

# Azusa Unified School District Facilities Plan



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## I. INTRODUCTION

Azusa Unified School District (AUSD) serves the residents of the City of Azusa, parts of Covina, and unincorporated Los Angeles County. A total population of approximately 50,137 citizens results in a student TK-12 enrollment of 7,069 during the 2021-2022 school year. The Azusa Unified School District comprises nine elementary schools, three middle schools, one TK-8, three high schools, and an Adult School.

AUSD is dedicated to the academic achievement of all students. Student-centered programs emphasize a curriculum aligned with California Standards, rigorous classes, and a commitment to educational technology. AUSD offers pre-school at most of its elementary schools, a Dual Immersion program, STEM and Art focused schools, an Early College Program, International Baccalaureate, 14 CTE pathways, a Gifted and Talented Education (GATE) program, special programs for at-risk students, an extensive special education program, and many opportunities for extra-curricular activities, electives, and sports.

Currently, the Azusa Unified School District is in a multi-year Capital Facilities Program to address critical needs that will help propel the educational learning environment at all of our schools and continue to support our program offerings for students. One of the district's primary goals for its facilities is maintenance, improvements, and enhancements that add value to the educational experience at all sites. As such, the District has created this District Facilities Plan that includes repairs and upgrades to existing classrooms, safety-related items, and improvements to student services and parking facilities, to list a few. The plan is intended to help guide the District in making critical decisions about projects it intends to move forward. The plan is flexible and allows for changes to be incorporated. Please note that the needs assessment was conducted with professionally trained personnel, but unforeseen conditions can be expensive and must be analyzed prior to all projects.

# Prior Bond Commitments



## II. Prior Bond Commitments

One of the Measure K commitments was to ensure that schools that were not modernized in the previous bond were going to be modernized with Measure K. To date, Dalton, Lee, and Paramount have started that process with all three schools having a new roof and new HVAC. Underground utilities have been completed at Dalton and Paramount, but not Lee. Dalton is the only site that has complete new fencing. Dalton, Lee, and Paramount all need modernization of the classrooms and the office.

### Project Description

- Underground Utility Replacement:
  - Completing this task will improve environmental safety, sanitation, and water improvements
  - Projected Cost:
    - Lee - \$4,000,000
    - Measure K Fund
  - Projected Timeline:
    - One year per
  - Required Processes:
    - Does not require DSA approval
    - Formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process
- Fencing Upgrades:
  - Completing this task will secure the campus and create a single point of entry
  - Projected Cost:
    - Lee and Paramount - \$850,000
    - Measure K Fund
  - Projected Timeline:
    - One year per site

- Required Processes:
  - Does not require DSA approval
  - Formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process
- Modernization of the administration office, restrooms, and classrooms:
  - Completing this task for the office could include:
    - Replace carpet
    - Replace vinyl tiles
    - New exterior and interior paint
    - Replace or install a suspended tile system
    - Replace caseworks and shelving
    - Replace windows
    - Replace doors and hardware
    - Replace light fixtures
    - Rework concrete at door thresholds
    - Demolition and rearrange interior walls when needed
    - New electrical wiring, receptacle, and panels
    - Single point entry at the lobby
  - Completing this task for the restrooms could include:
    - Replace floor and wall tiles
    - Replace restroom partitions
    - Provide ADA stall and hardware
    - Replace plumbing fixtures
    - Replace doors and hardware
    - Replace ADA signs
    - Replace ceiling as needed
    - Replace restroom accessories
    - Replace floor drain

- Replace window frames and glazing
  - Replace or provide exhaust fan
- Completing this task for the classrooms could include:
  - Replace carpet
  - Replace vinyl tiles
  - New exterior and interior paint
  - Replace or install in suspended tile system
  - Replace caseworks and shelving
  - Replace windows
  - Replace doors and hardware
  - Replace markerboard with new markerboards or new smart wall casework with sliding markerboards
  - Replace tack boards
  - Replace light fixtures
  - New vinyl covered tack board walls
  - ADA sink and casework
  - Rework concrete at door thresholds
  - Demolition and rearrange interior walls when needed
  - New electrical wiring and receptacle
- Projected Cost:
  - Dalton, Lee, Paramount - \$19,500,000
  - Measure K Fund
- Projected Timeline:
  - Two years per site after DSA approval
- Required Processes:
  - Needs DSA approval
  - Upon DSA approval, project must go out for a formal bid through a Request for Proposal (RFP) process or informal bid through the California Uniform Public Construction Cost Accounting Act (CUPCCAA) process

## Project Timeline

Activity	PLAN START	PLAN DURATION (In Months)	Months																																
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31		
Underground Utility Replacement	12	12																																	
Fencing Upgrades	8	12																																	
Classroom Modernization and Front Office	6	24																																	

Project	Projected Time of Completion (From Inception)	Time Per Site or Total Project
Underground Utility Replacement	1 Year	Per Site
Fencing Upgrades	1 Year	Per Site
Classroom Modernization and Front Office	2 Years	Per Site

## Required Process

All of the prior commitment items for Dalton, Lee, and Paramount will require DSA approval with the exception of:

- Underground Utility Replacement
- Fencing Upgrades

The DSA submittal process will take between six months to 18 months. The longest duration of the DSA process is tied to the classroom and front office modernization.

For all items listed in the prior commitments category, including those requiring DSA approval, this work would need to go out for a formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process.



## Projected Cost

It is estimated that the total cost for these projects will be \$24.3M. The cost for the prior bond commitment items would be paid out of Measure K Fund.

Below, please find a table summarizing the costs:

	Dalton	Lee	Paramount	Total
<b>Prior Commitments</b>				
Underground Utility Replacement		\$ 4,000,000		\$ 4,000,000
Fencing Upgrades		\$ 350,000	\$ 500,000	\$ 850,000
Classroom Modernization and Front Office	\$ 6,500,000	\$ 6,500,000	\$ 6,500,000	\$ 19,500,000
<i>Subtotal</i>	<i>\$ 6,500,000</i>	<i>\$ 10,850,000</i>	<i>\$ 7,000,000</i>	<i>\$ 24,350,000</i>

# Safety-Related Items



### III. Safety-Related Items

Facilities maintenance is concerned first and foremost with ensuring safe conditions for facility users, students, teachers, staff, parents, and guests. While it may be difficult to define what precisely constitutes a "safe" environment, it is fair to say that ensuring safe conditions is a major component of effective school facility management.

District staff and the District’s architects compiled the project listed below through facility walks.

#### Project Description

##### Communications

- Fire Alarm/Bell/Public Announcement System:
  - Title 24 DSA Code requirement
  - Projected Cost:
    - AHS and GMS - \$1,300,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Projects
  - Projected Timeline:
    - Two years per site after DSA approval
  - Required Processes:
    - Needs DSA approval
    - Upon DSA approval, project must go out for a formal bid through a Request for Proposal (RFP) process or informal bid through the California Uniform Public Construction Cost Accounting Act (CUPCCAA) process



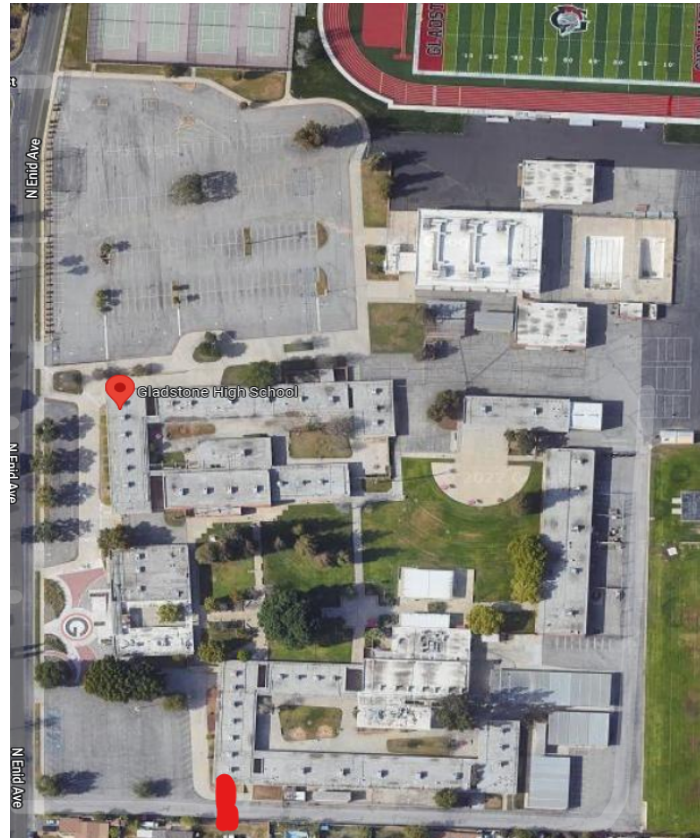
Hodge Playground

## Security

- AHS Fence N. Rockvale:
  - Completing this task will replace the old chain link fence
  - Projected Cost:
    - AHS - \$31,200
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Projects
  - Projected Timeline:
    - Half-year
  - Required Processes:
    - Does not require DSA approval
    - Formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process



- Automated Service Gate:
  - Completing this task will automatically secure the campus upon entry
  - Projected Cost:
    - GMS - \$85,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Projects
  - Projected Timeline:
    - Three months
  - Required Processes:
    - Does not require DSA approval
    - Formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process



- Intrusion Alarm:
  - Completing this task will secure the District's assets
  - Projected Cost:
    - AHS, AHS-E, GMS, Dalton, Hodge, Lee, Magnolia, Murray, Paramount, and Valleydale - \$600,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Projects
  - Projected Timeline:
    - Half-year per site
  - Required Processes:
    - Does not require DSA approval
    - Formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process
- Surveillance:
  - Completing this task will help deter vandalism, crime, and can be used as evidence in court
  - Projected Cost:
    - All sites - \$3,000,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Projects
  - Projected Timeline:
    - Half to one year per site
  - Required Processes:
    - Does not require DSA approval
    - Formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process
- Fencing Upgrades:
  - Completing this task will secure the campus and create a single point of entry
  - Projected Cost:
    - AHS, AHS-E, GMS, Hodge, Longfellow, and Valleydale - \$2,155,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Projects
  - Projected Timeline:
    - One year per site

- Required Processes:
  - Does not require DSA approval
  - Formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process

### Student Experience

- Gym Floor:
  - Completing this task will allow for full usage of the gym floor for P.E. and athletics
  - Projected Cost:
    - AHS - \$615,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Projects
  - Projected Timeline:
    - Half-year
  - Required Processes:
    - Does not require DSA approval
    - Formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process
- Theater - Classroom Conversion:
  - Completing this task will allow for the space to revert to classroom space as the Theater was out of code compliance
  - Projected Cost:
    - AHS - \$100,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Projects
  - Projected Timeline:
    - Half to one year
  - Required Processes:
    - Does not require DSA approval
    - Formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process
- Asphalt Repair:
  - Completing this task will improve and repair the large fissures hazardous to foot traffic, athletics and P.E. activities
  - Projected Cost:
    - AHS, AHS-E, GMS, Dalton, Hodge, Lee, Longfellow, Magnolia, Murray, Paramount, Valleydale - \$4,370,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Projects

- Projected Timeline:
  - One year per site
- Required Processes:
  - Does not require DSA approval
  - Formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process
- Roofing - Coating:
  - Completing this task will keep water from entering into the building envelope preventing: rotting framing members, mold, (IAQ) indoor air quality issues etc.
  - Projected Cost:
    - AHS, AHS-E, SHS, Hodge, and Lee - \$3,040,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Projects
  - Projected Timeline:
    - One year per site
  - Required Processes:
    - Does not require DSA approval
    - Formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process

### Access

- ADA upgrades to path of travel, restrooms, parking:
  - Completing this task will bring our sites up to code for handicap access and compliance and DSA approval
  - Projected Cost:
    - AHS, AHS-E, and GMS- \$1,670,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Projects
  - Projected Timeline:
    - One and a half-years per site after DSA approval
  - Required Processes:
    - Needs DSA approval
    - Upon DSA approval, formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process



- Parking Expansion/Drop Off/Slurry/Drainage:
  - Completing this task will increase staff parking and increase/improve the student pickup and dropoff
  - Projected Cost:
    - Dalton, Hodge, Lee, Magnolia, Murray, Paramount, and Valleydale - \$7,260,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Projects
  - Projected Timeline:
    - One and a half-year per site after DSA approval
  - Required Processes:
    - Needs DSA approval
    - Upon DSA approval, project must go out for a formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process
- Gutters and Drainage:
  - Completing this task will improve student safety and the longevity of site roofs
  - Projected Cost:
    - AHS, SHS, and Hodge - \$210,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Projects
  - Projected Timeline:
    - Half-year per site
  - Required Processes:
    - Does not require DSA approval
    - Formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process

- Street Closure:
  - Completing this task will create a safe path of travel between campuses
  - Projected Cost:
    - Azusa High School - \$1,300,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Projects
  - Projected Timeline:
    - One and a half-years after DSA approval
  - Required Processes:
    - Approval from the City of Azusa
    - Needs DSA approval
    - Upon DSA approval, project must go out for a formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCAA process



## Project Timeline

Activity	PLAN START	PLAN DURATION (In Months)	Months																																
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	
Intrusion Alarm	2	6																																	
Surveillance	7	12																																	
Gym Floor	1	3																																	
ADA upgrades to path of travel, restrooms, parking	14	18																																	
Little Theater - Classroom Conversion	12	3																																	
Fence N. Rockvale	9	6																																	
Automated Service Gate	2	1																																	
Parking Expansion/Drop Off/Slurry/Drainage	13	18																																	
Asphalt Repair	8	4																																	
Gutters and Drainage	2	3																																	
Roofing - Coating	8	12																																	
Fencing Upgrades	8	12																																	
Street Closure	14	6																																	

<b>Project</b>	<b>Projected Time of Completion (From Inception)</b>	<b>Time Per Site or Total Project</b>
Fire Alarm/Bell/PA - Code Requirement	2 Years	Per Site
Intrusion Alarm	6 Months	Per Site
Surveillance	6 Months to 1 year	Per Site
Gym Floor	6 Months	Per Site
ADA Upgrades to Path of Travel, Restrooms, Parking	1 Year and a half	Per Site
Theater - Classroom Conversion	6 Months to 1 year	Per Site
Fence N. Rockvale	6 Months	Per Site
Automated Service Gate	3 Months	Per Site
Parking Expansion/Drop Off/Slurry/Drainage	1 Year and a half	Per Site
Asphalt Repair	1 Year	Per Site
Gutters and Drainage	6 Months	Per Site
Roofing - Coating	1 Year	Per Site
Fencing Upgrades	1 Year	Per Site
Street Closure	1 Year and a half	Per Site

### Required Process

None of the safety-related items require DSA approval with the exception of:

- Fire Alarm/Bell/PA - Code requirement
- ADA Upgrades to Path of Travel, Restrooms, and Parking
- Parking Expansion/Drop Off/Slurry/Drainage

The DSA submittal process will take between four months to 12 months. The longest duration of the DSA process is tied to the ADA upgrades to path of travel, restrooms, and parking.

For all safety-related items, including those requiring DSA approval, this work would need to go out for a formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process. Additionally, the street closure item for AHS will require approval from the City of Azusa.

### Projected Cost

It is estimated that the total cost for these projects will be \$26.4M. The cost for the safety-related items could be paid out of Measure K Fund, County Schools Facilities Fund, or the Special Reserve Fund for Capital Outlay Projects.

Below, please find a table summarizing the costs:

#### Secondary

	Azusa High	Azusa High School East	Gladstone Middle	Sierra High	Total
<b>Safety-Related Items</b>					
Fire Alarm/Bell/PA - Code Requirement	\$ 650,000	\$ -	\$ 650,000	\$ -	\$ 1,300,000
Intrusion Alarm	\$ 60,000	\$ 60,000	\$ 60,000	\$ -	\$ 180,000
Surveillance	\$ 700,000	\$ 500,000	\$ 700,000	\$ 200,000	\$ 2,100,000
Gym Floor	\$ 615,000	\$ -	\$ -	\$ -	\$ 615,000
ADA Upgrades to Path of Travel, Restrooms, Parking	\$ 650,000	\$ 500,000	\$ 520,000	\$ -	\$ 1,670,000
Theater - Classroom Conversion	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
Fence N. Rockvale	\$ 31,200	\$ -	\$ -	\$ -	\$ 31,200
Automated Service Gate	\$ -	\$ -	\$ 85,000	\$ -	\$ 85,000
Parking Expansion/Drop Off/Slurry/Drainage	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Repair	\$ 650,000	\$ 650,000	\$ 650,000	\$ -	\$ 1,950,000
Gutters and Drainage	\$ 80,000	\$ -	\$ -	\$ 50,000	\$ 130,000
Roofing - Coating	\$ 390,000	\$ 200,000	\$ -	\$ 150,000	\$ 740,000
Fencing Upgrades	\$ 390,000	\$ 450,000	\$ 390,000	\$ -	\$ 1,230,000
Street Closure	\$ -	\$ 1,300,000	\$ -	\$ -	\$ 1,300,000
<i>Subtotal</i>	<i>\$4,316,2005</i>	<i>\$ 3,660,000</i>	<i>\$ 3,055,000</i>	<i>\$ 400,000</i>	<i>\$ 11,431,200</i>

Elementary

	Dalton	Hodge	Lee	Longfellow	Magnolia	Murray	Paramount	Valleydale	Total
<b>Safety-Related Items</b>									
Fire Alarm/Bell/PA - Code Requirement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Intrusion Alarm	\$ 60,000	\$ 60,000	\$ 60,000	\$ -	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 420,000
Surveillance	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,600,000
Gym Floor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ADA Upgrades to Path of Travel, Restrooms, Parking	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Theater - Classroom Conversion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fence N. Rockvale	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Automated Service Gate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parking Expansion/Drop Off/Slurry/Drainage	\$ 1,560,000	\$ 600,000	\$ 600,000	\$ -	\$ 600,000	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000	\$ 7,260,000
Asphalt Repair	\$ 350,000	\$ 390,000	\$ 300,000	\$ 80,000	\$ 150,000	\$ 300,000	\$ 200,000	\$ 650,000	\$ 2,420,000
Gutters and Drainage	\$ -	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,000
Roofing - Coating	\$ -	\$ 1,000,000	\$ 1,300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,300,000
Fencing Upgrades	\$ -	\$ 325,000	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 500,000	\$ 1,475,000
Street Closure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Subtotal</i>	<i>\$ 2,170,006</i>	<i>\$ 2,655,002</i>	<i>\$ 2,460,000</i>	<i>\$ 380,000</i>	<i>\$ 1,010,000</i>	<i>\$ 1,860,003</i>	<i>\$ 1,760,000</i>	<i>\$ 2,710,009</i>	<i>\$ 15,005,000</i>

# Strongly Recommended - Azusa High School



## IV. Strongly Recommended - Azusa High School

The projects that are outlined in the strongly recommended category will enhance the facilities at Azusa High School. Implementing the projects as recommended gives administration, staff, and students the peace of mind that the school is protected against the unexpected, no matter what form that may take. School facilities are a crucial pillar to any community, big or small, urban or rural.

### Project Description

Listed below are items in the strongly recommended category for Azusa High School that would result in a positive impact on both our students and staff:

#### Student Experience

- Exterior Painting:
  - Completing this task would protect the building envelopes and extend the useful life of the buildings
  - Projected Cost:
    - AHS and AHS-E - \$600,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Projects
  - Projected Timeline:
    - Two months
  - Required Processes:
    - Does not require DSA approval
    - Formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process
- Kitchen Upgrades/Plumbing:
  - Completing this task would expand the environment to prepare food and adhere to code requirements
  - Projected Cost:
    - AHS - \$2,600,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Projects



- Projected Timeline:
  - Two and a half-years
- Required Processes:
  - Needs DSA approval
  - Upon DSA approval, project must go out for a formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process
- Install Stands and Press Box - Football:
  - Completing this task would make the new turf field a functional athletic space, create revenue for AHS, and potentially minimize student transfers
  - Projected Cost:
    - AHS - \$800,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Projects
  - Projected Timeline:
    - Two years
  - Required Processes:
    - Needs DSA approval
    - Upon DSA approval, project must go out for a formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process
- Stadium Lights:
  - Completing this task would make the new turf field a functional athletic space and possibly create revenue for AHS
  - Projected Cost:
    - AHS - \$520,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Projects
  - Projected Timeline:
    - One and a half-years
  - Required Processes:
    - Needs DSA approval
    - Upon DSA approval, project must go out for a formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process

- Baseball Infield and Outfield:
  - Completing this task would re-grade the entire field to maximize proper ball travel and player safety
  - Projected Cost:
    - AHS - \$1,300,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Projects
  - Projected Timeline:
    - One year
  - Required Processes:
    - Needs DSA approval
    - Upon DSA approval, project must go out for a formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process
- Baseball Small Infield:
  - Completing this task would re-grade the entire field to maximize proper ball travel and player safety
  - Projected Cost:
    - AHS - \$200,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Projects
  - Projected Timeline:
    - One year
  - Required Processes:
    - Needs DSA approval
    - Upon DSA approval, project must go out for a formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process
- Softball Infield and Outfield:
  - Completing this task would re-grade the entire field to mazimix proper ball travel and player safety
  - Projected Cost:
    - AHS - \$200,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Projects
  - Projected Timeline:
    - One year

- Required Processes:
  - Needs DSA approval
  - Upon DSA approval, project must go out for a formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process
- Turf Bullpen:
  - Completing this task would improve proper ball and player performance
  - Projected Cost:
    - AHS - \$100,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Projects
  - Projected Timeline:
    - One year
  - Required Processes:
    - Needs DSA approval
    - Upon DSA approval, project must go out for a formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process
- Dugouts upgrades:
  - Completing this task would address the proper drainage while providing protection against weather elements
  - Projected Cost:
    - AHS - \$200,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Projects
  - Projected Timeline:
    - One year
  - Required Processes:
    - Needs DSA approval
    - Upon DSA approval, project must go out for a formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process

- Sports Lighting/Resurfacing at Tennis Courts:
  - Completing this task would install proper traction and ball tracking as well as improve the visibility during game playing times
  - Projected Cost:
    - AHS - \$260,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Projects
  - Projected Timeline:
    - One year
  - Required Processes:
    - Needs DSA approval
    - Upon DSA approval, project must go out for a formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process
- New Theater:
  - Completing this task would replace the theater that was closed at AHS and move it to the Multi-Purpose Room that is currently at Foothill Middle School
  - Projected Cost:
    - AHS-E - \$500,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Projects
  - Projected Timeline:
    - One and a half-year
  - Required Processes:
    - Needs DSA approval
    - Upon DSA approval, project must go out for a formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process

## Communication

- Digital Marquee:
  - Completing this task would assist with new branding and messaging
  - Projected Cost:
    - AHS - \$195,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Projects
  - Projected Timeline:
    - Three months
  - Required Processes:
    - Does not require DSA approval
    - Formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process
- Scoreboard - Football:
  - Completing this task would make the new turf field a functional athletic space, create revenue for AHS, and potentially minimize student transfers
  - Projected Cost:
    - AHS - \$190,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Projects
  - Projected Timeline:
    - One year
  - Required Processes:
    - Needs DSA approval
    - Upon DSA approval, project must go out for a formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process

Access

- Restroom - Athletics:
  - Completing this task would address the need for restrooms near the P.E. and athletic facilities
  - Projected Cost:
    - AHS - \$325,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Projects
  - Projected Timeline:
    - One and a half-years
  - Required Processes:
    - Needs DSA approval
    - Upon DSA approval, project must go out for a formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process

**Project Timeline**

ACTIVITY	PLAN START (In Months)	PLAN DURATION (In Months)	Months																							
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Exterior Painting	3	2			■	■																				
Digital Marquee (AHS)	13	3																								
Playground Equipment	4	12			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Kitchen Upgrades/Plumbing (AHS)	13	10																								
New Little Theater	5	3																								
Scoreboard - Football	14	2																								
Install Stands and Press Box - Football	14	4																								
Stadium Lights	14	2																								
Restroom - Athletics	14	4																								
Baseball Infield and Outfield	14	1																								
Baseball Small Infield	14	1																								
Softball Infield and Outfield	14	1																								
Turf Bullpen	14	1																								
Dugouts upgrades	14	1																								
Sports Lighting/Resurfacing at Tennis Courts	14	2																								

<b>Project</b>	<b>Projected Time of Completion (From Inception)</b>	<b>Time Per Site or Total Project</b>
Exterior Painting	2 Months	Per Site
Digital Marquee	4 Months	Per Site
Kitchen Upgrades/Plumbing	2 Years 6 Months	Per Site
New Theater	1 Year 6 Months	Per Site
Scoreboard - Football	1 Year	Per Site
Install Stands and Press Box - Football	2 Years	Per Site
Stadium Lights	1 Year 6 months	Per Site
Restroom - Athletics	1 Year 6 Months	Per Site
Baseball Infield and Outfield	1 Year	Per Site
Baseball Small Infield	1 Year	Per Site
Softball Infield and Outfield	1 Year	Per Site
Turf Bullpen	1 Year	Per Site
Dugouts upgrades	1 Year	Per Site
Sports Lighting/Resurfacing at Tennis Courts	1 Year	Per Site

**Required Process**

All of the strongly recommend items for Azusa High School will require DSA approval with the exception of:

- Exterior Painting
- Digital Marquee

The DSA submittal process will take between six months to 18 months. The longest duration of the DSA process is tied to the kitchen upgrade, the new theater, and the installation of the stands and press box for the football field.

For all items listed in the strongly recommended category, including those requiring DSA approval, this work would need to go out for a formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process.

**Projected Cost**

It is estimated that the total cost for this project will be \$8M. The cost for the Azusa High School strongly recommended related items could be paid out of Measure K Fund, County Schools Facilities Fund, or the Special Reserve Fund for Capital Outlay Projects.

Below, please find a table summarizing the costs:

**Azusa High School**

	<b>Azusa High</b>	<b>Azusa High School East</b>
Exterior Painting	\$ 300,000	\$ 300,000
Digital Marquee	\$ 195,000	\$ -
Kitchen Upgrades/Plumbing	\$ 2,600,000	\$ -
New Theater	\$ -	\$ 500,000
Scoreboard - Football	\$ 190,000	\$ -
Install Stands and Press Box - Football	\$ 800,000	\$ -
Stadium Lights	\$ 520,000	\$ -
Restroom - Athletics	\$ 325,000	\$ -
Baseball Infield and Outfield	\$ 1,300,000	\$ -
Baseball Small Infield	\$ 200,000	\$ -
Softball Infield and Outfield	\$ 200,000	\$ -
Turf Bullpen	\$ 100,000	\$ -
Dugouts upgrades	\$ 200,000	\$ -
Sports Lighting/Resurfacing at Tennis Courts	\$ 260,000	\$ -
<i>Subtotal</i>	<b>\$ 7,190,000</b>	<b>\$ 800,000</b>



# Strongly Recommended



## V. Strongly Recommended

The projects that are outlined in the strongly recommended category will enhance the facilities at the remaining sites to remain open. Implementing the projects as recommended gives administration, staff, and students the peace of mind that the school is protected against the unexpected, no matter what form that may take. School facilities are a crucial pillar to any community, big or small, urban or rural.

### Project Description

Listed below are items in the strongly recommended category that would result in a positive impact on both our students and staff:

#### Student Experience

- Exterior Painting:
  - Completing this task would protect the building envelopes and extend the useful life of the buildings
  - Projected Cost:
    - SHS, GHS, Dalton, Hodge, Lee, Longfellow, Magnolia, Murray, and Paramount - \$1,960,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Project
  - Projected Timeline:
    - Two months per site
  - Required Processes:
    - Does not require DSA approval
    - Formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process
- Playground Equipment - Student Experience:
  - Completing this task would replace the playground equipment that was removed due to safety and code requirement in order to comply with current standards
  - Projected Cost:
    - Dalton, Hodge, Lee, Longfellow, Magnolia, Murray, Paramount, and Valleydale - \$890,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Project
  - Projected Timeline:
    - Half a year per site after DSA approval

- Required Processes:
  - Needs DSA approval
  - Upon DSA approval, project must go out for a formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process

Communication

- Digital Marquee:
  - Completing this task would assist with new branding and messaging
  - Projected Cost:
    - GMS - \$195,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Project
  - Projected Timeline:
    - Three months
  - Required Processes:
    - Does not require DSA approval
    - Formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process

**Project Timeline**

Activity	PLAN START	PLAN DURATION (In Months)	Months																						
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Exterior Painting	3	2																							
Digital Marquee (AHS)	13	3																							
Playground Equipment	4	12																							

Project	Projected Time of Completion (From Inception)	Time Per Site or Total Project
Exterior Painting	1 to 2 Years	Total Project
Digital Marquee	1 Year 6 Months	Total Project
Playground Equipment	1 Year	Total Project

### Required Process

All of the strongly recommend items will require DSA approval with the exception of :

- Exterior Painting

The DSA submittal process will take approximately six months.

For all items in the strongly recommended category, including those requiring DSA approval, this work would need to go out for a formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process.

### Projected Cost

It is estimated that the total cost for all projects in the listing will be \$3M. The cost for the strongly recommended items could be paid out of Measure K Fund, County Schools Facilities Fund, or the Special Reserve Fund for Capital Outlay Projects.

Below, please find a table summarizing the costs:

	Gladstone Middle	Sierra High	Dalton	Hodge	Lee	Longfellow	Magnolia	Murray	Paramount	Valleydale	Total
Exterior Painting	\$ 150,000	\$ 200,000	\$ 265,000	\$ 250,000	\$ 265,000	\$ 65,000	\$ 250,000	\$ 250,000	\$ 265,000	\$ -	\$ 1,960,000
Digital Marquee	\$ 195,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 195,000
Playground Equipment	\$ -	\$ -	\$ 120,000	\$ 120,000	\$ 120,000	\$ 50,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 890,000
<i>Subtotal</i>	<i>\$ 345,000</i>	<i>\$ 200,000</i>	<i>\$ 385,000</i>	<i>\$ 370,000</i>	<i>\$ 385,000</i>	<i>\$ 115,000</i>	<i>\$ 370,000</i>	<i>\$ 370,000</i>	<i>\$ 385,000</i>	<i>\$ 120,000</i>	<i>\$ 3,045,000</i>

# Upgrades and Add-Ons



## VI. Upgrades and Add-Ons

The projects that are outlined in the upgrades and add-ons category will enhance facilities and could impact student experience.

### Project Description

Listed below are items categorized as an upgrade or add-on that would have a positive impact on both our students and staff:

#### Student Experience

- Pool (Azusa High School and Gladstone Middle School):
  - Completing this task would protect the building envelopes and extend the useful life of the buildings
  - Projected Cost:
    - AHS and GMS - \$11,440,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Project
  - Projected Timeline:
    - Two and a half-years per site
  - Required Processes:
    - Needs DSA approval
    - Upon DSA approval, project must go out for a formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process
- Partial Underground Utilities Replacement (Water/Sewer/Storm Drain) Allowance:
  - Completing this task would ensure that water is properly diverted from student and staff traffic areas
  - Projected Cost:
    - AHS, GMS, Hodge, Magnolia, Murray, and Valleydale - \$13,490,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Project
  - Projected Timeline:
    - One and a half-years per site
  - Required Processes:
    - Does not require DSA approval
    - Formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process

- Kitchen Upgrade/Plumbing:
  - Completing this task would expand the environment to prepare food and adhere to code requirements
  - Projected Cost:
    - GMS, Dalton, Lee, and Paramount - \$7,800,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Project
  - Projected Timeline:
    - Two years per site
  - Required Processes:
    - Needs DSA approval
    - Upon DSA approval, project must go out for a formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process
- Synthetic Grass - Courtyard:
  - Completing this task would cut down on noise during instructional time and keep mud and other debris from being brought into the classroom
  - Projected Cost:
    - AHS, SHS, Dalton, Hodge, Lee, Longfellow, Murray, Paramount, and Valleydale - \$2,415,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Project
  - Projected Timeline:
    - Half a year to one year per site
  - Required Processes:
    - Does not require DSA approval
    - Formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process
- Courtyard Upgrades and Planter Improvements:
  - Completing this task would create efficient paths of travel as well as lunch time places to sit outdoors
  - Projected Cost:
    - AHS and GMS - \$2,000,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Project
  - Projected Timeline:
    - One year per site

- Required Processes:
  - Needs DSA approval
  - Upon DSA approval, project must go out for a formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process
- Limited Locker Room Upgrades:
  - Completing this task would increase the locker size, upgrad the floor and wall finishes
  - Projected Cost:
    - AHS and GMS - \$1,000,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Project
  - Projected Timeline:
    - One year and six months
  - Required Processes:
    - Needs DSA approval
    - Upon DSA approval, project must go out for a formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process
- Classroom Furniture:
  - Completing this task would upgrade the classroom furniture
  - Projected Cost:
    - All sites - \$3,150,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Project
  - Projected Timeline:
    - Half a year per site
  - Required Processes:
    - Does not require DSA approval
    - Formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process
- Relocating Ellington Portables to Lee - Student Experience:
  - Completing this task would replace two of the older portable units currently on campus with newly upgraded units installed on Ellington's campus



- Projected Cost:
  - Lee - \$3,250,000
  - County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Project
- Projected Timeline:
  - One to two years per after DSA approval
- Required Processes:
  - Needs DSA approval
  - Upon DSA approval, project must go out for a formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process

### Communication

- Digital Marquee:
  - Completing this task would assist with new branding and messaging
  - Projected Cost:
    - Dalton, Hodge, Lee, Magnolia, Murray, Paramount, and Valleydale - \$1,365,000
    - Measure K Fund, County Schools Facilities Fund, or Special Reserve Fund for Capital Outlay Project
  - Projected Timeline:
    - One year per site
  - Required Processes:
    - Needs DSA approval
    - Upon DSA approval, project must go out for a formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process



## Required Process

All of the upgrades and add-ons will require DSA approval with the exception of :

- Exterior Painting

The DSA submittal process will take approximately six months.

For all items in the upgrades and add-ons category, including those requiring DSA approval, this work would need to go out for a formal bid through a Request for Proposal (RFP) process or informal bid through the CUPCCAA process.

## Projected Cost

It is estimated that the total cost for all projects in the listing will be \$45.9M. The cost for the upgrades and add-ons items could be paid out of Measure K Fund, County Schools Facilities Fund, or the Special Reserve Fund for Capital Outlay Projects.

Below, please find a table summarizing the costs:

## Secondary Sites

	<b>Azusa High</b>	<b>Gladstone Middle</b>	<b>Sierra High</b>	<b>Total</b>
Pool	\$ 5,720,000	\$ 5,720,000	\$ -	\$ 11,440,000
Partial UG replacement allowance (water/sewer/storm drain)	\$ 2,340,000	\$ 2,600,000	\$ -	\$ 4,940,000
Kitchen Upgrades/Plumbing	\$ -	\$ 1,950,000	\$ -	\$ 1,950,000
Digital Marquee	\$ -	\$ -	\$ -	\$-
Synthetic grass at some courtyards	\$ 325,000	\$ -	\$ 50,000	\$ 375,000
Courtyard Upgrades, Planter Improvements	\$ 1,500,000	\$ 500,000	\$ -	\$ 2,000,000
Limited locker room upgrades	\$ 500,000	\$ 500,000	\$ -	\$ 1,000,000
Classroom Furniture	\$ 500,000	\$ 300,000	\$ 275,000	\$ 1,075,000
<i>Subtotal</i>	<i>\$ 10,885,000</i>	<i>\$ 11,570,000</i>	<i>\$ 325,000</i>	<i>\$ 22,780,000</i>

## Elementary Sites

	Dalton	Hodge	Lee	Longfellow	Magnolia	Murray	Paramount	Valleydale	Total
Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Partial UG replacement allowance (water/sewer/storm drain)	\$ -	\$ 2,340,000	\$ -	\$ -	\$ 1,530,000	\$ 2,340,000	\$ -	\$ 2,340,000	\$ 8,550,000
Kitchen Upgrades/Plumbing	\$ 1,950,000	\$ -	\$ 1,950,000	\$ -	\$ -	\$ -	\$ 1,950,000	\$ -	\$ 5,850,000
Digital Marquee	\$ 195,000	\$ 195,000	\$ 195,000	\$ -	\$ 195,000	\$ 195,000	\$ 195,000	\$ 195,000	\$ 1,365,000
Synthetic grass at some courtyards	\$ 390,000	\$ 325,000	\$ 455,000	\$ 60,000	\$ -	\$ 195,000	\$ 290,000	\$ 325,000	\$ 2,040,000
Courtyard Upgrades, Planter Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Limited locker room upgrades	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Classroom Furniture	\$ 275,000	\$ 275,000	\$ 275,000	\$ 150,000	\$ 275,000	\$ 275,000	\$ 275,000	\$ 275,000	\$ 2,075,000
Relocating Ellington's Portables			\$3,250,000						\$3,250,000
<i>Subtotal</i>	<i>\$ 2,810,000</i>	<i>\$ 3,135,000</i>	<i>\$ 6,125,000</i>	<i>\$ 210,000</i>	<i>\$ 2,000,000</i>	<i>\$ 3,005,000</i>	<i>\$ 2,710,000</i>	<i>\$ 3,135,000</i>	<i>\$ 23,130,000</i>

## VII. Conclusion

The physical appearance and maintenance of District sites reflect its values, set expectations, and can affect morale. Improving the physical environment of the campus for students, staff, and visitors, is critical for reinforcing the overall ideals of the District. Addressing the maintenance backlog of our facilities has been a key factor in determining the previously outlined projects.

Many sites throughout the District are impacted by aging facilities. Even the most diligent maintenance and repair efforts are no match for the toll time has taken. Allowing for prior commitments of Measure K, followed by all items noted in the safety category, staff strongly recommends that we utilize the \$59,752,789 of available funding to address noted projects that have been outlined in those two sections. The remaining \$8,966,589 can be used to improve the Azusa High School athletics facilities by completing some of the items in the strongly recommended category; or, the balance could be used to complete some of the items in the upgrade/add-on category.

In an era of declining enrollment, it becomes acutely important that the District provide suitable facilities for the proper operation of its academic, administrative, and support programs. It must address the existing inadequacies in the function of its spaces and it must improve the quality of its environment to reflect the goals and aspirations of the District. The above plan puts the District on track to upgrade facilities to improve both our instructional and support spaces.



Azusa Unified School District  
546 South Citrus Avenue  
Azusa, California 91702

# **Azusa Unified School District Facilities Plan**