



Moraga School District

Facilities Master Plan

March 12, 2024

CAMINO PABLO ELEMENTARY
DONALD L. RHEEM ELEMENTARY
LOS PERALES ELEMENTARY
JOAQUIN MORAGA INTERMEDIATE

SVA ARCHITECTS, INC.

7901 Stonebridge Dr., Suite 100
Pleasanton, CA 94588
T: 510.267.3180

www.sva-architects.com

SANTA ANA PLEASANTON SAN DIEGO DAVIS ARCHITECTS



MORAGA SCHOOL DISTRICT FACILITIES MASTER PLAN

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ACKNOWLEDGEMENTS

BOARD OF EDUCATION

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Richard Severy, Board Member
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Tim Green, Director of Buildings and Grounds
Chris Reddam, Director of Educational Services
Lorne Barbosa, Director of Pupil Services

SITE ADMINISTRATORS AND STAFF

Camino Pablo Elementary School

David Lanuza, Principal
Michael Adler, Teacher
Kimberly Denton, Counselor
Virginia Drury, TOSA - Science
Casey Hayashi, Teacher
Allison Levy, Administrative Assistant
Adrienne McMullen, PE Teacher
John Studebaker, PE Teacher
Millie Tang, Science Teacher

Donald L. Rheem Elementary School

Brian Sullivan, Principal
Kelly Cavallero, Teacher
Serina Culleton, Teacher
Virginia Drury, TOSA - Science
Jennifer Johnson, TOSA - Computer
Adrienne McMullen, PE Teacher
Jennifer Strohmeier, Teacher
John Studebaker, PE Teacher

Greg Thomson, Teacher
Kristy Webster, Teacher

Los Perales Elementary School

Tom Rust, Interim Principal
Stephanie Richards, Former Principal
Adrienne McMullen, PE Teacher
Christina Mignano, Teacher
Joni Pearce, Teacher
John Studebaker, PE Teacher
Millie Tang, Science Teacher
Vicki Winslow, Administrative Assistant

Joaquin Moraga Intermediate School

Mike Plant, Principal
Aaron Jorgensen, Assistant Principal
Jason Blalock, Science Teacher
Lindsay Garrity, Core Teacher
Jerry Gruen, PE Teacher
Dawn Lezak, Science Teacher
Stacey Navarro, PE Teacher
Alisa Oliver, Administrative Assistant
John Studebaker, PE Teacher
Michaela Tondi, Science Teacher

COMMUNITY MEMBERS

Erim Lum Beal
Stephanie Dickerson
Stefani Gray
Emily Lieberman
Michael Seitler
Seeman Shah
Susan Wright
and the 42 community members who
responded to the community survey.

INTRODUCTION

2.1 Executive Summary

What is a Facilities Master Plan?

Fundamentally, a facilities master plan is of a snapshot of where the district facilities are today and a roadmap of where the district would like to go with their facilities in the future, meeting the needs of its students, staff, and community along the way.

Process

While conceptually simple, the process of putting together a facilities master plan (FMP) is a major undertaking and a significant time and resource investment for a school district. This document represents the culmination of over two dozen meetings with District staff and stakeholders, review of available, existing District facility documents, a community survey, and multiple site visits to each campus.

Along the way, the FMP team met with the principals and recent past principals from each school, thoroughly discussing the major aspects of each campus. The team discussed what worked well, what needed improvement, and where the educational needs of the present and future could better be supported by new or improved school facilities.

Based upon all the information gathered, the team proposed a list of potential projects designed to address both current campus shortcomings and prepare the campuses to meet the needs of tomorrow's students. These proposed projects are intended to create a

"menu" of work to be considered, as funds for capital projects become available.

Components of the Facilities Master Plan

A separate section is provided for each school campus. Each campus section is divided into three components: existing site use, proposed projects, and conceptual cost estimates. Following the campuses, there is an appendix that includes information on the state funding available through the State School Facilities Program.

Existing Campus Use

The existing site use portion of each section provides an easily readable colored site diagram indicating the current use of each of the campus' major spaces, such as classrooms, administrative space, or specialty classrooms, among others.

Proposed Projects

At each campus, a series of projects were proposed to address current campus needs, suggest opportunities for enhancing the campus, or update the facilities to meet future needs. The location and extent of each proposed project are shown on campus maps, separated into project categories, and an explanation of the proposed project is provided in an accompanying narrative. Each project has a conceptual cost calculated in the cost estimate section.

Proposed Project Categories

As the team worked with the District and the site stakeholders to propose projects that addressed needs on each of the campuses, four themes or categories emerged: site improvement, campus enhancement, deferred maintenance, and safety and security.

Site Improvement: this category encompasses work that corrects or enhances the function of the school site. Projects such as utility replacement, site accessibility upgrades, drainage corrections, and similar proposed work.

Campus Enhancement: this category focuses on projects that enhance the site's ability to serve its students, staff, and community. Projects such as new classrooms, modernization work, and new site features are found in this category.

Deferred Maintenance: this category groups together the recurring capital projects needed to maintain the campus. Projects such as re-roofing, equipment replacement, and asphalt repair fall under this category.

Safety and Security: this category includes items related to safety and security enhancements. Projects in this category include fire alarm upgrades, new security fencing, crosswalks, and other similar items. Each of the potential projects proposed at the campuses was grouped into one of these four categories. Project-by-project projected cost summaries are included in each of the campus' individual sections. District-wide summaries can be found below.

2.2

Projected Conceptual Cost Summaries

Overall Cost Summary per Site

| Site | Conceptual Project Costs (Hard and Soft Costs) | | | | |
|-------------------|--|--|--|--|--|
| | Probable Project Cost | Projected Project Costs - 2026 Dollars | Projected Project Costs - 2028 Dollars | Projected Project Costs - 2030 Dollars | Projected Project Costs - 2032 Dollars |
| Camino Pablo ES | \$18,240,850 | \$19,729,304 | \$21,339,215 | \$23,080,495 | \$24,963,863 |
| Donald Rheem ES | \$25,826,658 | \$27,934,113 | \$30,213,537 | \$32,678,961 | \$35,345,565 |
| Los Perales ES | \$16,915,706 | \$18,296,028 | \$19,788,984 | \$21,403,765 | \$23,150,312 |
| Joaquin Moraga IS | \$50,628,056 | \$54,759,305 | \$59,227,664 | \$64,060,642 | \$69,287,990 |

Site Improvement Category Cost Summary

| Site | Conceptual Project Costs (Hard and Soft Costs) | | | | |
|-------------------|--|--|--|--|--|
| | Probable Project Cost | Projected Project Costs - 2026 Dollars | Projected Project Costs - 2028 Dollars | Projected Project Costs - 2030 Dollars | Projected Project Costs - 2032 Dollars |
| Camino Pablo ES | \$1,999,059 | \$2,162,182 | \$2,338,616 | \$2,529,447 | \$2,735,850 |
| Donald Rheem ES | \$2,128,918 | \$2,302,638 | \$2,490,533 | \$2,693,760 | \$2,913,571 |
| Los Perales ES | \$2,039,629 | \$2,206,063 | \$2,386,077 | \$2,580,781 | \$2,791,373 |
| Joaquin Moraga IS | \$1,965,999 | \$2,126,425 | \$2,299,941 | \$2,487,616 | \$2,690,605 |

Moraga School District

Campus Enhancement Category Cost Summary

| Site | Conceptual Project Costs (Hard and Soft Costs) | | | | |
|-------------------|--|--|--|--|--|
| | Probable Project Cost | Projected Project Costs - 2026 Dollars | Projected Project Costs - 2028 Dollars | Projected Project Costs - 2030 Dollars | Projected Project Costs - 2032 Dollars |
| Camino Pablo ES | \$6,154,673 | \$6,656,894 | \$7,200,096 | \$7,787,624 | \$8,423,094 |
| Donald Rheem ES | \$13,865,983 | \$14,997,447 | \$16,221,239 | \$17,544,892 | \$18,976,555 |
| Los Perales ES | \$4,703,150 | \$5,086,927 | \$5,502,020 | \$5,950,985 | \$6,436,585 |
| Joaquin Moraga IS | \$32,816,287 | \$35,494,096 | \$38,390,414 | \$41,523,072 | \$44,911,355 |

Deferred Maintenance Category Cost Summary

| Site | Conceptual Project Costs (Hard and Soft Costs) | | | | |
|-------------------|--|--|--|--|--|
| | Probable Project Cost | Projected Project Costs - 2026 Dollars | Projected Project Costs - 2028 Dollars | Projected Project Costs - 2030 Dollars | Projected Project Costs - 2032 Dollars |
| Camino Pablo ES | \$8,849,202 | \$9,571,296 | \$10,352,314 | \$11,197,063 | \$12,110,743 |
| Donald Rheem ES | \$9,315,250 | \$10,075,374 | \$10,897,525 | \$11,786,763 | \$12,748,563 |
| Los Perales ES | \$8,718,490 | \$9,429,918 | \$10,199,400 | \$11,031,671 | \$11,931,855 |
| Joaquin Moraga IS | \$14,550,794 | \$15,738,138 | \$17,022,370 | \$18,411,396 | \$19,913,766 |

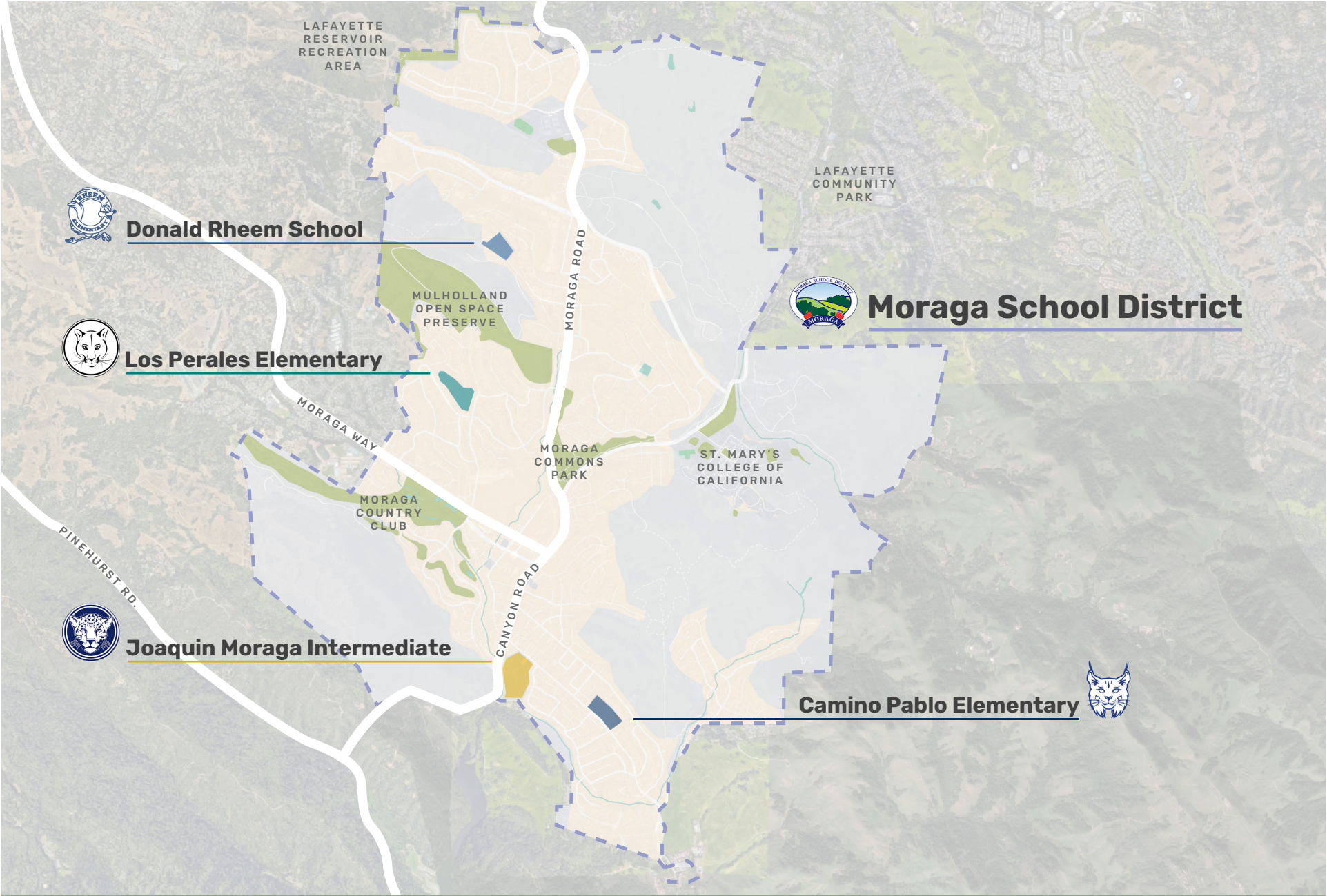
Moraga School District

Safety and Security Category Cost Summary

| Site | Conceptual Project Costs (Hard and Soft Costs) | | | | |
|-------------------|--|--|--|--|--|
| | Probable Project Cost | Projected Project Costs - 2026 Dollars | Projected Project Costs - 2028 Dollars | Projected Project Costs - 2030 Dollars | Projected Project Costs - 2032 Dollars |
| Camino Pablo ES | \$1,237,917 | \$1,338,931 | \$1,448,188 | \$1,566,360 | \$1,694,175 |
| Donald Rheem ES | \$516,507 | \$558,654 | \$604,240 | \$653,546 | \$706,875 |
| Los Perales ES | \$1,454,438 | \$1,573,120 | \$1,701,487 | \$1,840,328 | \$1,990,499 |
| Joaquin Moraga IS | \$1,294,976 | \$1,400,646 | \$1,514,939 | \$1,638,558 | \$1,772,264 |

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2.3 Moraga School District Map



CAMPUS MASTER PLANS

3.1



CAMINO PABLO ELEMENTARY

1111, Camino Pablo, Moraga CA 94556

CAMPUS INFORMATION

School Name:

Camino Pablo Elementary

Address:

1111 Camino Pablo, Moraga CA 94556

Year Opened:

1960

Total Campus Area:

10.01 acres

Total Building Area:

43,000 sq. ft.

Number of Parking Spaces:

Standard: 49

Accessible: 3

Grades Served:

TK – 5th

Current Enrollment:

320

CAMINO PABLO ELEMENTARY



Camino Pablo Elementary School is one of the Moraga School District's three elementary school campuses and is located in the southern portion of the District's attendance boundary. The school originally opened in 1960 and currently serves students from transitional kindergarten through fifth grade. The site is bounded by Camino Pablo to the southwest and single family homes around the remainder of campus. Camino Pablo Elementary School students graduate into Joaquin Moraga Intermediate School before attending Campolindo and Miramonte High Schools.

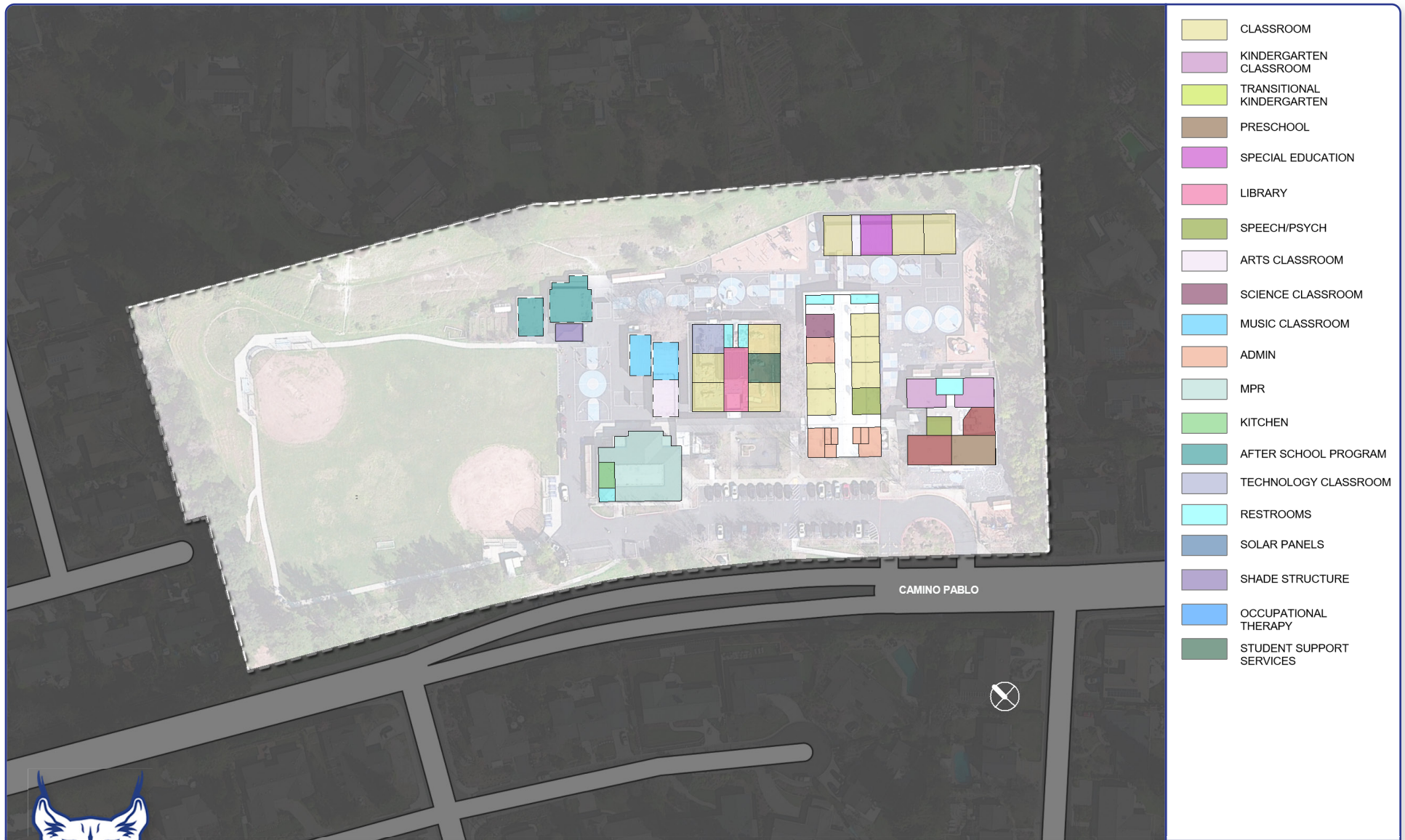
Recently Completed Projects

- Campus-wide modernization (2019)
- New shade structure (2016)
- New Building C classroom wing (2007)

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Camino Pablo Elementary

Existing Campus Use Map



Camino Pablo Elementary

Existing Campus Use Map

Camino Pablo Elementary

Proposed Projects Map: Site Improvements



Camino Pablo Elementary

Site Improvements Map

Proposed Projects: Site Improvements

Proposed Projects Legend

| | |
|------------|---|
| CP1 | REGRADE EXTERIOR AT BUILDING L |
| CP2 | PLANT LOW MAINTENANCE GROUND COVER AT HILL AREAS |
| CP3 | CORRECT DRAINAGE BEHIND BOBCAT CLUB |
| CP4 | NEW ACCESSIBLE RAMP |
| CP5 | CONNECT ROOF LEADERS TO STORM DRAIN |
| CP6 | NEW DROP OFF AREA |

CP1 Regrade Exterior at Building L

Category: Site Improvements

Remove and replace concrete and AC paving, re-grade, and provide new accessible ramps to west classroom entrances. Connect roof leaders to storm drain. Adjust/replace existing storm drain piping and area drains.

CP2 Plant Low Maintenance Ground Cover at Hill Areas

Category: Site Improvements

Plant low water use, low maintenance ground cover at hill areas to mitigate erosion.

CP3 Correct Drainage Behind Bobcat Club

Category: Site Improvement

Correct the drainage behind the Bobcat Club modular building, add area drains and replace and protect drain outlet with new concrete headwall.

CP4 New Accessible Ramp

Category: Site Improvement

Provide a new accessible ramp and retaining wall as needed to provide an accessible transition between the classroom and the playground.

CP5 Connect Roof Leaders to Storm Drain

Category: Site Improvement

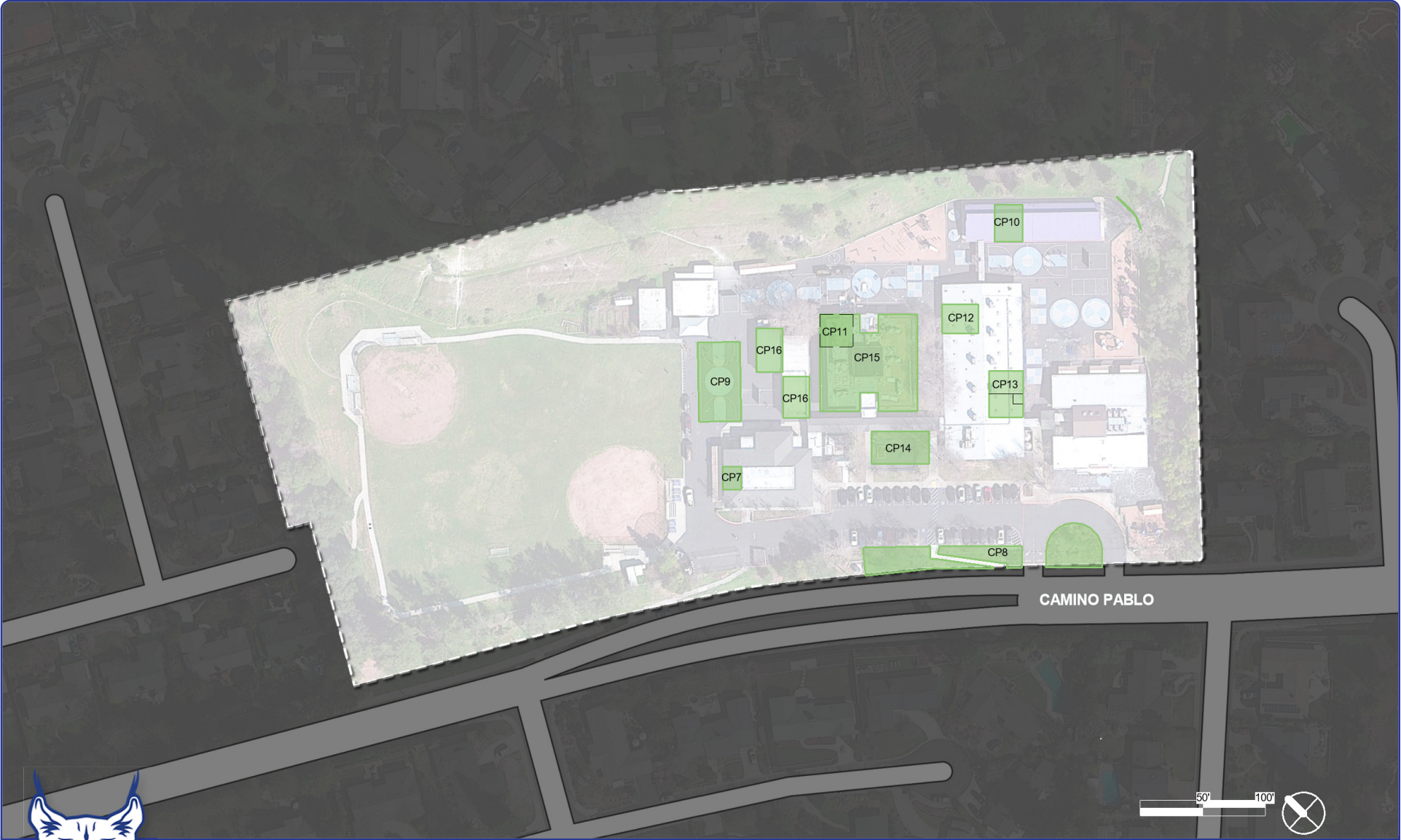
Connect the existing roof leaders to the storm drain system. Extend storm drains as required.

CP6 New Drop Off Area

Category: Site Improvement

Regrade existing student drop off area and provide a new accessible drop off with new paving for path-of-travel to campus entry. Provide new landscaping at the area.

Camino Pablo Elementary
Proposed Projects Map: Campus Enhancement



Camino Pablo Elementary

Campus Enhancement Map

Proposed Projects Legend

| | |
|-------------|--|
| CP7 | KITCHEN UPGRADE |
| CP8 | RELANDSCAPE CAMPUS ENTRY |
| CP9 | NEW PV SHADE STRUCTURE |
| CP10 | RELOCATE SCIENCE CLASSROOM TO ROOM 24 |
| CP11 | RELOCATE SPED CLASSROOM TO ROOM 17. |
| CP12 | ADAPT ROOM 8 TO STANDARD CLASSROOM USE |
| CP13 | ADDITIONAL KINDERGARTEN/TK CLASSROOM AND INTERVENTION ROOM AT ROOMS 1 AND 3 |
| CP14 | NEW STUDENT SUPPORT SERVICES BUILDING AND WELLNESS COURTYARD |
| CP15 | BUILDING L ENERGY EFFICIENCY UPGRADES |
| CP16 | ART AND MUSIC CLASSROOM IMPROVEMENTS |

CP7 Kitchen Upgrade

Category: Campus Enhancement
The existing kitchen is to be renovated with new equipment, fixtures, and finishes.

CP8 Relandscape Campus Entry

Category: Campus Enhancement
Relandscape the areas around the campus entry to beautify and reduce maintenance of this area. Provide low water use and low maintenance plants.

CP9 New PV Shade Structure

Category: Campus Enhancement
New photovoltaic shade structure to provide covered area for outdoor play and PE instruction. Remove existing basketball court.

CP10 Relocate Science Classroom to Room 24

Category: Campus Enhancement
Reconfigure room 24 as a new science classroom with 2 new sinks, 15 linear feet of upper and lower cabinets, and furniture.

CP11 Relocate SPED classroom to Room 17.

Category: Campus Enhancement
Relocate the SPED classroom from room 24 to room 17.

CP12 Adapt Room 8 to Standard Classroom Use

Category: Campus Enhancement
Reconfigure room 8 as a standard classroom to provide an additional lower-grade classroom displaced by kindergarten/TK expansion.

CP13 Additional Kindergarten/TK Classroom and Intervention Room at Rooms 1 and 3

Category: Campus Enhancement
Convert the use of Room 1 to a kindergarten/TK classroom. Build a new kindergarten/TK restroom in Room 3 with access to the exterior of the building. Convert Room 3 to an

Proposed Projects: Campus Enhancement

Intervention room. Build a new kindergarten/TK age restroom in room with access to the exterior.

CP14 New Student Support Services Building and Wellness Courtyard

Category: Campus Enhancement
Provide a new student support services building to provide appropriate space for the psychology, occupational therapist, EL, TOSA, and reading tutoring student support services. Relocate EIC speech to psychologist's office in Building K. Provide a wellness garden/courtyard in the surrounding space.

CP15 Building L Energy Efficiency Upgrades

Category: Campus Enhancement
Provide new R-30 batt insulation at the underside of the roof. Provide new ACT ceiling and LED lighting.

CP16 Science, Art, and Music Classroom Improvements

Category: Campus Enhancement
Provide additional classroom enhancements to the science, art, and music classrooms.

Camino Pablo Elementary

Proposed Projects Map: Deferred Maintenance



Camino Pablo Elementary

Deferred Maintenance Map

Proposed Projects: Deferred Maintenance

Proposed Projects Legend

| | |
|-------------|--|
| CP17 | WINDOW REPLACEMENT |
| CP18 | MECHANICAL UNIT REPLACEMENT |
| CP19 | REPLACE EXISTING BALL WALL |
| CP20 | REGRADE AND RESEED GRASS SPORTS AREAS |
| CP21 | NEW ROOFING |
| CP22 | PLAY STRUCTURE AND SAFETY SURFACING REPLACEMENT |
| CP23 | REPLACE EXISTING PLAY AREA WITH NEW PLAY AREA |

CP17 Window Replacement

Category: Deferred Maintenance
 Replace existing window systems with new, insulated window systems. Where existing windows are set at grade, provide a new, raised curb below new window system.

CP18 Mechanical Unit Replacement

Category: Deferred Maintenance
 Replace the existing MPR mechanical unit and clean and repair ductwork.

CP19 Replace Existing Ball Wall

Category: Deferred Maintenance
 Replace the existing wood ball wall with a new CMU ball wall.

CP20 Regrade and Reseed Grass Sports Areas

Category: Deferred Maintenance
 Regrade the existing sports field to correct poor drainage and uneven surfacing. Reseed the area. Modify and repair existing irrigation as required for a properly functioning system.

CP21 New Roofing

Category: Deferred Maintenance
 Replace the existing roofing that has reached the end of its serviceable life. Asphalt shingles are to be replaced in kind and low slope roofs are to be replaced with new insulation and roof membrane system per the district's roofing standards.

CP22 Play Structure and Safety Surfacing Replacement

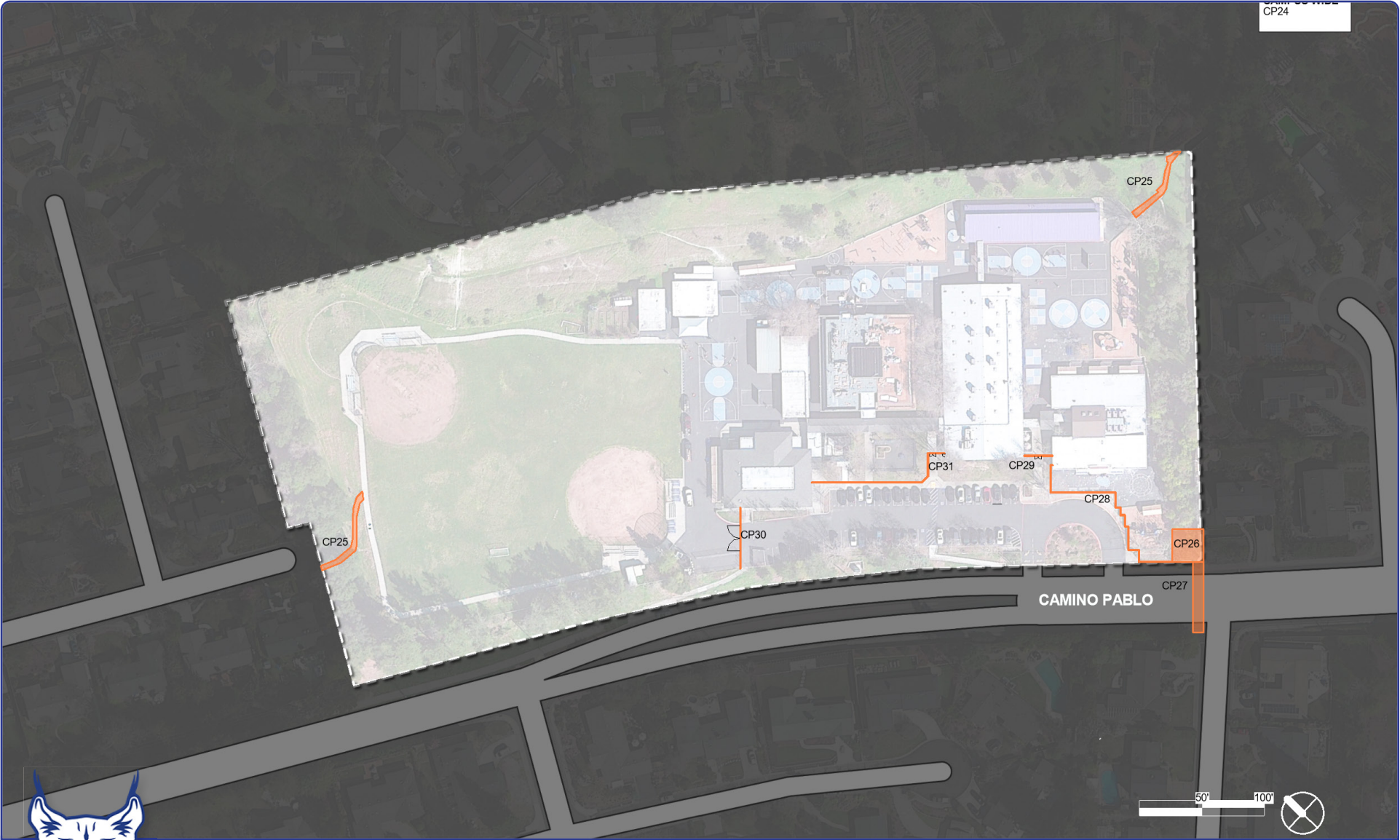
Category: Deferred Maintenance
 Replacement of the existing play structures and safety surfacing.

CP23 Replace Existing Play Area with New Play Area

Category: Deferred Maintenance
 Replace the existing play area with a new play area and play structures. Provide new retaining wall at entry and street side. Replace existing fencing with new 6'-0" high fencing.

Camino Pablo Elementary

Proposed Projects Map: Safety and Security



Camino Pablo Elementary

Safety and Security Map

Proposed Projects: Safety and Security

Proposed Projects Legend

- CP24 SECURITY UPGRADES**
- CP25 REMOVE CONCRETE WALKWAY AND STAIRS AT HILLSIDE**
- CP26 REPLANT TREES**
- CP27 ILLUMINATED CROSSWALK AND ADDITIONAL TRAFFIC SIGNAGE**
- CP28 NEW KINDERGARTEN/TK FENCING**
- CP29 NEW ENTRY GATE**
- CP30 NEW VEHICULAR ACCESS GATE**
- CP31 NEW FENCING AND SINGLE POINT OF ENTRY**

CP24 Security Upgrades

Category: Safety and Security
Description: Provide security upgrades per the district's updated security standards.

CP25 Remove Concrete Walkway and Stairs at Hillside

Category: Safety and Security
Remove the existing concrete walkway and stairs from the hillside and replant the area.

CP26 Replant Trees

Category: Safety and Security
Remove the existing trees that have grown too close to the utility lines. Replant with shorter, low water use trees.

CP27 Illuminated Crosswalk and Additional Traffic Signage

Category: Safety and Security
Work with the City to install crosswalk illumination and additional traffic signage to increase pedestrian safety.

CP28 New Kindergarten/TK Fencing

Category: Safety and Security
Provide new 6' high opaque fencing around the kindergarten/TK play area.

CP29 New Entry Gate

Category: Safety and Security
Provide new fencing and an entry gate.

CP30 New Vehicular Access Gate

Category: Safety and Security
Provide a new fence with a vehicular access gate across the driveway.

CP31 New Fencing and Single Point of Entry

Category: Safety and Security
Provide new fencing across the area between the MPR and administration building along with a new student access gate. Add a new door to the administration building located at the exterior side of the fencing to provide a single point of entry during school hours.

Camino Pablo Elementary

Conceptual Project Costs

| Project ID | Project Description | Conceptual Project Costs (Hard and Soft Costs) | | | | |
|------------|--|--|--|--|--|--|
| | | Probable Project Cost | Projected Project Costs - 2026 Dollars | Projected Project Costs - 2028 Dollars | Projected Project Costs - 2030 Dollars | Projected Project Costs - 2032 Dollars |
| CP1 | Regrade Exterior at Building L | \$471,322 | \$509,782 | \$551,380 | \$596,373 | \$645,037 |
| CP2 | Plant Low Maintenance Ground Cover at Hill Areas | \$615,668 | \$665,907 | \$720,244 | \$779,016 | \$842,584 |
| CP3 | Correct Drainage Behind Bobcat Club | \$120,288 | \$130,104 | \$140,720 | \$152,203 | \$164,622 |
| CP4 | New Accessible Ramp | \$341,463 | \$369,326 | \$399,463 | \$432,060 | \$467,316 |
| CP5 | Connect Roof Leaders to Storm Drain | \$198,670 | \$214,881 | \$232,416 | \$251,381 | \$271,894 |
| CP6 | New Drop Off Area | \$251,648 | \$272,182 | \$294,393 | \$318,415 | \$344,398 |
| CP7 | Kitchen Upgrade | \$284,552 | \$307,771 | \$332,886 | \$360,049 | \$389,429 |
| CP8 | Relandscape Campus Entry | \$233,955 | \$253,046 | \$273,694 | \$296,028 | \$320,184 |
| CP9 | New PV Shade Structure | \$1,734,217 | \$1,875,729 | \$2,028,789 | \$2,194,338 | \$2,373,396 |
| CP10 | Relocate Science Classroom to Room 24 | \$423,414 | \$457,965 | \$495,334 | \$535,754 | \$579,471 |
| CP11 | Relocate SPED Classroom to Room 17 | \$258,270 | \$279,345 | \$302,139 | \$326,794 | \$353,460 |
| CP12 | Adapt Room 8 to Standard Classroom Use | \$258,270 | \$279,345 | \$302,139 | \$326,794 | \$353,460 |
| CP13 | Additional Kindergarten/ TK Classroom and Intervention Room at Rooms 1 & 3 | \$591,456 | \$639,719 | \$691,920 | \$748,381 | \$809,448 |

Camino Pablo Elementary
Conceptual Project Costs

| Project ID | Project Description | Conceptual Project Costs (Hard and Soft Costs) | | | | |
|------------|---|--|--|--|--|--|
| | | Probable Project Cost | Projected Project Costs - 2026 Dollars | Projected Project Costs - 2028 Dollars | Projected Project Costs - 2030 Dollars | Projected Project Costs - 2032 Dollars |
| CP14 | New Student Support Services Building and Wellness Courtyard | \$1,684,342 | \$1,821,784 | \$1,970,442 | \$2,131,230 | \$2,305,138 |
| CP15 | Building L Energy Efficiency Upgrades | \$661,197 | \$715,151 | \$773,507 | \$836,625 | \$904,894 |
| CP16 | Art and Music Classroom Improvements | \$25,000 | \$27,040 | \$29,246 | \$31,632 | \$34,214 |
| CP17 | Window Replacement | \$2,096,108 | \$2,267,151 | \$2,452,150 | \$2,652,246 | \$2,868,669 |
| CP18 | Mechanical Unit Replacement | \$1,261,861 | \$1,364,829 | \$1,476,199 | \$1,596,657 | \$1,726,944 |
| CP19 | Replace Existing Ball Walls | \$822,614 | \$889,739 | \$962,342 | \$1,040,869 | \$1,125,804 |
| CP20 | Regrade and Reseed Grass Sports Areas | \$285,602 | \$308,908 | \$334,114 | \$361,378 | \$390,867 |
| CP21 | New Roofing | \$2,703,922 | \$2,924,562 | \$3,163,206 | \$3,421,324 | \$3,700,504 |
| CP22 | Play Structure and Safety Surfacing Replacement (Current Project) | \$1,255,912 | \$1,358,394 | \$1,469,239 | \$1,589,129 | \$1,718,802 |
| CP23 | Replace Existing Play Area with New Play Area | \$423,182 | \$457,714 | \$495,063 | \$535,460 | \$579,154 |
| CP24 | Security Upgrades | \$305,455 | \$330,380 | \$357,339 | \$386,498 | \$418,036 |
| CP25 | Remove Concrete Walkway and Stairs at Hillside | \$58,110 | \$62,852 | \$67,980 | \$73,528 | \$79,528 |
| CP26 | Replant Trees | \$56,290 | \$60,883 | \$65,851 | \$71,225 | \$77,037 |

Camino Pablo Elementary

Conceptual Project Costs

| Project ID | Project Description | Conceptual Project Costs (Hard and Soft Costs) | | | | |
|------------|--|--|--|--|--|--|
| | | Probable Project Cost | Projected Project Costs - 2026 Dollars | Projected Project Costs - 2028 Dollars | Projected Project Costs - 2030 Dollars | Projected Project Costs - 2032 Dollars |
| CP27 | Illuminated Crosswalk and Additional Traffic Signage | \$226,608 | \$245,099 | \$265,099 | \$286,731 | \$310,129 |
| CP28 | New TK/K Fencing | \$109,269 | \$118,185 | \$127,829 | \$138,260 | \$149,542 |
| CP29 | New Entry Gate | \$109,682 | \$118,632 | \$128,312 | \$138,783 | \$150,107 |
| CP30 | New Vehicular Access Gate | \$175,904 | \$190,258 | \$205,783 | \$222,575 | \$240,737 |
| CP31 | New Fencing and Single Point of Entry | \$196,599 | \$212,641 | \$229,993 | \$248,760 | \$269,059 |

Conceptual Project Costs by Category

| Category | Conceptual Project Costs (Hard and Soft Costs) | | | | |
|----------------------|--|--|--|--|--|
| | Probable Project Cost | Projected Project Costs - 2026 Dollars | Projected Project Costs - 2028 Dollars | Projected Project Costs - 2030 Dollars | Projected Project Costs - 2032 Dollars |
| Site Improvement | \$1,999,059 | \$2,162,182 | \$2,338,616 | \$2,529,447 | \$2,735,850 |
| Campus Enhancement | \$6,154,673 | \$6,656,894 | \$7,200,096 | \$7,787,624 | \$8,423,094 |
| Deferred Maintenance | \$8,849,202 | \$9,571,296 | \$10,352,314 | \$11,197,063 | \$12,110,743 |
| Safety and Security | \$1,237,917 | \$1,338,931 | \$1,448,188 | \$1,566,360 | \$1,694,175 |

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3.2



DONALD L. RHEEM ELEMENTARY

90 Laird Dr., Moraga, CA 94556

CAMPUS INFORMATION

School Name:

Donald L. Rheem Elementary

Address:

90 Laird Dr., Moraga CA 94556

Year Opened:

1959

Total Campus Area:

7.83 acres

Total Building Area:

44,361 sq. ft.

Number of Parking Spaces:

Standard: 43

Accessible: 2

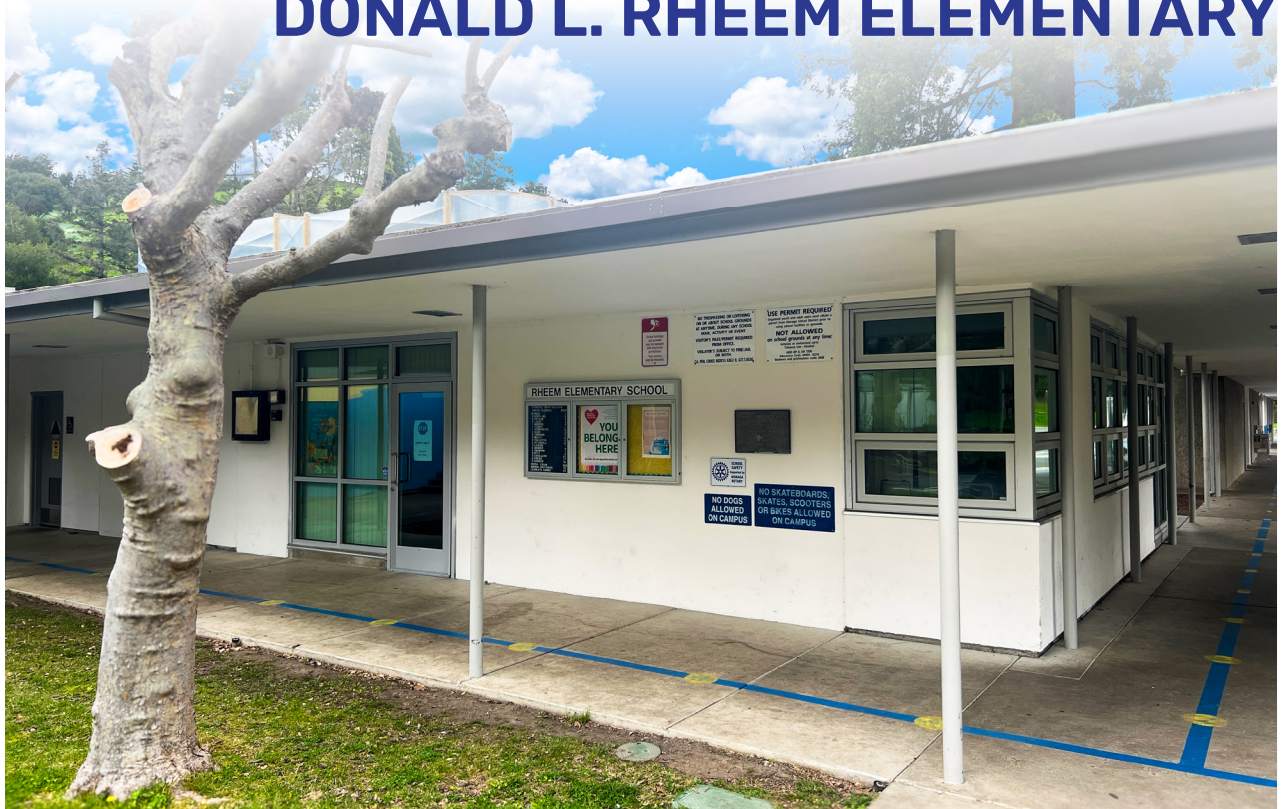
Grades Served:

TK - 5th

Current Enrollment:

411

DONALD L. RHEEM ELEMENTARY



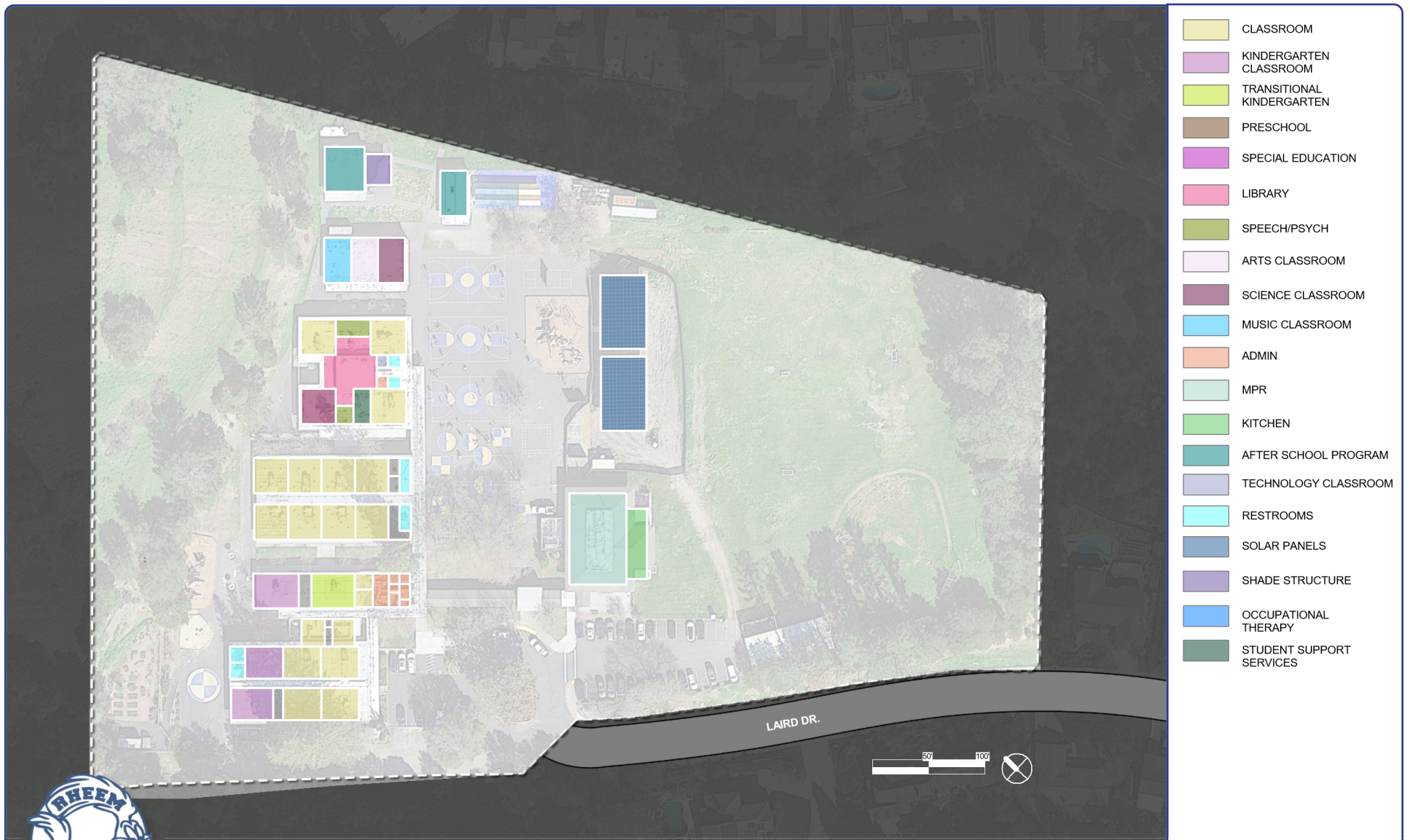
Donald L. Rheem Elementary School is one of Moraga School District's three elementary school campuses and is located in the northern portion of the District's attendance boundary. The school originally opened in 1959 and currently serves students from transitional kindergarten through fifth grade. The site is bounded by Laird Drive to the southwest, single family homes to the north and east, and open space to the west. Donald L. Rheem Elementary School students graduate into Joaquin Moraga Intermediate School before attending Campolindo and Miramonte High Schools.

Recently Completed Projects

- New solar shade structure (2021)
- Campus-wide modernization (2019)
- New shade structure (2014)

Donald L. Rheem Elementary

Existing Campus Use Map

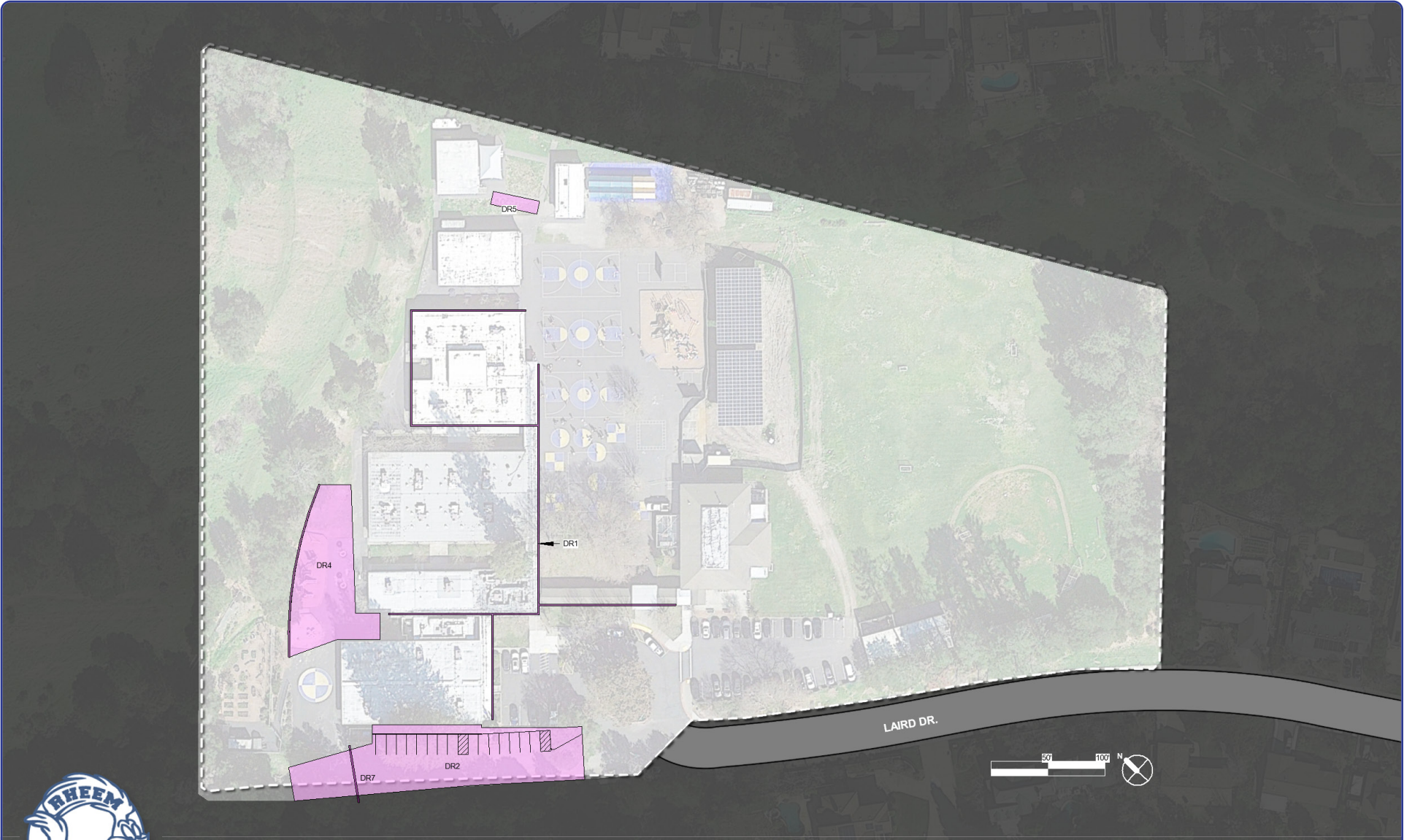


Donald L. Rheem Elementary

Existing Campus Use Map

Donald L. Rheem Elementary

Proposed Projects Map: Site Improvements



Donald L. Rheem Elementary

Site Improvements Map

Proposed Projects Legend

| | |
|------------|--|
| DR1 | CONNECT EXISTING ROOF LEADERS TO STORM DRAIN |
| DR2 | ADDITIONAL PARKING AND PAVED ACCESS ROAD |
| DR3 | CONNECT EXISTING ROOF LEADERS TO STORM DRAIN |
| DR4 | NEW RETAINING WALL AND REVISED GRADING AT TK/KINDERGARTEN PLAY AREA |
| DR5 | NEW ACCESSIBLE RAMP |
| DR6 | REMOVE THE PATHWAY ON THE HILL |
| DR7 | NEW VEHICULAR GATE |

DR1 Connect Existing Roof Leaders to Storm Drain

Category: Site Improvement

Connect the existing roof leaders to the storm drain system to improve storm drainage.

DR2 Additional Parking and Paved Access Road

Category: Site Improvement

New parking area and drive with new sidewalk and fence at building perimeter. New accessible parking is to connect with the existing accessible path of travel.

DR3 Connect Existing Roof Leaders to Storm Drain

Category: Site Improvement

Connect the existing roof leaders to the storm drain system to improve storm drainage.

DR4 New Retaining Wall and Revised Grading at TK/Kindergarten Play Area

Category: Site Improvement

New retaining wall and revised grading at the TK/kindergarten play area.

DR5 New Accessible Ramp

Category: Site Improvement

New accessible ramp from the afterschool program to the playfield.

DR6 Remove the Pathway on the Hill

Category: Site Improvement

Remove the existing steps up the hill and infill the existing retaining wall.

DR7 New Vehicular Gate

Category: Site Improvement

Replace the existing vehicular gate with a new steel vehicular gate.

Donald L. Rheem Elementary

Proposed Projects Map: Campus Enhancement



Donald L. Rheem Elementary

Campus Enhancement Map

Proposed Projects Legend

| | |
|-------------|--|
| DR8 | NEW TK PLAY AREA SHADE STRUCTURE |
| DR9 | NEW CONCRETE PAVEMENT AT PV SHADE STRUCTURE |
| DR10 | SHADED SEATING AREA |
| DR11 | RESTROOM MODERNIZATION |
| DR12 | KINDER AND TK CLASSROOM RELOCATIONS |
| DR13 | CLASSROOM 3 RELOCATION |
| DR14 | NEW CLASSROOM AND LEARNING CENTER BUILDING |
| DR15 | SCIENCE AND ART GARDEN |
| DR16 | NEW BASEBALL/SOFTBALL FIELD |
| DR17 | EXPANDED MAINTENANCE AND OPERATIONS AREA |
| DR18 | RENOVATE EXISTING RESTROOMS |

DR8 New TK Play Area Shade Structure

Category: Campus Enhancement
New shade structure at the kindergarten/TK play area. Provide new patio area under shade structure. Provide a new retaining wall to provide level area.

DR9 New Concrete Pavement at PV Shade Structure

Category: Campus Enhancement
New, sealed concrete pavement under the photovoltaic shade structure.

DR10 Shaded Seating Area

Category: Campus Enhancement
New shade structure over expanded concrete seating area with new benches.

DR11 Restroom Modernization

Category: Campus Enhancement
Modernize the existing boys, girls, and staff restrooms at Building A. Restrooms are to be made accessible and student restrooms are to be configured for kindergarten and TK student use.

DR12 Kinder and TK Classroom Relocations

Category: Campus Enhancement
Classrooms 5, 7, and 8 are to be designated for TK use. Classrooms 3, 4, and 6 are to be designated for kindergarten use.

DR13 Classroom 3 Relocation

Category: Campus Enhancement
Relocate the standard classroom previously housed in classroom 3 to classroom 22.

DR14 New Classroom and Learning Center Building

Category: Campus Enhancement
New classroom building and learning center building housing new standard classroom, science, art, and music classrooms, new learning center, and RRC annex/literacy tutor space.

Proposed Projects: Campus Enhancement

DR15 Science and Art Garden

Category: Campus Enhancement
New science and art garden space to serve the new classroom and learning center building.

DR16 New Baseball/Softball Field

Category: Campus Enhancement
Provide a new baseball/softball field with backstop and bleachers.

DR17 Expanded Maintenance and Operations Area

Category: Campus Enhancement
Provide an expanded maintenance and operations area for the M&O staff with expanded parking and laydown area.

DR18 Renovate Existing Restrooms

Category: Campus Enhancement
Renovate the existing restrooms and provide accessible fixtures and layout.

Donald L. Rheem Elementary

Proposed Projects Map: Deferred Maintenance



Donald L. Rheem Elementary

Deferred Maintenance Map

Proposed Projects Legend

| | |
|-------------|--|
| DR19 | WINDOW REPLACEMENT |
| DR20 | FIRE ALARM CONTROL PANEL REPLACEMENT |
| DR21 | REPLACE EXISTING BALL WALL |
| DR22 | REGRADE AND RESEED GRASS SPORTS AREAS |
| DR23 | MECHANICAL UNIT REPLACEMENT |
| DR24 | REPAIR AND RESTRIPE EXISTING ASPHALT AREAS |
| DR25 | REPAIR OR REPLACE ROOF MOUNTED DUCT WORK |
| DR26 | NEW ROOFING |
| DR27 | PORTABLE CLASSROOMS REMOVAL |
| DR28 | PLAYGROUND AND SAFETY SURFACING REPLACEMENT |
| DR29 | REPLACE EXISTING END OF LIFE M&O PORTABLE |

DR19 Window Replacement

Category: Deferred Maintenance
Replace existing window systems with new, insulated window systems. Where existing windows are set at grade, provide a new, raised curb below new window system.

DR20 Fire Alarm Control Panel Replacement

Category: Deferred Maintenance
Replace the existing fire alarm control panel with a new, expandable system.

DR21 Replace Existing Ball Wall

Category: Deferred Maintenance
Replace the existing wood ball wall with a new CMU ball wall.

DR22 Regrade and Reseed Grass Sports Areas

Category: Deferred Maintenance
Regrade the existing sports field to correct poor drainage and uneven surfacing. Reseed the area. Modify and repair existing irrigation as required for a properly functioning system.

DR23 Mechanical Unit Replacement

Category: Deferred Maintenance
Replace the existing MPR mechanical unit and clean and repair ductwork.

DR24 Repair and Restripe Existing Asphalt Areas

Category: Deferred Maintenance
Grind, overlay, and restripe the existing asphalt play areas and adjacent drive aisles.

DR25 Repair or Replace Roof Mounted Duct Work

Category: Deferred Maintenance
Replace the existing roof mounted duct work at Buildings A and B.

DR26 New Roofing

Category: Deferred Maintenance
Replace the existing roofing that has reached the end of its serviceable life. Asphalt shingles

Proposed Projects: Deferred Maintenance

are to be replaced in kind and low slope roofs are to be replaced with new insulation and roof membrane system per the district's roofing standards.

DR27 Portable Classrooms Removal

Category: Deferred Maintenance
Demolish/remove the three existing portable classroom buildings (classrooms 23, 24, and 25). Cut and cap underground utilities for possible future use. Provide new asphalt in the building footprint. Area to be reserved for future expansion need.

DR28 Playground and Safety Surfacing Replacement

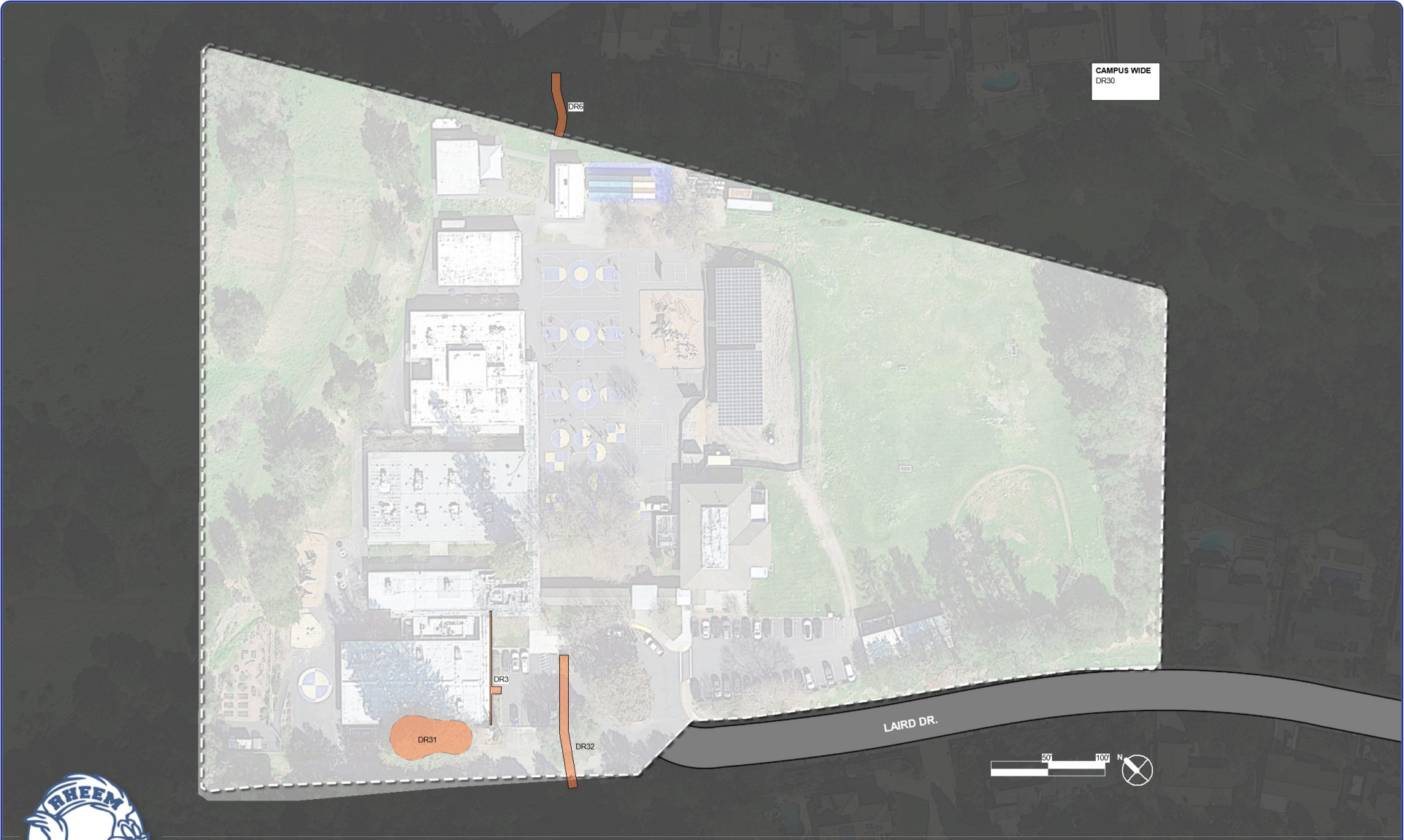
Category: Deferred Maintenance
Replacement of the existing play structures and safety surfacing.

DR29 Replace Existing End of Life M&O Portable

Category: Deferred Maintenance
Replace the existing end of life portable building at the M&O yard with one of the relocatable buildings scheduled to be replaced at the campus.

Donald L. Rheem Elementary

Proposed Projects Map: Safety and Security



Donald L. Rheem Elementary

Safety and Security Map

Proposed Projects Legend

DR30 SECURITY UPGRADES

DR31 TREE REMOVAL

**DR32 NEW CROSSWALK ACROSS ACCESS
ROAD**

**DR33 TK AND KINDERGARTEN SINGLE POINT
OF ENTRY**

DR30 Security Upgrades

Category: Safety and Security

Provide security upgrades per the district's updated security standards.

DR31 Tree Removal

Category: Safety and Security

Remove the existing trees with canopies growing over the roof of Building A to meet fire marshal requirements.

DR32 New Crosswalk Across Access Road

Category: Safety and Security

Provide a new crosswalk from the school to the south side of the access roadway.

DR33 TK and Kindergarten Single Point of Entry

Category: Safety and Security

Provide a new decorative steel fence and gate enclosing the edge of Building A and extending to the face of Building B. Remove the stairs to the parking lot and infill with planter area.

Donald L. Rheem Elementary

Conceptual Project Costs

| Project ID | Project Description | Conceptual Project Costs (Hard and Soft Costs) | | | | |
|------------|--|--|--|--|--|--|
| | | Probable Project Cost | Projected Project Costs - 2026 Dollars | Projected Project Costs - 2028 Dollars | Projected Project Costs - 2030 Dollars | Projected Project Costs - 2032 Dollars |
| DR1 | Connect Existing Roof Leaders to Storm Drain | \$149,002 | \$161,161 | \$174,311 | \$188,535 | \$203,920 |
| DR2 | Additional Parking | \$1,134,175 | \$1,226,724 | \$1,326,824 | \$1,435,093 | \$1,552,197 |
| DR3 | Connect Existing Roof Leaders to Storm Drain | \$66,223 | \$71,627 | \$77,472 | \$83,793 | \$90,631 |
| DR4 | New Retaining Wall & Revised Grading at TK/ Kinder Play Area | \$635,896 | \$687,785 | \$743,908 | \$804,611 | \$870,268 |
| DR5 | New Accessible Ramp | \$60,843 | \$65,808 | \$71,178 | \$76,986 | \$83,268 |
| DR6 | Remove the Pathway on the Hill | \$8,277 | \$8,952 | \$9,683 | \$10,473 | \$11,328 |
| DR7 | New Vehicular Gate | \$74,502 | \$80,581 | \$87,157 | \$94,269 | \$101,961 |
| DR8 | New TK Play Area Shade Structure | \$483,224 | \$522,655 | \$565,304 | \$611,433 | \$661,325 |
| DR9 | New Concrete Pavement at PV Shade Structure | \$507,020 | \$548,393 | \$593,142 | \$641,542 | \$693,892 |
| DR10 | Shaded Seating Area | \$258,684 | \$279,793 | \$302,624 | \$327,318 | \$354,027 |
| DR11 | Restroom Modernization | \$1,086,472 | \$1,175,128 | \$1,271,019 | \$1,374,734 | \$1,486,912 |
| DR12 | Kinder and TK Classroom Relocations | \$596,008 | \$644,642 | \$697,245 | \$754,140 | \$815,678 |
| DR13 | Classroom 3 Relocation | \$99,336 | \$107,442 | \$116,209 | \$125,692 | \$135,948 |
| DR14 | New Classroom and Learning Center Building | \$8,517,947 | \$9,213,011 | \$9,964,793 | \$10,777,920 | \$11,657,399 |

Donald L. Rheem Elementary
Conceptual Project Costs

| Project ID | Project Description | Conceptual Project Costs (Hard and Soft Costs) | | | | |
|------------|---|--|--|--|--|--|
| | | Probable Project Cost | Projected Project Costs - 2026 Dollars | Projected Project Costs - 2028 Dollars | Projected Project Costs - 2030 Dollars | Projected Project Costs - 2032 Dollars |
| DR15 | Science and Art Garden | \$129,342 | \$139,896 | \$151,312 | \$163,659 | \$177,013 |
| DR16 | New Baseball/Softball Field | \$399,926 | \$432,560 | \$467,857 | \$506,034 | \$547,326 |
| DR17 | Expanded Maintenance & Operations Area | \$494,603 | \$534,963 | \$578,616 | \$625,831 | \$676,898 |
| DR18 | Renovate Existing Restrooms | \$1,293,421 | \$1,398,964 | \$1,513,120 | \$1,636,590 | \$1,770,136 |
| DR19 | Window Replacement | \$1,990,430 | \$2,152,849 | \$2,328,522 | \$2,518,529 | \$2,724,041 |
| DR20 | Fire Alarm Control Panel Replacement | \$38,286 | \$41,410 | \$44,789 | \$48,444 | \$52,397 |
| DR21 | Replace Existing Ball Wall | \$822,614 | \$889,739 | \$962,342 | \$1,040,869 | \$1,125,804 |
| DR22 | Regrade and Reseed Grass Sports Area | \$430,950 | \$466,115 | \$504,150 | \$545,289 | \$589,784 |
| DR23 | Mechanical Unit Replacement | \$855,260 | \$925,049 | \$1,000,533 | \$1,082,177 | \$1,170,482 |
| DR24 | Repair and Restripe Existing Asphalt Areas | \$322,321 | \$348,622 | \$377,070 | \$407,839 | \$441,119 |
| DR25 | Repair or Replace Roof Mounted Duct Work | \$105,494 | \$114,102 | \$123,413 | \$133,484 | \$144,376 |
| DR26 | New Roofing | \$3,133,356 | \$3,389,038 | \$3,665,583 | \$3,964,695 | \$4,288,214 |
| DR27 | Portable Classrooms Removal | \$369,402 | \$399,545 | \$432,148 | \$467,411 | \$505,552 |
| DR28 | Playground and Safety Surfacing Replacement | \$1,179,879 | \$1,276,157 | \$1,380,292 | \$1,492,923 | \$1,614,746 |
| DR29 | Replace Existing End of Life M&O Portable | \$67,258 | \$72,746 | \$78,682 | \$85,103 | \$92,047 |

Donald L. Rheem Elementary

Conceptual Project Costs

| Project ID | Project Description | Conceptual Project Costs (Hard and Soft Costs) | | | | |
|------------|-----------------------------------|--|--|--|--|--|
| | | Probable Project Cost | Projected Project Costs - 2026 Dollars | Projected Project Costs - 2028 Dollars | Projected Project Costs - 2030 Dollars | Projected Project Costs - 2032 Dollars |
| DR30 | Security Upgrades | \$290,428 | \$314,127 | \$339,760 | \$367,484 | \$397,471 |
| DR31 | Tree Removal | \$9,933 | \$10,744 | \$11,620 | \$12,568 | \$13,594 |
| DR32 | New Crosswalk Across Access Road | \$90,271 | \$97,637 | \$105,604 | \$114,222 | \$123,542 |
| DR33 | TK & Kinder Single Point of Entry | \$125,875 | \$136,146 | \$147,256 | \$159,272 | \$172,269 |

Conceptual Project Costs by Category

| Category | Conceptual Project Costs (Hard and Soft Costs) | | | | |
|----------------------|--|--|--|--|--|
| | Probable Project Cost | Projected Project Costs - 2026 Dollars | Projected Project Costs - 2028 Dollars | Projected Project Costs - 2030 Dollars | Projected Project Costs - 2032 Dollars |
| Site Improvement | \$2,128,918 | \$2,302,638 | \$2,490,533 | \$2,693,760 | \$2,913,571 |
| Campus Enhancement | \$13,865,983 | \$14,997,447 | \$16,221,239 | \$17,544,892 | \$18,976,555 |
| Deferred Maintenance | \$9,315,250 | \$10,075,374 | \$10,897,525 | \$11,786,763 | \$12,748,563 |
| Safety and Security | \$516,507 | \$558,654 | \$604,240 | \$653,546 | \$706,875 |

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LOS PERALES ELEMENTARY

22 Wakefield Dr., Moraga CA 94556

CAMPUS INFORMATION

School Name:

Los Perales Elementary

Address:

22 Wakefield Dr., Moraga 94556

Year Opened:

1965

1997 (reopened)

Total Campus Area:

13.40 acres

Total Building Area:

43,540 sq. ft.

Number of Parking Spaces:

Standard: 30

Accessible: 2

Grades Served:

TK – 5th

Current Enrollment:

375

LOS PERALES ELEMENTARY



Los Perales Elementary is one of the district's three elementary schools and is located in the central portion of the District's attendance boundary. The school opened in 1965. From 1983 to 1996 the site was home to the Moraga Playhouse and two preschool programs. The school reopened in 1997 and serves students from TK through fifth grade. The site is bounded by Corliss Dr. to the west and single family homes to the north, south, and east. Los Perales students graduate into Joaquin Moraga Intermediate School before attending Campolindo and Miramonte High Schools.

Recently Completed Projects

- New solar structures (2022)
- Campus-wide modernization (2020)
- New shade structures (2011)
- New library building (2007)

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Los Perales Elementary

Existing Campus Use Map

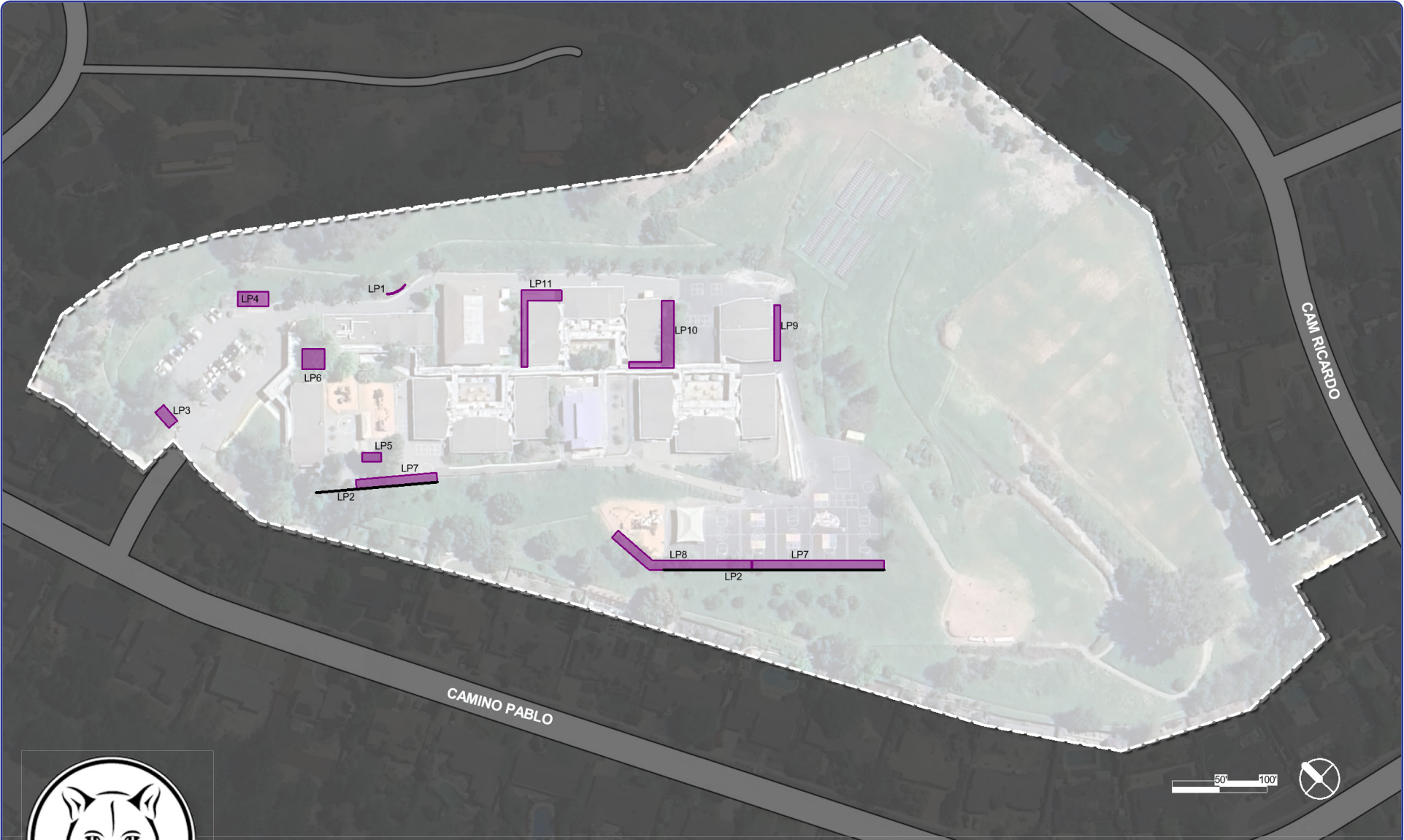


Los Perales Elementary

Existing Campus Use Map

Los Perales Elementary

Proposed Projects Map: Site Improvements



Los Perales Elementary

Site Improvements Map

Proposed Projects Legend

| | |
|-------------|--|
| LP1 | DRAINAGE ENHANCEMENT AT RETAINING WALL |
| LP2 | NEW BALL NET |
| LP3 | RELOCATE TRASH ENCLOSURE |
| LP4 | ADDITIONAL PARKING |
| LP5 | NEW ACCESSIBLE RAMP |
| LP6 | NEW ACCESSIBLE RAMP |
| LP7 | ASPHALT PLAYGROUND REPAIR AT HILL |
| LP8 | ASPHALT PLAYGROUND REPAIR WITH RETAINING CURB AT HILL |
| LP9 | NEW ACCESSIBLE TERRACE AT THE MUSIC BUILDING |
| LP10 | NEW, ACCESSIBLE CONCRETE PAVING AND IMPROVED DRAINAGE |
| LP11 | NEW, ACCESSIBLE CONCRETE PAVING AND IMPROVED DRAINAGE |

LP1 Drainage Enhancement at Retaining Wall

Category: Site Improvement
Provide improved drainage behind retaining wall to divert water flow and reduce soil saturation.

LP2 New Ball Net

Category: Site Improvement
Provide new ball net to prevent balls being lost down the hill from the adjacent play area.

LP3 Relocate Trash Enclosure

Category: Site Improvement
Demolish the existing trash enclosure and provide a new, covered, CMU trash enclosure near the main parking lot entrance.

LP4 Additional Parking

Category: Site Improvement
Provide additional parking at the previous location of the trash enclosure.

LP5 New Accessible Ramp

Category: Site Improvement
Replace the existing ramp with a new, accessible ramp.

LP6 New Accessible Ramp

Category: Site Improvement
Provide a new, accessible ramp. Reconfigure the seating area around the tree.

LP7 Asphalt Playground Repair at Hill

Category: Site Improvement
Provide a new ten-foot-wide thickened asphalt and base section at the edge of the play area. Replace the existing chain link fencing at the area of repair.

LP8 Asphalt Playground Repair with Retaining Curb at Hill

Category: Site Improvement
Provide a new ten-foot-wide thickened asphalt and base section with a retaining curb at the edge of the play area. Replace the existing

Proposed Projects: Site Improvements

chain link fencing at the area of repair.

LP9 New Accessible Terrace at the Music Building

Category: Site Improvement
Construct a new, accessible asphalt terrace area at the east side of the music building (Cedar building). Construct a retaining wall to separate the grades from the fire lane below.

LP10 New, Accessible Concrete Paving and Improved Drainage

Category: Site Improvement
Remove the existing asphalt paving, regrade the area to provide an accessible path of travel, and replace with new concrete paving. Provide additional area drains.

LP11 New, Accessible Concrete Paving and Improved Drainage

Category: Site Improvement
Remove the existing asphalt paving, regrade the area to provide an accessible path of travel, and replace with new concrete paving. Provide additional area drains as required.

Los Perales Elementary

Proposed Projects Map: Campus Enhancement



Los Perales Elementary

Campus Enhancement Map

Proposed Projects Legend

| | |
|-------------|--|
| LP12 | KINDERGARTEN/TK SHADE STRUCTURE |
| LP13 | RELOCATE KILN |
| LP14 | RECONFIGURE PLAY STRIPING |
| LP15 | SHADED LEARNING COURTYARD |
| LP16 | ADDITIONAL DRINKING FOUNTAINS WITH BOTTLE FILLERS |
| LP17 | ADMIN CONFERENCE AND WORK ROOM |
| LP18 | WELLNESS AND LEARNING CENTER |
| LP19 | CLASSROOM CONVERSIONS |
| LP20 | TK CLASSROOMS |
| LP21 | KINDERGARTEN CLASSROOMS |
| LP22 | SCIENCE, ART, AND MUSIC CLASSROOM IMPROVEMENTS |

LP12 Kindergarten/TK Shade Structure

Category: Campus Enhancement
Add a new kindergarten/TK play area shade structure.

LP13 Relocate Kiln

Category: Campus Enhancement
Relocate the kiln to an area adjacent to the art classroom.

LP14 Reconfigure Play Striping

Category: Campus Enhancement
Reconfigure the existing play striping to better serve the current play needs.

LP15 Shaded Learning Courtyard

Category: Campus Enhancement
Reconfigure existing courtyards to serve as outdoor learning spaces with new shade structures. Replace paving, correct grading and drainage as needed.

LP16 Additional Drinking Fountains with Bottle Fillers

Category: Campus Enhancement
Provide three additional drinking fountains with bottle fillers across campus. Locations to be determined.

LP17 Admin Conference and Work Room

Category: Campus Enhancement
Reconfigure the existing admin materials room to a conference and work room.

LP18 Wellness and Learning Center

Category: Campus Enhancement
Reconfigure room 4 as a combined wellness center and learning center.

LP19 Classroom Conversions

Category: Campus Enhancement
Convert rooms 18 and 21 into standard classrooms.

LP20 TK Classrooms

Category: Campus Enhancement
Utilize classrooms 1, 2, and 6 as TK classrooms.

Proposed Projects: Campus Enhancement

LP21 Kindergarten Classrooms

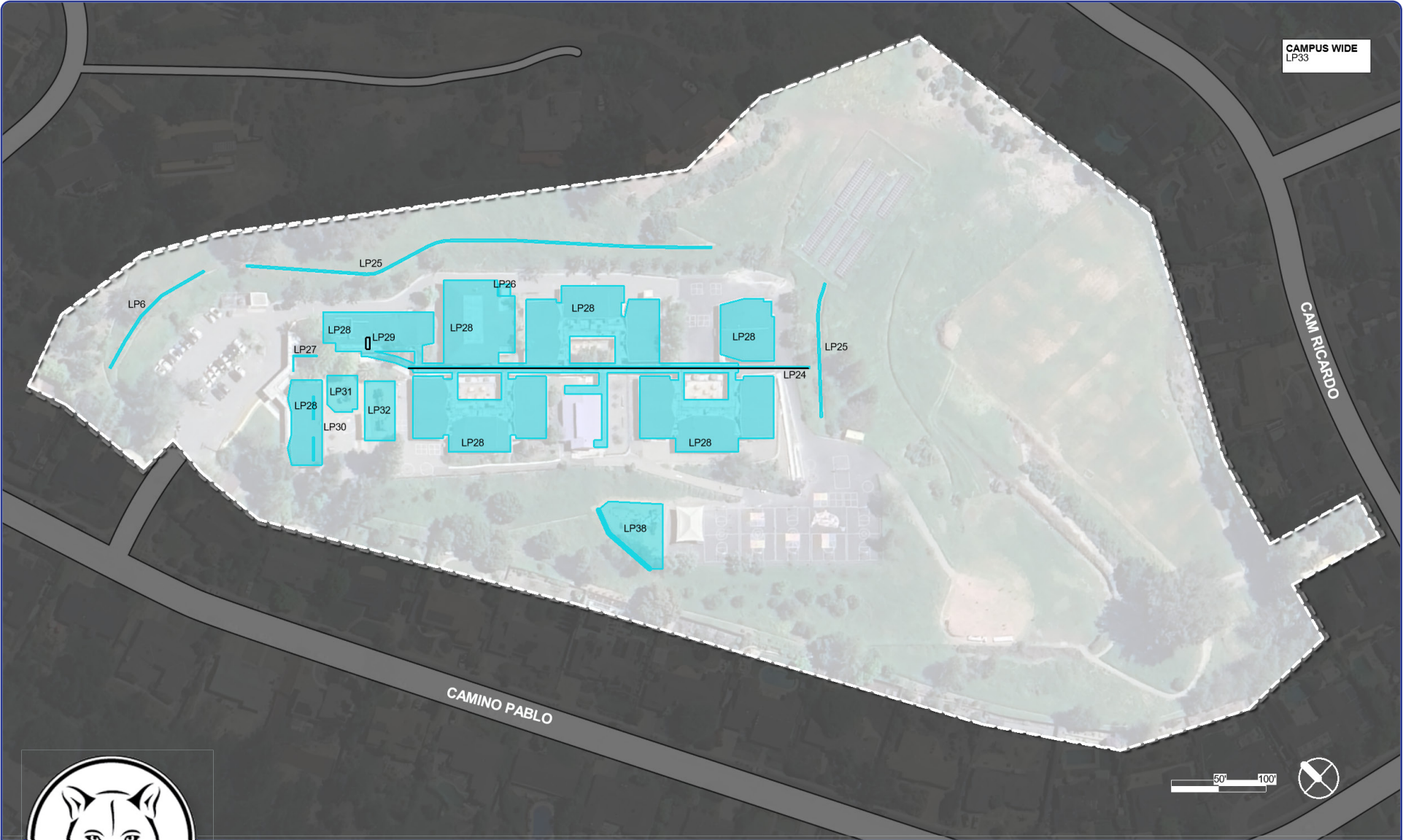
Category: Campus Enhancement
Utilize classrooms 5 and 7 as kindergarten classrooms.

LP22 Science, Art, and Music Classroom Improvements

Category: Campus Enhancement
Provide additional classroom enhancements to the science, art, and music classrooms.

Los Perales Elementary

Proposed Projects Map: Deferred Maintenance



Los Perales Elementary

Deferred Maintenance Map

Proposed Projects Legend

| | |
|-------------|--|
| LP23 | WINDOW REPLACEMENT |
| LP24 | SEWER MAINLINE REPLACEMENT |
| LP25 | CONCRETE SWALE REPLACEMENT |
| LP26 | MECHANICAL UNIT REPLACEMENT |
| LP27 | RETAINING WALL REPLACEMENT |
| LP28 | NEW ROOFING |
| LP29 | NEW ELECTRICAL SWITCH GEAR |
| LP30 | REPLACE SLIDING GLASS DOORS |
| LP31 | PLAY STRUCTURE AND SAFETY SURFACING REPLACEMENT |
| LP32 | SAFETY SURFACING REPLACEMENT |

LP23 Window Replacement

Category: Deferred Maintenance
Replace existing window systems with new, insulated window systems. Where existing windows are set at grade, provide a new, raised curb below new window system.

LP24 Sewer Mainline Replacement

Category: Deferred Maintenance
Replace the existing sewer mainline. Remove and replace the existing sidewalk above the sewer mainline.

LP25 Concrete Swale Replacement

Category: Deferred Maintenance
Replace the existing concrete swale and adjust location and extents as required.

LP26 Mechanical Unit Replacement

Category: Deferred Maintenance
Replace the existing MPR mechanical unit and clean and repair ductwork.

LP27 Retaining Wall Replacement

Category: Deferred Maintenance
Replace the existing wood retaining wall with a new, concrete or CMU retaining wall.

LP28 New Roofing

Category: Deferred Maintenance
Replace the existing roofing that has reached the end of its serviceable life. Asphalt shingles are to be replaced in kind and low slope roofs are to be replaced with new insulation and roofing system per the district's roofing standards.

LP29 New Electrical Switch Gear

Category: Deferred Maintenance
Replace the existing outdated electrical switch gear.

LP30 Replace Sliding Glass Doors

Category: Deferred Maintenance
Replace the sliding glass doors at classrooms 1 and 2. Provide an accessible door.

LP31 Play Structure and Safety Surfacing Replacement

Category: Deferred Maintenance
Replacement of the existing TK/kindergarten play structures and safety surfacing.

Proposed Projects: Deferred Maintenance

LP32 Safety Surfacing Replacement

Category: Deferred Maintenance
Replacement play structure safety surfacing. Replacement of the play structure is an existing, planned project.

Los Perales Elementary

Proposed Projects Map: Safety and Security



Los Perales Elementary

Safety and Security Map

Proposed Projects Legend

LP33 SECURITY UPGRADES

LP34 FIRE ALARM UPGRADE

LP35 NEW CHAIN LINK FENCING AND GATE

LP36 CHAIN LINK FENCING REPLACEMENT

LP37 CONCRETE BENCH/BOLLARDS

LP33 Security Upgrades

Category: Safety and Security

Provide security upgrades per the district's updated security standards.

LP34 Fire Alarm Upgrade

Category: Safety and Security

Replace the existing fire alarm system through the campus.

LP35 New Chain Link Fencing and Gate

Category: Safety and Security

Construct new chain link fencing and gates separating the upper portion of the school from the lower fields.

LP36 Chain Link Fencing Replacement

Category: Safety and Security

Remove and replace the existing chain link fencing.

LP37 Concrete Bench/Bollards

Category: Safety and Security

Install new concrete bench/bollards along the drop off.

Los Perales Elementary

Conceptual Project Costs

| Project ID | Project Description | Conceptual Project Costs (Hard and Soft Costs) | | | | |
|------------|--|--|--|--|--|--|
| | | Probable Project Cost | Projected Project Costs - 2026 Dollars | Projected Project Costs - 2028 Dollars | Projected Project Costs - 2030 Dollars | Projected Project Costs - 2032 Dollars |
| LP1 | Drainage Enhancement at Retaining Wall | \$81,124 | \$87,744 | \$94,904 | \$102,648 | \$111,024 |
| LP2 | New Ball Net | \$49,667 | \$53,720 | \$58,103 | \$62,845 | \$67,973 |
| LP3 | Relocate Trash Enclosure | \$382,853 | \$414,094 | \$447,884 | \$484,431 | \$523,961 |
| LP4 | Additional Parking | \$67,464 | \$72,969 | \$78,923 | \$85,363 | \$92,329 |
| LP5 | New Accessible Ramp | \$49,667 | \$53,720 | \$58,103 | \$62,845 | \$67,973 |
| LP6 | New Accessible Ramp | \$202,809 | \$219,358 | \$237,258 | \$256,618 | \$277,558 |
| LP7 | Asphalt Playground Repair at Hill | \$232,648 | \$251,632 | \$272,165 | \$294,374 | \$318,395 |
| LP8 | Asphalt Playground Repair with Retaining Curb | \$533,095 | \$576,596 | \$623,646 | \$674,535 | \$729,577 |
| LP9 | New Accessible Terrace at the Music Building | \$141,346 | \$152,880 | \$165,355 | \$178,848 | \$193,442 |
| LP10 | New Accessible Concrete Paving & Improved Drainage | \$158,521 | \$171,456 | \$185,447 | \$200,580 | \$216,947 |
| LP11 | New Accessible Concrete Paving & Improved Drainage | \$140,435 | \$151,894 | \$164,289 | \$177,695 | \$192,195 |
| LP12 | Kindergarten/TK Shade Structure | \$1,034,735 | \$1,119,169 | \$1,210,494 | \$1,309,270 | \$1,416,106 |
| LP13 | Relocate Kiln | \$111,236 | \$120,313 | \$130,130 | \$140,749 | \$152,234 |
| LP14 | Reconfigure Play Striping | \$196,186 | \$212,195 | \$229,510 | \$248,238 | \$268,494 |

Los Perales Elementary
Conceptual Project Costs

| Project ID | Project Description | Conceptual Project Costs (Hard and Soft Costs) | | | | |
|------------|---|--|--|--|--|--|
| | | Probable Project Cost | Projected Project Costs - 2026 Dollars | Projected Project Costs - 2028 Dollars | Projected Project Costs - 2030 Dollars | Projected Project Costs - 2032 Dollars |
| LP15 | Shaded Learning Courtyard | \$512,195 | \$553,990 | \$599,196 | \$648,090 | \$700,974 |
| LP16 | Additional Drinking Fountains with Bottle Fillers | \$170,732 | \$184,664 | \$199,732 | \$216,030 | \$233,659 |
| LP17 | Admin Conference and Work Room | \$517,369 | \$559,586 | \$605,249 | \$654,637 | \$708,055 |
| LP18 | Wellness and Learning Center | \$178,803 | \$193,393 | \$209,174 | \$226,243 | \$244,704 |
| LP19 | Classroom Conversions | \$516,541 | \$558,691 | \$604,280 | \$653,589 | \$706,922 |
| LP20 | TK Classrooms | \$864,211 | \$934,731 | \$1,011,005 | \$1,093,503 | \$1,182,732 |
| LP21 | Kindergarten Classrooms | \$576,142 | \$623,155 | \$674,005 | \$729,003 | \$788,490 |
| LP22 | Science, Art, and Music Classroom Improvements | \$25,000 | \$27,040 | \$29,246 | \$31,632 | \$34,214 |
| LP23 | Window Replacement | \$2,827,400 | \$3,058,116 | \$3,307,658 | \$3,577,563 | \$3,869,492 |
| LP24 | Sewer Mainline Replacement | \$259,201 | \$280,352 | \$303,229 | \$327,972 | \$354,734 |
| LP25 | Concrete Swale Replacement | \$285,175 | \$308,445 | \$333,614 | \$360,837 | \$390,282 |
| LP26 | Mechanical Unit Replacement | \$897,324 | \$970,546 | \$1,049,742 | \$1,135,401 | \$1,228,050 |
| LP27 | Retaining Wall Replacement | \$258,891 | \$280,017 | \$302,866 | \$327,580 | \$354,310 |
| LP28 | New Roofing | \$2,681,179 | \$2,899,964 | \$3,136,601 | \$3,392,547 | \$3,669,379 |

Los Perales Elementary

Conceptual Project Costs

| Project ID | Project Description | Conceptual Project Costs (Hard and Soft Costs) | | | | |
|------------|---|--|--|--|--|--|
| | | Probable Project Cost | Projected Project Costs - 2026 Dollars | Projected Project Costs - 2028 Dollars | Projected Project Costs - 2030 Dollars | Projected Project Costs - 2032 Dollars |
| LP29 | New Electrical Switchgear | \$248,338 | \$268,602 | \$290,520 | \$314,227 | \$339,868 |
| LP30 | Replace Sliding Glass Doors | \$29,180 | \$31,561 | \$34,136 | \$36,922 | \$39,935 |
| LP31 | Play Structure Safety Surfacing Replacement | \$1,011,734 | \$1,094,291 | \$1,183,586 | \$1,280,166 | \$1,384,628 |
| LP32 | Safety Surfacing Replacement | \$220,067 | \$238,024 | \$257,447 | \$278,455 | \$301,177 |
| LP33 | Security Upgrades | \$316,476 | \$342,300 | \$370,232 | \$400,443 | \$433,119 |
| LP34 | Fire Alarm Upgrade | \$712,066 | \$770,171 | \$833,017 | \$900,991 | \$974,512 |
| LP35 | Chainlink Fencing and Gates | \$179,114 | \$193,730 | \$209,538 | \$226,636 | \$245,130 |
| LP36 | Chainlink Fencing Replacement | \$135,031 | \$146,050 | \$157,967 | \$170,857 | \$184,799 |
| LP37 | Concrete Bench/ Bollards | \$111,751 | \$120,870 | \$130,733 | \$141,401 | \$152,939 |

Conceptual Project Costs by Category

| Category | Conceptual Project Costs (Hard and Soft Costs) | | | | |
|----------------------|--|--|--|--|--|
| | Probable Project Cost | Projected Project Costs - 2026 Dollars | Projected Project Costs - 2028 Dollars | Projected Project Costs - 2030 Dollars | Projected Project Costs - 2032 Dollars |
| Site Improvement | \$2,039,629 | \$2,206,063 | \$2,386,077 | \$2,580,781 | \$2,791,373 |
| Campus Enhancement | \$4,703,150 | \$5,086,927 | \$5,502,020 | \$5,950,985 | \$6,436,585 |
| Deferred Maintenance | \$8,718,490 | \$9,429,918 | \$10,199,400 | \$11,031,671 | \$11,931,855 |
| Safety and Security | \$1,454,438 | \$1,573,120 | \$1,701,487 | \$1,840,328 | \$1,990,499 |

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3.4



JOAQUIN MORAGA INTERMEDIATE

1010 Camino Pablo, Moraga CA 94556

CAMPUS INFORMATION

School Name:

Joaquin Moraga Intermediate

Address:

1010 Camino Pablo, Moraga 94556

Year Opened:

1966

Total Campus Area:

19.57 acres

Total Building Area:

77,520 sq. ft.

Number of Parking Spaces:

Standard: 58

Accessible: 3

Grades Served:

6th - 8th

Current Enrollment:

629

JOAQUIN MORAGA INTERMEDIATE



Joaquin Moraga Intermediate School is Moraga School District's intermediate school campus and is located in the southern portion of the District's attendance boundary. The school originally opened in 1966 and serves students from sixth through eighth grade. The site is bounded by Camino Pablo to the northeast, single family homes to the southeast, and Moraga Creek to the south and west. Joaquin Moraga Intermediate School students graduate into Campolinda and Miramonte High Schools.

Recently Completed Projects

- New solar shade structure (2021)
- Campus-wide modernization (2020)

Joaquin Moraga Intermediate

Existing Campus Use Map



Joaquin Moraga Intermediate

Existing Campus Use Map

Joaquin Moraga Intermediate

Existing Campus Use Map



Joaquin Moraga Intermediate

Existing Campus Use Map

Joaquin Moraga Intermediate

Proposed Projects Map: Site Improvements



Joaquin Moraga Intermediate

Site Improvements Map

Proposed Projects Legend

JM1 REGRADE AND IMPROVE DRAINAGE

JM2 REGRADE AND REPAVE

**JM3 CONNECT ROOF LEADERS TO
STORM DRAIN**

**JM4 REPLACE ONE-WAY STORM D
RAIN VALVE**

JM1 Regrade and Improve Drainage

Category: Site Improvement

Regrade the area to be below the adjacent sidewalk and add area drains.

JM2 Regrade and Repave

Category: Site Improvement

Regrade and repave the area for accessibility and improved drainage.

JM3 Connect Roof Leaders to Storm Drain

Category: Site Improvement

Connect the existing roof leaders to the storm drain system.

JM4 Replace One-Way Storm Drain Valve

Category: Site Improvement

Replace the one-way storm drain valve (exact location unknown)

Joaquin Moraga Intermediate

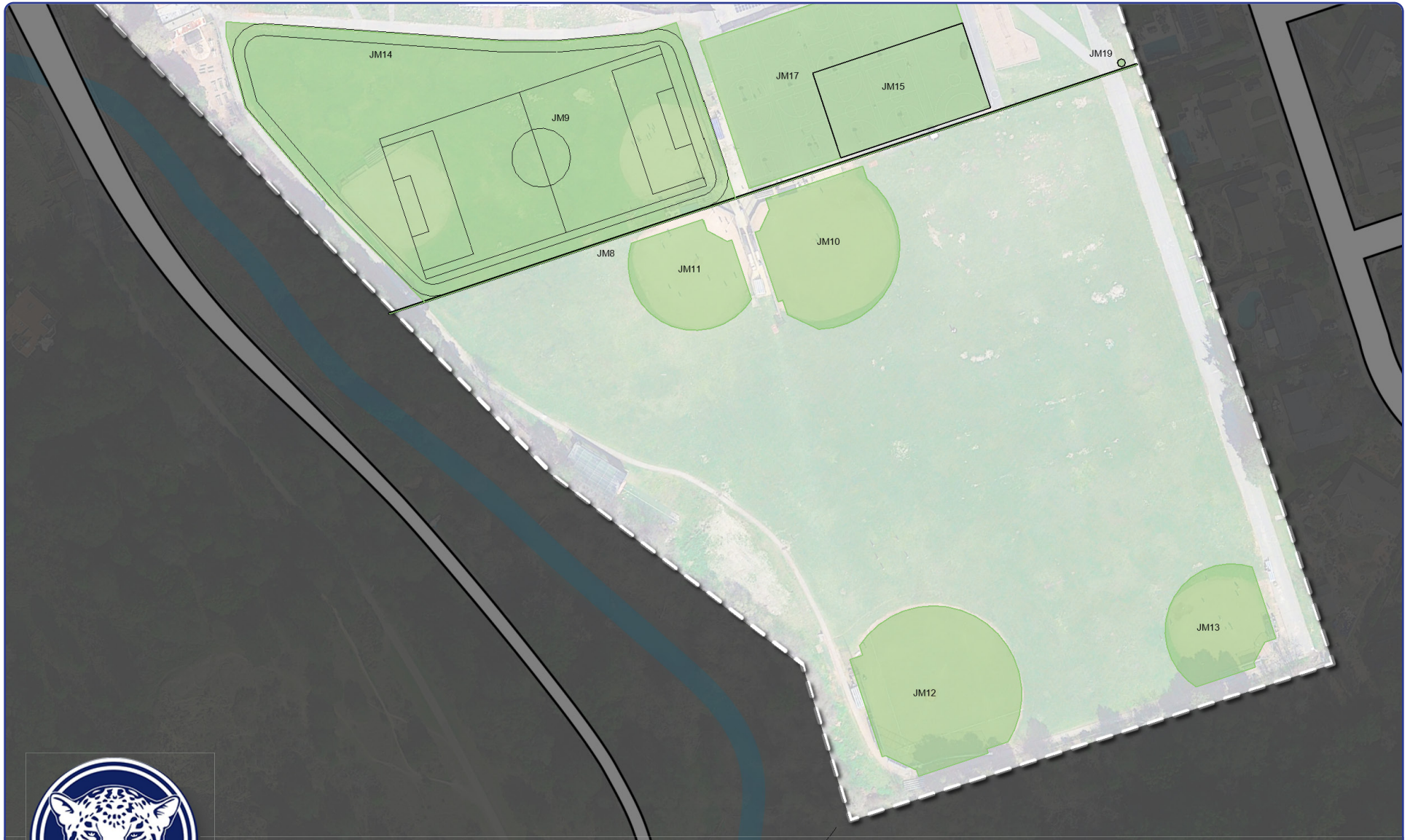
Proposed Projects Map: Campus Enhancement



Joaquin Moraga Intermediate

Campus Enhancement Map

Joaquin Moraga Intermediate
Proposed Projects Map: Campus Enhancement



Joaquin Moraga Intermediate

Campus Enhancement Map

Proposed Projects Legend

| | |
|-------------|---|
| JM5 | DRAMA ROOM RENOVATION |
| JM6 | OUTDOOR CLASSROOM/QUAD RENOVATION |
| JM7 | OUTDOOR CLASSROOM/QUAD RENOVATION |
| JM8 | NEW SPORTS FIELD FENCELINE |
| JM9 | NEW SOCCER MINI-PITCH |
| JM10 | RENOVATED AND RELOCATED BASEBALL FIELD AND BLEACHERS |
| JM11 | RENOVATED AND RELOCATED SOFTBALL FIELD AND BLEACHERS |
| JM12 | BASEBALL FIELD RENOVATION |
| JM13 | SOFTBALL FIELD RENOVATION |
| JM14 | NEW RUNNING TRACK |
| JM15 | NEW GYMNASIUM |
| JM16 | SCIENCE UPGRADES |
| JM17 | RECONFIGURE ASPHALT SPORTS COURTS |
| JM18 | BUILDING F RESTROOM MODERNIZATION |
| JM19 | IRRIGATION WELL |
| JM20 | VOLLEYBALL COURT RENOVATION (CURRENT PROJECT) |
| JM21 | RENOVATE H35 CLASSROOM FOR LUNCHROOM |
| JM22 | BUILDING D GIRLS' RESTROOM MODERNIZATION |
| JM23 | BUILDING C RESTROOM MODERNIZATION |

JM5 Drama Room Renovation

Category: Campus Enhancement
Renovate existing drama room. Replace lighting and audiovisual systems. Modify stage and backstage area to better utilize space.

JM6 Outdoor Classroom/Quad Renovation

Category: Campus Enhancement
Reconfigure existing courtyards to serve as outdoor learning space with new shade structure and native vegetation. Replace paving and correct grading and drainage.

JM7 Outdoor Classroom/Quad Renovation

Category: Campus Enhancement
Reconfigure existing courtyards to serve as outdoor learning space with new shade structure and native vegetation. Replace paving and correct grading and drainage.

JM8 New Sports Field Fenceline

Category: Campus Enhancement
Provide a new fence separating the southern fields from the northern fields and asphalt courts.

JM9 New Soccer Mini-Pitch Area

Category: Campus Enhancement
Replace the existing northeast softball field and bleachers with a new soccer mini pitch area to provide additional physical education options.

Proposed Projects: Campus Enhancements

JM10 Replace and Relocate Baseball Field and Bleachers

Category: Campus Enhancement
Replace the existing baseball field, bleachers, and backstop. Adjust location to accommodate new sportsfield layout.

JM11 Replace and Relocate Softball Field and Bleachers

Category: Campus Enhancement
Replace the existing softball field, bleachers, and backstop. Adjust location to accommodate new sports field layout.

JM12 Baseball Field Renovation

Category: Campus Enhancement
Renovate the existing baseball field. Replace the existing bleachers and backstop.

JM13 Softball Field Renovation

Category: Campus Enhancement
Renovate the existing softball field. Replace the existing bleachers and backstop.

JM14 New Running Track

Category: Campus Enhancement
Provide a new running track around the reconfigured northwestern field area.

Proposed Projects: Campus Enhancements

JM15 New Gymnasium

Category: Campus Enhancement

Build a new gymnasium with an adult-sized basketball court and bleachers. Provide new staff and student restrooms and sports equipment storage.

JM16 Science Classroom Upgrades

Category: Campus Enhancement

In G28, G29, G30, G31, and G32, replace the existing science casework with new science casework. Provide hot water, drying racks, additional storage cabinets, blackout shades, and (6) electrical pull-down reels per classroom. Provide additional electrical outlets around the perimeter of classroom.

JM17 Reconfigure Asphalt Sports Courts

Category: Campus Enhancement

Reconfigure the asphalt sports courts to accommodate the new gymnasium. Grind and overlay remaining asphalt. Provide colored acrylic asphalt surfacing.

JM18 Building F Restroom Modernization

Category: Campus Enhancement

Modernize and reconfigure the existing restrooms for accessibility. Replace all finishes and fixtures, partitions, and accessories.

JM19 Irrigation Well

Category: Campus Enhancement

Drill new on-site well to be used for field irrigation. Modify irrigation system as required to accommodate the new, additional water source.

JM20 Volleyball Court Renovation (Current Project)

Category: Campus Enhancement

Renovate the volleyball court.

JM21 Renovate H35 Classroom for Lunchroom

Category: Campus Enhancement

After construction of the new kitchen, remove the food service equipment and renovate room H35 to provide a staff lunchroom.

JM22 Building D Girls' Restroom Modernization

Category: Campus Enhancement

Modernize and reconfigure the existing restrooms for accessibility. Replace all finishes and fixtures, partitions, and accessories.

JM23 Building C Restroom Modernization

Category: Campus Enhancement

Modernize and reconfigure the existing restrooms for accessibility. Replace all finishes and fixtures, partitions, and accessories.

Joaquin Moraga Intermediate

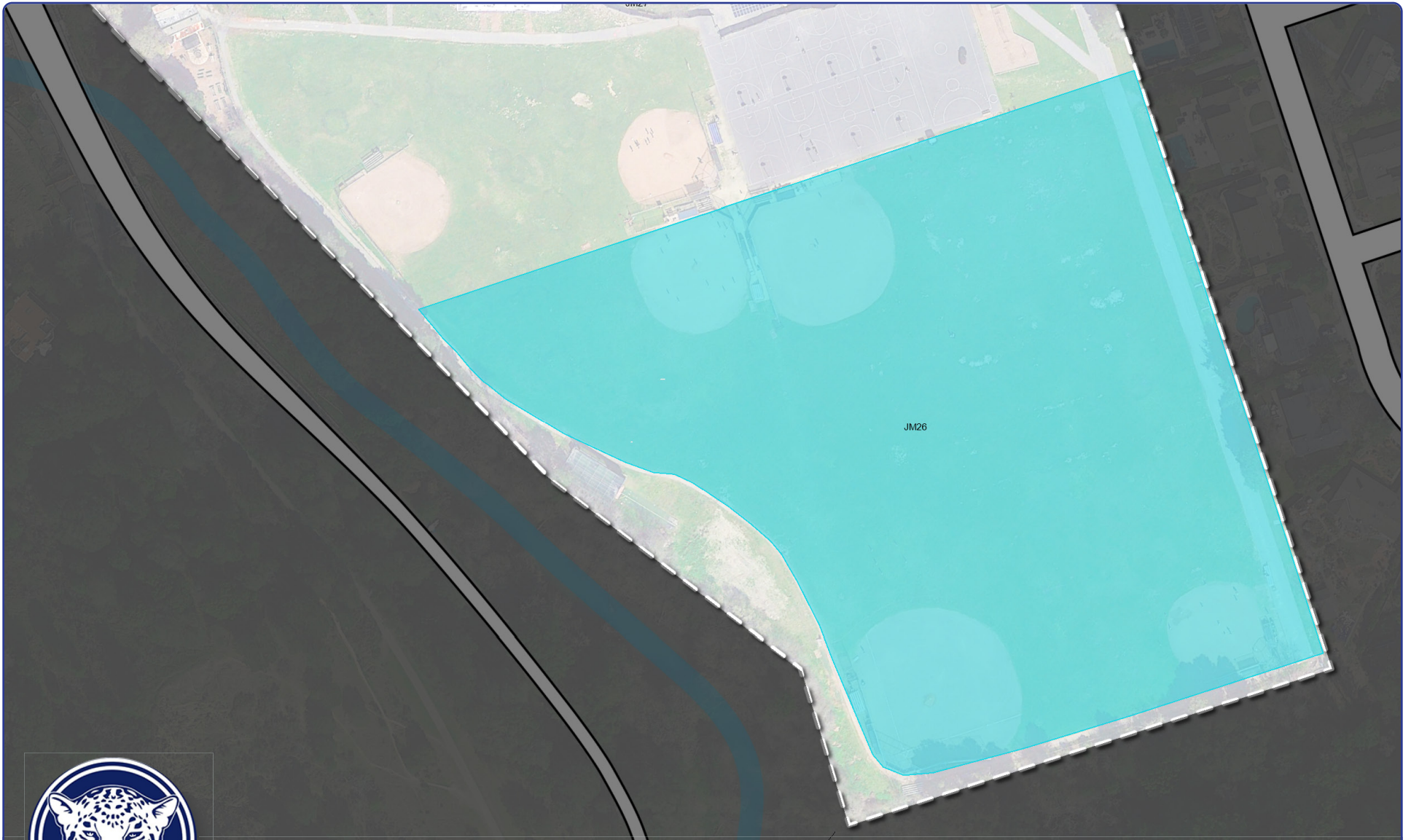
Proposed Projects Map: Deferred Maintenance



Joaquin Moraga Intermediate

Deferred Maintenance Map

Joaquin Moraga Intermediate
Proposed Projects Map: Deferred Maintenance



Joaquin Moraga Intermediate

Deferred Maintenance Map

Proposed Projects: Deferred Maintenance

Proposed Projects Legend

JM24 WINDOW REPLACEMENT

JM25 NEW ROOFING

JM26 REGRADE AND RESEED GRASS

SPORTS AREAS

JM27 NEW ELECTRICAL SWITCHGEAR

JM27 New Electrical Switchgear

Category: Deferred Maintenance

Replace the existing, outdated electrical switchgear.

JM24 Window Replacement

Category: Deferred Maintenance

Replace existing window systems with new, insulated window systems. Where existing windows are set at grade, provide a new, raised curb below new window system.

JM25 New Roofing

Category: Deferred Maintenance

Replace the existing roofing that has reached the end of its serviceable life. Asphalt shingles are to be replaced in kind and low slope roofs are to be replaced with new insulation and roof membrane system per the district's roofing standards. With the reroofing, replace and relocate the existing downspouts. Connect to storm drain system.

JM26 Regrade and Reseed Grass Sports Areas

Category: Deferred Maintenance

Regrade the existing sports field to correct poor drainage and uneven surfacing. Reseed the area. Modify and repair existing irrigation as required for a properly functioning system.

Joaquin Moraga Intermediate

Proposed Projects Map: Safety and Security



Joaquin Moraga Intermediate

Safety and Security Map

Proposed Projects Legend

JM28 NEW FLOORING AT BUILDING B

JM29 SECURITY UPGRADES

JM30 NEW BUS DROP OFF

JM31 NEW ACCESSIBLE DROP OFF

**JM32 RELOCATE CROSSWALK AT
CAMINO PABLO**

JM33 NEW FENCING AND VEHICULAR GATE

JM28 New Flooring at Building B

Category: Deferred Maintenance

Replace the flooring throughout Building B.

JM29 Security Upgrades

Category: Safety and Security

Provide security upgrades per the district's updated security standards.

JM30 New Bus Drop Off

Category: Safety and Security

Provide new bus drop off area on Camino Pablo. Provide benches and shaded area behind drop off area. Provide path and crosswalk across drive aisle.

JM31 New Accessible Drop Off

Category: Safety and Security

Reverse the traffic of the existing student drop off aisle per city traffic engineering request. Create new accessible drop off area on south side of drive aisle. Regrade and repave the adjacent sidewalk.

JM32 Relocate Crosswalk at Camino Pablo

Category: Safety and Security

Work with the city to relocate the crosswalk at Camino Pablo further east of its current location to provide more separation from the exiting traffic from the school.

JM33 New Fencing and Vehicular Gate

Category: Safety and Security

Construct a new chain link security fence with vehicular gate at the northeast corner of the site.

Joaquin Moraga Intermediate

Conceptual Project Costs

| Project ID | Project Description | Conceptual Project Costs (Hard and Soft Costs) | | | | |
|------------|---|--|--|--|--|--|
| | | Probable Project Cost | Projected Project Costs - 2026 Dollars | Projected Project Costs - 2028 Dollars | Projected Project Costs - 2030 Dollars | Projected Project Costs - 2032 Dollars |
| JM1 | Regrade & Improve Drainage | \$889,873 | \$962,487 | \$1,041,026 | \$1,125,973 | \$1,217,853 |
| JM2 | Regrade & Repave | \$538,064 | \$581,970 | \$629,459 | \$680,823 | \$736,378 |
| JM3 | Connect Roof Leaders to Storm Drain | \$496,673 | \$537,202 | \$581,037 | \$628,450 | \$679,731 |
| JM4 | Replace One-Way Storm Draining Valve | \$41,389 | \$44,766 | \$48,419 | \$52,370 | \$56,644 |
| JM5 | Drama Room Renovation | \$517,369 | \$559,586 | \$605,249 | \$654,637 | \$708,055 |
| JM6 | Outdoor Classroom/ Quad Renovation | \$3,238,725 | \$3,503,005 | \$3,788,850 | \$4,098,020 | \$4,432,419 |
| JM7 | Outdoor Classroom/ Quad Renovation | \$1,790,094 | \$1,936,166 | \$2,094,157 | \$2,265,040 | \$2,449,867 |
| JM8 | New Sports Field Fenceline | \$213,415 | \$230,830 | \$249,665 | \$270,038 | \$292,073 |
| JM9 | New Soccer Minipitch | \$466,666 | \$504,746 | \$545,933 | \$590,481 | \$638,665 |
| JM10 | Replace and Relocate Baseball Field and Bleachers | \$605,838 | \$655,274 | \$708,745 | \$766,578 | \$829,131 |
| JM11 | Replace and Relocate Softball Field and Bleachers | \$605,838 | \$655,274 | \$708,745 | \$766,578 | \$829,131 |
| JM12 | Baseball Field Renovation | \$605,838 | \$655,274 | \$708,745 | \$766,578 | \$829,131 |
| JM13 | Softball Field Renovation | \$605,838 | \$655,274 | \$708,745 | \$766,578 | \$829,131 |
| JM14 | New Running Track | \$646,337 | \$699,078 | \$756,123 | \$817,822 | \$884,557 |

Joaquin Moraga Intermediate
Conceptual Project Costs

| Project ID | Project Description | Conceptual Project Costs (Hard and Soft Costs) | | | | |
|------------|---|--|--|--|--|--|
| | | Probable Project Cost | Projected Project Costs - 2026 Dollars | Projected Project Costs - 2028 Dollars | Projected Project Costs - 2030 Dollars | Projected Project Costs - 2032 Dollars |
| JM15 | New Gymnasium | \$17,213,611 | \$18,618,242 | \$20,137,490 | \$21,780,709 | \$23,558,015 |
| JM16 | Science Upgrades | \$1,714,558 | \$1,854,466 | \$2,005,790 | \$2,169,463 | \$2,346,491 |
| JM17 | Reconfigure Asphalt Sports Courts | \$103,474 | \$111,917 | \$121,050 | \$130,928 | \$141,611 |
| JM18 | Restroom Modernization | \$1,293,421 | \$1,398,964 | \$1,513,120 | \$1,636,590 | \$1,770,136 |
| JM19 | Irrigation Well | \$155,210 | \$167,875 | \$181,574 | \$196,390 | \$212,416 |
| JM20 | Volleyball Court Renovation (Current Project) | \$62,083 | \$67,149 | \$72,628 | \$78,555 | \$84,965 |
| JM21 | Renovate H35 Classroom for Lunch Room | \$391,130 | \$423,046 | \$457,567 | \$494,904 | \$535,288 |
| JM22 | Building D Girls' Restroom Modernization | \$1,293,421 | \$1,398,964 | \$1,513,120 | \$1,636,590 | \$1,770,136 |
| JM23 | Building C Restroom Modernization | \$1,293,421 | \$1,398,964 | \$1,513,120 | \$1,636,590 | \$1,770,136 |
| JM24 | Window Replacement | \$5,609,080 | \$6,066,780 | \$6,561,830 | \$7,097,275 | \$7,676,413 |
| JM25 | New Roofing | \$7,512,330 | \$8,125,336 | \$8,788,364 | \$9,505,494 | \$10,281,143 |
| JM26 | Regrade and Reseed Grass Sports Areas | \$769,224 | \$831,992 | \$899,883 | \$973,313 | \$1,052,736 |
| JM27 | New Electrical Switchgear | \$362,157 | \$391,709 | \$423,672 | \$458,244 | \$495,637 |
| JM28 | New Flooring at Building B | \$298,003 | \$322,320 | \$348,621 | \$377,069 | \$407,838 |
| JM29 | Security Upgrades | \$611,218 | \$661,093 | \$715,039 | \$773,386 | \$836,494 |

Joaquin Moraga Intermediate

Conceptual Project Costs

| Project ID | Project Description | Conceptual Project Costs (Hard and Soft Costs) | | | | |
|------------|--------------------------------------|--|--|--|--|--|
| | | Probable Project Cost | Projected Project Costs - 2026 Dollars | Projected Project Costs - 2028 Dollars | Projected Project Costs - 2030 Dollars | Projected Project Costs - 2032 Dollars |
| JM30 | New Bus Drop Off | \$316,423 | \$342,243 | \$370,170 | \$400,376 | \$433,047 |
| JM31 | New Accessible Drop Off | \$276,275 | \$298,819 | \$323,203 | \$349,576 | \$378,101 |
| JM32 | Relocate Crosswalk at Camino Pablo | \$16,558 | \$17,909 | \$19,371 | \$20,951 | \$22,661 |
| JM33 | New Single Point Entry Fencing/Gates | \$74,502 | \$80,581 | \$87,157 | \$94,269 | \$101,961 |

Conceptual Project Costs by Category

| Category | Conceptual Project Costs (Hard and Soft Costs) | | | | |
|----------------------|--|--|--|--|--|
| | Probable Project Cost | Projected Project Costs - 2026 Dollars | Projected Project Costs - 2028 Dollars | Projected Project Costs - 2030 Dollars | Projected Project Costs - 2032 Dollars |
| Site Improvement | \$1,965,999 | \$2,126,425 | \$2,299,941 | \$2,487,616 | \$2,690,605 |
| Campus Enhancement | \$32,816,287 | \$35,494,096 | \$38,390,414 | \$41,523,072 | \$44,911,355 |
| Deferred Maintenance | \$14,550,794 | \$15,738,138 | \$17,022,370 | \$18,411,396 | \$19,913,766 |
| Safety and Security | \$1,294,976 | \$1,400,646 | \$1,514,939 | \$1,638,558 | \$1,772,264 |

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Appendix

4.1

State School Facility Program Funding Eligibility Summary

Prepared for the Moraga School District
by Williams and Associates

OVERVIEW - STATE SCHOOL FACILITY PROGRAM

The State School Facility Program (SFP) was implemented in late 1998 and was a significant change from previous State facilities programs. The State funding was provided in the form of per pupil grants, with supplemental grants for site development, site acquisition, and other project specific costs when warranted. This process makes the calculation of the State participation quicker and less complicated. The SFP provided greater independence and flexibility to school districts to determine the scope of new construction or modernization projects.

Initially, funding for projects approved under the SFP came exclusively from statewide general obligation bonds approved by the voters of California. The State Allocation Board (SAB) is responsible for determining the allocation of State resources including proceeds from General Obligation Bond issuances and other designated State funds used for the new construction and modernization of public school facilities. The SAB is also charged with the responsibility for the administration of the

State SFP. The SAB is the policy level body for the programs administered by the Office of Public School Construction (OPSC). The OPSC, as staff to the SAB, implements and administers the SFP and other programs of the SAB. The OPSC is charged with the responsibility of verifying that all applicant school districts meet specific criteria based on the type of funding which is being requested. The OPSC prepares recommendations for the SAB's review and approval.

Application for Eligibility and Funding

The SFP provides State funding assistance for two major types of facilities construction projects: new construction and modernization. The process for accessing the State assistance for this funding is divided into two steps: an application for eligibility and an application for funding.

Applications for eligibility are approved by the SAB and this approval establishes that a school district meets the criteria under law to receive assistance for new construction or modernization. Eligibility applications do not result in State funding. In order to receive funding for eligible projects, a district must file a funding application with the OPSC for approval by the SAB.

NEW CONSTRUCTION PROGRAM

New Construction Eligibility

A district must demonstrate that the existing seating capacity is insufficient to house the pupils existing and anticipated in the district

using a five-year projection of enrollment. Once the new construction eligibility is determined, a "baseline" is created that remains in place as the basis of all future applications. The baseline is adjusted for changes in enrollment and for facilities added by the district.

The method of projecting enrollment into the future involves using current and historical California Basic Educational Data System (CBEDS) enrollment data for the district. The data collected is then projected into the future for five years using a method known as Cohort Survival Projection. The second part in determining the district's eligibility for new construction assistance is to document the capacity of the school district at the time the first application for eligibility is filed under the SFP program. This capacity calculation is done only once.

The existing building capacity is subtracted from the enrollment projection. The number of pupils remaining are considered "unhoused" for the purposes of the SFP. They represent the district's eligibility for new construction grant entitlement.

New Construction Funding

After a district has established eligibility for a project, the district may request funding for the design and construction of the facility. The program is 50% State funding and 50% local matching share for a total project cost. The funding is approved after the district has acquired a site for a project and after the plans for construction are approved by the Division

of the State Architect (DSA) and the California Department of Education (CDE). The request for funding must be submitted prior to occupancy of any classroom in the construction contract for the project.

The funding for new construction projects is provided in the form of grants. The grants are made up of a new construction grant (pupil grant) and a number of supplemental grants.

Moraga Elementary School District – Eligibility under the New Construction Program

Based on the formulas the State utilizes and the fluctuations in the District’s enrollment, the current calculation indicates the District has more classrooms than are needed based upon the State’s enrollment projection model. Therefore, the District does not have any new construction eligibility at this time. This analysis can be reviewed each enrollment year to determine if the District has eligibility. Typically, increases in enrollment create a more positive projection for the analysis. In addition, if there are large new housing developments planned for the community, this information can be utilized in the calculation.

The new construction eligibility must be adjusted each enrollment year if the district submits new construction funding applications. The information for each enrollment year will be accepted by OPSC up to October 31st of each year. Then it must be reassessed based upon current enrollment if the District files

any new construction funding applications. Based on the formulas the State utilizes and the fluctuations in the District’s enrollment, the calculation may increase or decrease.

MODERNIZATION PROGRAM

Modernization Eligibility

Establishing eligibility for modernization in the SFP is more simplified than new construction. Applications are submitted on a site-by-site basis, rather than district-wide. To be eligible, a permanent building must be at least 25 years old, and a relocatable/portable building must be at least 20 years old. For purposes of determining the age of the building, the 20 year and the 25-year period shall begin 12 months after the plans for the building were approved by the DSA. The district must also show that there are pupils assigned to the site who will use the facilities to be modernized.

Modernization Funding

A school district may request funding for the modernization of school facilities. The program is 60% State funding and 40% local matching share for a total project cost. The funding may be approved after the plans for construction are approved by the DSA and the CDE. The funding for modernization projects is provided in the form of grants. The grants are based on the number of students housed in the over-age facilities. In addition, a district may be eligible for a number of supplemental grants.

Moraga Elementary School District – Eligibility under the Modernization Program

Camino Pablo Elementary School

The District established baseline eligibility under the SFP in 1999 and received SFP funding in 1999. The District filed an application for funding on August 26, 2019. The OPSC processed the application in April of 2023, and it was approved by the SAB on June 28, 2023, in the amount of \$997,992. This application exhausted the remaining modernization eligibility at this school site, and there are no additional facilities on the campus that will generate future modernization eligibility.

Donald L. Rheem Elementary School

The District submitted an eligibility application to the OPSC to establish baseline eligibility for this school on March 30, 2018, and filed a funding application on December 2, 2019. The OPSC processed the application in May of 2023, and it was approved by the SAB on August 23, 2023, in the amount of \$3,583,122.

The facilities that have now become of age to generate additional eligibility at this site are the restrooms, storage areas, and the Multipurpose building. The program states that modernization eligibility is based upon the capacity or the current enrollment, whichever is less. In order to increase the modernization

eligibility to include the facilities that have become of age as identified above, the enrollment must exceed capacity. The current enrollment does not exceed capacity; therefore, there is no adjustment to the modernization eligibility. There is no current eligibility at this site.

Los Perales Elementary School

The District established baseline eligibility under the SFP in 1999 and received SFP funding in 1999. The facility that has become of age to generate additional eligibility is the Multipurpose building. The program states that modernization eligibility is based upon the capacity or the current enrollment, whichever is less. In order to increase the modernization eligibility to include the facilities that have become of age as identified above, the enrollment must exceed capacity. The current enrollment does not exceed capacity; therefore, there is no adjustment to the modernization eligibility. There is no current eligibility at this site.

Joaquin Moraga Intermediate School

The District established baseline eligibility under the SFP in 1999 and received SFP funding in 1999. The District filed an application for funding on June 22, 2020. The OPSC processed the application in August of 2023 and the application is awaiting approval by the SAB. This application will exhaust the remaining modernization eligibility at this school site. There are no additional facilities on the

campus that will generate future modernization eligibility. The estimated funding for the application is \$1,069,701.

WHERE ARE WE NOW WITH THE STATE SCHOOL FACILITY PROGRAM

The statewide general obligation bonds authorized under Proposition 51 have been exhausted. All New Construction applications received by the OPSC after September 12, 2018, and all modernization applications received after February 28, 2019, are subject to certain regulations and processing procedures. Under these procedures, applications continue to be accepted by the OPSC and undergo an “intake review” to verify that all required documents have been submitted. Application packages that include all required documentation are placed on the list called ‘Acknowledged Applications Received Past Existing Authority’ and presented to the SAB for acknowledgement but are not formally processed nor approved. The OPSC will not process applications until there are funds available for the Program.

The State School Facilities Program does not have a consistent funding source. Historically, it has been Statewide General Obligation Bonds and now the Program has received State General Funds through the Budget process. The 2022/23 Budget allocated the remaining Proposition 51 bonds funds to be sold, approximately \$1.4 billion to support school construction projects. The Budget also allocated \$1.5 billion General Funds. With these

funds, applications are being processed and funded. More recently, SB 114 appropriated \$1.9 billion 2023/2024 General Funds to the Program and declared the intent to provide \$875 million from the General Fund in the 2024/2025 fiscal year.

Proposed Bond Bills

On January 18, 2023, AB 247 (Muratsuchi) was introduced creating the Kindergarten Through Community College Public Education Facilities Bond Act of 2024. The bill proposes a state general obligation bond act that would provide \$14 billion for construction and modernization of educational facilities. This bond act would become operative only if approved by the voters at an unspecified 2024 statewide election. On December 5, 2022, SB 28 (Glazer) was introduced creating the Public Preschool, K-12, and College Health and Safety Bond Act of 2024. The bill proposes a state general obligation bond act of \$15.5 billion for the construction and modernization of educational facilities. This bond act would become operative only if approved by the voters in the statewide election of March 2024.

The last school facility bond bill to reach the ballot was Proposition 13, which was rejected by the voters in March 2020.