

NCSA Use Narrative of Existing Buildings
November 22, 2016

Please see below for a listing of the existing structures located on the Nevada City School of the Arts (NCSA) campus at 13032 Bitney Springs Road.

Below each building is a brief list including:

- Current use of building
- Information about current occupant of building and frequency of use.
- Potential future uses and/or changes planned by NCSA for building (planned for within the next 7 years)

Building numbers correlate to the Comprehensive Master Plan document prepared by Nevada City Engineering, dated October 2016.

Building 1 – Single Story Cement Block

- Currently leased to Nevada County Charter Services and used by their Special Education program staff. This building is not used by NCSA students.
- The facility is occupied by 3 persons during regular business hours, Monday thru Friday. One day of the month 23 people occupy the building for a brief meeting lasting approximately 3 hours.
- Current tenant is planned to continue operation in this capacity. Future Plans include new accessible path of travel to new accessible parking. Interior improvements to the existing men's and women's restrooms, new plumbing fixtures and finishes in the restrooms. Standard maintenance to retain the building's existing integrity.

Building 2 – Two Story Cement Block

- Currently occupied by NCSA Music and Theater classrooms
- The facility is occupied by up to 4 NCSA staff members and up to 60 students during regular business hours, Monday thru Friday. There can be up to 120 students during occasional assemblies.
- Future Plans include new accessible path of travel to accessible parking space in adjacent parking area, and new playground equipment. Interior improvements to the existing men's and women's restrooms, new plumbing fixtures and finishes in the restrooms. Standard maintenance to retain the building's existing integrity is the only other future plan for this building.

Building 3 – Single Story Wood

- Currently occupied by NCSA for educational programs.
- The facility is occupied by up to 25 NCSA staff members and up to 186 students during regular business hours, Monday thru Friday.
- Future Plans include accessible path of travel improvements within and along the perimeter of the building, new accessible parking space, and new playground equipment at the exterior of the building. Interior improvements include reconfigured restrooms, new finish materials and new exterior stairs. No changes to building size proposed.

Building 4 – Two Story Wood

- Currently used by NCSA for storage.
- No current tenants.

- Future plans include using this building to house expanding NCSA educational programs, and/or space for future summer programs. Potential for new playground equipment dependent on program needs. Consider possible leases to tenants who support or complement NCSA program needs. Standard maintenance to retain the building's existing integrity is the only other future plan for this building.

Buildings 5 & 6 – Single Story Steel

- Warehouse buildings to be leased.
- No future plans to improve or expand these buildings at this time
- Standard maintenance to retain the building's existing integrity is the only future plan for this building.

Buildings 7 – Single Story Steel

- Warehouse building to be used for NCSA property maintenance and storage support services.
- Standard maintenance to retain the building's existing integrity is the only future plan for this building.

Building 8 – Two Story Wood and Steel

- Currently occupied by NCSA for educational programs.
- The facility is occupied by up to 35 staff and up to 244 students for regular educational programs, Monday through Friday.
- Future plans include accessible path of travel improvements within and along the perimeter of the building, new integrated playground installation, and accessible parking space at the exterior of the building. Interior improvements include reconfigured restrooms, new finish materials, and new plumbing fixtures. Standard maintenance to retain the building's existing integrity is the only other future plan for this building.

Building 9 – Three Story Wood and Steel

- Currently not occupied. Significant upgrade to the existing electrical system is required before occupancy.
- Future plans include renovating the existing gym and cafeteria for NCSA use. Consider possible leases to tenants who support or complement NCSA program needs.
- Standard maintenance to retain the building's existing integrity is planned for this building.

Building 10 – Single Story Steel

- Warehouse building to be used for NCSA property maintenance and storage support services.
- Standard maintenance to retain the building's existing integrity is the only future plan for this building.

Building 11 – Single Story Wood

- Guardhouse at main entrance
- Standard maintenance to retain the building's existing integrity is the only future plan for this building

Building 12 – Two Story Wood

- Residence, currently rented to NCSA employee.
- Standard maintenance to retain the building's existing integrity is the only future plan for this building

Building 13 – Wood Structure

- Residence, currently rented to NCSA employee.
- Standard maintenance to retain the building's existing integrity is the only future plan for this building

Building 14 – Single Story Wood

- Abandoned onsite wastewater treatment plant.

Building 15 – Single Story Wood

- Operational potable water treatment plant.
- Standard maintenance to retain the building's existing integrity is the only future plan for this building.

Additional plans for NCSA properties:

Parcel 52-050-31 – NCSA Main Campus

A new Ball Field is planned for the area South of building 3

Parcel 52-070-50 – 60 acre parcel (includes warehouses and building 13)

Consider dividing property into two or more smaller parcels for individual sale.

Parcel 04-021-01 – 106 acre parcel (located across Bitney Springs Road)

Retain property for outdoor ed programs, open space, and/or farm and garden facilities for school program use. Consider dividing property into smaller parcels for individual sale.