

TWIN RIVERS UNIFIED SCHOOL DISTRICT
2015 LONG-RANGE FACILITY MASTER PLAN
Steering Committee Meeting No. 3 \ March 9, 2015



AGENDA

- I. REACHING CONSENSUS ON “PRIORITY RANKING”**
- II. LRFMP “FOCUS GROUP” RANKING DISCUSSION**
 - A. District-Wide Standards
 - Educational Specifications
 - Construction Standards
 - B. Safety & Security
 - C. Technology
 - D. Facility Assessments & Campus Improvements
 - E. Transportation
 - F. NextGen and 21st Century Learning Environments
 - G. VAPA (Fine Arts) / CTE
 - H. Nutrition Services
 - I. District-wide Athletic Improvements
- III. DISTRICT UPDATE**
- IV. UNIFYING THEME & BRANDING**
- V. ADJOURN**

LONG-RANGE FACILITY MASTER PLAN

Reaching Consensus on Priority Ranking

CONSENSUS – GRADIENTS OF AGREEMENT

1	2	3	4	5
Disagree Oppose	Grave Concerns Not Comfortable Many Reservations	Decision is OK Some Concerns Can “Live With” It	Support Decision Basically Like It	Whole Heartedly Support Decision



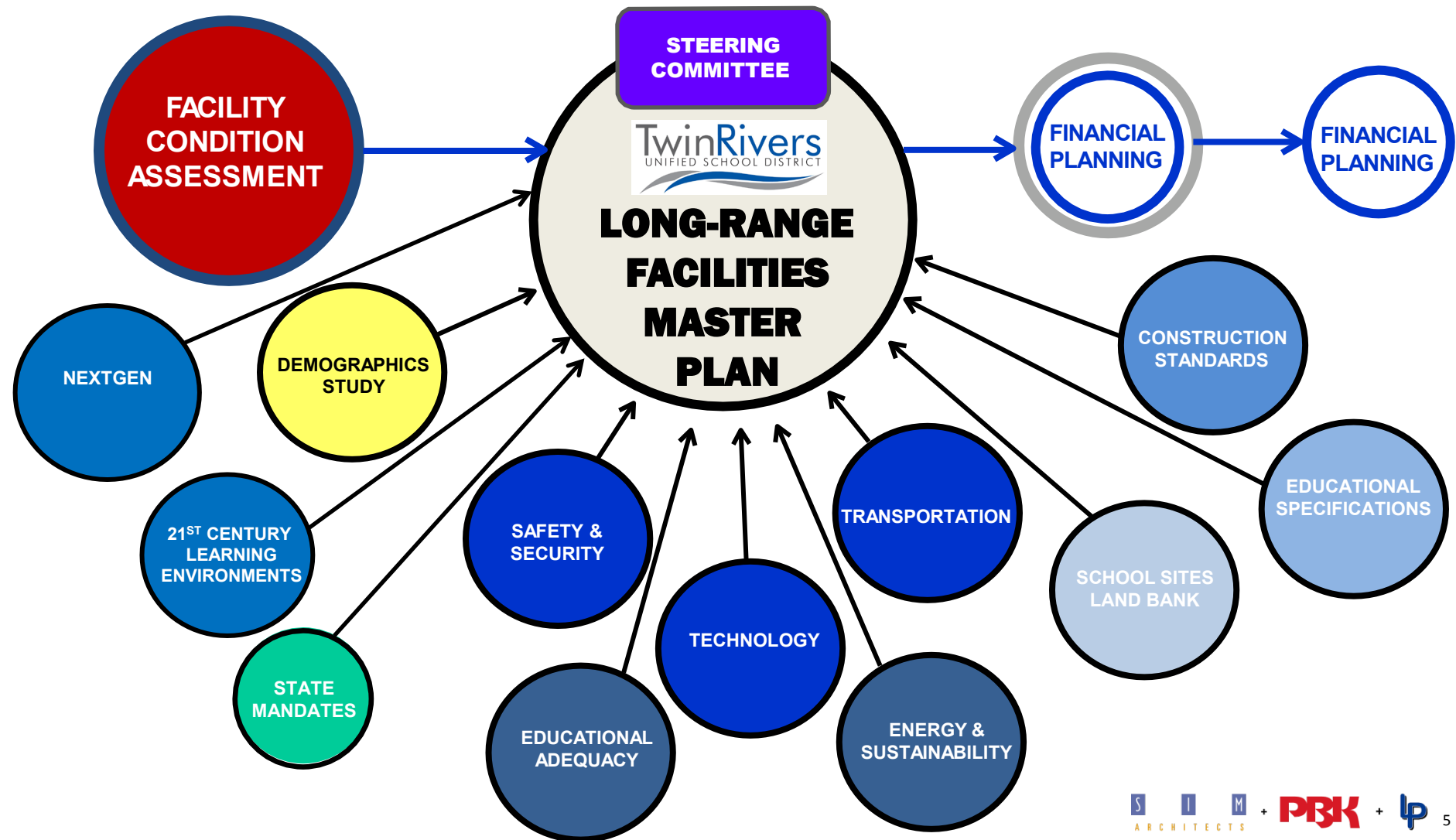
How important is this area of emphasis? Necessary to achieve District Goals and Priorities? Mission-critical?

TWIN RIVERS UNIFIED SCHOOL DISTRICT

LRFMP “FOCUS GROUP” RANKING DISCUSSION

LONG-RANGE FACILITY MASTER PLAN

Long-Range Planning Process



TWIN RIVERS UNIFIED SCHOOL DISTRICT

DISTRICT-WIDE STANDARDS

TWIN RIVERS UNIFIED SCHOOL DISTRICT

DISTRICT-WIDE STANDARDS

MEETINGS UPDATE

- February 10, 2015
- March 10, 2015
- April 13, 2015

EDUCATIONAL PROGRAM / SPECIFICATIONS:

Educational Specifications serve as the link between the educational program and the school facilities. They translate the physical requirements into words and describe the educational activity to be conducted so that the built environment support the stated educational program.

TWIN RIVERS UNIFIED SCHOOL DISTRICT EDUCATIONAL SPECIFICATIONS			
Student Loading: Square Footage			
The following information lists the desired facilities on the campus and the approximate square footage to devote to each area.			
TRUSD Student Loading			
Space	# of Stations	Student Loading Formula	Total
K	2	27	96 [4 classes @ 24]
1 st - 3 rd	15	24	360
4 th - 6 th	10	32	320
SDC	1	12	12
Total	28		788
Buildings and Square Footage			
Area	Square Footage (approximation)		
Administration	3,400		
• Main Office Area	700		
• Hallways/Open Space	600		
• Principal's Office	250		
• Guidance/Instructional Specialist's Office	200		
• Office 1	150		
• Office 2	150		
• Office 3	250		
• Restrooms	150		
• Nurse's Office and Restroom	300		
• Workroom	300		
• Telecomm and Electrical Room	150 (90 for data)		
• Janitor Closet	50		
• Storage Room	150		
Library Media Center	3,100		
• Library Open Area	1,650		
• Reading Room	150		
• Library Storage	350		
• Library Classroom/Storage	950		
Multi-Purpose Room	7,200		
• Open Area	3,700		
• Hallways/Open Space	300		
• Stage	1,300		
• Student Restrooms	500		
• Staff Dining	400		
• Staff Restrooms	200		
• Music Office	100		
• Music Storage	400		
• Control Room	100		
• Telecomm and Electrical Room	200		
Serving Kitchen	1,600		



How important is this area of emphasis? Necessary to achieve District Goals and Priorities? Mission-critical?

TWIN RIVERS UNIFIED SCHOOL DISTRICT


DISTRICT-WIDE STANDARDS

MEETINGS UPDATE

- February 10, 2015
- March 9, 2015
- April 13, 2015

CONSTRUCTION STANDARDS:

Construction Standards constitutes the process of identifying standard construction material/ finishes to be implemented District-wide to achieve cost effective material applications and to contribute to safe, healthy and enhanced learning environments.



FACILITY CONSTRUCTION STANDARDS

Dr. Stephen Martinez
Superintendent

Bill McGuire
*Deputy Superintendent
Administrative Services*

Kimberly Barnett
*Executive Director
Facility Services*

Facility Services

March 2015

TRUSD Building Specifications		March 2015
Exterior Building Envelope		
AREA OF FOCUS	DETAILS	LONGEVITY
Plaster	Architects choice district approved (must meet performance specification)	
Paint	<ul style="list-style-type: none"> Manufacturer: Frazee- Murglide Color: "Swiss coffee" interior finish Interior- light sanding on flat surfaces, primer, finish semi-gloss, top-grade Exterior- light sanding on flat surfaces, primer, finish semi-gloss, top-grade (no flat finish surfaces school wide) Elastomeric used as a mid-coat on a three coat system for new stucco. Play surface (asphalt)- Alert-a-Light Traffic Paint, (no semi-gloss) Yellow- basketball Orange- volleyball White- play areas Concrete- Alert-a-Light Traffic Paint, (no semi-gloss) Curb- Alert-a-Light Traffic Paint, (no semi-gloss) Basketball backboards- Frazee- Murglide primer, finish semi-gloss, top-grade (orange) 	
Windows	<ul style="list-style-type: none"> Hollow metal interior, or aluminum frame exterior Dual panel in south/west facing windows Tinted glass 	
CMU	<ul style="list-style-type: none"> Hollow load-bearing concrete masonry units ASTM C90 Grade N, Type 1 	
Exterior Handrails	<ul style="list-style-type: none"> Hot dipped galvanized after fabrication Weep holes to be filled, ground smooth, cold galvanized with silver paint coating 	
Doors	<ul style="list-style-type: none"> Manufacturer: Cumes or Caco Hollow metal frame and door frames -14 gauge door – 18-16 gauge Store front systems Paint- three coat system (primer and two coats) 	
Roof/Fascia	<p>Cold Applied Built-Up Roofing</p> <p>Manufacturer: Garland Weather King Plus WC adhesive, Tremco Inc.</p> <ul style="list-style-type: none"> Standard Cold Adhesive LV Cold process modified built up (Asphalt) Title 24 compliant Flash off time – minimum 40 days All walls applied in hot tar <p>Base sheet/ Surface Cap Sheet</p> <p>Manufacturer: Garland- HPR Premium Glasbase, Tremco BUR/mastic composite</p> <ul style="list-style-type: none"> Two ply membrane - ASTM D-4001, type 3 <p>Flashing Cap Sheet</p> <p>Manufacturer: Garland – Versiply mineral, Tremco Powerply Plus HT FR mineral ASTM D-5163, type 3</p> <ul style="list-style-type: none"> ASTM D-5163, type 3 <p>Comp shingle (asphalt)</p> <p>Manufacturer: Garland HPR Premium Glasbase, Malarkey, Iko</p>	

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How important is this area of emphasis? Necessary to achieve District Goals and Priorities? Mission-critical?

TWIN RIVERS UNIFIED SCHOOL DISTRICT

SAFETY AND SECURITY

TWIN RIVERS UNIFIED SCHOOL DISTRICT

SAFETY AND SECURITY

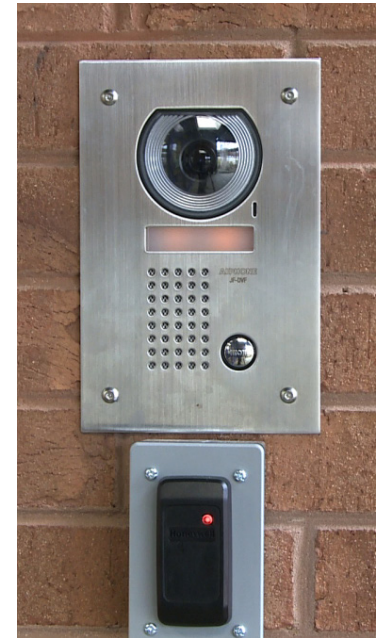
MEETINGS UPDATE

- February 9, 2015
- March 6, 2015
- April 13, 2015



TRENDING NEEDS IDENTIFIED

- Security Cameras, Card Readers, Intercom Systems, Paging Systems, Security Alarms
- Lighting, Signage, Perimeter Fencing and Gates
- District Police Department Building to be Centrally Located
- Improve Vehicular Stacking Space and Student Circulation
- Address Parity Issue Across All 4 District Area Regions



How important is this area of emphasis? Necessary to achieve District Goals and Priorities? Mission-critical?

TWIN RIVERS UNIFIED SCHOOL DISTRICT

TECHNOLOGY

TWIN RIVERS UNIFIED SCHOOL DISTRICT

TECHNOLOGY

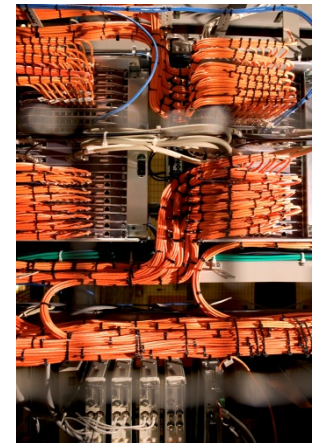
MEETING UPDATE

- February 10, 2015
- March 10, 2015
- Follow-up Meeting: (TBD)



TRENDING NEEDS IDENTIFIED

- PA/ Intercom/ Communication
- Intrusion Alarm/ Security
- Exterior Lighting (Safety & Security)
- Fire Alarm
- Data/ Network/ Audio Video



How important is this area of emphasis? Necessary to achieve District Goals and Priorities? Mission-critical?

TWIN RIVERS UNIFIED SCHOOL DISTRICT

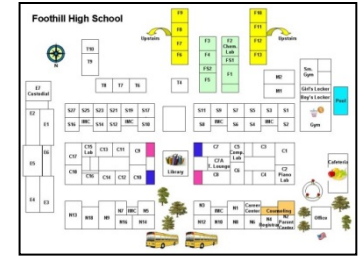
FACILITY ASSESSMENTS

TWIN RIVERS UNIFIED SCHOOL DISTRICT

FACILITY ASSESSMENTS

PROGRESS UPDATE

- Site Walks: January – February , 2015
- Data upload: February – March, 2015
- Line-by-Line Review Meetings: March, 2015
- Prioritization Findings: April, 2015



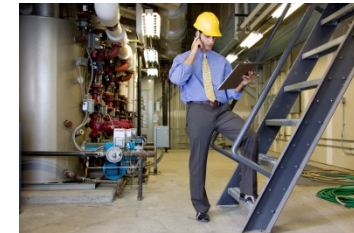
TRENDING NEEDS IDENTIFIED

- Interior Improvements: Flooring, Painting, Ceilings
- Exterior Improvements: Roofing, Windows, Wall Repair



ED PROGRAMS

- Academic needs as established in Ed Specs
- Modernization vs. New Construction



How important is this area of emphasis? Necessary to achieve District Goals and Priorities? Mission-critical?

TWIN RIVERS UNIFIED SCHOOL DISTRICT

FACILITY ASSESSMENTS

MADISON ELEMENTARY SCHOOL



TWIN RIVERS UNIFIED SCHOOL DISTRICT

5241 HARRISON STREET
NORTH HIGHLANDS, CALIFORNIA 95660

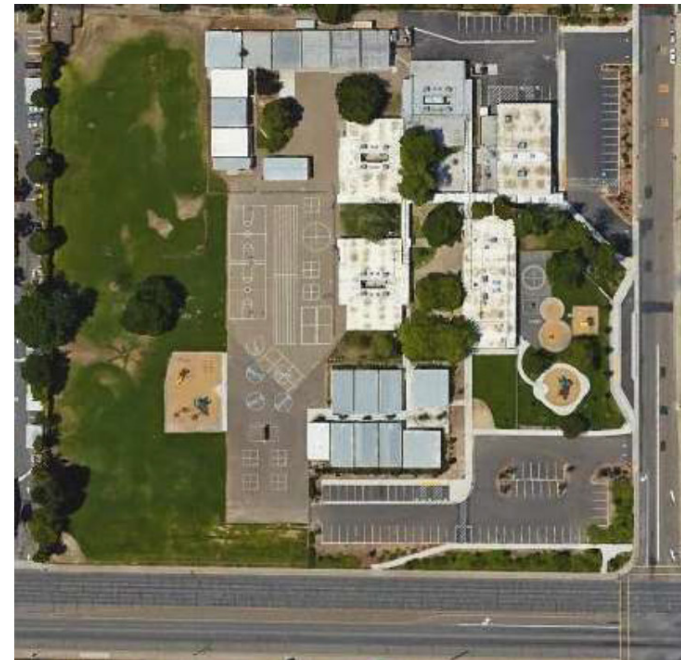


ORIGINAL BUILDING COMPLETED: 1962, 67
ADDITIONS COMPLETED:
RENOVATIONS COMPLETED:
BUILDING AREA: 12,395 SF

MADISON ELEMENTARY SCHOOL



TWIN RIVERS UNIFIED SCHOOL DISTRICT



TOTAL ACRES: 10

TWIN RIVERS UNIFIED SCHOOL DISTRICT

FACILITY ASSESSMENTS

MADISON ELEMENTARY SCHOOL



TWIN RIVERS UNIFIED SCHOOL DISTRICT

EXISTING SITE PLAN



MADISON ELEMENTARY SCHOOL

SCALE 1" = 100'

EXISTING CLASSROOM BLDG.	EXISTING MULTI-PURPOSE
EXISTING KINDERGARTEN	EXISTING RELOCATABLES
EXISTING ADMIN / LIBRARY	

TOTAL ACRES: 10

MADISON ELEMENTARY SCHOOL



TWIN RIVERS UNIFIED SCHOOL DISTRICT

PROPOSED SITE PLAN



MADISON ELEMENTARY SCHOOL

SCALE 1" = 100'

EXISTING CLASSROOM BLDG.	EXISTING MULTI-PURPOSE
EXISTING KINDERGARTEN	EXISTING RELOCATABLES
EXISTING ADMIN / LIBRARY	BUILDING EXPANSION
	NEW BUILDINGS

TOTAL ACRES: 10

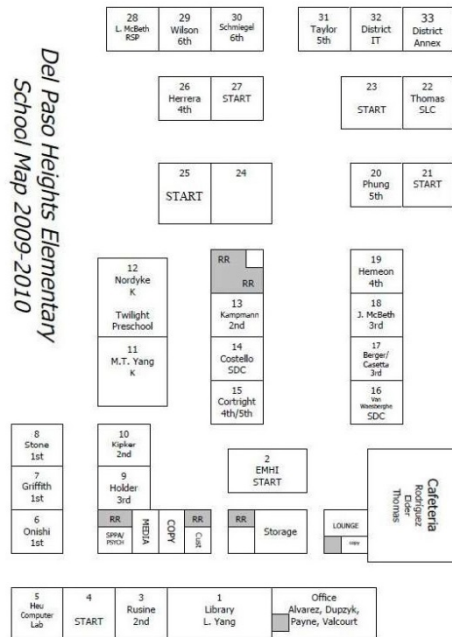
TWIN RIVERS UNIFIED SCHOOL DISTRICT

FACILITY ASSESSMENTS

**MADISON ELEMENTARY
SCHOOL**



TWIN RIVERS UNIFIED SCHOOL DISTRICT



Floor Plan

Madison Elementary School

DISCIPLINE REPORT

Print Date: 3/9/2015

Proposed Work Items

All costs are shown in 2015 dollars. The cost of all work items after this date should be adjusted accordingly.

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS CODE	TOTAL COST
CIVIL						\$0.00
	C1	site drainage issues when it rains	1	FR	SD	\$0.00
	C2	existing parking undersized	2	FR	SPN	\$0.00
	C3	Flood problem during rain @ drive way at front of school - provide means of area drainage	2	FR	SD	\$0.00
	C4	Playcourts need re-painted	2	FR	SPM	\$0.00
	C5	Flood problem during rain @ drive way at front of school - provide means of area drainage	2	FR	SD	\$0.00
	C6	site/parking access/ drop-off is problematic	2	FR	SPN	\$0.00
	C7	Site paving and striping	3	FR	SPM	\$0.00
	C8	Fencing	4	FR	SF	\$0.00
BUILDING ENVELOPE						\$0.00
	B1	Provide miscellaneous roof maintenance and repair as proposed by 2014 Roof Assessment Report.	1	FR	RFM	\$0.00
	B2	Roof - Repair roof leak.	1	FR	RFM	\$0.00
ARCHITECTURAL						\$0.00
	A1	Floor - Refinish floor.	1	FR	FLR	\$0.00
	A2	Electrical rooms with electrical equipment (Main Switchboard, Transformers, Distribution Panels, Panelboards, Terminal Cabinets, Telephone Backboards) are completely being used for storage of custodian equipment and school items. This is in violation of	1	FR	CODE	\$0.00
	A3	Electrical rooms with electrical equipment (Main Switchboard, Transformers, Distribution Panels, Panelboards, Terminal Cabinets, Telephone Backboards) are completely being used for storage of custodian equipment and school items. This is in violation of	1	FR	CODE	\$0.00
	A4	Flagpole	2	FR	MEQ	\$0.00
	A5	Floor - Remove and replace sheet vinyl.	2	FR	FLR	\$0.00
	A6	Floor - Remove and replace VCT	2	FR	FLR	\$0.00
	A7	Floor - Remove and replace carpet.	2	FR	FLR	\$0.00
	A8	Casework - Remove and replace casework	2	FR	CWK	\$0.00
	A9	ADA - Add accessible lift at stage.	2	FR	CODE	\$0.00
	A10	watercloset and lavatory @ office not ADA compliant - provide ADA compliant fixtures	2	FR	FXT	\$0.00
	A11	watercloset and lavatory @ office not ADA compliant - provide ADA compliant fixtures	2	FR	FXT	\$0.00
	A12	Provide missing outside air screen at library packaged rooftop unit.	2	FR	MEQ	\$0.00
	A13	Hardware - Remove and replace to comply with ADA and safety requirements	3	FR	HDW	\$0.00
	A14	Hardware - Remove and replace to comply with ADA and safety requirements.	3	FR	HDW	\$0.00
	A15	Update hardware to panic	3	FR	HDW	\$0.00
	A16	Replace tackboard	3	FR	WRI	\$0.00
	A17	Repair/replace Gyp. Board	3	FR	WRI	\$0.00
	A18	Replace tack board and wood panels	3	FR	WRI	\$0.00
	A19	Replace tack board / Gyp. board	3	FR	WRI	\$0.00
	A20	Replace FRP panels	3	FR	WRI	\$0.00
	A21	Update restrooms to ADA compliant	3	FR	CODE	\$0.00

PRB

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TWIN RIVERS UNIFIED SCHOOL DISTRICT

FACILITY ASSESSMENTS

Madison Elementary School

DISCIPLINE REPORT

Print Date: 3/9/2015

Proposed Work Items

All costs are shown in 2015 dollars. The cost of all work items after this date should be adjusted accordingly.

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS CODE	TOTAL COST
	A22	Restrooms area ADA compliant	3	FR	CODE	\$0.00
	A23	Drinking fountain not ADA compliant	3	FR	OTH	\$0.00
	A24	Kitchen equipment	3	FR	OTH	\$0.00
	A25	Floor - Refinish floor.	3	FR	FLR	\$0.00
	A26	Ceiling - Replace missing 1'x1' glue up ceiling tiles.	3	FR	CLG	\$0.00
	A27	Remove or replace gyp. board ceiling	3	FR	CLG	\$0.00
	A28	Ceiling - Remove and replace ceiling tile to match other tiles.	3	FR	CLG	\$0.00
	A29	Ceiling - Remove and replace ceiling tile to match other tiles.	3	FR	CLG	\$0.00
	A30	Ceiling - Remove and replace damaged glue-up tiles.	3	FR	CLG	\$0.00
	A31	Repair / patch gyp. board	3	FR	CLG	\$0.00
	A32	Casework - Remove and replace casework	3	FR	OWK	\$0.00
	A33	Fixture/ADA - Remove and replace sink per ADA code.	3	FR	OWK	\$0.00
	A34	Toilet Partitions - Remove and replace.	3	FR	TP	\$0.00
	A35	drinking fountains are generally new condition throughout campus but not ADA compliant - provide ADA compliant drinking fountains as required.	3	FR	FXT	\$0.00
	A36	dishwasher is old - replace	3	FR	FXT	\$0.00
	A37	drinking fountains are generally new condition throughout campus but not ADA compliant - provide ADA compliant drinking fountains as required.	3	FR	FXT	\$0.00
	A38	dishwasher is old - replace	3	FR	FXT	\$0.00
	A39	Repair dented classroom gravity relief hoods	3	FR	MEC	\$0.00
	A40	Replace tack board	4	FR	WRI	\$0.00
	A41	Restroom are ADA compliant	4	FR	CODE	\$0.00
	A42	Restrooms are ADA compliant	4	FR	CODE	\$0.00
	A43	Floor - Refinish floor.	4	FR	FLR	\$0.00
	A44	Floor - Remove and replace VCT.	4	FR	FLR	\$0.00
	A45	Replace tack board	4	FR	FLR	\$0.00
	A46	Floor - Refinish floor.	4	FR	FLR	\$0.00
	A47	Floor - Remove and replace VCT.	4	FR	FLR	\$0.00
	A48	Floor - Refinish floor.	4	FR	FLR	\$0.00
	A49	Floor - Remove and replace VCT.	4	FR	FLR	\$0.00
	A50	Casework - Remove and replace casework	4	FR	OWK	\$0.00
	A51	Ceiling - Remove and replace damaged glue-up tiles.	4	FR	CLG	\$0.00

MECHANICAL

M1	HVAC system not working correctly	2	FR	HVAC	\$0.00
M2	Replace old exhaust fans.	2	FR	HVAC	\$0.00
M3	Replace down discharge diffusers with horizontal discharge diffusers in due to occupant comfort issues.	2	FR	HVAC	\$0.00
M4	Majority of school has Carrier equipment installed in 2007. Replace units after expected 15 year lifespan.	3	FR	HVAC	\$0.00
M5	Portable buildings have Bard exterior wall mounted equipment installed in 2010. Replace units after expected 15 year lifespan.	3	FR	HVAC	\$0.00
M6	Rooms 27 through 34 are on stand alone thermostats. Provide controls for these rooms connected to district energy management.	3	FR	HVAC	\$0.00
M7	Provide flexible duct connection at existing packaged rooftop units due to fluid piping issues.	3	FR	HVAC	\$0.00



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Madison Elementary School

DISCIPLINE REPORT

Print Date: 3/9/2015

Proposed Work Items

All costs are shown in 2015 dollars. The cost of all work items after this date should be adjusted accordingly.

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS CODE	TOTAL COST
CODE PRIORITY						TOTAL
MP Major Projects: Items That Have Been Planned Or Have Already Been Designated As Projects						\$0.00
1 Must Be Legal, Safety Reasons, Critical Replacements - (Life Expectancy: 1-2 years)						\$0.00
2 Should Be Curricular, Instructional, Program Need - (Life Expectancy: 3-5 years)						\$0.00
2.1 Should Be Curricular, Instructional, Program Need - (Life Expectancy: 4-5 years)						\$0.00
2.2 Should Be Curricular, Instructional, Program Need - (Life Expectancy: 5-6 years)						\$0.00
3 Would Like To Be Curricular, Instructional, Program Enhancement - (Life Expectancy: 6-10 years)						\$0.00
4 Future Consideration: Not To Be Addressed With Bond Funding At This Time -(Life Expectancy: 10 plus y						\$0.00
						\$6.00

CODE	PRIORITY DESCRIPTION	TOTAL
NA	These assessment items are captured in Major Project "MP" line items. Costs are included for assessment and historical purposes only.	\$0.00

FACILITY CONDITION INDEX

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Repair Cost by the Replacement Value. As a rule of thumb, an FCI of 10% or less is considered Excellent, 11%-30% is Very Good, 31%-45% is Good, 46%-59% is Average, and 60% or more is considered Poor.

PRIORITY MP TOTAL	0.00	0.00%	\$0.00
PRIORITY 1 TOTAL	0.00	100.00%	\$0.00
PRIORITY 2 TOTAL	0.00	100.00%	\$0.00
PRIORITY 2.1 TOTAL	0.00	100.00%	\$0.00
PRIORITY 2.2 TOTAL	0.00	100.00%	\$0.00
PRIORITY 3 TOTAL	0.00	50.00%	\$0.00
PRIORITY 4 TOTAL	0.00	25.00%	\$0.00

FACILITY CONDITION REPAIR COST (SUM OF (PRIORITY TOTAL X LIFE EXPECTANCY))

FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + % SOFT COSTS): SQ. FT. @

FACILITY CONDITION INDEX



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TWIN RIVERS UNIFIED SCHOOL DISTRICT

TRANSPORTATION

TWIN RIVERS UNIFIED SCHOOL DISTRICT

TRANSPORTATION

MEETING UPDATE

- March 9, 2015
- Follow-up Meeting: (TBD)

TRENDING NEEDS IDENTIFIED

- Aging facilities and equipment
- Inadequate size
- Consolidate and relocate vs. maintaining existing facilities locations



How important is this area of emphasis? Necessary to achieve District Goals and Priorities? Mission-critical?

TWIN RIVERS UNIFIED SCHOOL DISTRICT

NEXTGEN AND 21st CENTURY LEARNING ENVIRONMENTS

TWIN RIVERS UNIFIED SCHOOL DISTRICT

NEXTGEN AND 21ST CENTURY LEARNING ENVIRONMENTS

MEETING UPDATE

- March 11, 2015
- Follow-up Meeting: (TBD)

TRENDING NEEDS IDENTIFIED

- Furniture that allows for varied types of instruction and collaboration.
- Adaptable Features that allow sharing between teachers and instruction
- Enhancement of instruction using digital media and mobile devices
- Impact of optimizing lighting and acoustics in the learning environment.



How important is this area of emphasis? Necessary to achieve District Goals and Priorities? Mission-critical?

TWIN RIVERS UNIFIED SCHOOL DISTRICT

VAPA (FINE ARTS) / CTE

TWIN RIVERS UNIFIED SCHOOL DISTRICT

VAPA (FINE ARTS) / CTE

MEETING UPDATE

- March 9, 2015
- Follow-up Meeting: (TBD)

TRENDING NEEDS IDENTIFIED

- Visual and Performing Arts: Importance of parity across District
- CTE: Importance of parity across District



How important is this area of emphasis? Necessary to achieve District Goals and Priorities? Mission-critical?

TWIN RIVERS UNIFIED SCHOOL DISTRICT

NUTRITIONAL SERVICES

TWIN RIVERS UNIFIED SCHOOL DISTRICT

NUTRITIONAL SERVICES

MEETING UPDATE:

- March 9, 2015
- Follow-up Meeting: (TBD)

TRENDING NEEDS IDENTIFIED

- Size of Cafeteria
- Size function of kitchen
- Kitchen equipment needs



How important is this area of emphasis? Necessary to achieve District Goals and Priorities? Mission-critical?

TWIN RIVERS UNIFIED SCHOOL DISTRICT

DISTRICT-WIDE ATHLETIC IMPROVEMENTS

TWIN RIVERS UNIFIED SCHOOL DISTRICT

DISTRICT-WIDE ATHLETIC IMPROVEMENTS

MEETING UPDATE:

- February 10, 2015
- Follow-up Meeting: (TBD)

TRENDING NEEDS IDENTIFIED

- Indoor Athletics: Gymnasium, locker rooms, wrestling, weight room
- Outdoor Athletic Spaces: Stadium and field house, baseball/softball complexes, track and field, practice fields, after-hours parking



How important is this area of emphasis? Necessary to achieve District Goals and Priorities? Mission-critical?

TWIN RIVERS UNIFIED SCHOOL DISTRICT

DISTRICT FINANCIAL UPDATE

TWIN RIVERS UNIFIED SCHOOL DISTRICT

UNIFYING THEME AND BRANDING

TWIN RIVERS UNIFIED SCHOOL DISTRICT

UNIFYING THEME AND BRANDING

GOAL

- Develop high quality learning environments for students throughout the District

DISCUSSION:

- Common theme and messaging
 - Example: “Unifying for 2025”



Thank You!

