



# PINER-OLIVET UNION SCHOOL DISTRICT

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JACK LONDON ELEMENTARY  
NORTHWEST PREP  
PINER-OLIVET CHARTER

## SCHOOL NEEDS ASSESSMENT AND IMPLEMENTATION PROGRAM

PREPARED BY

CALDWELL FLORES WINTERS, INC.

2010



## Executive Summary

Caldwell Flores Winters, Inc. has completed a school needs assessment and implementation program for the Piner-Olivet Union School District that has identified approximately \$21.4 million in school improvements. This program also identifies sources of funding for these improvements, including a General Obligation Bond Program.

### Objectives

The following working objectives were developed for the facility implementation program in alignment with the District's Mission and Vision Statements. Proposed improvements should:

- Support academic achievement
- Enhance and maintain the sustainability of the General Fund
- Transform the school sites by improving their appearance and functionality

The implementation program has been prepared in line with these goals in mind.

Computers and technology are increasingly important for 21<sup>st</sup> century education. The proposed program improves student access to computers and modern classroom technology to maintain academic success and the District's high test scores. Improving technology to support academic achievement is at the core of this implementation program.

Energy costs, maintenance, and repairs are increasing while State funding is decreasing. There is a need to provide solar and modern, energy efficient improvements to reduce annual operating costs. This program is designed to enhance General Fund sustainability to put more money in the classroom – where it belongs.

The manner in which students use classrooms and school facilities is evolving, and the facility program must adapt to these changing needs – not simply rebuild a mid-20<sup>th</sup> century classroom. To that end, this report explores the possibilities of improving schools to meet current needs. The proposed improvements seek to transform the school sites, with enhanced appearance and functionality. Good schools attract families, enhance property values and add to the local economy. Improving Piner-Olivet schools will maintain the desirability of the surrounding community.

### Proposed Improvements

District-wide efforts to improve technology, maintain facilities, and reduce annual operating costs are estimated to cost \$8,276,749. This estimate includes funding a robust technology program, providing renewable energy and making repairs to reduce annual operating costs, and providing for long-term maintenance of classrooms and facilities.

**Schaefer Elementary** was built in 1990 and has not been renovated, save for an energy project in 2003. The District should renovate the multipurpose room to better support student use, improve traffic flow at the front of the school, renovate classroom interiors, provide renewable energy improvements and expand student support facilities. Enhancing classrooms to accommodate student technology should be a priority. Fixing roof leaks, improving heating and air conditioning systems, and improving ADA access are also important. The estimated cost for these improvements is \$2,239,876.

**Olivet Elementary** was originally built in 1969 and was modernized in 2004. Modernizing classrooms, improving technology and library facilities is needed to meet educational needs. The multipurpose room and kitchen need to be renovated and expanded to better accommodate students. The pick up and drop off areas need to be improved to enhance students safety, and solar shade structures provide an opportunity to reduce annual operating costs. The estimated costs for these improvements are \$2,693,059.

**Northwest Prep** moved into the former Piner Elementary site for the 2010-11 school year. Overall, the school must be adapted to meet the needs of its high school population and expanded technology. The heating and air conditioning systems are inadequate, and support facilities need to be updated. Campus drop-offs and parking must be adapted to accommodate the older student population that will have an increased demand for parking throughout the day. The estimated cost for these improvements is \$2,693,311.



**Jack London Elementary and Piner-Olivet Charter School** share a school site built in 2004. The estimated cost for improving Jack London is \$2,990,679 with an estimated \$342,880 for Piner-Olivet Charter School. The campus currently lacks five planned classrooms, which will be needed to accommodate student growth. Improved technology, reconfigured support facilities, and improved security are also priorities. The campus lacks covered walkways to protect students in inclement weather. As with other sites, the parking areas provide an opportunity for solar energy arrays to reduce annual operating costs.

### Measure “L”

The major source of funding is Measure “L” bonds. Measure “L” will provide \$20 million in General Obligation Bond authorization over time, if approved by at least 55% of voters on November 2, 2010. Developer fees are also anticipated to provide approximately \$1.4 million in funding from approved residential development.

#### Estimated Sources:

General Obligation Bonds	\$ 20,000,000
Developer Fees	\$ 1,415,504
<b>Total</b>	<b>\$ 21,415,504</b>

#### Estimated Uses:

District-wide (technology, maintenance and solar improvements)	\$ 8,276,749
Schaefer Elementary	\$ 2,239,876
Olivet Elementary	\$ 2,693,059
Northwest Prep	\$ 2,693,311
Jack London Elementary	\$ 2,990,679
Piner-Olivet Charter	\$ 342,880
Program Reserve	\$ 2,178,951
<b>Total</b>	<b>\$ 21,415,504</b>

In 1995, local voters approved a bond measure to improve Piner-Olivet schools. Since then, test scores have increased, and as of June 2009 exceeded State requirements at every elementary school. Multiple schools have been named California Distinguished Schools. That educational success has benefited the local community over the past fifteen years. This program provides a roadmap for the next ten years to build and maintain 21<sup>st</sup> century schools.

Sincerely,

Jennie Snyder  
Superintendent



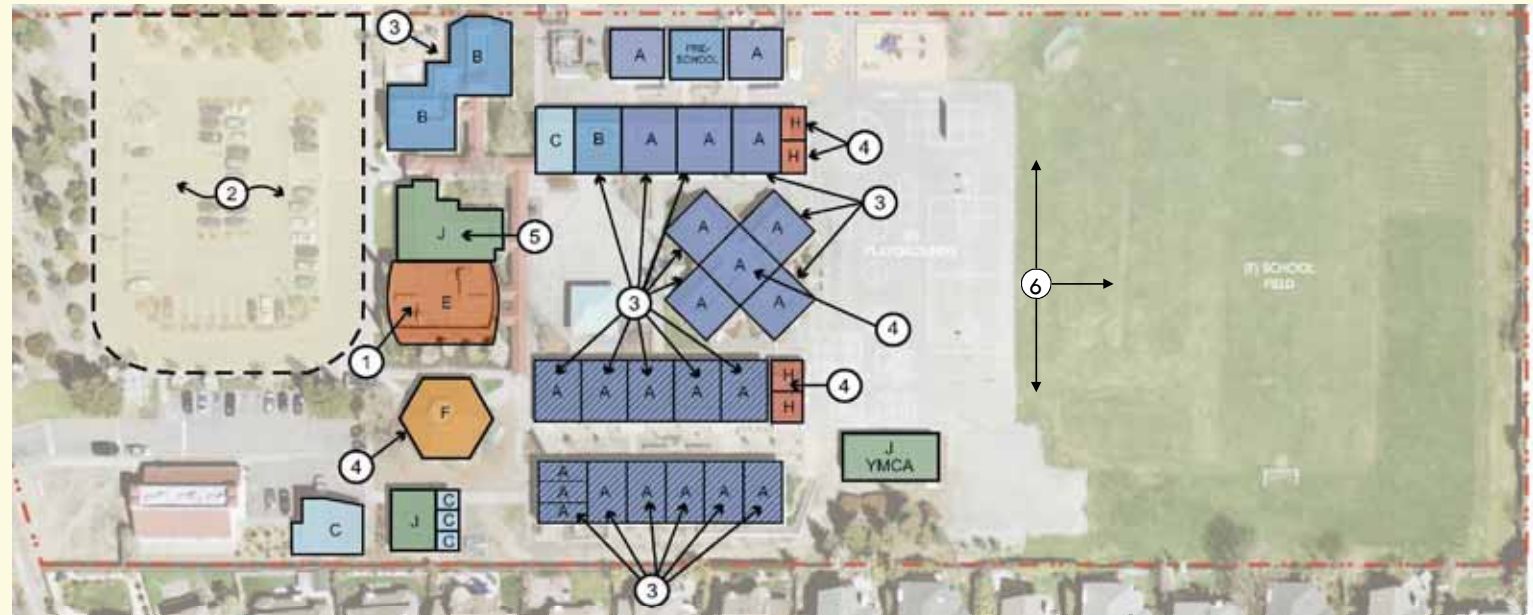
# Schaefer Elementary School Facility Assessment

## School Site Information:

- Grade Level K-6
- Original Construction Date 1990
- Energy Project Completed 2003
- Site Acreage 10
- Total Square Feet 39,466
- Enrollment (2009) 419
- Est. Enrollment (2010) 460
- Modular Classrooms 15
- Total Classrooms 25
- Available Parking 52

## Key Issues

1. Multi-purpose room needs to be updated and modernized
2. Student drop-off and bus access areas have safety issues and must be improved
3. Classrooms interiors are outdated, worn and do not support educational and technology needs
4. Student support facilities interiors are outdated and need reconfiguration
5. Student support facilities offices are undersized and need expansion and reconfiguration
6. Play fields are not ADA compliant



### LEGEND

#### TEACHING SPACES

- A CLASSROOM
- B KINDERGARTEN
- C WORKROOM, SPEECH, COMPUTER, MUSIC, SPECIALTY, ETC.

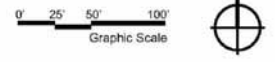
#### SUPPORTING SPACES

- D CHILDCARE AFTER-SCHOOL PROGRAMS, ETC.
- E MULTI-PURPOSE ROOM
- F LIBRARY
- G FOOD SERVICE, LOUNGE
- H RESTROOM

#### ADMINISTRATION SPACES

- J ADMINISTRATION
- K MAINTENANCE AND OPERATIONS

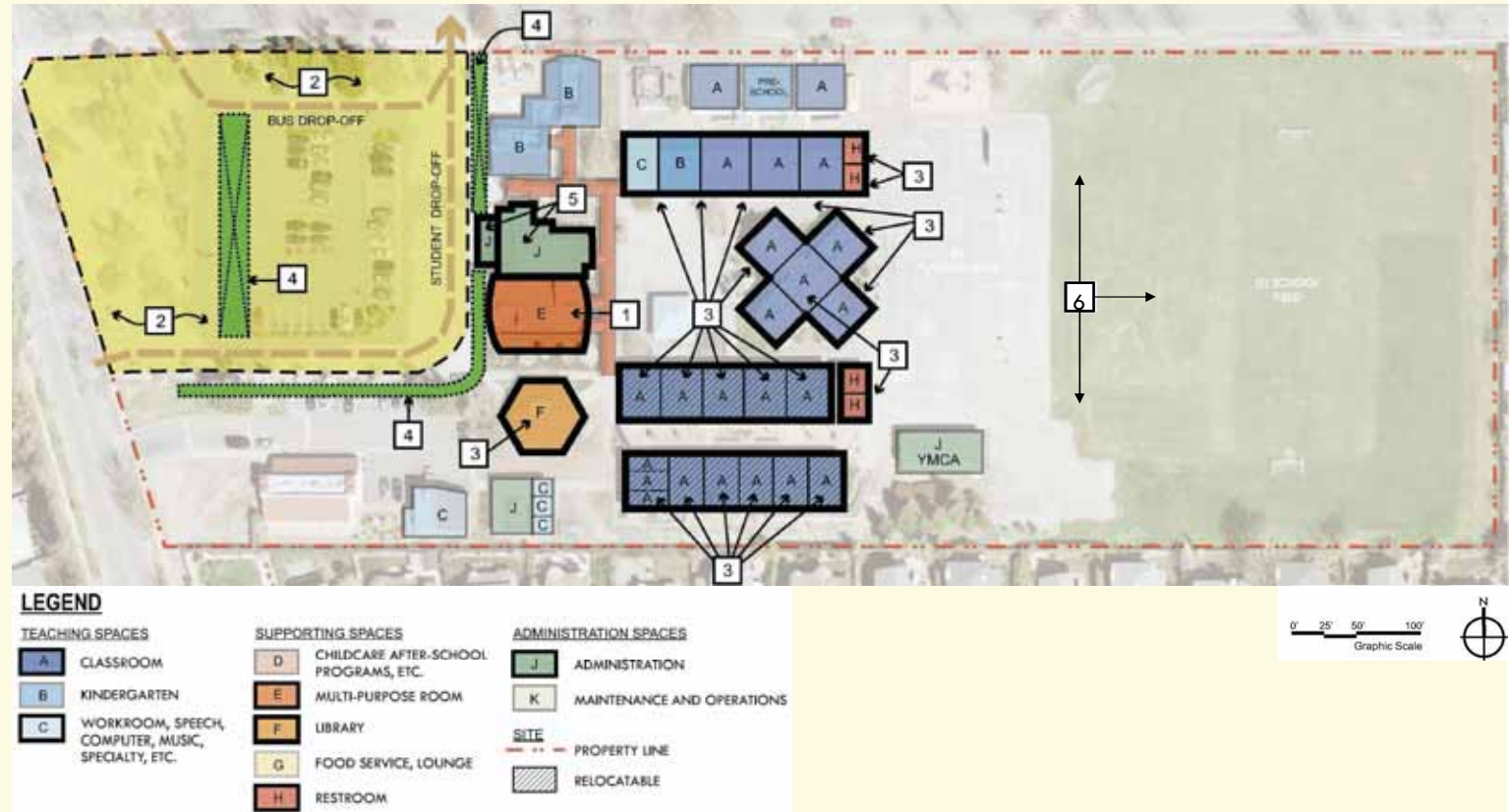
- PROPERTY LINE
- RELOCATABLE



# Schaefer Elementary Proposed Projects

## Key Projects

1. Renovate multi-purpose room interiors to support educational needs
2. Improve student safety at drop off and bus access at front of school
3. Renovate classrooms and students support facilities to support educational and technology needs
4. Install photovoltaic solar panel arrays on covered walkways at student drop off
5. Expand and reconfigure student support facilities to better support educational needs
6. Improve playfields to meet ADA requirements



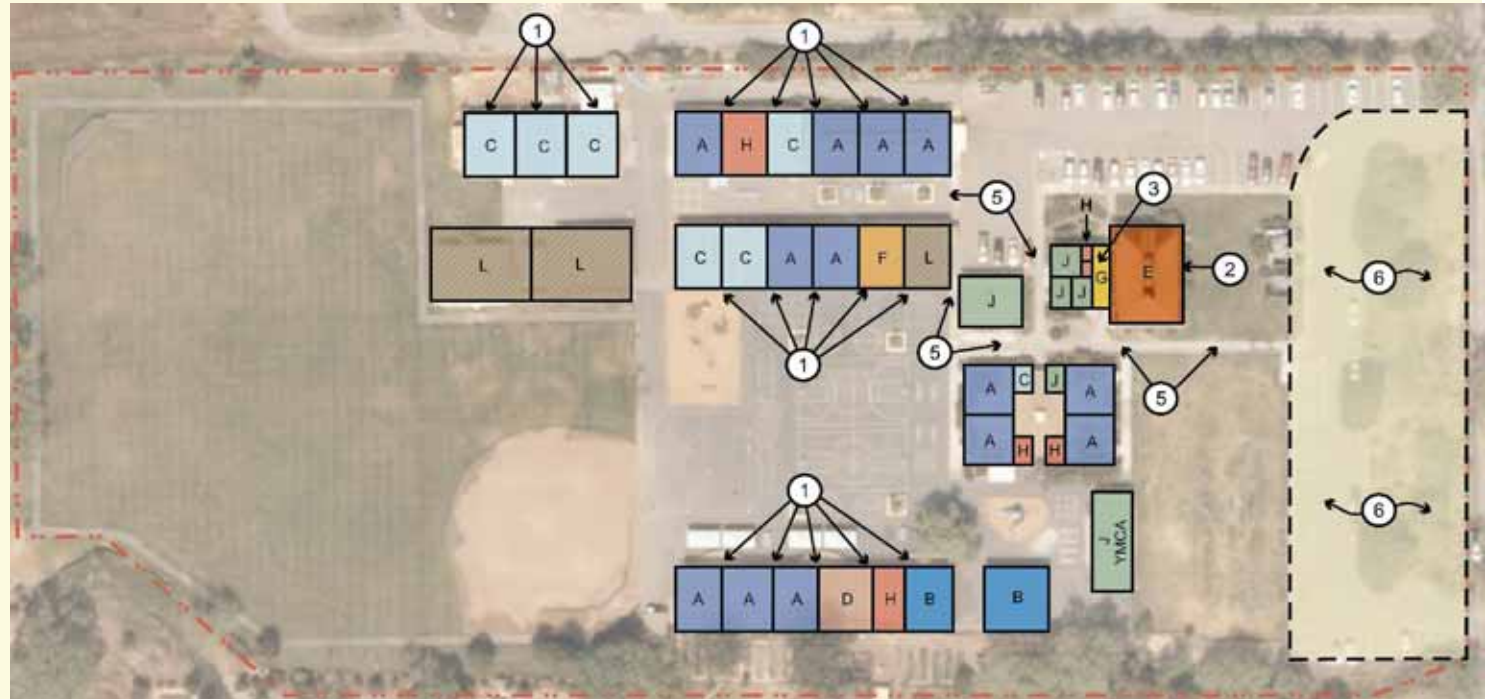
# Olivet Elementary School Facility Assessment

## School Site Information:

- Grade Level K-6
- Original Construction Date 1969
- Date of Last Modernization 2004
- Site Acreage 10 Acres
- Total Square Feet 29,920
- Enrollment (2009) 301
- Est. Enrollment (2010) 470
- Modular Classrooms 16
- Total Classrooms 23
- Available Parking 63

## Key Issues

1. Classroom interiors are in need of modernization to support academics
2. Multi-purpose room interiors need to be refurbished to better support large group programs and assembly
3. The kitchen is outdated and too small to serve student population and needs to be replaced with a larger kitchen
4. Student support facility interior are outdated and need reconfiguration
5. Pedestrian circulation within the campus and between buildings requires weather protection
6. Student drop-off and bus access areas have safety issues and must be improved



### LEGEND

#### TEACHING SPACES

- A CLASSROOM
- B KINDERGARTEN
- C WORKROOM, SPEECH, COMPUTER, MUSIC, SPECIALTY, ETC.

#### SUPPORTING SPACES

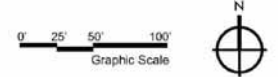
- D CHILDCARE AFTER-SCHOOL PROGRAMS, ETC.
- E MULTI-PURPOSE ROOM
- F LIBRARY
- G FOOD SERVICE, LOUNGE
- H RESTROOM
- L COUNTY OWNED FACILITY

#### ADMINISTRATION SPACES

- J ADMINISTRATION
- K MAINTENANCE AND OPERATIONS

#### SITE

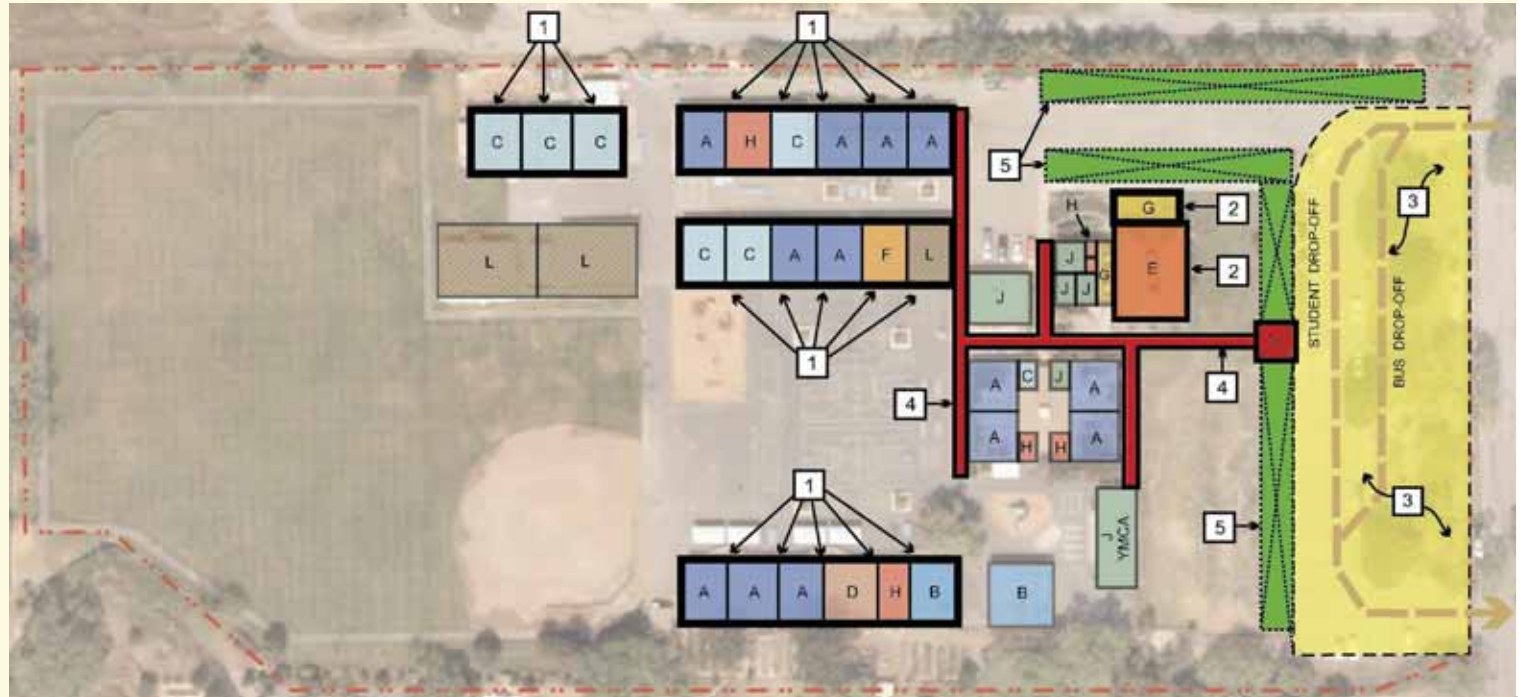
- PROPERTY LINE
- RELOCATABLE



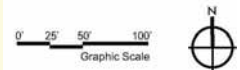
# Olivet Elementary School Proposed Projects

## Key Projects

1. Renovate classrooms and student support facilities to meet educational and technology needs
2. Renovate multi-purpose room and expand kitchen
3. Improve circulation and safety at pick-up/drop-off locations
4. Install covered walkways
5. Install solar arrays to reduce utility expenses



LEGEND		
<b>TEACHING SPACES</b>	<b>SUPPORTING SPACES</b>	<b>ADMINISTRATION SPACES</b>
<b>A</b> CLASSROOM	<b>D</b> CHILDCARE AFTER-SCHOOL PROGRAMS, ETC.	<b>J</b> ADMINISTRATION
<b>B</b> KINDERGARTEN	<b>E</b> MULTI-PURPOSE ROOM	<b>K</b> MAINTENANCE AND OPERATIONS
<b>C</b> WORKROOM, SPEECH, COMPUTER, MUSIC, SPECIALTY, ETC.	<b>F</b> LIBRARY	<b>SITE</b>
	<b>G</b> FOOD SERVICE, LOUNGE	<b>---</b> PROPERTY LINE
	<b>H</b> RESTROOM	<b>▨</b> RELOCATABLE
	<b>L</b> COUNTY OWNED FACILITY	



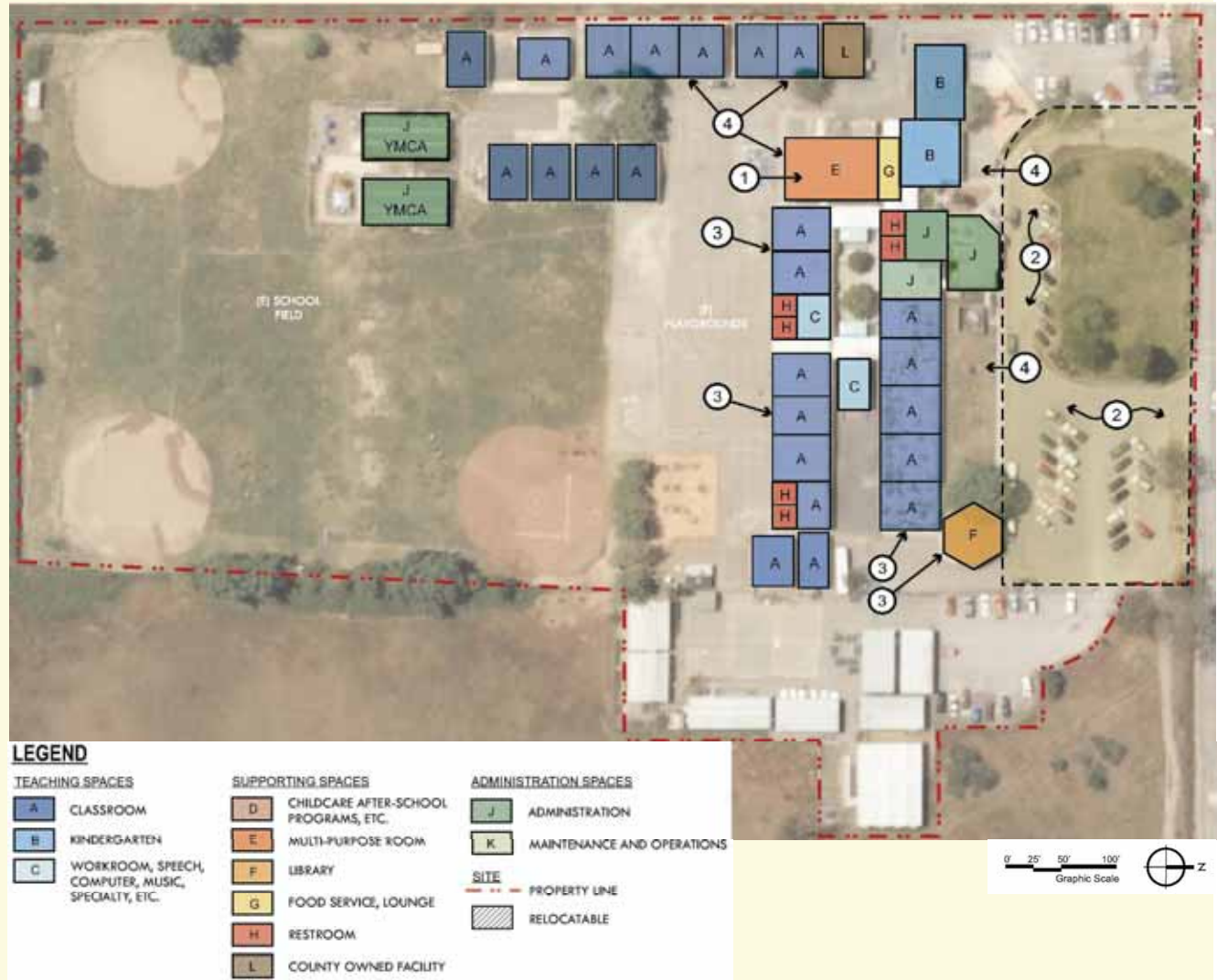
# Northwest Prep Facility Assessment

## School Site Information

• Grade Level	7-12
• Original Construction Date	1956
• Date of Last Modernization	2004
• Site Acreage	10
• Total Square Feet	38,361
• Enrollment (2009)	143
• Est. Enrollment (2010)	160
• Modular Classrooms	16
• Total Classrooms	31
• Available Parking	62

## Key Issues

1. Multi-purpose room interiors are outdated, worn, and need replacement
2. Automobile and bus access to campus creates the potential for unsafe conditions and must be improved
3. Classroom interiors are outdated and worn, and need replacement and age appropriate modifications
4. Classroom HVAC mechanical ventilation and A/C system is outdated and in need of replacement
5. Pedestrian circulation within the campus between buildings requires weather protection



# Northwest Prep Proposed Projects

## Key Projects

1. Improve student safety at and pick-up/drop-off areas
2. Renovate multi-purpose room interiors to support educational needs
3. Furnish and install new HVAC systems
4. Modernize classrooms and support facilities for high school use
5. Install photovoltaic solar panel arrays on shelter walkways and at parking areas
6. Install covered walkways for students protection during inclement weather



Prepared by:  
CALDWELL FLORES & WINTERS





# Jack London / Piner-Olivet Charter Proposed Projects

## School Site Information - Piner-Olivet Charter

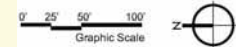
- Grade Level 6-8
- Total Square Feet 7,040
- Enrollment 200
- Modular Classrooms 0
- Total Classrooms 8

## Key Projects

1. Construct five classrooms to address enrollment growth
2. Reconfigure library and computer labs to effectively use both facilities and prevent disruptions to the academic functions
3. Reconfigure student support facilities to more efficiently assist students at each school
4. Add covered walkways to shield students from inclement weather and install solar arrays to serve as protective devices at drop-off areas
5. Install solar arrays and provide student covered areas at drop-off locations



TEACHING SPACES		SUPPORTING SPACES		ADMINISTRATION SPACES	
	CLASSROOM		CHILDCARE AFTER-SCHOOL PROGRAMS, ETC.		ADMINISTRATION
	KINDERGARTEN		MULTI-PURPOSE ROOM		MAINTENANCE AND OPERATIONS
	WORKROOM, SPEECH, COMPUTER, MUSIC, SPECIALTY, ETC.		LIBRARY		RELOCATABLE
			FOOD SERVICE, LOUNGE		
			RESTROOM		



# Estimated Cost

Estimated Project Costs	
	Total Project Cost
<b>District-wide Improvements</b>	
Technology improvements	\$3,000,000
Maintenance and equipment	\$2,776,749
Solar arrays	\$2,500,000
<b>Total</b>	<b>\$8,276,749</b>
<b>Schaefer Elementary</b>	
Renovate multi-purpose room	\$167,063
Circulation improvements	\$835,313
Replace ceilings and floors in classrooms	\$556,875
Restore roofing and HVAC systems	\$346,500
Renovate and expand student support facilities	\$334,125
<b>Total</b>	<b>\$2,239,876</b>
<b>Olivet Elementary</b>	
Upgrade classrooms	\$483,489
Renovate multi-purpose room and expand kitchen	\$838,049
Circulation improvements	\$1,142,934
Install covered walkways	\$228,587
<b>Total</b>	<b>\$2,693,059</b>
<b>Jack London Elementary</b>	
Construct 5 modular classrooms and support facilities	\$2,381,114
Reconfigure library and computer building	\$380,978
Install covered walkways	\$228,587
<b>Total</b>	<b>\$2,990,679</b>

<b>Piner-Olivet Charter School</b>	
Renovate student support facilities	\$190,489
Install covered walkways	\$152,391
<b>Total</b>	<b>\$342,880</b>
<b>Northwest Prep</b>	
Circulation improvements	\$1,097,011
Multipurpose room improvements	\$167,063
Improve HVAC in classrooms and library	\$356,400
Upgrade classrooms	\$844,250
Install covered walkways	\$228,587
<b>Total</b>	<b>\$2,693,311</b>
<b>Program Reserve</b>	<b>\$2,178,951</b>
<b>GRAND TOTAL</b>	<b>\$21,415,504</b>
<p>Note: Cost estimates include: construction costs, soft costs, contingency escalation and are subject to Board approval</p>	



