







TRABUCO ELEMENTARY SCHOOL - PROPOSED SITE PLAN



 Indicates potential new construction for this site (final location TBD):

-  NEW CONSTRUCTION
-  MAJOR MODERNIZATION
-  MINOR MODERNIZATION
-  RECONFIGURATIONS
-  REMOVAL/DEMOLITION

General Notes:

The level of modernization can range from major to minor upgrades and has been identified as part of the prioritization process.

Priority 1

- Essential projects to support the current and future District educational program.
- Projects that need to be addressed as soon as funding becomes available (ex. fire, life, safety, HVAC, roofing, asphalt/concrete & drainage).
- Major modernization of permanent facilities over 25 years old and not previously renovated or last modernization prior to 2005.

Priority 2

- Minor modernization of some permanent facilities in need of renovation.
- Major modernization of portable facilities over 20 years old not previously renovated.
- Projects that add to, provide new or renovate facilities to improve or update school site (ex. drinking fountains, marquee, landscaping, shade structure & way finding).

Priority 0

- Projects that enlarge facilities.
- New facilities that enhance the educational programming.
- Major modernization of portable facilities over 20 years old (declining enrollment sites).
- Option for portables to permanent construction in lieu of modernization.

- Life cycle costs and needs may occur in all phases and may have an impact on planned projects. An allowance has been considered for some critical projects and can be identified at the design phase based on District/School Site priority.
- New Buildings/New Construction locations are conceptual at the Master Planning stage and subject to change or be adjusted based on program development, detail design, detailed site survey/ site investigation, location of utilities, soils conditions, DSA, and other Agency requirements.

Refer to Facilities Master Plan – Financial Summary for cost of potential projects identified.

Projects have been reviewed for priority based on need as funding becomes available. See next page for a list of potential projects.

A program level master budget has been drafted based on 2019 industry costs. Each phase will need to be adjusted for escalation, inflation, and overall market conditions per year as that phase of projects are implemented. The financials can also be referred to as the master budget. The master budget establishes project costs in two priority phases and a third phase noted as "other" over the next 10 years to account for immediate and future needs as part of the road map for long-range facilities improvements.

Saddleback Valley Unified School District

TRABUCO ELEMENTARY SCHOOL

Site No.	34	Building / Projects	Year Built	Mod.	Gross SF	Modernization
1	Permanent	ADMINISTRATION BUILDING	1952	2007	1,920	
2	Permanent	RESTROOM BUILDING	1952	2007	384	
3	Portables	PORTABLE CLASSROOM RM 4	2006		960	
4	Portables	PORTABLE CLASSROOM RM 3	2006		960	
5	Portables	PORTABLE CLASSROOM RM 2	2006		960	
6	Portables	PORTABLE CLASSROOM RM 1	2006		960	
7	Portables	PORTABLE LOUNGE	1995		960	Minor Mod.
8	Portables	PORTABLE STORAGE	1995		960	
9	Portables	PORTABLE CLASSROOM RM 8	2009		960	
10	Portables	PORTABLE CLASSROOM RM 7	2009		960	
11	Portables	PORTABLE CLASSROOM RM 6	2009		960	
12	Portables	PORTABLE CLASSROOM RM 5	2009		960	
13	Portables	PORTABLE CLASSROOM RM 12	2008		1,920	
14	Portables	PORTABLE COMPUTER RM 11	2008		1,920	
15	Portables	PORTABLE LIBRARY	2008		1,920	
16	Portables	PORTABLE CLASSROOM RM 14	2008		1,920	
District Site Projects					Quantity	Improvement
S-1	Site	Asphalt / Concrete Repair	Exist.		1	Site
S-2	Site	Drainage Repair	Exist.		1	Site
S-3	Site	Drinking Fountains Replacement	Exist.		1	Site
S-4	Site	Exterior Lighting (Additional)	Exist.		1	Site
S-5	Site	Innovation Lab / STEAM LAB	Exist.		1	Site
S-6	Site	Landscaping Replacement	Exist.		1	Site
S-7	Site	Marquee Update	Exist.		-	Site
S-8	Site	Next Generation Furniture	Exist.		1	Site
S-9	Site	Outdoor Learning Areas	Exist.		1	Site
S-10	Site	Security Cameras (Additional)	Exist.		1	Site
S-11	Site	Shade Structure(s)	Exist.		1	Site
S-12	Site	Technology Upgrade	Exist.		1	Site
S-13	Site	Parking, Drop-off and Pick-up	Exist.		-	
S-14	Site	Physical Education Area Update	Exist.		1	Site
S-15	Site	Repair / Replace Roofing	Exist.		-	
S-16	Site	Repair / Replace HVAC	Exist.		1	Site
S-17	Site	Safety Improvements (Additional)	Exist.		1	Site
S-18	Site	Wayfinding (Signs)	Exist.		1	Site
Additional Site Projects					Quantity	Improvement
N-1	Site	Perimeter Fencing / Barbed Wire	Exist.		1	Site
N-2	Site	Green House	New		1	Site