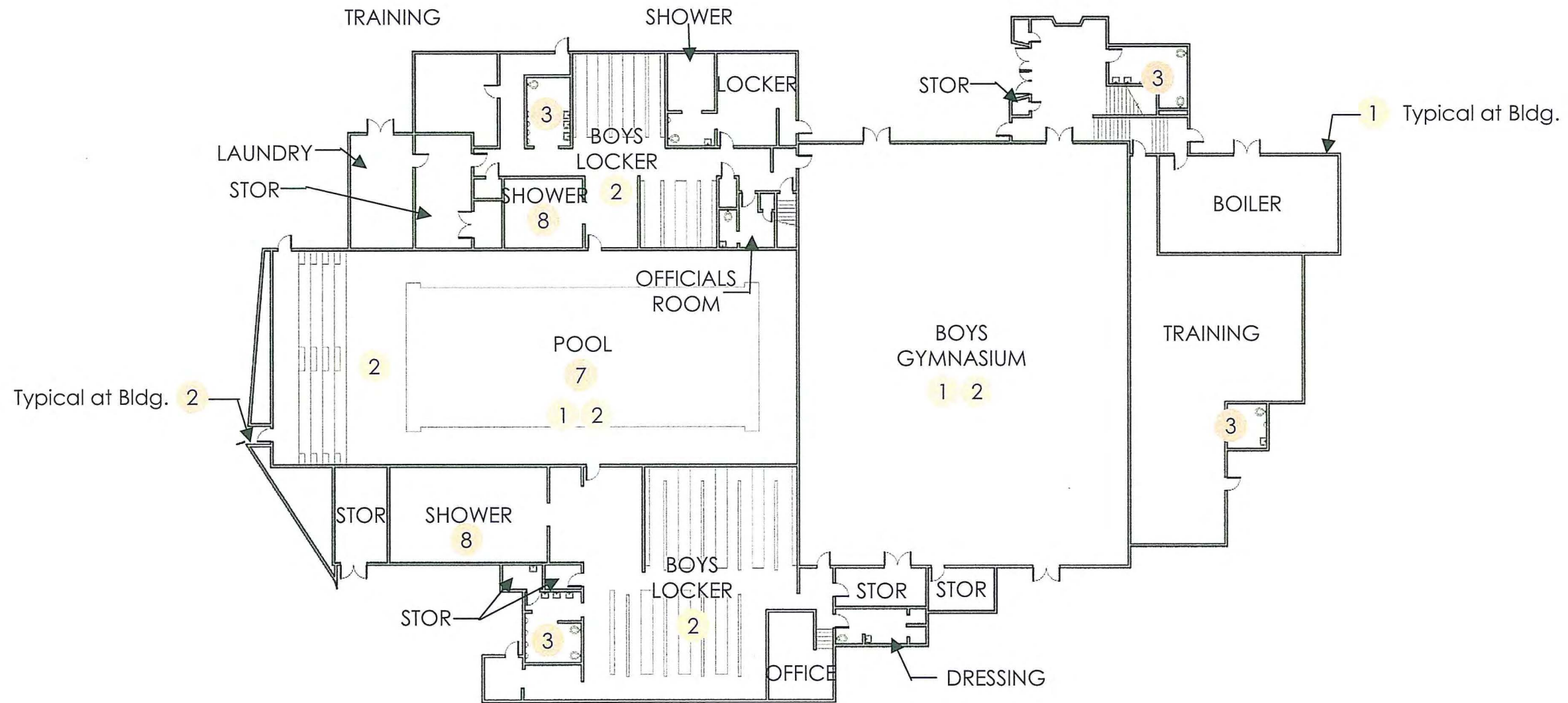
Classrooms walls are finished with standard painted sheetrock. These surfaces are difficult to maintain and do not allow teachers to mount instructional materials. Additionally, the hard surfacing contributes to a poor acoustical environment.



Administration Building

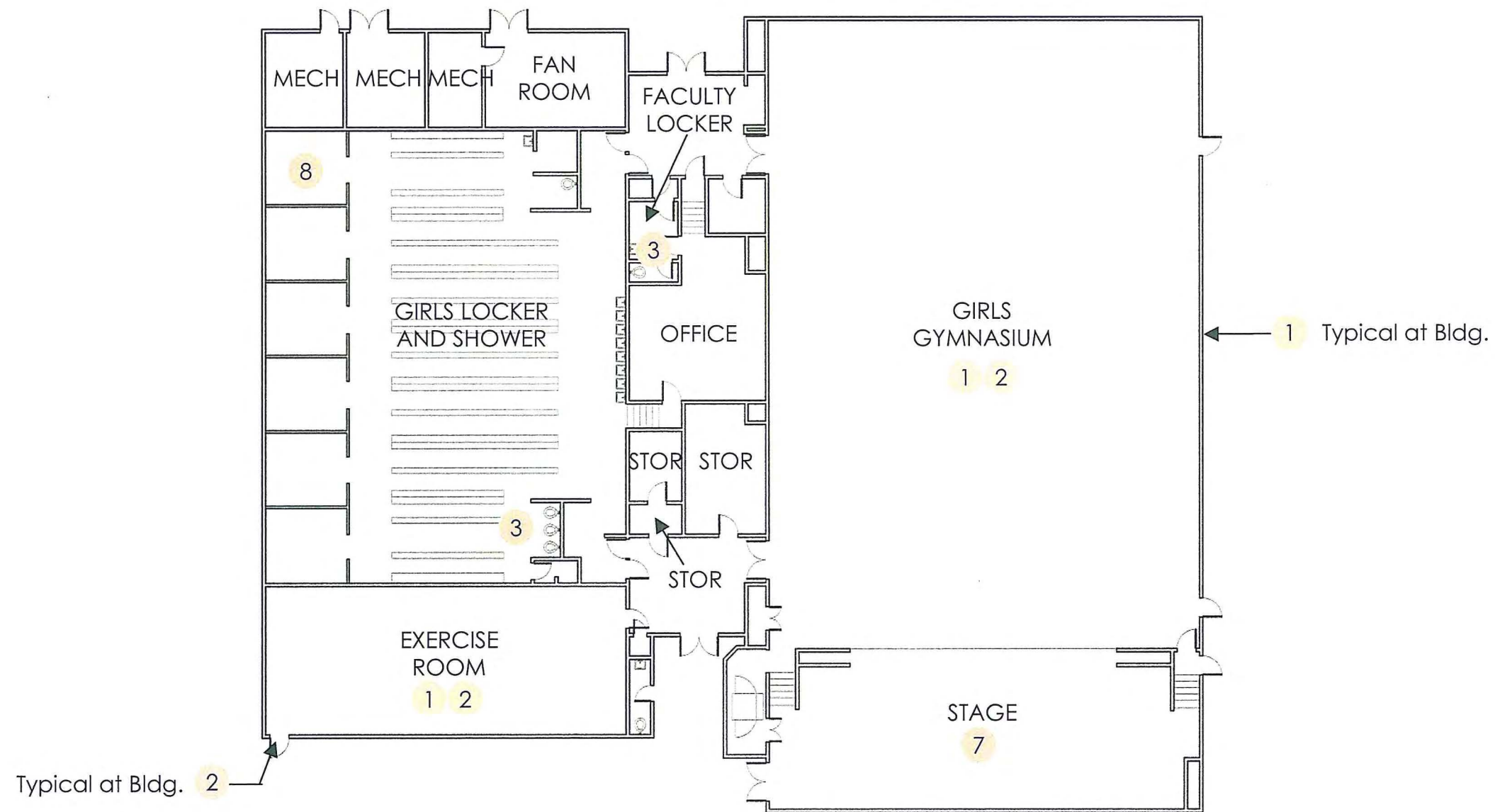
Health, Safety and Access (Code)	
1.	New Title 24 Compliant Door Hardware
2.	New Title 24 Compliant Exterior Door Thresholds
3.	New Title 24 Compliant Staff Restrooms
4.	New Title 24 Accessible Sink & Casework
5.	New Title 24 Accessible Reception Counter
6.	New Title 24 Accessible Work Counter
7.	New Accessible Nurse Room
8.	New Accessible Casework
Maintenance & Operations (Housekeeping)	
1.	Patch, Repair & Paint Exterior Finishes
2.	New Floor Finishes
3.	New Window Coverings
4.	Patch, Repair & Paint Wall Finishes
5.	New Tackable Wall Finishes
6.	New Storage Casework
7.	New Whiteboards
8.	New Acoustical Ceilings
9.	New Storage Shelving
10.	New Library Stack Shelving
Educational (Transformation)	
1.	Expand Administration and Orientate Towards Campus Entrance
2.	Workspace Sustainability – Adding Solatube Skylights, Install Light Shelves at Windows.
3.	Provide Suitable Lighting Layout

Health, Safety and Access (Code)	Maintenance & Operations (Housekeeping)	Educational (Transformation)
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NORTH **Boys Gymnasium Building**

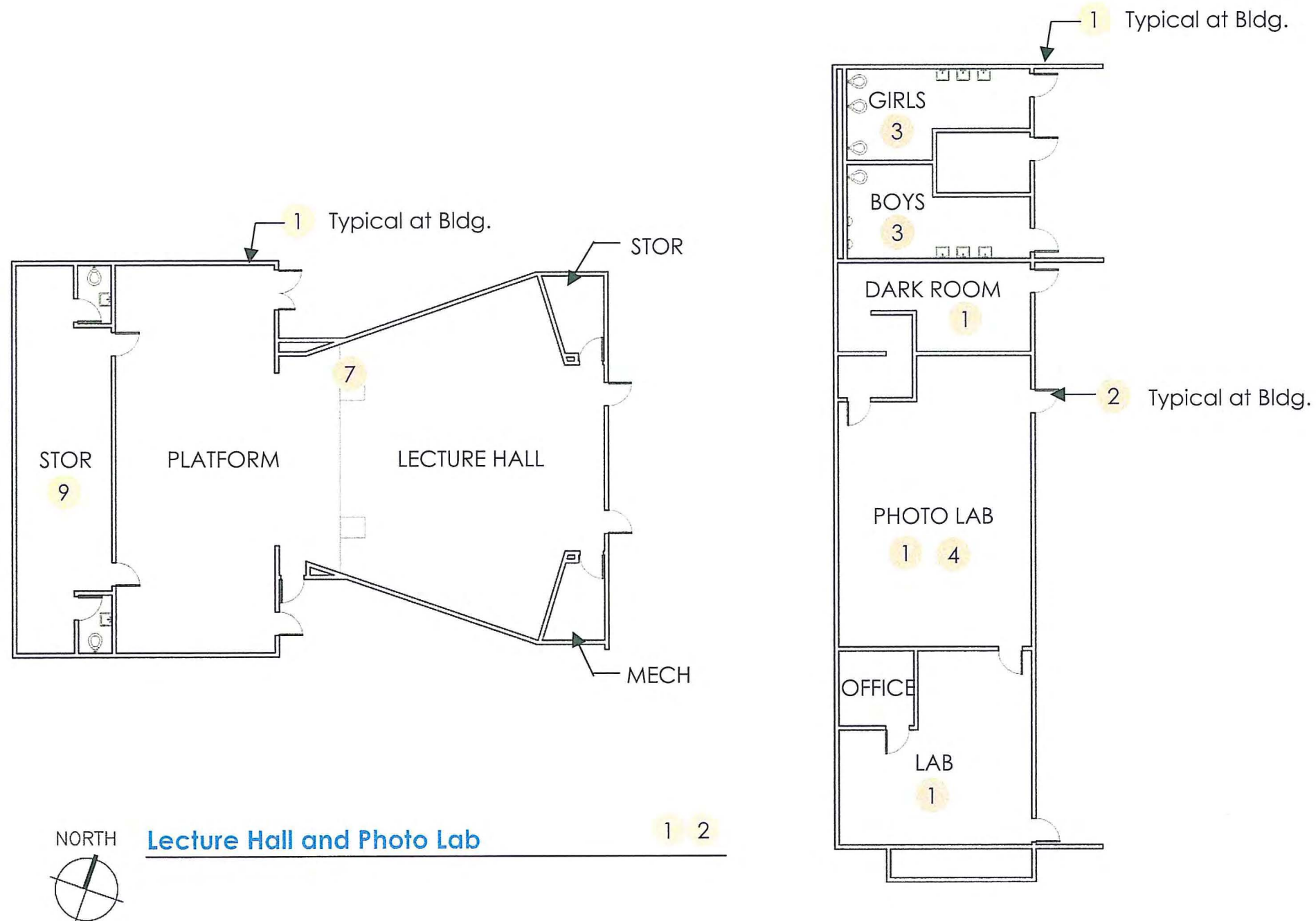
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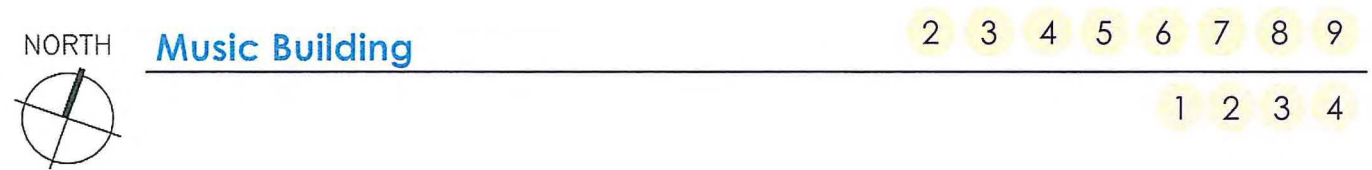
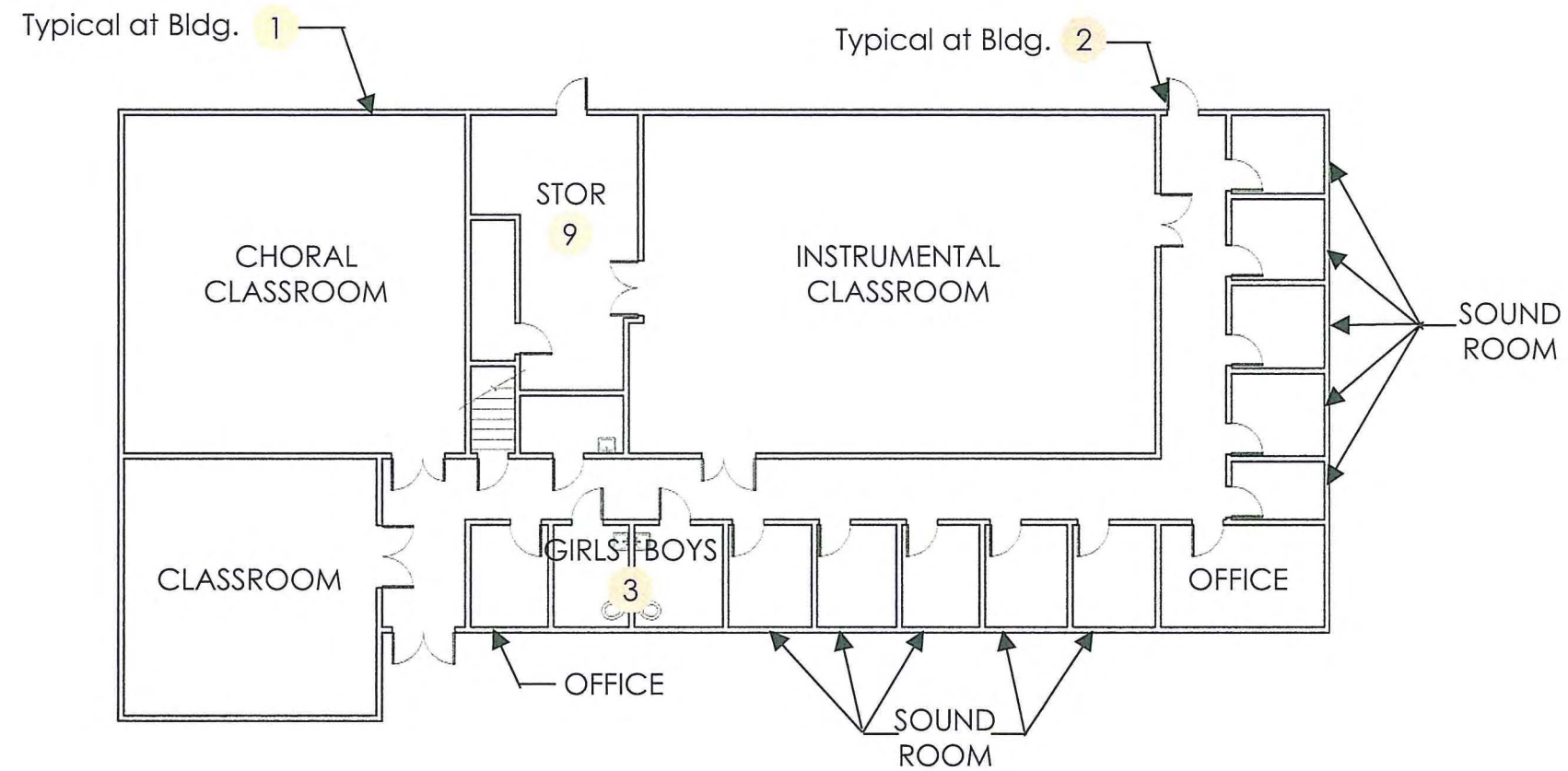
Girls Gymnasium Building

2 4 8

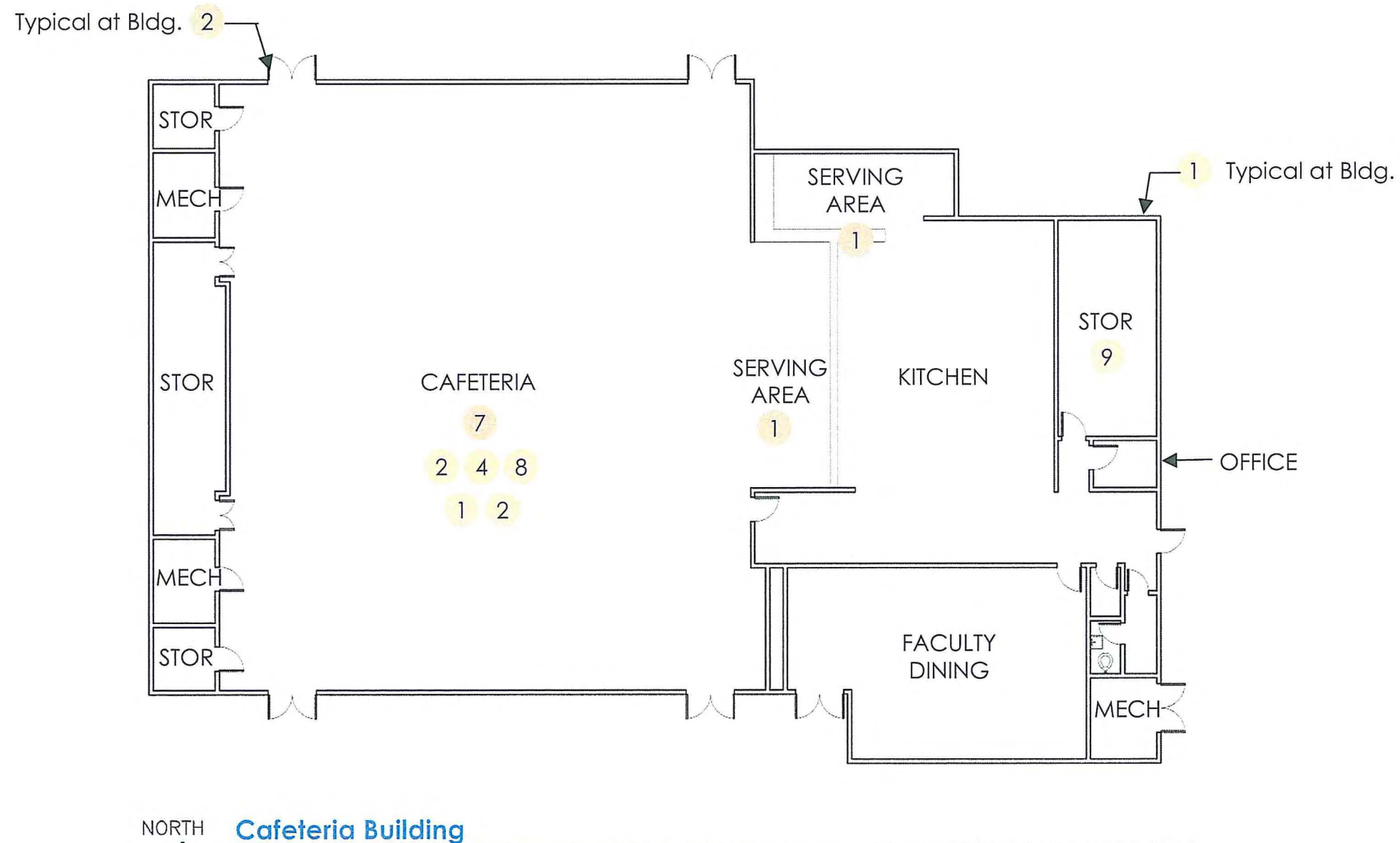
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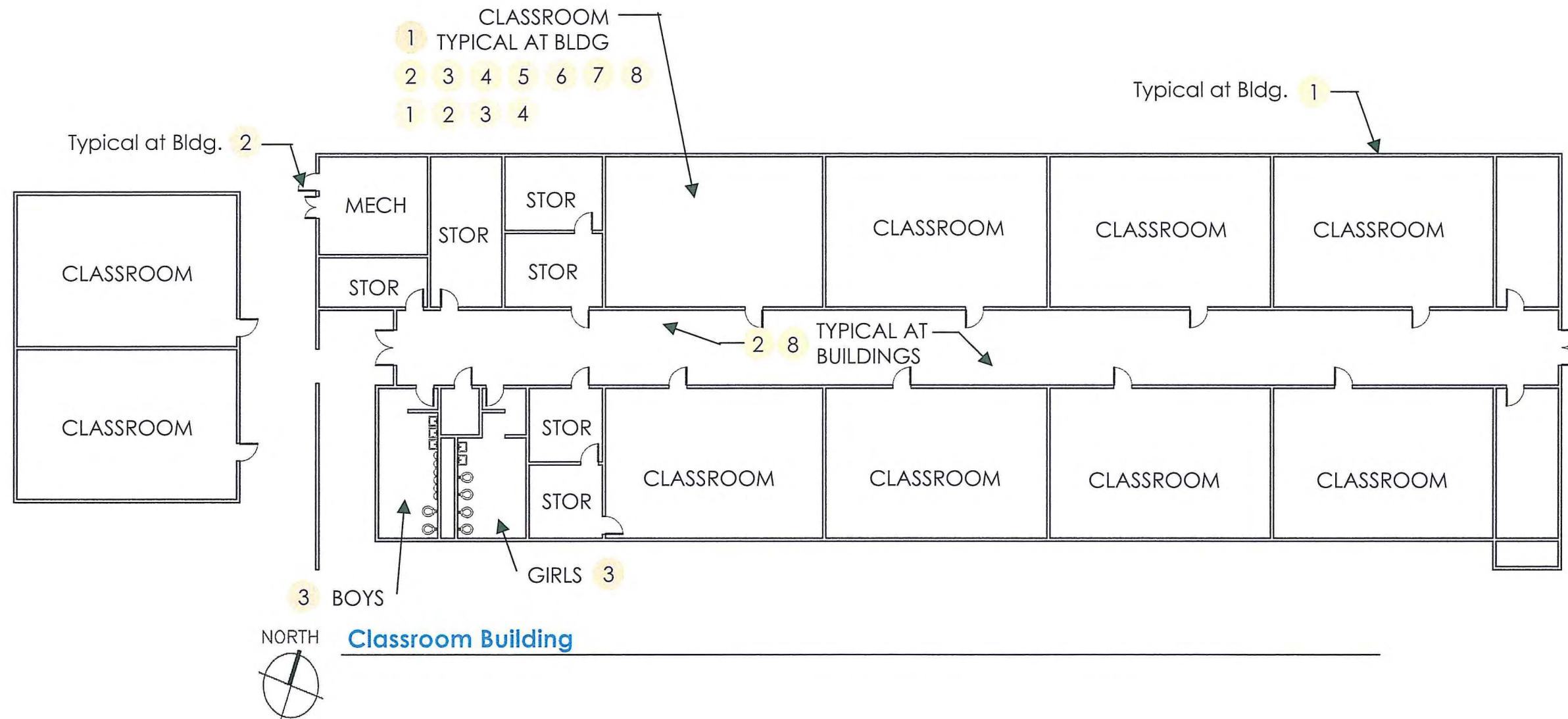
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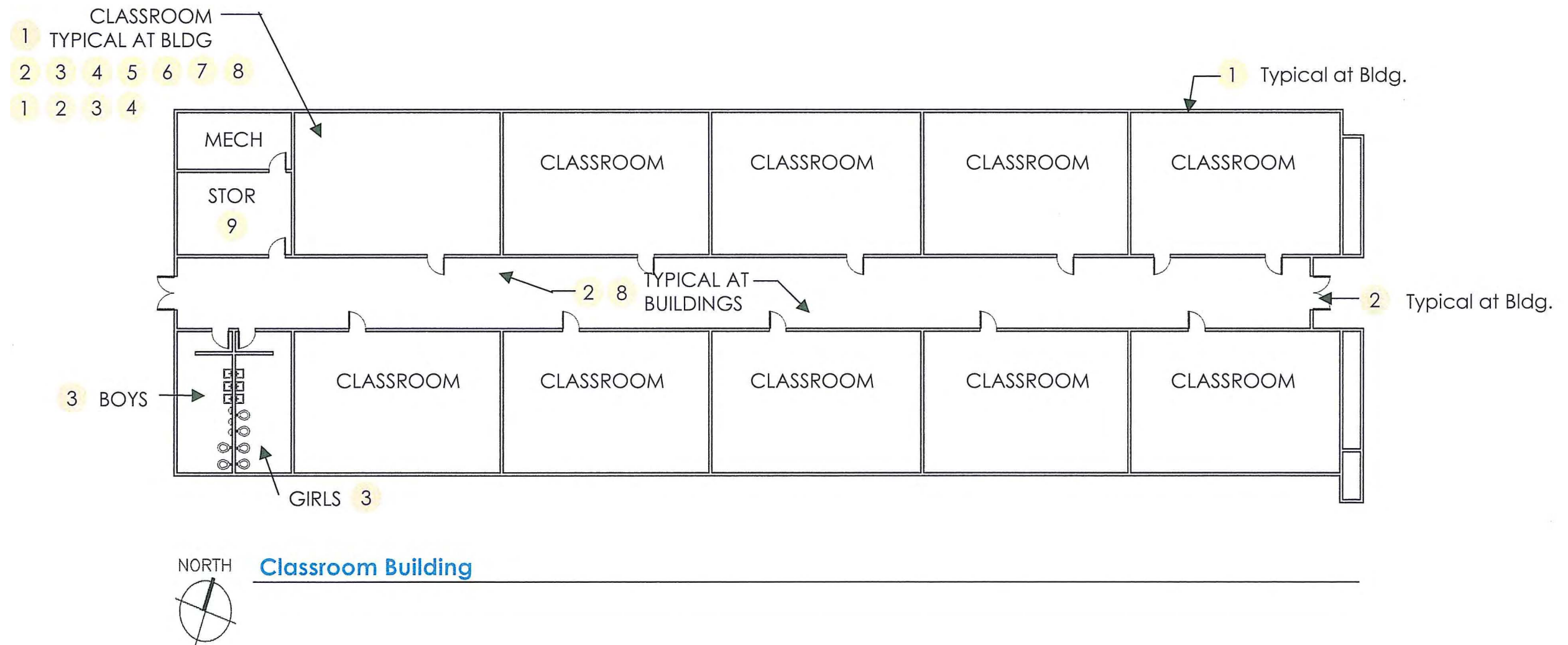
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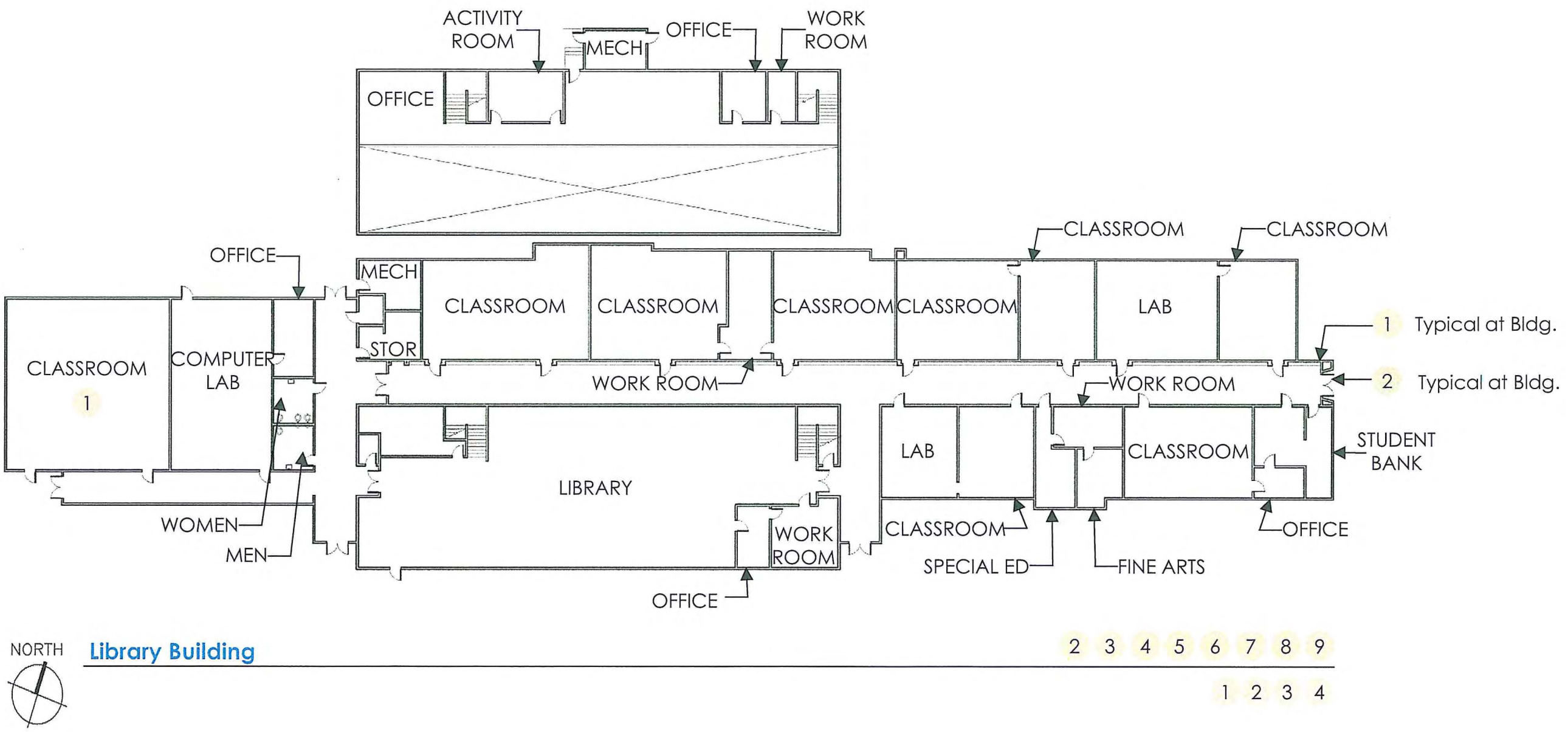
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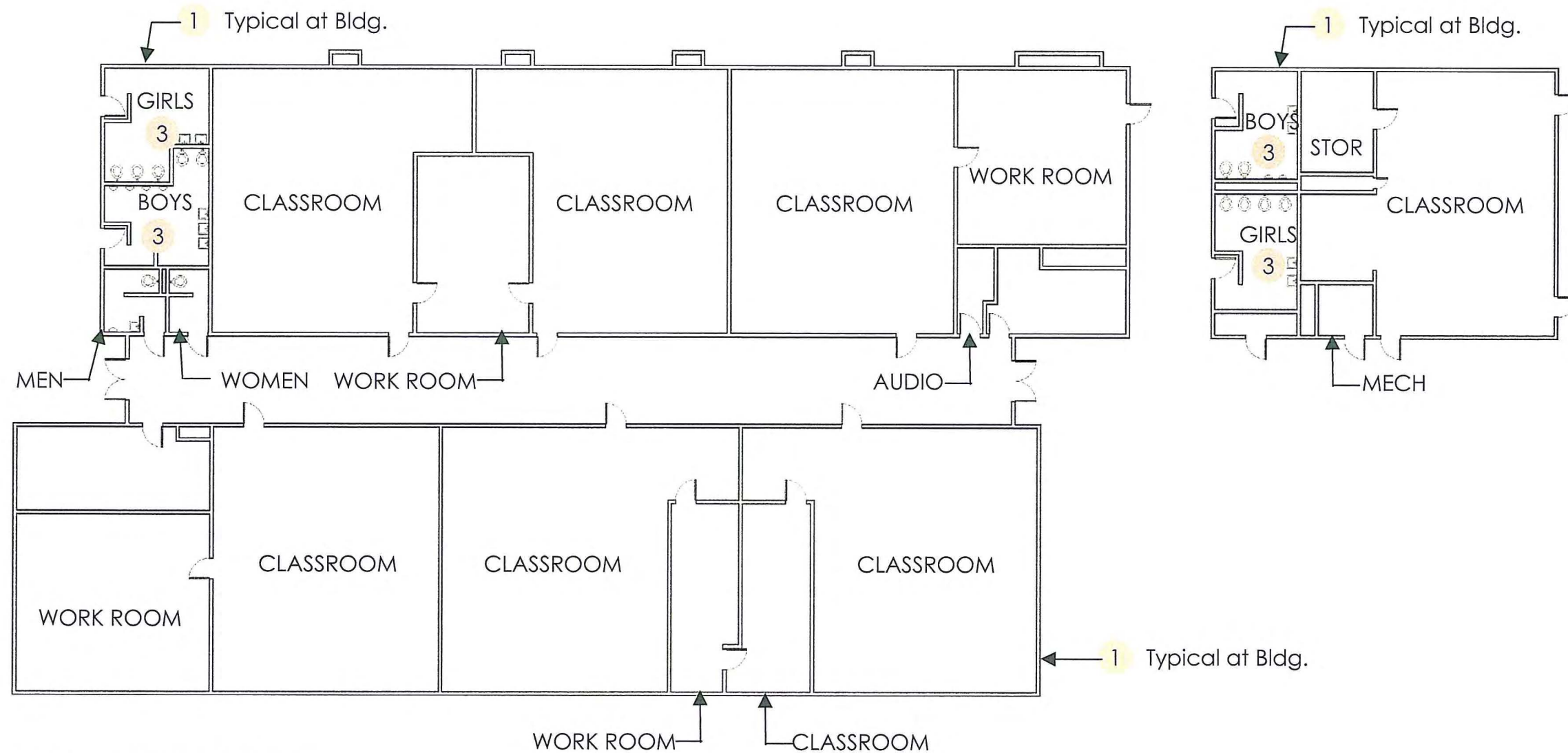
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Health, Safety and Access (Code)	Maintenance & Operations (Housekeeping)	Educational (Transformation)
<ol style="list-style-type: none"> 1. New Title 24 Accessible Casework 2. New Title 24 Compliant Door Hardware 3. New Title 24 Compliant Student Restrooms 4. New Title 24 Accessible Sink & Cabinet 5. New Title 24 Compliant Drinking Fountain 6. New Title 24 Compliant Faculty Restrooms 	<ol style="list-style-type: none"> 1. Patch, Repair & Paint Exterior Finishes 2. New Floor Finishes 3. New Window Coverings 4. Patch, Repair & Paint Wall Finishes 5. New Tackable Wall Finishes 6. New Storage Casework 7. New Whiteboards 8. New Acoustical Ceilings 9. New Storage Shelving 10. Patch, Repair & Paint Exterior Finishes 	<ol style="list-style-type: none"> 1. Classroom Technology – Add Interactive White Boards and Window Coverings. 2. Classroom Storage – Add Teaching Walls. 3. Classroom Finishes – Replace wall finish with Tackable surface. 4. Provide suitable lighting layout

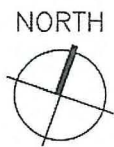
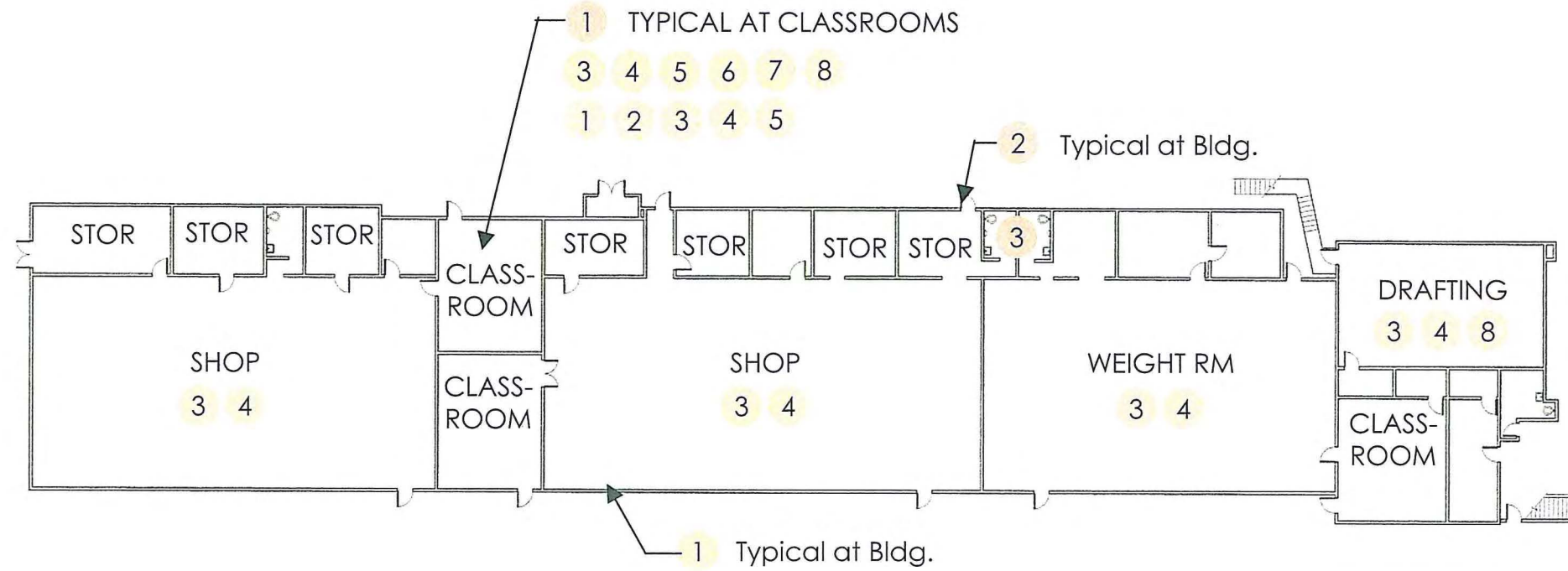


Health, Safety and Access (Code)	Maintenance & Operations (Housekeeping)	Educational (Transformation)
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NORTH

Science Building



Automotive Building

Health, Safety and Access (Code)

1. New Title 24 Compliant Door Hardware and Door Signage
2. New Title 24 Compliant Threshold
3. New Title 24 Compliant Student Restrooms
4. New Title 24 Compliant Staff Restrooms
5. New Title 24 Accessible Sink & Casework
6. New Title 24 Accessible Work Counter
7. New Title 24 Drinking Fountain

Maintenance & Operations (Housekeeping)

1. New Exterior Doors & Frames
2. New Aluminum Windows & Curtains
3. New Floor Finishes
4. Patch, Repair & Paint Wall Finishes
5. New Tackable Wall Finishes
6. New Storage Casework
7. New Whiteboards
8. New Acoustical Ceilings
9. New Storage Shelving
10. Patch, Repair & Paint Exterior Finishes

Educational (Transformation)

1. Workspace Sustainability – Add Solatube Skylights
2. Classroom Technology – Add Interactive White Boards.
3. Classroom Storage – Add Teaching Walls.
4. Classroom Finishes – Replace wall finish with Tackable surface.
5. New Indirect Lighting

AXIOM ENGINEERSSM
CONSULTING MECHANICAL ENGINEERS
2511 GARDEN RD., SUITE A140 MONTEREY, CA 93940
PH 831.649.8000 FAX 831.649.8038



Re: **Monterey High School**

School Name: **Monterey High School**
Type: High School
Address: 101 Hermann Drive Monterey, CA

Findings from a site visit conducted on June 17 and 18, 2010:

Building 1: (Library and Classrooms)

This two story building consists of the library and classrooms. The classrooms are being served by new individual furnaces located above the ceiling (seemed like two classrooms per furnace). The library also has a ducted heating system consisting of wall supplies and ceiling supplies at both the lower and upper levels. There are ceiling fans hung from structure at the second level. The furnaces for Building 1 are either located in an attic space or are located above the ceiling of the classrooms.

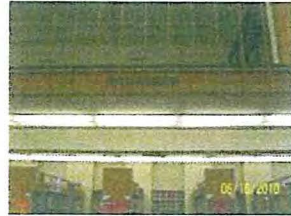


Figure 1: Supply diffusers in library

Building 2: (English)

Each individual classroom has its own hot water fan coil and thermostat. In this building there was very poor ventilation, stale air and odor. Boiler(s) are located across the walkway from building 13 on the corner. The boilers look original and there was water on the floor in the boiler room.

Building 4: (Harden Gym)

Gym area and locker room are served by two new Reznor furnaces (all ductwork outside of mechanical room remained – mostly underground). Air balance on new system is approximately 30% short, meaning the existing ductwork has significant leaks (losing capacity). The exhaust fan in the locker area is very loud. The upstairs office has a new electric heater in the ceiling.

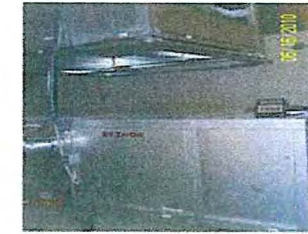


Figure 2: Recently replaces furnaces

Building 5: (Science Classrooms)

This building has all ducted systems. There is a lower level and an upper level. The classrooms on the upper level are served by two furnaces (one for each side of the hallway). These furnaces have recently been replaced and are located in the lower level of the building. There is a third furnace that has recently been replaced that is also located in the same room. All ductwork looks original. These units are controlled by room thermostats (one per unit).



Figure 3: Replaced furnaces

Building 6: (Art)

This building is served by a new energy efficient furnace. The furnace is located in a small room accessible from the outside of the building. The existing distribution system is original; some of the supply registers and return grilles are covered up by furniture etc.



Figure 4: Replaced furnace

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Re: Monterey High School

Building 7: (Administration)

There are three furnaces located in the lower level of this building. They serve offices throughout the building. These furnaces look original and seem to be functioning ok.



Figure 5: Furnace on lower level

Building 8: (Randall gym)

The pool boiler is located in an equipment room outside the main building. This is where the original steam boiler used to be located. The gymnasium is served by a gas fired rooftop unit that looks relatively new. The ductwork is exposed within the building trusses. The locker room to the right of the pool did not have any heating. This locker/shower room had an exhaust fan and was adjacent to the laundry area. The locker room on the left side had two exposed gas fired furnaces serving the locker area.



Figure 6: Ductwork for gym

Building 9: (Kitchen and Multi-purpose)

The multipurpose room has two furnaces (located on the interior of the building in closets). There are wall thermostats controlling the furnaces, one on each side. There are overhead supplies and low returns; the furnaces look original.

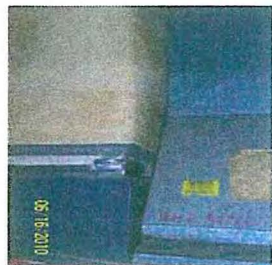


Figure 7: Furnace

Re: Monterey High School



Figure 9: Boiler

Building 15: (Music Room)

The main music room contains original hot water fan coils. The boiler serving these two units is located on the upper level. The offices in this building have radiant wall units that look original. The teacher says that on hot days they bring in four portable fans to try to keep a reasonable indoor temperature.



Figure 10: Fan Coil



Figure 11: Music building boiler

This concludes our findings.

INTRODUCTION

The following is based on a walk-through visual inspection of the school. No electrical equipment was opened for inspection, no load studies done, no testing was performed. The intent was to evaluate the electrical systems and identify any obvious problems that may be present.

FIELD FINDINGS

A. Electrical System:

1. The existing main electrical service switchboard (MSB) is a 1200 amp, 120/208 volt, 3 phase service fed underground from PG & E to an indoor transformer adjacent to the MSB. The MSB is located in the north end of Building 4 (Girl's Gym/Locker Room) electrical room. The electrical switchboard and campus wide electrical distribution system appears to be the original equipment installed when the school was built. The electrical distribution serves (2) Gymnasiums, Cafeteria/Kitchen, small Theater/Lecture Hall, Administration Building, (8) Classroom Buildings and (3) relocatable Classroom Buildings. The electrical service is used primarily for lighting and HVAC equipment. Expected life; Replace. The electrical distribution system switchboards and panels are over 50 years old and manufactured by a company that no longer exists. The reliability of the system's breakers to function correctly when necessary cannot be relied on. It is recommended to retrofit the electrical switchboard and campus wide electrical service in the near future. The service upgrade should be larger if the district has plans for additional buildings or renovations of the existing buildings with added loads for HVAC upgrades and added computer loads.
2. Lighting system is mainly fluorescent with some incandescent fixtures in some areas. Other than building 2, most of the lighting throughout the school campus is old and deteriorated. Emergency lighting, where required by code, is either non-existent or does not provide necessary coverage. Occupant sensors and multilevel switching necessary for energy conservation is almost non-existent. Expected life; Unknown. It is recommended to retrofit campus wide lighting system in the near future. This would be a good opportunity for reduction in energy use from more efficient lighting fixtures, improved classroom lighting, and smart lighting controls.

3. Classrooms have typically one outlet per wall with modifications in some areas to accommodate current computer loads. These modifications were completed by tapping into existing circuits, which may have other convenience receptacles in the same circuit. This may cause overload of circuits if additional loads are connected at the same time. Expected life; Unknown. It is recommended to retrofit classrooms, in the near future, with additional circuits and outlets to accommodate a minimum of 6 computers and areas for printers and multi-media equipment.

B. Telephone System:

1. The existing telephone/intercom system appears to be in good condition and functional. Most likely it was upgraded in the last 5 years. The school staff reported no ongoing problems with the existing system. Expected life; 5 to 10 more years.

Clock System:

1. The existing Program Clock system seems to be in good condition and functional. The school staff reported no ongoing problems with the existing system. Expected life; 5 to 10 more years.

D. Data System:

1. There are a few IDF's (Intermediate Distribution Frame) throughout the school campus with wireless routers in most of the buildings. Since most classrooms have only one computer, the existing campus wide data system seems to be working fine. Expected life; 4 to 5 more years. It is recommended to retrofit classrooms, in the near future, with additional outlets to accommodate a minimum of 6 computers and areas for printers and multi-media equipment.

E. CATV System:

1. Although there is CATV service to the school, there are no CATV outlets in the classrooms. Classrooms are fitted with TV carts with VCR and DVD players.

F. Fire Alarm System:

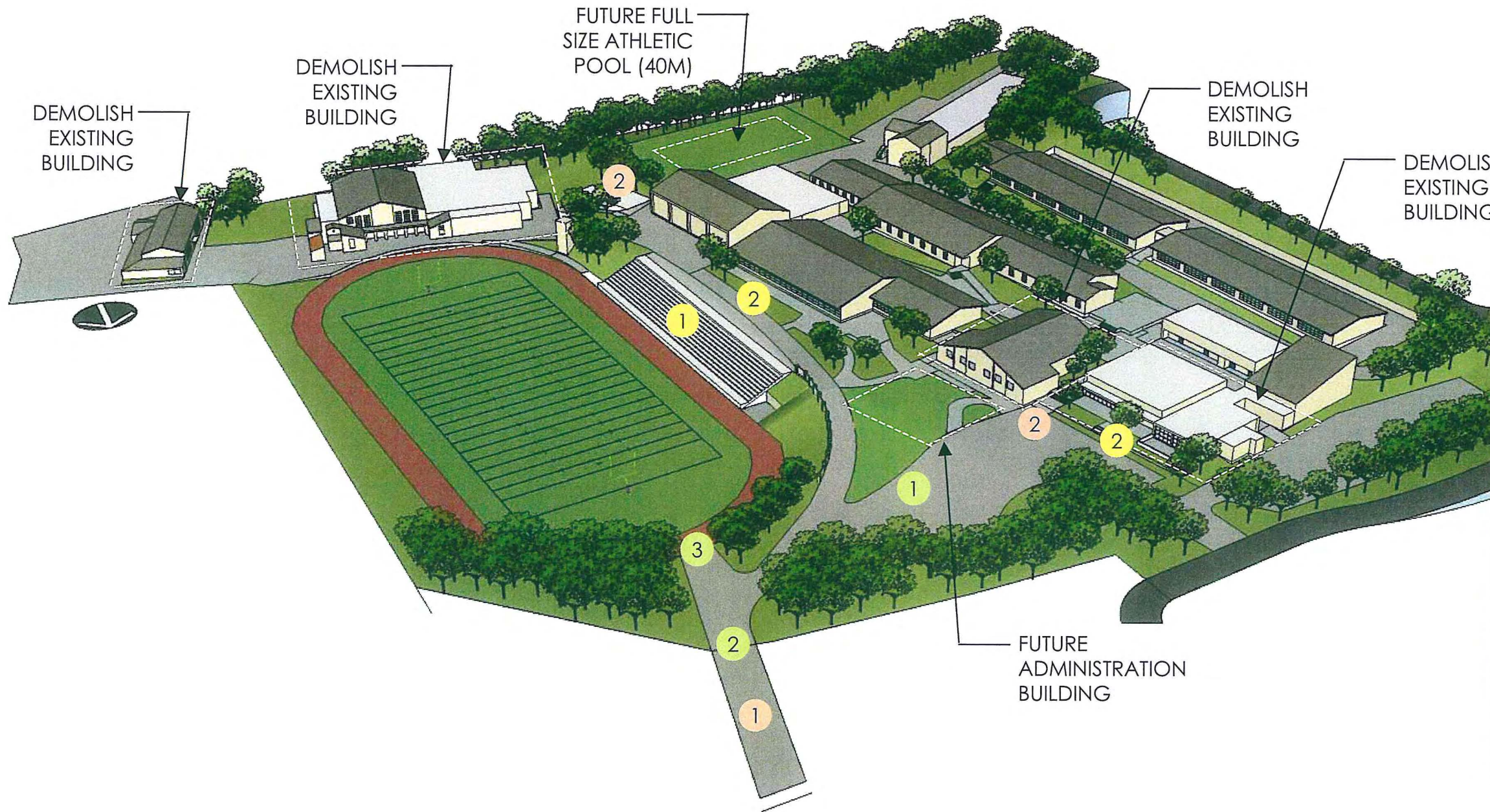
1. The existing telephone/intercom system appears to be in good condition and functional. Most likely it was upgraded in the last 5 years. The school staff reported no ongoing problems with the existing system. Expected life; 5 to 10 more years.

G. Security:

1. The existing campus security system is comprised of stand-alone security panels in each building. The system seems to be in good condition and the school staff reported no ongoing problems. Expected life; 4 to 5 more years.

SUMMARY

The school electrical infrastructure needs to be upgraded in the near future.
The school lighting system and controls need to be upgraded in the near future.
The classroom receptacle quantity and load requires upgrades to support future additional computer and technology loads.



Health, Safety and Access (Code)	
1.	New Title 24 Accessible path of travel from public way
2.	Create new Accessible path of travel between buildings and drop-off points.
Maintenance & Operations (Housekeeping)	
1.	Patch and resurface all asphalt paving
2.	Provide perimeter fencing and entrance gate
3.	Provide vehicle boundary at stadium
4.	
Educational (Transformation)	
1.	Enhance existing stadium with new bleachers and press box.
2.	Provide architectural landscape at classrooms



Solutions

- New Mission Style Administration and Campus Entrance
- New Mission Style Cafeteria with Food Court
- New Amphitheater at Courtyard
- New 50 Meter Athletic Pool
- New Gymnasium with Assembly Capacity
- New Stadium Bleachers and Press Box
- New Joint-Use Baseball/Soccer Complex with Synthetic Turf
- New Joint-Use Tennis Courts
- New Joint-Use Theater Complex with Parking

New 50m Pool

New Gymnasium

- Low-Flow Irrigation in New Planter Areas Lessen the Impact on the School's Water Demand
- Use of Native Vegetation in New Planter Areas Lessens Water Requirements for Landscape Irrigation

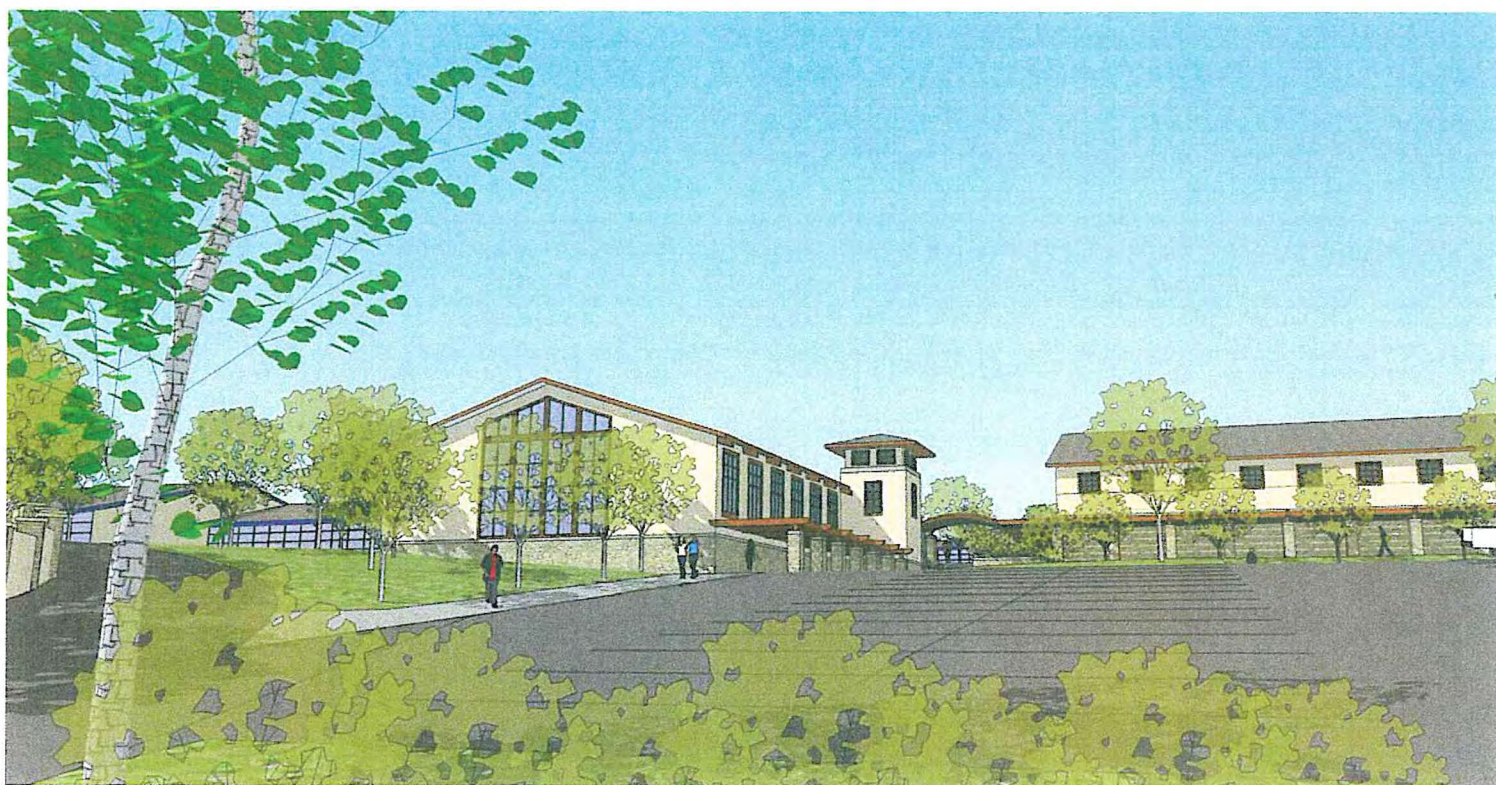
Expanded Parking



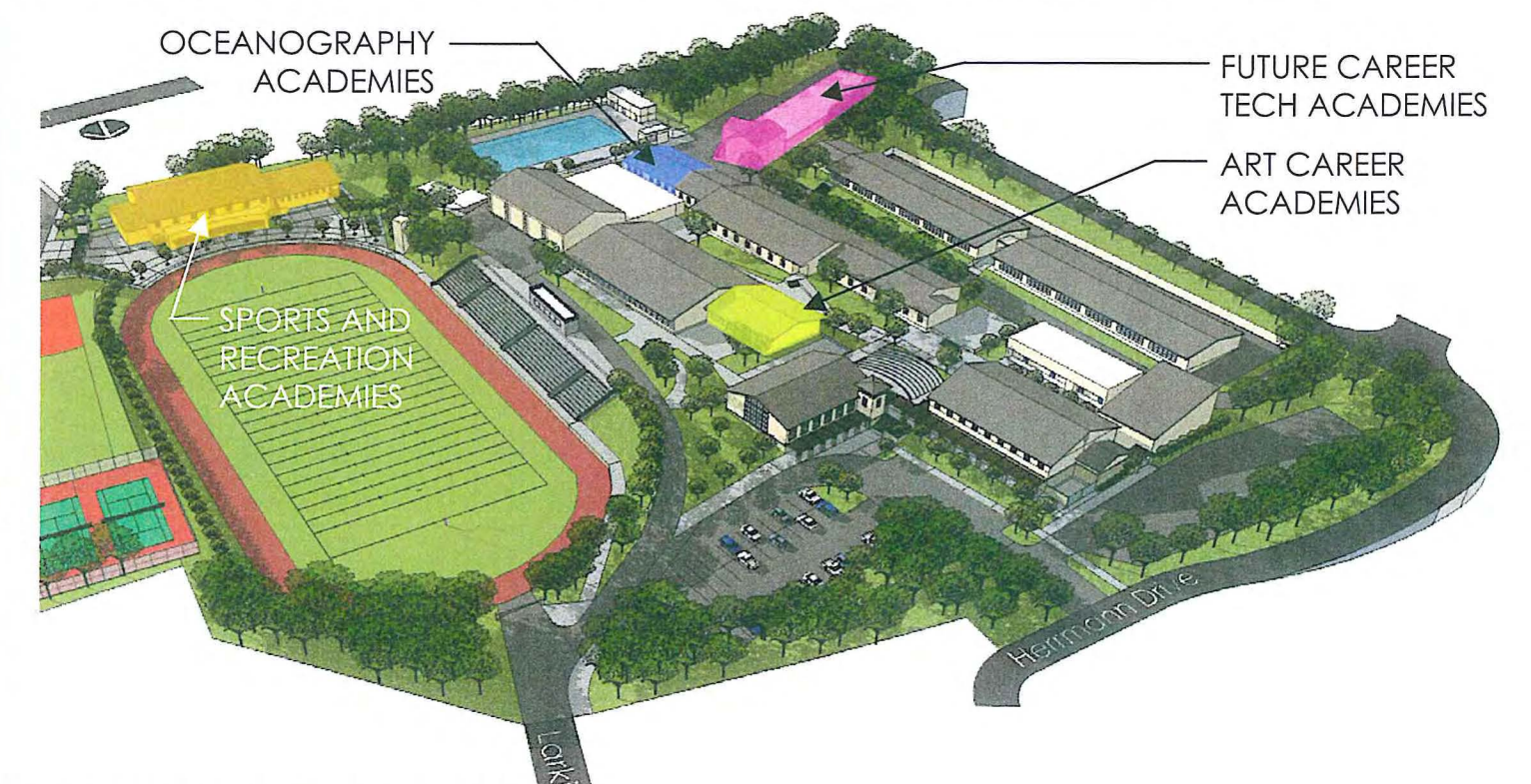
TRANSFORMED GYMNASIUM AND JOINT-USE BASEBALL FIELD



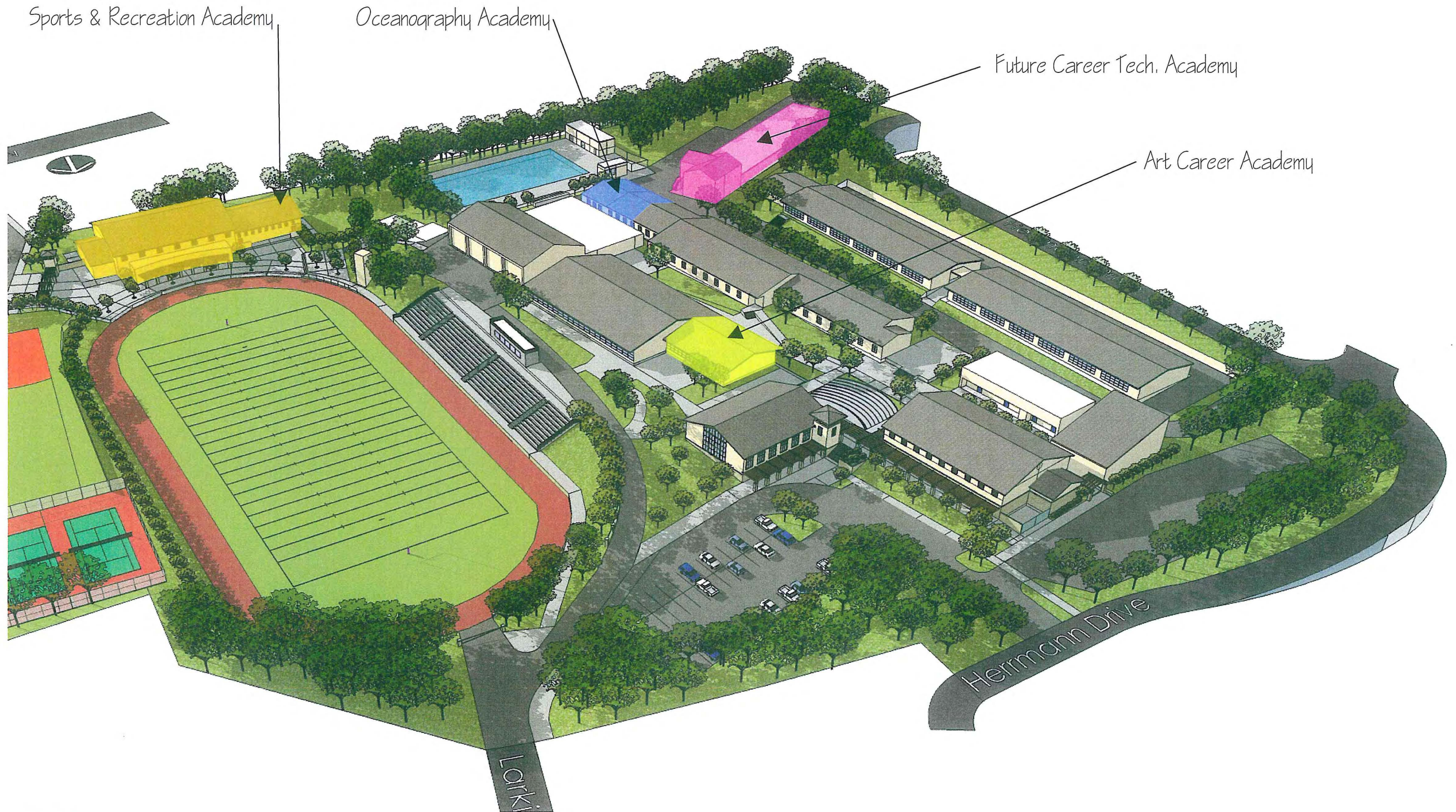
NEW PERFORMING ARTS CENTER AND JOINT-USE TENNIS COURTS



TRANSFORMED CAMPUS ENTRANCE



TRANSFORMED ACADEMIES





BEFORE: EXISTING ADMINISTRATION BUILDING AND ENTRANCE



AFTER: TRANSFORMED CAMPUS ENTRY

MONTEREY HIGH SCHOOL – Cost Summary & Project Sequencing

7/21/10

School:		Monterey High School			Address:		101 Hermann Drive Monterey, CA 93940			Date:		21-Jul-10	
		Cost Estimate			Projected Funding Opportunities								
Key	Item Description	S.F. or L.F.	Cost/Unit	Extended Cost	2010 Bond	State Facility Program Funding	State Joint-Use Funding	State Williams/ERP Funding	Deferred Maintenance Funding	Comments			
Sequence #1	1A	Asphalt Sealing and Restriping - SF	80,000	\$3.00	\$240,000	(\$120,000)	\$0	\$0	\$0	(\$120,000)			
	1B	New Student Parking - SF	60,000	\$10.00	\$600,000	(\$600,000)	\$0	\$0	\$0	\$0			
	1C	New Student/Theatre Parking - SF	70,000	\$10.00	\$700,000	(\$700,000)	\$0	\$0	\$0	\$0			
	1D	New Perimeter Fencing - LF	3,000	\$49	\$147,000	(\$147,000)	\$0	\$0	\$0	\$0			
	1E	Electrical with Site Infrastructure Improvements - SF	140,000	\$4.50	\$630,000	(\$315,000)	\$0	\$0	\$0	(\$315,000)			
	1F	Window, Door Hardware and Partial Door Upgrades - SF	84,000	\$22.00	\$1,848,000	(\$924,000)	\$0	\$0	\$0	(\$924,000)			
	1G	Signage & Accessibility Improvements - SF	84,000	\$18.00	\$1,512,000	(\$1,512,000)	\$0	\$0	\$0	\$0			
	1H	Classroom Building Transformation - SF	55,000	\$104.00	\$5,720,000	(\$4,212,456)	(\$1,507,544)	\$0	\$0	\$0	Includes sustainability grants		
	Sequence #1 - Subtotals:				\$11,397,000	(\$8,530,456)	(\$1,507,544)	\$0	\$0	(\$1,359,000)			
Sequence#2	2A	Restroom Improvements - SF	5,000	\$190.00	\$950,000	(\$950,000)	\$0	\$0	\$0	\$0			
	2B	Heating and Ventilation Upgrades - SF	85,000	\$33.00	\$2,805,000	(\$1,402,500)	\$0	\$0	\$0	(\$1,402,500)			
	2C	Transformation Music Building - SF	6,000	\$129.00	\$774,000	(\$774,000)	\$0	\$0	\$0	\$0			
	2D	Cafeteria Kitchen Transformation	4,000	\$147.00	\$588,000	(\$588,000)	\$0	\$0	\$0	\$0			
	2E	Transformation Gyms	15,000	\$136.00	\$2,040,000	(\$2,040,000)	\$0	\$0	\$0	\$0			
	2F	Transform Administration - SF	6,400	\$118.00	\$755,200	(\$755,200)	\$0	\$0	\$0	\$0			
	2G	Solatube Day Lighting - Per Classroom - LS	60	\$4,000.00	\$240,000	(\$240,000)	\$0	\$0	\$0	\$0			
	2H	New Exterior Way Finding/Safety Lighting - SF	84,000	\$4.00	\$336,000	(\$336,000)	\$0	\$0	\$0	\$0			
	Sequence #2 -Subtotals:				\$8,488,200	(\$7,085,700)	\$0	\$0	\$0	(\$1,402,500)			
Sequence #3	3A	Sustainable Landscape Improvements and Site Signage - LS	1	\$300,000	\$300,000	(\$300,000)	\$0	\$0	\$0	\$0			
	3B	New Joint-Use Performing Arts/Multipurpose Building - SF	15,000	\$272.00	\$4,080,000	(\$2,080,000)	\$0	(\$2,000,000)	\$0	\$0			
	3C	New Cafeteria and Food Court Building - SF	8,000	\$233.00	\$1,864,000	(\$1,864,000)	\$0	\$0	\$0	\$0			
	3D	New Administration Building - SF	6,500	\$242.00	\$1,573,000	(\$1,573,000)	\$0	\$0	\$0	\$0			
	3E	New Amphitheater	1,000	\$115.00	\$115,000	(\$115,000)	\$0	\$0	\$0	\$0			
	3F	New Stadium Bleachers and Press Box	1	\$777,900.00	\$777,900	(\$777,900)	\$0	\$0	\$0	\$0			
	3G	New Gymnasium w/ Assembly Capacity - SF	10,500	\$285.00	\$2,992,500	(\$2,992,500)	\$0	\$0	\$0	\$0			
	3H	New 50M Pool with Restroom Shower Building - LS	1	\$3,330,400.00	\$3,330,400	(\$3,330,400)	\$0	\$0	\$0	\$0			
	3I	New Tennis Courts - LS	6	\$42,100.00	\$252,600	(\$252,600)	\$0	\$0	\$0	\$0			
	3J	New Synthetic Baseball/Soccer Complex - SF	1	\$1,909,100.00	\$1,909,100	(\$1,909,100)	\$0	\$0	\$0	\$0			
	3K	New Flag Pole - LS	1	\$8,100.00	\$8,100	(\$8,100)	\$0	\$0	\$0	\$0			
	3L	21st Century Technology Upgrades - Per Classroom - LS	40	\$26,900.00	\$1,076,000	(\$807,000)	\$0	\$0	\$0	(\$269,000)			
	3M	Windspire Wind Turbines - LS	10	\$25,000.00	\$250,000	(\$250,000)	\$0	\$0	\$0	\$0			
Sequence #3 - Subtotals:				\$18,528,600	(\$16,259,600)	\$0	(\$2,000,000)	\$0	(\$269,000)				
Totals	Construction Cost Estimate and Funding Grand Totals:			\$38,413,800	(\$31,875,756)	(\$1,507,544)	(\$2,000,000)	\$0	(\$3,030,500)				
	Project Soft Cost Total (20%):			\$7,682,760									
<p>Notes: Costs shown above are current 2010 construction hard-cost estimates. Future costs can be estimated using 3% annual escalation rate.</p>													

Estimated Funding Sources:

CHPS / Sustainability Grants:	\$ 750,000
California High Performance Incentive Grants	up to \$ 250,000 NOTE 1
Savings by Design	up to \$ 500,000 NOTE 2
Williams Act (Emergency Repair Program):	\$ 0 NOTE 3
New Construction (SFP) Eligibility:	\$ 0 NOTE 4
Joint-Use Funding:	\$ 2,000,000 NOTE 5
Modernization (SFP) Eligibility:	\$ 757,544 NOTE 6
Current	\$ 757,544
State Deferred Maintenance Program:	\$ 3,030,500 NOTE 7
Eligible Maintenance Items for this campus	\$ 6,061,000
District Bond Fund Availability (by Campus):	\$ Pending NOTE 8

NOTE 1 State High Performance Incentive Grants are awarded as a percentage of New Construction and Modernization funding. This estimate is based on the District's anticipated eligibility for Modernization.

NOTE 2 Savings by Design is a financial incentive program providing funding for the design interaction costs and construction costs of new high-efficient equipment and sustainable building practices. Projects must exceed California's Title 24 energy efficiency standards by at least 10%.

NOTE 3 The Williams Act/Emergency Repair Program has essentially been oversubscribed. No additional funds are anticipated.

NOTE 4 New Construction eligibility has not been established for the District under the School Facility Program. Once established, the New Construction funding is available at any campus in the district.

NOTE 5 The District is eligible to receive a maximum of \$2 million in Joint-Use funding for a qualifying facility on a high school campus, such as a Multipurpose building.

NOTE 6 This District currently has 158 pupil grants available for modernization funding at this site. Additional eligibility will become available in 2030.

NOTE 7 The district can receive these funds on a dollar-for-dollar (matching contribution) basis from the State. The funds can be used toward long-term maintenance on qualifying components. NTD has computed the sum of items from this assessment that appear to qualify for the DM Program. Additional funding may be available for items outside the scope of this assessment such as Asbestos and other Hazmat remediation.

NOTE 8 The District's bonding capacity is in the process of being established.

Total Estimated Funding Sources: (\$ 6,538,044)

Total Monterey High Needs: \$ 38,413,800

Cost to Complete Monterey High Master Plan: \$ 31,875,756