

**Sunday, December 25, 2005 –**

## **School considers Master Plan**

By CONNIE KORBEL Of The Beacon -

As scheduled, Mark Quattrocchi, of Quattrocchi Kwok Architects, presented Mendocino Unified School District with a proposed Facilities Master Plan at the Dec. 15 meeting of the trustees.

The plan covers the high school, excluding the greenhouses and the Mendocino Community Network building, Greenwood, Comptche and Albion schools and the Mendocino K-8 integrated campus on Little Lake Road.

Once completed, the plan will be used to assist the district in planning, prioritizing, phasing in, and funding future facility projects.

The cost of the plan, for the architect and consulting services, is \$78,900, plus a 10 percent addition for reimbursable expenses. Quattrocchi estimates a final draft can be ready three to four months after he receives the authorization to proceed.

Upon completion of the presentation, the board thanked Quattrocchi for the in-depth report. They requested he bring back to the board in January, a cost analysis that breaks out each campus separately.

Why have a master plan?

Quattrocchi outlines five outcomes from master facilities planning:

- Provide a thorough investigation and recommendations into the mechanical, plumbing, electrical, signal, roofing, fire/life safety, handicap accessibility and architectural systems for the schools. No structural investigation is planned.
- Provide recommendations for improvement to the schools grounds.
- Provide written recommendations for facility design changes in response to curricular and program requirements of staff.
- Evaluate the existing fire tanks and supply line as they affect the high school and K-8 campuses.
- A project budget that includes construction and non-construction costs for district-approved recommendations.

The consulting engineers that will be involved include David Carpenter & Associates of Fort Bragg, Suite 16 Electrical Engineering of Santa Rosa, Brelje & Race Engineering of Santa Rosa, and Garland Roofing of Cleveland, Ohio.

The resulting findings report will include documentation of existing systems with respect to codes, safety, maintainability and adequacy and recommendations for improvements.

URS Construction Services will provide master planning construction cost estimates for all disciplines. Based in San Francisco, it is one of the largest engineering design firms worldwide and a leading U.S. federal government contractor.

David Carpenter & Associates will conduct surveys to determine the condition, adequacy and future needs of the schools existing mechanical systems.

Suite 16 electrical Engineering will survey the existing electrical systems. The surveys will include power, lighting, lighting controls, fire detection and alarm, data, telephone/intercom, television, clock and security.

Brelje & Race Engineering will focus on the exterior condition of the paved surfaces, drainage systems and site sewer and water systems. The civil engineer will review fire access and fire protection.

Garland Roofing will survey the condition of existing roof systems, including a visual inspection at each campus, and in warranted instances, will take samples.

Quattrocchi will work with a District Master Planning Committee that includes the business manager and school principals. In addition, he recommends small design committees be established for each of the four campuses in the study, with a representation of teachers, administration, custodial and perhaps parents.