



# FACILITIES ASSESSMENT

CABRILLO UNIFIED SCHOOL DISTRICT  
ADDENDUM, NOVEMBER 13, 2020



## ACKNOWLEDGMENTS

Quattrocchi Kwok Architects would like to sincerely thank all the participants for their time, effort, and expertise. Cabrillo Unified School District is an integral part of the community and we deeply value the opinions and insights offered by the people whose lives are lived daily in this campus and town.

### CABRILLO UNIFIED SCHOOL DISTRICT

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### HALF MOON BAY HIGH SCHOOL

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Facilities staff

All site staff who graciously and patiently answered questions and provided access.

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QUATTROCCHI KWOK  
ARCHITECTS

# INTRODUCTION

The Cabrillo Unified School District sits on the coast of San Mateo County and serves an area covering over 135 square miles in a rural small-town setting. The District extends from Montara on the north boundary to south of Half Moon Bay and inland to State Highway 35. The District's schools include four elementary schools, a middle school, a high school, and a smaller alternative high school.

To facilitate planning for bond expenditures, the Cabrillo Unified School District authorized a [Facilities Assessment and Master Plan](#) of the elementary schools in order to estimate probable costs for needed improvements.

## BACKGROUND

Due to its age and proximity to the Pacific marine environment, the District facilities have suffered from years of continuous use and corrosive exposure. The harsh environment and the passage of time has resulted in the need for several maintenance projects, including window replacement, dry-rot repair and roofing replacements. In addition to these basic needs, improvements to meet current fire/life safety, accessibility codes and altered spaces to better support the District's Educational Program are needed for facilities so they can continue to support the high-quality education the District delivers.

In order to properly plan for educational and maintenance needs, Facility Assessment and Master Planning are the first step in a comprehensive modernization and new

construction program. It is intended to help the District set priorities for campus improvements by categorizing the condition of the existing buildings and campus infrastructure, identifying maintenance or modernization issues that should be prioritized for the immediate future, and identifying improvements that will continually serve the schools and community in the future.

## FACILITY ASSESSMENT GOALS

The goal of the Facility Assessment is to evaluate the physical condition of the each elementary school's facilities and identify physical, health, fire/life safety, and accessibility issues that require immediate attention. The Cabrillo Unified School District can then use these findings to ensure that:

- Facilities provide spaces that support the educational programs & goals of the District.
- The schools provide a healthy, comfortable learning environment.
- The schools provide a safe and secure school environment.
- The schools meet applicable codes and regulations, including requirements for accessibility, fire/life safety and structural safety.
- Improvements will address sustainability issues such as energy independence, daylighting strategies, better building envelopes and more sustainable water use.
- The school sites have the appropriate features to support community use.

## FACILITY ASSESSMENT PROCESS

The facilities assessment of each campus included a site walk with District personnel to review the general condition of building interiors and exterior envelope conditions. District custodial and IT personnel also provided input on the condition and current performance of systems and equipment.

## MASTER PLANNING GOALS

Facilities Master Plans provide a road map for the future. They are a living document that function best when they are regularly reviewed and updated to reflect changing district educational program needs and goals as well as changing conditions in the District and in the community as a whole.

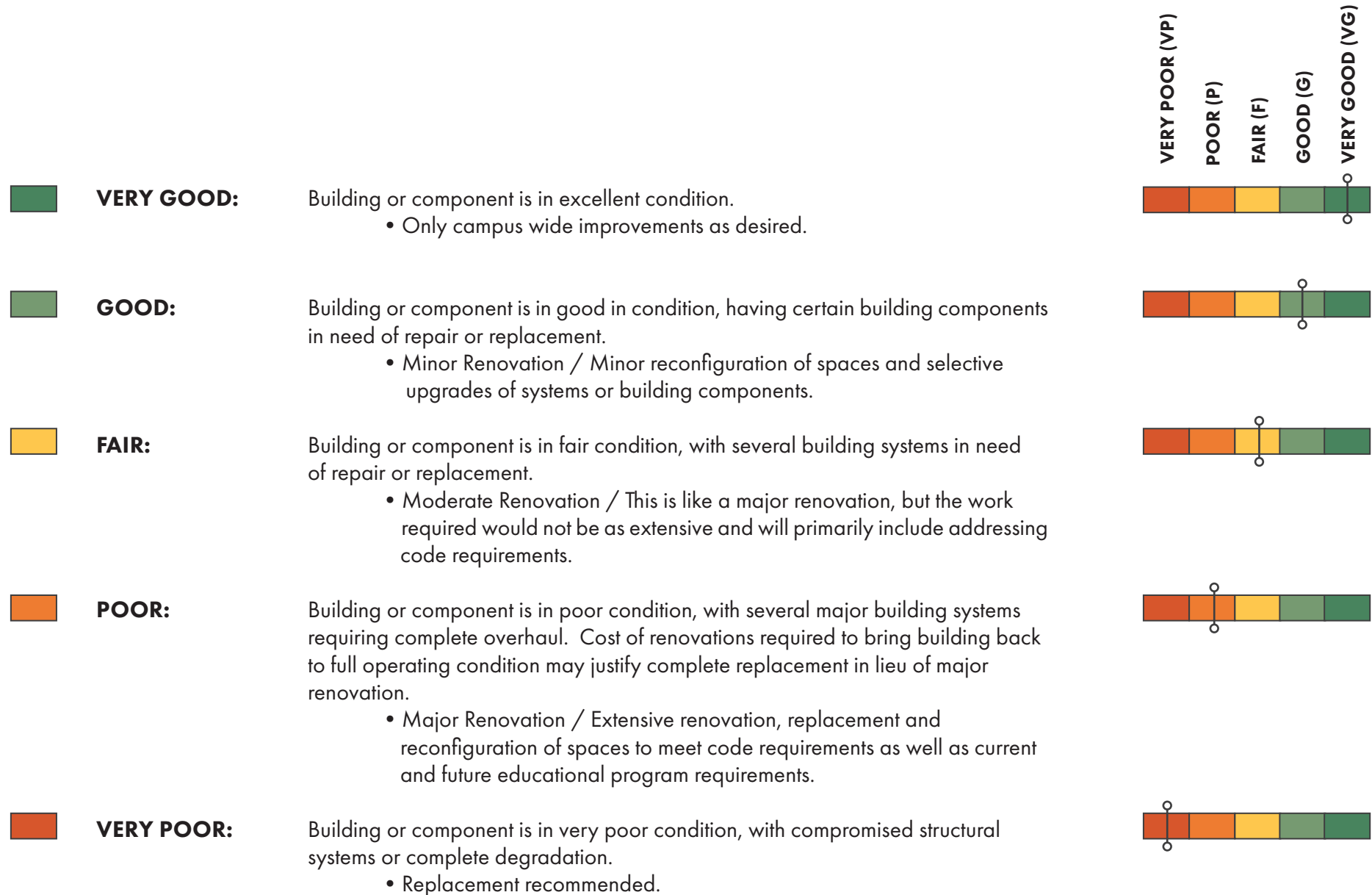
A Master Plan was developed in 2013: this Master Plan will serve to update that document.

## MASTER PLANNING PROCESS

Along with the Facilities Assessment described above, meetings were held with District, school and community members to talk about current needs and goals for Farallone View and El Granada Elementary schools.

The architects and the District reviewed the 2013 Master Plan through the lens of today, projecting into the future. Where available, existing record drawings were reviewed to help determine the viability of the current buildings and their infrastructure. The information has been incorporated into this report.

# BUILDING CONDITION RATING METRICS





## **FACILITY NEEDS CATEGORIES**

Each of the campus buildings are reviewed. The report recommendations have three categories for improvements: Mandatory, Critical, and Desired. While the facility assessment forms the basis for the facilities portion of the Facilities Master Plan, a confirmation of the desired educational programs and goals at each building should be matched with corresponding facility requirements.

### **MANDATORY**

Improvements to meet code requirements, student safety, building infrastructure systems and preservation of buildings from the deleterious impacts of the environment. Examples include:

- ADA – Americans with Disabilities Act code compliance \*
- FLS – Fire/Life Safety code compliance, including building construction, exits, hardware, fire alarm
- SSS - Structural Safety code issues

### **CRITICAL**

Improvements that are required to preserve the campus and provide necessary classroom and technology upgrades. Examples include:

- Improvements for student safety such as pedestrian paths of travel, or unsafe vehicular traffic crossing.
- Building envelope improvements such as weather protection, re-roofing or energy efficiency improvements for windows, siding & exterior doors.
- Mechanical, plumbing, electrical, utility systems repair or replacement
- Notification systems (phones and intercoms)

### **DESIRED**

Improvements that will address long-term requirements of the school site and buildings are categorized as “Desired”. This may include enrollment growth, energy efficiency upgrades, site improvements for storm drainage or pavement. It may also include aesthetic considerations, optional upgrades or other non-critical but desired work to each school. For example, the basic signage requirements of the building code may be met, but additional way finding signage is recommended. Learning environments may be adequate but could be enhanced or improved.



## FACILITY NEEDS

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# EXECUTIVE SUMMARY

The Cabrillo Unified District Elementary School Facilities Assessment was developed with the support and engagement of many members of the Cabrillo Unified School District's administration, faculty, and staff, with additional input from the community. The goal of the assessment is to update the Elementary School portion of the 2013 Facilities Master Plan: a living document which recommends decisions regarding District facilities in order to maintain effective and suitable conditions and benefit student achievement.

*"The mission of the Cabrillo Unified School District is to develop critical thinkers and socially responsible citizens who actively participate in their individual learning and development and are fully prepared to embrace their next challenge."*

## FACILITIES MASTER PLANNING GOALS AND PROCESS

As noted in the Introduction, in addition to providing facilities that are safe, secure and functional, Facility improvement projects are about improving functionality and adapting facilities to new programs and ways of teaching. The Architects worked with the District, schools and community at large to identify the general educational and programmatic needs as well as needs specific to each school.

The Facilities Master Planning process included the following principal steps and components:

**FACILITIES ASSESSMENT:** QKA and participating District personnel reviewed existing facilities to assess their current conditions and identify items in need of repair or replacement. Considering the age and coastal location of Farallone View Elementary School and El Granada Elementary School, the lists of requested changes at these schools are unsurprisingly

extensive. They include site improvements, finishes replacement, ADA improvements, and many other items described in detail in the following pages.

A series of **SITE MEETINGS** were held to determine current Educational Program needs and desired programmatic changes that impact facility requirements for Farallone View and El Granada Elementary Schools.

At each school, the District invited a group of administrators, faculty and staff to meet with the





Architects for a “visioning” session. These sessions were followed by community meetings at each site with the community as a whole invited to provide input on community needs and vision for the schools as well as community perception of the existing facilities. Based on these meetings, together we developed a set of desired changes that were incorporated in site plan diagrams. The site diagrams were reviewed and revised based on further input from the District and School leadership. The revised drawings make up the Master Planning Site Plans included in this report.

**SCHOOL COMMUNITY** In addition to providing for relocated, expanded, or new programs, there is a strong desire for centrally located ‘quad’ spaces and for outdoor learning spaces at both schools; the coastal culture of the area encourages spending time outdoors and this is reflected in the teaching approach at these schools.

**SAFETY & SECURITY:** The importance of student and staff security cannot be overstated and improvements are highly recommended. Farallone View ES is used heavily by the community and consequently the school staff and local residents wish for a balance between fencing and openness. Also frequently used by community neighbors, El Granada ES needs fencing to reduce the number of site entrances while maintaining weekend access to the field and play areas. Improved observation and supervision is recommended at both sites, facilitated by video surveillance and increased windows onto blind spots. The Administration and Principal’s Office should be located near the site entrance so that school staff can easily monitor

anyone arriving on campus. Interior rooms are to be provided with “classroom security locks” that can be used to quickly secure the room from the inside. Rooms and corridors are to have multiple exit route options. In addition, occupied rooms will have privacy blinds that can be deployed in an emergency to conceal interior occupants. An interactive intercom system will also be provided for quick communication between all users.

**GENDER NEUTRAL FACILITIES:** Equality and inclusion for all are important District and Community values. The school campuses, including restrooms and all building and site components will respect and accommodate students and staff of all gender identifications. Gender neutral facilities will be evenly distributed throughout each campus.

**CENTRAL KITCHEN:** In the support of student nutrition and food education, the District is considering the option of a Central Kitchen facility to provide meals throughout the District, and is identifying potential locations for this facility.

**COMMUNITY USE:** Provide potential for shared space for community use after the school day and on weekends

**HIGH PERFORMANCE & SUSTAINABILITY GOALS:** The District and Community have expressed a desire to focus on and improve the sustainability features of the school campus. Demonstrating leadership in sustainable practices is an important goal: ecologically sound, “green” topics were frequent topics in site and community meetings. Environmentally conscious features and functions will also be incorporated into the

schools’ educational programs. So, underlying the proposed alterations and additions in this Facility Master Plan update is a focus on the best possible sustainability practices, including the following energy efficient and sustainable features and requirements:

- Attaining the performance standard equivalent of LEED Silver Certification or better (LEED certification is not necessarily required)
- Replacement of single glazed windows with Low ‘E’ insulated glazing: windows at new buildings should also take advantage of the beautiful and unique natural setting in which these campuses are located.
- Replacement of existing mechanical equipment with high efficiency units, provide healthy air quality and ventilation for students and staff (keeping CO2 under 800 ppm).
- Increasing building envelope insulation levels to reduce demands on air conditioning and heating equipment.
- Providing flexible programmable mechanical controls to reduce unnecessary operation and energy waste.
- Provision of efficient LED lighting systems with daylight controls.
- Incorporate daylighting strategies at occupied spaces to minimize demand for artificial light.
- Utilization of durable and renewable materials.
- Incorporate product and materials specifications requiring avoidance of old growth lumber, PVCs, vinyl & formaldehyde, and limiting the quantities of refrigerant.

- Using water efficient plumbing fixtures
- Site water use will be minimized by efficient and intelligently controlled irrigation systems, and climate appropriate native landscaping.
- At areas of site work, bioswales will be used to capture and clean stormwater before being absorbed and therefore recharge site aquifers.
- Incorporating school gardens and composting, recycling and diversion policies

**ENERGY INDEPENDENCE:** The District aims to be as close to Net Zero in energy use as possible. In addition to the energy savings features noted above, this would include on site energy production. It is probable that the energy production facilities include:

- Solar power generation via ground-mounted and building-mounted (roof) photo-voltaic arrays
- Battery energy storage.
- Wind generation may be included, possibly on a demonstration scale.

**BUILDING REPLACEMENT:** A goal of this assessment is to identify existing and potential space utilization at each campus to match current and projected enrollment. Where buildings are proposed to be removed, the functions currently housed in those buildings will have homes in new or existing facilities on the site. It is worth noting that the size and number of existing classroom facilities at all campuses were found to be generally sufficient for current programs, allowing some existing functions to be relocated elsewhere

on the site without requiring new construction.

**BUILDING MATERIALS** In conjunction with being sustainable, construction materials are to be climate appropriate, including rust and mold resistant. Selection criteria for building materials and components will consider costs over the life of the building and will include expected maintenance and operations costs to provide a complete life-cycle cost comparison between materials and systems.

**THIS DRAFT** was prepared to list and describe the recommended facility improvements and graphically show recommended improvements.

**REVIEW & IMPLEMENTATION:** The CUSD Board of Trustees and other interested parties will review the Master Plan and Assessment to prioritize and make decisions regarding the recommended improvements. Based on the Board of Trustees' direction, an Implementation Plan will be developed to accompany this Master Plan update to describe which projects will be scheduled for design and construction.

**NOTE:** The Statement of Probable Costs included in this report does not include costs for on-site Energy Generation or achieving ZNE. Further analysis and cost estimating is required and can be incorporated into projects at commencement of the design phase.

## SCHOOL DATA

Address: 1 Lewis Foster Drive  
Half Moon Bay, CA 94019

Established: 1909

Current Enrollment (2020/2021): 1,115  
Total Current Capacity 1,431

Building Area: XXXX sq. ft.

Site Area: XX.XX acres

Students in 2019: 965

## SCHOOL MISSION

Half Moon Bay High School is committed to maintaining an atmosphere in which students develop the desire to learn by working in partnership with parents, staff, and community. The school provides a strong comprehensive education for all students in order to prepare for and value citizenship, employment, and further education. Through educational excellence Half Moon Bay High School cultivates participation, enthusiasm, and success, preparing students to function in a rapidly changing world.



# HALF MOON BAY HIGH SCHOOL

# HALF MOON BAY HIGH SCHOOL SITE & GENERAL

## OBSERVATIONS

- Numerous door thresholds are not compliant with current Accessibility codes
- Multiple pathways through campus are not code compliant
- Accessible parking spots are not code compliant
- Stair/ramp railings are not code compliant at 7 locations
- Ramps are not code compliant
- Accessible student drop off is not code compliant
- All exterior exposed metal has rust damage due to the coastal climate
- Covered walkway has dry rot damage in multiple locations

## RECOMMENDATIONS

- Replace concrete pads & thresholds to make all doors code compliant
- Upgrade pathways to be compliant with current Accessibility codes
- Provide required number of code compliant parking spots
- Replace railings at stairs
- Replace non compliant ramps with code compliant ramps
- Provide code compliant student drop off
- Repair/replace rusted metal
- Repair/replace areas of dry rot

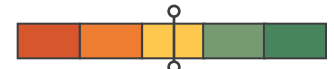
The Half Moon Bay High School site has significant accessibility issues. Also, due to its coastal location, exterior metal has significant rust damage & portions of the covered walkway have dry rot.

## CONDITIONS RATINGS

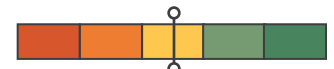
Accessibility Code Compliance



Educational Appropriateness



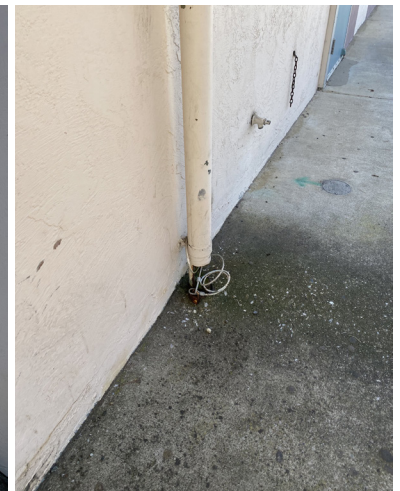
Technology Infrastructure



Building Finish Materials



Safety and Security



# HALF MOON BAY HIGH SCHOOL BUILDING A

## OBSERVATIONS

- Doors into teacher prep rooms lack accessible hardware
- Drinking fountain is not accessible
- A/V equipment includes unused wall-mounted televisions
- Mechanical units & accessories are outdated
- Carpet has reached the end of its useful life
- Ceiling has sprinklers & ceiling grid is in fair condition
- Interior finishes, aside from the carpet, are in fair condition
- Upper cabinets lack doors, & rooms lack an accessible sink
- Storage is insufficient for current needs

## RECOMMENDATIONS

- Replace non-compliant door hardware with code compliant hardware
- Replace drinking fountains with accessible drinking fountains
- Remove unused A/V equipment
- Replace carpet throughout
- Replace and reinsulate the auxiliary heating unit, heating coils, valves, hot water piping and exhaust fans.
- Replace casework and include accessible sink

Building A is located at the north end of the Half Moon Bay High School campus. It directly faces the central quad. Due to its age, Building A needs accessibility, mechanical, and finish upgrades.

## CONDITIONS RATINGS

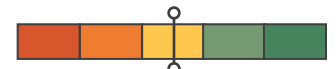
Accessibility Code Compliance



Educational Appropriateness



Technology Infrastructure



Building Finish Materials



Safety and Security



# HALF MOON BAY HIGH SCHOOL BUILDING B - LIBRARY

## OBSERVATIONS

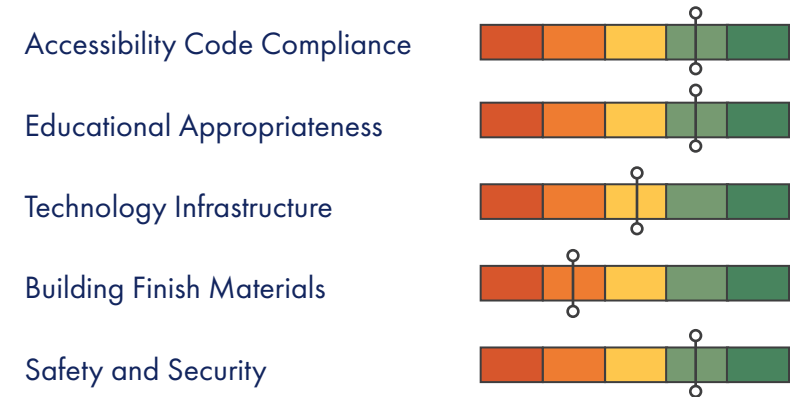
- Mechanical units & accessories are outdated
- Restrooms lack exhaust ventilation system
- The operable area of the windows do not meet current Title 24 ventilation requirements
- Lights have been retrofitted recently with LEDs
- Adhesive-applied ceiling tiles are in good condition
- Window coverings have reached the end of their useful life
- Casework is somewhat dated, but in fair condition
- Exterior shows significant dry rot damage at exterior walkway roof
- Carpet has reached the end of its useful life
- Drinking fountain appears to be code compliant

## RECOMMENDATIONS

- Replace and reinsulate the air handling unit, heating coils, valves, hot water piping and exhaust fans.
- Install rooftop exhaust fans for both restrooms
- Replace radiant heaters in classrooms with classroom type unit ventilators
- Repair/replace areas of dry rot
- Replace window coverings
- Replace carpet

Building B is located towards the north end of the Half Moon Bay High School campus. It directly faces the central quad. It houses the school library and 2 computer labs. Building B needs exterior repairs, mechanical upgrades, & minor finish upgrades

## CONDITIONS RATINGS



# HALF MOON BAY HIGH SCHOOL BUILDINGS C & D

## OBSERVATIONS

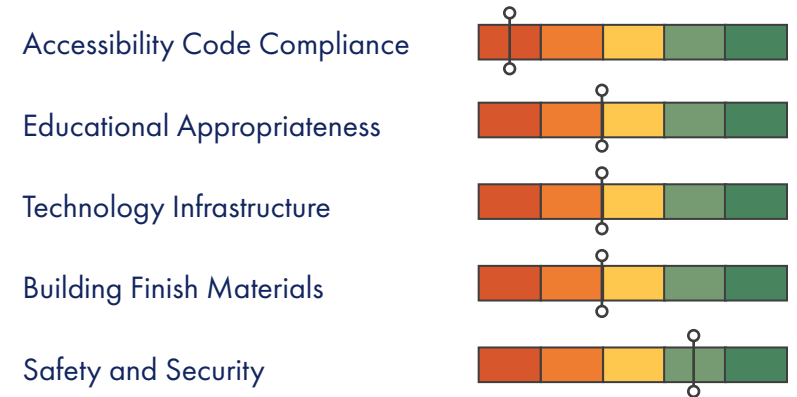
- Exterior door thresholds do not meet current ADA code
- Many classrooms have 1 electrical outlet
- The operable area of the classroom windows does not meet current Title 24 ventilation requirements
- Mechanical units & accessories are outdated
- Select classrooms have been renovated with updated carpet and LED light fixtures
- Adhesive-applied ceiling in hallways shows extensive damage
- Window coverings have reached the end of their useful life

## RECOMMENDATIONS

- Update door thresholds to meet current ADA standards
- Provide a minimum of 4 electrical outlets per classroom
- Replace hallway ceiling tiles
- Replace radiant heaters in classrooms with classroom type unit ventilators
- Replace and reinsulate the air handling unit, heating coils, valves, hot water piping and exhaust fans
- Update classrooms that have not yet been modernized with new LED lighting and new carpet
- Replace window coverings

Buildings C & D are located on the west side of the main quad. Building C consists of 8 classrooms and Building D includes 6 classrooms & 2 restrooms. Both buildings need to be updated to meet current ADA standards. They also require mechanical, electrical, & finish upgrades

## CONDITIONS RATINGS



# HALF MOON BAY HIGH SCHOOL BUILDING E - ADMINISTRATION

## OBSERVATIONS

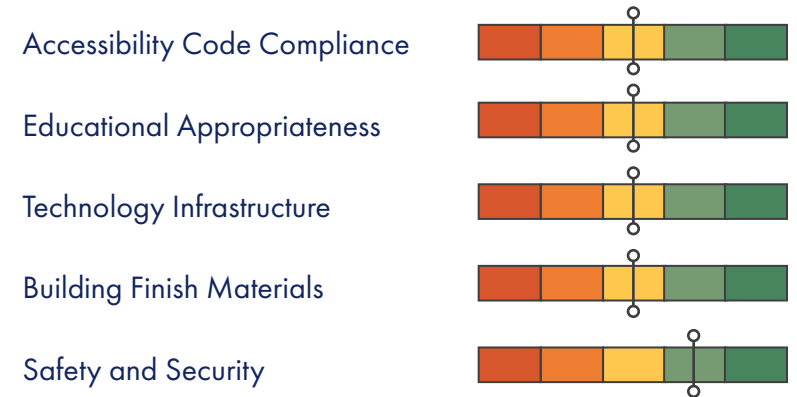
- Mechanical units & accessories are outdated
- Building lacks individual light switches
- The operable area of most windows do not meet current Title 24 ventilation requirements
- Lights have been retrofitted recently with LEDs
- Adhesive-applied ceiling tiles are in fair condition
- Casework is in good condition
- Carpet has reached the end of its useful life
- Interior finishes are in fair condition

## RECOMMENDATIONS

- Replace radiant heaters with classroom type unit ventilators
- Replace and reinsulate the air handling unit, heating coils, valves, hot water piping and exhaust fans
- Replace carpet
- Repair/replace interior finishes

Building E, the administration building, is located on the southwest side of the main quad. This building marks the entrance to the school. Building E requires mechanical & finish upgrades

## CONDITIONS RATINGS





# HALF MOON BAY HIGH SCHOOL BUILDING F

## OBSERVATIONS

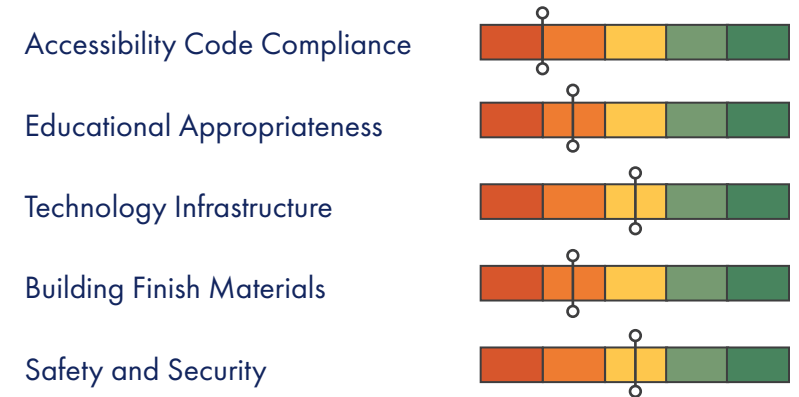
- Interior doors lack accessible hardware
- Drinking fountain is not code compliant
- Mechanical units & accessories are outdated
- The operable area of the windows in the auxiliary classrooms does not meet current Title 24 ventilation requirements
- Hot water piping in mechanical rooms show signs of severe leakage in multiple locations
- Walls & roof in band room have water damage
- Casework in the multipurpose room & chorus room has reached the end of its useful life
- Wall, door & stage surfaces are significantly damaged
- Most of the interior finishes have reached the end of their useful life

## RECOMMENDATIONS

- Replace non-compliant door hardware with code compliant hardware
- Replace drinking fountain with accessible drinking fountain
- Replace radiant heaters with classroom type unit ventilators
- Replace and reinsulate the air handling unit, heating coils, valves, hot water piping and exhaust fans
- Replace acoustic tiles in band room
- Replace casework
- Repair/replace interior finishes

Building F is located on the south side of the main quad. This building includes the multipurpose room, the kitchen, the band & chorus rooms, & the staff room. Building F requires accessibility, mechanical, & finish upgrades

## CONDITIONS RATINGS



# HALF MOON BAY HIGH SCHOOL BUILDING G

## OBSERVATIONS

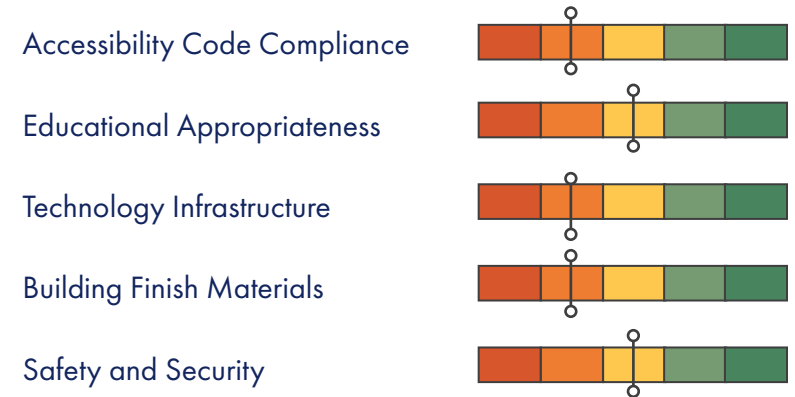
- Mechanical units & accessories are outdated
- Interior doors lack accessible hardware
- Carpet has reached the end of its useful life
- Ceiling has sprinklers & ceiling grid is in fair condition
- Window shades have reached the end of their useful life
- Building lacks signage
- Casework has reached the end of its useful life
- Most of the interior finishes have reached the end of their useful life

## RECOMMENDATIONS

- Replace and reinsulate the air handling unit, heating coils, valves, hot water piping and exhaust fans.
- Replace non-compliant door hardware with code compliant hardware
- Replace carpet
- Replace window shades
- Add building signage
- Replace casework
- Repair/replace interior finishes

Building G is located on the south side of the main quad and holds 10 classrooms. Due to its age, Building G needs accessibility, mechanical, & finish upgrades

## CONDITIONS RATINGS



# HALF MOON BAY HIGH SCHOOL BUILDING H

## OBSERVATIONS

- Doors lack accessible hardware
- Drinking fountains are not ADA compliant
- The operable area of the windows in the some rooms do not meet current Title 24 ventilation requirements
- Exhaust fans in the restroom and girls locker room have reached the end of their useful lives
- Ceilings & walls in weight room & mat room show extensive damage
- Mechanical units & accessories are outdated
- Carpet in mat room has reached the end of its useful life
- All finishes in the student store have reached the end of their useful life

## RECOMMENDATIONS

- Replace non-compliant door hardware with code compliant hardware
- Replace at least 1 drinking fountain with an accessible drinking fountain
- Replace and reinsulate the air handling unit, heating coils, valves, hot water piping, exhaust fans, & duct insulation
- Replace exhaust fans at the restroom and girls' locker room
- Replace/repair ceilings & walls at weight room & mat room
- Replace carpet in mat room, & all student store finishes
- Replace radiant heaters with classroom type unit ventilators

Building H is located on the south side of campus and a breezeway connects Building H to the Gym. Building H includes the weight room, the mat room, & the girls' locker room. Due to its age, Building H needs accessibility, mechanical, & finish upgrades.

## CONDITIONS RATINGS

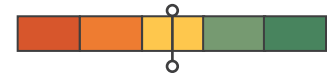
Accessibility Code Compliance



Educational Appropriateness



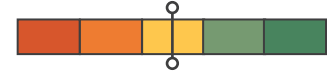
Technology Infrastructure



Building Finish Materials



Safety and Security



# HALF MOON BAY HIGH SCHOOL BUILDING I - GYMNASIUM

## OBSERVATIONS

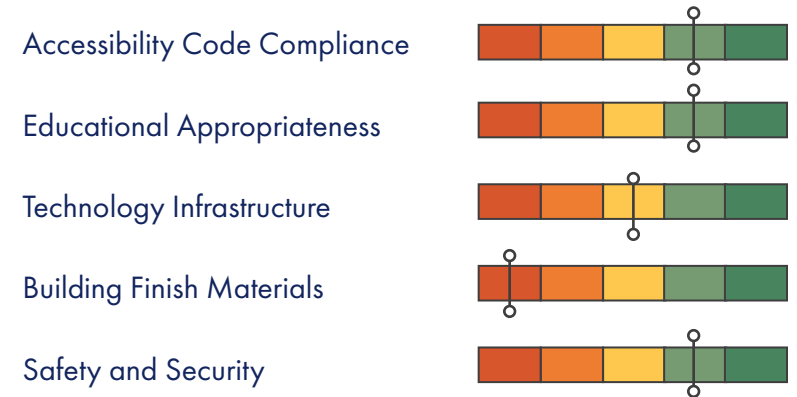
- All mechanical equipment has reached the end of its useful life
- Main wood floor is in excellent condition
- Wood floor perimeter plywood is in poor condition
- Some adhesive-applied ceiling & wall tiles are missing
- Breezeway ceiling has extensive damage
- Breezeway doors have broken glass & extensive rust damage

## RECOMMENDATIONS

- Replace all mechanical equipment
- Replace wood floor at perimeter
- Repair/replace damaged or missing adhesive-applied ceiling & wall tiles
- Repair breezeway ceiling
- Replace exterior doors at breezeway

Building I, the gymnasium, is located on the east side of campus directly across the main quad from buildings C & D. Its connected to buildings H & J by breezeways. Building I needs mechanical & finish upgrades

## CONDITIONS RATINGS



# HALF MOON BAY HIGH SCHOOL BUILDING J

## OBSERVATIONS

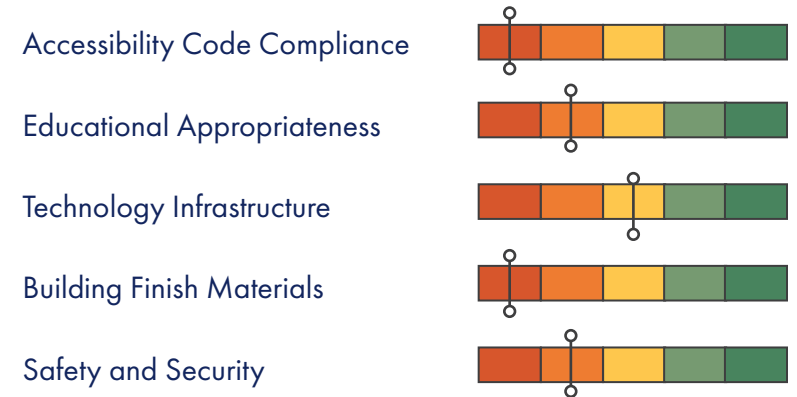
- Building lacks accessible hardware, entrances & fixtures
- Shop floor consists of asbestos tile over concrete
- Mechanical units & accessories are outdated
- Ceiling around skylights shows water damage
- Shower walls in boys' locker room are damaged
- Finishes in boys' locker room have been patched multiple times

## RECOMMENDATIONS

- Replace non-compliant door hardware with code compliant hardware
- Replace concrete pads & thresholds to make all doors code compliant
- Remove asbestos floor tile
- Replace and reinsulate the air handling unit, valves, & hot water piping
- Replace exhaust fans in restroom & boys' locker room
- Provide an accessible sink & drinking fountain at the shop & boys' locker room
- Provide an accessible urinal & toilet at boys' locker room
- Replace wall finishes in boys' locker room
- Repair & reseal skylights

Building J is located on the north side of campus and a breezeway connects Building J to the Gym. Building J includes the shop and boys' locker room. Building J needs significant accessibility, mechanical, & finish upgrades

## CONDITIONS RATINGS



# HALF MOON BAY HIGH SCHOOL

## BUILDING K

### OBSERVATIONS

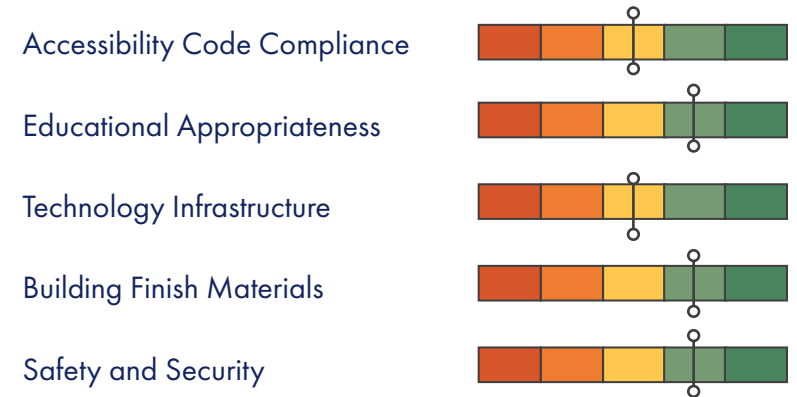
- Hollow metal windows are rusted
- Areas around hollow metal windows have water damage
- Multiple classrooms lack an accessible sink
- Outside drinking fountain is not code compliant
- AC units, associated thermostat & exhaust fans are outdated
- Exterior exposed metal has significant rust damage
- Interior finishes are in fair condition

### RECOMMENDATIONS

- Replace hollow metal windows and repair water damage
- Provide 1 accessible sink per classroom
- Replace exterior drinking fountain with accessible drinking fountain
- Replace AC units, associated thermostat & exhaust fans
- Repair/replace exterior exposed metal

Building K is located on the west side of campus and is the only two-story building on campus. Building K holds 12 classrooms including the science & art classrooms. Building K needs accessibility, mechanical, & finish upgrades.

### CONDITIONS RATINGS



# HALF MOON BAY HIGH SCHOOL BUILDING P - PORTABLES

## OBSERVATIONS

- Carpet has reached the end of its useful life
- Wall base has reached the end of its useful life
- Wall surface is damaged
- Multiple ceiling tiles are missing or damaged
- Lights have not been upgraded to LEDs

## RECOMMENDATIONS

- Replace interior finishes
- Repair wall surfaces where necessary
- Replace damaged or missing ceiling tiles
- Upgrade lights to LEDs

Building P consists of 2 portables located at the east side of campus. Each portable houses a single classroom with attached bathroom. Both portables require finish upgrades.

## CONDITIONS RATINGS

