



REQUEST FOR QUALIFICATIONS (RFQ)
**Selection of Architect to Provide Consulting Architectural Services for the
Clovis Veterans Memorial District**

BACKGROUND

Clovis Veterans Memorial District was formed on June 11, 1946, to recognize and serve the veterans of the Clovis area. The District boundaries are roughly equivalent to those of the Clovis Unified School District.

The Clovis Veterans Memorial District (“District”) has prepared this Request for Qualifications (RFQ) to seek information so that a qualified firm (“Architect”) may be evaluated, interviewed and selected to provide Consulting Architectural services.

EVENT	DATE
Release RFQ Document	09/27/2024
Deadline for Receiving Questions	10/11/2024
Deadline for Receiving Qualifications	10/25/2024 3pm
Interviews with Shortlisted Firms	11/1/2024- 11/08/2024

I. GENERAL INFORMATION

A. SUBMITTAL OF STATEMENT OF QUALIFICATIONS

Submittal should be verified before submission. Adjustments will not be permitted after submission to the District. The District will not be held responsible for errors or omissions on the part of the firm in the preparation of the submittal. The District reserves the right to reject any and all submittals, or to waive any irregularities or information in the submittal.

B. SIGNATURES

Submittal must be signed by a representative of the organization with authorization to bind the organization by contract.

C. DISQUALIFIED STATEMENTS

Any submittal received by the Clovis Veterans Memorial District after the deadline above shall be refused and returned.

D. WITHDRAWAL OF SUBMITTAL

Organizations may withdraw their submittal, either personally or by written request, at any time prior to the closing time for the receipt of submittal.

E. COPIES OF SUBMITTAL

Each organization making a submittal must include an original and two (2) copies and one electronic copy on USB/Flash Drive in PDF format.

F. CONTACT

Organizations interested in making a submittal are directed not to make personal contact with members of the District Board of Directors. Any contact will constitute grounds for disqualification of consideration. Questions regarding the RFQ should be directed to:

Amy Cross, Director of Operations
808 Fourth Street, Clovis, CA 93612
(559) 299-0471
amy@cvmddistrict.ca.gov

G. RIGHTS OF THE DISTRICT

This RFQ does not commit the Clovis Veterans Memorial District to award a contract or pay any costs incurred in the preparation of a response to this request. The District reserves the right to accept all or part of any submittal or to cancel in part or in its entirety the RFQ. The District further reserves the right to select the professional consultant that it considers to be in the best interest of the District.

H. FEES

The District will negotiate contract fees for the services to be provided from the best qualified organizations.

II. SCOPE OF WORK

It is the intent of the Clovis Veterans Memorial District to select a qualified Architectural firm to provide on call consulting services as the District Architect, for a period of five (5) years from execution of professional services contract. Scope of work may include, but is not limited to: District facilities condition assessments, master planning, budgeting and cost estimates/projections, architectural design services, interior design services, and analysis of the impact of City of Clovis and Fresno County planning and construction projects on the District.

Upcoming Projects:

- Update current Master Plan (copy provided Exhibit A)
- Two Story Remodel & Addition (Office & Conference Spaces) See Exhibit B

III. SUBMITTAL

Submittals must be limited to thirty (30) pages in total length. Cover letter, full page photos, and team member resumes do count against the 30-page limit. Divider Tabs do not count against the page limit.

A. COVER LETTER

To be signed by the firm's principal contact.

B. DESCRIPTION OF FIRM

Provide a description of the firm. Include name of firm, address, telephone number, fax number, email, type of firm (i.e., corporation), California Registration Number and name of principal contact. Provide a brief history of the organization.

C. EXPERIENCE RELATIVE TO DISTRICT NEEDS

Discuss the organization's knowledge of and experience with projects similar to those described in Section II, and other relevant experience. List 5 projects that have been completed in the last 5 years that are similar in nature to those described in Section II. Provide project name, owner name, scope of services, project description, square footage, cost and direction of the project

D. QUALIFICATIONS OF ARCHITECTURAL FIRM'S PERSONNEL

Identify the personnel that would be assigned to the District's project(s). Provide resumes for all proposed personnel. Identify any proposed sub consultants. List license numbers and business addresses. Include resumes and related experience for appropriate members of these firms. Provide experience working with the City of Clovis and their processes

E. COLLABORATION and PHILOSOPHY

Discuss your process for working with CVMD to gain knowledge on the needs of the District and implement those needs in the design. Provide your philosophy for working through difficult conversations and disagreements during design and construction with the District as well as the contractor.

F. INSURANCE

Provide information and limits of the firm's insurance coverage for

- Professional Liability
- Worker's Compensation
- Automobile Liability
- General Liability

G. CLIENT REFERENCES

Provide three (3) client references for whom the Architect is currently providing services, or has completed similar projects in the last 2 years. List the contact name, organization, title, phone number, email, and name of specific project experience.

EXHIBIT A



CLOVIS VETERANS MEMORIAL DISTRICT

FACILITIES MASTER PLAN

MAY, 2018, DRAFT



Acknowledgments

Clovis Veterans Memorial District would like to thank all of the District staff and Board members who offered their time, comments, and overall vision for Facilities Master Plan.

Board Members

Tom Wright, Chairman

Dr. William E. Rice, Vice Chairman

Don Watnick, Board Secretary

Gordon Pickett, Director

Susan Frantzich, Director

District Management

Lorenzo Rios, Chief Executive Officer

Amy Whitacre, Director of Operations

Statement from Chief Executive Officer

[Approximately 300 words]

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Sincerely,

Lorenzo Rios

T A B L E O F C O N T E N T S

SECTION 1 | Executive Summary.....5

SECTION 2 | Assessments 11

SECTION 3 | Vision 17

 Rex Phebus Veterans Memorial Building 18

 CVMD Main Parking Lot38

 The 299 Building.....42

 Future Pavilion Site54

 320 Veteran’s Parkway.....64

 3rd Street Property80

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EXECUTIVE SUMMARY 1



EXECUTIVE SUMMARY

Clovis Veterans Memorial District was formed on June 11, 1946, to recognize and serve the veterans of the Clovis area. The District boundaries are roughly equivalent to those of the Clovis Unified School District. The District owns 4 buildings and an undeveloped property parcel in the Old Town Clovis area to the East of Clovis Avenue. Three of these four District buildings are vacant at the time of writing this Master Plan.

The District's purpose for conducting the Master plan was to provide more diverse and better equipped facilities to better serve their patrons and the community. This included a desire to assess the current condition of the buildings, and gain knowledge of the necessary repairs and improvements. Related to this, it was the desire of the District use this information in developing a maintenance plan. The Master Plan was also envisioned to meet the present and future programmatic needs. This includes suitability of existing facilities for use and the addition of event spaces of varied sizes and settings. Finally, the District wanted to determine an opinion of probable cost for the new construction, additions, renovations, improvements, and repairs so that prioritization and phased build-out could be planned in the future.

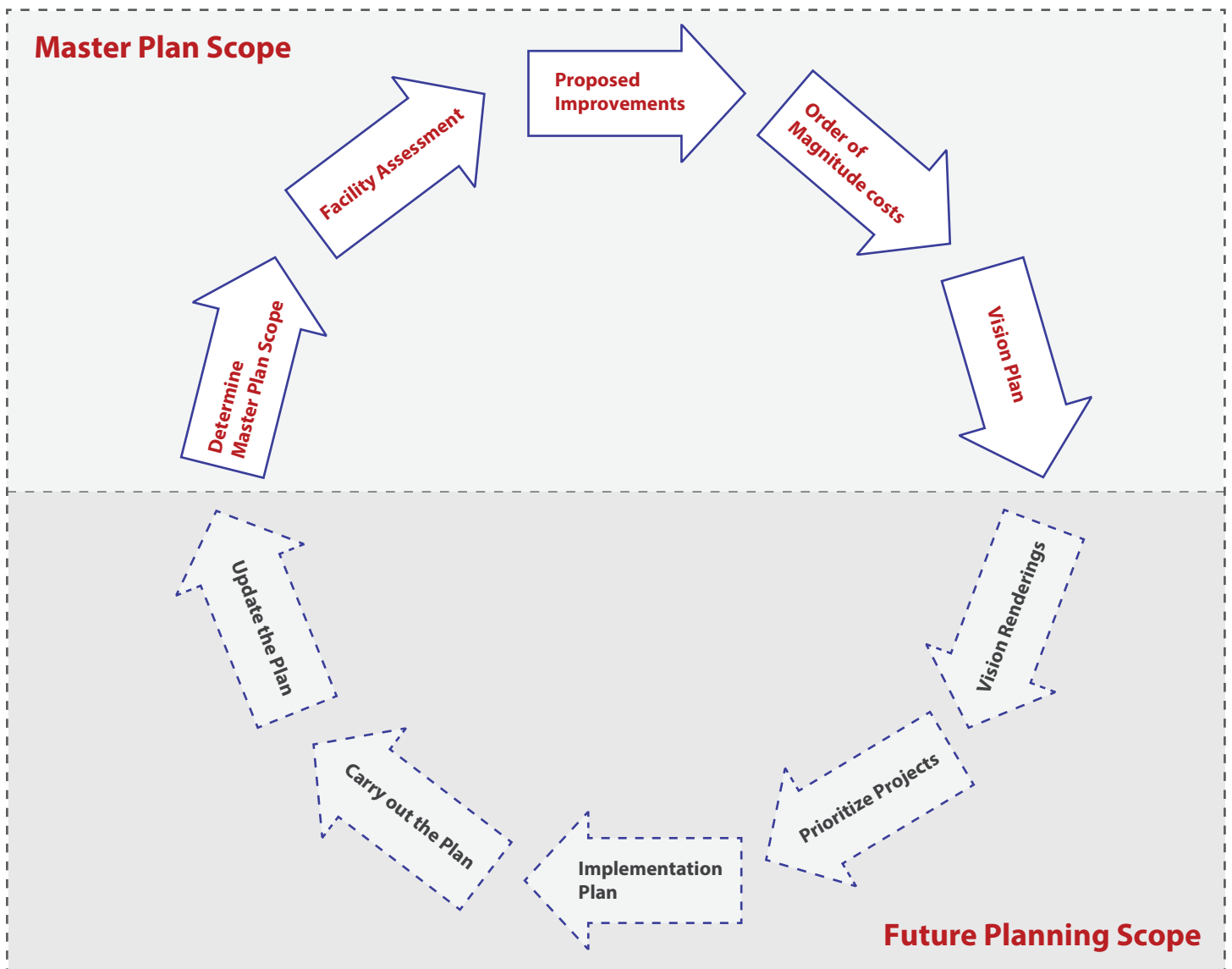
The Master Planning team conducted a comprehensive assessment of the existing District facilities, including developing opinions of probable construction costs to support District budgeting. The Assessments process identifies deficiencies related to structural, utilities systems, maintenance issues, need for repair, fire/life safety issues and aesthetic appearance for all CVMD buildings and sites. The assessments also identify potential addition and/or new construction projects including development of unused District property.

Related to this is the programmatic suitability of District facilities. Through the Master Planning process, it is important to develop a holistic view of the facility use and functionality. A facility or interior space may not be suited to its present use. As part of the assessments the planning team looked for suitability and functionality deficiencies of the various spaces (interior & exterior). Improvements or renovations were developed which respond to these deficiencies, needs and goals. Opinions of probable construction costs were prepared for each proposed improvement or construction project. Opinions of probable construction costs are an order of magnitude based on limited or assumed program information and detailed project requirements. These costs are created as a baseline to assist the District in developing budgets and determining sequencing for projects. They are a 'snapshot' of construction costs taken at the time of the development of this document and are not projected outward. Opinions of probable construction costs are limited to costs of construction and do not include associated soft costs. Probable costs vary depending on changing market conditions and actual project scopes.



Although, visioning rendering and conceptual design work was not part of the Master Planning process, these were done simultaneously under a separate contract at the District's request. This scope is not typical of the Master Planning process but has been included in this document to supplement the planning work and provide visuals for a number of the proposed improvements and construction projects. Conceptual design work, such as this, are based on District goals and projected future needs and should be updated to accurately reflect changing District goals and objectives.

All planning outcomes have been identified in this "guidebook" for the future maintenance, improvement, and development of the CVMD facilities. Eventually, all proposed improvements and projects should be prioritized and phased for implementation based on District needs, goals and available funding. If desired, the planning team is prepared to work with the District, under separate contract, to update this document periodically as needs change and planning goals are reached.



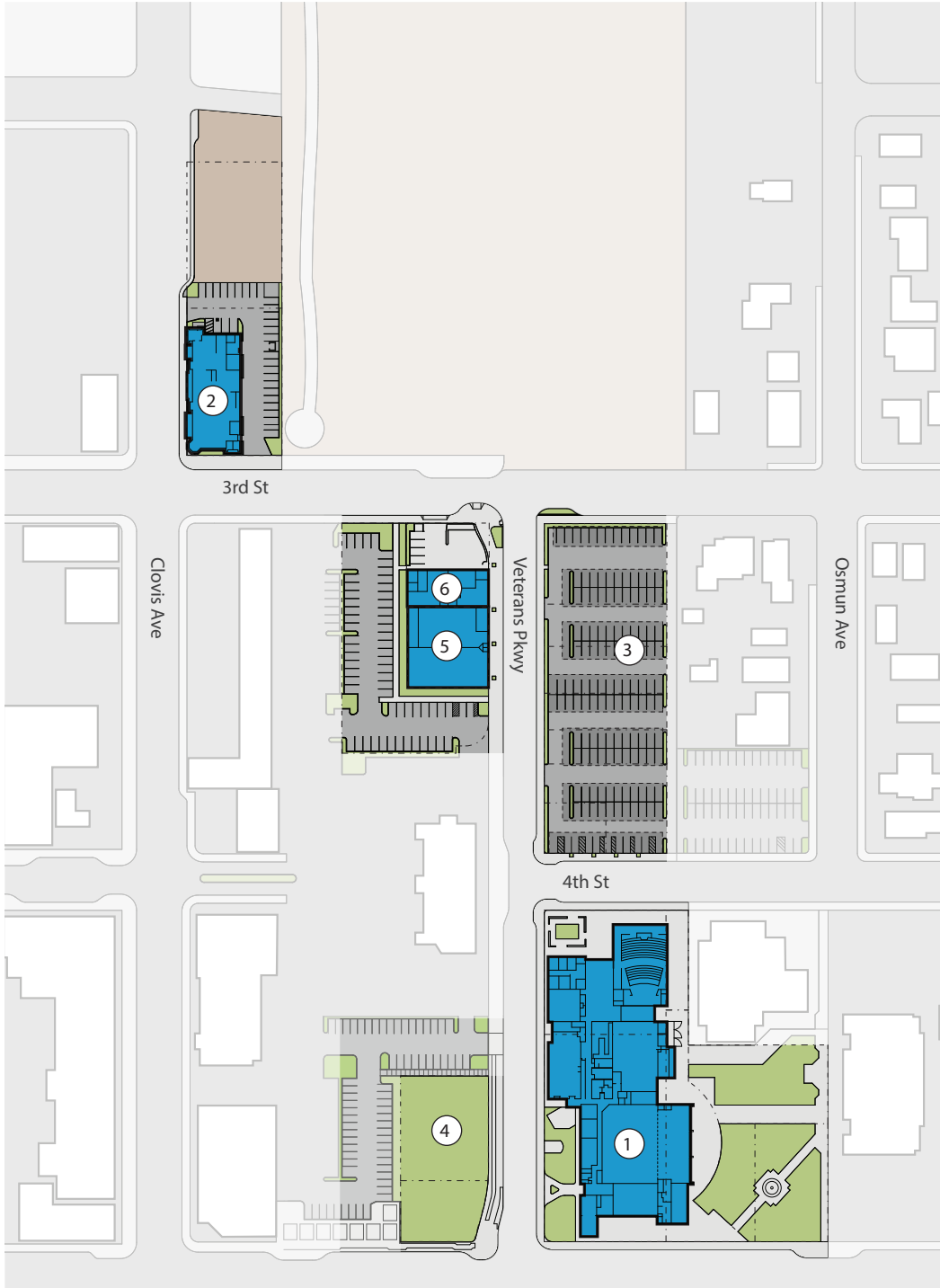
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OVERALL CAMPUS SITE PLAN

Existing 2018

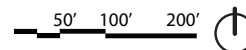
Legend

- 1. Rex Phebus Veterans Memorial Building
- 2. The 299 Building
- 3. CVMD Main Parking Lot
- 4. Future pavilion Site
- 5. 320 Veteran's Parkway
- 6. 3rd Street property



Legend

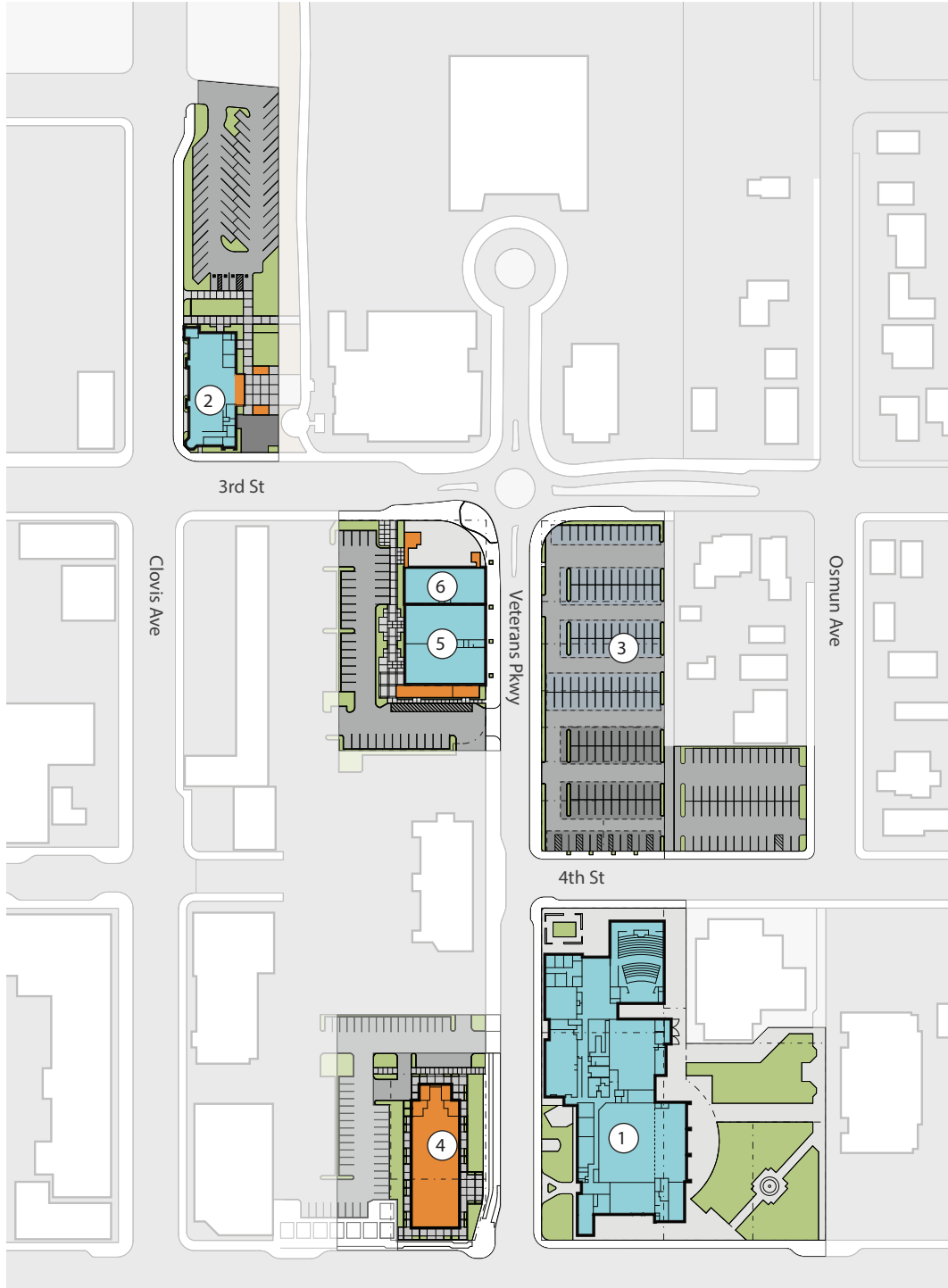
Existing



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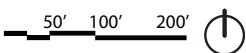
OVERALL CAMPUS SITE PLAN

Vision



- Legend**
- 1. Rex Phebus Veterans Memorial Building
 - 2. The 299 Building
 - 3. CVMD Main Parking Lot
 - 4. Future pavilion Site
 - 5. 320 Veteran's Parkway
 - 6. 3rd Street property

- Legend**
- New Construction
 - Modernization
 - Site Work



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ASSESSMENTS 2

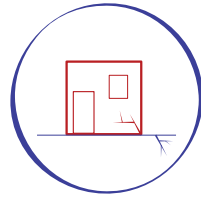


ASSESSMENTS

The assessment process began with a series of meetings with District representatives, maintenance department and District subcontractors including the Low voltage/technology/IT consultant as well as the mechanical services contractor.

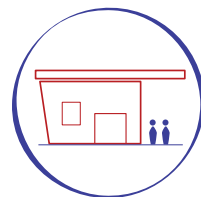
From there a walk of the facilities was conducted. The representative from the maintenance staff was along for the walk and provided valuable insight as to the issues from their standpoint. The LV and Mech representatives were also along for a portion of the facilities walk.

The Assessments conducted on this facility walk were led by the Principal in Charge and Project Manager, both Architects. There were a series of categories for deficiencies and issues that the team was looking for. These categories were Building and Site Conditions, Suitability, Maintenance Issues and ADA Issues.



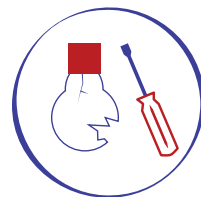
BUILDING AND SITE CONDITIONS

This area of assessment looked at the general condition and appearance of facility sites and buildings, including interior spaces. This was the main area of assessment and detailed all of the existing wear and tear or damage to the facilities including walls, paint, carpet, flooring, hardware, equipment, drains and plumbing, roofs, electrical, building materials, structural issues, walkways, landscaping and all other aspects of the building and site that may be in disrepair or in need of improvement. One goal of assessments in this area was to foresee any costly repairs or necessary improvements so that the District may plan accordingly.



SUITABILITY

The suitability of each space, both interior and exterior was reviewed to determine if the existing condition, location, adjacency, size or other factors were effectively supporting the intended use. For example, the Assessment team recorded that one of the trash enclosures was too small for the dumpsters, and there was a need to provide and improvement to remedy this deficiency. Another example was that sound from one group of offices was bleeding into adjacent offices and causing disturbance. Improvements in this area were proposed to provide solutions to issues that were identified related to suitability.



MAINTENANCE ISSUES

Having the maintenance staff along for the assessments walk was extremely valuable in helping the Planning team to identify issues related to ongoing maintenance of the facilities. Improvements in this area were meant to respond to these issues and provide long term solutions to reduce the demand of reactive maintenance issues, and that are mindful of District budgeting and maintenance staff workload. Examples of maintenance issues that were identified were lighting issues, landscape irrigation issues and HVAC repair or replacement. An ancillary goal of the maintenance issues assessments is to look for ways to be consistent with selection of equipment and hardware,

to streamline the maintenance process for repair and replacement. Proposed improvements or needs categories such as roofing, or HVAC are based on what is considered the average lifespan and a comprehensive analysis or diagnostic of such materials has not been performed.



ADA ISSUES

The scope of the assessment did not include detailed ADA code compliance transition planning. The Architects provided a visual assessment looking for obvious ADA issues, but no formal

transition plan was provided. A formal Transition plan would require the involvement of a CASp (Certified Access Specialist Program) professional and an attorney. A Transition Implementation Plan document would provide a layer of initial protection against potential claims that could arise.

Because the District is in the process of modernizing their technology systems in the main building technology assessments we not conducted with exception of a few specific spaces, to help facilitate future changes. The team addressed technology in 320 Veteran’s Parkway and 299 Clovis Avenue as neither has any “modern” technology.

The 6 District facilities that were assessed by the Master Planning Team are listed below with brief explanations of the specific areas of concentration for each, including challenges and opportunities. Details on each individual proposed improvement, repair, expansion, conversion, or new construction project may be found in the vision and Assessments section:

1

REX PHEBUS VETERANS MEMORIAL BUILDING

The Clovis Veterans Memorial District Main Building sees heavy use throughout the year. Hosting large scale events, seminars, meetings for both internal and external organizations. In addition to this the Main Building houses all CVMD Administrative offices and meeting spaces. The intent of the assessment of this facility was twofold. Firstly, the District wanted to determine the current condition of the building and site and identify the major repair or improvement needs. Particularly the District wanted to foresee large scale expenditures related to the upkeep and maintenance of the building. For example, in conducting the assessment the Architectural team determined that portions of the building roof were nearing the end of its serviceable life and would need to be replaced in the short term.

The second area for concentration was to look at the current use and identify deficiency’s or issues. The Architectural team was tasked with recommending improvements that would allow the building to function better for its current uses.

There were a number of proposed improvements related to building aesthetics as well. this was mainly the result of the two differing design styles at the North elevation of the building verses the Southwest elevation. There was a desire to unify and improve the appearance of the building. Additionally, the assessments explored the idea of developing a courtyard at the east side of the building for outdoor gathering and events. General improvements and repairs are needed throughout the building to address acoustical issues, kitchen functionality and age, and building energy efficiency.



Interior Courtyard, Rex Phebus Veterans Memorial Bldg.

2 299 CLOVIS AVENUE

The intent with this building is to provide the District an event rental space for 300-350 people. The location is ideal for developing an inviting space that would have a strong connection between indoor and outdoor, and the adjacent Clovis Trail. The building was originally designed as a commercial retail space and served as a furniture store for many years. The interior space is a two-story volume wrapped by a 2nd-story interior balcony.

The change in use to go from a retail space to a functional event space would require the addition of many “back-of-house” amenities including circulation/stairways, updated restrooms, interior partitioning, and kitchen facilities. This is in addition to the necessary improvements and modernizations needed for structural, mechanical systems (HVAC), and technology upgrades. The intention is to develop a “Grand” event space that can host events that utilize a versatile interior/exterior space and ultimately serve as an additional income source for the District.

3 CVMD MAIN PARKING LOT

This site serves as the main parking lot for the District. It is utilized on a daily basis for all facilities, and as such, sees heavy use throughout the year. Shade structures cover the rows of parking stalls. Many of these shade structures are fitted with photovoltaic paneling, this photovoltaic system is designed to produce 280,000 kilowatt hours per year. This parking facility is not sufficient to meet the needs of the District at final build-out of Master Planned projects, and it is likely that this site will need to be expanded, or an additional nearby site will need to be acquired. This could include exploring the idea of constructing a parking structure. The age and general condition of the parking surface was reviewed, and maintenance needs were identified.

Related to this site is discussion of the idea of adjusting Veteran’s parkway to be able to block off traffic from the street and create an outdoor pedestrian space for festivals and other City and District events, similar to what is done on Pollasky Avenue. This would be an idea to address with the City of Clovis and could depend on their desire to expand or shift the current program and process for events, including change of location. Another point of discussion was the City of Clovis parking directly to the East of this main parking lot that is used for the senior center. The City of Clovis’ planned senior center project will include parking which may leave this lot unused and could perhaps be used by the District if there were an agreement made with the City.



Statue on Veteran's Parkway

4 FUTURE PAVILION SITE

At the time of the assessments and drafting of the Master Plan document this is a vacant lot next to the Clovis Trail and railroad tracks. The District's goal is to develop this land to support a pavilion structure with an envelope that can be opened or closed to the outdoor space, and host events of as many as 500 people.

This new building would need to have all of the amenities to support this sort of function including restroom facilities, kitchen, storage space, and all other necessary "back-of-house" spaces. Aside from the Master Planning process, a vision plan was created which responded to this. The District wants the design to "blur the line" between interior and exterior spaces for this facility but utilizing roll-up window wall panels. Orientation of the building should capitalize on views of the Historic Water Tower and Clovis Trail. The vision design for this building is in a style reminiscent of the traditional railroad buildings. The property was assessed to look for potential challenges with developing including circulation, parking and site layout. Among the challenges with this project is vehicular access and parking for an event of the intended size.

5 320 VETERAN'S PARKWAY

This building is a warehouse space that, at the time of drafting this Master Plan, is vacant. Formerly it served as a workshop for an upholstery company. The interior is an open space that has been subdivided into two areas. The building is adjacent to a District owned parking lot and assessable from Veteran's parkway.

It is the District's desire that one of the spaces be converted into an exhibit space to showcase military memorabilia, artwork, and other items in order to educate visitors and honor the veteran's in the Clovis community. This space would serve as a local landmark and tourist stop. The District envisions buses of students visiting from local schools, as well as opening the facility to the community. Presently the space is empty and unused. To accomplish this goal and create an inviting space that people would want to visit and spend time touring, there would need to be a significant number of upgrades made to the electrical systems, including lighting, the building envelope, technology and mechanical systems. Additionally, there would need to be a clear entrance defined and beautified both architecturally and with landscaping. An outdoor group gathering area and bus drop-of space would need to be added as well.

The other side of the building is a similar warehouse space that is to be rented out to a private company. At the time of drafting this Master Plan, Ideaworks Makerspaces is renting this space. It is the intention of the District to make necessary improvements to the building entrance and restrooms.

6 754 3RD STREET PROPERTY

The facility on 3rd street is a 2-story building with exterior circulation on both the first and second floors. There is limited access to this building, which is a challenge that will need to be addressed, especially considering the location of the building on what will soon become a prominent location in the Old Town Clovis area. Just across the street, the City of Clovis is planning to construct a new Senior Center building, Transit Center and Library. This will be an active area with increased traffic, and the District's 3rd street building will need to be responsive to this development.

The building is a steel structure with block wall on three sides. Intended for commercial use, the District would like to update the second floor for use as office space for professionals either employed by the District, or part of a separate entity, who will provide services to veteran's in the Clovis area. Services could include financial planning and counseling services. One of the challenges in updating the 2nd floor of this building is that there is no compliant stairway or elevator. To respond to this, the vision plan includes a free-standing stair and elevator tower with a bridge connecting to the second-floor walkway. The first floor will be used as a warehouse storage space for supplies and equipment for events and maintenance of the other District facilities. This is an older building and will need significant updates and modernization to be brought up to code. This would cover everything from technology to finishes, restroom facilities, even a reorganization of interior spaces.



754 3rd Street Property

In the case of the buildings which are currently vacant, the assessments related to suitability considering the desired use and the improvements necessary to provide for this future program.

The assessments were recorded as the walk was conducted, and then entered into a database that could be catalogued by facility and improvement type. The assessments were analyzed by the planning team over a series of weeks to determine the specific construction, renovation, improvements or repairs necessary, and then quantifying those actions that would provide the maximum long-term benefit in meeting the facilities needs of the District in the four areas detailed above. These proposed improvements are detailed in the vision section of this Master Plan and include opinions of probable construction costs to support District budgeting and future prioritization/phasing of projects.

VISION 3

Clevis
Veterans Memorial Square

REX PHEBUS VETERANS MEMORIAL BUILDING

Synopsis

The Clovis Veteran’s Memorial District appropriately views this as the flagship building in the District, as well as a necessary income source, so it was vital to provide improvements, repair and modernization that would support the important purpose of this building and the varied uses. Proposed improvements particularly addressed aesthetics, programmatic suitability, and identify any large-scale repair projects on the horizon.

Proposed Improvements

GENERAL INFORMATION

Address
808 Fourth Street Clovis, CA 93612

Building Area
47,010 SF

Site Acreage
Approximately 1.75 Acres

Max Capacity
Approximately 2,100

Year Built
1951

Legend

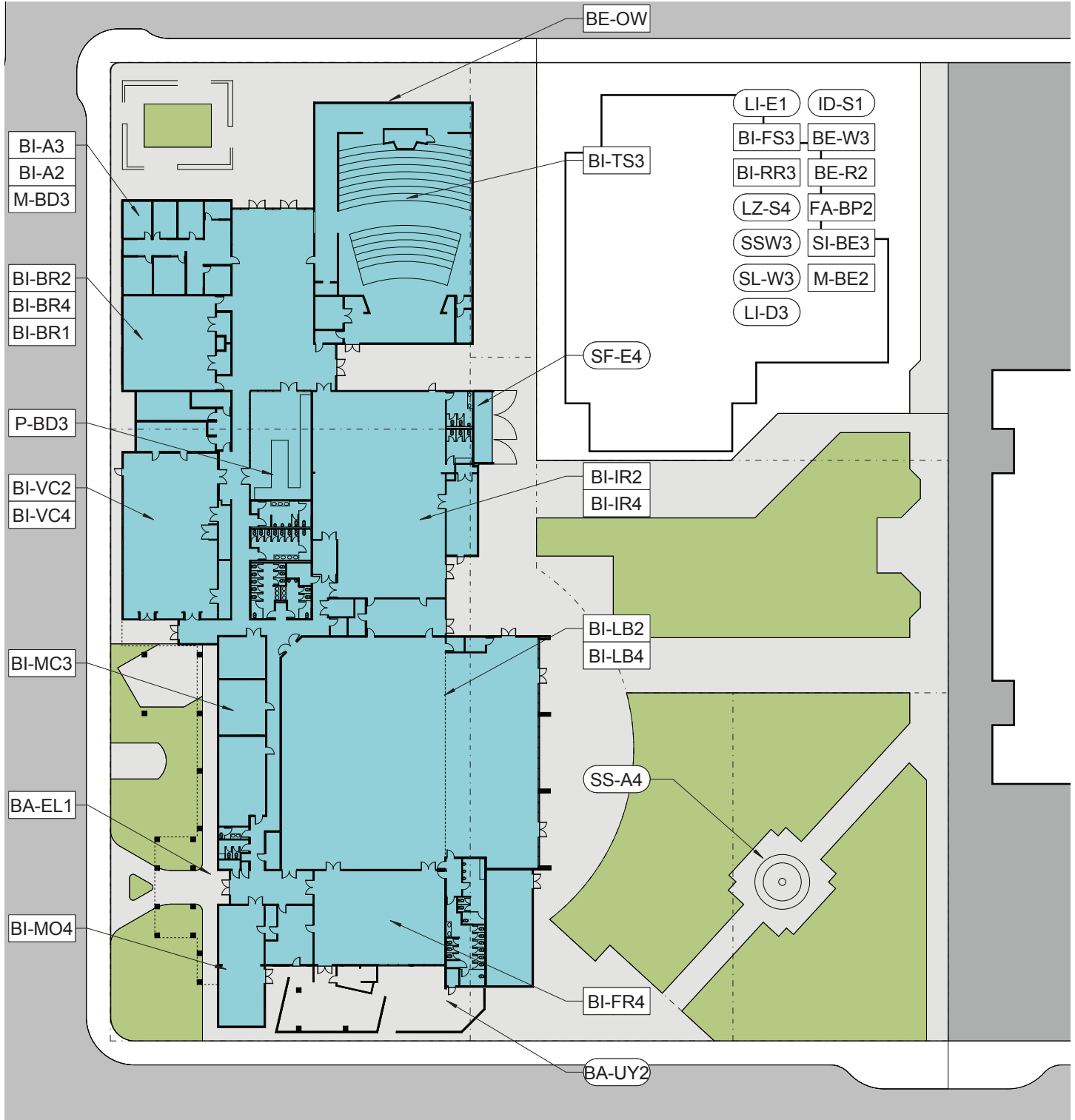
- Modernization
- Site Work

FUNCTIONALITY AND CAPACITY IMPROVEMENTS		
BI-A3	Bldg. Interiors: Administration, Reconfigure Space	\$114,393
BI-BR2	Bldg. Interiors: Boardroom, Reconfigure Space	\$12,444
BI-VC2	Bldg. Interiors: Veterans Conf., Reconfigure Space	\$21,767
BI-IR2	Bldg. Interiors: Ind. Room, Reconfigure Space	\$23,923
BI-LB2	Bldg. Interiors: Liberty Ballroom, Reconfigure Space	\$33,413
SF-E4	Site Fencing: Enclosure, Modify	\$8,229
LI-E1	Landscape & Irrigation: Equipment, New	\$13,165
GENERAL IMPROVEMENTS		
BI-TS3	Bldg. Interiors: Theater, New Finishes + MEP	\$53,834
BI-BR4	Bldg. Interiors: Boardroom, New Finishes	\$13,209
BI-VC4	Bldg. Interiors: Veterans Conf., New Finishes	\$15,404
BI-MC3	Bldg. Interiors: Mtg. & Conf., New Finishes + MEP	\$13,422
BI-IR4	Bldg. Interiors: Independence Room, New Finishes	\$24,800
BI-FR4	Bldg. Interiors: Freedom Room, New Finishes	\$35,241
BI-LB4	Bldg. Interiors: Liberty Ballroom, New Finishes	\$62,603
BI-FS3	Bldg. Interiors: Food Service, New Finishes + MEP	\$35,045
BI-RR3	Bldg. Interiors: Restrooms, New Finishes + MEP	\$21,841
BI-MO4	Bldg. Interiors: Maintenance & Oper., New Finishes	\$6,051
LZ-S4	Loading Zone: Service, Modify	\$67,355
SS-W3	Site Structures: Modify & Replace	\$65,530
SL-W3	Site Lighting: Walkway, Modify, Repair, & Replace	\$65,249
LI-D3	Landscape & Irrigation: Distribution, Replace	\$6,549
ID-S1	Identification Devices: Site	\$59,821
BE-W3	Building Exteriors, Maintain & Parital Replacement	\$219,923
BE-R2	Bldg. Exterior: Roof, Repair, Maintain, & Replace	\$777,869
BE-OW	Building Exteriors: Openings, Windows, Replace	\$34,179
M-BE2	Menchancial, Bldg. Equipment, Replace & Maintain	\$381,800
M-BD3	Mechanical: Bldg. Distribution, Modify & Repair	\$25,662
P-BD3	Plumbing: Bldg. Distribution, Modify (50%)	\$8,862
FA-BP2	Fire Alarm: Building Panels, Replace	\$41,060
SI-BE3	Security & Instrustion: Equipment, Modify	\$27,727
VISION IMPROVEMENTS		
BA-EL1	Bldg. Addition: Entry and Lobby, New	\$480,608
BI-A2	Bldg. Interiors: Administration, Reconfigure Space	\$40,929
BA-UY2	Bldg. Addition: Utility Yard, Reconfigure Spaces	\$160,979
BI-BR1	Building Interior: Admin., Reconfigure Spaces	\$17,420
SS-A4	Site Structures: Amphitheater, Reconfigure (100%)	\$71,094
MASTER PLAN IMPROVEMENT TOTAL:		\$3,061,400*

*Order of Magnitude of Opinion of Probable Construction Cost

REX PHEBUS VETERANS MEMORIAL BUILDING

Vision



DRAFT

REX PHEBUS VETERANS MEMORIAL BUILDING



North West Entry



North West Entry



Statue at West side of building

DRAFT



West Elevation



Main Foyer

DRAFT

REX PHEBUS VETERANS MEMORIAL BUILDING - ASSESSMENT REVIEW

A. Functionality and Capacity Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
1. Administration						
a. Building Interior, Finishes + MEP, Replace				BI-A3	Bldg. Interiors: Administration, Reconfigure Space	114,393
1. Reconfigure top of walls above ceiling and at windows for room sound isolation a. No Sound isolation between office spaces b. Conversations transmit from room to room. No Privacy	Yes	4	20,465			
2. Provide Sound Attenuation grilles at air transfer ducts above the ceilings. a. Mechanical Systems utilize open air transfer ducts between rooms b. Conversations transmit from room to room. No Privacy	Yes	4	12,069			
3. Reconfigure walls to create additional office spaces. a. Office area is undersized, no room for employee expansion	Yes	4	54,573			
4. Reconfigure walls to create additional area for employee's breakroom. a. Area is undersize and prevents all of employees to share the room at the same time	Yes	4	27,286			
2. Boardrooms A & B						
a. Building Interior, Reconfigure				BI-BR2	Bldg. Interiors: Boardroom, Reconfigure Spaces	12,444
1. Reconfigure ceiling and wall above at folding partition head condition. a. Folding Partition lifts and breaks ceiling tile when opened and closed. b. Conversations transmit from room to room even when partition is closed.	Yes	4	12,444			
3. Veterans Conference Room						
a. Building Interior, Reconfigure				BI-VC2	Bldg. Interiors: Veterans Conf., Reconfigure Space	21,767
1. Reconfigure top of wall above ceiling at folding partition head for sound isolation. a. Conversations transmit from room to room when partition is closed.	Yes	4	21,767			

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4 - Program
6 - Maintenance

Yes or No - Is the issue being considered?

A. Functionality and Capacity Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
4. Independence Room						
a. Building Interior, Reconfigure				BI-IR2	Bldg. Interiors: Independence Room, Reconfigure Space	23,923
1. Reconfigure ceiling and wall above at folding partition head condition. a. Excessive noise transmit from room to room when partition is closed.	Yes	4	23,923			
5. Liberty Ballroom						
a. Building Interior, Reconfigure				BI-LB2	Bldg. Interiors: Liberty Ballroom, Reconfigure Space	33,413
1. Reconfigure ceiling and wall above at folding partition head condition. a. Excessive noise transmit from room to room when partition is closed.	Yes	4	33,413			
6. Site						
a. East Side Alley Trash Enclosure, Reconfigure				SF-E4	Site Fencing: Enclosure, Modify	8,229
1. Reconfigure existing East side Alley trash enclosure gates and fence. a. Fence to low, allows for "Dumpster Divers"	Yes	4	8,229			
b. Various Locations, Replace				LI-E1	Landscape & Irrigation: Equipment, New	13,165
1. Unify Landscape & Irrigation controls of multiple irrigation zones. a. Irrigation zones are on separate automated timers. b. Combined control of all irrigation zones allow for remote control.	Yes	6	13,165			

B. General Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
1. Auditorium						
a. Building Interior, Finishes + MEP, Replace				BI-TS3	Bldg. Interiors: Theater, New Finishes + MEP	53,831
1. Install Corner Guards and Reinstall rubber base at Stage Platform. a. Damage to wall finishes at exterior wall corners. b. Heavy platform base is falling off, needs to be reinstalled.	Yes	6	2,184			
2. Replace low level step lighting in Theater Seats a. Level of light is insufficient to see steps	Yes	4	7,406			
3. Replace existing halogen lights bulbs with LEDs in Theater. a. Light fixtures are recess and in high ceiling. b. Light Bulbs go out often, hard to replace and easy to damage fixture trim.	Yes	6	44,244			
2. Boardrooms						
a. Building Interior, Finishes, Replace				BI-BR4	Bldg. Interiors: Boardroom, New Finishes	13,209
1. Replace Wallcovering with more durable wall finishes. a. Wallcovering has shrunk and seams have gaps. b. Wallcovering on Folding Partition Wall difficult to clean.	Yes	6	8,806			
2. Patch and Paint exposed gypsum board wall finish. a. Exposed Gypsum Board Wall finish is damaged and scratched.	Yes	6	4,403			
3. Veterans Conference Room						
a. Building Interior, Finishes, Replace				BI-VC4	Bldg. Interiors: Veterans Conf., New Finishes	15,404
1. Replace wall finishes with more durable finishes. a. Wainscot and baseboards scuffed b. Wallcovering hard to clean. c. Exposed Gypsum Board Wall finish is damaged and scratched.	Yes	6	15,404			
4. Meeting Rooms						
a. Building Interior, Finishes + MEP, Replace				BI-MC3	Bldg. Interiors: Mtg. & Conf., New Finishes + MEP	13,422
1. Replace wall and floor carpet with more durable finishes. (Mtg. Rm. 2) a. Carpet stained. b. Wainscot and baseboards scuffed	Yes	6	3,253			

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2 - Code

4 - Program

6 - Maintenance

Yes or No - Is the issue being considered?

B. General Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
2. Replace floor carpet with new carpet tiles. (Mtg. Rm 1) a. Carpet stained.	Yes	6	4,087			
3. Add smoke detectors in ceiling and above. (Mtg. Rm 1) a. Smoke Detectors missing in room b. Smoke detectors required per code.	Yes	2	462			
4. Modify HVAC distribution to mitigate heat gain (Mtg. Rm. 1) a. Window face west, room gets hot during the summer afternoons	Yes	4	5,620			
5. Independence Room						
a. Building Interior, Finishes, Replace				BI-IR4	Bldg. Interiors: Independence Room, New Finishes	24,800
1. Replace Wallcovering with more durable wall finishes a. Wallcovering has shrunk and seams have gaps b. Wallcovering on Folding Partition Wall difficult to clean	Yes	6	24,800			
6. Freedom Ballroom						
a. Building Interior, Finishes, Replace				BI-FR4	Bldg. Interiors: Freedom Room, New Finishes	24,800
1. Replace floor carpet with new carpet tiles a. Carpet stained	Yes	6	12,581			
2. Repair existing laminated plastic finish material at serving counter a. Laminated Plastic cabinet face is chipped at various spots.	Yes	6	823			
3. Replace existing doors with wood sound doors and sound hardware a. Excessive gaps between doors and frames causing sound transfer from adjacent rooms.	Yes	6	21,837			
7. Liberty Ballroom/Conference Room						
a. Building Interior, Finishes, Replace				BI-LB4	Bldg. Interiors: Liberty Ballroom, New Finishes	62,603
1. Replace existing doors with wood or metal sound doors and sound hardware a. Excessive gaps between doors and frames causing sound transfer from adjacent rooms	Yes	4	21,837			
2. Replace floor carpet with new carpet tiles a. Carpet stained.	Yes	6	38,297			
3. Patch and refinish exposed wood window sills. a. Wood seats/window sills finish are scratched, scuffed and worn.	Yes	6	2,469			

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B. General Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
8. Food Service Areas						
a. Building Interior Finishes + MEP, Replace				BI-FS3	Bldg. Interiors: Food Services, New Finishes + MEP	35,045
1. Replace existing acoustical ceiling tiles. (Freedom Ballroom Kitchen) a. Ceiling tiles stained and damaged.	Yes	6	3,635			
2. Replace existing Resinous flooring (Liberty Ballroom Kitchen) a. Resinous flooring is stained and cracking.	Yes	6	8,414			
3. Replace existing resinous flooring. (Independence Room Kitchen) a. Resinous flooring is stained and cracking.	Yes	6	6,539			
4. Provide grease traps at Independence and Liberty Kitchens a. No grease traps were installed b. Fresno County Health requires grease trap interceptors at pot wash sinks.	Yes	2	16,457			
9. Restrooms						
a. Building Interior, Finishes + MEP, Replace				BI-RR3	Bldg. Interiors: Restrooms, New Finishes + MEP	21,841
1. Patch and Paint exposed gypsum board wall finish. (Veterans Room Restrooms) a. Exposed Gypsum Board Wall finish is damaged and scratched.	Yes	6	1,565			
2. Clean existing floor, wall and ceiling finishes, Paint Interior. (All Restrooms) a. Exposed Gypsum Board Wall finish is damaged and scratched.	Yes	6	12,788			
3. Replace existing lavatory plumbing fixtures. (Veterans Room Restrooms) a. Fixtures are worn and showing signs of rust.	Yes	6	7,488			
10. Maintenance Workroom						
a. Building Interior, Finishes, Replace				BI-MO4	Bldg. Interiors: Maintenance & Oper., New Finishes	6,051
1. Replace existing acoustical ceiling tiles with new acoustical tiles. a. Ceiling tiles stained and damaged.	Yes	6	6,051			

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1 - Access Required
2 - Code
4 - Program

6 - Maintenance
10 - Curb Appeal

Yes or No - Is the issue being considered?

B. General Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Propsed Improvements	Budget
11. Site						
a. Service Loading Zone and Driveways, Modify				LZ-S4	Loading Zone: Service, Modify	67,355
1. Provide removable barriers controlling vehicular access. (Btwn. Auditorium & Ind. Room) a. No barriers to keep vehicles out of area on the eastside.	Yes	4	4,115			
2. Regrade alley paving and modify valley gutter for improved drainage. (Eastside Alley) a. Slope of eastside Alley inconsistent and does not completely drain to street.	Yes	6	63,240			
b. Site Structures, Replace				SS-W3	Site Structures: Modify & Replace	65,530
1. Reconfigure existing electrical and gas service area fencing at Southside Utility Yard. a. Fence does not conceal equipment from street. b. Fencing is damaged and in need of reconstruction.	Yes	10	11,646			
2. Replace areas of cracked concrete at building Entrance Near Southside Utility Yard. a. Non-Compliant walk at southside service entrance	Yes	1	14,274			
3. Remove and replace areas of cracked concrete. (East Courtyard and Main Entrance) a. Roots lifting and cracking concrete. b. Lifting is making the path non ADA compliant.	Yes	1	39,610			
c. Site Lighting, Modify, Repair, & Replace				SL-W3	Site Lighting: Walkway, Modify, Repair, & Replace	65,249
1. Replace recess site accent up lights fixtures. (North & East Plazas) a. All of the up lighting have moisture inside of light fixtures.	Yes	6	13,339			
2. Repair existing walkway bollard lights. (East Courtyard) a. Some Ballard lights not working at Liberty Ballroom Courtyard.	Yes	6	7,280			
3. Change Building Fixtures from Halogen to LED. (all fixtures) a. Halogen Lights Bulbs burn out often and needs constant replacement.	Yes	6	44,630			

B. General Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
d. Landscape & Irrigation, Maintain & Replace				LI-D3	Landscape & Irrigation: Distribution, Replace	6,549
1. Reinstall drip irrigation system at planter areas. (entire site) a. Tubing is deteriorating due to sun exposure, needs to be buried.	Yes	6	6,549			
2. Maintenance: Routine or Repetitive Service at Lawn areas. (entire site) a. Pipe and Sprinklers: Constant replacing sprinkler heads	No	6	D.D.			
e. Identification Devices, New				ID-S1	Identification Devices: Site	59,821
1. Replace SW elec. sign with electronic message board synced to NW Message Board. a. Southwest Corner Electronic sign in good condition, mounted low to ground. b. Not very visible if vehicles are parked along the curb.	Yes	10	43,675			
2. Modify Southwest corner facility stone monument sign to be more visible. a. Engraved stone sign in good condition, mounted low to ground. b. Not very visible when there is traffic and vehicles parked along the curb.	Yes	10	12,342			
3. Relocate existing Southside Exterior casted letters to be more visible from the street. a. Casted Letters mounted to low for good visibility from street.	Yes	10	1,747			
4. Provide casted letters to identify the Auditorium. a. There is no room signage from the Lobby.	Yes	4	823			
5. Provide room identification plaque for Independence Room. a. There is no room signage from the Lobby	Yes	4	1,234			
12. Building Exteriors						
a. Exterior Walls and Structures				BE-W3	Building Exteriors, Maintain & Parital Replacement	219,923
1. Replace South and West side Canopies Wood Trim and Trellis Exposed Wood Beam. a. Wood Trim Canopies and Exposed Wood Beam Trellis are rotting.	Yes	6	41,404			
2. Repaint all painted Building elements every 10 years. a. Complete Building painted in 2008, system 10 years old.	Yes	6	178,519			

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4 - Program
6 - Maintenance

10 - Curb Appeal
D.D. - District's Discretion

Yes or No - Is the issue being considered?

B. General Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
b. Roofing				BE-R2	Blg. Exterior. Roof, Repair, Maintain, & Replace	777,869
1. Repair and counter flash all penetrations. (low slope single ply and built-up systems) a. Multiple Leaks. Potentially from installation of roof mounted Solar Array supports. b. Multiple Leaks. Potentially from improper penetration flashings.	Yes	6	58,019			
2. Clean and Inspect all roof areas, twice a year. a. Remove any debris from roof. b. Clean Gutters and Roof Drains.	No	6	D.D.			
3. Establish on going Warranty Maintenance Program (5 and 10 year renewable warranty). a. Built-Up Roofing with Cool Roof Coating at various low slope areas. b. Shingle System on curved roof. c. Single Ply with Cool Roof Coating at various low slope areas.	No	6	D.D.			
4. Reroof Single Ply System, within 2 years. a. Installed in 2008, system 10 years old. b. PVC Single Ply System typically last 8 to 12 years. c. Current Condition: Poor	Yes	6	454,710			
5. Reroof Shingle System, within 10 to 15 years. Installed in 2008, system 10 years old. Shingle system typically last 20 to 25 years. Current Condition: Fair	Yes	6	94,624			
6. Recoat Built-Up roofing, within 1 year. a. Installed in 2008, system 10 years old. b. Typical Built-Up Roofing lasts 20 to 25 years, 30 years with proper maintenance. c. The acrylic coat is deteriorating due to inherent moisture susceptibility. d. Recoat with Silicone Cool Roof Coating, Silicone is not susceptible to moisture.	Yes	6	170,516			
c. Openings				BE-OW	Building Exteriors: Openings, Windows, Replace	34,179
1. Replace Wood Window Louvers a. Wood Window Louvers are deteriorating and need replacement.	Yes	6	21,837			
2. Replace Metal Window Sill a. Metal Window Sill is separating due to being used as a sitting bench and skateboarding.	Yes	6	12,342			

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B. General Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
13. HVAC						
a. Individual Systems				M-BE2	Mechanical. Bld. Equipment, Replace & Maintain	381,800
1. Replace Existing 12 ton roof mounted Package Unit. (Freedom Ballroom) a. Installed 1998: 19 years old (Replace 4-7 Years) b. Condition: Fair	Yes	6	68,400			
2. Replace Existing 5ton roof mounted Package Unit. (Meeting Rms. 1 & 2) a. Installed 1998: 19 years old (Replace 4-7 Years) b. Condition: Fair	Yes	6	28,500			
3. Replace Existing 14 ton roof mounted Package Unit. (Veterans Conference Rooms) a. Installed 1998: 19 years old (Replace 4-7 Years) b. Condition: Fair	Yes	6	79,800			
4. Replace Existing 3-12 ton roof mounted Package Unit (Main Liberty Ballroom) a. Installed 1997: 20 years old (Replace 4-7 Years) b. Condition: Fair c. Unit is Carrier Package Unit with heating and cooling capabilities.	Yes	6	205,100			
5. Maintain Existing 35 ton roof mounted Package Unit (Liberty Ballroom Addition). a. Installed 2007: 10 years old b. Condition: Good c. Unit is Carrier Package Unit with heating and cooling capabilities.	No	6	D.D.			
6. Maintain Existing 20 Ton roof mounted Package Unit (Lobby & Administration Offices) a. Zone Air Supply b. Installed 2006: 11 years old c. Condition: Good d. Unit is Carrier Package Unit with heating and cooling capabilities.	No	6	D.D.			
7. Maintain Existing 1-4.5 Ton concealed ceiling unit (Lobby) a. Installed 2006: 11 years old b. Condition: Good c. Units are Dankin Variable Refrigerant Volume Air Handlers	No	6	D.D.			

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6 - Maintenance

D.D. - District's Discretion

Yes or No - Is the issue being considered?

B. General Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
8. Maintain Existing 1-1Ton, 2-1.5Ton & 1-2.5Ton concealed ceiling units (Admin Offices). a. Installed 2006: 11 years old b. Condition: Good c. Units are Dankin Variable Refrigerant Volume Air Handlers	No	6	D.D.			
9. Maintain Existing 4-2.5Ton concealed ceiling units (Meeting Rooms). a. Installed 2006: 11 years old b. Condition: Good c. Units are Dankin Variable Refrigerant Volume Air Handlers	No	6	D.D.			
10. Maintain Existing 40 Ton roof mounted Package Unit (Auditorium) a. Zone Air Supply. b. Installed 2006: 11 years old c. Condition: Good d. Unit is Carrier Package Unit has cooling capabilities, but without heating capabilities.	No	6	D.D.			
11. Maintain Existing 1-1.0 Ton, 1-4.5 Ton below floor units (AV Booth). a. Installed 2006: 11 years old b. Condition: Good c. Units are Dankin Variable Refrigerant Volume Air Handlers	No	6	D.D.			
12. Maintain Existing 1-1.0 Ton above ceiling unit (Platform). a. Installed 2006: 11 years old b. Condition: Good c. Unit are Dankin Variable Refrigerant Volume Air Handlers	No	6	D.D.			

B. General Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
b. Lobby/Administration				M-BD3	Mechanical: Bldg. Distribution, Modify & Repair	25,662
1. Modify Admin Office HVAC distribution to allow separate thermostats and controls. a. Cannot maintain comfortable temperature between offices. b. Original system was designed for open office space. c. Existing thermostats was left in original location, now in larger office.	Yes	4	23,193			
2. Repair Refrigerant Line leak supplying Lobby/Administration Zone. a. Pressure drop affects units performance and longevity. b. Refrigerant line leak in an inaccessible location. c. Unit are 2-16 Ton Dankin Variable Refrigerant Volume Condensing Units.	Yes	6	2,469			
14. Building Systems						
a. Plumbing				P-BD3	Plumbing: Bldg/ Distribution, Modify (50%)	8,862
1. 75 gal. gas fired hot water heater in utility room at Southside utility yard. a. Installed between 2013/2014 and in good condition. b. Size is adequate for current use demands.	No	6	D.D.			
2. Provide interior courtyard fountain drains to the outside of building. a. No method to drain fountain pool. Currently draining with siphon hoses.	Yes	6	8,862			
b. Electrical						D.D.
1. Emergency Diesel Generator in Southside utility yard. a. 296KW/397HP, yearly service and testing required. b. Installed in 2002, 16 years old. c. Condition: Good	No	6	D.D.			
2. Solar Systems a. Semi-annual cleaning and inspection, Roof Mounted Solar Panel System. b. Installed in 2007, 11 years old. c. Condition: Good d. Inverters.	No	6	D.D.			

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4 - Program
6 - Maintenance

D.D. - District's Discretion
NA - Not Applicable

Yes or No - Is the issue being considered?

B. General Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
c. Fire Alarm				FA-BP2	Fire Alarm: Building Panels, Replace	41,060
1. Unify the various systems installed over several additions and remodels. a. Existing system is close architecture software platform. b. Need open architecture software platform to connect with other bldg. systems. c. Open platform for connection to Audio/ Visual Systems and Security Cameras.	Yes	4	41,060			
d. Security & Intrusion				SI-BE3	Security & Intrusion: Equipment, Modify	27,727
1. Upgrade equipment to allow remote access and monitoring. (building wide) a. System does not allow for complete remote monitoring. b. System does not allow camera monitoring of intrusions.	Yes	4	17,852			
2. Expand existing Camera System to include surveillance areas. (Veterans Parkway & Roof) a. Monitor Entrances when opened. b. Visual dead spots along Veterans Boulevard. c. Add Roof top surveillance cameras.	Yes	4	9,875			
3. Security zones of building areas, based on functions. (building wide) a. Users confirmed existing security zones of system are appropriate. b. Intrusion system is a combination of contacts and sound sensors.	NA	4	NA			
e. Telephone/Communications						NA
1. Telephone: VOIP addressable Phone System a. Installed in 2016, 2 years old. b. Condition: Good c. System serves as intercom with speakers.	NA	4	NA			
f. Technology					Currently Contracted by District	D.D.
1. Expand Wi-Fi coverage to include site surrounding building. (building wide) a. Existing Wi-Fi throughout Building. b. System has dead spots inside south end of building. c. System has limited available to guest users.	NA	4	D.D.			

B. General Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
2. Increase in service bandwidth service for future needs. a. District to contract with Service provider. b. Comcast Service currently provides 120 Gigs. c. Wi-Fi: Throughout Building	NA	4	D.D.			
3. Relocate existing Main Distribution Frame network servers and routers a. To be relocated from Janitor/Storage Room to adjacent room with electrical panels. b. Comment: Will need mini 24/7 room HVAC system. c. Will need fiber optic connection to IDF rooms.	NA	4	D.D.		Currently Contracted by District	
4. Expand Intermediate Distributions Framework (IDF): a. IDFs Near Liberty Room, Auditorium, Independence and Veterans Room. b. Increase in users may require more robust equipment. c. "CAT 5" Hard wire infrastructure has sufficient capacity. d. Comment: Probably will not need mini 24/7 room HVAC systems.	NA	4	D.D.		Currently Contracted by District	
g. Audio/Visual Systems					Currently Contracted by District	D.D.
1. Expand capabilities to broadcast building wide and separate individual rooms. a. Current system broadcast in Liberty Ballroom, Independence and Veterans Rooms. b. Need to find location for master head-in equipment.	NA	4	D.D.			

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4 - Program
D.D. - District's Discretion
NA - Not Applicable

Yes or No - Is the issue being considered?

C. Facilities Vision	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
1. Assumptions for Vision Planning						
a. Perception that the building lack continuity due to multiple building additions over time.						
1. Connect all entrances with better internal circulation.						
2. Develop a more cohesive exterior appearance to West and South sides of the building.						
b. Create new separate rentable spaces and to augment current rental spaces.						
1. Remodel current conferences appealing for corporate use.						
2. Remodel current outside areas to be more directly connect to the building.						
2. New West Entrance Lobby						
a. Building Addition to Existing Entrance and Lobby				BE-EL1	Bldg. Addition: Entry and Lobby, New	608
1. Provide new Entrances and Lobby connecting the two westside entries. a. Reconfigure and extend the entrances to create large lobby. b. Add connecting interior corridor to the entrances	Yes	4	453,131			
2. Modify the existing exterior Memorial between the Entrances. a. Modification to enhance the Memorial to be a focal point outside and from the inside.	Yes	4	27,477			
3. Administration						
a. Reconfigure Administration Layout for Safety				BI-A2	Bldg. Interiors: Administration, Reconfigure Space	40,929
1. Reconfigure walls to create second exit way. a. Determined that a second exit is needed for privacy and security.	Yes	4	40,929			

C. Facilities Vision	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
4. Building South Side Elevation						
a. Remodel Utility Yard				BA-UY2	Bldg. Addition: Utility Yard, Reconfigure Spaces	160,979
1. Remodel existing Service Entry and Utility yard at South end of building. a. Reconfigure and extend the height of the existing fencing to hide existing Elect. Equip. b. Replace existing rotting wood facias.	Yes	10	160,979			
5. New Corporate Conference Rooms						
a. Reconfigure existing boardrooms				BI-BR1	Building Interior: Administration, Reconfigure Spaces	17,420
1. Convert existing Boardrooms to functions as a rentable Corporate Conference Rooms. a. Provide Technology Infrastructure for Presentations and Remote Conferences b. Furnishing to provide Corporate Atmosphere.	Yes	4	17,420			
6. New Exterior Banquet Space						
a. Pioneer Square between CVMD and SJ Law Building.				SS-A4	Site Structures: Amphitheater, Reconfigure (100%)	71,094
1. Reconfigure and expand existing courtyard. a. Reconfigure pathways to provide more direct access to CVMD building. b. Create outdoor venue for 200.	Yes	4	71,094			

Facility Needs: Proposed Improvements	Budget
Master Plan Improvement Total	\$3,061,400*

*Order of Magnitude of Opinion of Probable Construction Cost.

DRAFT

4 - Program
10 - Curb Appeal

Yes or No - Is the issue being considered?



DRAFT

CVMD MAIN PARKING LOT

Synopsis

This site is the Main parking for all District facilities and sees heavy use for all events, staff parking and other organizations using the District facilities. The Parking is shaded and has a solar array that reduces the District’s annual energy costs. Assessments in this area responded to maintenance issues and the desire to extend the life of this amenity. It is also necessary to consider expansion of this parking, including adding to the solar array, to help offset the District’s growing parking and energy needs as they continue to expand their facilities.

Proposed Improvements

GENERAL IMPROVEMENTS		
PL-V6	Parking Lot & Driveways: Visitors, Seal & Strip	(District’s discretion)
E-BE5	Electrical: Building Equipment, Maintenance	(District’s discretion)
VISION IMPROVEMENTS		
PL-V1	Parking Lot & Driveways: Visitors, New	(District’s discretion)
ID-S1	Identification Devices: Site, Marque, New	49,371
SS-S4	Site Structures; Shade, Modify	258,360
MASTER PLAN IMPROVEMENT TOTAL:		\$3,061,400*

**Order of Magnitude of Opinion of Probable Construction Cost*

GENERAL INFORMATION

Address
361 Veterans Parkway, Clovis, CA 93612

Site Acreage
Approximately 1.4 Acres

Existing Capacity
129 Standard Parking Stalls
10 Accessible Parking Stalls

Proposed Expansion
53 Standard Parking Stalls

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Legend
 Existing

CVMD MAIN PARKING LOT

Vision



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CVMD MAIN PARKING LOT - ASSESSMENT REVIEW

A. Functionality and Capacity Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Propsed Improvements	Budget
1. Functionality						
a. No issues with the parking functionality were identified.						
2. Capacity						
a. Parking is impacted when 808 building is at or near peak capacity						
b. Adjacent sites and street parking is utlized to offset demand						

B. General Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Propsed Improvements	Budget
1. General Site Development						
a. Parking Lot and Driveways				PL-V6	Parking Lot & Driveways, Seal & Strip	D.D.
1. Visitors Parking Lot a. Parking Lot in good condition, provide routine maintenance. b. Repaved with Solar Canopy Structure install in 2012. Currently 6 yrs. old c. Capacity: 139 stalls (129 standard, 10 accessible)	No	6	D.D.			
2. Building Systems: Eletrical						
a. Building Systems: Eletrical				E-BE5	Electrical: Building Equipment, Maintenance	D.D.
1.Maintenance: Routine or Repetitive Service a.Semi-annual cleaning & inspection, Parking Lot Ground Mounted Canopy Solar System. b. Installed in 2012, 6 years old. c. Condition: Good d. Inverters.	No	6	D.D.			

DRAFT

4 - Program
6 - Maintenance
7 - Energy

10 - Curb Appeal
D.D. - District's Discretion

Yes or No - Is the issue being considered?

C. Facilities Vision	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
1. Assumptions for Vision Planning						
a. Existing parking capacity is not adequate to serve all developments identified in this plan						
1. Use of nearby parking areas will need to be identified to accommodate district development						
b. Future street development plans by others at Veterans Parkway and 3rd street.						
1. Planned development will require modifications to parking site near the intersection.						
2. Modifications create opportunity to enhance the district identification at intersection						
2. General Site Development						
a. Visitors Parking Lot				PL-V1	Parking Lot & Driveways: Visitors, New	D.D.
1. Acquire use or develop new parking facilities to accommodate district development	No	4	D.D.			
b. Identification Devices:				ID-S1	Identification Devices: Site, Marque, New	49,371
1. Create new marque to better identify CVMD Campus.	Yes	10	49,371			
3. Parking Lot Canopy, Solar System						
a. Solar Structures				SS-S4	Site Structures; Shade, Modify	258,360
1. Addition of Solar Arrays to (4) Existing Canopy Structures. a. Additional arrays to offset new development energy demand.	Yes	7	258,360			

Facility Needs: Proposed Improvements	Budget
Master Plan Improvement Total	\$258,360*

*Order of Magnitude of Opinion of Probable Construction Cost.

THE 299 BUILDING

Synopsis

This building, located prominently on Clovis Avenue, is intended to serve as another event space for use and rent by the District. Originally a retail space, the assessments listed are meant to provide the conversion projects necessary to develop a grand event space for approximately 300-350 people and cater to both indoor and outdoor activities. Maintenance items are also identified due to the buildings age and some deterioration.

GENERAL INFORMATION

Address
299 Clovis Ave, Clovis, CA 93612

Existing Building Area
1st Floor - 8,410 SF
2nd Floor - 7,071 SF

Vision Building Area Adjustments
New Covered Outdoor Event Spaces +540 SF
1st Floor +390 SF
2nd Floor -2,900 SF

Site Acreage
Approximately 0.5 Acres

Capacity
300

Proposed Improvements

GENERAL IMPROVEMENTS		
PL-S4	Parking Lot & Driveways: Visitors, Replace	(Included in Vision)
SL-P1	Site Lighting: Parking Lots, New	(Included in Vision)
SS-W3	Site Structure: Walkways, Ramps, Stairs, Replace	(Included in Vision)
LI-E1	Landscape & Irrigation: Equipment, New	(Included in Vision)
ID-S1	Identification Devices: New	(Included in Vision)
BI-MC5	Bldg. Interiors: Mtg. & Conf., Clean and Paint	(Included in Vision)
BE-OH	Bldg. Exteriors: Openings, Hardware Replace (50%)	(Included in Vision)
M-BE2	Mech: Bldg. Equipment, Replace	(Included in Vision)
P-RE4	Plumbing: Room Equipment, Repair (25%)	(Included in Vision)
E-BE4	Electrical: Bldg. Equipment, Repair	(Included in Vision)
FA-BE1	Fire Alarm: Bldg. Equipment & Distribution, New	(Included in Vision)
SI-BE1	Security/Intrusion: Bldg. Equipment, New	(Included in Vision)
TC-BE1	Tele/Comm: Bldg. Equipment, New	(Included in Vision)
TN-BE1	Tech/Network: Bldg. Equipment, New	(Included in Vision)
AV-BE1	Audio/Visual: Bldg. Equipment, New	(Included in Vision)
VISION IMPROVEMENTS		
US-S3	Utility Services: Replace	(Included in Total)
LZ-S1	Loading Zone: Service, New	(Included in Total)
SF-O1	Site Fencing: Ornamental, New	(Included in Total)
SS-S1	Site Structures: New	(Included in Total)
BA-EB1	Bldg. Additions: Event & Ballroom, New	(Included in Total)
BA-L1	Bldg. Additions: Lobby, New	(Included in Total)
BI-EB1	Bldg. Interiors: Event & Ballroom, Repurpose	(Included in Total)
BI-FS1	Bldg. Interiors: Food Service, Repurpose	(Included in Total)
BI-RR2	Bldg. Interiors: Restrooms, Reconfigure	(Included in Total)
BE-W3	Bldg. Exteriors: Walls, Materials New	(Included in Total)
BE-R3	Bldg. Exteriors: Roof, Materials Replace (100%)	(Included in Total)
BE-OW	Bldg. Exteriors: Openings, New	(Included in Total)
P-BE2	Plumbing: Building Equipment, Replace	(Included in Total)
MASTER PLAN IMPROVEMENT TOTAL:		\$2,149,350*

*Order of Magnitude of Opinion of Probable Construction Cost

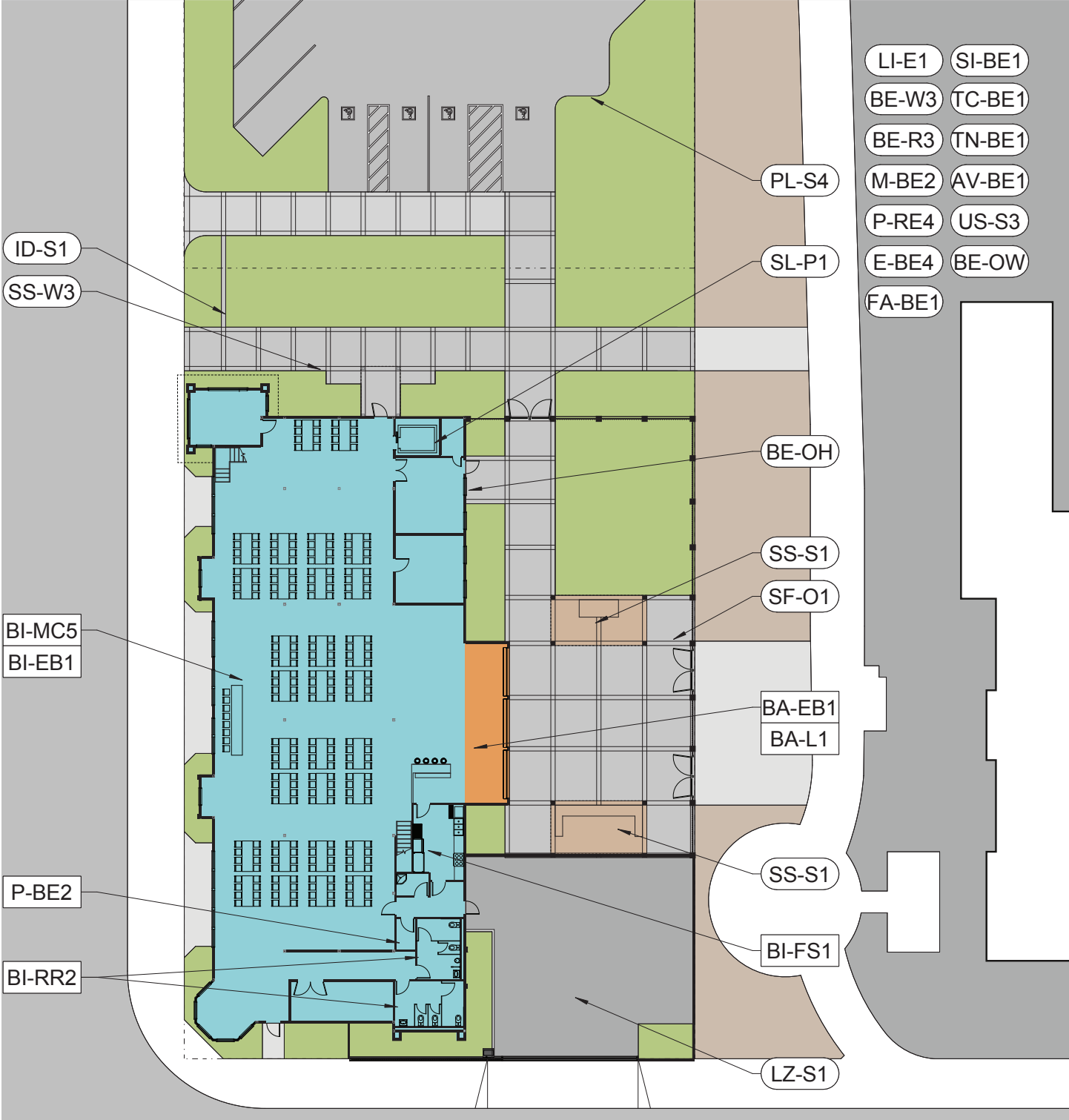
Legend

- New Construction
- Modernization
- Site Work

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THE 299 BUILDING

Vision



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THE 299 BUILDING



Outdoor Event Area From Clovis Old Town Trail



Existing



Existing



Vision

Exterior from Clovis Avenue



Vision

Main Building Entrance from North Parking

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THE 299 BUILDING

The District's goal for this building is to develop an event space capable of accommodating 300-350 people. This is intended to be a higher-end space that provides a pleasing atmosphere for a variety of events. The conceptual design adds a catering kitchen, updated restroom facilities, technology, and an enclosed outdoor area for events that desire to host guests both indoor and outdoor. This patio includes a barbeque setup, firepit gathering area, exterior lighting, and a shade trellis. The East elevation of the building will include rollup window walls to strengthen the indoor/outdoor connection, and an exterior balcony on the second floor.

On the West elevation, facing Clovis Avenue, a number of shade structure have been removed to clean up the appearance of the building. Stonework has been added to the exterior as well to improve the color pallet and present a more formal facade. The exterior will also include a number of branding elements to connect the building with other CVMD facilities.

The interior was simplified as well. A grander voluminous banquet space was created by removing portions of the interior balcony system and reconfiguring the openings. There is also a conference room planned for the second floor of the building. This can serve as a separate rentable space for events and organizations.



East Elevation along Clovis Old Town Trail



Interior Event Hall

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THE 299 BUILDING - ASSESSMENT REVIEW

A. Functionality and Capacity Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
1. Functionality: Appropriate Adjacency of Spaces						
a. Currently the building is unoccupied and no occupant issues can be identified.						

B. General Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
1. Site						
a. Eastside and Northside Visitors Parking				PL-S4	Parking Lot & Driveways: Visitors, Replace	Inc. V.
1. Replace: Poor Condition, Worn Aged or Damaged a. Remove and Replace existing AC with 4" AG Base and Engineered Fill.	Yes	6	Inc. V.			
b. Site Lighting				SL-P1	Site Lighting: Parking Lots, New	Inc. V.
1. Add area lights to building to cover parking and driveway areas. a. No Existing site lighting	Yes	4	Inc. V.			
c. Site Structures:				SS-W3	Site Structure: Walkways, Ramps, Stairs, Replace	Inc. V.
1. Replace North Entrance and East Doorways Walkways, Ramps, & Stairs a. Current configuration is non ADA compliant.	Yes	1	Inc. V.			
d. Landscape & Irrigation:				LI-E1	Landscape & Irrigation: Equipment, New	Inc. V.
1. New Valves, Timers and Controllers a. Combined control of all irrigation zones allow for remote control.	Yes	6	Inc. V.			
2. Reconfigure Distribution at Planter Areas a. Replace sprinkler system with drip irrigation. b. Replace sprinkler system with drip irrigation.	Yes	6	Inc. V.			
3. Replace Plantings at Planter Areas a. Replace, Improvements in-kind. b. Some of the plantings are to close to building. c. Planting have been maintained poorly.	Yes	10	Inc. V.			

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1 - Access Required
4 - Program
6 - Maintenance

7 - Energy
10 - Curb Appeal
D.D. - District's Discretion

Inc. V. - Included in Vision

Yes or No - Is the issue being considered?

B. General Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
e. Identification Devices:						
1. New Site Marque at Southwest Corner of Building a. Sign to be determine based on naming of facility use. b. Currently no site sign.	Yes	10	Inc. V.	ID-S1	Identification Devices: New	Inc. V.
2. New Building Letters at Westside of Building a. Building letters to be determined based on the naming of facility. b. Currently have a temporary site.	Yes	10	Inc. V.			
2. Event Room / Ballroom						
a. Building Interior, Finishes				BI-MC5	Bldg. Interiors: Mtg. & Conf., Clean and Paint	Inc. V.
1. Existing Finishes: Patch, Clean and Paint (All Building Rooms) a. Patch and Paint exposed gypsum board wall finish. b. Exposed Gypsum Board Wall finish is damaged and scratched.	Yes	6	Inc. V.			
3. Restrooms						
a. Reconfigure Restrooms				BI-RR2	Bldg. Interiors: Restrooms, Reconfigure Space	Inc. V.
1. Reconfigure fixtures and accessories for ADA compliance. a. Current restrooms are non-ADA compliant	Yes	1	Inc. V.			
4. Building Exteriors						
a. Walls				BE-W3	Bldg. Exteriors: Walls, Materials Replace	Inc. V.
1. Remove and replace wood siding at areas of deterioration. a. Unknown if siding was ever replaced. b. Wood siding indicate deterioration in numerous locations at ground.	Yes	6	Inc. V.			
2. Clean and Paint Entire Building a. Condition: Fair b. Paint beginning to fade. c. Unknown when building was painted last.	Yes	10	Inc. V.			

B. General Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
b. Roof				BE-R3	Bldg. Exterior: Roof, Replace (100%)	Inc. V.
1. Replace existing built-up roofing and penetration flashings. a. Installed 1987: 30+ years old b. Condition: Poor c. Assume maintenance was minimal of roofing system. d. Interior finishes indicate several leaks have occurred over number of years.	Yes	6	Inc. V.			
c. Openings				BE-OH	Bldg. Exteriors: Openings, Hardware Replace (50%)	Inc. V.
1. Replace door hardware for ADA compliance, include thresholds. a. Passage Sets and Thresholds do not meet current ADA requirements.	Yes	1	Inc. V.			
5. Building Systems						
a. HVAC				M-BE2	Mech: Bldg. Equipment, Replace	Inc. V.
1. Replace existing 6 - 5 Ton and 1 - 3 Ton roof mounted Package Units. a. Installed 1987: 30+ years old b. Condition: Poor c. Assume maintenance was minimum.	Yes	6	Inc. V.			
2. Insulate and seal ductwork due to current code. a. Any modifications or reconfiguration of spaces will require upgrading duct work.	Yes	2	Inc. V.			
b. Plumbing				P-RE4	Plumbing: Room Equipment, Repair (25%)	Inc. V.
1. Inspect, Test and Repair plumbing fixtures. a. Building has been unoccupied and not used for extended period of time. b. If replaced, install more water efficient fixtures.	Yes	2	Inc. V.			
c. Electrical				E-BE4	Electrical: Bldg, Equipment, Repair	Inc. V.
1. Inspect, Test and Repair electrical bldg. power components (Transformers and Panels). a. Building has been unoccupied and not used for extended period of time.	Yes	6	Inc. V.			

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1 - Access Required

2 - Code

4 - Program

6 - Maintenance

Inc. V. - Included in Vision

Yes or No - Is the issue being considered?

B. General Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
2. Inspect, Test and Repair electrical bldg. power components (Transformers and Panels). a. Building has been unoccupied and not used for extended period of time.	Yes	6	Inc. V.			
3. Inspect, Test and Repair electrical power outlets, switches and lighting fixtures. a. Building has been unoccupied and not used for extended period of time.	Yes	6	Inc. V.			
d. Fire Alarm				FA-BE1	Fire Alarm: Bldg. Equipment & Distribution, New	Inc. V.
1. Provide control panels and system components for Fire Alarm System. a. New Internal Fire Alarm System. b. New External Fire Alarm connection to 808 Building. c. Provide open arch. software platform enabling connection with other bldg. systems.	Yes	2	Inc. V.			
2. Provide conduit, wiring, Fire Alarm Devices (Smoke/Heat Sensors, A/V devices). a. No usable infrastructure in building.	Yes	2	Inc. V.			
e. Security & Intrusion				SI-BE1	Security/Intrusion: Bldg. Equipment, New	Inc. V.
1. Provide control panels and system components for Security/Intrusion System. a. New Internal Security and Intrusion System. b. New External Security Monitoring connection to 808 Building. c. Upgrade equipment to allow remote mobile access and monitoring.	Yes	4	Inc. V.			
2. Provide conduit, wiring, Devices (Sound Sensors, Contacts & Cameras). a. No usable infrastructure in building.	Yes	4	Inc. V.			
f. Telephone/Communications				TC-BE1	Tele/Comm: Bldg. Equipment, New	Inc. V.
1. Provide control panels and system components for VOIP addressable Phone System. a. New Internal Communications Network. b. New External Communication connection to 808 Building.	Yes	4	Inc. V.			
2. Provide conduit, wiring and jacks for VOIP addressable Phone System. a. No usable infrastructure in building.	Yes	4	Inc. V.			

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B. General Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
g. Technology/Network				TN-BE1	Tech/Network: Bldg. Equipment, New	Inc. V.
1. Provide IDF Panels, Routers, Switches and Tech Devices. a. New Internal Data Network. b. New External Data connection to 808 Building. c. Upgrade equipment to allow remote external access.	Yes	4	Inc. V.			
2. Provide conduit, wiring, jacks and Wi-Fi routers for robust bldg. and surrounding site. a. No usable infrastructure in building.	Yes	4	Inc. V.			
h. Audio/Visual Systems				AV-BE1	Audio/Visual: Bldg. Equipment, New	Inc. V.
1. Provide Control Panels, Monitors, Cameras and A/V Devices. a. New Internal Audio/Visual System. b. New External Audio/Visual connection to 808 Building.	Yes	4	Inc. V.			
2. Provide capabilities to broadcast building wide and separate exterior areas. a. No usable infrastructure in building.	Yes	4	Inc. V.			

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4 - Program
 Inc. V. - Included in Vision
 Inc. T. - Included in Total

Yes or No - Is the issue being considered?

C. Vision that Implements Facilities Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
1. Assumptions for Vision Planning						
a. Convert Building into a desirable rentable Event / Venue facility.						
1. Interior Space to accommodate 300 to 350 people.						
b. Develop exterior space to accommodate outdoor activities						
1. Exterior space to enhance the interior space.						
2. Exterior Space to open up to municipal trail and to planned Senior Center Facility.						
3. Provide improvements to secure exterior spaces.						
2. Utility Services						
a. New Event/Venue Facility				US-S3	Utility Services: Replace	Inc. T.
1. Sewer: Replace, Increase size and connection. a. Provide new service from street connection to building. b. Increase size of waste line from building to street connection. c. Install grease interceptor.	Yes	4	Inc. T.			
2. Gas: Replace, Increase size and connection. a. Provide new service with greater capacity required for change in function. b. Increase size of supply line from street connection to building. c. Change gas meter size.	Yes	4	Inc. T.			
3. Electrical: Replace, Increase Service a. Provide new service with increase capacity. b. Increase size of service to building panel. c. Change size of main electrical panel.	Yes	4	Inc. T.			

C. Vision that Implements Facilities Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
3. General Site Development						
a. Services Loading Zone and Driveways				LZ-S1	Loading Zone: Service, New	Inc. T.
1. Create new service yard a. Additional arrays to offset new development energy demand.	Yes	4	Inc. T.			
b. Parking Lot & Driveways:					In Development	
1. New Visitors Parking a. Develop new parking lot to the north. b. Include ADA parking spaces.	No		I.D.			
c. Site Fencing:				SF-O1	Site Fencing: Ornamental, New	Inc. T
1. Provide new Perimeter Fencing, creating outdoor activity and lounge area. a. Provide wide retractable sections of fencing that open up to municipal trail b. Subdivide area with large retractable sections creating large and smaller activity areas	Yes	4	Inc. T.			
d. Site Structures:				SS-S1	Site Structures: New	Inc. T.
1. Shade, New Addition a. Provide open air trellises over outdoor activity and lounge area. b. Integrate lighting and sound systems	Yes	4	Inc. T.			
2. Patio Hardscape, New a. Create conversation pits b. Possible fire pits with seating	Yes	4	Inc. T.			
4. Building Addition to Existing						
a. Event Room / Ballroom				BA-EB1	Bldg. Additions: Event & Ballroom, New	Inc. T.
1. New east courtyard entrance addition. a. New space to provide open vestibule between entrance and event space	Yes	4	Inc. T.			
2. Create 2nd Floor Balcony a. Extend to provide view of outdoor activity area. b. Expand 2nd floor interior area.	Yes	4	Inc. T.			
b. Entrance lobby				BA-L1	Bldg. Additions: Lobby, New	Inc. T.
1. Create new entrance and lobby. a. Expand to define buildings main entry. b. New entrance to have a more direct connection to main activity space.	Yes	4	Inc. T.			

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4 - Program
 Inc. T. - Included in Total
 I.D. - In Development

Yes or No - Is the issue being considered?

C. Vision that Implements Facilities Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
5. Building Interiors						
a. Event Rooms / Ballrooms:				BI-EB1	Bldg. Interiors: Event & Ballroom, Repurpose	Inc. T.
1. Repurpose Area: Convert to New Function a. Reconfigure, changing function of area. New walls, finishes and MEP modifications. b. Open floor area to above.	Yes	4	Inc. T.			
b. Food Service:				BI-FS1	Bldg. Interiors: Food Service, Repurpose	Inc. T.
1. Repurpose Area: Convert to New Function a. Reconfigure, changing function of area. New walls, finishes and MEP modifications. b. Create food service kitchen to accommodate catering service.	Yes	4	Inc. T.			
c. Restrooms				BI-RR2	Bldg. Interiors: Restrooms, Reconfigure	Inc. T.
1. Reconfigure Spaces: Retain Same Function a. Reconfigure, changing function of area. New walls, finishes and MEP modifications. b. Increase capacity to current code requirements for assembly function. c. Facilities to meet ADA requirements.	Yes	4	Inc. T.			
6. Building Exteriors						
a. Walls				BE-W3	Bldg. Exteriors: Walls, Materials New	Inc. T.
1. New: Change Exterior Wall Materials. a. New materials will create new identity.	Yes	4	Inc. T.			
2. Clean and Paint entire building. a. New color scheme for new identity.	Yes	4	Inc. T.			
b. Roofing				BE-R3	Bldg. Exteriors: Roof, Materials Replace (100%)	Inc. T.
1. Replace Existing Materials with New (100%) a. New roof mounted equipment and penetrations and age of roof.	Yes	4	Inc. T.			
c. Openings				BE-OW	Bldg. Exteriors: Openings, New	Inc. T.
1. Window Frames and Glass (100%) a. Size and Configuration per design.	Yes	4	Inc. T.			
2. Doors, Frames & Thresholds: a. Size and configuration per new design	Yes	4	Inc. T.			
7. Plumbing						
a. Building Equipment				P-BE2	Plumbing: Building Equipment, Replace	Inc. T.
1. Provide Water Heater with greater capacity. a. Change in function will require greater need for hot water.	Yes	4	Inc. T.			
Facility Needs: Proposed Improvements				Budget		
Master Plan Improvement Total				\$2,149,350*		

*Order of Magnitude of Opinion of Probable Construction Cost.

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FUTURE PAVILION SITE

Synopsis

The district would like to develop this site to be a rental space large enough to host events of up to 500 people in a versatile indoor/outdoor pavilion setting. The site has views of the Historic Water Tower and Clovis Trail. One of the biggest challenges in tackling this project would be vehicular access and parking for events of the size that are intended. The building would need to offer separate catering kitchen, restroom facilities and up to date technology

GENERAL INFORMATION

Address
753 Fifth Street, Clovis, CA 93612

Vision Building Area
10,075 SF

Site Acreage
Approximately 0.5 Acres

Capacity
500

Planned Use
Rentable Banquet Space

Proposed Improvements

VISION IMPROVEMENTS		
US-W1	Utility Services: New	(Included in Vision)
EW-C	Earthwork	(Included in Vision)
SD-C	Storm Drainage: New	(Included in Vision)
FW-SD1	Fire Water: Distribution, New	(Included in Vision)
LZ-S1	Loading Zone: Service, New	(Included in Vision)
SL-W1	Site Lighting: Walkways, New	(Included in Vision)
SS-W1	Site Structures: Walkways, New	(Included in Vision)
LI-E1	Landscape & Irrigation: New	(Included in Vision)
ID-B5	Identification Devices: Building, Letters, New	(Included in Vision)
E-SE1	Electrical, Site Equipment, New	(Included in Vision)
BA-EB	Bldg. New construction: Event room / Ballroom, New	(Included in Vision)
B-KI	Bldg. New construction: Kitchen, New	(Included in Vision)
B-TS	Bldg. New construction: Table Storage, New	(Included in Vision)
B-RR	Bldg. New construction: Restrooms, New	(Included in Vision)
B-SC	Bldg. New construction: Shade canopy, New	(Included in Vision)
BE-W1	Bldg. Exteriors: Walls, New	(Included in Total)
BE-R1	Bldg. Exteriors: Roof, New	(Included in Total)
BE-OW	Bldg. Exteriors: Openings, New	(Included in Total)
M-BE1	Bldg. Systems: Mechanical, Equipment, New	(Included in Total)
P-BE1	Bldg. Systems: Plumbing, Equipment, New	(Included in Total)
E-BE1	Bldg. Systems: Electrical, Equipment, New	(Included in Total)
FA-BE1	Bldg. Systems: Fire Alarm, Equipment, New	(Included in Total)
FS-BE1	Bldg. Systems: Fire Sprinklers, Equipment, New	(Included in Total)
TN-BE1	Bldg. Systems: Technology, New	(Included in Total)
SI-BE1	Bldg. Systems: Security & Intrusion, Equipment, New	(Included in Total)
MASTER PLAN IMPROVEMENT TOTAL:		\$2,757,700*

*Order of Magnitude of Opinion of Probable Construction Cost

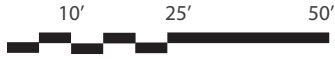
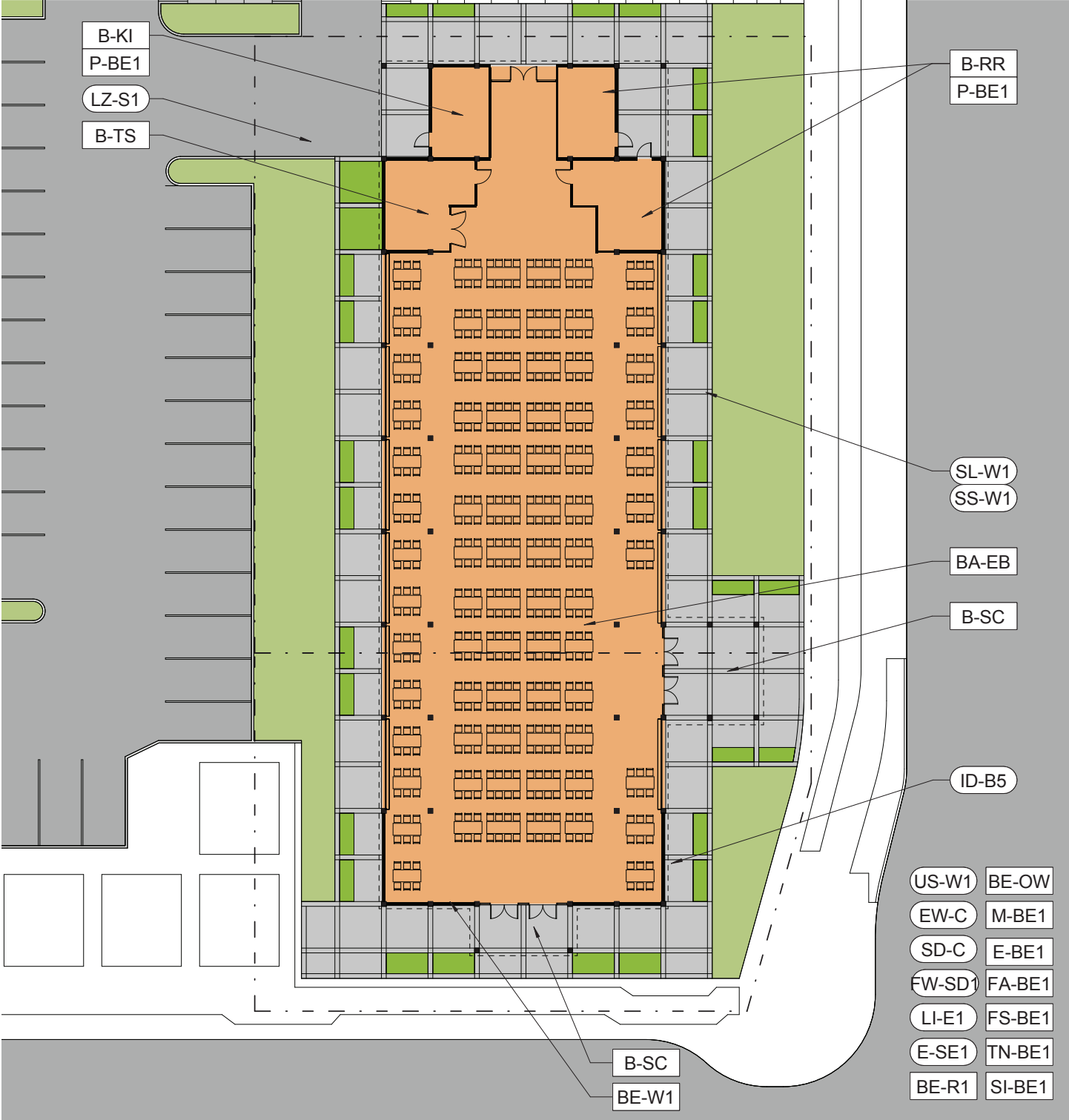
Legend

- New Construction
- Site Work

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FUTURE PAVILION SITE

Vision



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FUTURE PAVILION SITE



Building Entrances from Veterans Parkway and 5th Street



Interior Event Hall

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The overall design concept is reminiscent of the industrial buildings that were once throughout this area. The Vision design is a barn style structure, with a bold red metal roof, that is large enough to host events up to 500 people. The building is oriented with the main entrance facing the Historic Water Tower. Above this main entrance is a mosaic design of windows that will capitalize on this unique view. The building is wrapped by windows and roll up window walls to create an event space that can allow for easy indoor/outdoor connection. In aid of this, the restroom facilities are accessible from both the interior and exterior of the building. The secondary entrance faces the CVMD main building to strengthen the campus connection.

Inside the building the Structural elements, including a truss system are exposed and present an active and pleasing atmosphere. The central interior space boasts a high ceiling that will keep large events feeling spacious and grand.



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FUTURE PAVILION SITE - ASSESSMENTS REVIEW

A. Functionality and Capacity Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
1. Functionality						
a. Building Interior, Finishes + MEP, Replace						

B. Facilities Vision	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
1. Assumptions for Vision Planning						
a. Construction of a new rentable Event / Venue facility.						
1. Interior event space to accommodate 500 people.						
a. Event space can be opened to blend with exterior spaces.						
2. Multi accommodation restroom facilities.						
a. Accessible from the interior and exterior.						
3. Storage space for tables, chairs, etc.						
4. Catering Kitchen.						
b. Develop exterior space to complement and support indoor spaces						
1. Exterior building entrance spaces to visually connect to nearby areas of interest.						
a. 808 Fourth Street (CVMD main building)						
b. Old Town Clovis Water Tower.						
2. Service drop-off space for catering kitchen.						
3. Exterior improvements to create a park-like atmosphere.						
2. Utility Services Development						
a. Utility Services				US-W1	Utility Services: New	Inc. T.
1. New Potable water service.	Yes	4	Inc. T.			
a. Provide new metered connection to street main.						
2. New Fire water service.	Yes	4	Inc. T.			
a. Provide new connection to street main.						
3. New Landscape Irrigation water service.	Yes	4	Inc. T.			
a. Provide new metered connection to street main.						
4. New Sewer main service.	Yes	4	Inc. T.			
a. Provide new connection to street main.						

4- Program
Inc. T. - Included in Total

Yes or No - Is the issue being considered?

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B. Facilities Vision	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
5. New Gas service. a. Provide new metered connection to street main.	Yes	4	Inc. T.			
6. New Electrical service. a. Provide new metered connection from street distribution.	Yes	4	Inc. T.			
7. New Telephone/Communication service. a. Provide new connection from street.	Yes	4	Inc. T.			
3. Services Site Development						
a. Earthwork				EW-C	Earthwork	Inc. T.
1. Replace wall finishes with more durable finishes. a. Wainscot and baseboards scuffed b. Wallcovering hard to clean. c. Exposed Gypsum Board Wall finish is damaged and scratched.	Yes	4	Inc. T.			
2. Grade site for new improvements a. Grading required for new building pad, walk areas, and landscaping.	Yes	4	Inc. T.			
b. Storm Drainage				SD-C	Storm Drainage: New	Inc. T.
1. New connection from street. a. To on-site distribution system.	Yes	4	Inc. T.			
2. New site storm drainage distribution lines. a. Provide distribution pipe around site for inlet connections.	Yes	4	Inc. T.			
3. New drain inlets, catch basins, landscape drains and connections to roof drains. a. Quantity to be determined per design	Yes	4	Inc. T.			
c. Fire Water				FW-SD1	Fire Water: Distribution, New	Inc. T.
1. New Hydrants, Piping, Zone Valves, Vaults, PIV and FDC a. Fire protection equipment as required for new improvements.	Yes	4	Inc. T.			
4. General Site Development						
a. Loading Zone				LZ-S1	Loading Zone: Service, New	Inc. T.
1. New service delivery area. a. Service drop-off area for kitchen and equipment for rental space. b. Connection from existing adjacent parking lot.	Yes	4	Inc. T.			
b. Site Lighting				SL-W1	Site Lighting: Walkways, New	Inc. T.
1. New Site illumination of walkways. a. Walkway lighting provided around building perimeter.	Yes	4	Inc. T.			

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B. Facilities Vision	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
c. Walkways				SS-W1	Site Structures: Walkways, New	Inc. T.
1. New site walkways. a. Walkways to provide gathering spaces and access.	Yes	4	Inc. T.			
d. Landscape and Irrigation				LI-E1	Landscape & Irrigation: New	Inc. T.
1. New controllers, valves. a. planter and turf areas on separate valves.	Yes	4	Inc. T.			
2. New irrigation pipe, control wire, sprinkler heads. a. Drip irrigation at planter areas.	Yes	4	Inc. T.			
3. New turf, plants, and trees. a. Plantings/trees to create shaded gathering space(s) along walks and in turf areas.	Yes	4	Inc. T.			
e. Identification Devices				ID-B5	Identification Devices: Building, Letters, New	Inc. T.
1. New building letters. a. Building letters to identify name of building and indicate it is part of CVMD.	Yes	4	Inc. T.			
5. Site Systems						
a. Eletrical				E-SE1	Eletrical, Site Equipment, New	Inc. T.
1. New switch gear, transformers, conduits & wiring. a. Equipment to be located at or near drop-off area for utility access. b. Equipment not visible from Veterans Parkway or 5th Street.	Yes	4	Inc. T.			
2. New main termination panels, control panels, & distribution cabinets. a. Equipment to be located at or near drop-off area for utility access. b. Equipment not visible from Veterans Parkway or 5th Street.	Yes	4	Inc. T.			
3. New pull boxes, conduits, and wiring. a. Connect site equipment and fixtures	Yes	4	Inc. T.			

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4- Program
Inc. T. - Included in Total

Yes or No - Is the issue being considered?

B. Facilities Vision	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Propsed Improvements	Budget
6. Building New and Additions						
a. Event Room/Ballroom				BA-EB	Bldg. New construction: Event room / Ballroom, New	Inc. T.
1. New event hall sized to accommodate 500 (conference). a. Space to be open and flexible b. Space non-egress perimeter openings to be roll-up type to exterior c. Vision area: Approximately 8,853 SF.	Yes	4	Inc. T.			
2. Repair existing laminated plastic finish material at serving counter a. Laminated Plastic cabinet face is chipped at various spots.	Yes	4	Inc. T.			
3. Replace existing doors with wood sound doors and sound hardware a. Excessive gaps between doors and frames causing sound transfer from adjacent rooms.	Yes	4	Inc. T.			
b. Serving Kitchen				B-KI	Bldg. New construction: Kitchen, New	Inc. T.
1. New catering kitchen sized to serve event hall capacity. a. Kitchen to include necessary equipment for meal warming and minor preparation. b. Vision area: Approximately 367 SF.	Yes	4	Inc. T.			
c. Table Storage				B-TS	Bldg. New construction: Table Storage, New	Inc. T.
1. New table and equipment storage space. a. Vision area: Approximately 244 SF.	Yes	4	Inc. T.			
d. Restrooms				B-RR	Bldg. New construction: Restrooms, New	Inc. T.
1. New pair of multi-accommodation restroom facilities. a. Restrooms to have interior and exterior entrances. b. Facilities to meet accessibility requirements. c. Vision area: Approximately 610 SF (Total M+W) d. Includes interior entry vestibule for privacy.	Yes	4	Inc. T.			
e. Exterior covered Shade Canopy areas				B-SC	Bldg. New construction: Shade canopy, New	Inc. T.
1. New entrance canopies at primary entrances. a. To provide shaded space for gathering/greeting. b. Located at major public and service building entries. c. Areas created by extension of building primary roof system. d. Vision area: Approximately 1175 SF (total).	Yes	4	Inc. T.			

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B. Facilities Vision	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
7. Building Exteriors						
a. Walls				BE-W1	Bldg. Exteriors: Walls, New	Inc. T.
1. New exterior walls a. Wall materials to define and reinforce building design concept. b. Vision design proposes stone veneer and board & batten.	Yes	4	Inc. T.			
b. Roofing				BE-R1	Bldg. Exteriors: Roof, New	Inc. T.
1. New roof: a. Roof materials to define and reinforce building design concept. b. Vision design proposes metal standing seam.	Yes	4	Inc. T.			
c. Openings				BE-OW	Bldg. Exteriors: Openings, New	Inc. T.
1. New windows: a. Window placement and size to maximize natural lighting and views. b. Operable windows at clearstory for stack ventilation potential.	Yes	4	Inc. T.			
2. New doors: a. Storefront systems at primary egress entrances/exits. b. Sectional (garage style) doors with glass panels around building perimeter.	Yes	4	Inc. T.			
8. Building Systems						
a. HVAC				M-BE1	Bldg. Systems: Mechanical, Equipment, New	Inc. T.
1. New large high volume fans (Event Room / Ballroom) a. Mechanical needs beyond ventilation are to be determined. b. Mechanical well to be located above building north side support spaces if needed.	Yes	4	Inc. T.			
2. New air unit(s) required to provide thermal comfort and required ventilation. a. Mechanical system size and type is to be determined.	Yes	4	Inc. T.			

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4 - Program
Inc. T. - Included in Total

Yes or No - Is the issue being considered?

B. Facilities Vision	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
b. Plumbing				P-BE1	Bldg. Systems: Plumbing, Equipment, New	Inc. T.
1. New 3 compartment sink and accessible hand wash sink (Kitchen) a. Required for function and health department and access codes.	Yes	4	Inc. T.			
2. New hot water heater. a. Required for health department codes.	Yes	4	Inc. T.			
3. New sinks, toilets and urinal quantity to meet code requirements for assembly function. a. Fixtures to meet accessibility requirements. b. Hot water required if no other restroom facilities are provided for kitchen area.	Yes	4	Inc. T.			
e. Electrical				E-BE1	Bldg. Systems: Electrical, Equipment, New	Inc. T.
1. New power panels, conduit, wiring, lighting fixtures, plugs, and switches. a. Locations to provide maximum flexibility of spaces.	Yes	4	Inc. T.			
f. Fire Alarm				FA-BE1	Bldg. Systems: Fire Alarm, Equipment, New	Inc. T.
1. New control panels, conduit, wiring, detectors, notification devices, etc. a. locations as required.	Yes	4	Inc. T.			
g. Fire Sprinklers				FS-BE1	Bldg. Systems: Fire Sprinklers, Equipment, New	Inc. T.
1. New control panels, conduit, wiring, detectors, notification devices, etc. a. Fire protection equipment as required.	Yes	4	Inc. T.			
h. Technology				TN-BE1	Bldg. Systems: Technology, New	Inc. T.
1. New IDF panels, routers, conduit, wiring, and devices a. New Internal Data Network. b. New External Data connection to 808 Building.	Yes	4	Inc. T.			
i. Security & Intrusion				SI-BE1	Bldg. Systems: Security & Intrusion, Equipment, New	Inc. T.
1. New control panels, conduit, wiring, contacts, monitors, and cameras. a. New Internal Security and Intrusion System. b. New External Security Monitoring connection to 808 Building. c. Equipment to allow remote mobile access and monitoring.	Yes	4	Inc. T.			

Facility Needs: Proposed Improvements	Budget
Master Plan Improvement Total	\$2,757,700*

*Order of Magnitude of Opinion of Probable Construction Cost.

320 VETERAN'S PARKWAY

Synopsis

This warehouse space is currently vacant. The proposed goal for this space is a complete conversion to create an inviting exhibit space to showcase the military history, honor veterans in the Clovis area and traveling exhibits. This facility would require large-scale upgrades to all systems, finishes and hardware. Special attention would be paid to create a welcoming entry and bus drop off space. Conveniently, this building is adjacent to a dedicated parking lot and vehicular access is less of an issue.

GENERAL INFORMATION

Address

320 Veteran's Parkway, Clovis, CA 93612

Existing Building Area

9,870 SF

Vision Building Area Adjustments

New Canopy Structure +1,500 SF

Site Acreage

Approximately 0.25 Acres

Capacity

To be determined

Planned Use

Heritage Center (South Half of Building)

Tenant occupied maker space (North Half of Building)

Proposed Improvements

GENERAL IMPROVEMENTS		
SL-P1	Site Lighting: Parking Lots, New	(Included in Vision)
SS-W3	Site Structure: Walkways, Ramps, Stairs, Replace	(Included in Vision)
LI-E1	Landscape & Irrigation: Equipment, New	(Included in Vision)
BI-W2	Bldg. Interiors: Warehouse, Reconfigure Spaces	(Included in Vision)
BE-W4	Bldg. Exteriors: Walls, Clean & Paint	(Included in Vision)
BE-R4	Bldg. Exterior: Roof, Maintenance	(District's discretion)
BE-OD	Bldg. Exterior: Openings, Doors	(Included in Vision)
FA-BE1	Fire Alarm: Bldg. Equipment, New	(Included in Vision)
VISION IMPROVEMENTS		
SS-W1	Site Structures: Walkways, New	(Included in Total)
SL-W4	Site Lighting: Walkways, Modify	(Included in Total)
LI-P4	Landscape & Irrigation: Planting, Modify	(Included in Total)
ID-B5	Identification Devices: Building, Letters	(Included in Total)
BI-TL1	Bldg. Interior: Technology, Reconfigure Area	(Included in Total)
BI-RR2	Bldg. Interior: Restrooms, Reconfigure	(Included in Total)
BE-W1	Bldg. Exteriors: Walls, New	(Included in Total)
BE-OD1	Bldg. Exteriors: Openings, Doors, New	(Included in Total)
M-BE1	Mechanical: Equipment	(Included in Total)
E-BE4	Electrical: Panels, Modify (25%)	(Included in Total)
FA-BP3	Fire Alarm: Panels, Modify (25%)	(Included in Total)
FS-RE3	Fire Sprinklers: Equip., Modify (25%)	(Included in Total)
TN-BE1	Technology: Equipment, Modify (25%)	(Included in Total)
TC-BE1	Technology: Panels, Modify (25%)	(Included in Total)
AV-BE1	Audio/Visual: Panels, Modify (25%)	(Included in Total)
SI-BE1	Security & Intrusion: Modify (25%)	(Included in Total)
LZ-S1	Loading Zone: Bus, New	(Included in Total)
SF-O1	Site Fencing: Ornamental, New	(Included in Total)
SS-S1	Site Structures: Shade, New	(Included in Total)
ID-B4	Identification Devices: Building, Letters	(Included in Total)
BI-AE1	Bldg. Interiors: Assembly/Exhibit, Repurpose	(Included in Total)
MASTER PLAN IMPROVEMENT TOTAL:		\$820,000*

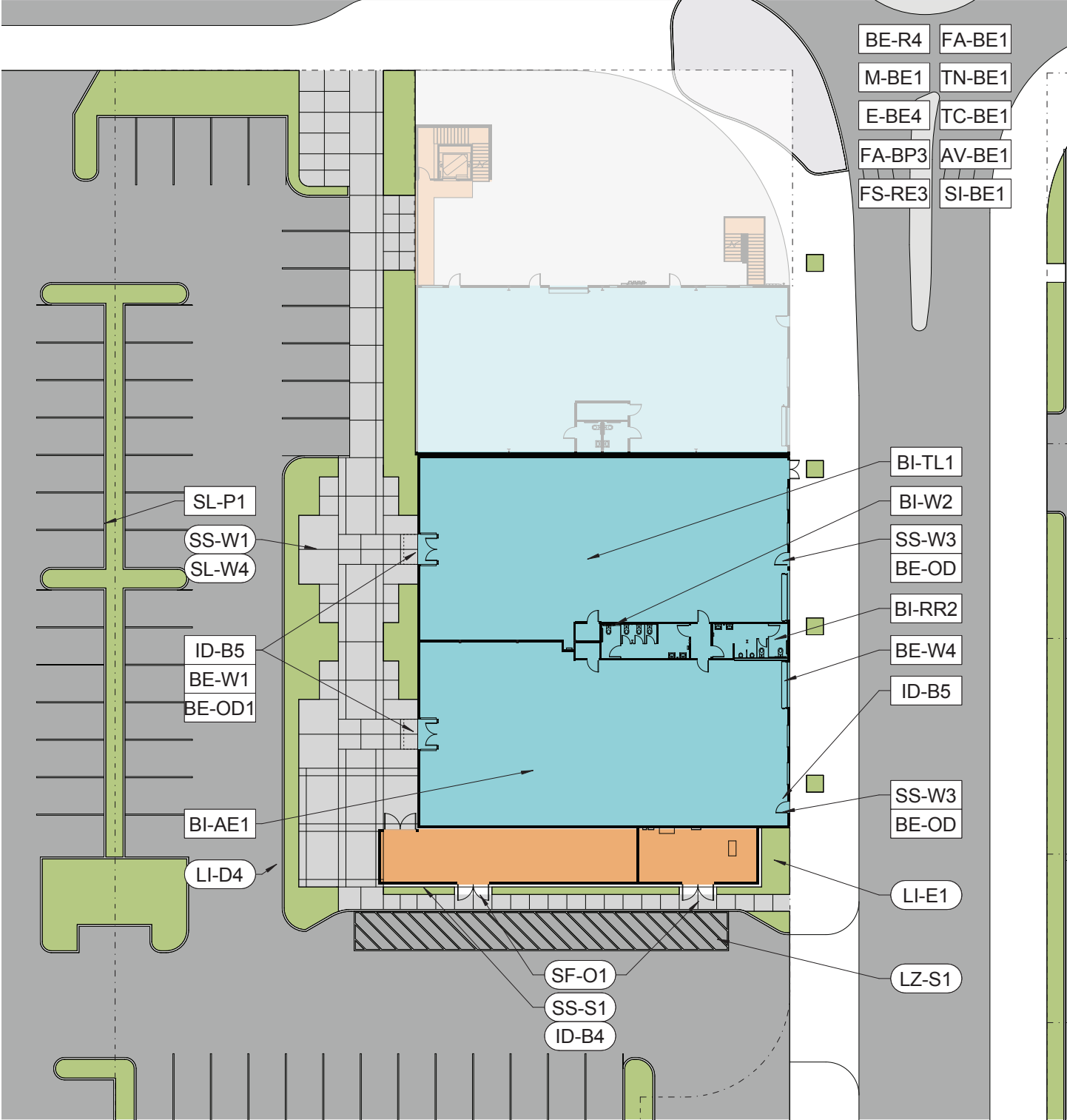
*Order of Magnitude of Opinion of Probable Construction Cost

Legend

- New Construction
- Modernization
- Site Work

320 VETERAN'S PARKWAY

Vision



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320 VETERAN'S PARKWAY



Canopy Structure and Bus Drop-off Area



Heritage Center Exhibit Space

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320 VETERAN'S PARKWAY

This building is intended to be an exhibit space and Clovis tour stop. As such, one of the most important goals with the design is to create an inviting and convenient entry for pedestrians, car parking and bus drop-off. This entry will include landscaping with seating and group gathering plaza space. A steel canopy will be added along the length of the building to create a unique identity and provide a clear path to the main entry. This architectural

form reaches out potential visitors and provides shade for congregating visitors. The exterior will want to include prominent branding to ensure visual identification and connection with other CVMD facilities. Structural elements are exposed in the interior to retain the volume of the space and allow for larger scale exhibits. Polished concrete flooring is proposed for the interior.



West Elevation from Parking Area



Existing

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320 VETERANS PARKWAY - ASSESSMENTS REVIEW

A. Functionality and Capacity Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Propsed Improvements	Budget
1. Functionality: Appropriate adjacency of Spaces						
a. Currently the building is being used as a Warehouse/Storage facility.						
1. No issues could be identified for its current use.						
b. Portion of the existing Warehouse is being rented.						
1. Tenants are responsible for their tenant improvements.						

B. General Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Propsed Improvements	Budget
1. General Issues						
a. Site Lighting				SL-P1		Inc. V.
1. New lights to West parking area. a. Add area lights to building to cover parking and driveway areas.	Yes	4	Inc. V.			
b. Walkways, Ramps, Stairs				SS-W3		Inc. V.
1. Remove and replace walkway steps and ramp. (North Entrances and East Doorways) a. Current configuration is non ADA compliant.	Yes	1	Inc. V.			
c. Landscape & Irrigation				LI-E1		Inc. V.
1. New: Addition of New equipment a. Add Valves, Timers and Controllers b. Combined control of all irrigation zones allow for remote control.	Yes	6	Inc. V.			
2. Modify distribution at planter areas a. Replace sprinkler system with drip irrigation.	Yes	6	Inc. V.			
d. Building Letters				ID-B5		Inc. V.
1. Provide Building letters at entrances. a. Lettering / branding to be determine based on naming of facility	Yes	10	Inc. V.			

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1 - Access Required
4 - Program
6 - Maintenance

10 - Curb Appeal
D.D. - District's Discretion
Inc. V. - Included in Vision

Inc. T. - Include in Total
NA - Not Applicable

Yes or No - Is the issue being considered?

B. General Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
2. Building Interior						
a. Warehouse				BI-W2	Utility Services: New	Inc. V.
1. Provide new walls, finishes and MEP modifications. a. Separate Innovation Lab tenant space from remaining building area. b. Modification to HVAC duct work will be required.	Yes	4	Inc. V.			
b. Restrooms				BI-RR2	Bldg. Interiors: Restrooms, Reconfigure Space	Inc. V.
1. Reconfigure restrooms for ADA compliance. a. Current restrooms are non-ADA compliant b. Remove and replace concrete floor, finish floor height is different that rest of building. c. Require new fixtures.	Yes	1	Inc. V.			
3. Building Exteriors						
a. Walls						
1. Paint Walls, Trim and Openings (Entire Building). a. Condition: Fair	Yes	10	Inc. V.			
7. New Telephone/Communication service. a. Provide new connection from street.	Yes		Inc. V.			
3. Services Site Development						
a. Earthwork				BE-W4	Bldg. Exteriors: Walls, Clean & Paint	Inc. V.
1. Replace wall finishes with more durable finishes. a. Wainscot and baseboards scuffed b. Wallcovering hard to clean. c. Exposed Gypsum Board Wall finish is damaged and scratched.	Yes	4	Inc. T.			
b. Roofing				BE-R4	Bldg. Exterior: Roof, Maintenance	D.D.
1. Clean and Inspect all roof areas, twice a year. a. Remove any debris from roof. b. Clean Gutters and Roof Drains. c. Assume maintenance was minimum of roofing system.	Yes	4	D.D.			
2. Establish on going Warranty Maintenance Program (5 and 10 year renewable warranty). a. Spray Foam Roofing.	NA	6	D.D.			

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B. General Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
c. Openings				BE-OD	Bldg. Exterior: Openings, Doors	Inc. V.
1. Modify existing eastside door openings in existing concrete block wall to swing outward. a. Exiting and ADA compliance required outward swing. b. Recess opening to allow outward swing without Property Line Encroachment.	Yes	4	Inc. V.			
2. Provide new openings in existing concrete block wall on westside. a. New exit doors will be required for each space. b. Minimal opening size of one 3'-0" wide door per space. c. Opening to facing west towards parking lot.	Yes	2	Inc. V.			
3. Replace door hardware for ADA compliance, include thresholds. a. Passage Sets and Thresholds do not meet current ADA requirements.	Yes	1	Inc. V.			
4. Building Systems						
a. HVAC				M-BE1	Mech: Bldg. Equipment, Maintenance	Inc. V.
1. Maintain Existing 2 -? Ton roof mounted Evaporative Cooler Units. a. Installed 2016: 2 years old b. Condition: Good	NA	6	D.D.			
2. Maintain Existing 2 -? Ton Suspended Gas Fire Heater Units. a. Installed Unknown: ? years old b. Condition: Fair (recently serviced)	NA	6	D.D.			
b. Plumbing						
1. Refer to Building Interiors: Restrooms						

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1 - Access Required
2 - Code
4 - Program

6 - Maintenance
D.D. - District's Discretion
Inc. V. - Included in Vision

NA - Not Applicable

Yes or No - Is the issue being considered?

B. General Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
c. Electrical				E-BE4	Electrical: Bldg. Equipment, Repair	Inc. V.
1. Inspect, Test and Repair elec. buildings power components (Transformers and Panels). a. Building has been unoccupied and not used for extended period of time.	Yes	6	Inc. V.			
2. Inspect, Test and Repair electrical power dist. components, (Sub-Panels and Circuits). a. Building has been unoccupied and not used for extended period of time.	Yes	6	Inc. V.			
3. Inspect, Test and Repair electrical power outlets, switches and lighting fixtures. a. Building has been unoccupied and not used for extended period of time. b. Subdivide system to allow for two separate zones or system for possible rental space.	Yes	6	Inc. V.			
d. Fire Alarm				FA-BE1	Fire Alarm: Bldg. Equipment, New	Inc. V.
1. Provide control panels and system components for Fire Alarm System. a. New Internal Fire Alarm System. b. New External Fire Alarm connection to 808 Building. c. Provide open arch. software platform enabling connection with other bldg. systems.	Yes	2	Inc. V.			
2. Provide conduit, wiring, Fire Alarm Devices (Smoke/Heat Sensors, A/V devices). a. No usable infrastructure in building. b. Subdivide system to allow for two separate zones or system for possible rental space.	Yes	2	Inc. V.			
e. Technology / Network				TN-BE1	Tech/Network: Bldg. Equipment, New	Inc. V.
1. Provide IDF Panels, Routers, Switches and Tech Devices. a. Subdivide system to allow for two separate zones or system for possible rental space. b. New Internal Data Network. c. New External Data connection to 808 Building. d. Upgrade equipment to allow remote external access.						
2. Provide conduit, wiring, jacks and Wi-Fi routers for robust bldg. and surrounding site. a. No usable infrastructure in building. b. Subdivide system to allow for two separate zones or system for possible rental space.						

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B. General Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
f. Telephone/Communications				TC-BE1	Tele/Comm: Bldg. Equipment, New	Inc. V.
1. Provide control panels and system components for VOIP addressable Phone System. a. Subdivide system to allow for two separate zones or system for possible rental space. b. New Internal Communications Network. c. New External Communication connection to 808 Building.	Yes	4	Inc. V.			
2. Provide conduit, wiring and jacks for VOIP addressable Phone System. a. No usable infrastructure in building. b. Subdivide system to allow for two separate zones or system for possible rental space.	Yes	4	Inc. V.			
g. Audio / Visual Systems				AV-BE1	Audio/Visual: Bldg. Equipment, New	Inc. V.
1. Provide Control Panels, Monitors, Cameras and A/V Devices. a. New Internal Audio/Visual System. b. New External Audio/Visual connection to 808 Building.	Yes	4	Inc. V.			
2. Provide capabilities to broadcast building wide and separate exterior areas. a. No usable infrastructure in building. b. Subdivide system to allow for two separate zones or system for possible rental space.	Yes	4	Inc. V.			
h. Security/Intrusion				SI-BE1	Security/Intrusion: Bldg. Equipment, New	Inc. V.
1. Provide control panels and system components for Security/Intrusion System. a. New Internal Security and Intrusion System. b. New External Security Monitoring connection to 808 Building. c. Upgrade equipment to allow remote mobile access and monitoring.	Yes	4	Inc. V.			
2. Provide conduit, wiring, Security/Intrusion Devices(Sound Sensors, Contacts & Cameras). a. No usable infrastructure in building. b. Subdivide system to allow for two separate zones or system for possible rental space.	Yes	4	Inc. V.			

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4 - Program
 Inc. V. - Included in Vision
 Inc. T. - Included in Total

Yes or No - Is the issue being considered?

C. Vision that Implements Facilities Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
1. Assumptions for Vision						
a. Convert exterior wall facing parking lot to be the public front of building						
1. It will provide parking at entrance to building.						
2. Existing service doors and entries to remain fronting Veterans Parkway.						
b. Convert facility into Ideawork's Innovation Lab and CVMD Heritage Center.						
1. Ideaworks to lease and occupy northern half of the building. a. Lab space for Career Tech Education Program run by a Non-Profit Organization. b. Assume Tennent will be responsible for typical interior Tennent Improvements.						
2. Heritage Exhibit space to occupy southern half of the building. a. Heritage initial project to be minimal interior improvements. b. Complete programming and renovation of interior spaces to occur in the Future. c. Develop an exterior site improvements to enhance visibility and define new entrance.						
INNOVATION LAB:						
1. General Site Development:						
a. Site Walkways				SS-W1	Utility Services: New	Inc. T.
1. Add new walkway adjacent to parking and walkway to new building entrance. a. Currently there are no sidewalk along parking.	Yes	4	Inc. T.			
b. Site Lighting				SL-W4	Bldg. Interiors: Restrooms, Reconfigure Space	Inc. T.
1. Modify Lighting to accommodate new entry walkway. a. Create condition for visual safety.	Yes	4	Inc. T.			
c. Landscape & Irrigation				LI-P4		
1. Modify irrigation and planting a. Accommodate new entry walkway.		4	Inc. T.			
d. Building Letters (at Entrances to Building)				ID-B5		
1. Provide Building letters at entrances. a. Currently no signage. b. Provide Building letters to be determine based on naming of facility.		4	Inc. T.			

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C. Vision that Implements Facilities Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
2. Building Interiors						
a. New Lab space.				BI-TL1	Bldg. Interior: Technology, Reconfigure Area	Inc. T.
1. Scope confined to perimeter walls, ceiling, exterior openings. a. Utilize existing Evaporator Cooling Units. b. Utilize existing gas fired unit heaters. c. Provide minimal lighting system. d. Additional lighting system to augment existing to be provided by Tenant.						
b. Restrooms				BI-RR2	Bldg. Interior: Restrooms, Reconfigure	Inc. T.
1. Increase quantity and size of restrooms facilities per current code. a. Change in occupancy dictates increase quantity of facilities required. b. Assume "Business" occupancy equals total of 50 occupants. c. Men: 1 WC, 1 Urinal, 1 Lav., Women: 2 WC, 1 Lav.						
3. Building Exteriors						
a. New: Addition				BE-W1	Bldg. Exteriors: Walls, New	Inc. T.
1. Provide exterior canopy over new entry doors. a. Assume canvas and metal frame construction. b. Note: Canopy will overhang over parcel property line.	Yes	4	Inc. T.			
b. Doors				BE-R4	Bldg. Exterior: Roof, Maintenance	Inc. T.
1. Provide new westside openings in existing concrete block wall. a. Minimal opening size of one pair of 3'-0" doors.	Yes	4	Inc. T.			
2. Modify eastside openings. a. Refer to Individual Issues regarding eastside doors.	Yes	4	Inc. T.			
3. Replace eastside door hardware for ADA compliance, include thresholds. a. Passage Sets and Thresholds do not meet current ADA requirements.	Yes	4	Inc. T.			

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4 - Program

Inc. V. - Included in Vision

N.I. - Not Included

NA - Not Applicable

Yes or No - Is the issue being considered?

C. Vision that Implements Facilities Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
4. Building Systems						
a. HVAC				M-BE1	Mechanical: Equipment	Inc. T.
1. Utilize existing Evaporative Cooler Units. a. Assume existing configuration is adequate.	NA	4	N.I.			
2. Utilize existing Gas Fire Heater Units. a. Assume existing configuration is adequate.	NA	4	N.I.			
b. Plumbing						
1. Refer to Innovation Lab, Building Interiors, Restrooms.						
c. Electrical				E-BE4	Electrical: Panels, Modify (25%)	Inc. T.
1. Modify Existing System a. Provide electrical sub-panel to service Innovation Lab separate from Museum. b. Refer to Individual Issues: Building Systems: Electrical, Distribution.	Yes	4	Inc. T.			
d. Fire Alarm:				FA-BP3	Fire Alarm: Panels, Modify (25%)	Inc. T.
1. Modify Existing System a. Provide Fire Alarm sub-panel to service Innovation Lab separate from Museum. b. Refer to Individual Issues: Building Systems, Fire Alarm, Distribution.	Yes	4	Inc. T.			
e. Fire Sprinklers				FS-RE3	Fire Sprinklers: Equip., Modify (25%)	Inc. T.
1. Modify: Existing System (25%) a. Relocate sprinkler heads as necessary for new room configuration. b. Refer to Individual Issues: Building Systems, Fire Alarm, Distribution.	Yes	4	Inc. T.			
f. Technology/Network				TN-BE1	Technology: Equipment, Modify (25%)	Inc. T.
1. Modify: Existing System (25%) a. Provide IDF Sub-Panels to service Innovation Lab separate from Museum. b. Refer to Individual Issues: Building Systems, Tech/Network, Distribution.	Yes	4	Inc. T.			
g. Telephone/Communications				TC-BE1	Technology: Panels, Modify (25%)	Inc. T.
1. Modify: Existing System (25%) a. Provide control panels to service Innovation Lab separate from Museum. b. Refer to Individual Issues: Building Systems, Tele/Comm., Distribution.	Yes	4	Inc. T.			
h. Audio/Visual				AV-BE1	Audio/Visual: Panels, Modify (25%)	Inc. T.
1. Modify: Existing System (25%) a. Provide control panels to service Innovation Lab separate from Museum. b. Refer to Individual Issues: Building Systems, Audio/Visual, Distribution.	Yes	4	Inc. T.			

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C. Vision that Implements Facilities Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
i. Security/Intrusion				SI-BE1	Security & Intrusion: Modify (25%)	Inc. T.
1. Modify: Existing System (25%) a. Provide separate control panels to service Innovation Lab separate from Museum. b. Refer to Individual Issues: Building Systems, Security/Intrusion, Distribution.	Yes	4	Inc. T.			
HERITAGE CENTER						
1. General Site Development						
a. Loading and Unloading Zone:				LZ-S1	Loading Zone: Bus, New	Inc. T.
1. Reconfigure existing parking to create a loading and unloading area. a. Reconstruct existing parking area adjacent along the south side of building. b. Occasional School Field Trips	Yes	4	Inc. T.			
b. New Ornamental Site Fencing				SF-O1	Site Fencing: Ornamental, New	Inc. T.
1. Provide a secure, partial open to view fence along the walkway at bus loading zone. a. Fencing to create a activity yard. b. Enclose yard to be used by Center's Guest	Yes	4	Inc. T.			
c. New Shade Structure				SS-S1	Site Structures: Shade, New	Inc. T.
1. Provide decorative trellis over activity yard to define the area and provide security. a. Trellis will provide security. b. Trellis is to provide point of interest along a long blank wall.	Yes	4	Inc. T.			
d. Walkways				SS-W1	Site Structures: Walkway, New	Inc. T.
1. Add new walkway adjacent to parking and walkway to new building entrance. a. Currently there are no sidewalk along parking.	Yes	4	Inc. T.			
2. Create plaza area at new entrance. a. Modify and reconfigure existing parking area.	Yes	4	Inc. T.			
e. Site Lighting:				SL-W4	Site Lighting: Walkway, Modify (25%)	Inc. T.
1. Modify: Improve, Reconfigure, (25%) a. Modify irrigation and planting to accommodate new entry walkway. b. Create condition for visual safety.	Yes	4	Inc. T.			
f. Landscape & Irrigation				LI-P4	Landscape & Irrigation: Plantings, Modify (50%)	Inc. T.
1. Modify irrigation and planting a. Accommodate new entry walkway.	Yes	4	Inc. T.			

4- Program
Inc. T. - Included in Total

Yes or No - Is the issue being considered?

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C. Vision that Implements Facilities Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
g. Identification Devices:				ID-B4	Identificaiton Devices: Building, Letters	Inc. T.
1. Provide Building letters to be determine based on naming of facility. a. Currently no signage.	Yes	4	Inc. T.			
2. Building Interiors						
a. Assembly/Exhibit:				BI-AE1	Bldg. Interiors: Assembly/Exhibit, Repurpose	Inc. T.
1. New walls, finishes and MEP modifications. a. Stain and Polish existing concrete floor b. Occupancy separation wall to be 1hr. rated and provide sound isolation. c. Stud wall furring over existing concrete block walls. d. Insulate wall furring for Title 24 Energy compliance. e. Insulate between roof framing for Title 24 Energy compliance. f. Provide electrical pathways in wall furring. g. Scope confined to perimeter walls, ceiling, exterior openings. h. New HVAC Units and Distribution Ductwork. Refer to Bldg. Systems, Mechanical. i. Provide new lighting system. Refer to Building Systems, Electrical.	Yes	4	Inc. T.			
b. Restrooms				BI-RR2	Bldg. Interiors: Restrooms, Reconfigure	Inc. T.
1. Increase quantity and size of restrooms facilities per current code. a. Change in occupancy dictates the quantity of facilities required. b. Assume "Assembly" occupancy equals total of 166 occupants c. Assembly: Men: 2 WC, 1 U, 1 Lav; Women: 3 WC, 1 Lav; 1 D.F and Janitor Closet.	Yes	4	Inc. T.			
3. Building Exteriors						
a. Walls				BE-W1	Bldg. Exteriors: Walls, New	Inc. T.
1. Provide wall mounted exterior canopy over new entry doors. a. Assume canvas and metal frame construction. b. Note: Canopy will overhang over parcel property line.	Yes	4	Inc. T.			

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C. Vision that Implements Facilities Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
b. Openings				BE-OD1	Bldg. Exteriors: Openings, Doors, New	Inc. T.
1. Provide new westside openings in existing concrete block wall. a. Minimal opening size of one pair of 3'-0" doors.	Yes	4	Inc. T.			
2. Modify eastside openings. a. Refer to Individual Issues regarding eastside doors.	Yes	4	Inc. T.			
3. Replace eastside door hardware for ADA compliance, include thresholds. a. Passage Sets and Thresholds do not meet current ADA requirements.	Yes	4	Inc. T.			
4. Building Systems						
a. HVAC				M-BE1	Mechanical: Equipment, New	Inc. T.
1. Provide new roof mounted HVAC Units. a. Assume 2 - 6 ton units. b. Existing Roof Structure analysis will allow 2 units 6,000 lbs. each.	Yes	4	Inc. T.			
2. Provide new exposed distribution ductwork. a. Assume using light weight system like "Sock Duct" with internal frame.	Yes	4	Inc. T.			
b. Plumbing						Inc. T.
1. Refer to Hertiage Center, Building Interiors, Restrooms.	Yes	4	Inc. T.			
c. Electrical				E-BE4	Electrical: Bldg. Panels, Modify (25%)	Inc. T.
1. Provide electrical sub-panel to service Museum separate from Innovation Lab. a. Refer to Individual Issues: Building Systems: Electrical, Distribution.	Yes	4	Inc. T.			
d. Fire Alarm				FA-BP3	Fire Alarm: Bldg. Panels, Modify (25%)	Inc. T.
1. Provide Fire Alarm sub-panel to service Museum separate from Innovation Lab. a. Refer to Individual Issues: Building Systems, Fire Alarm, Distribution.	Yes	4	Inc. T.			
e. Fire Sprinklers				FS-RE3	Fire Sprinklers: Bldg. Distributon, Modify (25%)	Inc. T.
1. Relocate sprinkler heads as necessary for new room configuration. a. Refer to Individual Issues: Building Systems, Fire Alarm, Distribution.	Yes	4	Inc. T.			

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4 - Program
Inc. T. - Included in Total

Yes or No - Is the issue being considered?

C. Vision that Implements Facilities Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
f. Tech/Network				TN-BE1	Technology: Bldg. Equipment, Modify (25%)	Inc. T.
1. Provide IDF Sub-Panels to service Center separate from Innovation Lab. a. Refer to Individual Issues: Building Systems, Tech/Network, Distribution.	Yes	4	Inc. T.			
g. Telephone/Communications				TC-BE1	Telephone: Bldg. Panels, Modify (25%)	Inc. T.
1. Provide control panels to service Center separate from Innovation Lab. a. Refer to Individual Issues: Building Systems, Tele/Comm., Distribution.	Yes	4	Inc. T.			
h. Audio / Visual				AV-BE1	Audio Visual: Bldg. Panels, Modify (50%)	Inc. T.
1. Modify: Existing System (50%) a. Provide control panels to service Center separate from Innovation Lab. b. Refer to Individual Issues: Building Systems, Audio/Visual, Distribution.	Yes	4	Inc. T.			
i. Security / Intrusion				SI-BE1	Security & Intrusion: Bldg. Dist., Modify (25%)	Inc. T.
1. Provide separate control panels to service Center separate from Innovation Lab. a. Refer to Individual Issues: Building Systems, Security/Intrusion, Distribution.	Yes	4	Inc. T.			

Facility Needs: Proposed Improvements	Budget
Innovation Lab	\$30,000**
Heritage Center	\$790,000
Master Plan Improvement Total	\$820,000*

*Order of Magnitude of Opinion of Probable Construction Cost.

**Does not include interior tenant improvements (to be completed by others)

3RD STREET PROPERTY

Synopsis

This two-story building will be remodeled and modernized to house offices for veteran’s services on the 2nd floor and a storage warehouse for events and spill over from the other facilities. The assessments identified the need for a code compliant stairway and elevator for access to the 2nd floor. The City of Clovis is planning to develop the property across 3rd street. The District will need to be responsive to this increase in density and activity.

Proposed Improvements

GENERAL IMPROVEMENTS		
PL-S4	Parking Lot & Driveways: Vistors, Replace	(Included in Vision)
LI-E1	Landscape & Irrigation: Equipment, New	(Included in Vision)
ID-S1	Identification Devices: New	(Included in Vision)
BI-A4	Bldg. Interiors: Administrative Offices, New Finishes	(Included in Vision)
BE-OH	Bldg. Exteriors: Openings, Hardware Replace (50%)	(Included in Vision)
VISION IMPROVEMENTS		
SS-E1	Site Structures: Elevator, New	(Included in Total)
BE-W3	Bldg. Exteriors: Walls, New	(Included in Total)
BE-R3	Bldg. Exteriors: Roof, New	(Included in Total)
BE-OD	Bldg. Exteriors: Openings, New	(Included in Total)
BI-A2	Bldg. Interiors: Administration, Reconfigure	(Included in Total)
BI-RR2	Bldg. Interiors: Restrooms, Reconfigure	(Included in Total)
M-BE2	Mech: Bldg. Equipment, Replace	(Included in Total)
P-RE2	Plumbing: Distribution, Replace (25%)	(Included in Total)
E-BE4	Electrical: Bldg. Equipment, Repair	(Included in Total)
FA-BE1	Fire Alarm: Bldg. Equipment, New	(Included in Total)
SI-BE1	Security/Intrusion: Bldg. Equipment, New	(Included in Total)
TC-BE1	Tele/Comm: Bldg. Equipment, New	(Included in Total)
TN-BE1	Tech/Network: Bldg. Equipment, New	(Included in Total)
AV-BE1	Audio/Visual: Bldg. Equipment, New	(Included in Total)
SS-ST1	Site Structures: New	(Included in Total)
BI-WH1	Bldg. Interiors: Warehouse, Repurpose	(Included in Total)
P-RE3	Plumbing: Room Equipment, Modify	(Included in Total)
E-BE4	Electrical: Room Equipment, Repair	(Included in Total)
MASTER PLAN IMPROVEMENT TOTAL:		\$1,205,620*

GENERAL INFORMATION

Address
754 Third Street, Clovis, CA 93612

Existing Building Area
1st Floor - 4,530 SF
2nd Floor - 4,530 SF

Vision Building Area Adjustments
New Elevator Tower +410 SF

Site Acreage
Approximately 0.25 Acres

Capacity
To be determined

Planned Use
CVMD Supply and Storage Warehouse (1st Floor)
Office Space for Veteran Support Services (2nd Floor)

**Order of Magnitude of Opinion of Probable Construction Cost*

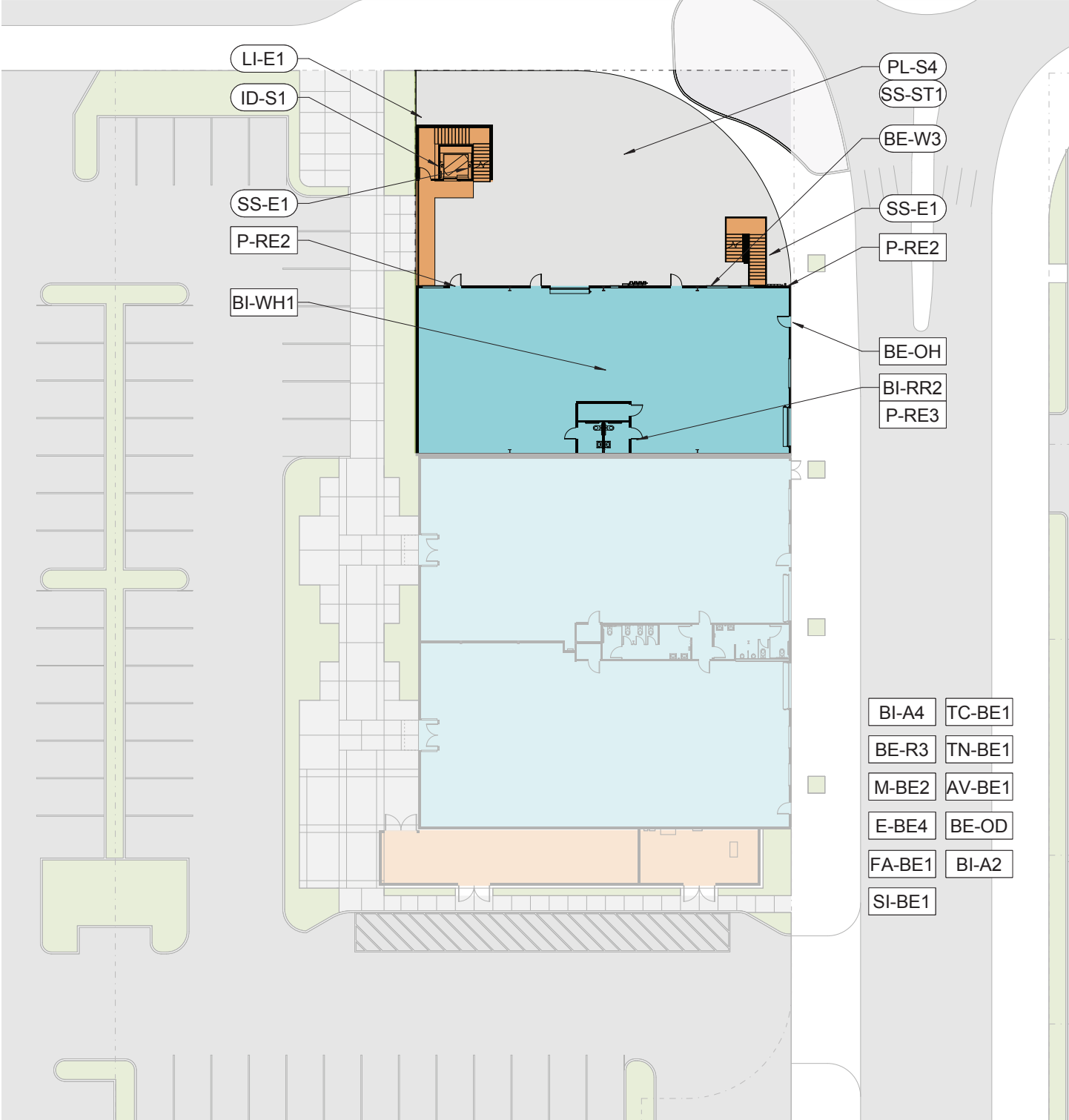
Legend

- New Construction
- Modernization

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3RD STREET PROPERTY

Vision



LI-E1

ID-S1

SS-E1

P-RE2

BI-WH1

PL-S4

SS-ST1

BE-W3

SS-E1

P-RE2

BE-OH

BI-RR2

P-RE3

BI-A4

TC-BE1

BE-R3

TN-BE1

M-BE2

AV-BE1

E-BE4

BE-OD

FA-BE1

BI-A2

SI-BE1



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3RD STREET PROPERTY



Vision

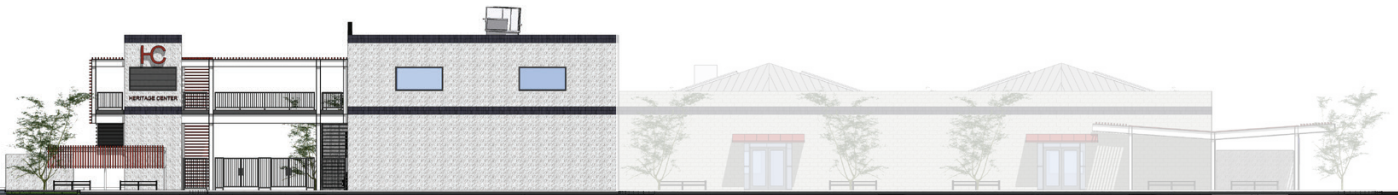


Existing

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This existing 2-story building is planned to house offices on the second floor and warehouse space on the first. The vision design is based on the need to add an accessible stairway and elevator. This addition has been envisioned as a standalone tower at the North West corner of the property with a bridge to the second-floor veranda. This bridge also serves as an entry gateway and defines the

separation between the public and private space. The design plays off the existing materials while expanding the color pallet and architectural vernacular. Similar to the other vision designs, this project would include a prominent branding element to connect with the rest of the CVMD Facilities and strengthen the campus atmosphere.



West Elevation from Parking Area



Existing

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3RD STREET PROPERTY - ASSESSMENTS REVIEW

A. Functionality and Capacity Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Propsed Improvements	Budget
1. Functionality: Appropriate adjacency of Spaces						
a. Currently the building is unoccupied and no issues based on users can be identified						

B. General Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Propsed Improvements	Budget
1. General Site Development						
a. Parking Lot and Driveways				PL-S4	Parking Lot & Drive-ways: Vistors, Replace	Inc. V.
1. Remove and replace North side visitors parking paving a. Existing poor condition, worn, aged and damaged b. Remove and Replace existing AC with 4" AG Base and Engineered Fill.	Yes	6	Inc. V.			
b. Site Lighting				SL-P1	Site Lighting: Parking Lots, New	Inc. V.
1. Add area lights at North parking area a. No existing dedicated lighting in parking area	Yes	4	Inc. V.			
c. Site Structures:				SS-E1	Site Structure: Elevator & Stairs, New	Inc. V.
1. Add new Stairways a. Remove existing non-ADA compliant stairs. b. Incorporate stairway in the Elevator Tower design.	Yes	2	Inc. V.			
2. Add new exterior Elevator tower a. Elevator is required for ADA access to second floor.	Yes	1	Inc. V.			
3. Remove and replace existing exterior stairway. a. Existing stairs are non-ADA compliant.	Yes	1	Inc. V.			
d. Landscape and Irrigation				LI-E1	Landscape & Irrigation: Equipment, New	Inc. V.
1. Add Valves, Timers and Controlers a. Combined control of all irrigation zones allow for remote control.	Yes	6	Inc. V.			
2. Replace distribution system at planter areas. a. Drip Irrigation	Yes	6	Inc. V.			
3. Replace plantings in planter areas. a. Some of the plantings are to close to building. b. Planting have been maintained poorly.	Yes	10	Inc. V.			

1 - Access Required
2 - Code

4 - Program
6 - Maintenance

10 - Curb Appeal
Inc. V. - Included in Vision

Yes or No - Is the issue being considered?

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B. General Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
e. Identification Devices:						
1. New site marquee at Northeast corner of building a. Provide monument sign to be determine based on naming of facility use. b. Currently no site sign.	Yes	10	Inc. V.	ID-S1	Identification Devices: New	Inc. V.
2. New building letters at entrances to building a. Provide Building letters to be determine based on naming of facility. b. Currently have a temporary site.	Yes	10	Inc. V.			
2. Building Interior						
a. Office Space (Second Floor)						
1. Remove and replace flooring, ceiling tiles, and paint. a. Finishes are old, worn and exposed to roof leaks. b. Patch, Clean and Paint Exposed Gypsum Board Wall finish is damaged and scratched. c. Assume some existing materials are hazardous and will need to be abated.	Yes	6	Inc. V.	BI-A4	Bldg. Interiors: Administrative Offices, New Finishes	Inc. V.
b. Restrooms (Both Floors)						
1. Reconfigure restrooms for ADA compliance. a. Current restrooms are non-ADA compliant b. Increase size to comply with ADA requirements. c. Require new fixtures, some fixtures are missing. d. Per Floor: M: 1WC, 1Urinal, 1 Lav., W: 2WC, 1Lav., 1 D.F. and Janitor Service Sink	Yes	1	Inc. V.	BI-RR2	Bldg. Interiors: Restrooms, Reconfigure Space	Inc. V.
3. Building Exterior						
a. Walls (Both Floors)						
1. Utilize existing Evaporative Cooler Units. a. Assume existing configuration is adequate.	Yes	6	Inc. V.	BE-W3	Bldg. Exteriors: Walls, Materials Replaced (25%)	Inc. V.
2. Paint all Walls, Trim and Openings. a. Condition: Fair	Yes	10	Inc. V.			

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B. General Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
b. Roofing				BE-R3	Bldg. Exterior: Roof, Replace (100%)	Inc. V.
1. Replace low-slope metal panel roofing system with spray-on foam roofing system a. Interior finishes indicate several leaks have occurred over number of years. b. Condition: Poor c. Replace roof drains, gutters and downspouts.	Yes	6	Inc. V.			
2. Rain Gutters and Downspouts were added as stop gap measure a. Some of the material use are inapropriate. b. Need to be rerouted to avoid conflicts with pedestrian pathways.	Yes	6	Inc. V.			
c. Opeinings				BE-OH	Bldg. Exteriors: Openings, Hardware Replace (50%)	Inc. V.
1. Replace door hardware for ADA compliance, include thresholds. a. Passage Sets and Thresholds do not meet current ADA requirements.	Yes	1	Inc. V.			
4. Building Systems						
a. HVAC				M-BE2	Mech: Bldg. Equipment, Replace	Inc. V.
1. Existing 4 - 4 Ton roof mounted Package Units. a. Installed Unknown: ? years old, replace within 10 years? b. Condition: Fair c. Assume maintenance was minimum.	Yes	6	Inc. V.			
2. Modify existing air distribution ducts to accomendate new room configurations. a. Any modifications or reconfiguration of spaces will require upgrading duct work. b. Insulate and seal ductwork due to current code.	Yes	2	Inc. V.			
b. Electrical				E-BE4	Electrical: Bldg. Equipment, Repair	Inc. V.
1. Inspect, Test and Repair electrical bldg. power components (Transformers and Panels). a. Building has been unoccupied and not used for extended period of time.	Yes	6	Inc. V.			
2. Inspect, Test and Repair electrical power dist. components, (Sub-Panels and Circuits). a. Building has been unoccupied and not used for extended period of time.	Yes	6	Inc. V.			

1 - Access Required
2 - Code

4 - Program
6 - Maintenance

Inc. V. - Included in Vision

Yes or No - Is the issue being considered?

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B. General Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
3. Inspect, Test and Repair electrical power outlets, switches and lighting fixtures. a. Building has been unoccupied and not used for extended period of time.	Yes	6	Inc. V.			
c. Fire Alarm				FA-BE1	Fire Alarm: Bldg. Equipment, New	Inc. V.
1. Provide control panels and system components for Fire Alarm System. a. New Internal Fire Alarm System. b. New External Fire Alarm connection to 808 Building. c. Provide open arch. software platform inabeling connection with other bldg. systems.	Yes	2	Inc. V.			
2. Provide conduit, wiring, Fire Alarm Devices (Smoke/Heat Sensors, A/V devices). a. No usable infrastructure in building.	Yes	2	Inc. V.			
d. Security & Intrusion				SI-BE1	Security/Intrusion: Bldg. Equipment, New	Inc. V.
1. Provide control panels and system components for minimal Security/Intrusion System. a. No usable infrastructure in building. b. Subdivide system to allow for two separate zones or system for possible rental space. c. New Internal Security and Intrusion System. d. New External Security Monitoring connection to 808 Building. e. Upgrade equipment to allow remote mobile access and monitoring.	Yes	4	Inc. V.			
2. Provide conduit, wiring, Security/Intrusion Devices(Sound Sensors, Contacts & Cameras). a. No usable infrastructure in building.	Yes	4	Inc. V.			
e. Telephone/Communications				TC-BE1	Tele/Comm: Bldg. Equipment, New	Inc. V.
1. Provide control panels and system components for VOIP addressable Phone System. a. Subdivide system to allow for two separate zones or system for possible rental space. b. New Internal Communications Network. c. New External Communication connection to 808 Building.	Yes	4	Inc. V.			
2. Provide conduit, wiring and jacks for VOIP addressable Phone System. a. No usable infrastructure in building.	Yes	4	Inc. V.			

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B. General Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
f. Technology/Network:				TN-BE1	Tech/Network: Bldg. Equipment, New	Inc. V.
1. Provide IDF Panels, Routers, Switches and Tech Devices. a. Subdivide system to allow for two separate zones or system for possible rental space. b. New Internal Data Network. c. New External Data connection to 808 Building. d. Upgrade equipment to allow remote external access.	Yes	4	Inc. V.			
2. Provide conduit, wiring, jacks and Wi-Fi routers for robust bldg and surrounding site. a. No usable infrastructure in building.	Yes	4	Inc. V.			
g. Audio / Visual Systems				AV-BE1	Audio/Visual: Bldg. Equipment, New	Inc. V.
1. Provide Control Panels, Monitors, Cameras and A/V Devices. a. New Internal Audio/Visual System. New External Audio/Visual connection to 808 Building.	Yes	4	Inc. V.			
2. Provide capabilities to broadcast building wide and separate exterior areas. a. No usable infrastructure in building.	Yes	4	Inc. V.			

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4 - Program
 Inc. V. - Included in Vision
 Inc. T. - Included in Total

Yes or No - Is the issue being considered?

C. Vision that Implements Facilities Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Propsed Improvements	Budget
1. Assumptions for Vision						
a. Convert Second Floor into Administration/ Counseling Offices for Veterans Programs.						
1. Assume the creation of two main office areas with small individual office within.						
2. Provide waiting area for each office areas.						
3. Provide accessory functions as required.						
4. This improvement will require ADA compliance for entire building.						
b. Convert ground floor into Heritage Center						
1. Provide open flexable floor area for exhibits.						
2. Provide small office area.						
3. Create a new inviting entryway for public awareness and access.						
4. This improvement will require ADA compliance for entire building.						
c. Convert existing parking lot into outdoor plaza.						
1. Plaza to enhance the visibility of the Heritage Center.						
2. Provide new site pedestrian entryway from west parking lot and 3rd street.						
3. Create a new memorial display within the plaza.						
d. Convert ground floor into District Warehouse and Storage.						
1. Create separate areas, storage for venue furnishings and warehouse for large event items.						
2. Create open floor plan for both storage and warehouse.						
3. Utilize existing large delivery service doors.						
e. Convert parking lot into secure outdoor storage area.						
1. Provide perimeter fencing and gates to secure area.						
f. Optional: Cover a portion of the outdoor storage area for weather protection.						
1. Provide security area for items to large (Tall and Width) for interior space.						
2. Utilize structure to create second floor outdoor patio.						

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C. Vision that Implements Facilities Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
INOVATION LAB:						
1. General Site Development						
a. Site Structures				SS-E1	Site Structures: Elevator, New	Inc. T.
1. Provide new exterior Elevator. a. Currently no ADA accessible pathway to second floor. b. Intergrate one of the require stairway with elevator structure.	Yes	4	Inc. T.			
2. Remove and Replace and Relocate existing stairs. a. Existing stairs are non-ADA compliant. b. Configuration and location may change based on parking lot design or plaza design.	Yes	4	Inc. T.			
2. Building Exterior Modifications						
a. Walls				BE-W3	Bldg. Exteriors: Walls, New	Inc. T.
1. New: Change Exterior Wall Materials (100%) a. New opennings will require wall modifications. b. Existing north walls have slightly damaged metal siding.	Yes	4	Inc. T.			
2. Clean and Paint a. New wall material and existing exterior finishes	Yes	4	Inc. T.			
b. Roofing				BE-R3	Bldg. Exteriors: Roof, New	Inc. T.
1. Provide spray on roof coating over existing low-slope metal roofing material. a. There are indicators that there are multiple leaks in roofing system. b.Redo drains and gutters	Yes	4	Inc. T.			
c. Openings				BE-OD	Bldg. Exteriors: Openings, New	Inc. T.
1. Doors, New a. Design of new office spaces will dictate location of entry doors. b. Replace and Relocate Entry Doors to office spaces.	Yes	4	Inc. T.			
2. Windows, Frames and Glass, New. a. Design of new office spaces will dictate location of exterior windows. b. Replace and Relocate exterior windows for office spaces.	Yes	4	Inc. T.			

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4 - Program
6 - Maintenance
Inc. T. - Included in Total

Yes or No - Is the issue being considered?

C. Vision that Implements Facilities Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
3. Building Interior Modifications						
a. Administrative Areas						
1. Reconfigure maintaining existing functions, New walls, finishes and MEP modifications a. Utilize existing roof mounted HVAC Units. b. Multiple stains on existing ceiling tiles indicate roof leaks. c. Assume complete demolitions of existing improvements d. Assume some of the existing is hazardous material that will need to be abated.	Yes	6	Inc. T.	BE-W3	Bldg. Exteriors: Walls, Materials Replaced (25%)	Inc. T.
b. Restrooms						
1. Reconfigure restrooms for ADA compliance. a. Current restrooms are non-ADA compliant b. Increase size per ADA requirements. c. Require new fixtures, some fixtures are missing. d. Increase number of new fixtures per code requirements.	Yes	4	Inc. T.	BI-RR2	Bldg. Interiors: Restrooms, Reconfigure	Inc. T.
4. Building Systems						
a. HVAC						
1. Replace Existing 4 - 4 Ton roof mounted Package Units. a. Installed Unknown: ? years old, replace within 10 years? b. Condition: Fair c. Assume maintenance was minimum.	Yes	4	Inc. T.	M-BE2	Mech: Bldg. Equipment, Replace	Inc. T.
2. Modify existing air distribution ducts to accommodate new room configurations. a. Any modifications or reconfiguration of spaces will require upgrading duct work. b. Insulate and seal ductwork due to current code.	Yes	4	Inc. T.			
b. Plumbing						
1. Replace rain gutters and downspouts a. Some of the material use are inappropriate. b. Need to be rerouted to avoid conflicts with pedestrian pathways.	Yes	4	Inc. T.	P-RE2	Plumbing: Distribution, Replace (25%)	Inc. T.

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C. Vision that Implements Facilities Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Propsed Improvements	Budget
c. Electrical				E-BE4	Electrical: Bldg. Equipment, Repair	Inc. T.
1. Inspect, Test and Repair electrical bldg. power components (Transformers and Panels). a. Building has been unoccupied and not used for extended period of time.	Yes	4	Inc. T.			
2. Inspect, Test and Repair electrical power dist. components, (Sub-Panels and Circuits). a. Building has been unoccupied and not used for extended period of time.	Yes	4	Inc. T.			
3. Inspect, Test and Repair electrical power outlets, switches and lighting fixtures. a. Building has been unoccupied and not used for extended period of time.	Yes	4	Inc. T.			
d. Fire Alarm				FA-BE1	Fire Alarm: Bldg. Equipment, New	Inc. T.
1. Provide control panels and system components for Fire Alarm System. a. New Internal Fire Alarm System. b. New External Fire Alarm connection to 808 Building. c. Provide open arch. software platform inabeling connection with other bldg. systems.	Yes	4	Inc. T.			
2. Provide conduit, wiring, Fire Alarm Devices (Smoke/Heat Sensors, A/V devices). a. No usable infrastructure in building.	Yes	4	Inc. T.			
e. Security & Intrusion				SI-BE1	Security/Intrusion: Bldg. Equipment, New	Inc. T.
1. Provide control panels and system components for minimal Security/Intrusion System. a. No usable infrastructure in building. b. Subdivide system to allow for two separate zones or system for possible rental space. c. New Internal Security and Intrusion System. d. New External Security Monitoring connection to 808 Building. e. Upgrade equipment to allow remote mobile access and monitoring.	Yes	4	Inc. T.			
2. Provide conduit, wiring, Security/Intrusion Devices(Sound Sensors, Contacts & Cameras). a. No usable infrastructure in building.	Yes	4	Inc. T.			

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4 - Program
Inc. T. - Included in Total

Yes or No - Is the issue being considered?

C. Vision that Implements Facilities Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
f. Telephone/Communications				TC-BE1	Tele/Comm: Bldg. Equipment, New	Inc. T.
1. Provide control panels and system components for VOIP addressable Phone System. a. Subdivide system to allow for two separate zones or system for possible rental space. b. New Internal Communications Network. c. New External Communication connection to 808 Building.	Yes	4	Inc. T.			
2. Provide conduit, wiring and jacks for VOIP addressable Phone System. a. No usable infrastructure in building.						
g. Technology/Network				TN-BE1	Tech/Network: Bldg. Equipment, New	Inc. T.
1. Provide IDF Panels, Routers, Switches and Tech Devices. a. Subdivide system to allow for two separate zones or system for possible rental space. b. New Internal Data Network. c. New External Data connection to 808 Building. d. Upgrade equipment to allow remote external access.						
h. Audio / Visual Systems				AV-BE1	Audio/Visual: Bldg. Equipment, New	Inc. T.
1. Provide Control Panels, Monitors, Cameras and A/V Devices. a. New Internal Audio/Visual System. b. New External Audio/Visual connection to 808 Building.						
2. Provide capabilities to broadcast building wide and separate exterior areas. a. No usable infrastructure in building.						

C. Vision that Implements Facilities Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
WAREHOUSE/STORAGE:						
1. General Site Development						
a. Site Structures				SS-ST1	Site Structures: New	Inc. T.
1. Convert Parking Lot area to covered outdoor storage area. a. Structure to provide semi-enclosed area. b. Structure to create exterior deck plaza as second floor extension. c. Elevated plaza to function as memorial space and small gathering space.	Yes	4	Inc. T.			
2. New Security Fencing a. Enclose outdoor storage area for security. b. Utilize existing driveway from 3rd street. c. Limit pedestrian access locations.	Yes	4	Inc. T.			
3. Remove and Replace and Relocate existing stairs. a. Existing stairs are non-ADA compliant. b. Configuration and location may change based on covered storage structure design.	Yes	4	Inc. T.			
2. Building Exterior Modifications						
a. Walls:				BE-W3	Bldg. Exteriors: Walls, Repair	Inc. T.
1. Repair: Damage Areas of Existing a. Areas confined to new or modified openings	Yes	4	Inc. T.			
2. Clean and Paint a. Existing exterior finishes	Yes	4	Inc. T.			
b. Openings				BE-OD	Bldg. Exteriors: Openings, New	Inc. T.
1. Doors, Frames, Thresholds a. Utilize existng service and pedestrian doorways. b. Replace and Relocate Entry Doors if required by covered storage structure. c. Modifications to include ADA compliance.	Yes	4	Inc. T.			
2. Windows, Frames and Glass, New. a. Design of covered storage structure will dictate location of exterior windows.	Yes	4	Inc. T.			

DRAFT

4 - Program

Inc. T. - Included in Total

N.I. - Not Included

NA - Not Applicable

Yes or No - Is the issue being considered?

C. Vision that Implements Facilities Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Propsed Improvements	Budget
3. Building Interior Modifications						
a. Warehouse				BI-WH1	Bldg. Interiors: Warehouse, Repurpose	Inc. T.
1. Reconfigure, change function of areas, New Walls, Finishes and MEP modifications. a. Create open and undivided floor area for storage. b. Utilize existing roof mounted HVAC Units. c. Assume some materials are hazardous due to the vintage of materials. d. Expose structure, HVAC ductwork and lighting.	Yes	4	Inc. T.			
b. Restrooms				BI-RR2	Bldg. Interiors: Restrooms, Reconfigure	Inc. T.
1. Reconfigure restrooms for ADA compliance. a. Current restrooms are non-ADA compliant b. Increase size per ADA requirements.	Yes	4	Inc. T.			
4. Building Systems						
a. HVAC						
1. Mechanical Units a. Utilize existing.	NA	4	N.I.			
2. Mechanical Distribution a. Utilize Existing.	NA	4	N.I.			
b. Plumbing				P-RE3	Plumbing: Room Equipment, Modify	Inc. T.
1. Utilize existing restrooms. a. Increase size per ADA requirements. b. Provide ADA compliant fixtures.	Yes	4	Inc. T.			
c. Electrical				E-BE4	Electrical: Room Equipment, Repair	Inc. T.
1. Room Equipment: Light Fixtures, Switches and Outlets. a. Refer to individual issues for work to be included.	Yes	4	Inc. T.			
2. Building Equipment: Transformers, Panels a. No Modification is required.	NA	4	N.I.			
3. Distribution: Conduit, Wiring and Devices a. No Modification is required.	NA	4	N.I.			

C. Vision that Implements Facilities Issues	Yes or No	Area of Assessment	Initial Budget	Key Note Designation	Facility Needs: Proposed Improvements	Budget
d. Fire Alarm				FA-BE1	Fire Alarm: Bldg. Equipment, New	Inc. T.
1. Provide control panels and system components for Fire Alarm System. a. New Internal Fire Alarm System. b. New External Fire Alarm connection to 808 Building. c. Provide open arch. software platform inabeling connection with other bldg. systems.	Yes	4	Inc. T.			
2. Provide conduit, wiring, Fire Alarm Devices (Smoke/Heat Sensors, A/V devices). a. No usable infrastructure in building.	Yes	4	Inc. T.			
e. Security & Intrusion				SI-BE1	Security/Intrusion: Bldg. Equipment, New	Inc. T.
1. Provide control panels and system components for minimal Security/Intrusion System. a. No usable infrastructure in building. b. Subdivide system to allow for two separate zones or system for possible rental space. c. New Internal Security and Intrusion System. d. New External Security Monitoring connection to 808 Building. e. Upgrade equipment to allow remote mobile access and monitoring.	Yes	4	Inc. T.			
f. Telephone/Communications						
1. Building Equipment: a. No Modification is required.	NA					
2. Distribution: Conduit, Wiring and Devices a. No Modification is required.	NA					
g. Technology/Network						
1. Building Equipment: a. No Modification is required.	NA					
2. Distribution: Conduit, Wiring and Devices b. No Modification is required.	NA					
h. Audio/Visual Systems						
1. Building Equipment: a. No Modification is required.	NA					

Facility Needs: Proposed Improvements	Budget
Warehouse / Storage	\$261,000
Veterans Services (Includes Elevator Tower & Stairs)	\$944,620
Master Plan Improvement Total	\$1,205,620*

4 - Program

NA - Not Applicable

*Order of Magnitude of Opinion of Probable Construction Cost.

Inc. T. - Included in Total

Yes or No - Is the issue being considered?

DRAFT

Description of Projects (Exhibit B)

District Master Plan

Update of Master Plan: Review the existing master plan. Create a new master plan based on the new requirements of the District.

Building Project

The project consists of 2 phases involving remodel of an existing building and construction of a new building on the same site

Phase 1:

Remodel of existing 10,000 square foot 2 story building. The existing building is a 10,000 square foot 2 story structure. The existing building consists of open office space on the second floor and multiple mixed-use spaces on the first floor. These spaces will be remodeled to include the items noted below.

Phase 2:

Construction of a new building in the existing parking lot to complement and connect to the exiting building.

Pending funding, these phases could be combined.

Scope of Work (N. Side of the Community Heritage Center)

- Access Control for all Rooms
- Flooring: Low maintenance, high performance, high traffic
- All rooms hardwired for Ethernet
- Sound in all rooms (divided by room, controlled universally and individually in the room)
- Audio Visual
 - Conference Rooms
 - Executive Suites
- Breakroom

Downstairs:

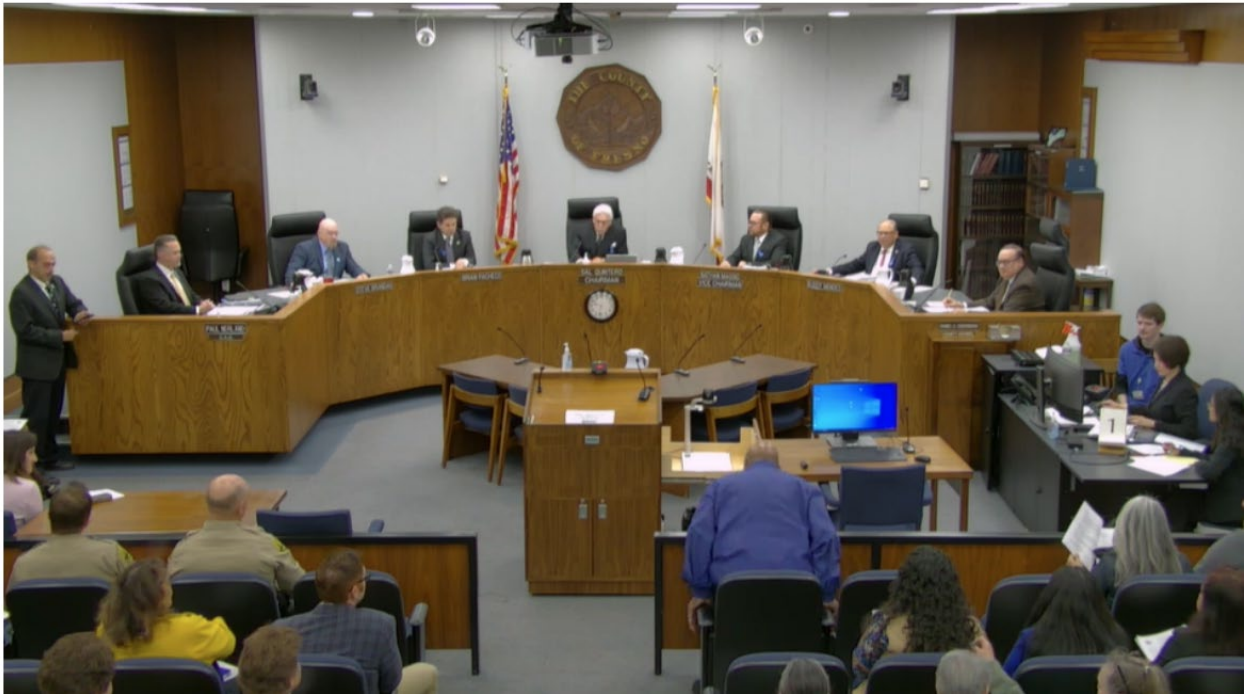
- Workshop/Float space
- Mailroom
- Reception Area
- Office Space Internal
- Display Room, connect to Office Space Internal (potential waiting area)
- Office Space External
 - Veteran Service Office 3,500 sq ft 1 VSO Office, 7 VSR Offices
 - 3 Offices for Rent (10' x 10')
- CHC Classroom space
- CHC Office (10' x 10')

Upstairs:

- Board Room (See photos below)
 - Elevated area for the Board members
 - Built in Microphones
 - Built in Screens connected to projector screens
 - Built in area for CEO & Staff, including microphones and screen
 - Live stream capabilities
 - Podium
 - Sound control in Room
 - 2 Screens (LED wall?)
- Conference Room
 - Built in Microphone & camera
 - Live stream capabilities
 - Audio control in room
 - LED wall/TV Screen?
- Office Space Internal
 - Executive Suites
 - CEO

- Director of Operations
- Marketing Office with space for media editing (for two people)
- Finance Office
- Community Outreach

Board Room









Reception:



Mail room:



Conference Rooms Example

