

PGUSD MOT Five Year Facilities Master Plan Development

Items 1-3 Needs Assessment

1. Evaluation of existing Facilities
 - a. Uniform evaluation form
 - b. Facility utilization & capacity site maps
2. Needs based Facility review.
 - a. Classrooms
 - b. Specialty rooms
 - c. Athletic facilities
 - d. Playgrounds
 - e. Other
3. Growth/Use
 - a. Forecast of Demographics (Not a function of MOT)
 - b. Change of use based on Demographics.
 - c. Change of used based on Curriculum.
 - d. Added structures.

Items 4-10 Plan considerations

4. Measure D Deferred Maintenance Projects
 - a. Building envelope/Priority one
 - b. Other High Priority
5. ABM Contract work
 - a. Electrical panel
 - b. HVAC
 - c. Weatherizing
6. Preventative and Ongoing Maintenance
 - a. Establish FEN (Facilities Equipment Number) for each piece of equipment.
 - i. Tailor PM schedule to be equipment specific (coordinate w/ABM)
 - ii. This cannot happen until Equipment is upgraded via ABM Contract
 - b. Update Facilities software to match facilities (Work in Progress)
 - c. Cyclical interior painting schedule
 - d. Cyclical Flooring Replacement
7. Modernization/ADA
 - a. Elevators
 - b. Adaptive
8. Facilities Maintenance Budget Development
 - a. Cost of PM
 - b. Cost of Cyclical Painting
 - c. Cost of Cyclical Flooring Replacement
 - d. Depreciation Accounts
9. Development of Priorities
 - a. Critical (priority one) Building Envelope, Energy Savings & Regulatory

- b. High (two) infrastructure, HVAC & Air Quality, Security, Forestry
 - c. Medium (three) Interior finishes, Playgrounds, Athletic facilities
 - d. Low Priority (four) Window coverings, classroom furniture, fixtures
 - e. No Priority (five) Office furniture, Grounds planting
10. The Forgotten
- a. PGUSD Forestry
 - b. Right sizing the workforce
 - c. Vehicles
 - d. Grounds Equipment
 - e. Custodial Equipment