Newport Elementary School

Newport Elementary is a regular K-6 elementary school located on the beach in Newport Beach. Originally built in 1936 following the demise of its predecessor in the Long Beach earthquake, the campus is the oldest elementary school in the District.

Condition:

General condition of the buildings at Newport is fair to good. Roof leaks are evident in some areas. There is evidence of structural dryrot and termite damage, especially in the (1947) annex building, which is generally in much worse repair than either the original building or the 1962 wing. Parent foundation efforts have resulted in many repair and beautification projects on this campus.

Recommended Scope of Work:

Priority 1—Health and Safety

- Provide emergency lighting in corridors of original building
- Provide exterior lighting at MPR street entrance
- Provide fire sprinklers in corridors of original building

Priority 2—Access compliance

- Replace doors, frames, and hardware as necessary throughout campus
- Provide wheelchair lift at MPR stage
- Provide wheelchair lifts at stairs at south end of original building next to library
- Provide site ramps as needed
- Repair cracked walkways as needed
- Modify existing student restrooms for handicapped access.
- Expand existing staff restroom in south corridor of original building for handicapped access.
- Provide accessible drinking fountains

Priority 3—Building Shell Integrity

- Repair dryrot and termite damage
- Replace window systems throughout campus
- Evaluate condition of existing roof for repair or replacement
- Repair stucco and repaint annex building
- Replace deteriorated gutter system at annex building
- Remove and replace non-compliant bay window at library
- Repair/replace leaking roof drain in original building where leaking in corridor adjacent to MPR

Priority 4—Classroom interiors, technology upgrades, and infrastructure

Restrooms:

- Replace toilet fixtures and accessories throughout campus
- Clean, repair and reseal tile floors and wainscot
- Replace wainscot
- Paint interior

Infrastructure:

- Replace/upgrade main electrical service and distribution system
- Provide conduit backbone around campus
- Provide surface-mounted raceway with power receptacles in classrooms
- Remove old boiler and pump equipment from boiler room

Technology and Communication Systems:

- Provide new intercom, clock and bell system
- Provide new security system

Regular Classrooms:

- Replace ceiling tile as needed
- Replace all floor coverings
- Provide tackable wall surface on two walls
- Paint interiors
- Provide new whiteboards
- Repair and refinish existing cabinets and add new cabinets as required
- Provide new sink cabinets and countertops

Priority 5—Renovation in support of education

Library:

- Main area has been renovated
- In small kitchen area, remove and do not replace sink cabinet, sink and plumbing; refinish other cabinets and replace floor covering

Multipurpose room:

- Refinish/rebuild stage floor
- Replace lighting panel
- Provide new theater lighting
- Remove old wall registers
- Replace audio system
- Refinish hardwood floors
- Refurbish kitchen bathroom

Office/Administration/Staff room:

- Replace floor coverings
- Refurbish restrooms
- Refinish pine paneling
- Refinish cabinets
- Repair wood base

- Repair ceiling in after-school office

Provide new 3,000 square foot learning center at corner of campus where old bus barn will be removed

Priority 6—Athletic facilities

- Provide new playground equipment and fall zone at upper grade play area

Priority 7—Landscape & hardscape (including parking lots)

- Resurface hardcourt area
- Remove and replace cracked sidewalks
- Repair irrigation system
- Replace low wall and fence along back of campus adjacent to pedestrian path

Items noted but not included in recommended scope of work:

- Air conditioning

Other Recommendations:

1. Work at this campus may be affected by its historical status. Planning should begin early to identify and address potential conflicts.

2. The 1947 annex building is in very poor repair. We recommend investigating its condition further and analyzing renovation vs. replacement cost prior to start of design work.

Item	FACILITY NEEDS	Priority	CPM/McCarthy Program Budget				Remarks
			Quantity	Unit	Unit Cost	Total	
D.1.y	Sinks/casework for permanent classrooms	4	30	EA	$ 5,500.00	$165,000	
E.13	Other	4	1	LS	$ 7,500.00	$7,500	Demo boiler equipment
	Subtotal Priority 4:					**$924,690**	
	Priority 5--Renovation in support of education						
E.14	Library improvements	5	1	LS	$ 10,000.00	$10,000	Demo and wall in fill at bay window - 8' x 20' app
E.15	Demo existing old bus garage	5	3,216	SF	$ 5.00	$16,080	Summary error
E.6	Covered walkway repair/improvements	5					
E.6.a	Covered walkway replacement	5	400	SF	$ 40.00	$16,000	
E.7	Multipurpose facilities improvements	5					
E.7.a	VCT flooring	5	880	SF	$ 1.75	$1,540	
E.7.b	Refinish wood flooring	5	4,036	SF	$ 3.00	$12,108	
E.7.f	Paint Walls/Ceiling	5	4,916	BSF	$ 1.50	$7,374	
E.7.h	Demo of existing improvments	5	4,036	BSF	$ 2.00	$8,072	
E.7.j	Sound system upgrades	5	1	LS	$ 15,000.00	$15,000	
E.7.k	Stage lighting upgrades	5	1	LS	$ 20,000.00	$20,000	
E.7.n	Light fixtures - Surface Mounted	5	4,038	SF	$ 1.50	$6,054	Reuse existing
E.8	Ed support facilities imprvts/upgrades (faculty/staff room	5					
E.8.a	Office/staff area upgrades - interior painting	5	2,528	BSF	$ 3.00	$7,584	
E.8.bb	Light fixtures - Surface Mounted	5	500	SF	$ 2.50	$1,250	Provide for 25% of area
E.8.c	Office/staff area upgrades - replace windows	5	40	SF	$ 50.00	$2,000	
E.8.d	Office/staff area upgrades - refurbish restrooms	5	40	SF	$ 35.00	$1,400	
E.8.f	Office/staff area upgrades - R/R VCT at nurse's station w/carpet	5	196	SF	$ 2.75	$539	
E.8.g	Office/staff area upgrades - R/R plumbing fixtures	5	0	EA	$ 1,750.00	$0	In category A.10
E.8.n	New carpet	5	2,019	SF	$ 3.00	$6,057	
E.8.r	Re-finished casework	5	115	LF	$ 30.00	$3,450	
E.8.u	Demo Office area	5	2,528	SF	$ 4.00	$10,112	
E.8.z	1x1 Tiles (Replace)	5	500	SF	$ 1.25	$625	Provide for 25% of area
	Subtotal Priority 5:					**$145,245**	
	Priority 6--Athletic facilities						
A.6	Playground equipment/fall-use zone improvements	6					
A.6.a	Primary grade	6	1	EA	$ 50,000.00	$50,000	
A.6.b	Kindergarten	6	0	EA	$ 35,000.00	$0	
A.6.c	Playground Area Fall Zone - Primary	6	4,000	SF	$ 7.50	$30,000	
A.6.f	Demolition of existing playground equipment	6	12	EA	$ 250.00	$3,000	
	Subtotal Priority 6:					**$83,000**	
	Priority 7--Landscape & hardscape (including parking lots)						
A.4.	Campus security fencing and gate improvements	7					
A.4.a	Standard Chain Link w/ small masonry wall (incl demo)	7	476	LF	$ 65.00	$30,940	
F.	**SITE IMPROVEMENTS/REPAIRS**	7					
F.1	Site asphalt paving	7					
F.1.a	Site paving - hardcourt (Replace/Re-Stripe)	7	53,357	SF	$ 4.00	$213,428	half of (E) square footage; city to share costs
F.3	Irrigation improvements	7					
F.3.b	Irrigation System - Repairs	7	37,800	SF	$ 0.30	$11,340	
F.6	Ball wall repairs/improvements	7					
F.6.a	Masonry wall w/ footing - 8' high x 15' wide	7	0	EA	$ 8,000.00	$0	
F.7	Lunch shade structure	7					
	Subtotal Priority 7:					**$255,708**	
	Total Hard Cost Priorities 1 through 7:					**$ 2,169,453**	
	Priority 11--Seismic allowances						
A.1	Seismic Upgrades	11	40,338	BSF	$ 3.00	$121,014	Seismic upgrades limited to permanent structures
A.1.a	Shear wall infill w/footing at permanent classrooms	11	132	LF	$ 250.00	$33,000	Shear walls at Annex building
	Subtotal Priority 11:					**$154,014**	
	Priority 12--Roof replacement						
E.10	Roofing systems improvements/modifications	12					
E.10.a	Four ply built up	12	14,593	SF	$ 5.50	$80,262	Annex and 1962 building
E.10.c	Roofing systems - Asbestos Abatement	12	14,593	SF	$ 2.25	$32,834	
E.10.e	Shake tiles	12	31,113	SF	$ 8.50	$264,461	
	Subtotal Priority 12:					**$377,556**	
	Priority 13--New air conditioning						
E.12	Heating/Ventilation/Air conditioning	13					
E.12.a	HVAC package system (All inclusive)	13	48,456	BSF	$ 23.00	$1,114,488	
E.12.c	Electrical Secondary Distribution (For HVAC)	13	1,815	AMP	$ 45.00	$81,675	15 amps per ton of AC cooling.
E.12.d	Energy Management System	13	48,456	BSF	$ 1.45	$70,281	
	Subtotal Priority 13:					**$1,266,424**	
	Priority 15--Extra classrooms						
G.	**ADDITIONAL SUPPORT FACILITIES**	15					
G.10	Community learning center	15	1	LS	$ 150,000.00	$150,000	New learning center and classroom per note G.6, incl demo of
	Subtotal Priority 15:					**$150,000**	
	Total Hard Cost (Section A-G)					**$4,117,448**	