
STONEMAN

1560 Pasqualito Drive
San Marino, CA 91108



MASTER PLAN STUDY

for the

SAN MARINO UNIFIED SCHOOL DISTRICT

Board Presentation – January 22, 2008

Prepared by:

CARMICHAEL-KEMP ARCHITECTS

OVERVIEW

STONEMAN was originally designed and constructed for use as an **elementary school in 1929**.

Closed **for school use in 1983**, due to decrease in enrollment

Now houses both **District programs** and a portion is leased by the **City of San Marino** for their recreational programs and services.

Was **not upgraded** as a part of the District-wide Modernization Program.

Other than recent upgrades to the electrical service and some regular maintenance work, the Stoneman **Stoneman has not been upgraded or modernized in the last 40 years.**

Improvements are needed, primarily.....

- to upgrade the facility to a condition equivalent to that of the other District school sites,
- to add air conditioning,
- to bring the facility into compliance with current codes,
- to minimize long term maintenance costs,
- and to protect the District's investment in the facility.

OVERVIEW

The **MASTER PLAN**.....

- ❑ documents the assessment of the condition of the existing facility
- ❑ makes recommendations for upgrades and/or improvements anticipated to be needed to extend the life of the building for the next 30 years.
- ❑ provides an Estimate of Probable Cost for purposes of establishing a **MASTER PLAN BUDGET**

The **RECOMMENDATIONS** are based on.....

- ❑ Limited site investigation and observed conditions by the Architect and Engineers
- ❑ Input from District Maintenance and Staff
- ❑ Review of drawings and reports.

CONTRIBUTING ENGINEERS

**STRUCTURAL
ENGINEER**

JOHN A. MARTIN & ASSOCIATES, INC.
950 South Grand Avenue, 4th Floor
Los Angeles, CA 90015
Phone (213) 483-6490
Contact: "Ike" Ikeda,

**MECHANICAL/
PLUMBING
ENGINEER**

CEDG INC.
2725-A West Burbank Blvd.
Burbank, CA 91505
Phone (818) 566-7755
**Contacts: Cirillo Gatilao
Jimmy Wunno**

**ELECTRICAL
ENGINEER**

TURPIN & RATTAN ENGINEERING
2441 Honolulu Ave.
Montrose, CA 91020
Phone (818) 249-0444
Contact: Ken Kraut

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ADA UPGRADES

Drinking Fountains: Do not comply with ADA



Toilet Rooms:

Are not ADA accessible and are in need of upgrading.



ADA UPGRADES



Stairs Between Lower and Main Level

Approximately 5 ½ ft. of vertical elevation – requires long ramp or possibly even an elevator, depending on DSA review.



Stairs and Ramps: Do not comply with ADA

ROOFING

Gutters & Flashings:

Gutters need to be reviewed
- and repainted and
repaired as necessary



Roof Penetrations & Conduits:

Some flashings at
penetrations and
removal of abandoned
conduits is needed.



Tile Roofs:

Generally are in
good condition
- only minor
work needed at
tile roof areas.

WINDOWS



BUILDING EXTERIORS



BUILDING INTERIORS



CABINETS



HVAC

by CEDG Inc.



ELECTRICAL



ELECTRICAL

by Turpin & Rattan Engineering



SITE PHOTOS

Landscape & Irrigation:



Fencing:



SITE PHOTOS



Pavement:

- Asphalt Paving is cracked throughout.
- Repair may extend life for a few years, however complete removal and replacement is necessary for long term.



Play Equipment:

- Existing Ballwalls are in need of replacement of wood surfacing.
- Existing tetherball in good condition.



SITE PHOTOS



Play Equipment Bldg:



MASTER PLAN ESTIMATE

COST ESTIMATE PARAMETERS

- ❑ **Assumptions** made relative to desired scope – very preliminary
- ❑ **Based on today's bid market**, as taken from historical data of recent past, similar projects.
- ❑ A **5% markup** is included for cost escalation for two years.

(Additional cost escalation markups may be required for beyond the two years)

- ❑ **Contingencies & Soft Costs**
 - **10% overall** project cost contingency has also been included
 - **Soft costs** (architect/engineering, plancheck, testing, inspection, and legal fees) are **budgeted at 20%**.

- ❑ Assumes a **General Contract delivery method**

(CM-Multi Prime delivery method will result in increased soft costs)

- ❑ Assumes **one phase of construction**

(More phases will increase soft costs)

- ❑ Costs for **Interim Housing and Furniture and Equipment** – **NOT** included

PROJECT WORK SCOPE & BUDGET -MASTERPLAN

MODERNIZATION OF STONEMAN SITE

SAN MARINO UNIFIED SCHOOL DISTRICT

Area of Building Footprint	21,086 sf
Area of Covered Walkways	5365 sf
TOTAL AREA -Footprint & Covered Walkways	26,451 sf

DESCRIPTION OF WORK SCOPE	ESTIMATED COST
1. SEISMIC RETROFIT	\$ 76,044
2. ADA UPGRADES	
a. Misc. ADA Upgrades -Path of Travel	\$ 1,015,019
b. Restroom Upgrades	\$ 614,963
SUBTOTAL -ADA UPGRADES	\$ 1,629,981
3. MAT'LS ABATEMENT	\$ 209,034
4. ROOFING	\$ 178,538
5. WINDOW REPLACEMENT	\$ 209,749
6. PAINTING	\$ 277,725
7. CEILING REPLACEMENT	\$ 292,332
8. FLOORING REPLACEMENT	\$ 162,566
9. MARKER BOARDS / TACK BOARDS	\$ 86,227
10. REPLACE CABINETRY	\$ 494,086
11. WINDOW COVERINGS	\$ 61,860
12. HVAC UPGRADES	\$ 321,678
13. PLUMBING UPGRADES	\$ 248,745
14. ELECTRICAL UPGRADES	
a. Main Elect. Service Upgrade	Complete
b. Power Distribution -HVAC	\$ 65,946
c. Power Distribution -Computers	\$ 79,136
d. Interior Lighting	\$ 131,893
e. Exterior Lighting	\$ 61,855
f. Emergency Lighting	\$ 33,474
g. Telephone/Intercom/PA	\$ 106,515
h. CATV	\$ 46,163
i. Security	\$ 58,579
j. Data / LAN	\$ 184,650
k. Fire Detection & Alarm	\$ 173,463
SUBTOTAL -ELECTRICAL UPGRADES	\$ 941,674
15. SITE IMPROVEMENTS	\$ 658,605
ESTIMATE OF PROBABLE CONSTRUCTION COST	\$ 5,190,238

●	FURNITURE & EQUIPMENT	\$	-
●	INTERIM HOUSING	\$	-
●	CONTINGENCY @ 10%	\$	519,024
●	ESCALATION @ 5% PER YEAR -2 Years calculated	\$	570,926
●	PROJECT RELATED (SOFT) COSTS (@ 20%)	\$	1,256,038
●	TOTAL PROJECT BUDGET	\$	7,536,225

MASTER PLAN ESTIMATE

PRIORITIES.....it is recommended that the District consider the following:

1. **Code Required Upgrades** such as...
 - Disabled access (ADA)
 - Fire and Life Safety (ie, fire alarm, exiting, etc.)
2. **Voluntary Seismic Strengthening** to minimize future damage and possible injuries to staff
3. **Upgrades** to minimize...
 - long term maintenance
 - energy usage
4. **Grouping work** scope into logical phases or sequences of work - if work is to be phased
5. **Improvements** necessary to make facility **leasing the facility**

MODERNIZE or REBUILD?

HOW MUCH should be INVESTED into the upgrading of an existing facility, before considering demolishing and replacing it with new construction?

- 1. For State Funded projects:** must have an approved cost/benefit analysis that indicates that **required upgrades exceed 50% of the Current Replacement Cost of the facility.**
- 2. Available funding is primary to the decision** to demolish an existing facility and rebuild.
 - Funding to rebuild is generally significantly more than the cost to upgrade
 - Ability to phase project construction may allow more time to generate funds.
 - The need to relocate current uses will impact the phasing and the cost of the project.
- 3. Based on the Stoneman Master Plan Estimate:**
 - Modernization Cost** of Construction is estimated at **46.2%** of Cost to **Demo & Rebuild**

COMPARISON OF COST OF CONSTRUCTION BASED ON PRELIMINARY ESTIMATES	
Modernization Cost	Approx. \$5.2 million
Demolish & Rebuild (25,000 sf x \$450/sf)	Approx. \$11.25 million