



SECTION 3. CONDITION ASSESSMENTS



CONDITION ASSESSMENT: SUMMARY

The condition assessment process examined all District facilities, evaluating the site against 10 key areas as shown in the matrix. The matrix is a summary of the entire campus; a more detailed summary, building by building, is part of the campus specific portion of the FMP. A more detailed summary, by building system, is part of the Appendix. The process included site walk(s) and drawing review by electrical and mechanical engineers, civil engineers as well as the architectural team.

- Site ADA: access compliance issues at the site level including playgrounds, parking areas, etc.
- Site - Other: includes items such asphalt and concrete paving deficiencies, landscape and play areas.
- Site Security: includes items such as site fencing and gates, parking and drop-off areas.
- Building Exterior: Doors and windows, roof quality, painting, etc.
- Building Interior: Interior finish materials (paint, celings, for example), accessibility issues of restrooms, casework, doors, etc.
- Building Security: Single-point-of-entry, access control hardware
- Electrical: Power adequacy, electric lighting
- Low Voltage: Data adequacy; fire alarm, clock and speaker
- Mechanical: Heating, Ventilating and Air Conditioning systems
- Plumbing (restrooms): Quality and level of renovation required to achieve accessibility.

Educational adequacy, or a comparison to the standards established in the educational specifications, will be addressed in the individual master plans, by site.

The scale against these systems were measured is replacement value as noted below. When addressing building systems, or overall campus condition, “orange” and “red” systems, buildings or campuses prompt the need to assess whether full replacement is a best value alternative.

	Site - ADA	Site - Other	Site - Security	Building Exterior	Building Interior	Building Security	Electrical	Low Voltage	Mechanical	Plumbing Restrooms
Elementary Schools										
Marigold										
McManus										
Neal Dow										
Emma Wilson										
Little Chico Creek										
Shasta										
Chapman										
Parkview										
Rosedale										
Sierra View										
Citrus										
Hooker Oak										
Jr. High Schools										
Bidwell										
Chico Jr										
Marsh										
High Schools										
Chico										
Pleasant Valley										
Fair View										

LEGEND

<10% Replacement Value

10% < 50% Replacement Value

50% < 75% Replacement Value

75% < 100% Replacement Value

This chart provides a side-by-side comparison of the existing elementary school facilities, their current capacity and the model capacity as developed in the FMP. For the schools yet to be modernized/replaced, any inequities can be addressed in the programming and planning of those facilities to align with the District's Educational Specifications. For the schools in the District considered "completed" with the exception of small modifications for transitional kindergarten, attention should be given to the impact of undersized core facilities - administration, libraries and multi-purpose spaces - that impact school operations and equity. Those spaces are highlighted in (RED).

SITE INVENTORY -
ELEMENTARY SCHOOLS

ELEMENTARY	CHAPMAN	CITRUS	EMMA WILSON	HOOVER OAK	LITTLE CHICO CREEK	MARIGOLD	MCMANUS	NEAL DOW	PARKVIEW	ROSEDALE	SHASTA	SIERRA VIEW
Loaded												
Transitional Kindergarten	1		2	1	1	2		1	1	1		
Kindergarten	2	2	3	2	4	3	3	2	2	4	4	3
First Grade	1	2	4	2	3	4	3	3	2	4	5	3
Second Grade	2	3	4	3	3	4	3	2	3	4	4	4
Third Grade	2	3	3	2	3	3	3	3	3	4	5	4
Fourth Grade	2	2	3	2	3	3	3	2	3	3	4	3
Fifth Grade	2	2	3	2	3	3	3	2	3	3	4	4
SPED	3	2	2					2	2		3	2
Total	15	16	24	14	20	37	18	17	19	23	29	23
Non-Loaded												
ART												
Music				1			1			1		
Science Project Based Learning									2		1	
Resource		1	1	1	1	1	1	1		1	1	1
Accelerated Learners												
ELD Intervention							1		2	1		
Computer												
After School Program							1					
Preschool	1	2				15	1		1			
Title I	1				1		2			1		
Reading	1							1				
Learning Center				1								
Other	9 Charter				1 (SEL)	1 (RTL groups)	PORTABLE	1 (Opportunity)	1 (Portable)			
Support (SF)												
Library Space*	979	979	1713	996	2420	1713	1177	3331	979	1734	1127	943
Administration/Student Services	1930	4739	3804	2573	2485	8980	5913	3682	3134	3101	3331	3156
Gymnasium/Locker Rooms												
Cafeteria/Multi-Purpose Space	2191	2183	6714	4417	5199	6714	2452	6496	1954	2196	3713	2238
Kitchen	812	415	1296	565	556	1296	467	1047	448	567	521	579
Technology Room		960 SF										

1. Title 5 of the California Code of Regulations outlines library space at 2.5 SF/student. Undersized library spaces are shown in (RED).
2. Title 5 also indicates 1,350 SF for Kindergarten spaces inclusive of restroom and support spaces. Campuses with undersized Kindergartens show the number of undersized Kindergartens in (RED).
- The District has established a size for elementary school multi-purpose spaces of 6 SF/Students. Undersized multi-purpose spaces are shown in (RED)

LEGEND

Proposed Replacement Campus

Proposed Light/Moderate Modernization

Completed Campus

CONDITION ASSESSMENT: PHOTOS

Shown below are several photos to represent recurring conditions seen at multiple campuses. More detailed conditions of each individual campus are covered later in the Facilities Master Plan.



Accessibility upgrades for sinks and restrooms



Upgrades to older equipment such as drinking fountains



Repair to leaks and finish damages from leaks



Finish upgrades are needed



Door hardware in need of replacemen for security, technology, and/or replacement



Ponding of water around site. More adequate drainage needed



Roofs in need of replair.



Cracked Asphalt at parking and play areas