

# BIJOU ELEMENTARY SCHOOL

3501 Spruce Avenue  
South Lake Tahoe, CA 96150



## PROJECT DESCRIPTION

Bijou Elementary School was originally built in the 1961 with subsequent portable addition through the years, the most recent being 2007. Multi-purpose, classroom/administration, and classroom/kindergarten building were modernized in 2000. The school's mission is "to teach and provide rigorous academic curriculum and improve student achievement, to be accepting of each other and to become self-reliant in order to become well-rounded world citizens". The school serves many students living within the low-income projects nearby and majority of parents are employed by the gaming and tourist industry. Many students go to Latchkey programs or South Tahoe Boys and Girls Club housed on site. Bijou ES provides additional support services and student intervention, including English Language Development, intensive ESL, speech and language, literacy intervention, and RSP. It is truly a community-oriented school and even has a Family Resource Center on site.

The unit ventilators/fan coils in the classrooms are in working condition and to remain. They were replaced in the 1998 modernization project. The hot water heaters were also replaced during the same time period and they are in good condition. Pre-Kindergarten, Indoor PE room/ Boys and Girls Club require new HVAC systems. Exhaust fans for the locker rooms need to be replaced. Upgrade heating system at the library/media center if being modernized. A new control system is recommended at new buildings.

Electrical power does not have the capacity to accommodate for expansion or new loads. Areas that have been modernized have upgraded to T8 lighting. Fire Alarm system is recommended to be upgraded for future expansion. The PA/ Intercom/ Master Clock system also needs to be expanded.

## COST SUMMARY

### PROPOSED BASE PROGRAM

(Summer 2010 Start)

1. Kindergarten Building	\$ 3,355,000
D8. Overhangs & Structural Upgrades	\$ 365,269
<b>Sub-Total Base Program</b>	<b>\$ 3,720,269</b>
Escalation 5% X 2.75 Years	\$ 511,536
<b>Site Master Plan Total</b>	<b>\$ 4,231,805</b>

### FUNDING DEPENDENT SCOPES

(Costs in mid-2008 Dollars)

1A. Two Story Classroom Replacement	\$ 4,527,848
3. Joint Use Gym	\$ 4,477,462
D7. Re-Glazing*	\$ 200,000

(\*Note: Re-Glazing to be funded by the District with Deferred Maintenance Revenue)

### FUTURE UNFUNDED SCOPES

(Costs in mid-2008 Dollars)

D1. Site Fencing Enhancement	\$ 35,315
D2. Recycling Center	\$ 74,714
D3. Entry Enhancement	\$ 251,326
D4. Heated Walks	\$ 187,500
D5. MPR Lighting	\$ 83,015
D6. Playground Enhancements	\$ 120,881
3. Library Modernization	\$ 585,997
4. Auto/Bus Drop-off	\$ 96,983
5. Soccer Field	\$ 436,608

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Lake Tahoe Unified School District  
Facilities Master Plan



# TRANSPORTATION/WAREHOUSE FACILITY

1021 Al Tahoe Boulevard  
South Lake Tahoe, CA 96150



## PROJECT DESCRIPTION

Transportation/Warehouse is located on the South Tahoe Middle School site. It functions as the central location for the District's school buses. The facility is more than 40 years old and has not been modernized. There is also a need for facility expansion. The facility houses 31 buses and 25 pieces of rolling stock.

## COST SUMMARY

### PROPOSED BASE PROGRAM

(Summer 2011 Start)

1. Facility Addition	\$ 1,500,000
2. Facility Modernization	\$ 500,000
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<b>Sub-Total Base Program</b>	<b>\$ 2,000,000</b>
Escalation 5% X 5.5 Years	\$ 550,000
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<b>Site Master Plan Total</b>	<b>\$ 2,550,000</b>

(Note: Program funding can be used for buses and equipment)

## PROJECT SCOPE

1. Transportation/Warehouse Facility
  - a. Construct building addition of 4,000 SF
2. Transportation/Warehouse Facility
  - a. Minor modernization of existing 25,000 SF structure to include paint, finishes, and utility system upgrades

Section 4  
Middle School & Transportation/  
Warehouse Master Plan  

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Lake Tahoe Unified School District  
Facilities Master Plan



# SOUTH TAHOE MIDDLE SCHOOL

2940 Lake Tahoe Boulevard  
 South Lake Tahoe, CA 96150

## PROJECT DESCRIPTION

South Tahoe Middle School was originally built in 1975 with additions and modernization added in 1997 thru 2006. The campus is located along the shores of South Lake Tahoe. A wide variety of academic and elective courses are available in recognition of the unique needs of the youth at this level. In addition, extensive extracurricular activities including athletic, Club Live, and Leadership are available to all students. South Tahoe Middle School is a quality school for the community's youth, and is a national demonstration school for AVID, Advancement Via Individual Determination, as part of a national demonstration AVID District. This program is the primary foundation for success and support for many students at STMS. Higher level thinking skills are promoted daily. Organizational skills are taught and reinforced at all levels.

The following is a description of infrastructure improvements required at the site:

The boilers and the pumps are past their life and need to be replaced with a new, high efficiency systems. The main gas lines need to be evaluated and upsized as needed. A new heating and control system is needed. A snow melting system is desired for all walkways. Plumbing fixtures in most restrooms require ADA compliance.

Electrical and lighting systems need to be upgraded to buildings that have not been modernized. The fire alarm system will need to be upgraded.

The campus is also lacking of front door identity. Parking is inadequate and inaccessible. Auto and bus drop-off are not efficiently designed resulting in traffic back-ups. Stadium and softball have inadequate facilities. Hardcourts need to be upgraded.

## PROPOSED BASE PROGRAM (Summer 2010 Start)

1. CR. Building	\$ 6,000,000
3. Building 'D' Modernization	\$ 1,000,000
4. Music Program	\$ 300,000
9. Hardcourts	\$ 99,131
11. CR. Technology	\$ 634,781
D4. Heated Sidewalks	\$ 250,000
<b>Sub-Total Base Program</b>	<b>\$ 8,283,912</b>
Escalation 5% X 3.5 Years	\$ 1,449,684
<b>Site Master Plan Total</b>	<b>\$ 9,733,596</b>

## FUNDING DEPENDENT SCOPES (Cost in mid-2008 Dollars)

1A. Two Story CR Replacement	\$ 6,049,050
D7. Re-Glazing*	\$ 100,000

(\*Note: Re-Glazing to be funded by the District with Deferred Maintenance Revenue)

## FUTURE UNFUNDED SCOPES (Cost in mid-2008 Dollars)

D5. MPR Lighting	\$ 83,015
2. Campus Quad	\$ 515,414
5. Convert Library to CR's	\$ 323,761
6. Campus Entry/Auto/Parent Bus Drop-off	\$ 382,358
7. Parking Lot	\$ 684,919
8. Entry/Bus Drop-off	\$ 129,424
10. TTV Wing Conversions	\$ 302,177



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 Middle School & Transportation/  
 Warehouse Master Plan  
 Lake Tahoe Unified School District  
 Facilities Master Plan



# TAHOE VALLEY ELEMENTARY SCHOOL

943 Tahoe Valley Drive  
South Lake Tahoe, CA 96150



## PROJECT DESCRIPTION

Tahoe Valley Elementary School was originally built in 1960 with subsequent portable additions through the years, the most recent in 1998. Modernization including electrical, heating, plumbing, structural upgrades, and finish updates were done in 1997. Multi-Purpose building structural upgrades were done recently in 2003. The school's mission statement is: "Tahoe Valley School is committed to a safe and rich educational environment in which students are prepared academically and socially to become productive, respectful, and responsible citizens." Students are recognized for academic and athletic activities. Success in all areas is valued. Parents participate actively in this school and there is a sense of community. The school believes that technology supports student learning, and a long-term tech plan is in place. A 32-wireless laptop computer portable computer lab and SmartBoards were purchased in 2005-06.

According to the mechanical site survey, all heating and ventilation systems, including boilers are in good shape and require not replacement.

Power capacity is currently adequate. Lighting in most classrooms have been upgraded. The Fire Alarm system is old and is recommended to be replaced. PA/ Intercom/ Master Clock system is working properly.

## COST SUMMARY

### PROPOSED BASE PROGRAM (Summer 2010 Start)

D4. Heated Walks/Play Areas	\$ 275,000
D8. Overhangs & Structural Upgrades	\$ 365,269

<b>Sub-Total Base Program</b>	<b>\$ 640,269</b>
Escalation 5% X 2.75 Years	\$ 88,036

<b>Site Master Plan Total</b>	<b>\$ 728,305</b>
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### FUNDING DEPENDENT SCOPES (Cost in mid-2008 Dollars)

3. Music Program Space	\$ 24,905
4. Remove Existing Portable Buildings	\$ 46,243
5. Amphitheater/ Outdoor Classroom	\$ 78,168
4. Future Pre-School	\$ 8,302
D7. Re-Glazing*	\$ 200,000

(\*Note: Re-Glazing to be funded by the District with Deferred Maintenance Revenue.)

### FUTURE UNFUNDED SCOPES (Costs in mid-2008 Dollars)

D1. Site Fencing Enhancement	\$ 35,315
D2. Recycling Center	\$ 74,714
D3. Entry Enhancement	\$ 251,326
D5. MPR Lighting	\$ 83,015
D6. Playground Enhancements	\$ 120,881
1. Auto/ Bus Drop-off	\$ 45,161
2. Turf Playfields	\$ 145,277

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# SIERRA HOUSE ELEMENTARY SCHOOL

1709 Remington Trail  
South Lake Tahoe, CA 96150



## PROJECT DESCRIPTION

Sierra House Elementary School is located in the geographic heart of South Lake Tahoe. The school was originally built in the 1975 with subsequent portable in 1997 and 2006. Partial modernization of the mechanical systems was done in 2004 and modernization of the main building was done in 2005. Since the magnet school was created, Sierra House Elementary School has been able to reduce its class sizes for kindergarten, first, second, and third grades. The Sierra House team believes in the benefits of teamwork, flexible grouping, ongoing staff development, and the use of student performance data to monitor student progress effectiveness of the instructional program. Teams meet for collaborative discussions to help determine the best instructional strategies. With partnerships with the local community, the school provides a variety of programs including 4th and 5th grade instrumental music, 5th grade ski week, 4th grade swimming, and 3rd grade ice skating lessons.

The boilers are past their life and need to be replaced with new, high efficiency boilers. The fan coil system has been replaced in previous modernization and are in good shape. The control system is recommended to be replaced with the updated version.

The existing power capacity should be enough to accommodate for the planned modernization and addition. Most lighting has been modernized in the classrooms. It is recommended that the Fire Alarm system be replaced. PA/ Intercom/ Master Clock system needs to be expanded in order to accommodate new additions or modernizations.

## COST SUMMARY

### PROPOSED BASE PROGRAM (Summer 2011 Start)

Sub-Total Base Program	\$	0
Escalation 5% X 3.5 Years	\$	0
<b>Site Master Plan Total</b>	<b>\$</b>	<b>0</b>

### FUNDING DEPENDENT SCOPES (Costs in mid-2008 Dollars)

3. Music Program Spaces	\$	28,225
4. Future Pre-School	\$	8,302

### FUTURE UNFUNDED SCOPES (Costs in mid-2008 Dollars)

D1. Site Fencing Enhancement	\$	35,315
D3. Entry Enhancement	\$	251,326
D4. Heated Walks	\$	187,500
D5. MPR Lighting	\$	83,015
D2. Recycling Center	\$	74,714
D6. Playground Enhancements	\$	120,881
1. Library/ Enrichment Center	\$	2,550,751
2. Auto/Bus Drop-off	\$	186,536

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# LAKE TAHOE ENVIRONMENTAL SCIENCE MAGNET SCHOOL

1095 San Bernardino Avenue  
South Lake Tahoe, CA 96150



## PROJECT DESCRIPTION

Lake Tahoe Environmental Magnet School was established in September 2005 to provide project-based, thematic, interactive instruction using environmental themes and technology articulated through the grade levels to foster life-long stewardship of the environment and to assist students to achieve their maximum potential in their academic, social, and civic development. The secondary focus is on technology, and the school has invested in mobile laptop computers and SmartBoard technology and Internet access for each classroom. The school's mission statement is: "Every Day is Earth Day" and the motto for success is "Be the Best You Can Be". Being a "School of Choice", the learning environment is extremely positive and there is tremendous parent and community support.

Main recommendations from the mechanical site surveys concluded that new heating and controls system is needed. New dual glazing would increase the energy efficiency of buildings. A snow melting system around buildings is needed. New full height walls between classrooms are recommended for acoustical sound control.

Electrical power capacity would need to be added if new demands and technology are to be added. Lighting in most classrooms have been upgraded. It is recommended that the old Fire alarm and PA/ Intercom/ Master Clock systems be replaced.

## COST SUMMARY

### PROPOSED BASE PROGRAM (Summer 2011 Start)

1. Building Modernization	\$ 2,000,000
D4. Heated Walks	\$ 187,500
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<b>Sub-Total Base Program</b>	<b>\$ 2,187,500</b>
Escalation 5% X 3.5 Years	\$ 382,812
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<b>Site Master Plan Total</b>	<b>\$ 2,570,312</b>

### FUNDING DEPENDENT SCOPES (Cost in mid-2008 Dollars)

2. Science & Art Enrichment Center	\$ 498,094
3. Music Classroom	\$ 72,473
4. Kinder Toilet/ Restroom	\$ 116,222
5. SDC Toilet/ Restroom	\$ 97,626
6. Speech & Psychology Offices	\$ 72,639
7. Bus Loop	\$ 242,406
8. Enclose Existing Atrium & Convert to Greenhouse	\$ 294,047
9. Photovoltaic Panels at Multi-Purpose Room	\$ 498,094
10. Re-roof Existing Buildings	\$ 3,088,181

### FUTURE UNFUNDED SCOPES (Costs in mid-2008 Dollars)

D1. Site Fencing Enhancement	\$ 35,315
D2. Recycling Center	\$ 74,714
D3. Entry Enhancement	\$ 251,326
D5. MPR Lighting	\$ 83,015
D6. Playground Enhancements	\$ 120,881

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# SOUTH TAHOE HIGH SCHOOL

1735 Lake Tahoe Boulevard  
South Lake Tahoe, CA 96150

## PROJECT COST SUMMARY

### PROPOSED BASE PROGRAM

#### (Summer 2009 Start)

1. "Green" CTE Academy	\$12,087,297
10. Auto/Parent Drop-off	\$ 807,410
11. Entry Plaza	\$ 258,096
15. Entry Enhancement	\$ 386,023

<b>Sub-Total Base Program</b>	<b>\$14,038,826</b>
Escalation 5% X 1.75 Years	\$ 1,254,719

<b>2009 Master Plan Total</b>	<b>\$15,293,545</b>
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#### (Summer 2010 Start)

2. ORG CR Building	\$12,969,764
4. Performing Arts Modernization	\$ 6,144,813
18. Building 'B' Modifications	\$ 200,000

<b>Sub-Total 2010 Program</b>	<b>\$19,314,577</b>
Escalation 5% X 2.75 Years	\$ 2,655,754

<b>2010 Master Plan Total</b>	<b>\$21,970,331</b>
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#### (Summer 2011 Start)

6. Gyms Modernization	\$ 3,827,020
8. Student Union/Campus Mall	\$ 3,010,508
13. Replace/Boilers	\$ 377,389
20. CR Technology	\$ 1,015,650
21. Site Utilities	\$ 332,063

<b>Sub-Total 2011 Program</b>	<b>\$ 8,562,630</b>
Escalation 5% X 3.75 Years	\$ 1,605,493

<b>2011 Master Plan Total</b>	<b>\$10,168,123</b>
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## SOUTH TAHOE HS MASTER PLAN TOTALS

2009 "Green " CTE Academy	\$ 15,293,545
2010 ORG Building/Performing Arts	\$ 21,970,331
2011 Student Union/PE Buildings	\$ 10,168,123

<b>HS MASTER PLAN TOTAL</b>	<b>\$47,431,999</b>
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## FUNDING DEPENDENT SCOPES

(Costs in mid-2008 Dollars)

The following scopes of work are high priority items for both the District and Facilities Advisory Committee members. They are to be funded as a first priority through program cost savings, unused program contingency, and/or additional state revenue captured by the District during the implementation of the facilities program. It is anticipated that the District will strive as a minimum goal to save \$1.5 million through program cost savings to fund the Mount Tallac and TLC improvements.

3. Media/Design Arts Academy	\$ 7,230,258
5A. New PE Gym/MPR	\$ 3,002,426
22. Mount Tallac Improvements	\$ 1,165,539
23. TLC Upgrades	\$ 124,523

## FUTURE UNFUNDED SCOPES

(Costs in mid-2008 Dollars)

5. PE Expansion	\$ 2,769,982
7. Stadium/Field Upgrades	\$ 2,250,000
12. Bus/Drop-Off	\$ 570,068
14. New Campus Quad	\$ 202,226
16. Innovation Courtyard	\$ 122,531
17. Girl Softball Fields	\$ 150,000
19. Renovate Existing Exterior Lunch Areas	\$ 232,444

