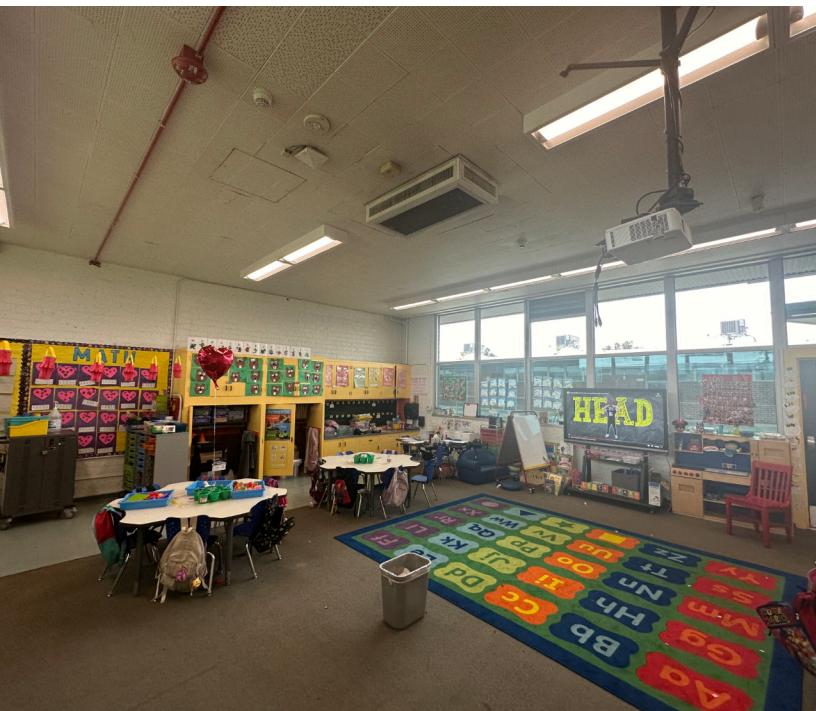


4.1 ARROYO ELEMENTARY



Lounge



Classroom

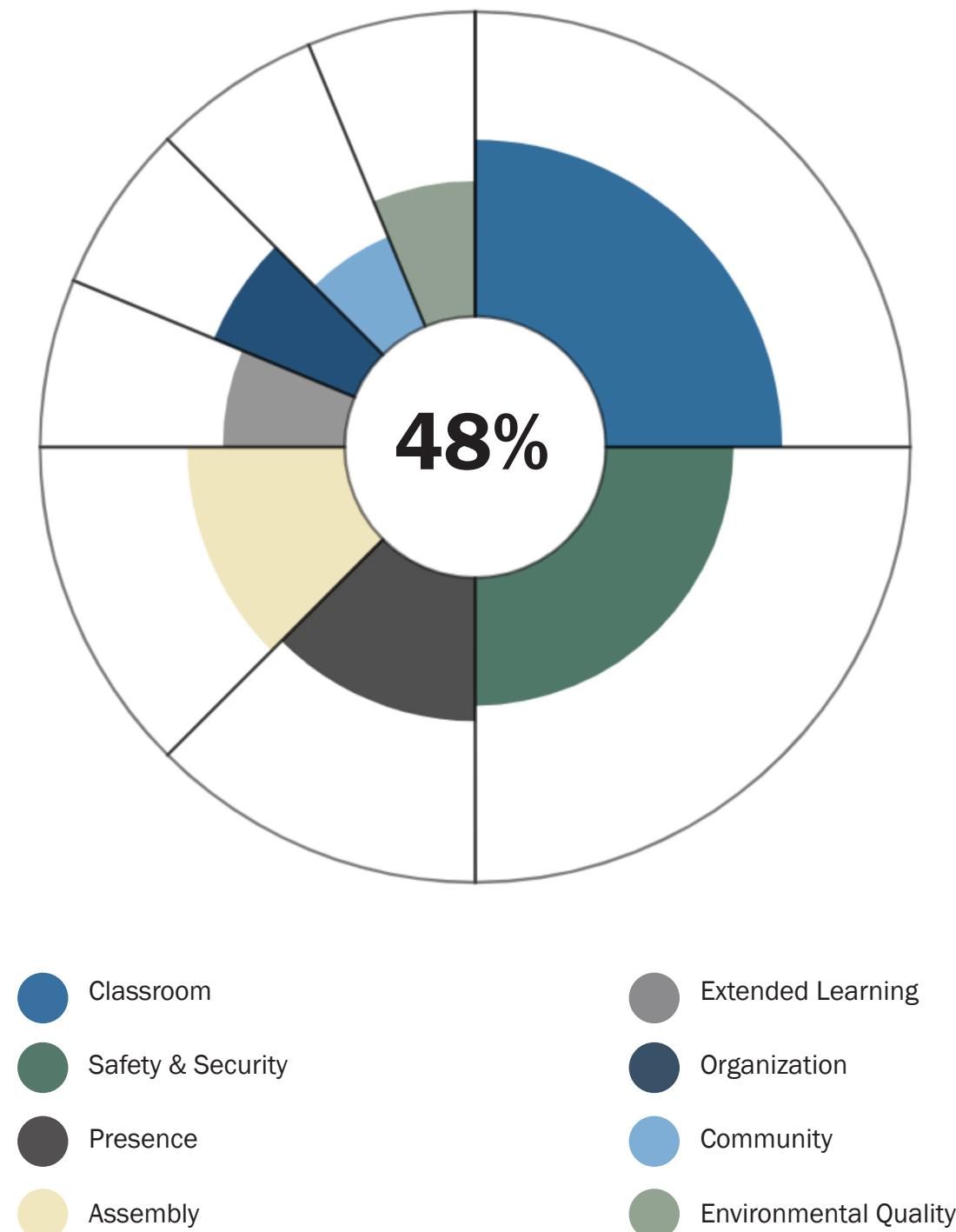


Library



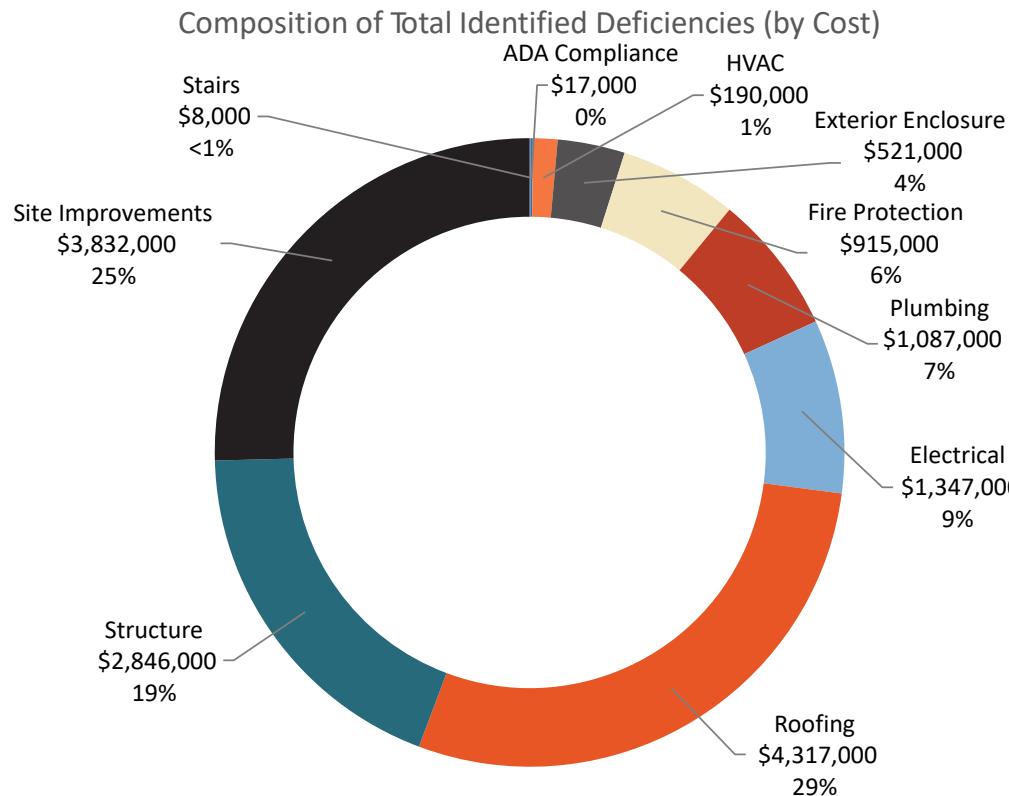
Entry

Educational Adequacy Scores

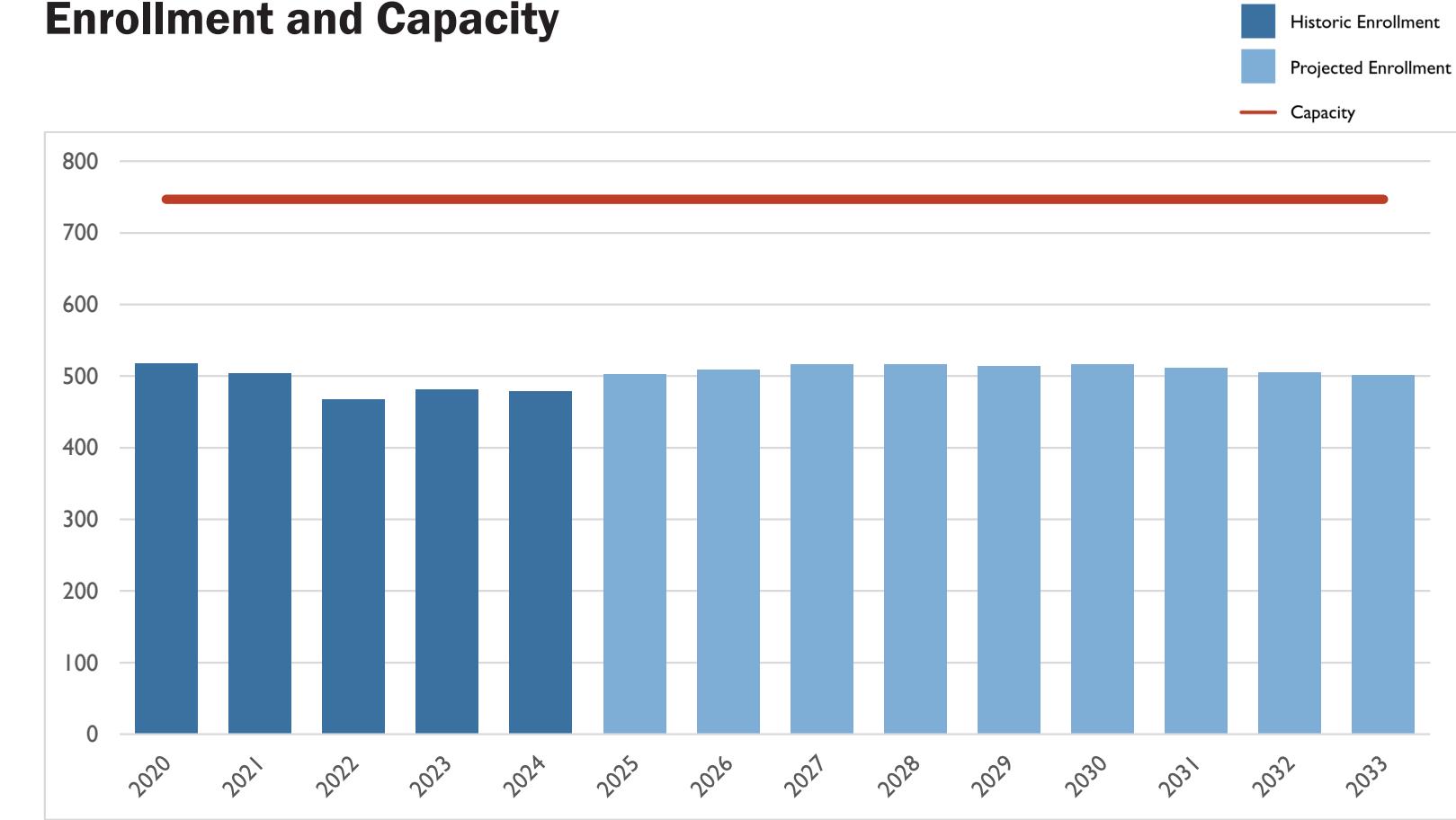


4.2 ARROYO ELEMENTARY

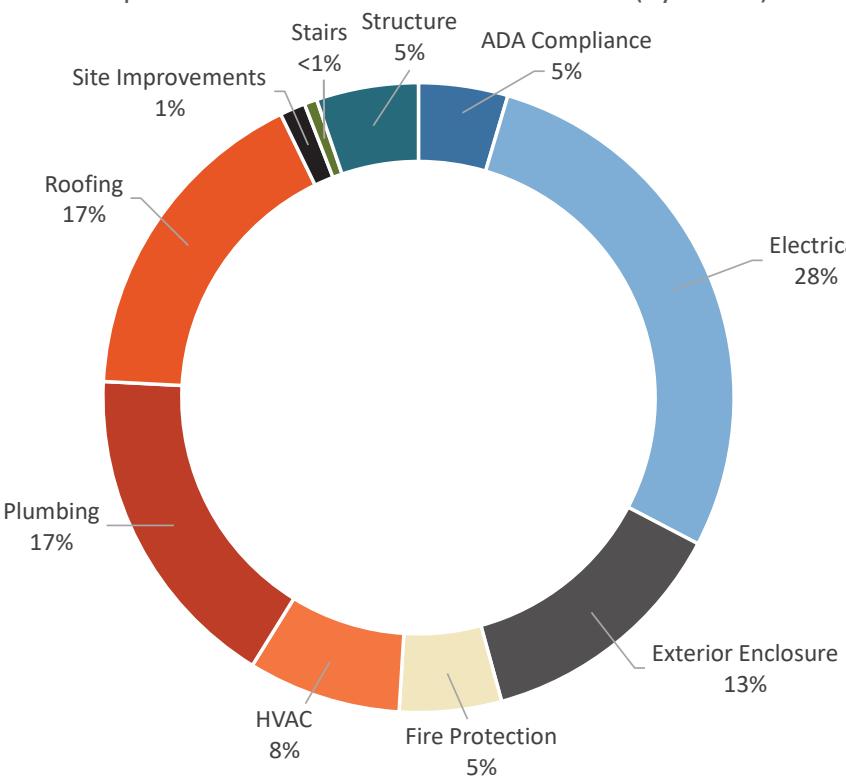
Facility Conditions Assessment



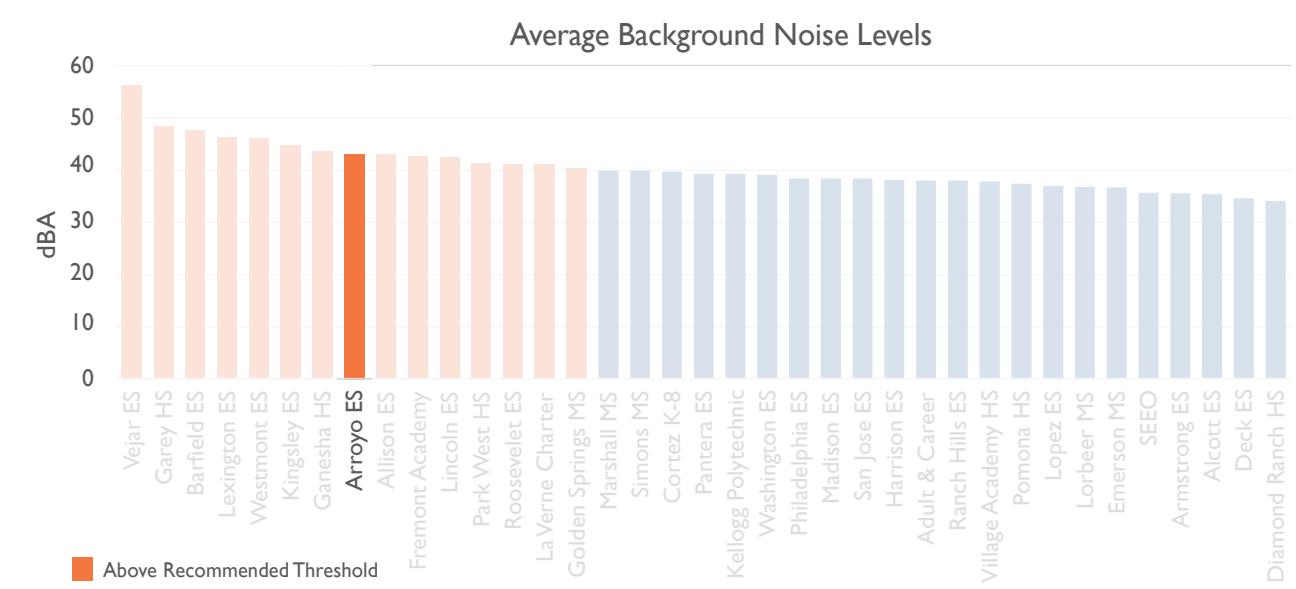
Enrollment and Capacity



Composition of Total Identified Deficiencies (by Count)



Acoustics



4.3 ARROYO ELEMENTARY

FACILITY		
Address		1605 W. Arroyo Avenue, Pomona, CA 91768
Year Constructed		1951
Last Modernization		2006
Grades served		Kindergarten - 6th
Acreage		9
Estimated Capacity		597
Parking		51 +3 ADA = 54 Total
	Building	Area
Total	18	61,700 SF
Permanent	8	29,800 SF
Portable	10	31,900 SF
Recent Facility Upgrades	<ul style="list-style-type: none"> • Energy Conservation • Lighting • HVAC 	



4.4 ARROYO ELEMENTARY

SPACE UTILIZATION

TEACHING SPACES (LOADED)

Classroom Type	Rooms
Preschool (PS)/HS/TK	9
Kindergarten (K)	3
Grade 1 - 3	6
Grade 4 - 6	6
Special Ed (SDC)	3
Potential Classrooms	0
Teaching Spaces Subtotal	27

NON-LOADED SPACES

-  Non-Loaded Student Spaces
(Music, Art, PE, After School, Child Care, Other Learning Spaces)
 -  Support Spaces
(Speech, Psych, Nurse, Parent Center, RSP)
 -  Service
(Restroom, Storage, Kitchen)
 -  Admin / Amenity
(Gym, Library, Cafeteria)

LEGEND

- | | |
|---|-----------------|
|  | Campus Entry |
|  | Permanent Room |
|  | Portable Room |
|  | Restrooms |
|  | Play Structures |
|  | Room Number |

ABBREVIATIONS KEY

MPR	Multipurpose Room
PC	Parent Center
SH	Shade
SDC	Special Education Center
ST	Storage
TLC	Teacher Learning Center
WR	Workroom



4.5 ARROYO ELEMENTARY

The FMP Proposed Capacity Reference table below compares the current and proposed student capacity (CAP) using both State and Pomona USD Teacher Contract classroom loading levels (i.e., the number of students per classroom) against 7-year student enrollment projections. This data comparison helps ensure any proposed new building projects included in the FMP project lists is in alignment with the 7-year projected enrollment and PUSD Educational Specifications.

The Space Program For Proposed New Buildings table to the right reflects the guidelines defined in the Educational Specifications and is used to develop square footages and project costs. It is recommended that it be referenced and reconfirmed prior to approving a project during the implementation of the FMP.

FMP PROPOSED CAPACITY REFERENCE

CLASSROOM TYPE	STATE LOADING	TEACHER CONTRACT LOADING	FMP PROPOSED CLASSROOM QUANTITY	CAPACITY (STATE LOADING)	CAPACITY (TEACHER CONTRACT LOADING)	7-YEAR ENROLLMENT PROJECTIONS	ED SPEC REFERENCE LOCATION(S)
PS	10	20	7	70	140		
TK	10	24	2	20	48		
K	25	24	3	75	72		Appendix XVI.3, page 138
1-3	25	24	6	150	144		
4-6	25	32	6	150	192		12.1, page 40
SPED	9	14	3	27	42		12.4.2, page 42
TOTALS			27	492	638	512	

ADDITIONAL SPACES REFERENCE

Additional Spaces	Proposed Location ID
OT/PT	N/A
Parent Center	In existing building
Music	C
Curriculum Specialist / PD	In existing building
Intervention Resource	E
Learning / Care Center	F
Fitness	G
Staff Work / Lounge	H
Library	I
STEM	J
TLC	K

The Additional Spaces Reference table to the left reflects non-classroom required spaces needed to support other school programs and services intended to be provided outside of classrooms. The Proposed Location IDs correspond to the Space Program table to the right. If these required spaces are included in the new proposed building, the Proposed Location ID letter is listed next to the associated space in the Space Program table.

SPACE PROGRAM FOR PROPOSED NEW BUILDINGS

Arroyo ES	Educational Specifications					
Space Type	Sq. Ft	Qty	Total Sq. Ft.			
1-STORY CLASSROOM BUILDING						
J/K STEM LAB / TLC						
Lab	960	1	960			
Broadcast Room	270	1	270			
Breakout Tech	150	1	150			
Lab Storage	200	1	200			
P STUDENT SUPPORT SERVICES - LEARNING / CARE CTR						
Medium Office	200	2	400			
Small Office	100	5	500			
Conference 1	150	1	150			
Conference 2	300	1	300			
Team Planning	200	1	200			
Care Center	800	1	800			
C/K MUSIC FLEX / TLC						
Lab	1,300	1	1,300			
Instrument Storage	250	1	250			
General Storage	200	1	200			
RSP						
Intervention Room	380	2	760			
Small Group / office	200	1	200			
G CLASSROOMS - (4) + (1) Fitness						
Gen Ed Classroom	960	5	4,800			
Commons	960	1	960			
STAFF SUPPORT						
Staff Lounge	800	1	800			
Work Room	300	1	300			
Restroom (All Inclusive)	100	4	400			
SUB-TOTAL NET SQUARE FOOTAGE	13,900					
20% Grossing Factor (Assumes 1-Story)	2,780					
TOTAL GROSS SQUARE FOOTAGE	16,680					
1 STORY CLASSROOM BUILDING (HEAD START)						
STAFF SUPPORT						
Work Room	400	1	400			
Restroom	65	2	130			
PS CLASSROOMS						
Classrooms	1,000	7	7,000			
Prep / Storage	200	3.5	700			
Restroom	75	8	600			
Outdoor Storage	100	2	200			
SUB-TOTAL NET SQUARE FOOTAGE	9,030					
20% Grossing Factor (Assumes 1-Story)	1,806					
TOTAL GROSS SQUARE FOOTAGE	10,836					

4.6 ARROYO ELEMENTARY

PROPOSED PROJECTS

The following proposed projects are intended to help the school meet its current and future needs. These projects were determined through a review of demographic and enrollment projections, site assessments and evaluations, and school- and district-level leadership interviews.

Major Construction Projects (Table 1) are unranked due to the similarity of the efforts and impacts, as well as the required significant financial commitments. Targeted Projects (Table 2) are aimed at addressing specific issues and are ranked based on overall priority determined by the weighted impact categories outlined in the chart to the right.

All noted costs are escalated for 2030 projections and inclusive of hard costs (e.g., materials, labor) and soft costs (e.g., design and engineering, permitting). Additionally, a portion of proposed projects are District-wide initiatives intended for all PUSD schools which would both address existing issues and align with PUSD design standards.

Impact Category	Weight
Security	25%
Health and Safety	20%
Infrastructure and System Deficiencies	15%
21st Century Learning Environment	15%
Building Envelope	10%
Sustainability and Resiliency	5%
School Culture and Climate	5%
Curb Appeal	5%
Total	100%

Table 1: Major Construction Projects

Project	Project Type	Notes/ Impact	Quantity	Unit of Measure	Cost Estimate (Per Unit)	Construction Cost	Total Project Cost	2030 Total Project Cost
Expand food service	Addition	To meet Ed Specs standards	800	SF	\$ 560.00	\$ 448,000.00	\$ 600,320.00	\$ 786,299
New 1-story building	Addition	STEM, Learning/Care Ctr, Music Flex, classrooms	16,680	SF	\$ 840.00	\$ 14,011,200.00	\$ 18,775,008.00	\$ 24,591,505
New 1-story building	Addition	Head Start	10,836	SF	\$ 840.00	\$ 9,102,240.00	\$ 12,197,001.60	\$ 15,975,633
Demo of existing portables	Demolition	Portables 1-10, 26-30, 33, Head Start 1-4, K1-3	18,000	SF	\$ 14.00	\$ 252,000.00	\$ 337,680.00	\$ 442,293
Heavily modernize classrooms	Heavy modernization	Building A Admin	1,855	SF	\$ 105.00	\$ 194,775.00	\$ 260,998.50	\$ 341,856
Heavily modernize classrooms	Heavy modernization	Building B MPR/Cafeteria	4,118	SF	\$ 105.00	\$ 432,390.00	\$ 579,402.60	\$ 758,902
Heavily modernize classrooms	Heavy modernization	Building C Library/Classrooms	3,634	SF	\$ 105.00	\$ 381,570.00	\$ 511,303.80	\$ 669,706
Heavily modernize classrooms	Heavy modernization	Building D Classrooms	4,100	SF	\$ 105.00	\$ 430,500.00	\$ 576,870.00	\$ 755,584
Heavily modernize classrooms	Heavy modernization	Building E Classrooms	1,765	SF	\$ 105.00	\$ 185,325.00	\$ 248,335.50	\$ 325,270
Heavily modernize classrooms	Heavy modernization	Building F Classrooms	2,032	SF	\$ 105.00	\$ 213,360.00	\$ 285,902.40	\$ 374,475
Heavily modernize classrooms	Heavy modernization	Building G Classrooms	4,118	SF	\$ 105.00	\$ 432,390.00	\$ 579,402.60	\$ 758,902
Heavily modernize classrooms	Heavy modernization	Building H Classrooms	4,965	SF	\$ 105.00	\$ 521,325.00	\$ 698,575.50	\$ 914,994
Heavily modernize restrooms	Heavy modernization		1,420	SF	\$ 210.00	\$ 298,200.00	\$ 399,588.00	\$ 523,380
Hazmat remediation	Heavy modernization	All buildings built prior to 1980	28,000	SF	\$ 42.00	\$ 1,176,000.00	\$ 1,575,840.00	\$ 2,064,035
								\$ 49,282,834

4.7 ARROYO ELEMENTARY

PROPOSED PROJECTS

Table 2: Targeted Projects

Priority Rank	Project	Project Type	Notes/ Impact	Quantity	Unit of Measure	Cost Estimate (Per Unit)	Construction Cost	Total Project Cost	2030 Total Project Cost
HIGHEST	New exterior doors with panic bar and door access control	Security	Existing buildings only, excluding demo and new buildings	27	Quantity	\$ 4,200.00	\$ 113,400.00	\$ 151,956.00	\$ 199,032
HIGHEST	Added surveillance security	Security		1	Quantity	\$ 2,100.00	\$ 2,100.00	\$ 2,814.00	\$ 3,686
HIGHEST	New entry camera, intercom, lockdown/panic buttons at main office	Security		1	Quantity	\$ 7,000.00	\$ 7,000.00	\$ 9,380.00	\$ 12,286
HIGHEST	Site lighting	Security		28,000	SF	\$ 2.10	\$ 58,800.00	\$ 78,792.00	\$ 103,202
HIGHEST	New outdoor classrooms	Campus upgrade	(2) linear courtyards at 10,000 sf	2	Quantity	\$ 70,000.00	\$ 140,000.00	\$ 187,600.00	\$ 245,718
HIGHER	Site infrastructure upgrades - Elementary	Site infrastructure	Main Plumbing, Sewer, Electrical Pathways	53,410	SF	\$ 15.00	\$ 801,150.00	\$ 1,073,541.00	\$ 1,406,124
HIGHER	Furniture enhancements	Campus upgrade	Half the campus classroom count	14	Quantity	\$ 21,000.00	\$ 294,000.00	\$ 393,960.00	\$ 516,009
HIGHER	Site IT upgrades	Site infrastructure		28,000	SF	\$ 28.00	\$ 784,000.00	\$ 1,050,560.00	\$ 1,376,023
HIGHER	Upgrade fields	Campus upgrade		120,000	SF	\$ 4.20	\$ 504,000.00	\$ 675,360.00	\$ 884,587
HIGHER	New play structures with rubberized surface	Campus upgrade		2	Quantity	\$ 105,000.00	\$ 210,000.00	\$ 281,400.00	\$ 368,578
HIGHER	Add shade structure(s)	Campus upgrade	Preschool shade (2100 SF) and K-6 shade (1400 SF)	3,500	SF	\$ 70.00	\$ 245,000.00	\$ 328,300.00	\$ 430,007
HIGHER	Expand parking	Campus upgrade	Off Glen Ave	18,000	SF	\$ 42.00	\$ 756,000.00	\$ 1,013,040.00	\$ 1,326,880
HIGHER	Resurface asphalt - hardcourts	Campus upgrade		50,000	SF	\$ 7.00	\$ 350,000.00	\$ 469,000.00	\$ 614,296
HIGH	Resurface asphalt - parking	Campus upgrade	Front off Arroyo and side parking lot off Glen	28,000	SF	\$ 7.00	\$ 196,000.00	\$ 262,640.00	\$ 344,006
HIGH	Campus landscaping	Campus upgrade	Front of school branding, landscape upgrades	10,000	SF	\$ 0.64	\$ 6,440.00	\$ 8,629.60	\$ 11,303
HIGH	Exterior paint entire campus	Campus upgrade	Existing buildings only, excluding demo and new buildings	28,000	SF	\$ 4.20	\$ 117,600.00	\$ 157,584.00	\$ 206,404
HIGH	New site fire hydrant (for new buildings)	Site infrastructure		1	Quantity	\$ 35,000.00	\$ 35,000.00	\$ 46,900.00	\$ 61,430
								\$ 8,109,570	

*District-wide Initiatives

TABLE 1 + TABLE 2 PROJECTS TOTAL COST

\$ 57,392,404

4.8 ARROYO ELEMENTARY

Proposed Major Construction Projects Site Diagram

Legend

-  = Structure to be removed
-  = Expanded parking or improved drop off area
-  = Area for new construction

This site diagram identifies conceptual locations for proposed major construction projects (new construction and demolition).

Prioritization and selection of proposed projects will be determined in a future phase as funding becomes available. Due to limited funds and the necessary consideration of facility needs across the district, projects will likely be phased over several years and/or as available funding is identified. As noted in the executive summary, facility needs across the district exceed the potential funding available, therefore not all projects can be selected and implemented.

Please refer to earlier Site Profile pages for:

- Space Program For Proposed New Buildings table – includes details for each new building number listed on this site diagram.
- Table 1: Major Construction Projects – includes scopes of work for projects proposed for existing buildings to remain and campus grounds.

