



Facilities Master Plan 2006 - 2015

Binder 3 Facility Data Files ES J. Bidwell – Woodbine



7

Facilities Master Plan Facility Data Files

7.1 FACILITY DETAIL INFORMATION

This section presents documentation of detailed information for the facilities condition assessment of all schools and administration facilities in the district, as well as supporting documents referenced in Sections 1 through 5. Capital Improvement Program data for proposed new facilities are also included where applicable.

This binder contains information about half of the elementary schools in the district, including same-level charter schools.

7.1.1 Assessment Documentation Explanation

The detailed written results from the spring / summer 2005 field assessment are documented in this tabbed section. This information includes:

- A textual summary report with school base data, photos, scores, principal's meeting notes, site condition notes, building condition notes, program area issues, and a list of capital improvements

Exhibit 7-1 SCUSD Facilities Summary Report - Page 1

DRAFT



Sacramento City Unified School District - School Data and Summary 2005


Albert Einstein Middle School
9325 Miranda Drive
Sacramento, CA 95826

Permanent building area: 94,491 GSF
Modular buildings: 4,620 GSF
Modular buildings are 4.7 % of the facility area
Site acres: 22.00

Score:	Possible Points	Total Earned	%
The Site	240	184.0	74.8
Physical Plant Assessment	354	269.0	76.0
Adequacy and Environment for Education	405	306.0	76.6
Total	1,000	759.0	75.9

Excellent - 90-100% Adequate - 70-89% Borderline - 50-69% Fair - 30-49% Very Inadequate - 1-29%




Participants:
Lois Peterson - Principal
GR Nolan - Evaluator

ARC 20208.402
SCUSD Facilities Master Plan
1

Exhibit 7-2
SCUSD Facilities
Capital Improvement
Project Summary

DRAFT

Sacramento City Unified School District: School Data and Summary 2006

410 Albert Einstein Middle School					
Priority	Number	Code	Capital Improvement Project	MACC*	Project Budget
1	410.1	4-6.T05.1	Replace Drainage Problem Areas	\$ 51,656	\$ 68,168
	410.2	4-6.F10.1.2	Ground Area Improvements	\$ 389,210	\$ 512,476
	410.3	2-4.F02.1	Expand Media Center	\$ 635,541	\$ 689,813
	410.4	4-6.T01.1	Site Improvements	\$ 65,799	\$ 86,809
	410.5	4-6.T02.2	Landscape Improvements	\$ 251,464	\$ 331,954
	410.6	4-6.T02.1	Parking Area Landscape	\$ 47,932	\$ 63,209
	410.7	4-6.T03.1	Parking Improvements	\$ 142,135	\$ 187,619
	410.8	J-3.A03.1	Upgrade Security Camera System	\$ 28,932	\$ 38,977
	410.9	4-4.C06.2.3	Window Replacement	\$ 562,272	\$ 787,188
	410.10	4-4.C01.2	Continue Gym / Locker Room Renovations	\$ 404,828	\$ 658,759
2	410.11	4-5.C01.2	Building E: Classroom Refurbishment	\$ 355,548	\$ 497,768
	410.12	4-4.C01.2	Continue Cafeteria / Kitchen Renovation	\$ 687,474	\$ 962,465
	410.13	2-2.F07.2	Cannetec Storage Addition	\$ 238,325	\$ 333,655
	410.14	4-5.C01.2	Plant Manager's Area Renovations	\$ 149,830	\$ 208,670
	410.15	4-5.A03.2.1	Continue Secondary Electrical Upgrades	\$ 607,826	\$ 856,957
	410.16	6-4.A03.1.1	HVAC and Plumbing Improvements	\$ 724,238	\$ 1,033,954
	410.17	4-8.D04.1	Roof Improvements 1	\$ 262,875	\$ 348,987
	410.18	4-8.D04.2	Roof Improvements 2	\$ 1,752,101	\$ 2,312,773
	Total of Maximum Allowable Construction Cost:			\$ 7,411,404	
				Total Project Budget:	\$ 10,135,788

ARC 20208.402 SCUSD Facilities Master Plan 5

- A summary sheet of all identified capital improvement projects
- Multiple detail sheets of each project noted in the summary, with description, sub-project work and estimate of cost. Costs are escalated to mid-2010. MACC means maximum allowable

Exhibit 7-3
SCUSD
Facilities Capital
Improvement
Project Detail Sheet

DRAFT

Sacramento City Unified School District: School Data and Summary 2006

Facility: ID: Project Name:

Category: Type 1: Type 2: P/T: Priority:

Project Name:

Project Description:

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infl.#	Subtotal Cost
1 Replace concrete walks, pathways and courtyards	1.135	85,000	SF	1.20	\$ 10.98	1.32	\$ 1,108,200
2 Crack fill, resal and re-strip asphalt play surface	1.235	150,000	SF	1.40	\$ 1.88	1.32	\$ 324,231
3 Remove locker concrete base and patch concrete	1.135	900	SF	1.40	\$ 10.98	1.32	\$ 19,276
4 Construct courtyard with seating	1.340	7,200	SF	1.00	\$ 11.13	1.32	\$ 105,860
5 Construct a shade structure at new courtyard	3.711	2,800	SF	1.00	\$ 36.31	1.22	\$ 138,141
6 Install site lighting	1.281	75,000	SF	1.00	\$ 1.13	1.32	\$ 111,955
7 Construct dumpster enclosures	1.360	4	EACH	1.00	\$ 23,000.00	1.22	\$ 124,132
Total of Maximum Allowable Construction Cost:							\$ 2,496,762
							Total Project Budget: \$ 3,295,724

ARC 20208.402 SCUSD Facilities Master Plan 8

Coding

Project Descriptions outline the problem to be estimated

MACC

TPC

construction cost (or contractor bid with taxes). TPC means total project cost (all costs including fees, furniture, engineering studies, administrative costs, abatement, and contingency are in the value). Coding is explained in the main body of the document in Section 4.4 and in Exhibit 7.4.

- Summary and detailed adequacy charts completed for the school, based on state forms
- Floor / site plans for the school (if available). Because electronic drawing documentation was generally unavailable, all drawings are digital scans of hard-copy plans, modified for presentation. All drawings were used with the permission of the district.
- Aerial photos (available only for sites with permanent facilities before 2002)
- Space-use maps marked by schools and ARC staff, and capacity worksheet by Torrence Planning
- Portable charts and history data

7.1.2 List of Facilities in this Binder

The following schools are tabbed in this binder:

Elementary Schools

- John Bidwell Elementary School
- John Cabrillo Elementary School
- John D. Sloat Basic Elementary School
- Joseph Bonnheim Elementary School
- Lisbon Elementary School
- Maple Elementary School
- Marian Anderson Elementary School (Special Education Therapy Center)
- Mark Hopkins Elementary School
- Mark Twain Elementary School
- Matsuyama Elementary School
- Nicholas Elementary School
- O. W. Erlewine Elementary School
- Oak Ridge Elementary School
- Pacific Elementary School
- Parkway Elementary School
- Peter Burnett Elementary School
- Phoebe Hearst Basic Elementary School
- Pony Express Elementary School
- St Hope Public School #7
- Sequoia Elementary School

- Susan B. Anthony Elementary School
- Sutterville Elementary School
- Tahoe Elementary School
- Theodore Judah Elementary School
- Thomas Jefferson Elementary School
- Washington Elementary School
- William Land Elementary School
- Woodbine Elementary School
- New South Area Elementary School
- New South ES 1
- New South ES 2
- New Central City 1
- New Central City 2

7.1.3 Coding Explanation

The exhibit on the following fold-out page shows the coding matrix used in the evaluation. See Section 4.4 for the explanation of the coding numbers and letters. These codes are used in the sorting and prioritization process for the FMP.

7.1.4 Facility Inventory Data

The chart on the reverse side of the fold-out identifies the key facility information about site size, permanent gross square footage, enrollment, portable / modular construction square footage, roof area, scoring, and some key space area or teaching space numbers.

SCUSD Capital Outlay Coding Categories

Capital Outlay Coding Categories

Category Code	Type 1	Type 2	Priority/Timing	
1. Growth 1.1 Portable: SxS issue 1.2 Portable: Reduction 1.3 Modular School Issues 2. Educational/Programmatic 3. Health/Safety 4. Facility Renewal 5. Educational Support 6. Code Compliance 7. Maintenance 8. ADA Compliance 9. Portable Renewal	00. Issues 01. New School 02. Addition 03. Portable 04. Renovation 05. Refurbishing 06. Site Improvement 07. School Improvement Projects (SIP) 08. Cyclical Renewal 09. Replacement 10. Closure 11. Site Acquisition 12. Planning/Design 13. Williams Case 14. Engineering Studies 15. Technology Infrastructure	A. Systems A01. General A02. Structural A03.1. Mechanical A03.2. Electrical A04. Plumbing A05. Security A06. Technology A07. Other A08. Energy A09. Emergency (Fire) B. Code Issues B01. General B02. Asbestos / Lead B03. Architectural Barriers B04. Other C. Interior C01. General C02. Floors C03. Walls C04.1. Ceilings C04.2. Lighting C05.1. Finishes C05.2. Painting C06.1. Doors C06.2. Windows C07. Furnishings C08. Hardware C09. Restrooms C10. Fixtures	D. Exterior D01. General D02. Surfaces D03. Canopies D04. Roofs D05. Other E. Site E01. General E02. Landscaping E03. Paving/Parking E04.1. Walls E04.2. Fences E05. Drainage E06. Playgrounds E07. Site Utilities E08. Portable Infrastructure E09. Other E10.1 Athletic Field E10.2 Surfaced Tracks F. Educational/Programmatic F01. General F02. Core Curriculum F03. Special Education F04. Fine Arts F05. Occupational Education F06. PE/Athletics F07. School Support F08. Other G. Miscellaneous G01. Various Indoor/Outdoor Projects	1. Immediate (year 1) 2. 2-3 years 3. 4-5 years 4. 6-10 years 5. 11-15 years 6. Annual Allocation 7. Board Policy Issue 8. Contingent on Planning Study (2-5 years) Difficulty Level (ADA EVALUATION) 1. Readily Achievable 2. Achievable - High Cost 3. Difficult - High Cost

Category ID Number

##.

##.

8.

04.

B03.

1

NOTE: CODE MAINTENANCE ITEMS 7-13-G01-1
CODE ACCESSIBILITY ITEMS PRIORITY 1

Exhibit 7-5
SCUSD Facilities Inventory Data

Sacramento City Unified School District
Facilities Data and Inventory - September 2006 Version (Information in Review)

Pre-K	ID No.	School	Year Originated	Matching Schools	Modernization	2005/06 Enrollment	AREA CALCULATIONS						SCORES						CLASSROOMS														SCUSD Aug. 15th Request for spaces							
							Site Acres	Permanent Building Area (GSF)	Portable Building Area (GSF)	Total Bldg. Area (GSF)	Roof Area (SF)	GSF Site / Student	GSF Facility / Student	Site	Site %	Physical Plant	Plant %	Adequacy	Adequacy %	Total	Total %	Total Existing CRs	Permanent Regular	20 Year Portables	Newer Portables	Healthy Start Portables	Head Start Portables	City's in Schools Portables	Children's Center Portables	Community Use Portables	Day Care Portables	Total Portables	Total CR Portable SF	Approx SF 20 Year Portables	Portable Rest Rooms	Gyms/ Locker Rooms, Auditoriums (includes portables)	SF of Gyms / Locker Rms	SF of MP / Auditoriums (includes stage)	No Stage	SF of Covered walkways (includes overhangs)
	572	Capital City Child Development Center	2005		New	Not Avail	1.10	0	10,800	10,800	11,880	N/A	N/A	209.5	94.8%	344.0	98.6%	290.5	97.2%	844.0	97.1%	0.00	0									10,800				10,800	0	0		0
	391	Edward Kelly School	1869		Exterior remodeled	Not Avail	1.06	3,276	180	3,456	3,801	N/A	N/A	168.5	76.2%	240.0	68.8%	236.5	79.1%	645.0	74.2%	0.00		0	1	0	0	0	0	0	0	180				3,456	0	0		0
	522	Family Education Center (65th Street)	2003		New	Not Avail	0.00	0	25,440	25,440	27,984	N/A	N/A	213.5	96.6%	336.0	96.3%	279.5	93.5%	829.0	95.4%	0.00	0	0	5	0	0	0	0	0	0	25,440	0	0		25,440	0	0		0
Elementary Schools	010	A. M. Winn Elementary School	1961	16	Significant modernization	494	10.00	23,146	11,679	34,825	47,461	882	70	232.5	85.8%	305.0	86.2%	282.0	75.2%	819.5	82.0%	25.50	9.5	7	8	1	0	0	0	0	16	11,679	6,720	0	31,596	0	3,229		12,636	
	097	Abraham Lincoln Elementary School	1978	3a	Modernization with significant new facilities (modulars)	496	6.61	20,374	9,761	30,135	49,439	581	61	218.0	80.4%	303.0	85.6%	277.0	73.9%	798.0	79.8%	24.00	12	7	4	0	0	0	0	0	12	9,761	6,720	0	26,769	0	3,366	*	6,648	
	004	Alice Birney Elementary School	1959	16	Significant modernization	244	10.07	23,867	7,749	31,616	45,838	1,798	130	220.5	81.4%	305.0	86.2%	305.0	81.3%	830.5	83.1%	19.50	9.5	3	7	0	0	0	0	0	10	7,749	2,880	0	28,387	0	3,229		14,222	
	017	Bear Flag Elementary School	1965	16	Significant modernization	208	9.70	23,067	4,643	27,710	46,103	2,031	133	218.0	80.4%	301.0	85.0%	302.0	80.5%	821.0	82.1%	16.00	10	5	0	1	0	0	0	0	6	4,643	4,643	0	24,481	0	3,229		18,393	
	024	Bowling Green Charter Elementary School	1957		Modernization or action pending	768	14.00	46,865	20,305	67,170	74,615	794	87	226.5	83.6%	310.5	87.7%	289.5	77.2%	826.5	82.7%	45.00	8	10	27	0	0	0	0	0	37	20,305	9,600	0	62,891	0	4,279		7,445	
	029	Bret Harte Elementary School	1975	3b	Minimum renovation	500	5.05	35,313	1,920	37,233	54,854	440	74	219.5	81.0%	291.0	82.2%	290.5	77.5%	801.0	80.1%	25.25	22.25	2	0	1	0	1	0	1	0	5	1,920	1,920	0	34,052	0	3,181		634
	035	Camellia Basic Elementary School	1962		Minimum renovation	425	9.98	24,067	11,140	35,207	57,295	1,023	83	238.5	88.0%	265.5	75.0%	315.0	84.0%	819.0	81.9%	24.50	12	2	10.5	0	0	0	0	0	12.5	11,040	1,920	1	31,402	0	3,805		22,088	
	037	Caroline Wenzel Elementary School	1968	2d	Modernization or action pending	369	10.00	26,639	10,090	36,729	41,551	1,180	100	230.5	85.1%	290.0	81.9%	292.0	77.9%	812.5	81.3%	22.00	12	0	10	0	0	2	0	0	12	10,090	0	0	32,347	0	4,382	*	4,822	
	098	Cesar E. Chavez Elementary School	2000		Not qualified for modernization	385	5.00	0	34,400	34,400	37,840	566	89	200.5	74.0%	325.5	91.9%	310.0	82.7%	836.0	83.6%	18.00	0	0	18	0	0	0	0	0	18	34,400	0	2	31,500	0	2,900		3,440	
	040	Clayton B. Wire Elementary School	1953		Minimum renovation	621	9.34	21,245	14,400	35,645	49,474	655	57	204.5	75.5%	282.0	79.7%	258.0	68.8%	744.5	74.5%	31.50	11.5	6	12	0	0	0	0	0	2	20	14,400	5,760	0	31,935	0	3,710		13,829
	043	Collis P. Huntington Elementary School	1956	16	Modernization with some new facilities (modulars)	297	10.70	23,130	9,120	32,250	32,719	1,569	109	227.0	83.8%	286.0	80.8%	314.0	83.7%	827.0	82.7%	22.50	13.5	0	9	0	0	0	0	0	9	9,120	0	0	29,016	0	3,234		469	
	300	Crocker/ Riverside Elementary School	1925		Modernization with some new facilities (modulars)	473	3.68	29,387	3,860	33,247	35,593	339	70	205.0	75.6%	272.0	76.8%	300.0	80.0%	777.0	77.7%	22.00	18	0	4	0	0	0	0	0	4	3,860	0	0	29,512	0	3,735		2,346	
	059	David Lubin Elementary School	1975	3b	Modernized 2006, ADA Upgrades	470	4.95	26,853	7,734	34,587	51,764	459	74	213.0	78.6%	299.0	84.5%	311.0	82.9%	823.0	82.3%	30.50	23	2	5.5	0	0	0	0	0	7.5	7,725	1,920	0	30,987	0	3,600		17,177	
	095	Earl Warren Elementary School	1948	16	Minimum renovation	497	8.94	26,276	12,480	38,756	41,682	784	78	217.0	80.1%	289.0	81.6%	271.0	72.3%	777.0	77.7%	25.50	17	0	6.5	1	0	0	0	0	1	8.5	12,480	0	0	35,650	0	3,106		2,926
	100	Edward Kemble Elementary School	1964		Modernization with some new facilities (modulars)	537	5.12	22,607	23,992	46,599	50,031	415	87	211.0	77.9%	302.0	85.3%	313.0	83.5%	826.0	82.6%	30.50	9.5	14	6	1	0	0	0	0	21	23,992	13,440	0	43,370	0	3,229		3,432	
	104	Elder Creek Elementary School	1953		Significant modernization	756	8.06	17,931	27,840	45,771	58,524	464	61	233.5	86.2%	326.0	92.1%	295.0	78.7%	854.5	85.5%	33.00	4	0	29	0	0	0	0	0	29	27,840	0	2	42,575	0	3,196		12,753	
	108	Ethel I. Baker Elementary School	1952		Minimum renovation	651	12.31	33,240	13,920	47,160	60,357	824	72	209.5	77.3%	280.0	79.1%	276.0	73.6%	765.5	76.6%	31.50	19	3	8.5	0	0	0	0	1	12.5	13,920	2,880	0	44,007	0	3,153		13,197	
	110	Ethel Phillips Elementary School	1951		Minimum renovation	484	6.97	39,225	9,600	48,825	58,688	627	101	190.5	70.3%	262.0	74.0%	267.0	71.2%	719.5	72.0%	31.50	25	0	6.5	0	0	0	1	0	7.5	9,600	0	0	44,907	0	3,918		9,863	
	114	Freeport Elementary School	1960		Significant modernization	411	10.46	30,300	6,720	37,020	51,781	1,109	90	182.5	67.3%	250.0	70.6%	242.5	64.7%	675.0	67.5%	23.00	16	7	0	0	0	2	0	0	9	6,720	6,720	0	33,611	0	3,409		14,761	
	122	Fruit Ridge Elementary School	1937		Modernization or action pending	486	8.32	28,908	9,120	38,028	44,074	746	78	205.5	75.8%	280.0	79.1%	265.0	70.7%	750.5	75.1%	24.00	13	2	9	0	0	1	0	0	12	9,120	1,920	0	34,250	0	3,778		6,046	
	130	Golden Empire Elementary School	1977	3a	Significant modernization	560	10.00	20,368	15,840	36,208	50,525	778	65	226.5	83.6%	297.5	84.0%	302.0	80.5%	826.0	82.6%	26.50	11	1.5	14	0	0	0	0	0	16.5	15,840	1,440	1	32,296	0	3,912	*	6,682	
	139	H. W. Harkness Elementary School	1957	16	Modernization with some new facilities (modulars)	290	10.95	23,134	11,638	34,772	51,598	1,645	120	202.0	74.5%	274.0	71.8%	267.0	71.2%	723.0	72.3%	23.00	11	5	7	0	0	0	0	0	12	11,638	4,800	0	31,628	0	3,144		16,826	
	142	Hollywood Park Elementary School	1956	16	Significant modernization	374	6.00	22,976	5,805	28,781	47,955	699	77	205.0	75.6%	305.5	86.3%	295.5																						

Exhibit 7-5 Continued
SCUSD Facilities Inventory Data

ID No.	School	Year Originated	Matching Schools	Modernization	2005/06 Enrollment	AREA CALCULATIONS						SCORES						CLASSROOMS														SCUSD Aug. 15th Request for spaces								
						Site Acres	Permanent Building Area (GSF)	Portable Building Area (GSF)	Total Bldg. Area (GSF)	Roof Area (SF)	GSF Site / Student	GSF Facility / Student	Site	Site %	Physical Plant	Plant %	Adequacy	Adequacy %	Total	Total %	Total Existing CRs	Permanent Regular	20 Year Portables	Newer Portables	Healthy Start Portables	Head Start Portables	City's in Schools Portables	Children's Center Portables	Community Use Portables	Day Care Portables	Total Portables	Total CR Portable SF	Approx SF 20 Year Portables	Portable Rest Rooms	Gyms/ Locker Rooms, Auditoriums (includes portables)	SF of Gyms / Locker Rms	SF of MP / Auditoriums (includes stage)	No Stage	SF of Covered walkways (includes overhangs)	
K-8 Schools	032	Caleb Greenwood K-8 School	1948		Modernization with some new facilities (modulars)	559	6.67	25,396	13,982	39,378	64,699	520	70	187.0	76.0%	281.0	79.4%	315.0	78.8%	783.0	78.3%	31.00	13	0	16	0	0	2	0	0	2	20	13,982	0	0	36,218	0	3,160		25,321
	117	Father Keith B. Kenny Charter K-8 School	1993		Not qualified for modernization		5.90	44,273	3,040	47,313	47,700	N/A	N/A	231.0	85.2%	314.0	88.7%	330.0	88.0%	875.0	87.5%	25.00	22	0	2	1	0	0	0	0	3	3,040	0	0	42,045	0	5,268		387	
	350	Genevieve Didion K-8 School	1976		Minimum renovation	571	8.58	6,391	25,418	31,809	35,975	655	56	205.5	83.5%	301.0	85.0%	307.5	76.9%	814.0	81.4%	24.50	0	18.5	6	0	0	2	0	0	26.5	25,418	17,760	2	28,611	0	3,198	*	4,166	
	445	John H. Still Academy K-8 School	1967	5	Significant modernization	711	14.30	94,491	0	94,491	129,803	876	133	209.5	85.2%	299.0	84.5%	314.0	76.9%	822.5	82.3%	42.00	42	0	0	0	0	0	0	0	0	0	0	68,138	19,524	6,829		17,587		
	173	John Morse Waldorf K-8 School	1960	16	Minimum renovation	302	4.69	16,708	3,886	20,594	31,784	676	68	186.0	75.6%	286.0	80.8%	308.0	77.0%	780.0	78.0%	12.00	8	2	2	0	0	0	0	0	4	3,886	1,920	0	19,049	0	1,545		11,190	
	184	Language Academy Charter K-8	1937		Occupies portion of Fruit Ridge Site	261	w/ Fruit R	0	9,960	9,960	10,956	N/A	38	220.0	81.2%	280.0	79.1%	265.0	70.7%	765.0	76.5%	10.50	0	1	8.5	0	0	0	0	0	1	10.5	9,960	960	1	On Fruit Ridge Campus	0	0		0
	151	Leonardo da Vinci K-8 School	1950		Minimum renovation	571	11.33	92,874	4,891	97,765	144,720	864	171	191.0	77.6%	278.0	78.5%	298.0	84.5%	767.0	76.7%	32.00	27	2	3	0	0	0	0	5	4,891	1,920	0	93,265	6,222	4,500		18,850		
	138	Martin Luther King, Jr. K-8 School	1988	2c	Not qualified for modernization	527	6.77	11,919	28,800	40,719	53,000	560	77	189.0	76.8%	282.0	79.7%	311.0	77.8%	782.0	78.2%	34.50	3.5	0	30	0	0	0	0	31	28,800	0	0	36,516	0	4,203		12,281		
178	Success Academy K-8 School	1942		Not qualified for modernization	23	1.78	14,385	960	15,345	17,200	3,371	667	152.0	61.8%	252.0	71.2%	276.0	69.0%	680.0	68.0%	6.00	6	0	0	0	0	0	0	0	0	960	0	0	15,345	0	0		1,855		
Middle Schools	410	Albert Einstein Middle School	1966	5	Modernization or action pending	893	22.20	94,491	4,620	99,111	134,554	1,083	111	184.0	74.8%	269.0	76.0%	306.0	76.5%	759.0	75.9%	50.00	45	3	2	0	0	0	0	0	5	4,620	2,880	0	72,758	19,524	6,829		16,762	
	415	California Middle School	1937		Minimum renovation	693	13.50	90,648	2,880	93,528	93,151	849	135	205.0	83.3%	299.0	84.5%	336.0	84.0%	840.0	84.0%	42.00	39	0	3	0	0	0	0	0	3	2,880	0	0	79,188	10,114	4,226		2,712	
	420	Charles M. Goethe Middle School	1960	5	Significant modernization	819	13.25	94,994	0	94,994	132,759	705	116	188.0	76.4%	293.0	82.8%	323.0	80.8%	804.0	80.4%	43.00	43	0	0	0	0	1	0	0	1	0	0	1	68,641	19,524	6,829		25,905	
	431	Fern Bacon Basic Middle School	1960	5	Significant modernization	989	13.79	96,002	7,680	103,682	135,479	607	105	190.5	77.4%	288.5	81.5%	301.5	75.4%	780.5	78.1%	49.00	41	6	2	0	0	0	0	0	8	7,680	5,760	0	77,329	19,524	6,829		16,762	
	450	Kit Carson Middle School	1976		Minimum renovation	525	9.67	60,093	3,840	63,933	111,181	802	122	188.0	76.4%	283.0	79.9%	293.0	73.3%	764.0	76.4%	32.00	27	1	4	0	0	0	0	0	5	3,840	960	0	52,903	11,030	0		20,160	
	480	Sam Brannan Middle School	1963		Modernized 2006, ADA Upgrades	904	22.52	104,570	1,920	106,490	119,656	1,085	118	196.5	79.9%	281.5	79.5%	299.5	74.9%	777.5	77.8%	46.00	44	0	2	0	0	0	0	0	2	1,920	0	0	85,882	13,699	6,909		13,166	
	490	Sutter Middle School	1959		Significant modernization	1259	7.50	99,221	9,023	108,244	94,097	259	86	198.0	80.5%	294.0	83.1%	305.5	76.4%	797.5	79.8%	46.00	38	0	8	0	0	0	0	0	8	9,023	0	0	78,344	21,500	8,400		1,865	
495	Will C. Wood Middle School	1961	5	Significant modernization	845	18.93	94,994	5,760	100,754	135,214	976	119	196.0	79.7%	295.0	83.3%	339.0	84.8%	830.0	83.0%	50.00	44	0	6	0	0	0	0	0	6	5,760	0	0	81,782	12,143	6,829		22,600		
High Schools	505	America's Choice Charter High School	2007		Modernization or action pending	154	0.00	0	11,520	11,520	14,400	0	75	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	10.50	0	2	8.5	0	0	0	0	0	10.5	11,520	0	0	11,520	0	0		2,880	
	570	American Legion Continuation High School	1977		Minimum renovation	295	4.50	36,707	4,800	41,507	47,777	664	141	180.5	74.9%	252.0	71.2%	289.0	71.4%	721.5	72.2%	24.00	18	0	5	0	1	0	0	0	6	4,800	0	0	34,668	2,915	3,924		6,270	
	510	C. K. McClatchy High School	1936		Minimum renovation	2262	29.00	217,974	32,160	250,134	227,000	558	111	194.0	80.5%	286.5	80.9%	321.0	79.3%	801.5	80.2%	99.00	68	5	25	0	0	0	0	1	31	32,160	4,800	1	189,626	39,228	21,280		5,752	
	515	Genesis Charter High School	2004		New Facility since 1998	250	8.69	16,200	25,650	41,850	43,450	1,514	167	233.5	96.9%	338.0	85.5%	368.0	90.9%	939.5	94.0%	25.00	0	2	25	0	0	0	0	0	25	25,650	1,920	1	30,226	11,624	0		1,600	
	520	Hiram W. Johnson High School	1959		Modernization with significant new facilities (modulars)	1892	64.20	210,748	32,160	242,908	294,745	1,478	128	210.5	87.3%	296.0	83.6%	319.5	78.9%	826.0	82.6%	102.00	69	0	33	0	0	0	0	0	33	32,160	0	1	177,302	40,347	25,259	0	0	
	521	Hiram W. Johnson West Campus High School	1954		Significant modernization	782	17.00	95,255	0	95,255	151,541	947	122	177.5	73.7%	270.5	76.4%	295.0	72.8%	743.0	74.3%	41.00	41	0	0	0	0	0	0	0	0	0	0	0	63,664	25,040	6,551		38,464	
	525	John F. Kennedy High School	1968		Modernization or action pending	2299	43.44	180,310	25,920	206,230	271,286	823	90	202.0	83.8%	253.5	71.6%	293.0	72.3%	748.5	74.9%	109.00	82	9	18	0	0	0	0	0	27	25,920	8,640	0	165,326	40,904	0		19,726	
	530	Luther Burbank High School	1963		Modernization with some new facilities (modulars)	2049	46.60	215,240	27,840																															

John Bidwell Elementary School

1730 65th Avenue

Sacramento, CA 95822

Permanent building area: 23,051 GSF

Modular buildings: 11,381 GSF

Modular buildings are 33.1 % of the facility area

Site acres: 11.27

Score:	Possible Points	Total Earned	%
The Site	271	210.0	77.5
Physical Plant Assessment	354	304.5	86.0
Adequacy and Environment for Education	375	293.0	78.1
Total	1,000	807.5	80.8

Excellent = 90–100% Satisfactory = 70–89% Borderline = 50–69% Poor = 30–49% Very Inadequate < 30%



Participants:

Charlotte Chadwick, Principal

GR Nolen, Evaluator

Notes from Principal's Meeting and Questionnaire

Date: 02-01-2005

- Hard-surface playground needs to be replaced and expanded; uneven surface and cracks make it unsafe.
- Additional play structure for separation of grade levels at recess would improve play.
- Site has drainage problems at east side of playground.
- Access to the daycare center is through the service drive and needs to be reconfigured.
- Hard-surface track would improve play.
- Parking lot needs to be expanded.
- Many area drains of school are clogged up and do not drain.
- The lack of perimeter fencing poses site and facility security problems, especially at the open-door student restrooms.
- A Parent Center Addition (w/ kitchenette, restrooms) is desired.
- Staff lounge is in a bad location with no real privacy for staff. The space is also too small and the one staff toilet opens directly into the eating / gathering area.
- Workroom and staff lounge are too small and need to be enlarged, with conference room addition and direct access to staff restrooms.
- Need an Art / Science project lab addition.
- Staff restrooms are in inappropriate locations and the men's restroom needs to be upgraded.
- The media center is too small.
- Portable classrooms need to be replaced with permanent classroom structures.

Summary Notes and Comments

School Site:

The 11 acre site is more than adequate for the school. Drainage problems and landscaping problems exist due to the "hard-pan " soil. A site drainage and grading study should be made before improvements are made to the original sub-surface drain pipe system, especially on the east side of the school, which has become clogged with sand and sediment. Site security is compromised by the openings in the perimeter fence, required by fire code as a means of egress. A security camera system is suggested as a means of providing some form of security to the site. Trash bins / dumpsters in the service drive, having no enclosure, should be enclosed and located in an appropriate place where garbage trucks have access. Hard-surface asphalt playgrounds are old, cracked and in need of replacement as well as expansion to accommodate the increase in enrollment. Sidewalks, concrete and asphalt throughout the site are in need of replacement, especially the sidewalks on the north side of the classroom wings and those leading to the portables.

School Plant:

The school went through modernization several years ago; however, the quality of work in many areas was poor, as were the materials used. Door hardware in many locations is inferior, with lock-out problems routinely occurring. Exterior doors in many locations have no kick plates and show signs of deterioration. Restrooms lack a public address (PA) system. The men's staff restroom was not remodeled or upgraded in the modernization. The kitchen is old and needs to be renovated, a hand-wash sink installed and an ADA accessible staff restroom. The media center is too small and needs to be enlarged. An art / science project lab needs to be added to the school. The administration offices and the supporting spaces, such as the teacher's lounge, workroom and staff restrooms, are poorly arranged and located. Remodeling of the administration and relocating the various support facilities associated with an efficiently run administration is recommended.

Adequacy and Environment for Education:

The environment of the school, its location within the community and its well kept grounds make the environment at John Bidwell ES a good experience. The small size of the school adds to the sense one has that the school is adequate as a place where children should be educated.

The Main Capital Investment Areas:

- Site drainage study.
- Construct dumpster enclosure.
- Remove and replace concrete sidewalks on north side of classroom wings.
- Remove and replace concrete sidewalks at front entry.
- Remove and replace asphalt playground.
- New play structure.
- Remove and replace southwest drainage field and area drains.
- Remove / relocate portable classrooms.
- Construct new media center, art / science project lab, parent education room addition.
- Construct new kindergarten and day care center addition.
- Construct new bus drop-off lane.
- Renovate administration offices and old kindergarten / day care into new administration.
- Install security camera system.
- Install fire sprinkler system in custodial closets.
- Install exhaust fans in custodial closets.
- Remodel men's staff restroom.
- Custodial closet fire sprinkler system installation.
- Custodial closet exhaust fan installation.

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153 John Bidwell Elementary School

Priority Project #	Codes	Capital Improvement Project	MACC*	Project Budget
153.1	4.06.E10.1.1.	Grassed Field / Landscaping Improvements	\$ 582,246	\$ 768,565
153.2	4.06.E01.1.	Site Improvements	\$ 342,481	\$ 452,076
153.3	4.06.E06.1.	Playground Improvements	\$ 443,568	\$ 585,509
153.4	4.06.E03.1.	Parking Improvements	\$ 247,824	\$ 327,127
153.5	4.05.A03.1.1.	Continue HVAC Improvements	\$ 13,148	\$ 18,408
153.6	4.04.C01.2.	Administration Renovation	\$ 789,781	\$ 1,105,694
153.7	9.02.F02.2.	Portable Classroom Replacement	\$ 239,449	\$ 335,228
153.8	2.02.F02.1.	Kindergarten / Pre-kindergarten Addition	\$ 2,202,347	\$ 3,083,287
153.9	9.05.C01.1.	Portable / Permanent Classroom Improvements	\$ 686,843	\$ 961,580
153.10	4.08.D04.1.	Re-roof Portable Classroom	\$ 16,296	\$ 21,510
153.11	4.05.A03.2.1.	Continue Electrical Upgrades	\$ 437,489	\$ 612,485
153.12	3.15.A05.1.	Security System Installation	\$ 38,722	\$ 51,112
153.13	2.02.F02.2.	Construct a Project Lab	\$ 1,070,499	\$ 1,498,698
153.14	4.05.A07.1.	Special Systems Upgrade	\$ 30,891	\$ 43,247
153.15	2.02.F02.2.	Construct a Media Center Addition / Renovation	\$ 935,384	\$ 1,309,537
153.16	4.05.C01.1.	Kitchen Renovation	\$ 297,827	\$ 416,957
153.17	3.06.E08.1.	Water Ponding Under Modular Classroom Structures	\$ 511,538	\$ 675,230
153.18	3.04.E08.1.	Portable Classroom Roll-down Security Window Covers	\$ 33,289	\$ 46,605
153.19	3.06.E03.1.	Construct a Bus lane	\$ 194,096	\$ 256,207
Total of Maximum Allowable Construction Cost:			\$ 9,113,718	
			Total Project Budget:	\$ 12,569,064

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Grassed Field / Landscaping Improvements

Project Description

The grass field has severe ponding / percolation problems creating standing water and mud areas. The students are unable to use the grassed areas so the site density at recess is greater than needed. Re-contour the field to create positive drainage, replace the old irrigation system and aerate the grass area not contoured. Install 3 interceptors connecting to the city storm water system where allowed. Separate irrigation from domestic water system. Upgrade the general landscaping throughout.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Prep, re-contour, reseed, upgrade the irrigation system in the grass fields	1.830	224,000	SF	1.00	\$ 1.37	1.32	\$ 405,388
2 Upgrade general landscaping	1.320	1	Project	1.00	\$ 59,350.50	1.32	\$ 78,402
3 Separate irrigation from domestic water system	0.000	1	Job	1.00	\$ 37,500.00	1.32	\$ 49,538
4 Install drainage interceptors	1.410	1	Acre	1.00	\$ 37,031.21	1.32	\$ 48,918
Total of Maximum Allowable Construction Cost:							\$ 582,246
Total Project Budget:							\$ 768,565

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Site Improvements

Project Description

Construct a two-bin dumpster enclosure. Replace concrete sidewalks on north side of classroom wings. Replace concrete sidewalk and the slab at front entry. Remove tree on south side of front parking lot (roots are getting into drain line disrupting flow of water). Install 6' high security fence on east side of school (connect to existing fence on north and south boundaries. Install ADA site signs. Remove old asphalt pathways to portables. Replace asphalt pathway access to portables. Construct an outdoor teaching / gathering area with seating.

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Dumpster enclosure – construct	1.360	1	Each	1.00	\$ 23,000.00	1.32	\$ 30,383
2	Concrete sidewalk at classroom wings – replace	10.025	670	LF	1.00	\$ 62.33	1.32	\$ 55,166
3	Replace sidewalk at entry	10.025	1,200	LF	1.10	\$ 62.33	1.32	\$ 108,686
4	Replace sidewalk slab at main entry	1.341	700	SF	1.00	\$ 5.93	1.32	\$ 5,483
5	Tree – remove	0.000	1		1.00	\$ 1,500.00	1.32	\$ 1,982
7	Fencing – 6' high security fence – Install	1.350	920	LF	1.00	\$ 31.46	1.32	\$ 38,234
8	Asphalt pathways (to portables) – remove	4.410	900	SF	1.00	\$ 5.15	1.32	\$ 6,123
9	Asphalt pathways – install	10.027	200	LF	1.00	\$ 58.27	1.32	\$ 15,395
10	Construct outdoor teaching / gathering area	3.710	1,200	SF	1.00	\$ 45.12	1.32	\$ 71,524
Total of Maximum Allowable Construction Cost:								\$ 342,481
Total Project Budget:								\$ 452,076

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Replace and add additional game area to asphalt playground	1.650	41,700	SF	1.00	\$ 4.50	1.32	\$ 247,886
2	Play structure – install	1.620	1	Project	0.50	\$ 238,915.17	1.32	\$ 157,803
3	Construct running path	1.680	1	Project	1.20	\$ 23,895.16	1.32	\$ 37,879
Total of Maximum Allowable Construction Cost:								\$ 443,568
Total Project Budget:								\$ 585,509

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Resurface, seal and stripe the main parking lot. Add parking for 48 spaces (staff count of 44 x 1.5 = 66 spaces required; present parking capacity is 19, generating need to add 47 spaces (even count =48 for double loaded parking lot). Construct a bus turn-off lane on the north side of the school; coordinate with the pre-school and kindergarten classroom wing addition and playground relocation. Remove the asphalt drive at the north side of the school by the Heathy Start space.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Asphalt parking lot (48 spaces) – add	1.220	48	Space	1.00	\$ 3,387.00	1.32	\$ 214,763
2 Paving –remove, prep, replace	1.203	130	SY	1.00	\$ 60.00	1.32	\$ 10,304
3 Remove asphalt drive at north side	4.410	3,345	SF	1.00	\$ 5.15	1.32	\$ 22,757
Total of Maximum Allowable Construction Cost:							\$ 247,824
Total Project Budget:							\$ 327,127

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Kiln exhaust hood and vent – install	6.252	1	Each	1.50	\$ 958.39	1.32	\$ 1,899
2 Smoke detectors – install	10.705	8	Each	1.20	\$ 288.06	1.32	\$ 3,653
3 Exhaust fans – install	6.252	5	Each	1.20	\$ 958.39	1.32	\$ 7,596
Total of Maximum Allowable Construction Cost:							\$ 13,148
Total Project Budget:							\$ 18,408

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Renovate the old administrative offices and two kindergarten classrooms into a new administration center (architectural plan for new administration center to house all administrative functions including nurse's office with ADA accessible restroom, staff lounge with kitchenette, men and women staff ADA accessible restrooms, work room, conference room, supply room, reception area, school counselor and conference room), Renovate old mechanical rooms and storage rooms for more efficient use as custodial office, custodial closet, and vented kiln room.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Interior renovations – old administration and kindergarten wing (level 3).	4.300	5,490	SF	1.00	\$ 101.40	1.32	\$ 735,382
2 Old mechanical rooms, storage rooms – refurbish	4.200	810	SF	1.00	\$ 50.84	1.32	\$ 54,399
Total of Maximum Allowable Construction Cost:							\$ 789,781
Total Project Budget:							\$ 1,105,694

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a modular classroom addition	2.321	1	CR	1.00	\$ 159,750.00	1.32	\$ 211,030
2 Upgrade the portable area and utilities	2.520	1 Per portab		1.00	\$ 21,513.08	1.32	\$ 28,419
Total of Maximum Allowable Construction Cost:							\$ 239,449
Total Project Budget:							\$ 335,228

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Construct a three-classroom addition for kindergarten classrooms, pre-kindergarten classroom and storage to allow for relocation and expansion of the administration area. A new kindergarten play area will be required; however, equipment from the existing play area can be relocated. (1250x3 + 200/0.8= 4940 sf). Note: At this school there are 2 half-day program spaces provided in one classroom room and one AM class in the second classroom. The addition provides for similar facilities. If all-day kindergarten were required, this addition would not provide sufficient classrooms. The addition should be designed with future expansion capabilities.

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Construct a kindergarten addition	3.410	4,940	SF	1.10	\$ 296.53	1.32	\$ 2,128,585
2	Construct an age appropriate play area	1.640	1	Project	1.00	\$ 35,838.19	1.32	\$ 47,342
3	Play structures – relocate	0.000	2	Each	1.00	\$ 10,000.00	1.32	\$ 26,420
Total of Maximum Allowable Construction Cost:								\$ 2,202,347
Total Project Budget:								\$ 3,083,287

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish classrooms	4.200	8,910	SF	1.00	\$ 50.84	1.32	\$ 598,392
2 Refurbish portable classrooms	2.100	7 Classroom		1.00	\$ 9,565.35	1.32	\$ 88,451
Total of Maximum Allowable Construction Cost:							\$ 686,843
Total Project Budget:							\$ 961,580

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Re-roof portable classroom	7.101	946	SF	1.00	\$ 13.04	1.32	\$ 16,296
Total of Maximum Allowable Construction Cost:							\$ 16,296
Total Project Budget:							\$ 21,510

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Secondary electrical upgrade	5.640	1	School	1.00	\$ 83,843.29	1.32	\$ 110,757
2 Upgrade electrical distribution	5.300	23,051	SF	1.00	\$ 10.73	1.32	\$ 326,732
Total of Maximum Allowable Construction Cost:							\$ 437,489
Total Project Budget:							\$ 612,485

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install security camera systems	11.006	10	Drop	1.00	\$ 1,708.40	1.32	\$ 22,568
2 Provide and connect controller and interface with computer net	11.210	1	School	1.00	\$ 12,228.31	1.32	\$ 16,154
Total of Maximum Allowable Construction Cost:							\$ 38,722
Total Project Budget:							\$ 51,112

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Construct a Project Lab

Project Description

This school does not have a visual arts or science space for teachers to expand their students' exposure to these areas of curriculum. This space has a lab with storage casework/sink/DF (1200), curriculum storage (200), kiln space (100) and ceramics (dirty projects) space (300)= 1800/.08=2250 GSF. Include a storage area for PE= 400 sf.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a project lab / PE storage space	3.210	2,650	SF	1.10	\$ 278.00	1.32	\$ 1,070,499
Total of Maximum Allowable Construction Cost:							\$ 1,070,499
Total Project Budget:							\$ 1,498,698

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Extend PA system	5.105	10	Classroom	1.00	\$ 2,338.44	1.32	\$ 30,891
Total of Maximum Allowable Construction Cost:							\$ 30,891
Total Project Budget:							\$ 43,247

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Construct a Media Center Addition / Renovation

Project Description

The existing media center is housed in a converted classroom and undersized. Construct an addition to the media center and refurbish the existing space. The media center size (3160 sf) is predicated on the district's recent addition of a media center to Bowling Green ES, which includes storage and an area for computers.

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Media center addition – construct	3.410	1,869	SF	1.10	\$ 296.53	1.32	\$ 805,329
2	Renovate the existing media center	4.200	1,291	SF	1.50	\$ 50.84	1.32	\$ 130,055
Total of Maximum Allowable Construction Cost:								\$ 935,384
Total Project Budget:								\$ 1,309,537

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Refurbish the existing kitchen	4.310	1,020	SF	1.00	\$ 184.27	1.32	\$ 248,289
2	Upgrade the equipment and walk-ins	0.000	3	Room	1.00	\$ 12,500.00	1.32	\$ 49,538
Total of Maximum Allowable Construction Cost:								\$ 297,827
Total Project Budget:								\$ 416,957

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

Portable classroom units have no permanent foundations and rest on wood sleepers. Water ponding occurs under units, creating the potential for mold and other health-hazards. It is assumed that the units will need to be re-sited.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Re-site portables due to water ponding under portable classroom units	2.520	9	Per portab	2.00	\$ 21,513.08	1.32	\$ 511,538
Total of Maximum Allowable Construction Cost:							\$ 511,538
Total Project Budget:							\$ 675,230

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

Newer portable classrooms have exterior roll down window shutters which provide a means of security. Older units do not have this system in place. If portables are not retired and replaced with new permanent classrooms, then the school would like to have the windows of the older portable secured with the same roll-down shutter system for security purposes.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install portable classroom window security system	0.000	14		1.00	\$ 1,800.00	1.32	\$ 33,289
Total of Maximum Allowable Construction Cost:							\$ 33,289
Total Project Budget:							\$ 46,605

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a bus lane	1.110	1	Project	1.00	\$ 146,931.34	1.32	\$ 194,096
Total of Maximum Allowable Construction Cost:							\$ 194,096
Total Project Budget:							\$ 256,207

John Bidwell Elementary School

Site: Good
Space: Good
Light: Good
Heat and Air: Average
Sound: Good
Aesthetics: Good
Equipment: Average
Maintenance: Good
Overall Rating: Good

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
153.1	4.06.E10.1.1.	Grassed Field / Landscaping Improvements	\$ 582,246	\$ 768,565
153.2	4.06.E01.1.	Site Improvements	\$ 342,481	\$ 452,076
153.3	4.06.E06.1.	Playground Improvements	\$ 443,568	\$ 585,509
153.4	4.06.E03.1.	Parking Improvements	\$ 247,824	\$ 327,127
153.5	4.05.A03.1.1.	Continue HVAC Improvements	\$ 13,148	\$ 18,408
153.6	4.04.C01.2.	Administration Renovation	\$ 789,781	\$ 1,105,694
153.7	9.02.F02.2.	Portable Classroom Replacement	\$ 239,449	\$ 335,228
153.8	2.02.F02.1.	Kindergarten / Pre-kindergarten Addition	\$ 2,202,347	\$ 3,083,287
153.9	9.05.C01.1.	Portable / Permanent Classroom Improvements	\$ 686,843	\$ 961,580
153.10	4.08.D04.1.	Re-roof Portable Classroom	\$ 16,296	\$ 21,510
153.11	4.05.A03.2.1.	Continue Electrical Upgrades	\$ 437,489	\$ 612,485
153.12	3.15.A05.1.	Security System Installation	\$ 38,722	\$ 51,112
153.13	2.02.F02.2.	Construct a Project Lab	\$ 1,070,499	\$ 1,498,698
153.14	4.05.A07.1.	Special Systems Upgrade	\$ 30,891	\$ 43,247
153.15	2.02.F02.2.	Construct a Media Center Addition / Renovation	\$ 935,384	\$ 1,309,537
153.16	4.05.C01.1.	Kitchen Renovation	\$ 297,827	\$ 416,957
153.17	3.06.E08.1.	Water Ponding Under Modular Classroom Structures	\$ 511,538	\$ 675,230
153.18	3.04.E08.1.	Portable Classroom Roll-down Security Window Covers	\$ 33,289	\$ 46,605
153.19	3.06.E03.1.	Construct a Bus lane	\$ 194,096	\$ 256,207
Total of *Maximum Allowable Construction Cost:			\$ 9,113,718	
			Total Project Budget:	\$ 12,569,064

153 John Bidwell Elementary School

Criteria	Adequate	Comments on existing conditions and needed improvements
1 Site		
1.1 Size	✓	
1.2 Location	✓	
1.3 Safety		Fencing, bus lane
1.4 Contours		Drainage issues
1.5 Development	✓	
1.6 Playfields		Improvements needed
1.7 Pool		N/A
1.8 Parking		Improvements needed
1.9 Landscaping		Improvements needed
1.10 Other		
2 Space		
2.1 Administration		Small, inefficient
2.2 Health	✓	
2.3 Teachers	✓	
2.4 Audiovisual	✓	
2.5 Library		Small, inefficient
2.6 Multipurpose	✓	
2.7 Stage	✓	
2.8 Kitchen		Improvements needed
2.9 Gymnasium		N/A
2.10 Showers		N/A
2.11 Toilets	✓	Men's restroom upgrades needed
2.12 Lockers		N/A
2.13 Storage	✓	
2.14 Instructional Space		Improvements needed
2.15 Size	✓	
2.16 Flexibility	✓	
2.17 Utilization	✓	
2.18 Expandability	✓	
2.19 Access for the handicapped	✓	
2.20 Other		

Criteria	Adequate	Comments on existing conditions and needed improvements
3 Light		
3.1 Quantity	✓	
3.2 Brightness	✓	
3.3 Reflectances	✓	
3.4 Windows	✓	
3.5 Screening	✓	
3.6 Audiovisual	✓	
3.7 Energy Factors	✓	
3.8 Other		
4 Heat and Air		
4.1 Temperature Comfort	✓	
4.2 Insulation	✓	
4.3 Air Exchange	✓	
4.4 Distribution	✓	
4.5 Exhaust	✓	
4.6 Conditions	✓	
4.7 Energy Factors	✓	
4.8 Other		
5 Sound		
5.1 Floor Absorption	✓	
5.2 Wall Absorption	✓	
5.3 Ceiling Absorption	✓	
5.4 Ballast Absorption	✓	
5.5 Vent Absorption	✓	
5.6 Exterior Absorption	✓	
5.7 Interior Absorption	✓	
5.8 Isolation	✓	
6 Aesthetics		
6.1 Appropriateness	✓	
6.2 Naturalness	✓	
6.3 Continuity	✓	
6.4 Screening	✓	
6.5 Other		
7 Equipment		
7.1 Quantity	✓	
7.2 Mobility	✓	
7.3 Flexibility	✓	
7.4 Maintenance	✓	
7.5 Instructional Walls	✓	
7.6 Other		

Criteria	Adequate	Comments on existing conditions and needed improvements
8 Maintenance		
8.1 Turfed Areas		Improvements needed
8.2 Sprinklers		Improvements needed
8.3 Parking		Improvements needed
8.4 Hardcourt	✓	
8.5 Sidewalks	✓	
8.6 Exteriors	✓	
8.7 Interiors		Improvements needed
8.8 Roofing		Improvements needed
8.9 Windows	✓	
8.10 Fencing	✓	
8.11 Mechanical Equipment		Improvements needed
8.12 Hardware	✓	
8.13 Plumbing Fixtures	✓	Men's restroom
8.14 Other		

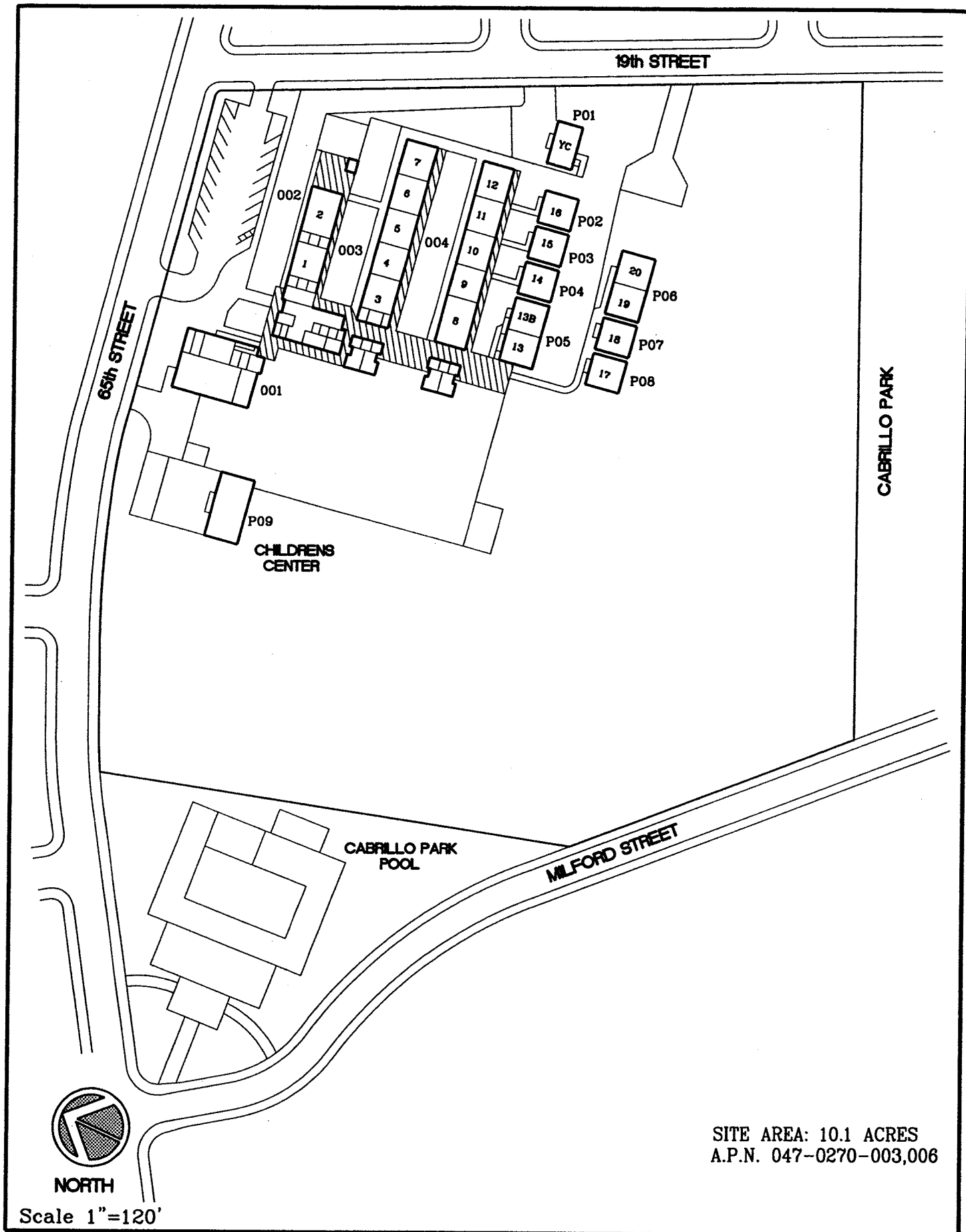


Approximate Scale in Feet:





7C OVERALL SITE PLAN
AS-2 FILE: JBSIT_OVERALL_P



153 - John Bidwell Elementary School
 1730 - 65th Avenue
 SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

EXISTING SITE DIAGRAM
 OCTOBER 2001

20	19	18	17
PCR	PCR	PCR	PCR

NOT IN USE



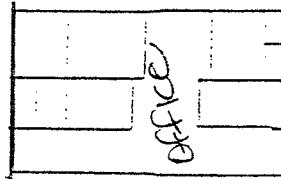
16	15	14	13	13
PCR	PCR	PCR	B	A
			PCR	PCR

EXCLUDED
(f)

12	11	10	9	8
CR	CR	CR	CR	library

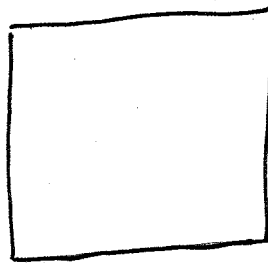
SDC
(NON SEVERE)

7	6	5	4	3
CR	CR	CR	CR	CR



2	1	K
CR	CR	CR

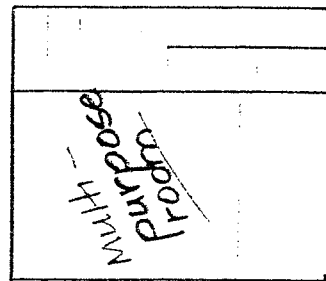
Preschool & Kd



CHILDREN'S
CENTER - PCR



EXCLUDED (f)



MAY 2002

JOHN BIDWELL

20	19	18	17
PCR	PCR	PCR	PCR

YC
PCR

16	15	14	13	13
PCR	PCR	PCR	B	A

EXCLUDED
(f)

12	11	10	9	8
CR	CR	CR	CR	library

SDC
(NON SEVERE)

7	6	5	4	3
CR	CR	CR	CR	CR

office

2	1
CR	CR

MAY 2002

JOHN BIDWELL

CHILDREN'S
CENTER - PCR

GC

EXCLUDED (f)

multi-purpose
program

John Bidwell Elementary School

Portable Building Inventory Summary Sheet

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
P01/ 13, 13B	Douppnik	Yes	50523	1988	17	2	1920
P02/ 14	Modular Specialties	Yes	51735	1989	16	1	960
P03/ 15	Modular Specialties	Yes	51735	1989	16	1	960
P04/ 16	Modular Specialties	Yes	51735	1989	16	1	960
P05/ 17	Douppnik	Yes	55702	1991	14	1	960
P06/ 18	Douppnik	Yes	55702	1991	14	1	960
P07/ 19, 20	Douppnik	Yes	02-101090	1999	6	2	1920
Total Portable Classrooms						9	8640
Total Portable Classrooms Over 20 Years Old						0	0

Note: There is one "Childrens Center" building on this campus.

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P08/ Children CTR	Douppnik	No	50523	1988	17	1	1920

Note: There is one "Healthy Start" building on this campus.

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P10/ HS	Douppnik	Yes	02-104395	2002	3	1	1440

Note: There is one "Child Care" building on this campus.

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P09/ Pre-School	Douppnik	No	02-104629	2002	3	1	2400

Sacramento City Unified School District School Capacity Worksheet

John Bidwell Elementary School

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
1	Kindergarten/1	40	Permanent	20	AM & PM for District Loading
2	Kindergarten	40	Permanent	40	AM & PM for District Loading
3	2	20	Permanent	20	
4	1	20	Permanent	20	
5	1	20	Permanent	20	
6	3	20	Permanent	20	
7	3	20	Permanent	20	
9	SDC Non-Severe	15	Permanent	15	Intermediate
10	3	20	Permanent	20	
11	2	20	Permanent	20	
12	2	20	Permanent	20	
13A	RSP	33	Permanent	0	
13B	Vacant	33	Portable	33	
14	4	33	Portable	33	
15	4	33	Portable	33	
16	4	33	Portable	33	
17	5 Language Arts	33	Portable	33	
18	6 Language Arts	33	Portable	33	
19	5/6 Math	33	Portable	33	
20	5/6 Math	33	Portable	33	
HS	Healthy Start	33	Portable	0	
Maximum Capacity (2)		585		499	
Working Capacity (3)		527		449	

Note: (1) Based on contract maximums.

(2) Maximum capacity is defined as 100% of contract loading in each classroom.

(3) Working capacity is defined as 90% of maximum capacity.

District loading does not account for any programs other than CSR and SDC.

Youth building excluded from classroom inventory and school capacity.

Children's Center not included in school capacity.

2002/03 CBED Enrollment = 410

Children's Center

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
21	Preschool	20	Portable	20	
22	Preschool	20	Portable	20	
Maximum Capacity (2)		40		40	
Working Capacity (3)		36		36	

John Cabrillo Elementary School

1141 Seamas Avenue
Sacramento, CA 95822

Permanent building area: 17,634 GSF

Modular buildings: 7,780 GSF

Modular buildings are 30.6 % of the facility area

Site acres: 10.10

Score:	Possible Points	Total Earned	%
The Site	271	240.5	88.7
Physical Plant Assessment	354	287.0	81.1
Adequacy and Environment for Education	375	268.0	71.5
Total	1,000	795.5	79.6

Excellent = 90–100% Satisfactory = 70–89% Borderline = 50–69% Poor = 30–49% Very Inadequate < 30%



Participants:

Evelyn Baffico, Principal
Lori Camarena, Office Manager
Greg, Plant Manager
Gary Nolen, Evaluator

Notes from Principal's Meeting and Questionnaire

Date: 02/23/2005

- Hard-surface playground not sealed during modernization.
- Play structures need to be reversed for age level use (K to become ES and ES to become K).
- Parking lot expansion and security fencing.
- Kindergarten and bus drop off does not work.
- The openings in the perimeter fencing pose site and facility security problems.
- Parent Center Addition (with kitchenette, restrooms).
- Staff lounge is in a classroom space with no staff toilets.
- Workroom and staff lounge need to be connected, with conference / planning room addition.
- Art / science project lab addition.
- The media center is too small.
- The heating system control / thermostats do not always work and room temperatures become unbearable.
- Outdoor shade structure addition.
- Wall mounted TV's in classrooms, and cable hook-ups.

Summary Notes and Comments

School Site:

The 10.0 acre site is more than adequate for the school. Site security is compromised by openings in the perimeter fence, required by fire code for egress. A fence and gates in front of the school (south side) are suggested as a means of providing site security. A security camera system is also suggested to provide additional security to the site. Trash bins / dumpsters in the service drive, having no enclosure, should be enclosed and located in an appropriate place where garbage trucks have easier access. Sidewalks, concrete and asphalt in various locations on school site are in need of replacement. Parking needs to be expanded to provide the required number of parking spaces for staff and visitors. A parent drop-off lane needs to be redesigned as does a dedicated bus drop-off lane to make the process work more safely. Additional site lighting needs to be installed to give night events a sense of security.

The grassed / landscaping areas need irrigation system upgrades and some redesign.

School Plant:

The school went through modernization several years ago. The HVAC and electrical systems still need some work to gain comfort and outlet / LAN expansion. The classrooms still have surfaces, fenestration, and storage issues that need improvement. The portables are older types, but can be either renovated or replaced to bring all teaching spaces to the same level of adequacy. Roofing and exterior surfaces are in relatively good condition.

Adequacy and Environment for Education:

The environment of the school, its location within the community and its well kept grounds make the environment at John Cabrillo ES a good experience. The small size of the school adds to the sense one has that the school is comfortable.

The kitchen needs expansion, serving area redesigned and new equipment. The media center is too small and needs to be enlarged. An art / science project lab needs to be added to the school. The administration is undersized and needs to be enlarged. Supporting spaces, such as the teacher's lounge, workroom and staff restrooms, are poorly arranged and located. Remodeling / relocation of the administration and relocating the various support facilities, associated with an efficiently run administration, are recommended. The replacement of the older portable units will be needed, in time. With the above mentioned additions, and construction of a parent drop-off and a staff / visitor parking lot, the current asphalt playground may need to be relocated to provide room for additions to the facility.

The Main Capital Investment Areas:

- Site drainage improvements.
- Remove, relocate and replace asphalt playground.
- Play structure addition and relocations.
- Parking lot addition.
- Remove and replace concrete and asphalt sidewalks on site. New sidewalk on south side along Seamas Avenue.
- Security fence with gates addition. Security camera system. Site lighting (pole).
- Outdoor classroom addition.
- Dumpster enclosure addition.
- Administrative offices addition.
- Covered walkway addition.
- Media center addition.
- Art / science project lab addition.
- Kitchen addition.
- Renovation of old administration offices and upgrade of student restrooms.
- Parent drop-off and bus drop-off lane modifications.
- Front parking lot modifications.
- Speed bumps on west side of school (2).
- Roof repair.

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163 John Cabrillo Elementary School

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
163.1	4.08.A03.1.1.		HVAC Control / Regulation	\$ 118,281	\$ 156,132
163.2	2.00.C01.1.		Issue: Reorientation of Main Entry	\$ 0	\$ 0
163.3	4.15.A03.2.1.		Upgrade Clock / Bells	\$ 66,050	\$ 87,186
163.4	4.06.E10.1.1.		Grassed Field / Landscaped Area Improvements	\$ 421,857	\$ 556,852
163.5	3.06.E03.1.		Off-Site Safety Improvements	\$ 21,664	\$ 28,597
163.6	4.06.E01.1.		Site Improvements	\$ 655,291	\$ 864,987
163.7	4.06.E03.1.		Expand Drop-offs / Parking Areas	\$ 631,866	\$ 834,064
163.8	4.06.E06.1.		Playground Improvements	\$ 275,401	\$ 363,530
163.9	3.15.A05.1.		Install Security Cameras	\$ 38,722	\$ 51,112
163.10	2.02.F07.2.		Administration Addition	\$ 1,737,769	\$ 2,432,876
163.11	2.04.C01.2.		Old Administration Offices Renovation	\$ 116,354	\$ 162,896
163.12	2.02.F02.2.		Construct a Media Center Addition / Renovation	\$ 1,545,631	\$ 2,163,884
163.13	2.04.C01.1.		Kindergarten Classroom Renovation / Expansion	\$ 364,677	\$ 510,548
163.14	9.06.E08.3.		Replace Portable Classrooms	\$ 2,155,037	\$ 2,844,649
163.15	2.02.F02.2.		Construct a Project Lab	\$ 1,060,400	\$ 1,484,560
163.16	4.02.F07.1.		Kitchen / Storage Addition	\$ 594,677	\$ 832,548
163.17	4.05.C01.1.		Continue Interior Refurbishing	\$ 608,439	\$ 851,815
163.18	4.04.C09.1.		Student Restroom Renovation	\$ 189,198	\$ 264,877
163.19	4.03.E08.2.		Portable Relocation	\$ 284,188	\$ 375,128
163.20	6.04.A03.1.1.		Mechanical Improvements	\$ 12,941	\$ 18,118
163.21	4.08.D04.2.		Roof Replacement	\$ 31,170	\$ 41,145
163.22	4.04.A07.1.		Special Systems Upgrades	\$ 188,569	\$ 263,996
163.23	4.04.A03.2.1.		Continue Electrical Upgrades	\$ 249,964	\$ 349,950
Total of Maximum Allowable Construction Cost:				\$ 11,368,146	
Total Project Budget:					\$ 15,539,447

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

HVAC Control / Regulation

Project Description

School has no apparent control over thermostats. Teachers, staff and children find the temperature range in classrooms and other spaces too hot or too cold much of the time with no ability to adjust or regulate room temperatures. Extreme heat or cold in rooms can cause health problems. Teachers leave doors open to let out excessive heat in winter and open doors in summer, as fresh air is sometimes cooler than what the system puts out. In other cases, rooms become too cold and doors must be opened to allow warm air in to provide occupants with a somewhat normal room temperature. Some reassessment of controls is needed. The administration office's roof-top HVAC unit, installed as part of previous modernization project, does not work. It freezes up and water drips from the coils into the administration offices.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 HVAC control and regulations	6.350	17,634	SF	0.50	\$ 4.96	1.32	\$ 57,770
2 Repair / replace the administration unit	6.100	1,155	SF	1.00	\$ 39.66	1.32	\$ 60,511
Total of Maximum Allowable Construction Cost:							\$ 118,281
Total Project Budget:							\$ 156,132

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

Issue: Many of the school's spaces are undersized and need to be enlarged. Reorienting of the main entry of the school to the west side and accessed by the street located on the west is recommended. This relocation of the main entry would permit expansion of the school in a way that utilizes the site's remaining open space in an efficient way.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Issue: Reorientation of Main Entry	0.000	1		1.00	\$ 0.00	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
Total Project Budget:							\$ 0

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace clocks / bells	0.000	1	Project	1.00	\$ 50,000.00	1.32	\$ 66,050
Total of Maximum Allowable Construction Cost:							\$ 66,050
Total Project Budget:							\$ 87,186

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Prep, re-contour, reseed, upgrade the irrigation system in the grass fields	1.830	233,100	SF	1.00	\$ 1.37	1.32	\$ 421,857
Total of Maximum Allowable Construction Cost:							\$ 421,857
Total Project Budget:							\$ 556,852

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct speed bumps	1.250	60	SY	1.10	\$ 21.21	1.32	\$ 1,849
2 Install flashing school zone lights	0.000	2		1.00	\$ 7,500.00	1.32	\$ 19,815
Total of Maximum Allowable Construction Cost:							\$ 21,664
Total Project Budget:							\$ 28,597

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace & replace asphalt sidewalks	10.027	100	LF	1.40	\$ 58.27	1.32	\$ 10,776
2 Replace & replace concrete sidewalks	10.025	1,525	LF	1.40	\$ 62.33	1.32	\$ 175,791
3 Construct an outdoor classroom shade structure	3.710	960	SF	1.00	\$ 45.12	1.32	\$ 57,219
4 Install site lighting in parking lots	1.280	7	Per Pole	1.00	\$ 6,510.90	1.32	\$ 60,206
5 Construct dumpster enclosure	1.360	1	Each	1.00	\$ 23,000.00	1.32	\$ 30,383
6 Install wrought iron security fence and gates	1.351	1,720	LF	1.00	\$ 60.00	1.32	\$ 136,327
7 Install security camera system	5.710	1	School	1.00	\$ 139,734.55	1.32	\$ 184,589
Total of Maximum Allowable Construction Cost:							\$ 655,291
Total Project Budget:							\$ 864,987

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Expand Drop-offs / Parking Areas

Project Description

Construct new staff parking lot at northwest corner of school. Expand south side parent drop-off. Construct new drive pad for expanded drop-off egress. Construct new bus / parent drop-off on west side of school. Construct drive pads on west side of school for access to new drop-off. Resurface southeast corner parking lot and service drive. Re-stripe southeast corner and new northwest corner parking lots.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct new northwest parking lot	1.220	28	Space	1.00	\$ 3,387.00	1.32	\$ 125,278
2 Expand south drop-off	1.120	1	Project	1.00	\$ 166,517.20	1.32	\$ 219,969
3 Construct new drive pad	1.140	1	Project	1.00	\$ 11,900.00	1.32	\$ 15,720
4 Construct new bus / parent drop-off on west side of school	1.130	1	Project	1.00	\$ 199,817.66	1.32	\$ 263,959
5 Re-stripe southeast corner parking lot	1.240	98	Space	1.00	\$ 53.61	1.32	\$ 6,940
Total of Maximum Allowable Construction Cost:							\$ 631,866
Total Project Budget:							\$ 834,064

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Replace play area (hard surface asphalt)	1.650	31,720	SF	0.50	\$ 4.50	1.32	\$ 94,280
2	Improve existing soft-landing curb for one play structure	1.211	220	LF	1.00	\$ 25.69	1.32	\$ 7,466
3	Improve old and install new play structure	1.620	1	Project	0.50	\$ 238,915.17	1.32	\$ 157,803
4	Relocate two play structures	0.000	2		1.00	\$ 6,000.00	1.32	\$ 15,852
Total of Maximum Allowable Construction Cost:								\$ 275,401
Total Project Budget:								\$ 363,530

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install security cameras	11.006	10	Drop	1.00	\$ 1,708.40	1.32	\$ 22,568
2 Install controller and make WAN compatible	11.210	1	School	1.00	\$ 12,228.31	1.32	\$ 16,154
Total of Maximum Allowable Construction Cost:							\$ 38,722
Total Project Budget:							\$ 51,112

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Administration Addition

Project Description

To take advantage of new drop-off and main parking lot location, consider constructing a new administration office (for consolidation of functions). Offices to include administration offices (750 sf), wellness center (400 sf), staff lounge with kitchenette and staff ADA restrooms (1,000 sf), work room (300 sf), conference room (300 sf), reception/lobby (300 sf), storage / vault (50 sf), and custodial closet 60 sf). $(3,160 \text{ sf} / .8) = 3950 \text{ GSF}$. Construct an entry element to refocus the front of the school and to connect to the drop-off.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct an administration addition	3.410	3,950	SF	1.10	\$ 296.53	1.32	\$ 1,702,007
2 Construct entry element	3.710	600	SF	1.00	\$ 45.12	1.32	\$ 35,762
Total of Maximum Allowable Construction Cost:							\$ 1,737,769
Total Project Budget:							\$ 2,432,876

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate old administration offices	4.200	1,155	SF	1.50	\$ 50.84	1.32	\$ 116,354
Total of Maximum Allowable Construction Cost:							\$ 116,354
Total Project Budget:							\$ 162,896

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a new media center	3.410	3,160	SF	1.10	\$ 296.53	1.32	\$ 1,361,605
2 Renovate existing library space	4.200	1,200	SF	1.50	\$ 50.84	1.32	\$ 120,887
3 Add restrooms to old library space	10.912	2	Room	1.00	\$ 23,898.00	1.32	\$ 63,139
Total of Maximum Allowable Construction Cost:							\$ 1,545,631
Total Project Budget:							\$ 2,163,884

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate kindergarten classrooms	4.200	3,620	SF	1.50	\$ 50.84	1.32	\$ 364,677
Total of Maximum Allowable Construction Cost:							\$ 364,677
Total Project Budget:							\$ 510,548

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Replace modular classrooms	2.321	9	CR	1.00	\$ 159,750.00	1.32	\$ 1,899,268
2	Upgrade portable area	2.520	9 Per portab		1.00	\$ 21,513.08	1.32	\$ 255,769
Total of Maximum Allowable Construction Cost:								\$ 2,155,037
Total Project Budget:								\$ 2,844,649

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Construct art / science project lab addition	3.210	2,625	SF	1.10	\$ 278.00	1.32	\$ 1,060,400
Total of Maximum Allowable Construction Cost:								\$ 1,060,400
Total Project Budget:								\$ 1,484,560

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Kitchen addition	3.540	800	SF	1.10	\$ 344.15	1.32	\$ 400,067
2	Construct storage addition	3.210	400	SF	1.10	\$ 278.00	1.32	\$ 161,585
3	Upgrade kitchen equipment	0.000	2		1.00	\$ 12,500.00	1.32	\$ 33,025
Total of Maximum Allowable Construction Cost:								\$ 594,677
Total Project Budget:								\$ 832,548

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Refurbish classrooms	4.100	8,210	SF	1.50	\$ 19.10	1.32	\$ 310,721
2	Refurbish multi-use center	4.200	2,775	SF	1.50	\$ 50.84	1.32	\$ 279,552
3	Refurbish custodial closets and old mechanical rooms	4.100	720	SF	1.00	\$ 19.10	1.32	\$ 18,166
Total of Maximum Allowable Construction Cost:								\$ 608,439
Total Project Budget:								\$ 851,815

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate student restrooms	6.400	520	SF	1.10	\$ 250.39	1.32	\$ 189,198
Total of Maximum Allowable Construction Cost:							\$ 189,198
Total Project Budget:							\$ 264,877

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Relocate portable buildings	2.520	10	Per portab	1.00	\$ 21,513.08	1.32	\$ 284,188
Total of Maximum Allowable Construction Cost:								\$ 284,188
Total Project Budget:								\$ 375,128

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install fire sprinkler system	6.500	720	SF	1.00	\$ 5.62	1.32	\$ 5,345
2 Install exhaust fans	6.252	6	Each	1.00	\$ 958.39	1.32	\$ 7,596
Total of Maximum Allowable Construction Cost:							\$ 12,941
Total Project Budget:							\$ 18,118

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Roof replacement	7.101	1,645	SF	1.10	\$ 13.04	1.32	\$ 31,170
Total of Maximum Allowable Construction Cost:							\$ 31,170
Total Project Budget:							\$ 41,145

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install TV system drops and equipment	11.006	23	Drop	2.00	\$ 1,708.40	1.32	\$ 103,813
2 Install controller	11.501	1	Lab	1.00	\$ 64,160.30	1.32	\$ 84,756
Total of Maximum Allowable Construction Cost:							\$ 188,569
Total Project Budget:							\$ 263,996

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Continue electrical upgrades	5.300	17,635	SF	1.00	\$ 10.73	1.32	\$ 249,964
Total of Maximum Allowable Construction Cost:							\$ 249,964
Total Project Budget:							\$ 349,950

John Cabrillo Elementary School

Site:
Space:
Light:
Heat and Air:
Sound:
Aesthetics:
Equipment:
Maintenance:
Overall Rating:

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
163.1	4.08.A03.1.1.	HVAC Control / Regulation	\$ 118,281	\$ 156,132
163.2	2.00.C01.1.	Issue: Reorientation of Main Entry	\$ 0	\$ 0
163.3	4.15.A03.2.1.	Upgrade Clock / Bells	\$ 66,050	\$ 87,186
163.4	4.06.E10.1.1.	Grassed Field / Landscaped Area Improvements	\$ 421,857	\$ 556,852
163.5	3.06.E03.1.	Off-Site Safety Improvements	\$ 21,664	\$ 28,597
163.6	4.06.E01.1.	Site Improvements	\$ 655,291	\$ 864,987
163.7	4.06.E03.1.	Expand Drop-offs / Parking Areas	\$ 631,866	\$ 834,064
163.8	4.06.E06.1.	Playground Improvements	\$ 275,401	\$ 363,530
163.9	3.15.A05.1.	Install Security Cameras	\$ 38,722	\$ 51,112
163.10	2.02.F07.2.	Administration Addition	\$ 1,737,769	\$ 2,432,876
163.11	2.04.C01.2.	Old Administration Offices Renovation	\$ 116,354	\$ 162,896
163.12	2.02.F02.2.	Construct a Media Center Addition / Renovation	\$ 1,545,631	\$ 2,163,884
163.13	2.04.C01.1.	Kindergarten Classroom Renovation / Expansion	\$ 364,677	\$ 510,548
163.14	9.06.E08.3.	Replace Portable Classrooms	\$ 2,155,037	\$ 2,844,649
163.15	2.02.F02.2.	Construct a Project Lab	\$ 1,060,400	\$ 1,484,560
163.16	4.02.F07.1.	Kitchen / Storage Addition	\$ 594,677	\$ 832,548
163.17	4.05.C01.1.	Continue Interior Refurbishing	\$ 608,439	\$ 851,815
163.18	4.04.C09.1.	Student Restroom Renovation	\$ 189,198	\$ 264,877
163.19	4.03.E08.2.	Portable Relocation	\$ 284,188	\$ 375,128
163.20	6.04.A03.1.1.	Mechanical Improvements	\$ 12,941	\$ 18,118
163.21	4.08.D04.2.	Roof Replacement	\$ 31,170	\$ 41,145
163.22	4.04.A07.1.	Special Systems Upgrades	\$ 188,569	\$ 263,996
163.23	4.04.A03.2.1.	Continue Electrical Upgrades	\$ 249,964	\$ 349,950

Total of *Maximum Allowable Construction Cost: \$ 11,368,14

Total Project Budget: \$ 15,539,447

163 John Cabrillo Elementary School

Criteria	Adequate	Comments on existing conditions and needed improvements
1 Site		
1.1 Size	✓	
1.2 Location	✓	
1.3 Safety		Need security cameras, PA system, fencing
1.4 Contours		Ponding issues at grassed fields
1.5 Development	✓	
1.6 Playfields		Ponding issues at grassed fields
1.7 Pool		N/A
1.8 Parking		Need additional spaces
1.9 Landscaping	✓	
1.10 Other	✓	
2 Space		
2.1 Administration		Small and inefficient
2.2 Health	✓	
2.3 Teachers		Inadequate lounge
2.4 Audiovisual	✓	
2.5 Library		Small
2.6 Multipurpose	✓	
2.7 Stage	✓	
2.8 Kitchen		Small, inefficient
2.9 Gymnasium		N/A
2.10 Showers		N/A
2.11 Toilets		Need refurbishment and ADA compliance
2.12 Lockers	✓	
2.13 Storage		Insufficient
2.14 Instructional Space	✓	
2.15 Size	✓	
2.16 Flexibility	✓	
2.17 Utilization	✓	
2.18 Expandability	✓	
2.19 Access for the handicapped	✓	
2.20 Other	✓	

Criteria Adequate Comments on existing conditions and needed improvements

3 Light		
3.1 Quantity	✓	
3.2 Brightness	✓	
3.3 Reflectances	✓	
3.4 Windows		Improve for energy efficiency
3.5 Screening	✓	
3.6 Audiovisual	✓	
3.7 Energy Factors		Windows
3.8 Other		

4 Heat and Air		
4.1 Temperature Comfort		Mechanical equipment upgrades
4.2 Insulation		Limited
4.3 Air Exchange	✓	
4.4 Distribution	✓	
4.5 Exhaust	✓	
4.6 Conditions	✓	
4.7 Energy Factors		Insulation, windows
4.8 Other		

5 Sound		
5.1 Floor Absorption	✓	
5.2 Wall Absorption	✓	
5.3 Ceiling Absorption	✓	
5.4 Ballast Absorption	✓	
5.5 Vent Absorption	✓	
5.6 Exterior Absorption	✓	
5.7 Interior Absorption	✓	
5.8 Isolation	✓	

6 Aesthetics		
6.1 Appropriateness	✓	
6.2 Naturalness	✓	
6.3 Continuity	✓	
6.4 Screening	✓	
6.5 Other		

7 Equipment		
7.1 Quantity	✓	
7.2 Mobility	✓	
7.3 Flexibility	✓	
7.4 Maintenance	✓	
7.5 Instructional Walls		Need refurbishment
7.6 Other		

Criteria	Adequate	Comments on existing conditions and needed improvements
8 Maintenance		
8.1 Turfed Areas		Ponding, grass condition, irrigation
8.2 Sprinklers		Upgrades needed
8.3 Parking	✓	
8.4 Hardcourt	✓	
8.5 Sidewalks	✓	
8.6 Exteriors	✓	
8.7 Interiors		Need refurbishment
8.8 Roofing	✓	
8.9 Windows	✓	
8.10 Fencing	✓	
8.11 Mechanical Equipment	✓	
8.12 Hardware	✓	
8.13 Plumbing Fixtures		ADA compliance
8.14 Other		



Approximate Scale in Feet:

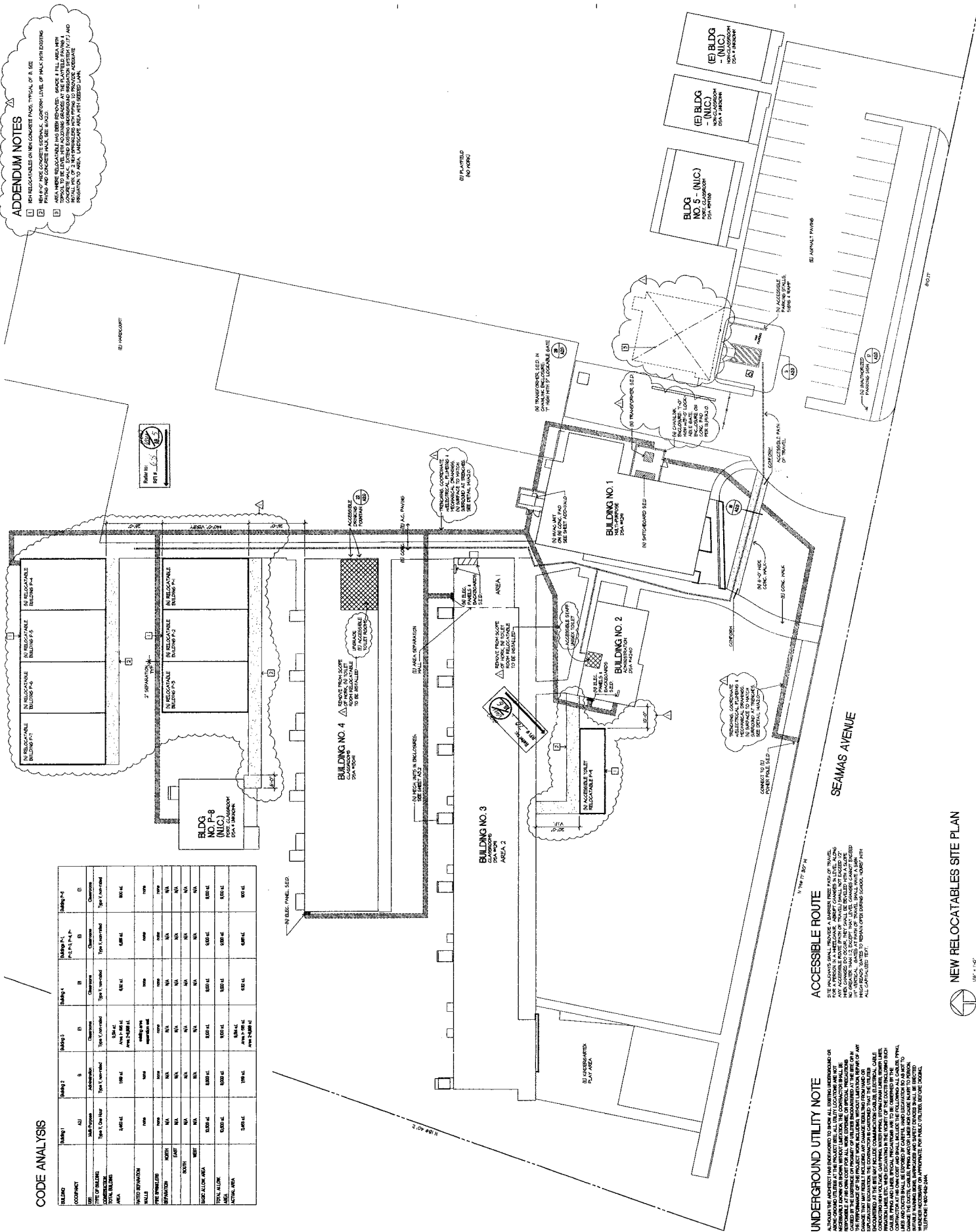
80' 0' 80' 160'

CODE ANALYSIS

[illegible]

ADDENDUM NOTES

- 1 NON RELOCATABLES ON NEW CONCRETE PADS, TYPICAL OF B, SIZE
- 2 NEW 6" X 6" HIDE CONCRETE SIDEWALK, CONFORM LEVEL OF WALK WITH EXISTING PAVING AND CONCRETE WALK, SEE W-10.2
- 3 AREA MORE RELOCATABLE HAS BEEN REMOVED, GRADE & FILL AREA WITH TOPSOIL TO BE LEVEL WITH ADJACENT GRADES AT THE PLANTED PAVING 4 CONCRETE WALK, EXISTING EXISTING UNDERGROUND IRRIGATION SYSTEM (N.I.P.) AT INSTALL MIN. OF 2" NEW SPINDLING WITH PIPING TO PROVIDE ADEQUATE



UNDERGROUND UTILITY NOTE

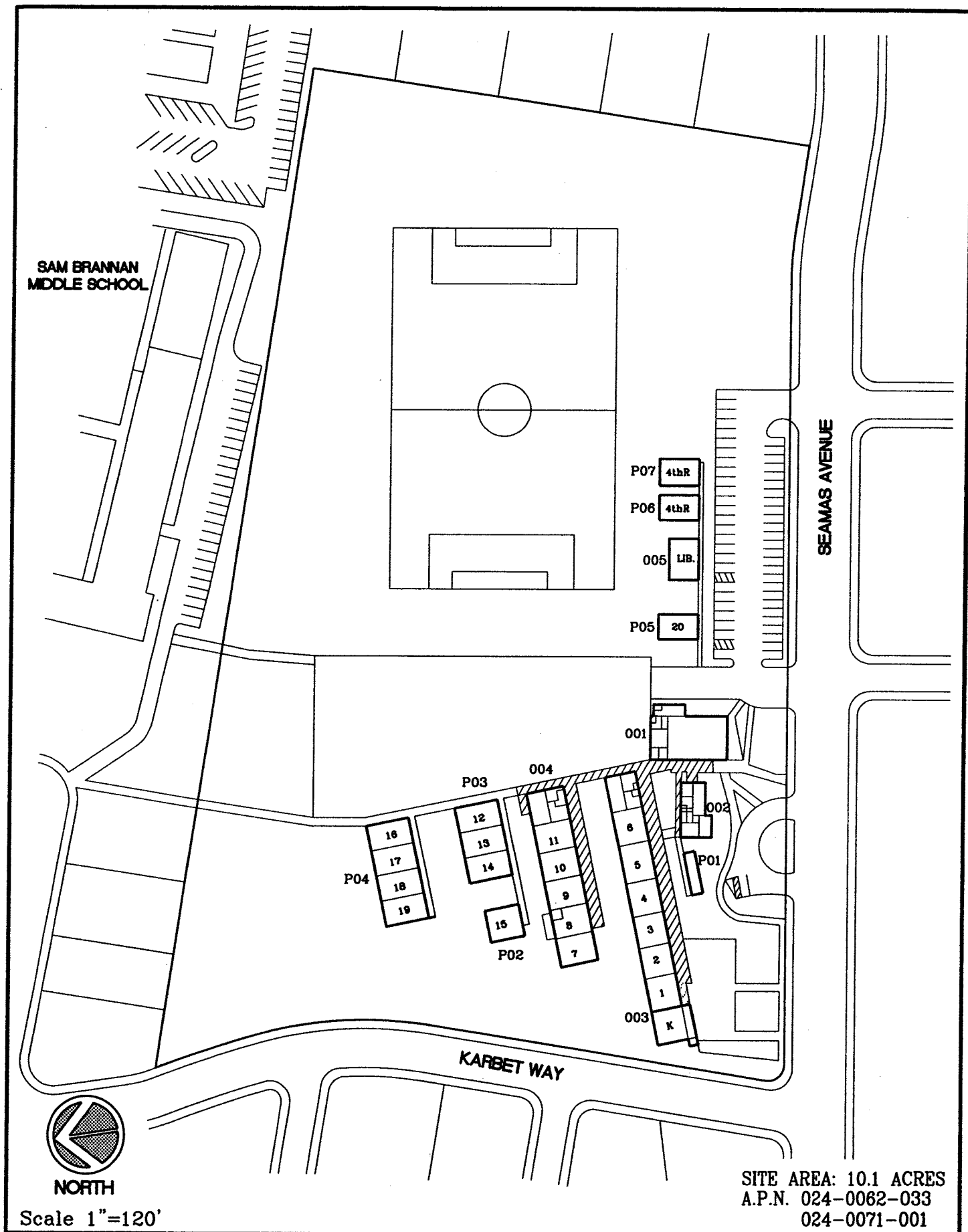
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ACCESSIBLE ROUTE

SITE MAINTENANCE SHALL PROVIDE A BARRIER FREE PATH OF TRAVEL FOR A PERSON IN A WHEELCHAIR. ASBEST CHANGES IN LEVEL, ALONG ANY ACCESSIBLE ROUTE (PATH OF TRAVEL) SHALL NOT EXCEED 1/2" WHEN CHANGES DO OCCUR, THEY SHALL BE DEVELOPED WITH A SLOPE NO GREATER THAN 1:2. EXCEPT THAT LEVEL CHANGES CANNOT EXCEED 1/4" VERTICAL. GATES AT PATH OF TRAVEL SHALL HAVE A SIGN WHICH READS "GATES TO REMAIN OPEN DURING SCHOOL HOURS" WITH ALL CAPITALIZED TEXT.

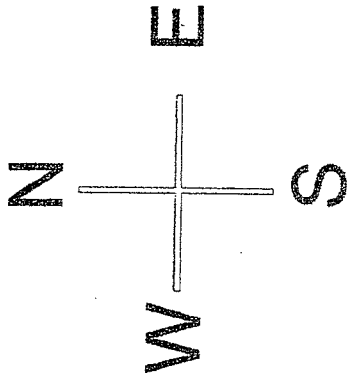
NEW RELOCATABLES SITE PLAN





163 - John Cabrillo Elementary School
 1114 Seamas Drive
 SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

EXISTING SITE DIAGRAM
 OCTOBER 2001



Grades 1-6 Play Area

PCR PCR PCR PCR PCR

Rm 19	Rm 18	Rm 17	Rm 16
3	5	6	6

Bungalows

PCR PCR PCR PCR PCR

Rm 15	Rm 14	Rm 13	Rm 12
3	4	4/5	20

SDC
(NON-SEVERE)
CR CR CR CR CR

Rm 7	Rm 8	Rm 9	Rm 10	Rm 11	Electrical
1	3	SDC Prim	2	2	G's B's

CR CR CR CR CR CR CR CR

Kinder	Rm 1	Rm 2	Rm 3	Rm 4	Rm 5	Rm 6	Boiler Rm
K	K	K	1	1	Lunch	2/3	G's B's

Kinder Play Area

Restrooms

Office

Multipurpose Rm

PCR

20

Library

4th Child Care

BOTH
CITY
OWNED

Staff Parking

Seamas Avenue

John Cabrillo Elementary School

1141 Seama Avenue, Sacramento, CA 95822

(916) 264-4171

MAY 2002

John Cabrillo Elementary School

Portable Building Inventory Summary Sheet

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
P02/ 12	Enviroplex	No	68583	2000	5	1	960
P02/ 13	Enviroplex	No	68583	2000	5	1	960
P02/ 14	Enviroplex	No	68583	2000	5	1	960
P03/ 15	Douppnik	Yes	55702	1991	14	1	960
P04/ 16	Enviroplex	No	68583	2000	5	1	960
P04/ 17	Enviroplex	No	68583	2000	5	1	960
P04/ 18	Enviroplex	No	68583	2000	5	1	960
P04/ 19	Enviroplex	No	68583	2000	5	1	960
P05/ 20	Mod Tech.	No		2000	5	1	960
Total Portable Classrooms						9	8640
Total Portable Classrooms Over 20 Years Old						0	0

Note: There is one toilet building on this campus.

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P01/ RR	Enviroplex	No	68583	2000	5	1	480

Note: There are two "4th R" buildings on this campus.

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P06/ 4th R	CD Spectrum	Yes	51510	1990	15	1	960
P07/ 4th R	CD Spectrum	Yes	51510	1990	15	1	960

Sacramento City Unified School District School Capacity Worksheet

John Cabrillo Elementary School

Room No.	Grade	District Loading	CR Type	School Loading ⁽¹⁾	Notes
K	Kindergarten	40	Permanent	20	AM & PM for District Loading
1	Kindergarten	40	Permanent	20	AM & PM for District Loading
2	Kindergarten	40	Permanent	20	AM & PM for District Loading
3	1	20	Permanent	20	
4	1	20	Permanent	20	
5	Lunch Room	33	Permanent	0	
6	2	20	Permanent	20	
7	3	20	Permanent	20	
8	3	20	Permanent	20	
9	1	20	Permanent	20	
10	2	20	Permanent	20	
11	2	20	Permanent	20	
12	4	33	Portable	33	
13	6	33	Portable	33	
14	4	33	Portable	33	
15	3	20	Portable	20	
16	6	33	Portable	33	
17	5	33	Portable	33	
18	5	33	Portable	33	
19	SDC Non-Severe	15	Portable	15	LH Primary
20	RSP/PE Prep	33	Portable	0	
Maximum Capacity (2)		579		453	
Working Capacity (3)		521		408	

Note: (1) Based on contract maximums.

(2) Maximum capacity is defined as 100% of contract loading in each classroom.

(3) Working capacity is defined as 90% of maximum capacity.

District loading does not account for any programs other than CSR and SDC.

Two 4th R portable classrooms excluded.

2002/03 CBED Enrollment = 408

John D. Sloat Basic Elementary School

7525 Candlewood Way

Sacramento, CA 95822

Permanent building area: 23,067 GSF

Modular buildings: 7,703 GSF

Modular buildings are 25.0 % of the facility area

Site acres: 10.73

Score:	Possible Points	Total Earned	%
The Site	271	215.0	79.3
Physical Plant Assessment	354	301.0	85.0
Adequacy and Environment for Education	375	299.0	79.7
Total	1,000	815.0	81.5

Excellent = 90–100% Satisfactory = 70–89% Borderline = 50–69% Poor = 30–49% Very Inadequate < 30%



Participants:

Robert Sullivan, Principal

Greg, Plant Manager

GR Nolen, Evaluator

Notes from Principal's Meeting and Questionnaire

Date: 03/16/2005

- ADA parking is in wrong place and needs to be moved to visitors area for closer access to administration offices.
- Parking lot needs to be resurfaced.
- Asphalt playground needs to be resurfaced.
- Portables 15, 16, & 17 need to be refurbished.
- Irrigation in front needs to be replaced.
- School has low water pressure.
- Administration area has roof leaks.
- Portable 14 has roof leaks.
- Site drainage problems in three areas.
- Area drains on north side of multipurpose room need to be installed.
- Security lights and cameras are needed on east side of multipurpose building and children's center.
- New plumbing fixtures are needed throughout school.
- Electrical service to Portables 14 & 16 needs to be improved due to current use.
- Custodial closets have no heat, sprinkler system, exhaust fans or phone service / internet access.
- Consider reduction in total portables classrooms.

Summary Notes and Comments

School Site:

John D Sloat ES, built in 1961 on a 10.73 acre site, is a repeat of a plan used by the SAC school district at 16 sites. Modernization work was completed in the summer of 2003. The site size is sufficient for expansion of the facility to meet its current enrollment, which is above design capacity. There are seven portable classrooms and one child care center portable besides the permanent facility, on site. Several openings in the perimeter fence allow the site to be accessed by unauthorized persons. While a security camera system has been installed, several additional security cameras are needed to secure the east portion of the site. Drainage problems do exist on the west side of the school by Rooms 7, 12, and the multipurpose / cafeteria building. Sidewalk areas in front of the multipurpose room are in need of replacement.

School Plant:

John D Sloat ES was built for a smaller number of students and is in need of expansion in its administration offices, with its associated facilities, its media center, and an art / science project lab addition. Some upgrade and ADA compliance has been met in student and staff restroom renovations. Windows, throughout the school, are old, but in good condition. Windows in the multipurpose room need to be replaced with a window wall system, as done in other multipurpose rooms using same floor plan during the district's recent school modernization projects. The roofs on the administration offices and in portable Classroom #14 leak and need to be repaired or replaced. The plumbing fixtures are old and need to be replaced in most of the restrooms. The kitchen needs to be renovated, adding a manager's office, a staff ADA restroom. hand wash sink, new chemical fire retardant sprinkler exhaust hood, and new serving counter. Classrooms need to be refurbished throughout the school. The school exterior walls and trim need to be painted using a fresh and more appropriate color scheme.

Adequacy and Environment for Education:

John D. Sloat ES 's environment for education, with the exception of its exterior color scheme and out of place ADA parking spaces, is of quality and a good experience for any visitor to the school. With a few improvements, it will be a quality neighborhood school serving the surrounding residential neighborhood. It would be helpful to the overall quality of the school's appearance if portable classrooms were replaced with permanent construction reflecting the quality neighborhood of modestly built single family dwellings.

The Main Capital Investment Areas:

- Complete site drainage improvements.
- Install additional site lighting.
- Install security gates.
- Install additional security system cameras.
- Complete ADA parking improvements and a parking lot addition.
- Renovate the administration area and construct an addition.
- Media center renovation / addition.
- Art / science project lab addition.
- Refurbish existing classrooms.
- Kitchen renovation.
- Restroom renovation.
- Playground improvements and play structure addition.
- Roof repairs / replacement
- Custodial room mechanical improvements.
- Rotary phone system replacement and upgrades.
- Central TV system is desired.

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168 John D. Sloat Basic Elementary School

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
168.1	4.04.A03.1.1.		HVAC Control / Regulation	\$ 75,569	\$ 105,797
168.2	4.06.E10.1.1.		Grassed Field / Landscaping Improvements	\$ 472,042	\$ 623,096
168.3	4.06.E03.1.		Parking Improvements	\$ 170,911	\$ 225,602
168.4	3.06.E01.1.		Site Access Improvements	\$ 23,513	\$ 31,038
168.5	4.06.E01.1.		Site Improvements	\$ 502,759	\$ 663,642
168.6	4.06.E06.1.		Playground Improvements	\$ 364,553	\$ 481,210
168.7	3.15.A05.1.		Security System Installation	\$ 38,722	\$ 51,112
168.8	2.02.F07.2.		Administration Addition / Refurbishment	\$ 1,001,723	\$ 1,402,413
168.9	2.02.F02.2.		Construct a Media Center Addition / Renovation	\$ 938,355	\$ 1,313,697
168.10	4.05.C01.1.		Continue Classroom / Kindergarten Refurbishment	\$ 916,024	\$ 1,282,433
168.11	2.04.C01.1.		Kitchen Renovation	\$ 362,090	\$ 506,925
168.12	6.04.C09.1.		Restroom Renovations/Additions	\$ 733,331	\$ 1,026,663
168.13	2.02.F02.2.		Construct Project Lab/Computer Lab	\$ 1,625,946	\$ 2,276,325
168.14	4.05.A03.2.1.		Clock System Upgrade	\$ 66,050	\$ 92,470
168.15	3.05.A09.1.		Fire System Upgrade	\$ 32,195	\$ 45,072
168.16	4.08.A03.1.1.		Continue HVAC Improvements	\$ 252,445	\$ 333,228
168.17	4.04.G01.1.		Miscellaneous Building Improvements	\$ 149,482	\$ 209,273
168.18	4.08.D04.2.		Roof Replacement	\$ 174,113	\$ 229,828
168.19	4.05.A03.2.1.		Continue Electrical Upgrades	\$ 437,716	\$ 612,803
168.20	9.03.F02.1.		Replace Portable Classroom	\$ 239,449	\$ 316,072
168.21	4.14.A04.1.		Low Water Pressure Study	\$ 99,507	\$ 121,399
168.22	3.13.G01.1.		Williams Case – Necessary Repairs	\$ 15,720	\$ 15,720
Total of Maximum Allowable Construction Cost:				\$ 8,692,215	
Total Project Budget:					\$ 11,965,819

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

School thermostats have control through a central district energy management system. Temperature ranges fluctuate to extremes with no ability for staff to regulate the temperature in their space. Staff compensates by leaving doors open to let out excessive heat in winter and in summer to introduce fresh air, which is sometimes cooler than what the system generates. In other cases, rooms become too cold and doors must be opened to allow warm air to infiltrate from the outside. The centralized energy management system may not be operating in a manner conducive to providing a comfortable environment to staff and students.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 HVAC control and regulations	6.350	23,067	SF	0.50	\$ 4.96	1.32	\$ 75,569
Total of Maximum Allowable Construction Cost:							\$ 75,569
Total Project Budget:							\$ 105,797

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Grassed Field / Landscaping Improvements

Project Description

Conduct a drainage study to determine the cause of excessive ponding and recommend corrective measures. The grass field has severe ponding/percolation problems creating standing water and mud areas. The students are unable to use the grassed areas so the site density at recess is greater than needed. Re-contour the field to create positive drainage, replace the old irrigation system at the front lawns and refurbish the rear irrigation system. Aerate the grass area not contoured. Install 3 interceptors connecting to the city storm water system where allowed.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Prep, re-contour, reseed, upgrade the irrigation system in the grass fields	1.830	233,800	SF	1.00	\$ 1.37	1.32	\$ 423,124
2 Install drainage interceptors	1.410	1	Acre	1.00	\$ 37,031.21	1.32	\$ 48,918
Total of Maximum Allowable Construction Cost:							\$ 472,042
Total Project Budget:							\$ 623,096

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Construct new parking lot	1.220	17	Space	1.00	\$ 3,387.00	1.32	\$ 76,062
2	Relocate play structure	0.000	1	Project	1.00	\$ 7,000.00	1.32	\$ 9,247
3	Resurface and re-stripe south parking lot / service drive	1.250	2,546	SY	1.20	\$ 21.21	1.32	\$ 85,602
Total of Maximum Allowable Construction Cost:								\$ 170,911
Total Project Budget:								\$ 225,602

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct speed bumps	1.250	120	SY	1.10	\$ 21.21	1.32	\$ 3,698
2 Install flashing school zone lights	0.000	2	Each	1.00	\$ 7,500.00	1.32	\$ 19,815
Total of Maximum Allowable Construction Cost:							\$ 23,513
Total Project Budget:							\$ 31,038

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Site Improvements

Project Description

Construct a 2-bin dumpster enclosure. Install wrought iron security fence and gates in two locations to be determined by school. Construct an outdoor classroom / shade structure with enclosed garden area. Install site pole lighting for night security in parking lots. Construct a bus lane. Lane will require the relocation of one portable classroom.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct dumpster enclosure	1.360	2	Each	1.00	\$ 23,000.00	1.32	\$ 60,766
2 Install wrought iron security fence and gates	1.351	560	LF	1.20	\$ 60.00	1.32	\$ 53,263
3 Construct an outdoor classroom / shade structure with enclosed garden	3.720	1,200	SF	1.20	\$ 60.25	1.32	\$ 114,610
4 Install site lighting in parking lots	1.280	6	Per Pole	1.00	\$ 6,510.90	1.32	\$ 51,605
5 Construct a bus lane	1.110	1	Project	1.00	\$ 146,931.34	1.32	\$ 194,096
6 Relocate portable classroom	2.520	1	Per portab	1.00	\$ 21,513.08	1.32	\$ 28,419
Total of Maximum Allowable Construction Cost:							\$ 502,759
Total Project Budget:							\$ 663,642

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Clean, prep, re-stripe asphalt playground with seal coat	1.235	83,250	SF	1.00	\$ 1.88	1.32	\$ 206,750
2 Install new play structure	1.620	1	Project	0.50	\$ 238,915.17	1.32	\$ 157,803
Total of Maximum Allowable Construction Cost:							\$ 364,553
Total Project Budget:							\$ 481,210

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Install security camera system	11.006	10	Drop	1.00	\$ 1,708.40	1.32	\$ 22,568
2	Provide and connect controller and interface with computer net	11.210	1	School	1.00	\$ 12,228.31	1.32	\$ 16,154
Total of Maximum Allowable Construction Cost:								\$ 38,722
Total Project Budget:								\$ 51,112

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Administration Addition / Refurbishment

Project Description

Construct an administration office addition. Connect to existing 2,267 SF administration space and consolidate into new administration offices. Refurbish the existing administration area. Offices to include administration offices (750 SF), wellness center (400 SF), staff lounge with kitchenette and staff ADA restrooms (1,000 SF), work room (300 SF), conference room (225 SF), reception / lobby (250 SF), storage / vault (250 SF), and custodial closet 60 SF. $(3,235/.8 = 4000 - 2267 = 1733 \text{ SF})$. Coordinate with the administration renovation project. Refurbish custodial office, old mechanical rooms and facility storage rooms.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct an administration addition	3.410	1,733	SF	1.10	\$ 296.53	1.32	\$ 746,728
2 Renovate existing administration area	4.200	2,267	SF	1.50	\$ 50.84	1.32	\$ 228,376
3 Refurbish custodial office, mechanical rooms, facility storage	4.100	1,055	SF	1.00	\$ 19.10	1.32	\$ 26,619
Total of Maximum Allowable Construction Cost:							\$ 1,001,723
Total Project Budget:							\$ 1,402,413

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Construct a Media Center Addition / Renovation

Project Description

The existing media center is housed in a converted classroom and undersized. Construct an addition to the media center and refurbish the existing space. The media center size (3160 SF) is predicated on the district's recent addition of a media center to Bowling Green ES, which includes storage and an area for computers.

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Construct a media center addition	3.410	1,878	SF	1.10	\$ 296.53	1.32	\$ 809,207
2	Renovate the existing media center	4.200	1,282	SF	1.50	\$ 50.84	1.32	\$ 129,148
Total of Maximum Allowable Construction Cost:								\$ 938,355
Total Project Budget:								\$ 1,313,697

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Continue Classroom / Kindergarten Refurbishment

Project Description

Continue refurbishing the existing classrooms (9,897 SF) and the kindergarten classrooms (2,495 SF).

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish classrooms	4.200	9,897	SF	1.00	\$ 50.84	1.32	\$ 664,679
2 Refurbish kindergarten classrooms	4.200	2,495	SF	1.50	\$ 50.84	1.32	\$ 251,345
Total of Maximum Allowable Construction Cost:							\$ 916,024
Total Project Budget:							\$ 1,282,433

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

Kitchen is small, in generally poor condition and inefficient. There is no serving area (serving is in the multipurpose room) and the storage and service entrance is poorly configured. Renovate the existing kitchen space. Upgrade the equipment and walk-ins.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate the kitchen area	4.310	1,070	SF	1.20	\$ 184.27	1.32	\$ 312,552
2 Upgrade equipment and walk-in unit	0.000	3		1.00	\$ 12,500.00	1.32	\$ 49,538
Total of Maximum Allowable Construction Cost:							\$ 362,090
Total Project Budget:							\$ 506,925

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Renovate student restrooms	6.400	1,433	SF	1.10	\$ 250.39	1.32	\$ 521,385
2	Renovate staff restrooms	6.400	259	SF	1.00	\$ 250.39	1.32	\$ 85,668
3	Construct staff restrooms	10.912	2	Room	1.00	\$ 23,898.00	1.32	\$ 63,139
4	Construct multipurpose restrooms	10.912	2	Room	1.00	\$ 23,898.00	1.32	\$ 63,139
Total of Maximum Allowable Construction Cost:								\$ 733,331
Total Project Budget:								\$ 1,026,663

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

This school does not have a visual arts/science/specialty spaces for teachers to expand their students' exposure to these areas of curriculum. This space has a lab with storage casework/sink/DF (1200), curriculum storage (200), kiln space (100) and ceramics (dirty projects) space (300)= 1800/.08=2250 GSF. There is no computer lab at this school. A new computer lab should be 1000 SF with 100 SF of storage and server room. 1100/0.8=1375. Include PE equipment storage room (400 SF). Coordinate with other capital improvement projects identified in this evaluation.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a project lab and PE storage addition	3.210	2,650	SF	1.10	\$ 278.00	1.32	\$ 1,070,499
2 Construct a computer lab	3.210	1,375	SF	1.10	\$ 278.00	1.32	\$ 555,447
Total of Maximum Allowable Construction Cost:							\$ 1,625,946
Total Project Budget:							\$ 2,276,325

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade clocks throughout the school	0.000	1	Job	1.00	\$ 50,000.00	1.32	\$ 66,050
Total of Maximum Allowable Construction Cost:							\$ 66,050
Total Project Budget:							\$ 92,470

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install fire sprinkler system	6.500	150	SF	1.00	\$ 5.62	1.32	\$ 1,114
2 Upgrade the existing fire protection system	5.860	23,067	SF	1.00	\$ 1.02	1.32	\$ 31,081
Total of Maximum Allowable Construction Cost:							\$ 32,195
Total Project Budget:							\$ 45,072

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install exhaust fans in custodial closets	6.252	3	Each	1.00	\$ 958.39	1.32	\$ 3,798
2 Replace HVAC units	6.100	4,746	SF	1.00	\$ 39.66	1.32	\$ 248,647
Total of Maximum Allowable Construction Cost:							\$ 252,445
Total Project Budget:							\$ 333,228

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Miscellaneous Building Improvements

Project Description

Replace mechanical room doors. Install central TV service for school and for special educational use by all grades. Install an ADA access ramp in main south parking lot at main sidewalk entry to front door of school (current ramp location too far away from front door for required ADA access). Paint exterior siding of school for more appropriate color scheme for elementary school children. Paint exterior trim of school more appropriate color scheme for elementary school children. Coordinate with drainage study and improvements CIP projects.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace exterior doors	4.731	7	Per door	1.00	\$ 3,021.27	1.32	\$ 27,938
2 Install central TV service	11.210	1	School	1.00	\$ 12,228.31	1.32	\$ 16,154
3 Install an ADA access ramp	10.064	1	Each	1.00	\$ 1,181.09	1.32	\$ 1,560
4 Paint exterior siding	4.520	12,725	SF	2.00	\$ 1.98	1.32	\$ 66,567
5 Paint exterior trim	4.522	2,570	LF	2.00	\$ 1.13	1.32	\$ 7,673
6 Prep for paint	4.541	5,000	SF	1.00	\$ 4.48	1.32	\$ 29,590
Total of Maximum Allowable Construction Cost:							\$ 149,482
Total Project Budget:							\$ 209,273

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Administration roof replacement	7.101	8,159	SF	1.00	\$ 13.04	1.32	\$ 140,546
2	Repair roof flashing	7.605	300	LF	2.00	\$ 11.67	1.32	\$ 9,250
3	Portable roof replacement	7.210	1,200	SF	1.00	\$ 15.34	1.32	\$ 24,317
Total of Maximum Allowable Construction Cost:								\$ 174,113
Total Project Budget:								\$ 229,828

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Secondary electrical upgrade	5.640	1	School	1.00	\$ 83,843.29	1.32	\$ 110,757
2 Electrical distribution upgrade	5.300	23,067	SF	1.00	\$ 10.73	1.32	\$ 326,959
Total of Maximum Allowable Construction Cost:							\$ 437,716
Total Project Budget:							\$ 612,803

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a modular classroom	2.321	1	CR	1.00	\$ 159,750.00	1.32	\$ 211,030
2 Upgrade the portable site area and utilities	2.520	1 Per portab		1.00	\$ 21,513.08	1.32	\$ 28,419
Total of Maximum Allowable Construction Cost:							\$ 239,449
Total Project Budget:							\$ 316,072

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

The school has low water pressure. Plumbing and irrigation systems do not function well. Conduct a study to investigate the reason(s) for low pressure and, if necessary, original water lines should be replaced. Replace interior and accessible water lines. Work to be done following field evaluation and determination of low water pressure.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Conduct a water pressure study	9.610	1	Study	1.00	\$ 4,328.12	1.32	\$ 5,717
2 Replace water lines	6.373	1,800	LF	1.20	\$ 32.87	1.32	\$ 93,790
Total of Maximum Allowable Construction Cost:							\$ 99,507
Total Project Budget:							\$ 121,399

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

From the Needs Assessment Report this school should receive funding for 1 work item: install water heater strap and expansion tank. The request is for \$2,000. Due to the timing of the assessment, some of the work may have been completed concurrently with ongoing modernization improvements. The work may also be included in the prior projects but under more general work.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install water heater strap and expansion tank	1.140	1	Project	1.00	\$ 11,900.00	1.32	\$ 15,720
Total of Maximum Allowable Construction Cost:							\$ 15,720
Total Project Budget:							\$ 15,720

John D. Sloat Basic Elementary School

Site: Average
Space: Average
Light: Good
Heat and Air: Good
Sound: Good
Aesthetics: Average
Equipment: Average
Maintenance: Good
Overall Rating: Good

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
168.1	4.04.A03.1.1.	HVAC Control / Regulation	\$ 75,569	\$ 105,797
168.2	4.06.E10.1.1.	Grassed Field / Landscaping Improvements	\$ 472,042	\$ 623,096
168.3	4.06.E03.1.	Parking Improvements	\$ 170,911	\$ 225,602
168.4	3.06.E01.1.	Site Access Improvements	\$ 23,513	\$ 31,038
168.5	4.06.E01.1.	Site Improvements	\$ 502,759	\$ 663,642
168.6	4.06.E06.1.	Playground Improvements	\$ 364,553	\$ 481,210
168.7	3.15.A05.1.	Security System Installation	\$ 38,722	\$ 51,112
168.8	2.02.F07.2.	Administration Addition / Refurbishment	\$ 1,001,723	\$ 1,402,413
168.9	2.02.F02.2.	Construct a Media Center Addition / Renovation	\$ 938,355	\$ 1,313,697
168.10	4.05.C01.1.	Continue Classroom / Kindergarten Refurbishment	\$ 916,024	\$ 1,282,433
168.11	2.04.C01.1.	Kitchen Renovation	\$ 362,090	\$ 506,925
168.12	6.04.C09.1.	Restroom Renovations/Additions	\$ 733,331	\$ 1,026,663
168.13	2.02.F02.2.	Construct Project Lab/Computer Lab	\$ 1,625,946	\$ 2,276,325
168.14	4.05.A03.2.1.	Clock System Upgrade	\$ 66,050	\$ 92,470
168.15	3.05.A09.1.	Fire System Upgrade	\$ 32,195	\$ 45,072
168.16	4.08.A03.1.1.	Continue HVAC Improvements	\$ 252,445	\$ 333,228
168.17	4.04.G01.1.	Miscellaneous Building Improvements	\$ 149,482	\$ 209,273
168.18	4.08.D04.2.	Roof Replacement	\$ 174,113	\$ 229,828
168.19	4.05.A03.2.1.	Continue Electrical Upgrades	\$ 437,716	\$ 612,803
168.20	9.03.F02.1.	Replace Portable Classroom	\$ 239,449	\$ 316,072
168.21	4.14.A04.1.	Low Water Pressure Study	\$ 99,507	\$ 121,399
168.22	3.13.G01.1.	Williams Case – Necessary Repairs	\$ 15,720	\$ 15,720
Total of *Maximum Allowable Construction Cost:			\$ 8,692,215	
			Total Project Budget: \$ 11,965,819	

168 John D. Sloat Basic Elementary School

Criteria	Adequate	Comments on existing conditions and needed improvements
1 Site		
1.1 Size	✓	
1.2 Location	✓	
1.3 Safety		Security cameras
1.4 Contours		Drainage issues
1.5 Development	✓	
1.6 Playfields		Improvements needed
1.7 Pool		N/A
1.8 Parking		Improvements needed
1.9 Landscaping		Improvements needed
1.10 Other		
2 Space		
2.1 Administration		Small, inefficient
2.2 Health	✓	
2.3 Teachers	✓	
2.4 Audiovisual	✓	
2.5 Library		Small, inefficient
2.6 Multipurpose	✓	
2.7 Stage	✓	
2.8 Kitchen		Upgrade
2.9 Gymnasium		N/A
2.10 Showers		N/A
2.11 Toilets		Improvements needed
2.12 Lockers		N/A
2.13 Storage	✓	
2.14 Instructional Space		Improvements needed
2.15 Size	✓	
2.16 Flexibility	✓	
2.17 Utilization	✓	
2.18 Expandability	✓	
2.19 Access for the handicapped	✓	
2.20 Other		

Criteria	Adequate	Comments on existing conditions and needed improvements
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3 Light		
3.1 Quantity	✓	
3.2 Brightness	✓	
3.3 Reflectances	✓	
3.4 Windows	✓	
3.5 Screening	✓	
3.6 Audiovisual	✓	
3.7 Energy Factors	✓	
3.8 Other		

4 Heat and Air		
4.1 Temperature Comfort		Improvements needed
4.2 Insulation	✓	
4.3 Air Exchange	✓	
4.4 Distribution	✓	
4.5 Exhaust	✓	
4.6 Conditions		Improvements needed
4.7 Energy Factors	✓	
4.8 Other		

5 Sound		
5.1 Floor Absorption	✓	
5.2 Wall Absorption	✓	
5.3 Ceiling Absorption	✓	
5.4 Ballast Absorption	✓	
5.5 Vent Absorption	✓	
5.6 Exterior Absorption	✓	
5.7 Interior Absorption	✓	
5.8 Isolation	✓	

6 Aesthetics		
6.1 Appropriateness	✓	
6.2 Naturalness	✓	
6.3 Continuity	✓	
6.4 Screening	✓	
6.5 Other		

7 Equipment		
7.1 Quantity	✓	
7.2 Mobility	✓	
7.3 Flexibility	✓	
7.4 Maintenance	✓	
7.5 Instructional Walls	✓	
7.6 Other		

Criteria	Adequate	Comments on existing conditions and needed improvements
8 Maintenance		
8.1 Turfed Areas		Improvements needed
8.2 Sprinklers		Improvements needed
8.3 Parking		Improvements needed
8.4 Hardcourt	✓	
8.5 Sidewalks	✓	
8.6 Exteriors	✓	
8.7 Interiors		Improvements needed
8.8 Roofing		Improvements needed
8.9 Windows	✓	
8.10 Fencing	✓	
8.11 Mechanical Equipment		Improvements needed
8.12 Hardware	✓	
8.13 Plumbing Fixtures		Improvements needed
8.14 Other		

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Approximate Scale in Feet:



SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

PROJECT: DIAGRAM OF BUILDING AREA

SCHOOL: JOHN SLOAT

ADDRESS: 7525 CANDLEWOOD

EXISTING

1-A

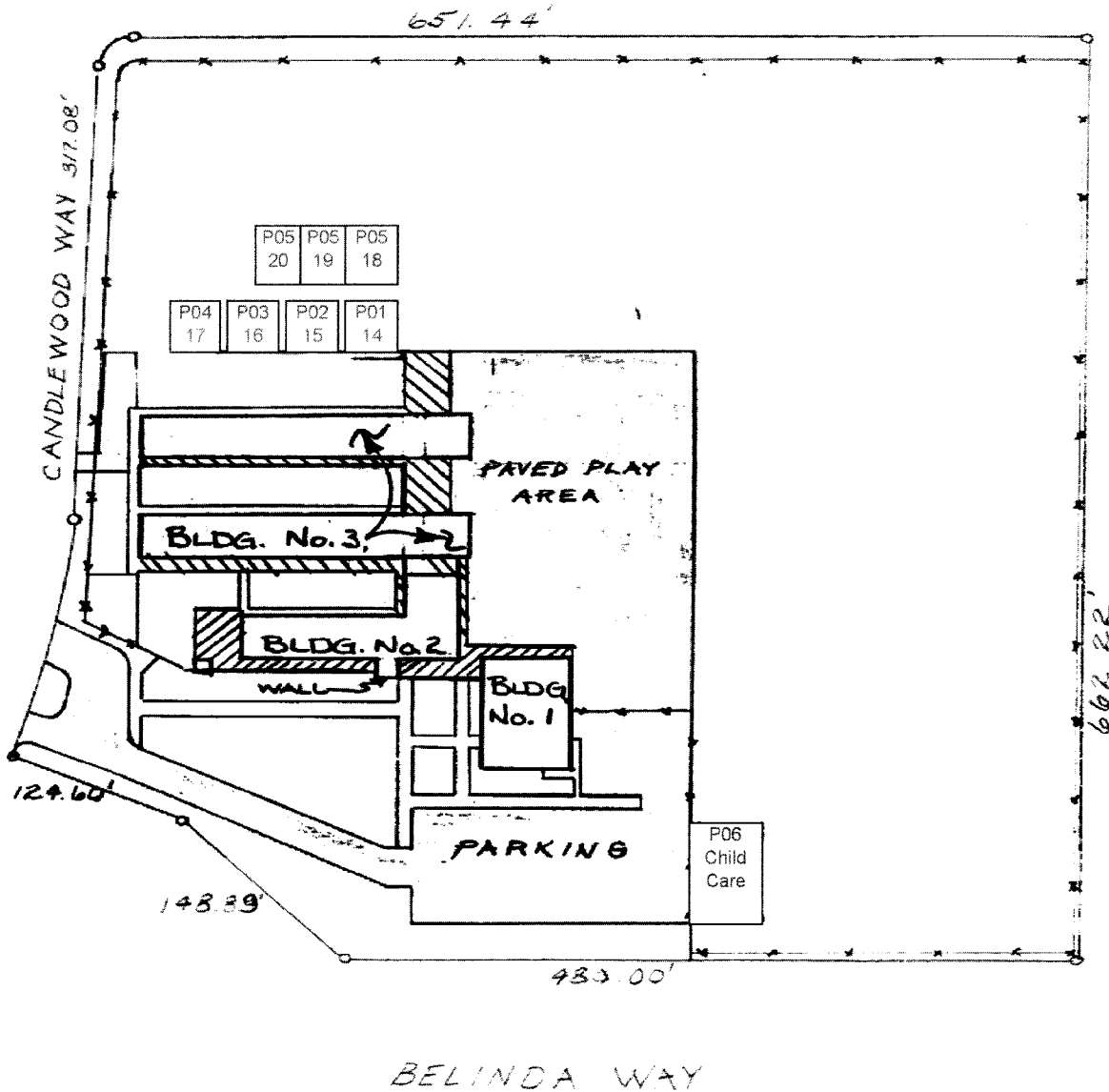
BASIC PLANS

2-A

FINAL PLANS

3-A

SCALE 1" = 120'
ACREAGE 10 A.
YEAR BUILT 1961



ABOVE IS MEASURED IN ACCORDANCE WITH
ART. 2022 SUB CHAPTER 8 TITLE 5 CALIF.
ADMINISTRATIVE CODE _____

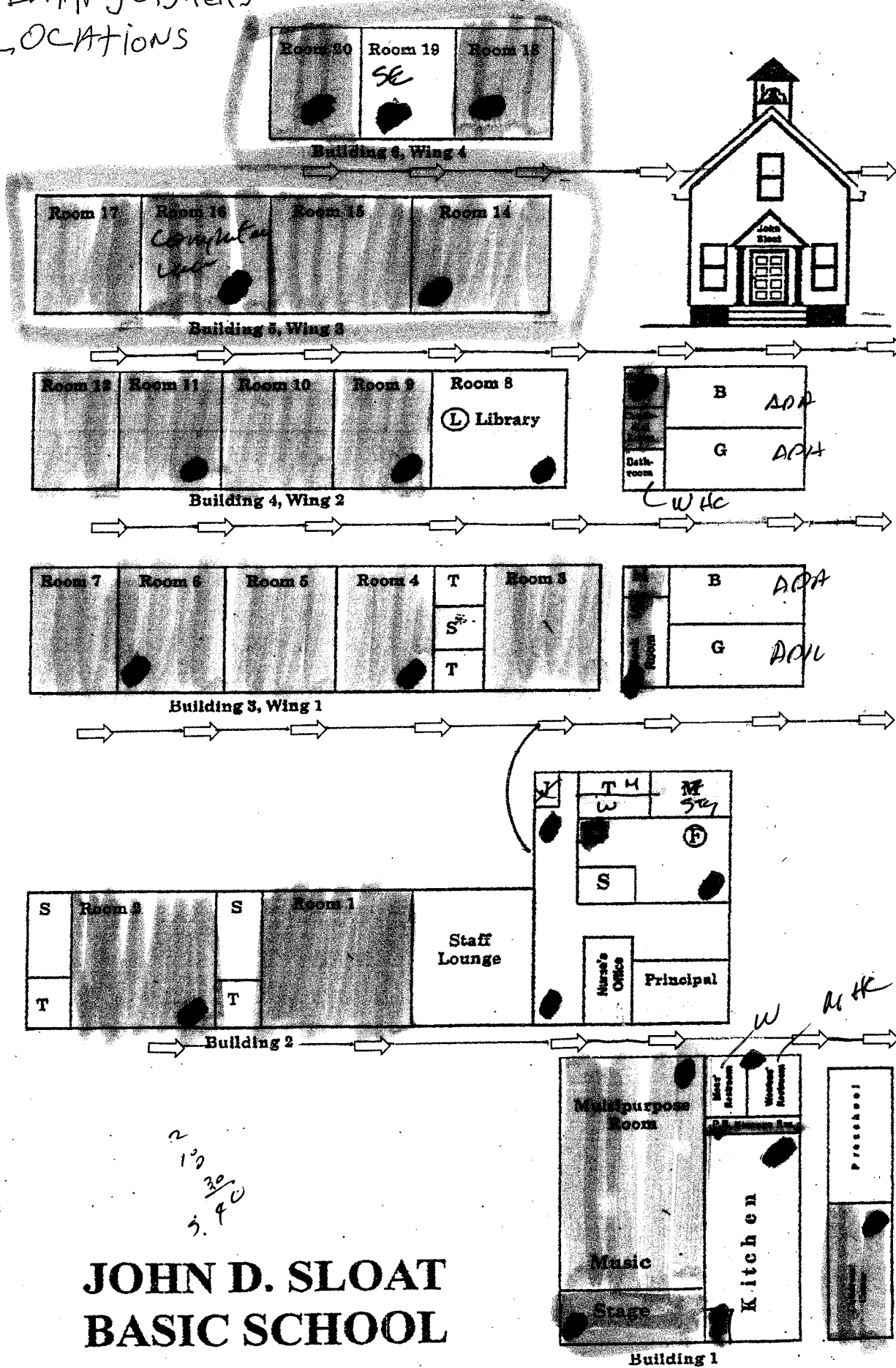
DATE: 9/69 SHEET 1 OF 5 SHEETS

OFFICE OF SCHOOL PLANNING

CALIFORNIA DEPARTMENT OF EDUCATION

FIRE EVACUATION PLAN

Fire Extinguishers
LOCATIONS



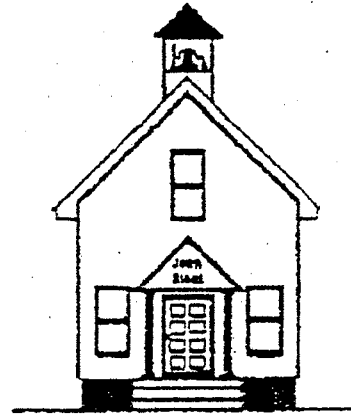
JOHN D. SLOAT
BASIC SCHOOL

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

3 PCR
EXCLUDED
(9)

Room 20	Room 19	Room 18
PCR 1998	PCR 1998	PCR 1998

Building 5, Wing 4



Room 17	Room 16	Room 15	Room 14
PCR 1988	PCR 1987	PCR 1989	PCR 1989

Building 5, Wing 3

BLDG. 4
1961

Room 12	Room 11	Room 10	Room 9	Room 8
CR	CR	CR	CR	Ⓛ Library

Building 4, Wing 2

Director's Room	B
Custodial Room	
Detention Room	G

BLDG. 3
1961

Room 7	Room 6	Room 5	Room 4	T	Room 3
CR	CR	CR	CR	S	CR
				T	

Building 3, Wing 1

M	B
S	
Book Room	G

BLDG. 2
1961

S	Room 2	S	Room 1	Staff Lounge	J	T	M
	CR		CR				Ⓢ
T		T					
					Nurse's Office	Principal	

Building 2

BLDG. 1
1961

Multipurpose Room	Music	Music Room	Music Room
	Stage	Kitchen	PC Storage Rm.

DAYCARE
EXCLUDED
(f)



JOHN D. SLOAT
BASIC SCHOOL

Building 1

MAY 2002

John D. Sloat Elementary School

Portable Building Inventory Summary Sheet

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
P01/ 14	Unknown	No	18792	1960	45	1	982.5
P02/ 15	Steelgard, Inc.	Yes	48230	1986	19	1	960
P03/ 16	Modular Specialties	Yes	51735	1989	16	1	960
P04/ 17	Modular Specialties	Yes	51735	1989	16	1	960
P05/ 18, 19, 20	Douppnik	Yes	02-100257	1998	7	3	1920
Total Portable Classrooms						7	5782.5
Total Portable Classrooms Over 20 Years Old						1	982.5

Note: There is one child care building on this campus.

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P06/ Child Care	Douppnik	No	50923	1988	17	1	1920

Sacramento City Unified School District School Capacity Worksheet

John D. Sloat Basic Elementary School

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
1	Kindergarten	40	Permanent	40	AM & PM for District Loading
2	Kindergarten	40	Permanent	20	AM & PM for District Loading
3	5	33	Permanent	33	
4	3	20	Permanent	20	
5	3	20	Permanent	20	
6	1	20	Permanent	20	
7	Vacant/Music Prep	33	Permanent	33	
9	2	20	Permanent	20	
10	4	33	Permanent	33	
11	6	33	Permanent	33	
12	Vacant	33	Permanent	33	
14	2	20	Portable	20	
15	5/6	33	Portable	33	
16	Computer Lab	33	Portable	0	
17	4/5	33	Portable	33	
18	1	20	Portable	20	
19	1	20	Portable	20	
20	RSP	20	Portable	0	
P06	Child Care	33	Portable	0	

Maximum Capacity (2)

537

431

Working Capacity (3)

483

388

Note: (1) Based on contract maximums.

(2) Maximum capacity is defined as 100% of contract loading in each classroom.

(3) Working capacity is defined as 90% of maximum capacity.

District loading does not account for any programs other than CSR and SDC.

2002/03 CBED Enrollment = 341

Joseph Bonnheim Elementary School

7300 Marin Avenue

Sacramento, CA 95820

Permanent building area: 22,585 GSF

Modular buildings: 14,834 GSF

Modular buildings are 39.6 % of the facility area

Site acres: 8.02

Score:	Possible Points	Total Earned	%
The Site	271	193.5	71.4
Physical Plant Assessment	354	271.0	76.6
Adequacy and Environment for Education	375	267.0	71.2
Total	1,000	731.5	73.2

Excellent = 90–100% Satisfactory = 70–89% Borderline = 50–69% Poor = 30–49% Very Inadequate < 30%



Participants:

Susan Dresser, Principal

Leslie Buerk, Evaluator

Notes from Principal's Meeting and Questionnaire

Date: 02/23/2005

- There are conflicts between parent drivers and students crossing in the crosswalk.
- Classrooms 1–12 have problems with power supply and do not have enough outlets.
- There is a roof leak in Room 19.
- Modernization projects completed at the school include HVAC upgrades, outdoor lighting, and ADA upgrades to some restrooms.
- The HVAC system was not meeting the needs of the users. The automatic thermostats were turned off, and the units are now set on override. Teachers now have control, but they must manually turn the units on every hour. This change has cut the utility bills for the school in half.
- Portables 13–30 are 6–7 years old.
- Staff notes that the buildings have never been painted. A group of parent volunteers painted the multipurpose room.
- Upgrading of restrooms to meet ADA compliance was not completed. Electrical issues created by the new construction were never rectified, namely that power has been cut to outlets, and outlets were removed in areas where they are needed.
- Restrooms were expanded into storage rooms, so the facilities are now lacking storage. The facility storage area at the front of the multipurpose building is full of obsolete computer equipment.
- The electrical service was upgraded during modernization, but electrical distribution was not.
- The carpet installed in the portable classrooms is of poor quality and the school was told that cleaning would damage it.
- Modernization was to include new asphalt for the playground. Only 2/3 of the playground was completed, a little over 3 years ago. Building exteriors were not painted.
- Some interior lights were replaced, but the installation is questionable.
- Myrtle trees were accidentally removed when the portable classrooms were installed. New planting areas between the portables were not installed. Inappropriately sized planters were moved into the area, but never planted. There is no irrigation to the planters.
- The school is 100% free lunch.
- The nurse is full-time.
- Trees were removed from the west side of campus, where they used to line the street. The school plans to have the stumps removed and put in new maples on the west side and in the playground area.
- Room 7 is used for Adult English. Room 17 is used for day care for the adults participating in the Adult English class. It is also used by the student council.
- There is no parent resource room.
- PE is taught two times a week, either outside, in the multipurpose or in Room 26, which has equipment and is the PE Office.
- There is no START program at this school.
- Kindergarten classes are both AM and PM
- Each classroom for Grades 4–6 has 6 computers. For Grades 1–3, the teachers have one, and the first grade classes have one for the students.
- All classrooms have a clock. There is no emergency lighting.
- There are drainage issues on the hard surface playground.
- The carpet is approximately 5 years old.
- The student outreach counselor does not have an office. She uses a corner of the nurses office, which does not afford needed privacy.
- The security system is new.
- New fencing has been added, so the campus is now enclosed.
- Parents drive onto the sidewalk at the front of the school to drop off students. The school would like to have removable bollards installed at that location.
- There is no bus lane, and buses park on the street.
- The majority of students walk.
- The school has limited facility storage. They would like a storage shed.
- There is only one central custodial office for 2 custodians.
- A sidewalk is needed to the kindergarten classrooms.
- 4th, 5th, and 6th grade classrooms are too small for the typical 33 students. Different desks may

offer some solution.

- The computer hook-up in the library is in an inappropriate location.

Notes from Plant Manager Interview

- Plumbing fixtures on campus are high maintenance.
- Staff restrooms need a privacy lock.
- Wood louvers over the permanent classroom windows are in poor condition and should be removed or replaced.
- The landscape irrigation system is not automatic. A timer should be installed.
- The ceiling tiles replaced with modernization are loose and fall off constantly. The trim installed at the wall / ceiling joint fall off and are of poor quality, and should be replaced with a wood trim that can be better secured.

Summary Notes and Comments

School Site:

The school site at 8.02 acres is below the standard recommendation for elementary schools and is located in a residential area. Primary access is from Marin Avenue, and is restricted to half of the overall width of the property due to neighboring residences. There are no flashing lights or school crossing signs. A secondary staff parking area is accessed from 73rd street. There are no student drop-off or bus lanes, which contributes to a chaotic morning and afternoon process that is not safe. Services such as trash and kitchen deliveries are at the front of the school and unsightly. Buildings are stretched across the west side of the site, with portable classrooms currently accounting for 40% of building area. Most of the mature trees on the property have been removed in recent years. Tall, round planters with trees were placed on the concrete paving between new portable buildings; however, there is no irrigation system in place and the planters are inappropriate. Playground resurfacing was begun with the recent modernization, but was halted at approximately 75% completion. Drainage is a general concern. The pre-school program does not have direct access to the dedicated play area, which could easily be resolved by moving the program into the portable classroom building nearest the playground. There is no shade available to the playground area, and no space available for outdoor teaching. There is one set of playground equipment available to the general student population, but younger children must share it with the older children. There are no automatic door openers on site.

School Plant:

The permanent buildings on campus were constructed in 1951 and 1956 and have not been improved until recent minimal modernization efforts. Modernization upgraded the HVAC system, did portions of upgrades to restrooms, new ceilings throughout the permanent classrooms and some lighting upgrades. Additional improvements are scheduled, pending adequate funding.

In general, the facilities are in poor condition and upgrades are needed throughout. Two of the portable classrooms are more than 30 years old. Portable classrooms account for 40% of building area. The teachers' lounge and workroom are in a permanent classroom space that has not been upgraded to meet the current function. The administration area, kitchen, and media center are undersized, and there is not enough office space for staff.

Adequacy and Environment for Education:

The media center is housed in a converted classroom and is severely undersized. One of the 30 year old portable classrooms has been converted to the computer lab. The portable should be replaced. All classrooms, except one kindergarten and the computer lab, have adequate space. There are no project labs on campus and no recommended classroom support areas such as teacher centers, small group use spaces, or dedicated storage.

The Main Capital Investment Areas:

- Address traffic issues during the drop-off / pick-up times.
- Correct site drainage issues and upgrade landscaping.
- Playground surface repair. Install additional equipment.
- Extend covered walkways to all classrooms.
- Partial roof refurbishment.
- Replace windows and louvered shading devices.
- Refurbish all existing permanent buildings.
- ADA upgrades.
- Electrical service upgrades.
- Additions: media center, project lab, classrooms and classroom support.
- Expansions: administration, including the teacher lounge and workroom.
- Kitchen and equipment upgrades.
- Asbestos study.
- Central clock system installation.

183 Joseph Bonnheim Elementary School

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
183.1	4.06.E03.1.		Access / Parking Improvements	\$ 308,678	\$ 407,455
183.2	4.06.E10.1.1.		Grassed Field Improvements	\$ 466,574	\$ 615,877
183.3	4.06.E06.1.		Playground Improvements	\$ 247,598	\$ 326,830
183.4	4.06.E01.1.		Site Improvements	\$ 542,395	\$ 715,961
183.5	4.08.D04.2.		Roof Improvements	\$ 127,282	\$ 168,012
183.6	4.05.D01.1.		Exterior Building Improvements	\$ 1,234,768	\$ 1,728,675
183.7	4.05.C01.1.		Classroom Improvements	\$ 921,540	\$ 1,290,157
183.8	4.02.C01.2.		Administration Addition / Renovation	\$ 1,048,143	\$ 1,467,401
183.9	4.05.C09.1.		Restroom Improvements	\$ 717,685	\$ 1,004,759
183.10	8.05.B03.1.		ADA Improvements	\$ 41,710	\$ 58,395
183.11	4.05.A03.2.1.		Clock System Upgrade	\$ 66,050	\$ 92,470
183.12	4.06.E02.1.		Landscape Improvements	\$ 407,321	\$ 537,665
183.13	4.08.A03.1.1.		HVAC Improvements	\$ 591,624	\$ 780,943
183.14	4.05.A03.2.1.		Electrical Improvements	\$ 578,549	\$ 809,969
183.15	4.05.C01.1.		Multipurpose Improvements	\$ 245,439	\$ 343,615
183.16	4.00.E06.1.		Issue: Pre-school Playground	\$ 0	\$ 0
183.17	2.04.F07.1.		Kitchen Renovation	\$ 303,182	\$ 424,455
183.18	2.02.F02.1.		Construct a Media Center Addition / Renovation	\$ 850,931	\$ 1,191,303
183.19	2.02.F02.2.		Construct a Project Lab / Computer Lab	\$ 1,464,361	\$ 2,050,106
183.20	9.03.G01.2.		Replace Portable Classrooms	\$ 478,898	\$ 632,144
Total of Maximum Allowable Construction Cost:				\$ 10,642,728	
Total Project Budget:					\$ 14,646,192

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Access / Parking Improvements

Project Description

Primary access to the school is from Marin Avenue and is restricted to half of the overall width of the property due to neighboring residences. There are no flashing lights or school crossing signs. There are no student drop-off lanes or a bus lane, which contributes to a chaotic morning and afternoon process that is not safe. Visitor parking is not identified as such, and visitors often park on the main sidewalk at the site entrance. A secondary staff parking area is accessed from 73rd street. Construct a parent drop-off lane. Reconfigure and re-stripe the parking area for efficiency. Install directional signage and parking identification signage. Replace the school marquee. Provide a sidewalk from the playground surface to the property access gate on 21st Avenue and from the main site entry sidewalk to the gate leading into the kindergarten playground area.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Prep, seal and re-stripe parking	1.235	18,400	SF	1.00	\$ 1.88	1.32	\$ 45,696
2 Install flashing school signs on Marin Avenue	0.000	2		1.00	\$ 7,500.00	1.32	\$ 19,815
3 Install directional signage	10.825	4	Each	1.00	\$ 451.56	1.32	\$ 2,386
4 Install a new marquee sign	10.815	1	Each	1.00	\$ 3,597.84	1.32	\$ 4,753
5 Provide parking space ID	10.816	6	Each	1.00	\$ 364.00	1.32	\$ 2,885
6 Add sidewalks	10.025	160	LF	1.00	\$ 62.33	1.32	\$ 13,174
7 Construct a parent drop-off lane	1.120	1	Project	1.00	\$ 166,517.20	1.32	\$ 219,969
Total of Maximum Allowable Construction Cost:							\$ 308,678
Total Project Budget:							\$ 407,455

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Prep, re-contour, reseed, upgrade the irrigation system in the grass fields	1.830	198,000	SF	1.00	\$ 1.37	1.32	\$ 358,334
2	Separate irrigation from domestic water system	0.000	1	Job	1.00	\$ 37,500.00	1.32	\$ 49,538
3	Install drainage interceptors	1.410	1	Acre	1.20	\$ 37,031.21	1.32	\$ 58,702
Total of Maximum Allowable Construction Cost:								\$ 466,574
Total Project Budget:								\$ 615,877

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

The asphalt playground at the kindergarten play area is severely damaged and is hazardous. The portion of the general asphalt playground that was not repaired during the recent work on the playground is badly cracked and needs to be resealed. Install a second play structure for primary and intermediate students.

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Install a second play structure	1.620	1	Project	0.50	\$ 238,915.17	1.32	\$ 157,803
2	Remove and replace kindergarten hard surface play area	1.650	4,500	SF	1.50	\$ 4.50	1.32	\$ 40,125
3	Prep, seal and re-stripe asphalt playground	1.235	20,000	SF	1.00	\$ 1.88	1.32	\$ 49,670
Total of Maximum Allowable Construction Cost:								\$ 247,598
Total Project Budget:								\$ 326,830

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install site lighting	1.280	8	Per Pole	1.00	\$ 6,510.90	1.32	\$ 68,807
2 Construct covered walkways to portable classrooms	3.710	4,500	SF	1.00	\$ 45.12	1.32	\$ 268,216
3 Install 6' perimeter fencing	1.351	800	LF	1.00	\$ 60.00	1.32	\$ 63,408
4 Replace 5 bike racks	1.182	25	LF	1.00	\$ 92.92	1.32	\$ 3,069
5 Refurbish benches outside classrooms	0.000	1	Per Bank	1.00	\$ 5,000.00	1.32	\$ 6,605
6 Construct trash enclosures at service entrance	1.360	2	Each	1.00	\$ 23,000.00	1.32	\$ 60,766
7 Construct an outdoor teaching / gathering area	3.710	1,200	SF	1.00	\$ 45.12	1.32	\$ 71,524
Total of Maximum Allowable Construction Cost:							\$ 542,395
Total Project Budget:							\$ 715,961

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Roof Improvements

Project Description

The roof ballast has deteriorated on Classroom Building C, as well as the portion of the covered walkway and roof over the administration area. There are no crickets at the top of the HVAC platforms. There are areas of ponding, particularly at roof edges and in mechanical areas of flat roofs. These should be corrected as roofs are replaced.

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Replace BUR, correcting edge drainage issue	7.101	7,268	SF	1.00	\$ 13.04	1.32	\$ 125,197
2	Construct crickets for proper drainage	7.400	200	SF	3.00	\$ 2.63	1.32	\$ 2,085
Total of Maximum Allowable Construction Cost:								\$ 127,282
Total Project Budget:								\$ 168,012

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Prep, prime and repaint building trim replacing damaged boards	4.522	2,000	LF	1.50	\$ 1.13	1.32	\$ 4,478
2	Replace windows in permanent classroom buildings	4.710	6,775	SF	1.00	\$ 105.37	1.32	\$ 943,038
3	Replace windows in administration, kitchen and multipurpose	4.780	44	Each	1.00	\$ 2,252.06	1.32	\$ 130,899
4	Replace louvered shading devices	3.711	3,000	SF	0.75	\$ 36.31	1.32	\$ 107,922
5	Install pipe rail barriers at non-recessed exterior doors	10.092	300	LF	1.50	\$ 75.00	1.32	\$ 44,584
6	Prep for paint	4.541	650	SF	1.00	\$ 4.48	1.32	\$ 3,847
Total of Maximum Allowable Construction Cost:								\$ 1,234,768
Total Project Budget:								\$ 1,728,675

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Refurbish all permanent classrooms including those currently used for the library and staff lounge. Re-install the ceilings replaced with modernization, they were improperly installed and create loose and falling tiles. Renovate the kindergarten classrooms for size and configuration. Replace the original window curtains throughout with mini blinds. Replace the carpet in portable classrooms.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish classrooms	4.200	6,050	SF	1.00	\$ 50.84	1.32	\$ 406,316
2 Install window blinds	4.790	9,000	SF	1.00	\$ 4.32	1.32	\$ 51,360
3 Replace carpet in portable classrooms	4.570	8,640	SF	1.00	\$ 4.26	1.32	\$ 48,621
4 Renovate kindergarten classrooms	4.300	3,100	SF	1.00	\$ 101.40	1.32	\$ 415,243
Total of Maximum Allowable Construction Cost:							\$ 921,540
Total Project Budget:							\$ 1,290,157

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Construct an addition to the administration	3.410	2,000	SF	1.10	\$ 296.53	1.32	\$ 861,775
2	Renovate the administration area to blend old and new	4.200	1,850	SF	1.50	\$ 50.84	1.32	\$ 186,368
Total of Maximum Allowable Construction Cost:								\$ 1,048,143
Total Project Budget:								\$ 1,467,401

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate existing restrooms	6.400	1,325	SF	1.00	\$ 250.39	1.32	\$ 438,264
2 Renovate portable restrooms	6.400	463	SF	1.00	\$ 250.39	1.32	\$ 153,144
3 Expand existing restrooms to meet ADA	10.912	4	Room	1.00	\$ 23,898.00	1.32	\$ 126,277
Total of Maximum Allowable Construction Cost:							\$ 717,685
Total Project Budget:							\$ 1,004,759

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct ramps	10.072	24	LF	1.00	\$ 728.45	1.32	\$ 23,095
2 Install handrails on new ramps	10.092	24	LF	1.00	\$ 75.00	1.32	\$ 2,378
3 Install tactile, knurled hardware	10.566	8	Each	1.00	\$ 397.52	1.32	\$ 4,201
4 Install automatic door opener	10.580	1	Each	1.00	\$ 3,732.39	1.32	\$ 4,930
5 Install door thresholds	10.571	20	Each	1.00	\$ 268.98	1.32	\$ 7,106
Total of Maximum Allowable Construction Cost:							\$ 41,710
Total Project Budget:							\$ 58,395

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade clocks throughout the school	0.000	1	Job	1.00	\$ 50,000.00	1.32	\$ 66,050
Total of Maximum Allowable Construction Cost:							\$ 66,050
Total Project Budget:							\$ 92,470

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Landscape Improvements

Project Description

Replace trees removed along 73rd street. Remove concrete and install ground level planters with trees between portable buildings and provide irrigation. Upgrade general landscaping throughout.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct planters between portable classrooms	1.340	400	SF	1.00	\$ 11.13	1.32	\$ 5,881
2 Upgrade irrigation system at front	1.330	18,000	SF	1.00	\$ 3.07	1.32	\$ 72,998
3 Upgrade general landscape	1.320	4	Project	1.00	\$ 59,350.50	1.32	\$ 313,608
4 Install trees	1.315	12	Each	1.00	\$ 935.81	1.32	\$ 14,834
Total of Maximum Allowable Construction Cost:							\$ 407,321
Total Project Budget:							\$ 537,665

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace HVAC equipment	6.100	22,585	SF	0.50	\$ 39.66	1.32	\$ 591,624
Total of Maximum Allowable Construction Cost:							\$ 591,624
Total Project Budget:							\$ 780,943

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Electrical Improvements

Project Description

Upgrade the primary and secondary electrical systems. Upgrade the electrical distribution system in the permanent buildings. Note: Electrical panels throughout the facilities are not located in separate electrical closets. Adequate clearances have not been maintained. Re-establish electrical panel clearances to meet applicable code requirements. In some cases, electrical panels are located inside classrooms and should remain locked at all times. Note: Electrical outlets do not comply with requirements. Due to the difficulty involved, outlet heights should be modified in conjunction with general remodeling and renovation projects on a per case / per space basis to accommodate a student or staff member with special needs.

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Upgrade primary electrical system	5.610	1	School	1.00	\$ 111,782.53	1.32	\$ 147,665
2	Upgrade secondary electrical system	5.640	1	School	1.00	\$ 83,843.29	1.32	\$ 110,757
3	Upgrade electrical distribution system	5.300	22,585	SF	1.00	\$ 10.73	1.32	\$ 320,127
Total of Maximum Allowable Construction Cost:								\$ 578,549
Total Project Budget:								\$ 809,969

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish the multipurpose room	4.200	3,200	SF	1.00	\$ 50.84	1.32	\$ 214,911
2 Install sound panels	4.906	1,000	SF	1.00	\$ 23.11	1.32	\$ 30,528
Total of Maximum Allowable Construction Cost:							\$ 245,439
Total Project Budget:							\$ 343,615

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

The playground for the Head Start pre-school is not located adjacent to the pre-school building. The school should consider either re-locating the portable classroom or providing direct access from the classroom to the dedicated playground.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Issue: Pre-school playground	0.000	0		1.00	\$ 0.00	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
Total Project Budget:							\$ 0

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Kitchen Renovation

Project Description

Kitchen is in generally poor condition and inefficient. There is no serving area (serving is in the multipurpose room) and the storage and service entrance is poorly configured. Renovate the existing kitchen space for improved efficiency including, additional storage, staff restroom, and allowing a serving area adjacent to the multipurpose room. Upgrade the equipment and walk-in unit(s).

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate the kitchen area	4.310	1,042	SF	1.00	\$ 184.27	1.32	\$ 253,644
2 Upgrade the equipment and walk-in unit (s)	0.000	3		1.00	\$ 12,500.00	1.32	\$ 49,538
Total of Maximum Allowable Construction Cost:							\$ 303,182
Total Project Budget:							\$ 424,455

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Construct a Media Center Addition / Renovation

Project Description

The existing media center is housed in a converted classroom and undersized. Construct an addition to the media center and renovate the existing space. The media center size (3160 SF) is predicated on the district's recent addition of a media center to Bowling Green ES, which includes storage and an area for computers.

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Construct a media center addition	3.410	1,756	SF	1.10	\$ 296.53	1.32	\$ 756,639
2	Renovate the existing media center space	4.200	1,404	SF	1.00	\$ 50.84	1.32	\$ 94,292
Total of Maximum Allowable Construction Cost:								\$ 850,931
Total Project Budget:								\$ 1,191,303

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Construct a Project Lab / Computer Lab

Project Description

This school does not have a visual arts or science space for teachers to expand their students' exposure to these areas of curriculum. This space has a lab with storage casework/sink/DF (1200), curriculum storage (200), kiln space (100) and ceramics (dirty projects) space (300)= $1800/.08=2250$ GSF. There is no computer lab at this school. A new computer lab should be 1000 SF with 100 SF of storage and server room. $1100/0.8=1375$.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a project lab	3.210	2,250	SF	1.10	\$ 278.00	1.32	\$ 908,914
2 Construct a computer lab	3.210	1,375	SF	1.10	\$ 278.00	1.32	\$ 555,447
Total of Maximum Allowable Construction Cost:							\$ 1,464,361
Total Project Budget:							\$ 2,050,106

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace modular classrooms	2.321	2	CR	1.00	\$ 159,750.00	1.32	\$ 422,060
2 Upgrade portable area and utilities	2.520	2 Per portab		1.00	\$ 21,513.08	1.32	\$ 56,838
Total of Maximum Allowable Construction Cost:							\$ 478,898
Total Project Budget:							\$ 632,144

Joseph Bonnheim Elementary School

Site: Average
Space: Average
Light: Average
Heat and Air: Average
Sound: Average
Aesthetics: Average
Equipment: Poor
Maintenance: Good
Overall Rating: Poor

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
183.1	4.06.E03.1.	Access / Parking Improvements	\$ 308,678	\$ 407,455
183.2	4.06.E10.1.1.	Grassed Field Improvements	\$ 466,574	\$ 615,877
183.3	4.06.E06.1.	Playground Improvements	\$ 247,598	\$ 326,830
183.4	4.06.E01.1.	Site Improvements	\$ 542,395	\$ 715,961
183.5	4.08.D04.2.	Roof Improvements	\$ 127,282	\$ 168,012
183.6	4.05.D01.1.	Exterior Building Improvements	\$ 1,234,768	\$ 1,728,675
183.7	4.05.C01.1.	Classroom Improvements	\$ 921,540	\$ 1,290,157
183.8	4.02.C01.2.	Administration Addition / Renovation	\$ 1,048,143	\$ 1,467,401
183.9	4.05.C09.1.	Restroom Improvements	\$ 717,685	\$ 1,004,759
183.10	8.05.B03.1.	ADA Improvements	\$ 41,710	\$ 58,395
183.11	4.05.A03.2.1.	Clock System Upgrade	\$ 66,050	\$ 92,470
183.12	4.06.E02.1.	Landscape Improvements	\$ 407,321	\$ 537,665
183.13	4.08.A03.1.1.	HVAC Improvements	\$ 591,624	\$ 780,943
183.14	4.05.A03.2.1.	Electrical Improvements	\$ 578,549	\$ 809,969
183.15	4.05.C01.1.	Multipurpose Improvements	\$ 245,439	\$ 343,615
183.16	4.00.E06.1.	Issue: Pre-school Playground	\$ 0	\$ 0
183.17	2.04.F07.1.	Kitchen Renovation	\$ 303,182	\$ 424,455
183.18	2.02.F02.1.	Construct a Media Center Addition / Renovation	\$ 850,931	\$ 1,191,303
183.19	2.02.F02.2.	Construct a Project Lab / Computer Lab	\$ 1,464,361	\$ 2,050,106
183.20	9.03.G01.2.	Replace Portable Classrooms	\$ 478,898	\$ 632,144
Total of *Maximum Allowable Construction Cost:			\$ 10,642,72	
			Total Project Budget:	\$ 14,646,192

183 Joseph Bonnheim Elementary School

Criteria	Adequate	Comments on existing conditions and needed improvements
1 Site		
1.1 Size	✓	
1.2 Location	✓	
1.3 Safety		Needs flashing lights and signage
1.4 Contours		Drainage is a concern
1.5 Development	✓	
1.6 Playfields		Needs refurbishment/additional equipment
1.7 Pool		N/A
1.8 Parking	✓	
1.9 Landscaping		Needs refurbishment and irrigation
1.10 Other		
2 Space		
2.1 Administration		Refurbish and expand
2.2 Health	✓	
2.3 Teachers	✓	
2.4 Audiovisual	✓	
2.5 Library		Converted classroom inadequate
2.6 Multipurpose	✓	
2.7 Stage	✓	
2.8 Kitchen		Refurbish and expand
2.9 Gymnasium		N/A
2.10 Showers		N/A
2.11 Toilets		Refurbish
2.12 Lockers		N/A
2.13 Storage		Inadequate
2.14 Instructional Space	✓	
2.15 Size	✓	
2.16 Flexibility	✓	
2.17 Utilization	✓	
2.18 Expandability		Limited
2.19 Access for the handicapped		Needs auto door openers
2.20 Other		

Criteria Adequate Comments on existing conditions and needed improvements

3 Light		
3.1 Quantity	✓	
3.2 Brightness	✓	
3.3 Reflectances	✓	
3.4 Windows		Replace windows
3.5 Screening		Replace screens
3.6 Audiovisual	✓	
3.7 Energy Factors	✓	
3.8 Other		

4 Heat and Air		
4.1 Temperature Comfort	✓	
4.2 Insulation	✓	
4.3 Air Exchange	✓	
4.4 Distribution	✓	
4.5 Exhaust	✓	
4.6 Conditions	✓	
4.7 Energy Factors	✓	
4.8 Other		

5 Sound		
5.1 Floor Absorption	✓	
5.2 Wall Absorption	✓	
5.3 Ceiling Absorption	✓	
5.4 Ballast Absorption	✓	
5.5 Vent Absorption	✓	
5.6 Exterior Absorption	✓	
5.7 Interior Absorption	✓	
5.8 Isolation	✓	

6 Aesthetics		
6.1 Appropriateness	✓	
6.2 Naturalness	✓	
6.3 Continuity	✓	
6.4 Screening	✓	
6.5 Other		

7 Equipment		
7.1 Quantity	✓	
7.2 Mobility	✓	
7.3 Flexibility	✓	
7.4 Maintenance	✓	
7.5 Instructional Walls	✓	
7.6 Other		

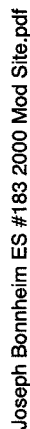
Criteria	Adequate	Comments on existing conditions and needed improvements
8 Maintenance		
8.1 Turfed Areas		Upgrade and install irrigation
8.2 Sprinklers		Upgrade or install
8.3 Parking		Refurbish asphalt
8.4 Hardcourt		Refurbish surface
8.5 Sidewalks	✓	
8.6 Exteriors	✓	
8.7 Interiors	✓	
8.8 Roofing		Correct deficiencies
8.9 Windows		Replace existing
8.10 Fencing		Replace fencing in poor condition
8.11 Mechanical Equipment	✓	
8.12 Hardware	✓	
8.13 Plumbing Fixtures		Refurbish
8.14 Other		

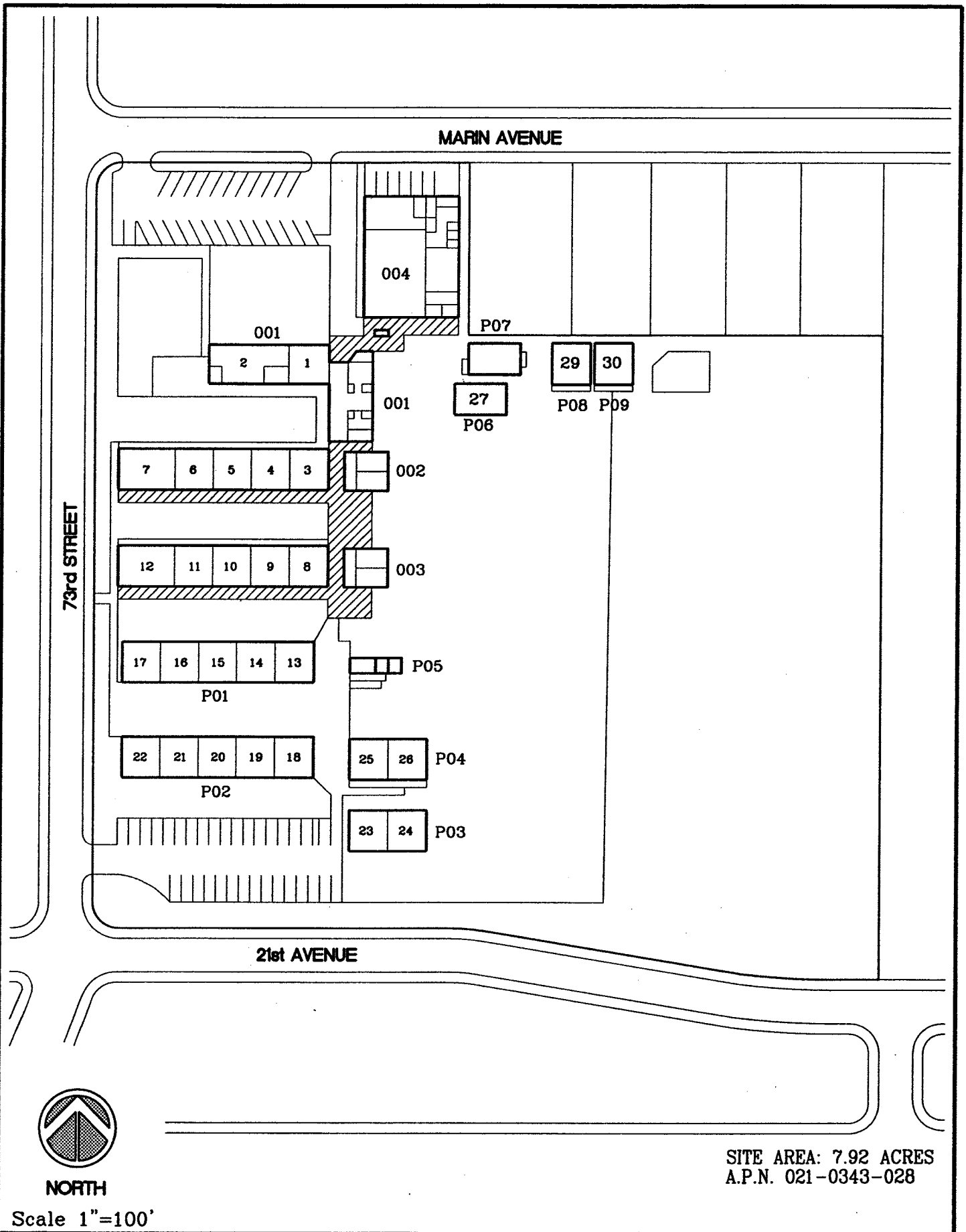
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Approximate Scale in Feet:







183 - Joseph Bonnheim Elementary School
 7300 Marin Avenue
 SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

EXISTING SITE DIAGRAM
 OCTOBER 2001

APPENDIX I

BONNHHEIM MAP

26

Kindergarten 2 a/b AM/PM 1048 SF	Kindergarten 1 a/b AM/PM 1075 SF (Y)	Front Ent. Prin. Office Nurse
--	--	--

Multi-Purpose Room

1-HEALTHY START

Head Start #25	Room #23 BSE
----------------	-----------------

1026 (NT) Room #7 Adult English 1008 SF Typ.	Room #6 1st	Room #5 1st	Room #4 1st	Room #3 1st	Speech P.E.
---	----------------	----------------	----------------	----------------	----------------

boiler	Boys
Womens Staff bathroom	Girls

Resource Room #26

Room #12 Library 1004	Room #11 2nd	Room #10 2nd	Room #9 2nd 1008 SF	Room #8 Staff Lounge 1042 SF (NT)
-----------------------------	-----------------	-----------------	---------------------------	---

storage	Boys
Mens Staff bathroom	Girls
Dr. Prokes	

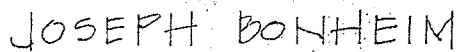
(NT) Room #17 Babysitting For Adult English	Room #16 3rd	Room #15 3rd	Room #14 3rd	Room #13 4th
---	-----------------	-----------------	-----------------	-----------------

Boys	Girls
------	-------

Room #22 6th	Room #21 6th	Room #20 5th	Room #19 5th	Room #18 4th
-----------------	-----------------	-----------------	-----------------	-----------------

4th LH Room #27 Sp. Ed.	Room #28 Computer Lab
-------------------------------	--------------------------

Room #29 LB	Room #30 Resource
----------------	----------------------



MAY 2002

Joseph Bonheim Elementary School

Portable Building Inventory Summary Sheet

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
P01/ RM 13	Doupnik	No	02-101486	2000	5	1	960
P01/ RM 14	Doupnik	No	02-101486	2000	5	1	960
P01/ RM 15	Doupnik	No	02-101486	2000	5	1	960
P01/ RM 16	Doupnik	No	02-101486	2000	5	1	960
P01/ RM 17	Doupnik	No	02-101486	2000	5	1	960
P01/ RM 18	Doupnik	No	02-101486	2000	5	1	960
P02/ RM 19	Doupnik	No	02-101486	2000	5	1	960
P02/ RM 20	Doupnik	No	02-101486	2000	5	1	960
P02/ RM 21	Doupnik	No	02-101486	2000	5	1	960
P02/ RM 22	Doupnik	No	02-101486	2000	5	1	960
P07/ RM 23	Doupnik	Yes	55702	1991	14	1	960
P08/ RM 24	Doupnik	Yes	55702	1991	14	1	960
P09/ RM 26	Mod Tech	Yes		2000	5	1	960
P04/ RM 27	Unknown	No	28949	1967	38	1	900
P04/ RM 28	Unknown	No	30540	1969	36	1	900
P03/ RM 29, 30	Doupnik	No	02-103303	2001	4	2	960
Total Portable Classrooms						17	15240
Total Portable Classrooms Over 20 Years Old						2	1800

Note: There is one portable toilet building on this campus.

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P05/ RR	Enviroplex	No		2000	5	1	480

Note: There is one "Healthy Start" building on this campus.

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P06/ RM 25	American Modular	Yes	54419	1990	15	1	960

Sacramento City Unified School District School Capacity Worksheet

Joseph Bonnheim Elementary School

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
1	Kindergarten	40	Permanent	20	AM & PM for District Loading
2	Kindergarten	40	Permanent	40	AM & PM for District Loading
3	Kindergarten	40	Permanent	20	AM & PM for District Loading
4	1	20	Permanent	20	
5	1	20	Permanent	20	
6	1	20	Permanent	20	
7	Vacant	33	Permanent	33	
8	Staff Room	33	Permanent	0	
9	2	20	Permanent	20	
10	2	20	Permanent	20	
11	Healthy Start	33	Permanent	0	
13	4	33	Portable	33	
14	3	20	Portable	20	
15	3	20	Portable	20	
16	3	20	Portable	20	
17	3	20	Portable	20	
18	4	33	Portable	33	
19	5	33	Portable	33	
20	5	33	Portable	33	
21	6	33	Portable	33	
22	6	33	Portable	33	
23	RSP	33	Portable	0	
24	2	20	Portable	20	
25	Head Start	33	Portable	0	
26	High Point	33	Portable	28	
27	SDC Non-Severe	15	Portable	15	LH Intermediate
28	Computer Lab	33	Portable	0	
29	6	33	Portable	33	
30	High Point & EL	33	Portable	28	

Maximum Capacity (2)

830

615

Working Capacity (3)

747

554

Note: (1) Based on contract maximums.

(2) Maximum capacity is defined as 100% of contract loading in each classroom.

(3) Working capacity is defined as 90% of maximum capacity.

District loading does not account for any programs other than CSR and SDC.

2002/03 CBED Enrollment = 537

Language Academy Charter Elementary

4625 44th Street

Sacramento, CA 95820

Permanent building area: 0 GSF

Modular buildings: 9,960 GSF

Modular buildings are 100.0 of the facility area

Site acres: 8.32

Score:	Possible Points	Total Earned	%
The Site	271	220.0	81.2
Physical Plant Assessment	354	280.0	79.1
Adequacy and Environment for Education	375	265.0	70.7
Total	1,000	765.0	76.5

Excellent = 90–100% Satisfactory = 70–89% Borderline = 50–69% Poor = 30–49% Very Inadequate < 30%



Participants:

Martha Quadros, Principal

Robert Woodward, Evaluator

Notes from Principal's Meeting and Questionnaire

Date: 01/13/2005

- Modernization has been completed at this campus.
- Campus is shared with Fruit Ridge Elementary School. The Language Academy is an independently funded charter school. The Academy has its own portable classrooms and shares library, cafeteria and playground facilities with Fruit Ridge.
- The school is not a year round school, but does offer a summer classes.
- Fruit Ridge is the oldest operating school in the district. Original construction was in 1934 with two renovations, the most recently being 19 years ago. The site was modernized under Measure E in 1999.
- Current enrollment is 275 students (800 students with the addition of the Fruit Ridge students).
- Cafeteria (multipurpose) is not sized for combined population and is remote from the kitchen. Students must carry trays from the kitchen to the cafeteria or food is transported for serving. Hardwood floor and wood wall paneling is not conducive for use as a cafeteria.
- New parent drop-off area does not work well, there is too much congestion. Food deliveries to the kitchen must cross student traffic.
- Staff parking is adequate. Landscaping is poor and needs improvement.
- Site has drainage issues at the playing field and basement floods often from exterior door (has sand bags against it during heavy rainfall).
- Sidewalks at the front of building are in poor condition and need to be replaced.
- Fence issue at the adjoining lot to the south. Neighborhood people frequently take the fence down to gain access to the basketball courts. Some vandalism around the portables.
- Staff noted that the Language Academy would eventually have its own site.

Summary Notes and Comments

School Site:

The total site area for both schools is 8.32 acres which is slightly smaller than the district standard of 10 acres. It is shared by Fruit Ridge ES and the Language Academy. Although this site would be considered adequate for the elementary school population, it is crowded when the enrollment of the Language Academy is added. The Language Academy occupies an additional 9,960 sf of portable classrooms on the northern end of this site. The current rainfall has rendered the grass field too muddy for use, a condition that appears to be common at most school sites. The inability to use grass area eliminates much of the play area for students during recess creating the sense of being crowded. The site is fully developed and modular units are well integrated into the campus. There is a new drop-off / pick-up zone located at the front of the school on 44th Street. Added parking provides sufficient parking for staff and visitors. The tendency of parents to park and stop in the street or adjacent to the visitor parking and the speed with which the traffic moves on 44th, creates a less than optimum situation during the late afternoon dismissal period. There is a crossing guard provided, but signage is inadequate. The playground areas are good with both of the play structure areas new. There is no separate play area for the kindergarten students.

The school site includes an adjacent lot to the southeast. There is room for some expansion if needed by using the empty lot on the south end of the site.

School Plant:

The buildings have all been upgraded under the state established modernization process; however, the school is the oldest one in the district and still has many issues. The Language Academy classrooms are all modular. The older modular classrooms are in need of replacement and refurbishment.

Adequacy and Environment for Education:

The school does not have a computer lab or project lab; however, there are computers located in most classrooms. The media center occupies a converted classroom and is inadequate in size for the combined use. The auditorium is used as a cafeteria. It is not adjacent to the kitchen and food must

be carried by students down a corridor from the kitchen or carted to the auditorium by staff for serving. The hardwood floor and wood paneling is not appropriate for this use. All classrooms have adequate floor space. The administration occupies one, converted modular classroom.

The Main Capital Investment Areas:

- Replace old modular classrooms and refurbish those that will remain.
- Construct covered walkways between classrooms

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184 Language Academy Charter Elementary

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
	184.1	8.06.D01.1.	Correct Stair Handrails	\$ 25,663	\$ 33,875
	184.2	4.02.F02.2.	Replace Modular Classrooms	\$ 947,036	\$ 1,325,852
	184.3	4.05.C01.1.	Interior Improvements	\$ 128,947	\$ 180,525
	184.4	2.00.F02.1.	Issue: Shared Spaces	\$ 0	\$ 0
	184.5	4.06.E01.1.	Construct Covered Walkways	\$ 143,048	\$ 188,824
	184.6	2.00.F02.1.	Issue: New School	\$ 0	\$ 0
Total of Maximum Allowable Construction Cost:				\$ 1,244,694	
Total Project Budget:					\$ 1,729,076

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace stair handrails	10.260	130	LF	1.20	\$ 124.53	1.32	\$ 25,663
Total of Maximum Allowable Construction Cost:							\$ 25,663
Total Project Budget:							\$ 33,875

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Demo existing modular classrooms	4.400	2,760	SF	1.00	\$ 17.33	1.32	\$ 63,184
2 Construct new modular classrooms	2.320	3,600	SF	1.00	\$ 150.00	1.32	\$ 713,340
3 Upgrade the portable infrastructure	2.520	3 Per portab		1.00	\$ 21,513.08	1.32	\$ 85,256
Total of Maximum Allowable Construction Cost:							\$ 947,036
Total Project Budget:							\$ 1,325,852

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish classrooms	4.200	1,920	SF	1.00	\$ 50.84	1.32	\$ 128,947
Total of Maximum Allowable Construction Cost:							\$ 128,947
Total Project Budget:							\$ 180,525

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Issue: Shared Spaces

Project Description

Issue: The Language Academy shares food service, library and play areas with Fruit Ridge Elementary School. Projects related to common, shared spaces are addressed in the evaluation for Fruit Ridge.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Issue: Shared spaces	0.000	1		1.00	\$ 0.00	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
Total Project Budget:							\$ 0

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct covered walkways	3.710	2,400	SF	1.00	\$ 45.12	1.32	\$ 143,048
Total of Maximum Allowable Construction Cost:							\$ 143,048
Total Project Budget:							\$ 188,824

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

Staff has recommended the construction of a new facility for Fruit Ridge ES and the Language Arts Academy in lieu of the correction of deficiencies as a more economical use of funds. The Language Arts facility would occupy the vacant lot on the north portion of the site, accessed from Roosevelt Street and consist of modular, prefabricated construction. Refer to the Fruit Ridge New School Issue project for estimated probable cost of construction for a new campus.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Issue: New school	0.000	1		1.00	\$ 0.00	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
Total Project Budget:							\$ 0

Language Academy Charter Elementary

Site: Good
Space: Average
Light: Average
Heat and Air: Average
Sound: Average
Aesthetics: Average
Equipment: Average
Maintenance: Average
Overall Rating: Average

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
184.1	8.06.D01.1.	Correct Stair Handrails	\$ 25,663	\$ 33,875
184.2	4.02.F02.2.	Replace Modular Classrooms	\$ 947,036	\$ 1,325,852
184.3	4.05.C01.1.	Interior Improvements	\$ 128,947	\$ 180,525
184.4	2.00.F02.1.	Issue: Shared Spaces	\$ 0	\$ 0
184.5	4.06.E01.1.	Construct Covered Walkways	\$ 143,048	\$ 188,824
184.6	2.00.F02.1.	Issue: New School	\$ 0	\$ 0
Total of *Maximum Allowable Construction Cost:			\$ 1,244,694	
			Total Project Budget:	\$ 1,729,076

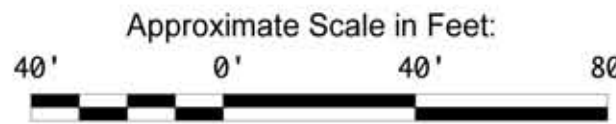
184 Language Academy Charter Elementary

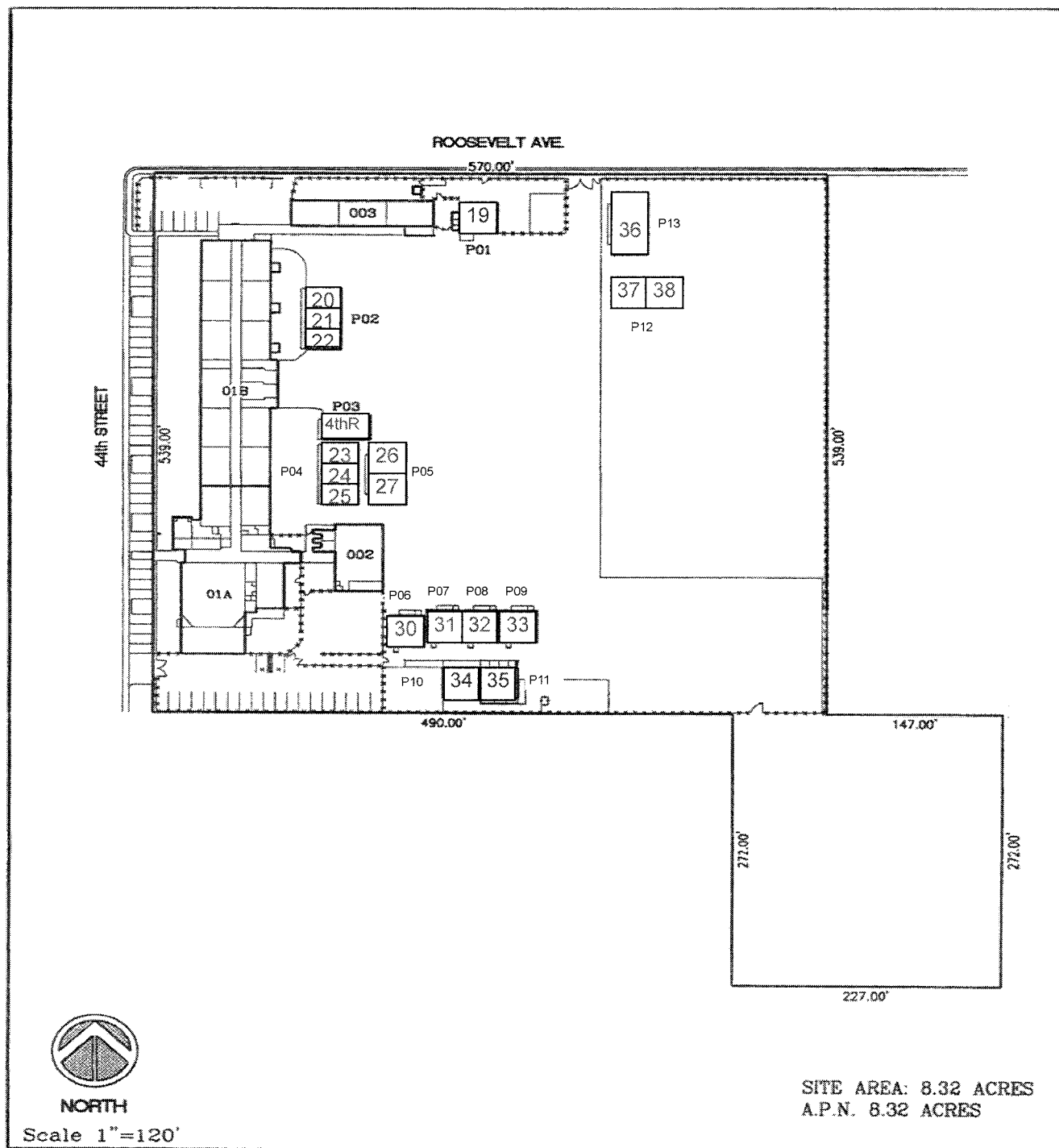
Criteria	Adequate	Comments on existing conditions and needed improvements
1 Site		
1.1 Size		Small
1.2 Location	✓	
1.3 Safety		Site access, drop off lane, security camera
1.4 Contours		
1.5 Development	✓	
1.6 Playfields		Improvement needed
1.7 Pool		N/A
1.8 Parking	✓	
1.9 Landscaping		Improvement needed
1.10 Other		
2 Space		
2.1 Administration		Improvement needed
2.2 Health	✓	
2.3 Teachers	✓	
2.4 Audiovisual	✓	
2.5 Library		Improvement needed
2.6 Multipurpose		Improvement needed
2.7 Stage	✓	
2.8 Kitchen		Improvement needed
2.9 Gymnasium		N/A
2.10 Showers		N/A
2.11 Toilets		Improvement needed
2.12 Lockers		N/A
2.13 Storage	✓	
2.14 Instructional Space		Improvement needed
2.15 Size	✓	
2.16 Flexibility	✓	
2.17 Utilization	✓	
2.18 Expandability	✓	
2.19 Access for the handicapped	✓	
2.20 Other		

Criteria	Adequate	Comments on existing conditions and needed improvements
3 Light		
3.1 Quantity	✓	
3.2 Brightness	✓	
3.3 Reflectances	✓	
3.4 Windows		Improvement needed
3.5 Screening		Improvement needed
3.6 Audiovisual	✓	
3.7 Energy Factors		Improvement needed
3.8 Other		
4 Heat and Air		
4.1 Temperature Comfort	✓	
4.2 Insulation	✓	
4.3 Air Exchange	✓	
4.4 Distribution	✓	
4.5 Exhaust	✓	
4.6 Conditions	✓	
4.7 Energy Factors	✓	
4.8 Other		
5 Sound		
5.1 Floor Absorption	✓	
5.2 Wall Absorption	✓	
5.3 Ceiling Absorption	✓	
5.4 Ballast Absorption	✓	
5.5 Vent Absorption	✓	
5.6 Exterior Absorption	✓	
5.7 Interior Absorption	✓	
5.8 Isolation	✓	
6 Aesthetics		
6.1 Appropriateness	✓	All portable classrooms
6.2 Naturalness	✓	All portable classrooms
6.3 Continuity	✓	
6.4 Screening	✓	
6.5 Other		
7 Equipment		
7.1 Quantity	✓	
7.2 Mobility	✓	
7.3 Flexibility	✓	
7.4 Maintenance	✓	
7.5 Instructional Walls	✓	
7.6 Other		

Criteria	Adequate	Comments on existing conditions and needed improvements
8 Maintenance		
8.1 Turfed Areas		Improvement needed
8.2 Sprinklers		Improvement needed
8.3 Parking	✓	
8.4 Hardcourt	✓	
8.5 Sidewalks		Improvement needed
8.6 Exteriors		Improvement needed
8.7 Interiors	✓	
8.8 Roofing	✓	
8.9 Windows	✓	
8.10 Fencing	✓	
8.11 Mechanical Equipment	✓	
8.12 Hardware	✓	
8.13 Plumbing Fixtures	✓	
8.14 Other		

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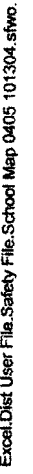




122 - Fruit Ridge Elementary School
 4625 - 44TH Street
 SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

EXISTING SITE DIAGRAM

JULY 2001



Fruit Ridge Elementary School

Portable Building Inventory Summary Sheet

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
P01/ 19	Unknown	No	14699	1957	49	1	1033.5
P02/ 20, 21, 22	Douppnik	Yes	67170	1997	9	3	1920
P04/ 23, 24, 25	Douppnik	Yes	02-100257	1998	8	3	1920
P05/ 26, 27	Douppnik	Yes	02-101090	1999	7	2	1920
P06/ 30	Douppnik	Yes	47820	1986	20	1	960
P07/ 31	Douppnik	Yes	48943	1987	19	1	960
P08/ 32	Modular Specialties	Yes	51735	1989	17	1	960
P09/ 33	Modular Specialties	Yes	53491	1990	16	1	960
P10/ 34	Unknown	No	28948	1967	39	1	900
P11/ 35	Unknown	No	13158	1955	51	1	982.5
P12/ 37, 38	Douppnik	No	02-102064	2000	6	2	1920
Total Portable Classrooms						17	14436
Total Portable Classrooms Over 20 Years Old						3	2916

Note: There is one 4th "R" building on this campus.

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P03/ 4th R	Pace Setter Ind.	Yes	02-100132	1998	8	1	960

Note: There is one "Healthy Start" building on this campus.

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P13/ HS	Douppnik	Yes	02-100257	1998	8	1	1920

Lisbon Elementary School

7555 South Land Park Drive

Sacramento, CA 95831

Permanent building area: 21,821 GSF

Modular buildings: 24,960 GSF

Modular buildings are 53.4 % of the facility area

Site acres: 6.37

Score:	Possible Points	Total Earned	%
The Site	271	232.5	85.8
Physical Plant Assessment	354	317.5	89.7
Adequacy and Environment for Education	375	319.5	85.2
Total	1,000	869.5	87.0

Excellent = 90–100% Satisfactory = 70–89% Borderline = 50–69% Poor = 30–49% Very Inadequate < 30%



Participants:

Frank Lawler, Principal

Leslie Buerk, Evaluator

Notes from Principal's Meeting and Questionnaire

Date: 02-24-05

- There is no parking for visitors or for part-time staff. Visitors and part-time staff park on the street, and event parking is on the street or at the adjacent park. Parents sometimes double park, which creates conflicts and safety concerns. Cars also make u-turns in front of the school, often encroaching on the crosswalk.
- Site lighting is adequate.
- 3 to 4 classrooms share each phone line.
- The roof leaks in the staff lounge and into the library. The leaking has occurred since the new roof was installed.
- It is believed that mold issues in the hallways have been corrected with the replacement of overhangs.
- There is no science lab. Science instruction is in each classroom.
- The P.E. prep teacher comes in one day a week. The classroom teachers are responsible for P.E. the rest of the week.
- Art is offered after school via the Young Rembrandts after school program.
- The principal teaches guitar as an after school program.
- The city's department of Parks and Recreation teaches basketball and football for the students after school.
- Choir is offered as an after school program.
- There is no kiln on campus.
- The new pre-school program will be bringing in a storage shed to replace one that was removed recently.
- The school will discontinue busing. Student enrollment is expected to decrease from 490 to about 400 students. Two buses come from Meadow View.
- The school received new playground equipment.
- The primary concern at Lisbon ES is the lack of a pick-up / drop-off area.
- The school needs material storage for teachers.
- Books are stored in the classrooms, not in central storage.
- The school would like to replace the chalkboards with whiteboards.

Summary Notes and Comments

School Site:

The site is small at 6.37 acres and under the standard guidelines for elementary schools. The school is bordered on one side by a park that remains open to the school grounds and is used by the school for after school programs. Residential properties border the remaining edges, with the exception of the portion that fronts South Land Park Drive. There are no flashing lights on the busy street, and no drop-off or bus lanes. The school has a nice courtyard that could be better utilized as an outdoor teaching space with the addition of seating areas. The playground is in fair condition, with some drainage issues on the edge of the hard surface. Most classrooms are connected by covered walkways. Overall, the school site provides a pleasing environment.

School Plant:

The school has been impeccably maintained. The school was originally constructed with the option of being converted to park services buildings in the future, and as a result, nearly all of the classrooms are in portable buildings. Most of the permanent buildings provide undersized spaces by current standards. The administrative offices, the kitchen, and the kindergartens, in particular, are inadequately sized. There is a sufficient number of restrooms available to both students and staff. Offices for educational support functions are also located in a portable building. Some roofs have been replaced, but ponding issues and areas of moss cover are prevalent, although not critical, due to missing drain baskets. Some roof tiles have broken and need to be replaced. The roof over the kitchen is spray foam and will need to be replaced in the near future. There are no complaints with the HVAC system, but units are original to the buildings. Some work has been done to the portable classrooms,

including exterior painting and some carpet replacement. The eaves of the portable classrooms have an ongoing issue of water damage of indeterminate origin that needs to be studied and rectified.

Adequacy and Environment for Education:

Overall, the environment at Lisbon Elementary is positive. There are many options for after school programs, but limited resources supporting them. There is no access to a project lab at the school, which is greatly missed at this particular school. A small computer lab has been retrofitted into a portable classroom building. The media center is inadequate in size, with limited space for computers or other learning resources. The portable classrooms have been well maintained, but are aging and in need of refurbishment.

The Main Capital Investment Areas:

- Address traffic issues during the drop-off / pick-up times.
- Expand staff and visitor parking.
- Expansions and renovation of the kindergarten classrooms and administration area.
- Kitchen equipment upgrades.
- Construct a new media center.
- Refurbish the portable classrooms and the restrooms.
- The multipurpose room will need to be refurbished in the near future.
- Upgrades to special systems.

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284 Lisbon Elementary School

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
	284.1	4.06.E03.1.	Access / Parking Improvements	\$ 371,349	\$ 490,182
	284.2	4.06.E10.1.1.	Grassed Field Improvements	\$ 244,373	\$ 322,573
	284.3	4.06.E01.1.	Site Improvements	\$ 249,468	\$ 329,298
	284.4	4.08.D04.1.	Roofing Upgrades	\$ 25,316	\$ 33,416
	284.5	4.05.D01.1.	Exterior Building Improvements	\$ 52,782	\$ 73,895
	284.6	9.05.C01.1.	Portable Classroom Refurbishing	\$ 920,135	\$ 1,288,189
	284.7	4.05.C01.2.	Multipurpose Room Upgrades	\$ 141,056	\$ 197,478
	284.8	3.05.A09.1.	Fire Alarm System Upgrades	\$ 31,125	\$ 43,575
	284.9	4.05.A03.2.1.	Electrical Improvements	\$ 363,821	\$ 509,350
	284.10	2.05.C01.1.	Kitchen Equipment Upgrades	\$ 56,823	\$ 79,551
	284.11	2.04.F07.2.	Administration Renovation / Storage Addition	\$ 326,798	\$ 457,517
	284.12	2.02.F02.1.	Kindergarten / Pre-Kindergarten Addition and Renovation	\$ 1,392,603	\$ 1,949,644
	284.13	2.02.F02.2.	Construct a Project Lab	\$ 2,270,519	\$ 3,178,727
	284.14	3.00.A03.2.1.	Issue: Electrical Panel Relocation	\$ 0	\$ 0
	284.15	4.02.C09.1.	Restroom Refurbishing / Addition	\$ 884,098	\$ 1,237,738
	284.16	2.00.F02.1.	Issue: Portable Classroom Ratio	\$ 0	\$ 0
	284.17	4.12.D03.1.	Portable Classroom Moisture Infiltration Study	\$ 18,281	\$ 22,303
	284.18	3.15.A05.1.	Security System Installation	\$ 38,722	\$ 51,112
	284.19	4.05.A03.2.1.	Clock System Upgrade	\$ 66,050	\$ 92,470
	284.20	2.02.F02.2.	Construct a Media Center	\$ 1,361,605	\$ 1,906,247
Total of Maximum Allowable Construction Cost:				\$ 8,814,924	
Total Project Budget:					\$ 12,263,267

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Access / Parking Improvements

Project Description

There are no drop-off or bus lanes on site; however, buses will be discontinued in the next year at this school. Construct a parent drop-off area at the front of the school, reconfiguring the staff parking as necessary. Install flashing school signs on the main access street. Install parking identification signage. Expand the staff/visitor parking area (64 required, 40 available).

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install flashing signs	0.000	2		1.00	\$ 7,500.00	1.32	\$ 19,815
2 Construct a parent drop-off lane	1.120	1	Project	1.00	\$ 166,517.20	1.32	\$ 219,969
3 Relocate staff parking	1.220	2	Space	1.00	\$ 3,387.00	1.32	\$ 8,948
4 Install parking identification signs	10.816	6	Each	1.00	\$ 364.00	1.32	\$ 2,885
5 Construct additional parking	1.220	24	Space	1.00	\$ 3,387.00	1.32	\$ 107,381
6 Construct concrete walks	10.025	150	LF	1.00	\$ 62.33	1.32	\$ 12,351
Total of Maximum Allowable Construction Cost:							\$ 371,349
Total Project Budget:							\$ 490,182

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

The grass field has severe ponding / percolation problems creating standing water and mud areas. The students are unable to use the grassed areas so the site density at recess is greater than needed. Re-contour the field to create positive drainage, re-seed and replace damaged irrigation system during the process. Install 3 interceptors connecting to the city storm water system where allowed.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Prep, re-contour, reseed, upgrade the irrigation system in the grass fields	1.830	108,000	SF	1.00	\$ 1.37	1.32	\$ 195,455
2 Install drainage interceptors	1.410	1	Acre	1.00	\$ 37,031.21	1.32	\$ 48,918
Total of Maximum Allowable Construction Cost:							\$ 244,373
Total Project Budget:							\$ 322,573

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

Extend covered walkways to all portable buildings (Note: omit in cases where new construction corrects the issue). Construct a covered teaching/gathering area with seating. Prep, seal and re-stripe the asphalt play area.

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Extend covered walkway	3.711	800	SF	1.00	\$ 36.31	1.32	\$ 38,372
2	Construct a teaching / gathering area	3.710	1,200	SF	1.00	\$ 45.12	1.32	\$ 71,524
3	Prep, seal and re-stripe asphalt play area	1.235	56,200	SF	1.00	\$ 1.88	1.32	\$ 139,572
Total of Maximum Allowable Construction Cost:								\$ 249,468
Total Project Budget:								\$ 329,298

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Replace the foam roof over the kitchen area. Vents, which were replaced as part of roof work recently completed on the mechanical mezzanines, are reportedly leaking because of penetrating, blowing rain. Replace the vent covers. Replace broken clay tiles. Replace missing drain baskets. The roof mounted satellite antenna is installed improperly and movement is twisting and tearing the roofing below. Modify the mounting to prevent further damage.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace kitchen roof	7.101	1,000	SF	1.20	\$ 13.04	1.32	\$ 20,671
2 Replace wall mounted vent covers	7.750	14	Each	1.00	\$ 66.02	1.32	\$ 1,221
3 Replace damaged clay roof tiles	7.212	15	SF	1.00	\$ 28.76	1.32	\$ 570
4 Replace drain baskets	7.750	10	Each	1.00	\$ 66.02	1.32	\$ 872
5 Remount satellite antenna	0.000	1		1.00	\$ 1,500.00	1.32	\$ 1,982
Total of Maximum Allowable Construction Cost:							\$ 25,316
Total Project Budget:							\$ 33,416

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Exterior Building Improvements

Project Description

The inside walls of the parapets have cracks throughout. Re-stucco to prevent deterioration. The painted trim on the roofs, including roof hatches, needs to be repainted, including prep and prime coat. Prime and paint building trim recently replaced on the portable classrooms that was left unfinished.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Re-stucco parapet walls	4.531	3,000	SF	1.20	\$ 5.72	1.32	\$ 27,202
2 Paint building trim	4.522	5,000	LF	2.00	\$ 1.13	1.32	\$ 14,927
3 Prep for paint	4.541	1,800	SF	1.00	\$ 4.48	1.32	\$ 10,653
Total of Maximum Allowable Construction Cost:							\$ 52,782
Total Project Budget:							\$ 73,895

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name**Project Description**

Refurbish the portable classrooms, including flooring, wall paint, casework replacement, upgrades to sinks to meet ADA compliance, refurbish doors and replace chalkboards with white boards as part of the refurbishment. Convert the abandoned kindergarten classroom to use with the special education portables, including a teacher planning area and resources. Many ceiling tile are stained from roof leaks that have subsequently been repaired. Replace the damaged tile, as needed. Replace mini-blinds.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish portable classrooms	2.110	26 Classroom		1.40	\$ 19,121.59	1.32	\$ 919,450
2 Replace window blinds	4.790	120 SF		1.00	\$ 4.32	1.32	\$ 685
Total of Maximum Allowable Construction Cost:							\$ 920,135
Total Project Budget:							\$ 1,288,189

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish multipurpose room	4.100	4,200	SF	1.00	\$ 19.10	1.32	\$ 105,971
2 Install acoustical panels	4.906	1,000	SF	1.00	\$ 23.11	1.32	\$ 30,528
3 Replace drinking fountain	10.672	1	Each	1.00	\$ 3,449.64	1.32	\$ 4,557
Total of Maximum Allowable Construction Cost:							\$ 141,056
Total Project Budget:							\$ 197,478

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Fire Alarm System Upgrades

Project Description

Replace the three fire alarm enunciators on the building exterior that were removed with the recent painting and not replaced. Install audio / visual enunciators throughout the school.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace fire alarms at building exterior	10.700	3	Each	1.00	\$ 434.67	1.32	\$ 1,723
2 Fire alarm system upgrades	5.860	21,821	SF	1.00	\$ 1.02	1.32	\$ 29,402
Total of Maximum Allowable Construction Cost:							\$ 31,125
Total Project Budget:							\$ 43,575

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install a power drop	5.200	1	Classroom	2.00	\$ 3,796.53	1.32	\$ 10,030
2 Upgrade lighting	5.300	24,960	SF	1.00	\$ 10.73	1.32	\$ 353,791
Total of Maximum Allowable Construction Cost:							\$ 363,821
Total Project Budget:							\$ 509,350

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade the kitchen equipment and walk-in unit (s).	0.000	3		1.00	\$ 12,500.00	1.32	\$ 49,538
2 Correct drain for kitchen sinks	6.374	15	LF	2.00	\$ 40.00	1.32	\$ 1,585
3 Install three compartment sink	6.361	1	Each	1.50	\$ 2,876.49	1.32	\$ 5,700
Total of Maximum Allowable Construction Cost:							\$ 56,823
Total Project Budget:							\$ 79,551

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Administration Renovation / Storage Addition

Project Description

The administration area is poorly configured and inefficient. Reconfigure and renovate the administration area including the nurse's office (with ADA restroom), teacher's lounge and workroom, staff restrooms administrative storage, conference room and offices. Existing boys and girls restrooms will be abandoned by this renovation and reconstructed in other capital improvement projects. Construct an addition for additional facility storage.

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Renovate administration area	4.200	2,442	SF	1.50	\$ 50.84	1.32	\$ 246,006
2	Construct a storage addition	3.210	200	SF	1.10	\$ 278.00	1.32	\$ 80,792
Total of Maximum Allowable Construction Cost:								\$ 326,798
Total Project Budget:								\$ 457,517

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

The kindergarten classrooms are undersized and one of three is located in a portable classroom not directly connected to the kindergarten play area. Construct an addition to bring the spaces up to standards and to add a pre-kindergarten space, as desired by the district. Renovate the existing kindergarten space and incorporate the existing media center and staff lounge into the new kindergarten area. (1250x4= 5000/.8= 6250 sf required; existing space is 4200 sf). The portable classroom used as a kindergarten will be refurbished in another capital improvement project.

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Construct a kindergarten / pre-kindergarten addition	3.410	2,250	SF	1.10	\$ 296.53	1.32	\$ 969,497
2	Renovate the existing kindergarten area, media center and staff lounge	4.200	4,200	SF	1.50	\$ 50.84	1.32	\$ 423,106
Total of Maximum Allowable Construction Cost:								\$ 1,392,603
Total Project Budget:								\$ 1,949,644

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Construct a Project Lab

Project Description

This school does not have a visual arts or science space for teachers to expand their students' exposure to these areas of curriculum. This space has a lab with storage casework/sink/DF (1200), curriculum storage (200), kiln space (100) and ceramics (dirty projects) space (300)= 1800/.08=2250 GSF.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a media center addition	3.410	3,160	SF	1.10	\$ 296.53	1.32	\$ 1,361,605
2 Construct a project lab	3.210	2,250	SF	1.10	\$ 278.00	1.32	\$ 908,914
Total of Maximum Allowable Construction Cost:							\$ 2,270,519
Total Project Budget:							\$ 3,178,727

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

Issue: Electrical panels throughout the facilities are not located in separate electrical closets. Adequate clearances have not been maintained. Re-establish electrical panel clearances as required by code. In some cases, electrical panels are located inside classrooms and should remain locked at all times. This issue should be corrected as part of various capital improvement projects.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Issue: Electrical panels	0.000	1	School	1.00	\$ 0.00	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
Total Project Budget:							\$ 0

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Restroom Refurbishing / Addition

Project Description

Refurbish the primary student restrooms, including new partitions, faucets, light fixtures, floor and wall coverings, and adding ADA mirrors. Add a strategically placed portable restroom unit for students and staff to replace the student restrooms displaced with the administration renovation. Upgrade the portable site area and utilities.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish student restrooms	6.400	920	SF	1.00	\$ 250.39	1.32	\$ 304,304
2 Add portable restroom unit	2.325	1	Unit	1.00	\$ 417,392.50	1.32	\$ 551,375
3 Upgrade the portable site area and utilities	2.520	1 Per portab		1.00	\$ 21,513.08	1.32	\$ 28,419
Total of Maximum Allowable Construction Cost:							\$ 884,098
Total Project Budget:							\$ 1,237,738

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Issue: Portable Classroom Ratio

Project Description

Issue: Portable classrooms on this campus represent 53.4% of total classroom space. This is excessive for most district facilities and should be reduced to a more reasonable ratio, such as 40%. The majority of the portable classrooms were constructed in 1988, which would make them eligible for replacement after 2008, when they are twenty years old. The probable estimated cost of construction to replace portables with permanent classrooms and reduce the ratio to 40% is \$3,053,000. $(960 \times 6 = 5760 \text{ sf} + 200 \text{ storage} + 375 \text{ restrooms} / .8 = 7920 \text{ GSF})$.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Issue: Portable classroom ratio	3.220	7,920	SF	0.00	\$ 262.46	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
Total Project Budget:							\$ 0

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

The eaves of the portable classrooms have had a problem with condensation inside or water infiltration from a poor edge flashing detail causing damage to the soffits. There was an unsuccessful attempt to rectify the problem recently. A study needs to be done to determine an appropriate solution to the problem.

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Moisture infiltration study	9.110	1	Project	1.00	\$ 13,838.92	1.32	\$ 18,281
Total of Maximum Allowable Construction Cost:								\$ 18,281
Total Project Budget:								\$ 22,303

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Install security camera system	11.006	10	Drop	1.00	\$ 1,708.40	1.32	\$ 22,568
2	Provide and connect controller and interface with computer net	11.210	1	School	1.00	\$ 12,228.31	1.32	\$ 16,154
Total of Maximum Allowable Construction Cost:								\$ 38,722
Total Project Budget:								\$ 51,112

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade clocks throughout the school	0.000	1	Job	1.00	\$ 50,000.00	1.32	\$ 66,050
Total of Maximum Allowable Construction Cost:							\$ 66,050
Total Project Budget:							\$ 92,470

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

The existing media center will be incorporated into the new kindergarten addition/area. Construct a new media center addition. The media center size (3160 SF) is predicated on the district's recent addition of a media center to Bowling Green ES, which includes storage and an area for computers.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a media center addition	3.410	3,160	SF	1.10	\$ 296.53	1.32	\$ 1,361,605
Total of Maximum Allowable Construction Cost:							\$ 1,361,605
Total Project Budget:							\$ 1,906,247

Lisbon Elementary School

Site: Good
Space: Good
Light: Good
Heat and Air: Good
Sound: Good
Aesthetics: Good
Equipment: Good
Maintenance: Good
Overall Rating: Good

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
284.1	4.06.E03.1.	Access / Parking Improvements	\$ 371,349	\$ 490,182
284.2	4.06.E10.1.1.	Grassed Field Improvements	\$ 244,373	\$ 322,573
284.3	4.06.E01.1.	Site Improvements	\$ 249,468	\$ 329,298
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284.10	2.05.C01.1.	Kitchen Equipment Upgrades	\$ 56,823	\$ 79,551
284.11	2.04.F07.2.	Administration Renovation / Storage Addition	\$ 326,798	\$ 457,517
284.12	2.02.F02.1.	Kindergarten / Pre-Kindergarten Addition and Renovation	\$ 1,392,603	\$ 1,949,644
284.13	2.02.F02.2.	Construct a Project Lab	\$ 2,270,519	\$ 3,178,727
284.14	3.00.A03.2.1.	Issue: Electrical Panel Relocation	\$ 0	\$ 0
284.15	4.02.C09.1.	Restroom Refurbishing / Addition	\$ 884,098	\$ 1,237,738
284.16	2.00.F02.1.	Issue: Portable Classroom Ratio	\$ 0	\$ 0
284.17	4.12.D03.1.	Portable Classroom Moisture Infiltration Study	\$ 18,281	\$ 22,303
284.18	3.15.A05.1.	Security System Installation	\$ 38,722	\$ 51,112
284.19	4.05.A03.2.1.	Clock System Upgrade	\$ 66,050	\$ 92,470
284.20	2.02.F02.2.	Construct a Media Center	\$ 1,361,605	\$ 1,906,247
Total of *Maximum Allowable Construction Cost:			\$ 8,814,924	
			Total Project Budget:	\$ 12,263,267

284 Lisbon Elementary School

Criteria Adequate Comments on existing conditions and needed improvements

1 Site		
1.1 Size	✓	
1.2 Location	✓	
1.3 Safety		Flashing school signs are needed
1.4 Contours		Drainage issues
1.5 Development	✓	
1.6 Playfields		Resurface asphalt surfaces
1.7 Pool		N/A
1.8 Parking	✓	
1.9 Landscaping	✓	
1.10 Other		
2 Space		
2.1 Administration		Undersized
2.2 Health	✓	
2.3 Teachers	✓	
2.4 Audiovisual	✓	
2.5 Library		Undersized
2.6 Multipurpose		Needs refurbishment
2.7 Stage	✓	
2.8 Kitchen		Undersized
2.9 Gymnasium		N/A
2.10 Showers		N/A
2.11 Toilets		Need refurbishing
2.12 Lockers		N/A
2.13 Storage		Insufficient
2.14 Instructional Space		Portable percentage is high
2.15 Size	✓	
2.16 Flexibility	✓	
2.17 Utilization	✓	
2.18 Expandability	✓	
2.19 Access for the handicapped	✓	
2.20 Other		

Criteria	Adequate	Comments on existing conditions and needed improvements
3 Light		
3.1 Quantity	✓	
3.2 Brightness	✓	
3.3 Reflectances	✓	
3.4 Windows	✓	
3.5 Screening	✓	
3.6 Audiovisual	✓	
3.7 Energy Factors	✓	
3.8 Other		
4 Heat and Air		
4.1 Temperature Comfort	✓	
4.2 Insulation	✓	
4.3 Air Exchange	✓	
4.4 Distribution	✓	
4.5 Exhaust	✓	
4.6 Conditions	✓	
4.7 Energy Factors	✓	
4.8 Other		
5 Sound		
5.1 Floor Absorption	✓	
5.2 Wall Absorption		Multipurpose needs acoustical panels
5.3 Ceiling Absorption	✓	
5.4 Ballast Absorption	✓	
5.5 Vent Absorption	✓	
5.6 Exterior Absorption	✓	
5.7 Interior Absorption	✓	
5.8 Isolation	✓	
6 Aesthetics		
6.1 Appropriateness	✓	
6.2 Naturalness	✓	
6.3 Continuity	✓	
6.4 Screening	✓	
6.5 Other		
7 Equipment		
7.1 Quantity	✓	
7.2 Mobility	✓	
7.3 Flexibility	✓	
7.4 Maintenance	✓	
7.5 Instructional Walls	✓	
7.6 Other		

Criteria	Adequate	Comments on existing conditions and needed improvements
8 Maintenance		
8.1 Turfed Areas	✓	
8.2 Sprinklers	✓	
8.3 Parking	✓	
8.4 Hardcourt	✓	
8.5 Sidewalks	✓	
8.6 Exteriors		Need refurbishing
8.7 Interiors		Need refurbishing
8.8 Roofing		Kitchen roof needs to be replaced
8.9 Windows	✓	
8.10 Fencing	✓	
8.11 Mechanical Equipment	✓	
8.12 Hardware	✓	
8.13 Plumbing Fixtures		Restroom refurbishment needed
8.14 Other		

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Lisbon



Approximate Scale in Feet:

80' 0' 80' 160' A

GREEN MIST

WINDSTON

WINDBRIDGE DRIVE

DELTAWIND DRIVE

SOUTH LAND PARK DR

SUNWOOD WAY

FUTURE PARK

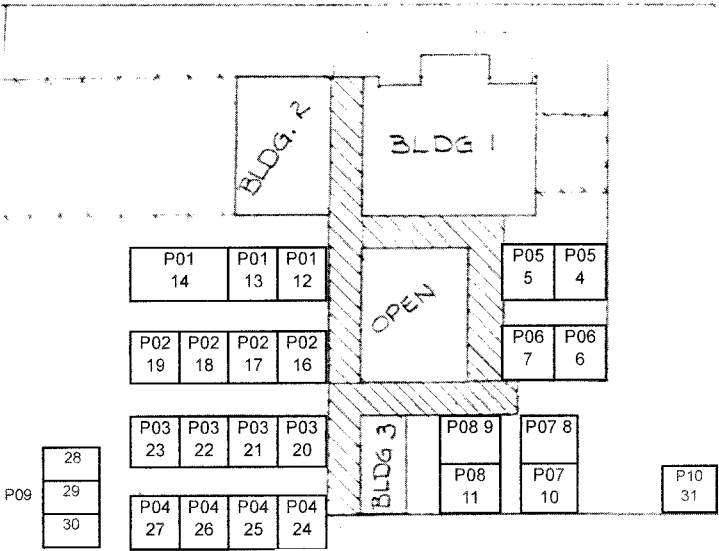
REFERENCE
NORTH



SITE PLAN

Lisbon ES #284 Site Plan.pdf

South Land Park Drive



Lisbon Elementary School

Lisbon Elementary School



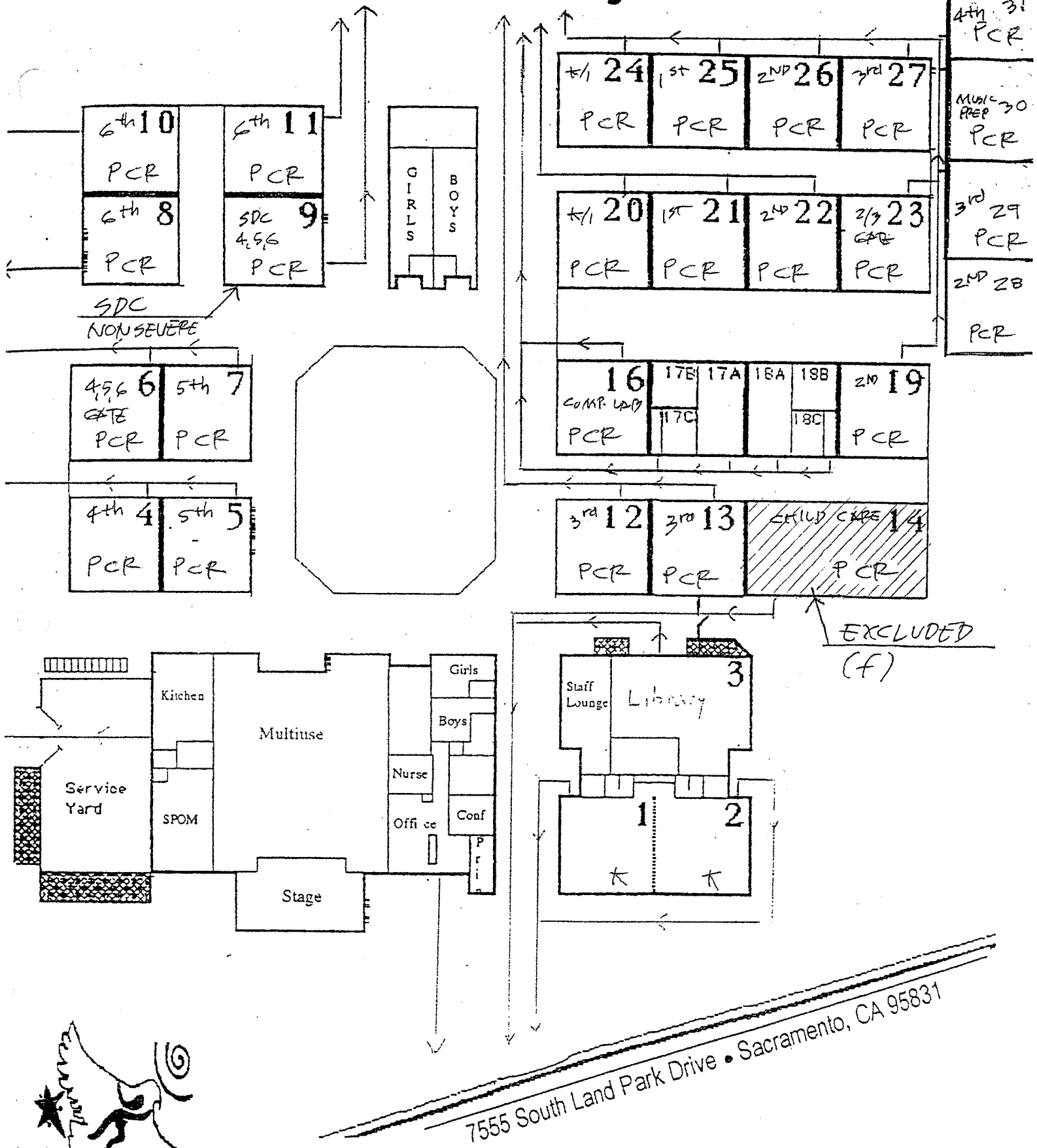
Portable classroom

7555 South Land Park Drive • Sacramento, CA 95831

① Used for students waiting for the city bus.
Will soon be used for district-run preschool.



Lisbon Elementary School



7555 South Land Park Drive • Sacramento, CA 95831

MAY 2002

Lisbon Elementary School
Portable Building Inventory Summary Sheet

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
P05/ 4	Unknown	No	49739	1988	17	1	960
P05/ 5	Unknown	No	49739	1988	17	1	960
P06/ 6	Unknown	No	49739	1988	17	1	960
P06/ 7	Unknown	No	49739	1988	17	1	960
P07/ 8	Unknown	No	49739	1988	17	1	960
P08/ 9	Unknown	No	49739	1988	17	1	960
P07/ 10	Unknown	No	49739	1988	17	1	960
P08/ 11	Unknown	No	49739	1988	17	1	960
P01/ 12	Unknown	No	49739	1988	17	1	960
P01/ 13	Unknown	No	49739	1988	17	1	960
P01/ 14	Unknown	No	49739	1988	17	1	1920
P02/ 16	Unknown	No	49739	1988	17	1	960
P02/ 17	Unknown	No	49739	1988	17	1	960
P02/ 18	Unknown	No	49739	1988	17	1	960
P02/ 19	Unknown	No	49739	1988	17	1	960
P03/ 20	Unknown	No	49739	1988	17	1	960
P03/ 21	Unknown	No	49739	1988	17	1	960
P03/ 22	Unknown	No	49739	1988	17	1	960
P03/ 23	Unknown	No	49739	1988	17	1	960
P04/ 24	Unknown	No	49739	1988	17	1	960
P04/ 25	Unknown	No	49739	1988	17	1	960
P04/ 26	Unknown	No	49739	1988	17	1	960
P04/ 27	Unknown	No	49739	1988	17	1	960
P09/ 28, 29, 30	Douppnik	Yes	67170	1997	8	3	1920
P10/ 31	Douppnik	Yes	02-102084	2000	5	1	960
Total Portable Classrooms						27	25920
Total Portable Classrooms Over 20 Years Old						0	0

Sacramento City Unified School District School Capacity Worksheet

Lisbon Elementary School

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
1	Kindergarten	40	Permanent	20	AM & PM for District Loading
2	Kindergarten	40	Permanent	20	AM & PM for District Loading
4	4	33	Permanent	33	
5	5	33	Permanent	33	
6	4/5/6 Gate	33	Permanent	33	
7	5	33	Permanent	33	
8	Vacant	33	Permanent	33	
9	4/6 SDC-Non Severe	15	Permanent	15	
10	6	33	Permanent	33	
11	6	33	Permanent	33	
12	Kindergarten	40	Permanent	20	AM & PM for District Loading
13	3	20	Permanent	20	
14	Daycare	33	Portable	0	
16	Computer Lab	33	Portable	0	
17A,B,C	RSP/Speech	33	Portable	0	CRs divided into small offices
18A,B,C	Psych.	33	Portable	0	CRs divided into small offices
19	3	20	Portable	20	
20	2	20	Portable	20	
21	1	20	Portable	20	
22	2	20	Portable	20	
23	2/3	20	Portable	20	
24	1	20	Portable	20	
25	1	20	Portable	20	
26	2	20	Portable	20	
27	3	20	Portable	20	
28	SDC Severe	9	Portable	9	Autistic
29	Detention	33	Portable	33	
30	Music Prep	33	Portable	0	
31	4	33	Portable	33	
Maximum Capacity (2)		806		581	
Working Capacity (3)		725		523	

Note: (1) Based on contract maximums.

(2) Maximum capacity is defined as 100% of contract loading in each classroom.

(3) Working capacity is defined as 90% of maximum capacity.

District loading does not account for any programs other than CSR and SDC.

2002/03 CBED Enrollment = 524

CRS 1:20

Maple Elementary Elementary School

3301 37th Avenue
Sacramento, CA 95824

Permanent building area: 12,220 GSF

Modular buildings: 9,466 GSF

Modular buildings are 43.7 % of the facility area

Site acres: 5.62

Score:	Possible Points	Total Earned	%
The Site	271	236.5	87.3
Physical Plant Assessment	354	314.0	88.7
Adequacy and Environment for Education	375	290.5	77.5
Total	1,000	841.0	84.1

Excellent = 90–100% Satisfactory = 70–89% Borderline = 50–69% Poor = 30–49% Very Inadequate < 30%



Participants:

Santiago Chapa, Principal
Robert W. Robie, Evaluator

Notes from Principal's Meeting and Questionnaire

Date: 11/16/04

- The student drop-off / pick-up process can be dangerous since there are no buses at this school.
- The administration area was relocated during the modernization project. The new central campus location creates security issues, since the office does not see anyone coming on campus and finding the office is often difficult. He would consider relocating the offices back to the front of the school to provide access control.
- We discussed that all day kindergarten is mainly a district budgetary issue and does not see it being implemented soon. They do not have a PE teacher so teachers are responsible for conducting the daily physical activities required. A PE teaching space is not needed under this model.
- The low canopy roofs are a vandalism problem since roof access is very easy; requiring the campus to be locked down during off hours.
- The Healthy Start program started this year in the old conference room.
- Maple has been discussed for closure a number of times.
- Need storage.
- Likes size and fact modernized.

Summary Notes and Comments

School Site:

The site at 5.62 acres is below standards, but is adequate for a school of this enrollment. The muddy condition of the grass areas eliminates half of the play area for students during recess creating the sense of being crowded. The site is fully developed and has had its modular units well integrated into the campus. The lack of acreage precludes the ability to have drop-off / pick-up functions for students on site. The current double sided parking and stopping in the street process is dangerous requiring action to slow traffic and create safe cross zones. The playground areas are good with half of the play structure areas new.

The school has room for some expansion, if needed. Possible expansion areas are off the media center, near the kindergarten building and, to a lesser extent, off the cafeteria.

School Plant:

The buildings have nearly all been upgraded under the state established modernization process. In 1999 – 2000 nearly all modulares on site were replaced with new units. The electrical system was upgraded to handle new HVAC and increased technology demands. The school has newer roofs, with a few exceptions, that have been patched. Some areas of the canopies have structural members lower than 6'-8" A.F.F. There is some quality of space differences between the older building classrooms and the modular classroom units that will need to be resolved. The restroom count issue was resolved by the installation of a restroom modular building.

Adequacy and Environment for Education:

The school does not have a computer lab, needing the lab classroom for another program and dispersing the workstations into the classrooms. All classrooms, but kindergarten, have adequate floor space. All classrooms need more casework storage. Though small per standards, the media center in modular construction is adequate for the enrollment and only needs some additional casework changes and water access. The office functions were relocated and enlarged during the modernization. Some site security / control issues have resulted from this relocation.

Some support program personnel use the old conference room area, and the old lounge space is a multi-user space requiring better storage and access to restrooms. Overall the modernization adequately upgraded classroom, office, cafeteria / kitchen, and media center spaces. Completion of the upgrade in remaining, less affected spaces is still needed.

The Main Capital Investment Areas:

- Address traffic issues during the drop-off / pick-up times.

- Additions for the cafeteria, a computer lab, a project lab for art / science, and for a full sized Healthy Start program space are recommended.
- The site security issue of the administration location and visitor control needs addressing.
- The site fencing, play area wooden curbs, and some paving / drainage problem areas need upgrades.
- Construct an outdoor classroom area and recondition the grassed areas now ponding water.
- Continue the refurbishing of the older classrooms and the pre-school. Certain spaces untouched in the modernization still need renovation.
- Continue the re-roofing process.
- In time, upgrade the domestic water system. Consider renovation of the older student restrooms at that time.

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223 Maple Elementary School

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
	223.1	3.06.E09.1.	Student Drop-off/Pick-up Process	\$ 49,754	\$ 65,675
	223.2	3.06.D03.1.	Canopies Height is Low	\$ 177,050	\$ 233,706
	223.3	2.02.F01.2.	Cafeteria Addition	\$ 987,565	\$ 1,382,591
	223.4	2.02.F02.3.	Kindergarten/Storage Addition	\$ 1,454,246	\$ 2,035,945
	223.5	2.02.F02.2.	Construct a Project Lab	\$ 826,286	\$ 1,156,800
	223.6	3.06.E09.1.	Site Security	\$ 29,446	\$ 38,868
	223.7	2.04.F01.3.	Relocation of the Administration	\$ 966,959	\$ 1,353,742
	223.8	2.02.F02.2.	Construct Computer Lab / Modify Media Center	\$ 635,258	\$ 889,362
	223.9	4.06.E04.2.1.	Fencing Improvements	\$ 71,641	\$ 94,568
	223.10	4.06.E06.3.	Replace Timber Play Lot Curbs	\$ 18,326	\$ 24,190
	223.11	4.06.E03.1.	Drainage/Paving Improvements	\$ 8,260	\$ 10,903
	223.12	2.06.E01.2.	Construct a Shade Structure	\$ 80,220	\$ 105,890
	223.13	4.06.E10.1.1.	Grassed Field Improvements	\$ 133,615	\$ 176,372
	223.14	4.05.C01.1.	Continue Refurbishing of Classrooms	\$ 266,907	\$ 373,669
	223.15	4.08.D04.2.	Roofing Improvements 1	\$ 65,329	\$ 86,235
	223.16	4.08.D04.3.	Roofing Improvements 2	\$ 66,027	\$ 87,155
	223.17	4.06.A04.3.	Upgrade the Water Distribution System	\$ 189,741	\$ 250,459
	223.18	4.05.C01.2.	Pre-school Improvements	\$ 219,702	\$ 307,583
	223.19	2.04.C01.3.	Kitchen Modifications	\$ 263,270	\$ 368,577
	223.20	4.04.C01.1.	Renovate Spaces Untouched in Modernization	\$ 209,902	\$ 293,863
	223.21	4.05.D02.2.	Exterior Wall Improvements	\$ 47,541	\$ 66,557
	223.22	9.05.A01.3.	Upgrade 20 Year Modulares	\$ 64,473	\$ 90,263
	223.23	4.05.A07.1.	Upgrade Special Systems	\$ 49,847	\$ 69,785
	223.24	4.04.C09.3.	Upgrade Older Student Restrooms	\$ 138,921	\$ 194,490
	223.25	4.06.F06.2.	Resurface Tennis Courts	\$ 34,085	\$ 44,993
	223.26	2.00.F01.1.	Issue: District Considering Healthy Start Program	\$ 0	\$ 0
Total of Maximum Allowable Construction Cost:				\$ 7,054,371	
Total Project Budget:					\$ 9,802,241

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Student Drop-off/Pick-up Process

Project Description

With a small site, the two approach streets act as the drop-off/pick-up zones for the school. There are no on-site pull-in lanes, flashing school-zone lights or signs for the school. The cars park along the roll curbs of the streets and discharge the students. Though generally orderly and not rushed, the density of traffic could cause a dangerous situation if drivers and students crossing do not pay attention. Some active means of warning drivers of student presence is needed.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install flashing school-zone lights two streets	0.000	4	Each	1.00	\$ 7,500.00	1.32	\$ 39,630
2 Install school-zone signs at better defined crosswalks	10.816	4	Each	1.00	\$ 364.00	1.32	\$ 1,923
3 Designate school drop-off zone better	10.065	1,600	LF	1.00	\$ 3.88	1.32	\$ 8,201
Total of Maximum Allowable Construction Cost:							\$ 49,754
Total Project Budget:							\$ 65,675

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

The canopies within the main permanent building area have structural members that are generally lower than 7'-0", with some areas lower than 6'-8". This can create an impact problem for very tall adults and allows vandals to readily reach the roofs. When they are replaced, place conduit carriers on the surface of the roof.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace the low canopies	3.711	3,076	SF	1.20	\$ 36.31	1.32	\$ 177,050
Total of Maximum Allowable Construction Cost:							\$ 177,050
Total Project Budget:							\$ 233,706

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Cafeteria Addition

Project Description

The school uses the cafeteria as PE space for inclement days (no PE teacher in this school year). The district does not have a PE program space in its standards. The current expanding stage unit is in poor condition. There is no table or chair storage for the cafeteria. The PE equipment storage by the main restrooms is very poor. The restrooms serving the cafeteria are partially renovated, small and non-ADA compliant. Construct an addition for PE / chair / table storage / allowing for a PE office desk area (400), an ADA-compliant unisex restroom (40), a stage (800) and storage for parents' organization / after-school program (200). $1440 / 0.8 = 1800$ GSF. Relocation of the kindergarten modulars may be required to make space and allow clearance between buildings.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct an addition	3.310	1,800	SF	1.10	\$ 345.00	1.32	\$ 902,375
2 Relocate the kindergarten modulars	2.520	2 Per portab		1.00	\$ 21,513.08	1.32	\$ 56,838
3 Add graphics to the cafeteria and paint to match addition	4.521	4,400	SF	2.00	\$ 1.09	1.32	\$ 12,671
4 Construct a ramp to new stage	10.073	24	LF	1.00	\$ 494.61	1.32	\$ 15,681
Total of Maximum Allowable Construction Cost:							\$ 987,565
Total Project Budget:							\$ 1,382,591

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Kindergarten/Storage Addition

Project Description

The two kindergarten spaces are 960 SF, smaller than the state's recommended 1350 SF. The district has received an exception for their kindergarten spaces' size, if space is new (or newly renovated) with adjacent restroom(s). At this school there are two half-day program spaces in newer modular units with restrooms carved from the classroom space. The basics of the classroom are met and the classrooms are within the kindergarten play area fencing. If all-day kindergarten were required, there would be sufficient number of classrooms. If state recommended classroom size was required, then additional class space is required at 1350 SF each. The size of these 2 new spaces would be 3375 GSF. Another option would be to add two modular sections to the current building and reconfigure the entire building into three kindergarten and storage (600SF).

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct larger kindergarten classrooms	3.410	3,375	SF	1.10	\$ 296.53	1.32	\$ 1,454,246
Total of Maximum Allowable Construction Cost:							\$ 1,454,246
Total Project Budget:							\$ 2,035,945

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

This school does not have a visual arts or science space for teachers to expand their students' exposure to these areas of the curriculum. This space has a lab with storage casework/sink/DF (1200), curriculum storage (200), kiln space (100), and ceramics (dirty projects) space (300)= $1800/0.8 = 2250$ GSF.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct permanent project lab space	3.210	2,250	SF	1.00	\$ 278.00	1.32	\$ 826,286
Total of Maximum Allowable Construction Cost:							\$ 826,286
Total Project Budget:							\$ 1,156,800

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Site Security

Project Description

The administration area is difficult to find. With its new location after the modernization, the administration area can not supervise persons coming onto or leaving the site. Site signage and a marquee type information board would help way-finding. Some security cameras would increase surveillance of the main front entry paths (since north path/gates are locked off during class hours). Adding an electronic gate with camera coverage and remote release is also possible in the front. The alternative to this security upgrade approach is to relocate the office to the front of the campus. See the project "Relocation of the Administration" for the cost of this approach.

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Install wayfinding signage to office, cafeteria, media center, and pre-school	10.825	7	Each	1.00	\$ 451.56	1.32	\$ 4,176
2	Install an illuminated marquee sign	0.000	1	Job	1.00	\$ 2,350.00	1.32	\$ 3,104
3	Install cameras at the front main, kindergarten, and playground entries around the campus	11.006	6	Drop	1.20	\$ 1,708.40	1.32	\$ 16,249
4	Construct electronic gate with speaker / camera access	10.580	1	Each	1.20	\$ 3,732.39	1.32	\$ 5,917
Total of Maximum Allowable Construction Cost:								\$ 29,446
Total Project Budget:								\$ 38,868

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate classrooms into administration	4.300	3,850	SF	1.10	\$ 101.40	1.32	\$ 567,276
2 Modify the entry experience	3.710	1,250	SF	1.20	\$ 45.12	1.32	\$ 89,405
3 Modify current administration into class space	4.200	3,850	SF	1.20	\$ 50.84	1.32	\$ 310,278
Total of Maximum Allowable Construction Cost:							\$ 966,959
Total Project Budget:							\$ 1,353,742

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Construct Computer Lab / Modify Media Center

Project Description

There is no computer lab in this school. The prior lab equipment was distributed to the classrooms and the space used for a classroom. There is no lab in the media center. A new lab should be 1000 SF with 100 SF storage and server room. $1100/0.8 = 1375$ GSF. Constructing the lab onto the media center structure allows for capturing of some MC space and addition of needed storage improvements.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a computer lab	3.210	1,375	SF	1.00	\$ 278.00	1.32	\$ 504,952
2 Upgrade equipment for this lab	11.021	32	Computer	1.00	\$ 2,562.60	1.32	\$ 108,326
3 Construct MC storage improvements	4.625	240	SF	1.00	\$ 69.33	1.32	\$ 21,980
Total of Maximum Allowable Construction Cost:							\$ 635,258
Total Project Budget:							\$ 889,362

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Fencing Improvements

Project Description

The NW and SE areas of perimeter fencing are not retained so dirt washes onto the sidewalks. Construct a base-of-fencing curb (as done with newer fence areas) to restrict the erosion. There is a substantial amount of the chain link fabric that is rusted, somewhat damaged, and in need of replacement. The middle north fence area is where play time soccer is conducted due to the very muddy condition of the grass areas. Raising the fence here will limit balls from going into the street.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct the base-of-fence curb	1.211	410	LF	1.10	\$ 25.69	1.32	\$ 15,305
2 Repalce damaged chainlink fencing	1.351	800	LF	0.80	\$ 60.00	1.32	\$ 50,726
3 Raise fencing in soccer areas	1.350	90	LF	1.50	\$ 31.46	1.32	\$ 5,610
Total of Maximum Allowable Construction Cost:							\$ 71,641
Total Project Budget:							\$ 94,568

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace the curbs	1.211	360	LF	1.50	\$ 25.69	1.32	\$ 18,326
Total of Maximum Allowable Construction Cost:							\$ 18,326
Total Project Budget:							\$ 24,190

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Drainage/Paving Improvements

Project Description

The area drain in the kindergarten area is elevated and non-functioning. The street side curb by the preschool is damaged. There is a signal box for pulling of wiring that is a trip hazard in the mid-north play area by the north dumpster. The kindergarten roof downspouts are not hard piped to a storm drain pipe and drain onto the slab allowing water to get into the air vents of the crawl space.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Correct the kindergarten area drain	1.420	800	SF	1.00	\$ 1.29	1.32	\$ 1,363
2 Replace the damaged curbing	1.211	24	LF	2.00	\$ 25.69	1.32	\$ 1,629
3 Lower the signal box	10.046	1	Object	1.00	\$ 461.44	1.32	\$ 610
4 Add trench drains for downspouts	10.051	4	LF	1.10	\$ 801.43	1.32	\$ 4,658
Total of Maximum Allowable Construction Cost:							\$ 8,260
Total Project Budget:							\$ 10,903

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a shade structure with slab and seating	3.710	960	SF	1.10	\$ 45.12	1.32	\$ 62,941
2 Develop a fenced garden area	1.310	1,600	SF	1.50	\$ 5.45	1.32	\$ 17,279
Total of Maximum Allowable Construction Cost:							\$ 80,220
Total Project Budget:							\$ 105,890

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Grassed Field Improvements

Project Description

The west main grassed field has severe ponding/percolation problems, creating standing water and mud areas. The students are unable to use the grassed areas so the site density at recess is greater than needed. Re-contour the field to create positive drainage, replace the old irrigation system, aerate the grass area not contoured, and install drains for the areas where water from the field is diverted. Assume installation of at least one drain interceptor per acre of runoff, connecting to the city storm water system where allowed.

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Prep, re-contour, reseed, upgrade the irrigation system in the grass fields	1.830	46,800	SF	1.00	\$ 1.37	1.32	\$ 84,697
2	Install drainage interceptors	1.410	1	Acre	1.00	\$ 37,031.21	1.32	\$ 48,918
Total of Maximum Allowable Construction Cost:								\$ 133,615
Total Project Budget:								\$ 176,372

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Continue the refurbishing of classrooms, beyond the recent modernization work. Lower the lavatories in the restrooms of the kindergarten classrooms. Add storage casework to all classrooms, replacing some water damaged back-splashes. In classrooms 1-4 paint walls, remove north side extruded steel mesh window coverings, replace (or in-fill) the north and clerestory windows, replace the VCT, add outlets, and add shelving to all existing closets. In the old front offices replace the old steel casement windows. Consider U-shaped, free-standing door stops to reduce wind catching doors and enhancing side approach safety.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Lower lavatories	10.920	2	Each	1.00	\$ 3,328.89	1.32	\$ 8,795
2 Remove extruded steel mesh over windows	4.413	480	SF	3.00	\$ 0.85	1.32	\$ 1,617
3 Replace windows	4.785	20	Each	1.05	\$ 1,578.31	1.32	\$ 43,784
4 Add storage casework including some backsplash work	4.630	90	LF	1.00	\$ 475.00	1.32	\$ 56,473
5 Refurbish classrooms 1-4	4.100	3,840	SF	1.00	\$ 19.10	1.32	\$ 96,887
6 Upgrade outlet distribution in older classrooms	5.300	3,850	SF	1.00	\$ 10.73	1.32	\$ 54,571
7 Install door stop U-units	10.674	13	Set	1.00	\$ 278.32	1.32	\$ 4,780
Total of Maximum Allowable Construction Cost:							\$ 266,907
Total Project Budget:							\$ 373,669

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Roofing Improvements 1

Project Description

The BUR with cap sheet over the old restroom area is ponding and worn. Remove, taper and roof the restroom area roof. Re-roof the north of CR 1-4 canopy roof area. Remove and re-roof the 3-tab roof of the pre-school.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Remove and taper restroom area roof	7.400	946	SF	1.00	\$ 2.63	1.32	\$ 3,287
2 Re-roof the restroom area roof	7.100	946	SF	1.10	\$ 11.85	1.32	\$ 16,289
3 Re-roof canopy area	7.100	1,140	SF	1.00	\$ 11.85	1.32	\$ 17,845
4 Remove and install 3-tab roof on pre-school	7.214	2,778	SF	1.50	\$ 5.07	1.32	\$ 27,908
Total of Maximum Allowable Construction Cost:							\$ 65,329
Total Project Budget:							\$ 86,235

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Re-roof areas	7.101	3,833	SF	1.00	\$ 13.04	1.32	\$ 66,027
Total of Maximum Allowable Construction Cost:							\$ 66,027
Total Project Budget:							\$ 87,155

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Replace domestic water lines	6.370	12,220	SF	1.25	\$ 8.65	1.32	\$ 174,542
2	Add hose bibs for modular classrooms	6.361	4	Each	1.00	\$ 2,876.49	1.32	\$ 15,199
Total of Maximum Allowable Construction Cost:								\$ 189,741
Total Project Budget:								\$ 250,459

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

The pre-school is located in the building across the street and could have the following improvements: Construct staff toilet, modify restroom for young children, upgrade the windows, improve surfaces, add outlets, add lever hardware, paint trim, and repair and expand exterior asphalt and concrete play areas.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish the interior spaces	4.200	1,497	SF	1.00	\$ 50.84	1.32	\$ 100,538
2 Upgrade the windows and paint trim	4.785	18	Each	1.20	\$ 1,578.31	1.32	\$ 45,035
3 Upgrade the electrical / lighting	5.300	1,497	SF	1.00	\$ 10.73	1.32	\$ 21,219
4 Construct staff restroom	10.912	1	Room	1.00	\$ 23,898.00	1.32	\$ 31,569
5 Modify student restroom	10.916	1	Stall	1.00	\$ 7,400.00	1.32	\$ 9,775
6 Improve asphalt area	1.210	800	SF	1.00	\$ 7.65	1.32	\$ 8,085
7 Replace damaged concrete areas	1.155	240	SF	1.00	\$ 10.98	1.32	\$ 3,481
Total of Maximum Allowable Construction Cost:							\$ 219,702
Total Project Budget:							\$ 307,583

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

The kitchen was upgraded in the modernization with new surfaces, special systems and HVAC changes. The space is small with no walk-in and some older equipment. Consider addition for restroom (45), storage (200) and walk-in installation (100) = $345/.8=435$ GSF.

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Construct an addition to the kitchen	3.410	435	SF	1.10	\$ 296.53	1.32	\$ 187,436
2	Refurbish the existing kitchen to meld both new and old	4.210	365	SF	1.00	\$ 123.03	1.32	\$ 59,321
3	Install walk-in unit	0.000	1		1.00	\$ 12,500.00	1.32	\$ 16,513
Total of Maximum Allowable Construction Cost:								\$ 263,270
Total Project Budget:								\$ 368,577

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Renovate Spaces Untouched in Modernization

Project Description

The following spaces were untouched in the modernization and need to be renovated to current space standards: Old PE equipment space, the HWH space by the kitchen, the custodial space by the restrooms, and upgrade the lounge with surfaces upgrade, fenestration changes, adding storage closet, and upgrade furniture.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate the small old spaces	4.300	160	SF	1.00	\$ 101.40	1.32	\$ 21,432
2 Refurbish the lounge	4.200	960	SF	1.00	\$ 50.84	1.32	\$ 64,473
3 Add staff restrooms	10.912	2	Room	1.20	\$ 23,898.00	1.32	\$ 75,766
4 Upgrade the fenestration	4.710	315	SF	1.10	\$ 105.37	1.32	\$ 48,231
Total of Maximum Allowable Construction Cost:							\$ 209,902
Total Project Budget:							\$ 293,863

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Exterior Wall Improvements

Project Description

The exterior stuccoed walls of the lounge building and much of the cafeteria need to be crack filled and recoated. The T & G decking and wood trim around the old buildings show signs of weathering and will need refinishing.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade the stucco walls	4.531	4,620	SF	1.20	\$ 5.72	1.32	\$ 41,891
2 Refinish the T&G and trim	4.520	1,800	SF	1.20	\$ 1.98	1.32	\$ 5,650
Total of Maximum Allowable Construction Cost:							\$ 47,541
Total Project Budget:							\$ 66,557

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade the modular space	4.200	960	SF	1.00	\$ 50.84	1.32	\$ 64,473
Total of Maximum Allowable Construction Cost:							\$ 64,473
Total Project Budget:							\$ 90,263

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade special systems	5.750	1	School	1.00	\$ 37,733.96	1.32	\$ 49,847
Total of Maximum Allowable Construction Cost:							\$ 49,847
Total Project Budget:							\$ 69,785

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade restrooms	6.400	350	SF	1.20	\$ 250.39	1.32	\$ 138,921
Total of Maximum Allowable Construction Cost:							\$ 138,921
Total Project Budget:							\$ 194,490

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Resurface the tennis courts	1.850	2	Court	1.20	\$ 10,751.09	1.32	\$ 34,085
Total of Maximum Allowable Construction Cost:							\$ 34,085
Total Project Budget:							\$ 44,993

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Issue: District Considering Healthy Start Program

Project Description

The district is considering locating a Healthy Start program at this school. The planning funds from the state have been requested for 2005–2006 of about \$25,000.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Issue: Planning for a Healthy Start	0.000	1	Job	1.00	\$ 0.00	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
Total Project Budget:							\$ 0

Maple Elementary School

Site: Excellent
Space: Good
Light: Good
Heat and Air: Excellent
Sound: Good
Aesthetics: Good
Equipment: Good
Maintenance: Good
Overall Rating: Good

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
223.1	3.06.E09.1.	Student Drop-off/Pick-up Process	\$ 49,754	\$ 65,675
223.2	3.06.D03.1.	Canopies Height is Low	\$ 177,050	\$ 233,706
223.3	2.02.F01.2.	Cafeteria Addition	\$ 987,565	\$ 1,382,591
223.4	2.02.F02.3.	Kindergarten/Storage Addition	\$ 1,454,246	\$ 2,035,945
223.5	2.02.F02.2.	Construct a Project Lab	\$ 826,286	\$ 1,156,800
223.6	3.06.E09.1.	Site Security	\$ 29,446	\$ 38,868
223.7	2.04.F01.3.	Relocation of the Administration	\$ 966,959	\$ 1,353,742
223.8	2.02.F02.2.	Construct Computer Lab / Modify Media Center	\$ 635,258	\$ 889,362
223.9	4.06.E04.2.1.	Fencing Improvements	\$ 71,641	\$ 94,568
223.10	4.06.E06.3.	Replace Timber Play Lot Curbs	\$ 18,326	\$ 24,190
223.11	4.06.E03.1.	Drainage/Paving Improvements	\$ 8,260	\$ 10,903
223.12	2.06.E01.2.	Construct a Shade Structure	\$ 80,220	\$ 105,890
223.13	4.06.E10.1.1.	Grassed Field Improvements	\$ 133,615	\$ 176,372
223.14	4.05.C01.1.	Continue Refurbishing of Classrooms	\$ 266,907	\$ 373,669
223.15	4.08.D04.2.	Roofing Improvements 1	\$ 65,329	\$ 86,235
223.16	4.08.D04.3.	Roofing Improvements 2	\$ 66,027	\$ 87,155
223.17	4.06.A04.3.	Upgrade the Water Distribution System	\$ 189,741	\$ 250,459
223.18	4.05.C01.2.	Pre-school Improvements	\$ 219,702	\$ 307,583
223.19	2.04.C01.3.	Kitchen Modifications	\$ 263,270	\$ 368,577
223.20	4.04.C01.1.	Renovate Spaces Untouched in Modernization	\$ 209,902	\$ 293,863
223.21	4.05.D02.2.	Exterior Wall Improvements	\$ 47,541	\$ 66,557
223.22	9.05.A01.3.	Upgrade 20 Year Modulares	\$ 64,473	\$ 90,263
223.23	4.05.A07.1.	Upgrade Special Systems	\$ 49,847	\$ 69,785
223.24	4.04.C09.3.	Upgrade Older Student Restrooms	\$ 138,921	\$ 194,490
223.25	4.06.F06.2.	Resurface Tennis Courts	\$ 34,085	\$ 44,993

223.26	2.00.F01.1.	Issue: District Considering Healthy Start Program	\$ 0	\$ 0
Total of *Maximum Allowable Construction Cost: \$ 7,054,371				
Total Project Budget: \$ 9,802,241				

223 Maple Elementary Elementary School

Criteria **Adequate** **Comments on existing conditions and needed improvements**

1 Site		
1.1 Size		Site is small but is not unsafe
1.2 Location	✓	
1.3 Safety	✓	
1.4 Contours	✓	
1.5 Development	✓	
1.6 Playfields		Needs some grading to remove ponding
1.7 Pool		N/A
1.8 Parking		Limited but no area so use roll curb area on street
1.9 Landscaping	✓	
1.10 Other		
2 Space		
2.1 Administration	✓	
2.2 Health	✓	
2.3 Teachers		Needs refurbishing
2.4 Audiovisual	✓	
2.5 Library	✓	
2.6 Multipurpose		Needs more restrooms and storage
2.7 Stage		Needs stage
2.8 Kitchen	✓	
2.9 Gymnasium	✓	Uses MP room
2.10 Showers		N/A
2.11 Toilets		Needs further renovation of older units
2.12 Lockers		N/A
2.13 Storage		Most stills modernization
2.14 Instructional Space	✓	
2.15 Size	✓	
2.16 Flexibility	✓	
2.17 Utilization	✓	
2.18 Expandability		No room left to expand to
2.19 Access for the handicapped	✓	Good flat site
2.20 Other		

Criteria	Adequate	Comments on existing conditions and needed improvements
3 Light		
3.1 Quantity	✓	
3.2 Brightness	✓	
3.3 Reflectances	✓	
3.4 Windows	✓	
3.5 Screening	✓	
3.6 Audiovisual	✓	
3.7 Energy Factors	✓	80% of school new modulars
3.8 Other		
4 Heat and Air		
4.1 Temperature Comfort	✓	
4.2 Insulation	✓	
4.3 Air Exchange	✓	
4.4 Distribution	✓	
4.5 Exhaust		Older restrooms need work
4.6 Conditions	✓	
4.7 Energy Factors	✓	
4.8 Other		
5 Sound		
5.1 Floor Absorption	✓	
5.2 Wall Absorption	✓	
5.3 Ceiling Absorption	✓	
5.4 Ballast Absorption	✓	
5.5 Vent Absorption		Older classrooms were noisy
5.6 Exterior Absorption	✓	
5.7 Interior Absorption		Older classrooms need refurbishing
5.8 Isolation		
6 Aesthetics		
6.1 Appropriateness	✓	
6.2 Naturalness	✓	
6.3 Continuity	✓	
6.4 Screening	✓	
6.5 Other		
7 Equipment		
7.1 Quantity	✓	
7.2 Mobility	✓	
7.3 Flexibility	✓	
7.4 Maintenance	✓	
7.5 Instructional Walls	✓	
7.6 Other		

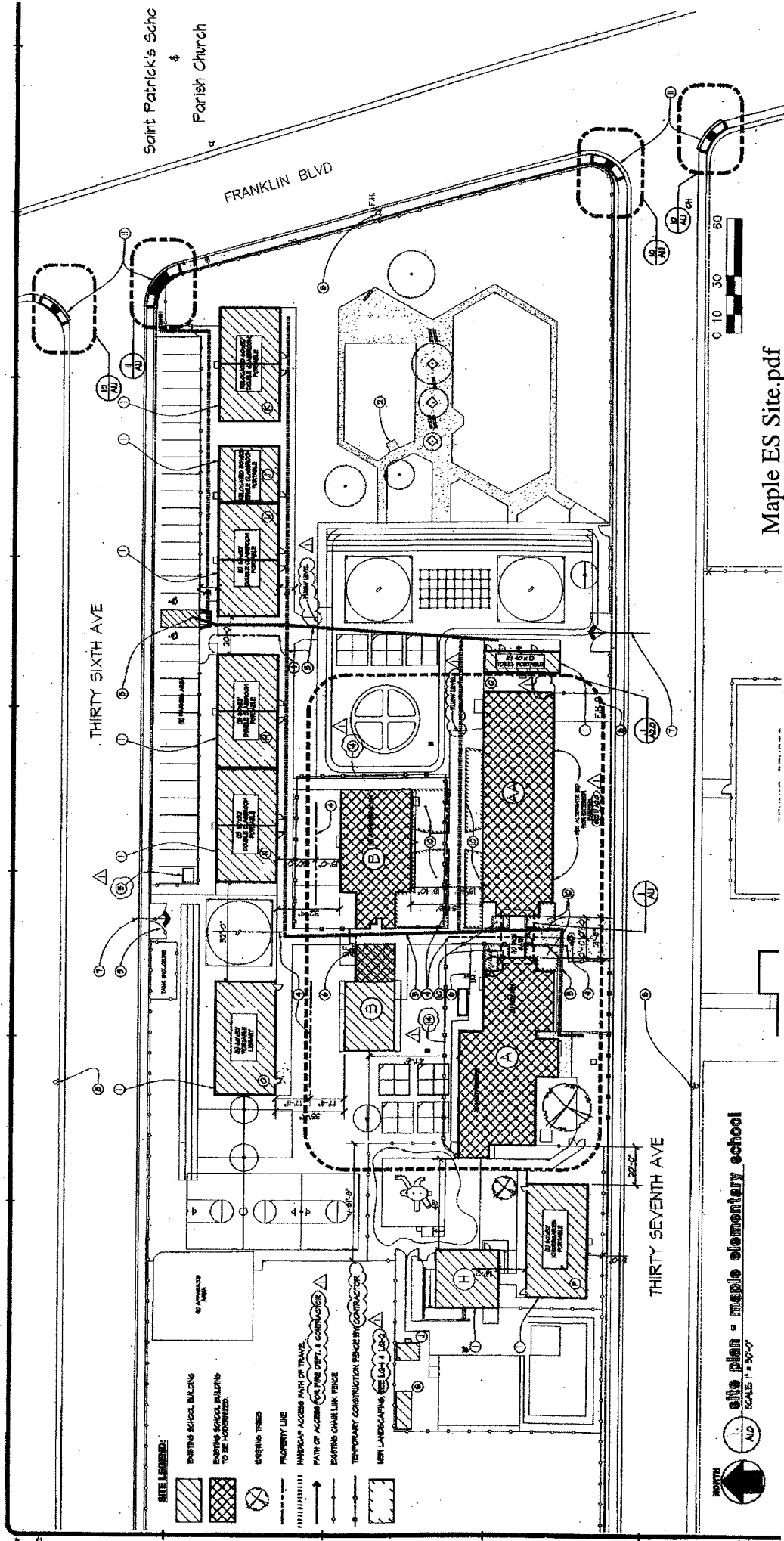
Criteria	Adequate	Comments on existing conditions and needed improvements
8 Maintenance		
8.1 Turfed Areas		Ponds in grass area need work
8.2 Sprinklers	✓	
8.3 Parking	✓	
8.4 Hardcourt	✓	
8.5 Sidewalks	✓	
8.6 Exteriors	✓	
8.7 Interiors	✓	
8.8 Roofing	✓	
8.9 Windows		Only north facing old area windows need work
8.10 Fencing	✓	New wrought iron units
8.11 Mechanical Equipment	✓	New
8.12 Hardware	✓	New
8.13 Plumbing Fixtures		Older restrooms need work
8.14 Other		



Maple Elementary School

Approximate Scale in Feet:

100' 0' 100' 200'



Saint Patrick's Scho
&
Parish Church

FRANKLIN BLVD

THIRTY SIXTH AVE

THIRTY SEVENTH AVE



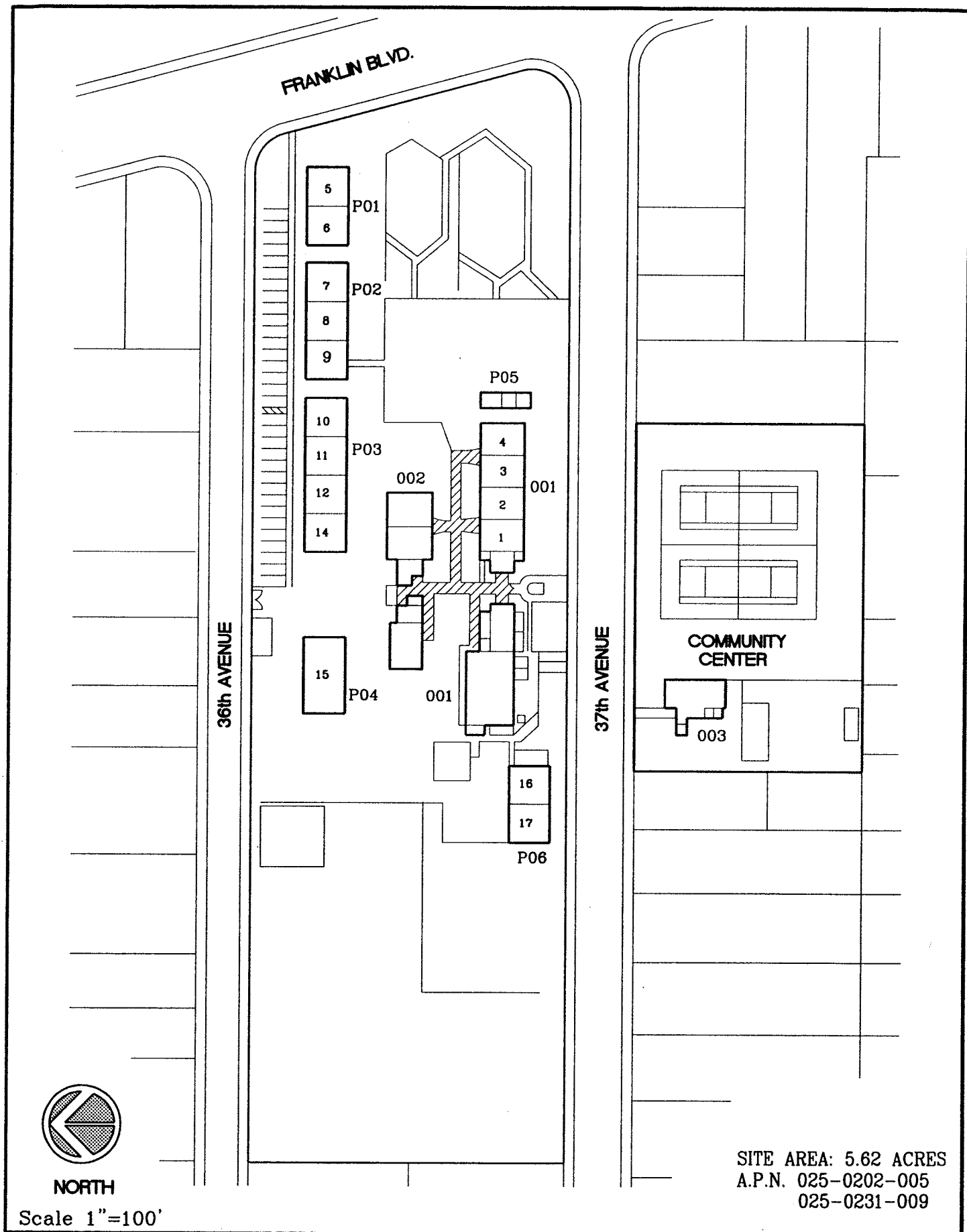
Maple ES Site.pdf

SITE LEGEND:

- EXISTING SCHOOL BUILDING
- EXISTING SCHOOL BUILDING TO BE RECONSTRUCTED
- EXISTING TREES
- PROPERTY LINE
- HIGHWAY ACCESS POINT OF TRAVEL
- PATH OF ACCESS FOR THE DEPT. & CONTRACTOR
- EXISTING CHAIN LINK FENCE
- TEMPORARY CONSTRUCTION FENCE BY CONTRACTOR
- NEW LANDSCAPING

site plan - maple elementary school
SCALE 1" = 30'-0"

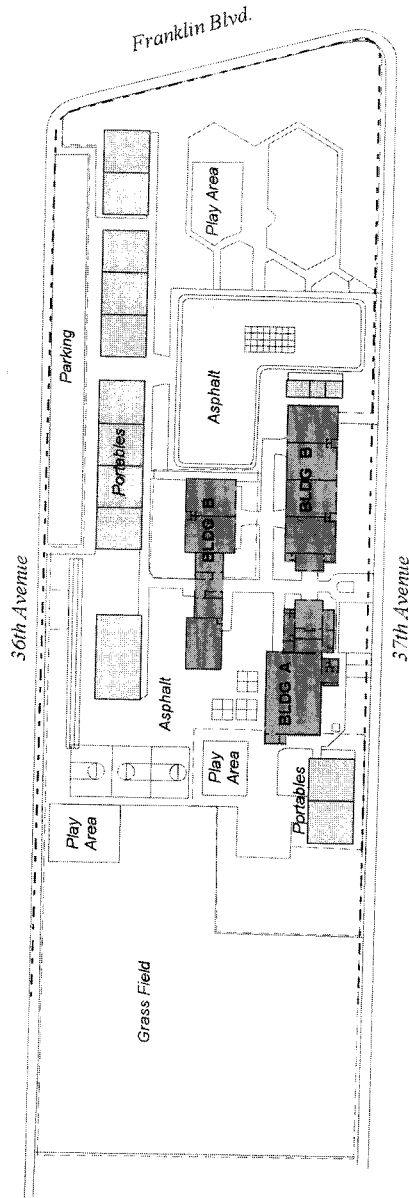
NORTH



223 - Maple Elementary School
 3301 - 37th Avenue
 SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

EXISTING SITE DIAGRAM

OCTOBER 2001

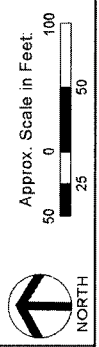


LEGEND:

-  Permanent Buildings
-  Modular Construction

**MAPLE ELEMENTARY SCHOOL
SITE PLAN**

February 2005 SCUSD



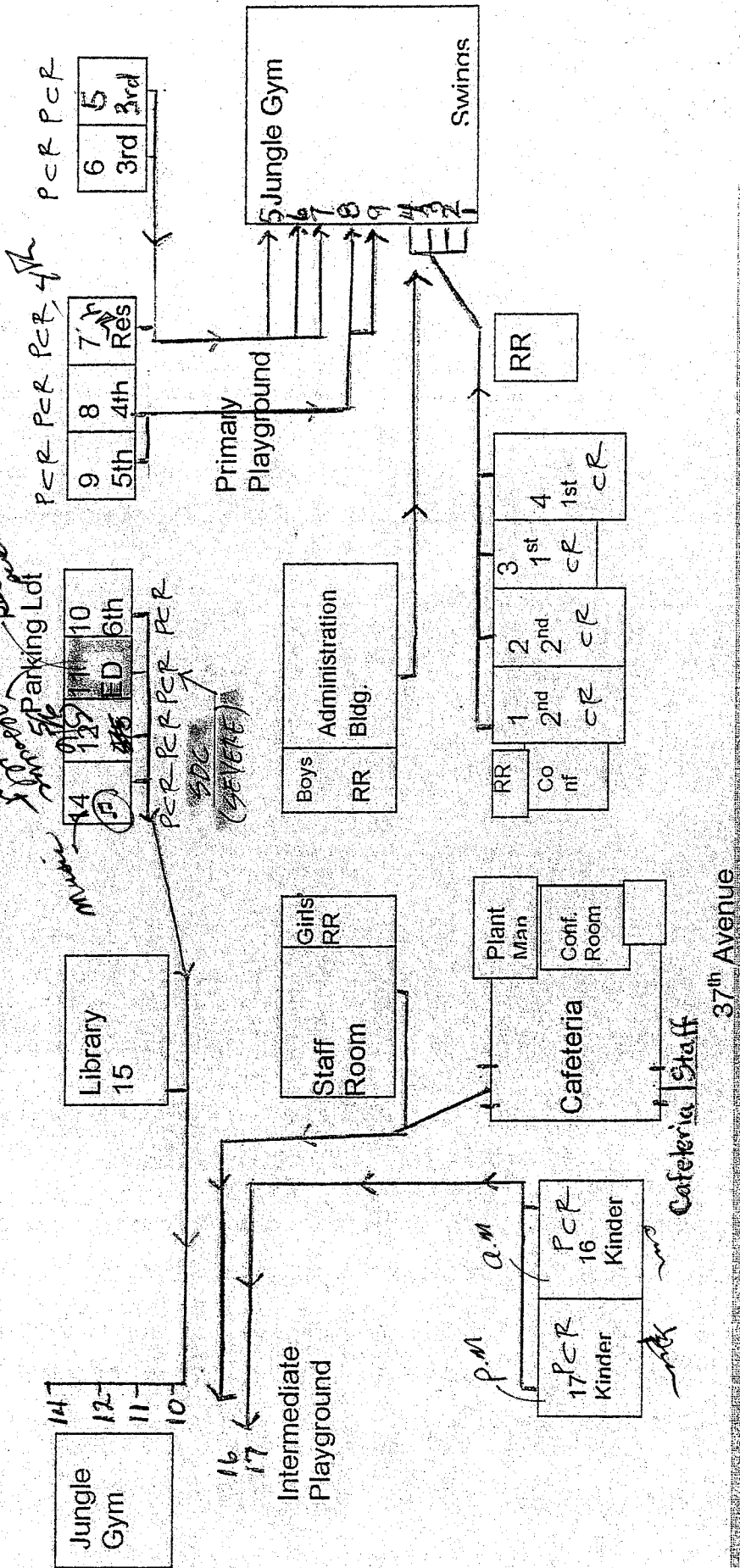
EMERGENCY EVACUATION ROUTE



Maple Elementary School

3301 37th Street
Sacramento, CA 95824
433-5067

36th Avenue



EXCLUDED (F) District program Pre-School CR

Tennis Courts

7 was over computer lab but program growth caused lab to be dismantled to CR (reason each was 4-6 WS)

MAY 2002

EMERGENCY EVACUATION ROUTE

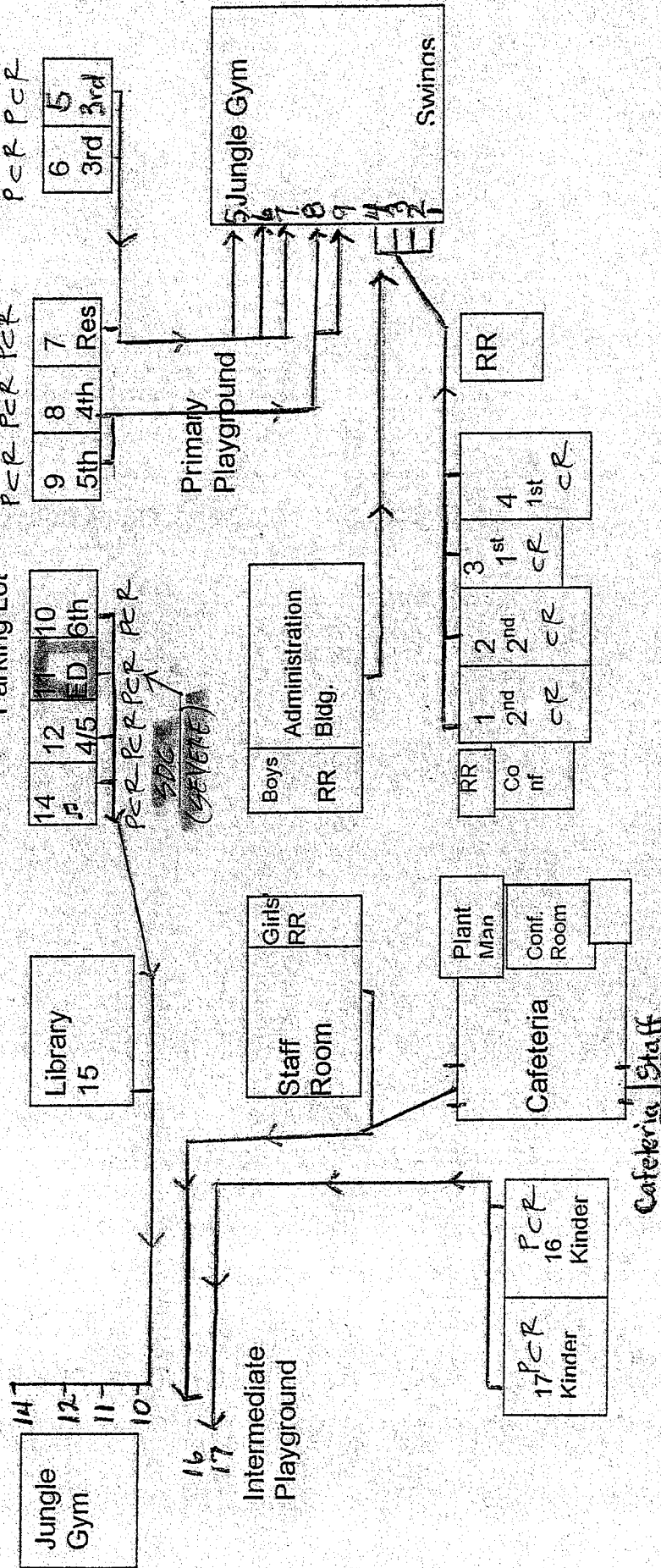
Maple

Elementary School

3301 37th Street
Sacramento, CA 95824
433-5067

36th Avenue

Parking Lot



37th Avenue

Tennis Courts

Pre-School CR

EXCLUDED (F)

MAY 2002

Maple Elementary School

Portable Building Inventory Summary Sheet

Building #/

Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
P01/ 5, 6	Douppnik	No	02-101090	1999	3	2	1920
P02/ 7	Douppnik	No	55702	1991	11	1	960
P02/ 8	Douppnik	No	02-101486	2000	2	1	960
P02/ 9	Douppnik	No	02-101486	2000	2	1	960
P03/ 10	Douppnik	No	02-101486	2000	2	1	960
P03/ 11	Douppnik	No	02-101486	2000	2	1	960
P03/ 12	Douppnik	No	02-101486	2000	2	1	960
P03/ 14	Douppnik	No	02-101486	2000	2	1	960
P04/ 15-Library	Douppnik	No	02-101486	2000	2	1	1920
P06/ 16, 17	Douppnik	No	02-101486	2000	2	2	1920
Total Portable Classrooms						12	12480
Total Portable Classrooms Over 20 Years Old						0	0

Note: There is one portable toilet building on this campus.

Building #/

Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P05/ RR	Douppnik	No	02-101486	2000	2	1	960

Sacramento City Unified School District

School Capacity Worksheet

Maple Elementary School

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
1	2	20	Permanent	20	
2	2	20	Permanent	20	
3	1	20	Permanent	20	
4	1	20	Permanent	20	
5	3	20	Portable	20	
6	3	20	Portable	20	
7	4	33	Portable	33	
8	4	33	Portable	33	
9	5	33	Portable	33	
10	6	33	Portable	33	
11	Vacant	33	Portable	33	
12	5/6	33	Portable	33	
14	Music Prep	33	Portable	0	
15	Preschool	33	Permanent	0	
16	Kindergarten	40	Portable	20	AM & PM for District Loading
17	Kindergarten	40	Portable	20	AM & PM for District Loading
Maximum Capacity (2)		464		358	
Working Capacity (3)		418		322	

Note: (1) Based on contract maximums.

(2) Maximum capacity is defined as 100% of contract loading in each classroom.

(3) Working capacity is defined as 90% of maximum capacity.

District loading does not account for any programs other than CSR and SDC.

2002/03 CBED Enrollment = 278

Marian Anderson ES has been closed as of the summer 2006 and the file information for this location can be found under the TAB Special Education Therapy Center in Binder 5.

Mark Hopkins Elementary School

2221 Matson Drive

Sacramento CA 95822

Permanent building area: 23,134 GSF

Modular buildings: 14,501 GSF

Modular buildings are 38.5 % of the facility area

Site acres: 16.75

Score:	Possible Points	Total Earned	%
The Site	271	210.0	77.5
Physical Plant Assessment	354	293.0	82.8
Adequacy and Environment for Education	375	303.0	80.8
Total	1,000	806.0	80.6

Excellent = 90–100% Satisfactory = 70–89% Borderline = 50–69% Poor = 30–49% Very Inadequate < 30%



Participants:

Laura Reed, Principal

Brad Allen, Evaluator

Notes from Principal's Meeting and Questionnaire

Date: 02-22-2005

- The questionnaire was discussed including renovations (past, present and future).
- The primary points of concern with the faculty are poor vehicular circulation, inadequate ramps, poor drainage in the play field, degraded landscape / irrigation, aging paint, deteriorated carpets, insufficient power including site lighting, aging PA / clocks, inadequate security (cameras) and inability to lock-down the school (fencing at the rear).
- Modernization was not extensive and additional work is not known to be contemplated at this time.
- The school is not multi-track (not year-round).
- There is a pre-kindergarten program / Healthy Start.
- Mark Hopkins was originally built in 1960.

Summary Notes and Comments

School Site:

The site is 16.75 acres and is more than adequate for a school of this enrollment. The drop-off area is congested and not optimum even with a crossing guard; additional ramps are needed. The soggy condition of the grass areas eliminates a quarter of the play area for students during recess creating a sense of being crowded. The playground areas are good with most of the play structure areas fairly new; landscape / irrigation area around the play field needs attention. The site has had its modular units fairly well integrated into the campus. The school has room for expansion, if needed. The middle of the east and/or west edge(s) of the property would be best for an addition. Some in-fill could be designed, especially if portable classrooms were relocated and/or removed. Site lighting needs additional poles to gain adequate coverage. Food deliveries are made through the parking area, which can be a conflict with pedestrian circulation if done at the wrong time of day.

School Plant:

There is some quality of space differences between the older building classrooms and the portable classroom units that will need to be resolved. Generally, the classrooms are pleasant teaching environments. Two of the portables are over twenty years old and need to be replaced. The administration & kitchen need refurbishing. A fire suppression system in the kitchen hood should be incorporated, if they cook.

The school has newer roofs. Windows need to be replaced. At least half of the classrooms need re-carpeting. Painting is needed throughout. A parent education area is needed. New HVAC has been provided and has increased technology capability.

Adequacy and Environment for Education:

The school does not have a proper computer lab. At least four computers are distributed in most classrooms.

Classrooms have adequate floor space allowing for multiple furniture arrangements.

There is only the one large multipurpose area which is used as a cafeteria, gymnasium and auditorium.

The media center is in a converted classroom space and needs an addition and refurbishment.

Additional upgrading (modernization) is still needed, especially regarding accessibility issues and roofing.

There is an ant infestation problem which involves at least all of the classroom buildings.

The Main Capital Investment Areas:

- Address traffic issues during the drop-off and pick-up times.
- Improve on landscape/irrigation.
- Replace the older (eight) modulares.
- Remediate the poor drainage in the play field.
- Site lighting needs improvement.
- Roof work, window replacement and painting.
- Address accessibility issues such as conforming ramps, a TTY phone and power doors.

- There is no fencing at the rear of the site.
- Construct a shade structure.
- Additional renovation of the older restrooms.
- Continue the refurbishing of the older classrooms, kindergarten, kitchen and added PA, additional security cameras and TV.

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229 Mark Hopkins Elementary School

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
	229.1	8.04.B03.1.	Accessibility Improvements	\$ 113,775	\$ 159,284
3	229.2	4.06.E10.1.1.	Grassed Field Improvements	\$ 822,804	\$ 1,086,101
4	229.3	4.06.E01.1.	Site/Playground Improvements	\$ 387,287	\$ 511,220
	229.4	2.02.F07.2.	Administration / Storage Addition	\$ 463,204	\$ 648,486
	229.5	4.05.C01.2.	Continue Classroom Refurbishing	\$ 333,140	\$ 466,396
	229.6	2.02.F02.1.	Construct a Media Center Addition/Renovation	\$ 852,912	\$ 1,194,077
	229.7	4.05.A03.2.2.	Continue Electrical Improvements	\$ 446,592	\$ 625,229
	229.8	4.05.C01.2.	Multipurpose Renovation	\$ 83,187	\$ 116,462
2	229.9	3.06.E03.1.	Construct a Parent Drop-off/Pick-up Area	\$ 251,409	\$ 331,860
1	229.10	9.06.G01.2.	Replace Portable Classrooms	\$ 1,915,588	\$ 2,528,576
	229.11	3.15.A05.1.	Security System Installation	\$ 38,722	\$ 51,112
5	229.12	3.06.G01.1.	Site Security Improvements	\$ 164,680	\$ 217,378
	229.13	4.08.D04.2.	Roofing Improvements	\$ 88,397	\$ 116,684
	229.14	4.04.C01.1.	Kitchen Area Renovation	\$ 342,373	\$ 479,322
	229.15	4.05.D01.2.	Exterior Building Improvements	\$ 218,836	\$ 306,369
	229.16	2.02.F02.2.	Construct a Project Lab/Computer Lab	\$ 1,464,361	\$ 2,050,106
	229.17	4.08.A03.1.2.	Continue HVAC Upgrades	\$ 151,578	\$ 200,083
	229.18	3.13.G01.1.	Williams Case – Necessary Repairs	\$ 14,531	\$ 14,531
	229.19	4.05.A03.2.1.	Clock System Upgrades	\$ 0	\$ 0
	229.20	3.05.A09.1.	Fire Alarm System Upgrades	\$ 0	\$ 0
Total of Maximum Allowable Construction Cost:				\$ 8,153,376	
Total Project Budget:					\$ 11,103,275

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct ADA compliant ramps	10.072	100	LF	1.00	\$ 728.45	1.32	\$ 96,228
2 Install lever lock / latch sets	10.565	12	Each	1.00	\$ 506.75	1.32	\$ 8,033
3 Add a TTY telephone	10.663	1	Each	1.00	\$ 2,722.63	1.32	\$ 3,597
4 Install an automatic door opener	10.580	1	Each	1.20	\$ 3,732.39	1.32	\$ 5,917
Total of Maximum Allowable Construction Cost:							\$ 113,775
Total Project Budget:							\$ 159,284

Facility **ID** **Project Number**
Category **Type 1** **Type 2** **P/T** **Priority**

Project Name

Project Description

The grass field has severe ponding/percolation problems creating standing water and mud areas. The students are unable to use the grassed areas so the site density at recess is greater than needed. Recontour the field to create positive drainage, replace the old irrigation system at the front lawns, refurbish the rear irrigation system (valves and heads) and aerate the grass area not contoured. Install three interceptors connecting to the city storm water system where allowed. Separate irrigation from domestic water system. Complete general landscaping improvements around the site.

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Prep, re-contour, reseed, upgrade the irrigation system in the grass fields	1.830	313,600	SF	1.00	\$ 1.37	1.32	\$ 567,544
2	Complete general landscaping upgrades	1.320	2	Project	1.00	\$ 59,350.50	1.32	\$ 156,804
3	Install drainage interceptors	1.410	1	Acre	1.00	\$ 37,031.21	1.32	\$ 48,918
4	Separate irrigation from domestic water system	0.000	1	Job	1.00	\$ 37,500.00	1.32	\$ 49,538
Total of Maximum Allowable Construction Cost:								\$ 822,804
Total Project Budget:								\$ 1,086,101

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Construct a shade structure suitable as an outdoor assembly area and develop a fenced garden areas. Install a security fence to complete the enclosure of the site. Install additional site lighting for security. Install an additional play structure to separate age groups. Install additional site lighting for security. Install covered walkways to connect the portable classrooms to the main buildings.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a shade structure	3.720	1,200	SF	1.00	\$ 60.25	1.32	\$ 95,508
2 Install a security fence	1.351	400	LF	1.20	\$ 60.00	1.32	\$ 38,045
3 Install additional play equipment to separate age groups	1.620	1	Project	0.50	\$ 238,915.17	1.32	\$ 157,803
4 Construct walkway covers	3.711	2,000	SF	1.00	\$ 36.31	1.32	\$ 95,931
Total of Maximum Allowable Construction Cost:							\$ 387,287
Total Project Budget:							\$ 511,220

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct an addition to the administration	3.410	1,075	SF	1.10	\$ 296.53	1.32	\$ 463,204
2 Renovate existing administration area	4.200	2,395	SF	0.00	\$ 50.84	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 463,204
Total Project Budget:							\$ 648,486

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Continue to refurbish the existing general classroom surfaces. Approximately half the carpeting in the classrooms (virtually every other classroom, but especially rooms 18, 20 & 29) needs to be replaced. Interior needs to be repainted. Three of the classroom ceilings need to be replaced. Repair or replace doors that stick in frame (primarily warm seasons). Refurbish the kindergarten classroom surfaces. Additional kindergarten classroom space is only required if the facility must meet the 1350 sf state standard for classroom size.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish the general classrooms	4.100	23,134	SF	0.50	\$ 19.10	1.32	\$ 291,848
2 Refurbish the kindergarten classrooms	4.100	2,600	SF	0.50	\$ 19.10	1.32	\$ 32,800
3 Repair / replace doors	4.760	3	Each	1.00	\$ 2,142.70	1.32	\$ 8,492
Total of Maximum Allowable Construction Cost:							\$ 333,140
Total Project Budget:							\$ 466,396

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Construct a Media Center Addition/Renovation

Project Description

The existing media center is housed in a converted classroom and undersized. Construct an addition to the media center and refurbish the existing space. The media center size (3160 sf) is predicated on the district's recent addition of a media center to Bowling Green ES, which includes storage and an area for computers.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a media center addition	3.410	1,906	SF	1.10	\$ 296.53	1.32	\$ 821,272
2 Renovate the existing media center area	4.100	1,254	SF	1.00	\$ 19.10	1.32	\$ 31,640
Total of Maximum Allowable Construction Cost:							\$ 852,912
Total Project Budget:							\$ 1,194,077

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Secondary electrical upgrades	5.640	1	School	1.00	\$ 83,843.29	1.32	\$ 110,757
2 Upgrade electrical distribution	5.300	23,134	SF	1.00	\$ 10.73	1.32	\$ 327,909
3 Replace stage lighting	0.000	1	Project	1.20	\$ 5,000.00	1.32	\$ 7,926
Total of Maximum Allowable Construction Cost:							\$ 446,592
Total Project Budget:							\$ 625,229

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish the multipurpose and stage	4.100	3,297	SF	1.00	\$ 19.10	1.32	\$ 83,187
Total of Maximum Allowable Construction Cost:							\$ 83,187
Total Project Budget:							\$ 116,462

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Construct a Parent Drop-off/Pick-up Area

Project Description

A student drop-off/pick-up lane is needed parallel to Matson (north side) or along side of the school 'in line' with existing parking (west side). Matson Drive currently acts almost solely as the drop-off/pick-up zone for the school. There are no on-site pull-in lanes. Cars park along the roll curbs (some double-park & make U-turns) and discharge students as traffic moves adjacent to this activity. Though generally orderly, the process could cause a dangerous situation if drivers and students alike do not pay close attention.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a parent drop-off lane	1.120	1	Project	1.00	\$ 166,517.20	1.32	\$ 219,969
2 Construct drive pads	1.140	2	Project	1.00	\$ 11,900.00	1.32	\$ 31,440
Total of Maximum Allowable Construction Cost:							\$ 251,409
Total Project Budget:							\$ 331,860

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct modular classrooms	2.321	8	CR	1.00	\$ 159,750.00	1.32	\$ 1,688,238
2 Upgrade the portable area and utilities	2.520	8 Per portab		1.00	\$ 21,513.08	1.32	\$ 227,350
Total of Maximum Allowable Construction Cost:							\$ 1,915,588
Total Project Budget:							\$ 2,528,576

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install security camera system	11.006	10	Drop	1.00	\$ 1,708.40	1.32	\$ 22,568
2 Provide and connect controller and interface with computer net	11.210	1	School	1.00	\$ 12,228.31	1.32	\$ 16,154
Total of Maximum Allowable Construction Cost:							\$ 38,722
Total Project Budget:							\$ 51,112

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Provide an extermination service for one year	0.000	1		1.00	\$ 12,000.00	1.32	\$ 15,852
2 Install site lighting	1.280	15	Per Pole	1.00	\$ 6,510.90	1.32	\$ 129,013
3 Install flashing school signs	0.000	2		1.00	\$ 7,500.00	1.32	\$ 19,815
Total of Maximum Allowable Construction Cost:							\$ 164,680
Total Project Budget:							\$ 217,378

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Replace damaged BUR	7.101	3,100	SF	1.20	\$ 13.04	1.32	\$ 64,080
2	Replace metal standing seam roof	7.210	1,200	SF	1.00	\$ 15.34	1.32	\$ 24,317
Total of Maximum Allowable Construction Cost:								\$ 88,397
Total Project Budget:								\$ 116,684

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name**Project Description**

The kitchen is small, in generally poor condition and inefficient. There is no serving area (serving is in the multipurpose room) and the storage and service entrance is a poorly constructed add-on. Renovate the existing kitchen space, including a staff restroom, and allowing a serving area adjacent to the multipurpose room. Upgrade the equipment and walk-ins.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate the kitchen area	4.310	1,203	SF	1.00	\$ 184.27	1.32	\$ 292,835
2 Upgrade the equipment and walk-in	0.000	3		1.00	\$ 12,500.00	1.32	\$ 49,538
Total of Maximum Allowable Construction Cost:							\$ 342,373
Total Project Budget:							\$ 479,322

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Exterior Building Improvements

Project Description

Replace the old windows on the older buildings with double pane units with easy operation. The entire exterior needs to be repainted.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace existing windows	4.785	50	Each	1.20	\$ 1,578.31	1.32	\$ 125,097
2 Prep, prime and repaint exterior surfaces	4.520	20,000	SF	1.00	\$ 1.98	1.32	\$ 52,312
3 Prep for paint	4.541	7,000	SF	1.00	\$ 4.48	1.32	\$ 41,427
Total of Maximum Allowable Construction Cost:							\$ 218,836
Total Project Budget:							\$ 306,369

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Construct a Project Lab/Computer Lab

Project Description

This school does not have a visual arts or science space for teachers to expand their students' exposure to these areas of curriculum. This space has a lab with storage casework/sink/DF (1200), curriculum storage (200), kiln space (100) and ceramics (dirty projects) space (300)= $1800/.08=2250$ GSF. There is no computer lab at this school. A new computer lab should be 1000 sf with 100 sf of storage and server room. $1100/0.8=1375$.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a project lab	3.210	2,250	SF	1.10	\$ 278.00	1.32	\$ 908,914
2 Construct a computer lab	3.210	1,375	SF	1.10	\$ 278.00	1.32	\$ 555,447
Total of Maximum Allowable Construction Cost:							\$ 1,464,361
Total Project Budget:							\$ 2,050,106

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade HVAC	6.350	23,134	SF	1.00	\$ 4.96	1.32	\$ 151,578
Total of Maximum Allowable Construction Cost:							\$ 151,578
Total Project Budget:							\$ 200,083

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Williams Case – Necessary Repairs

Project Description

From the Needs Assessment Report this school should receive funding for two work items: Replace water heater and replace water heater. The request is for \$11,000. Due to the timing of the assessment, some of the work may have been completed concurrently with ongoing modernization improvements. The work may also be included in the prior projects but under more general work.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install new water heater	0.000	1	Job	1.00	\$ 5,000.00	1.32	\$ 6,605
2 Install new water heater	0.000	1	Job	1.00	\$ 6,000.00	1.32	\$ 7,926
Total of Maximum Allowable Construction Cost:							\$ 14,531
Total Project Budget:							\$ 14,531

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade clocks throughout the school	0.000	1		0.00	\$ 50,000.00	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
Total Project Budget:							\$ 0

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade fire alarm system	5.860	23,134	SF	0.00	\$ 1.02	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
Total Project Budget:							\$ 0

Mark Hopkins Elementary School

Site: Excellent
Space: Average
Light: Average
Heat and Air: Average
Sound: Average
Aesthetics: Average
Equipment: Good
Maintenance: Good
Overall Rating: Average

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
229.1	8.04.B03.1.	Accessibility Improvements	\$ 113,775	\$ 159,284
229.2	4.06.E10.1.1.	Grassed Field Improvements	\$ 822,804	\$ 1,086,101
229.3	4.06.E01.1.	Site/Playground Improvements	\$ 387,287	\$ 511,220
229.4	2.02.F07.2.	Administration / Storage Addition	\$ 463,204	\$ 648,486
229.5	4.05.C01.2.	Continue Classroom Refurbishing	\$ 333,140	\$ 466,396
229.6	2.02.F02.1.	Construct a Media Center Addition/Renovation	\$ 852,912	\$ 1,194,077
229.7	4.05.A03.2.2.	Continue Electrical Improvements	\$ 446,592	\$ 625,229
229.8	4.05.C01.2.	Multipurpose Renovation	\$ 83,187	\$ 116,462
229.9	3.06.E03.1.	Construct a Parent Drop-off/Pick-up Area	\$ 251,409	\$ 331,860
229.10	9.06.G01.2.	Replace Portable Classrooms	\$ 1,915,588	\$ 2,528,576
229.11	3.15.A05.1.	Security System Installation	\$ 38,722	\$ 51,112
229.12	3.06.G01.1.	Site Security Improvements	\$ 164,680	\$ 217,378
229.13	4.08.D04.2.	Roofing Improvements	\$ 88,397	\$ 116,684
229.14	4.04.C01.1.	Kitchen Area Renovation	\$ 342,373	\$ 479,322
229.15	4.05.D01.2.	Exterior Building Improvements	\$ 218,836	\$ 306,369
229.16	2.02.F02.2.	Construct a Project Lab/Computer Lab	\$ 1,464,361	\$ 2,050,106
229.17	4.08.A03.1.2.	Continue HVAC Upgrades	\$ 151,578	\$ 200,083
229.18	3.13.G01.1.	Williams Case – Necessary Repairs	\$ 14,531	\$ 14,531
229.19	4.05.A03.2.1.	Clock System Upgrades	\$ 0	\$ 0
229.20	3.05.A09.1.	Fire Alarm System Upgrades	\$ 0	\$ 0
Total of *Maximum Allowable Construction Cost:			\$ 8,153,376	
			Total Project Budget: \$ 11,103,275	

229 Mark Hopkins Elementary School

Criteria	Adequate	Comments on existing conditions and needed improvements
1 Site		
1.1 Size	✓	
1.2 Location	✓	
1.3 Safety	✓	
1.4 Contours	✓	
1.5 Development	✓	
1.6 Playfields	✓	
1.7 Pool		N/A
1.8 Parking	✓	
1.9 Landscaping	✓	Needs improvement
1.10 Other		
2 Space		
2.1 Administration	✓	Needs refurbishing
2.2 Health	✓	
2.3 Teachers	✓	
2.4 Audiovisual	✓	
2.5 Library		Needs major addition
2.6 Multipurpose	✓	Needs refurbishing
2.7 Stage	✓	
2.8 Kitchen	✓	Needs refurbishing
2.9 Gymnasium		Multipurpose used for athletics
2.10 Showers		
2.11 Toilets	✓	
2.12 Lockers		
2.13 Storage	✓	
2.14 Instructional Space	✓	
2.15 Size	✓	Typical approximately 30' x 32'
2.16 Flexibility	✓	
2.17 Utilization	✓	
2.18 Expandability	✓	
2.19 Access for the handicapped	✓	
2.20 Other		

Criteria Adequate Comments on existing conditions and needed improvements

3 Light		
3.1 Quantity	✓	
3.2 Brightness	✓	
3.3 Reflectances	✓	
3.4 Windows	✓	
3.5 Screening	✓	
3.6 Audiovisual	✓	
3.7 Energy Factors	✓	
3.8 Other		

4 Heat and Air		
4.1 Temperature Comfort	✓	
4.2 Insulation	✓	
4.3 Air Exchange	✓	
4.4 Distribution	✓	
4.5 Exhaust	✓	
4.6 Conditions	✓	Needs improvement
4.7 Energy Factors	✓	
4.8 Other		

5 Sound		
5.1 Floor Absorption	✓	
5.2 Wall Absorption	✓	
5.3 Ceiling Absorption	✓	
5.4 Ballast Absorption	✓	
5.5 Vent Absorption	✓	
5.6 Exterior Absorption	✓	
5.7 Interior Absorption	✓	
5.8 Isolation		

6 Aesthetics		
6.1 Appropriateness	✓	
6.2 Naturalness	✓	Marginal
6.3 Continuity	✓	
6.4 Screening	✓	
6.5 Other		

7 Equipment		
7.1 Quantity	✓	
7.2 Mobility	✓	
7.3 Flexibility	✓	
7.4 Maintenance	✓	
7.5 Instructional Walls	✓	
7.6 Other		

Criteria	Adequate	Comments on existing conditions and needed improvements
8 Maintenance		
8.1 Turfed Areas	✓	Needs improvement
8.2 Sprinklers	✓	Needs improvement
8.3 Parking	✓	
8.4 Hardcourt	✓	
8.5 Sidewalks	✓	
8.6 Exteriors	✓	Needs paint
8.7 Interiors	✓	Needs some carpet and paint
8.8 Roofing		Needs replacement
8.9 Windows		Needs replacing
8.10 Fencing	✓	
8.11 Mechanical Equipment	✓	Needs improvement
8.12 Hardware	✓	Needs some improvement (locksets)
8.13 Plumbing Fixtures	✓	
8.14 Other		

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Approximate Scale in Feet:



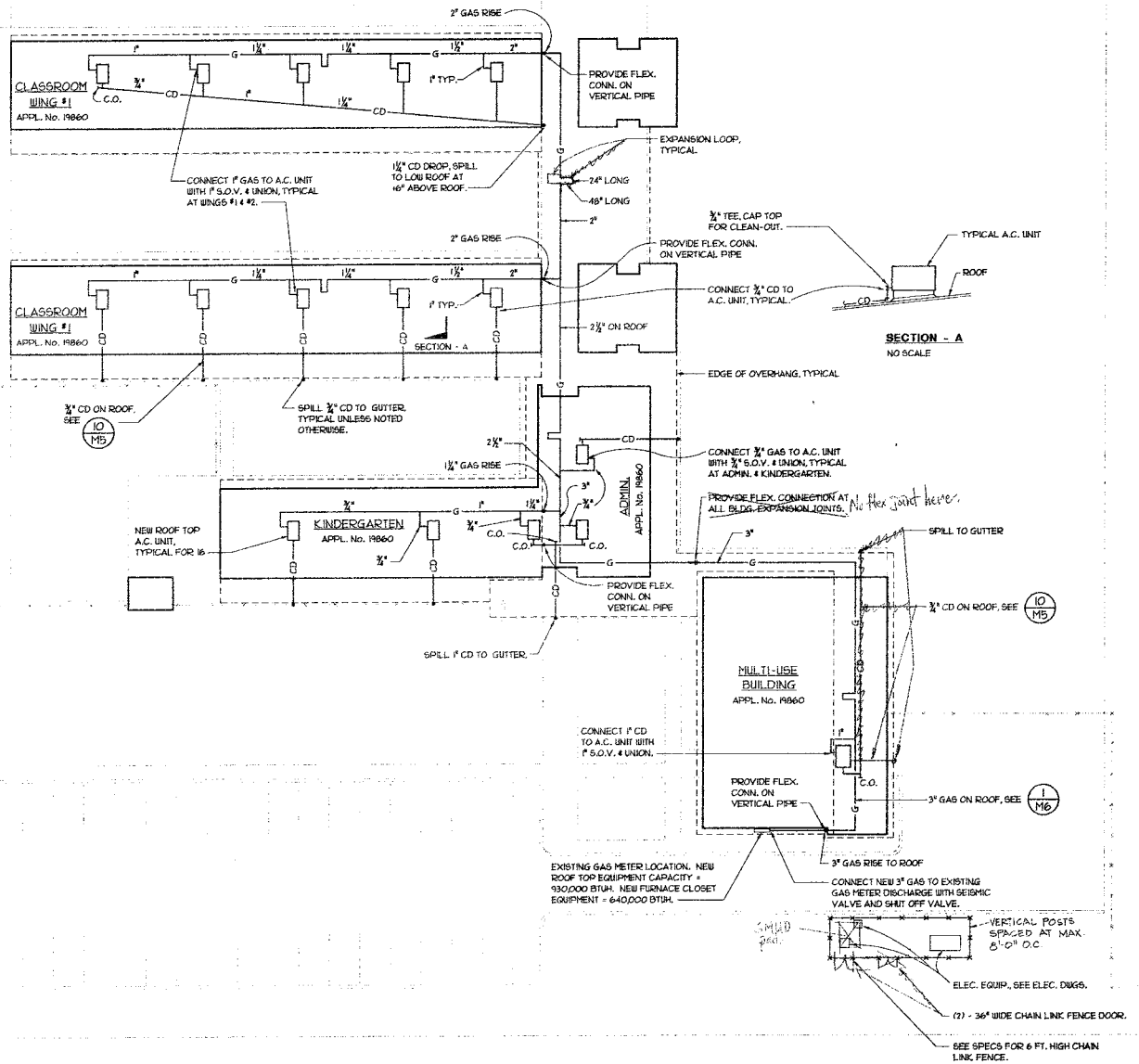
TAMOSHANTER WAY

PORT. CLRM. APPL. No. 17318	PORT. CLRM. APPL. No. 17318	PORT. CLRM. APPL. No. 18661	PORT. CLRM. APPL. No. 18661
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PORT. CLRM. APPL. No. 51735	PORT. CLRM. APPL. No. 51735	PORT. CLRM. APPL. No. 51735	PORT. CLRM. APPL. No. 51735	PORT. CLRM. APPL. No. 51735	PORT. CLRM. APPL. No. 51735
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NEW FURNACE IN CLOSET, TYPICAL FOR 6.
SEE SHEET M4. CONNECT TO EXISTING GAS
SERVICE WITH NEW 5.0 V. 4 UNION.

PORT. CLRM. APPL. No. 53491	PORT. CLRM. APPL. No. 13156	PORT. CLRM. APPL. No. 9952	PORT. CLRM. APPL. No. 18661	PORT. CLRM. APPL. No. 18661
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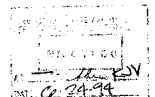
MATSON DRIVE



SITE PLAN

SCALE : 1" = 20'-0"

1
M1



SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

PROJECT: DIAGRAM OF BUILDING AREA

SCHOOL: MARK HOPKINS

ADDRESS: 2221 MATSON DRIVE

EXISTING

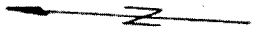
1-A

BASIC PLANS

2-A

FINAL PLANS

3-A



SCALE 1" = 120'
ACREAGE 10 ACRES
YEAR BUILT 1960

PLAY AREA

P09	P09
29	30

P08
28

27

P07
26

P06
25

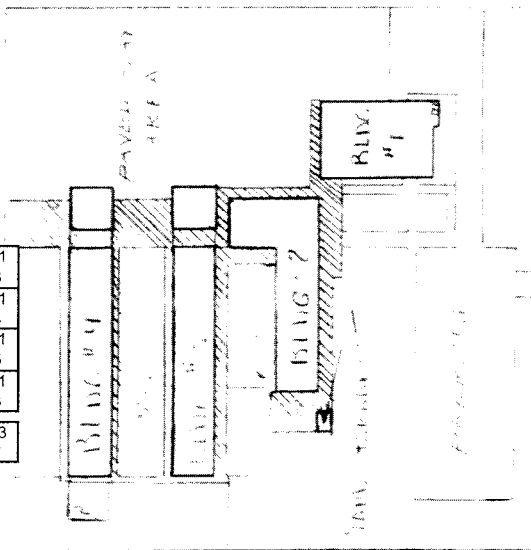
P05
24

P04
23

P02
18
P02
19
P02
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P02
21

P01
13
P01
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P01
15
P01
16

P03
17



227406

MATSON DRIVE

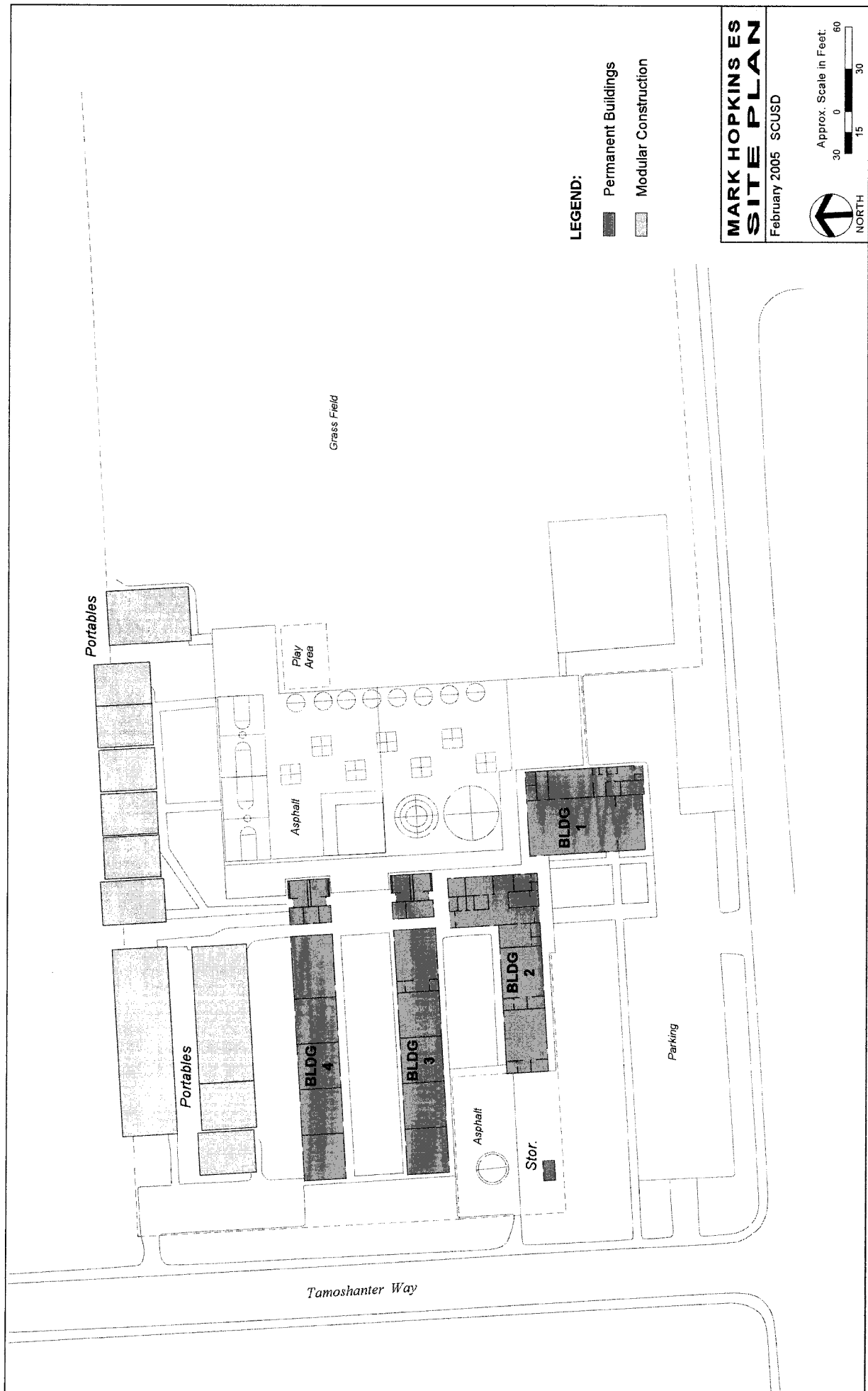
FOUNDER - J. J. HAY

ABOVE IS MEASURED IN ACCORDANCE WITH
ART. 2022 SUB CHAPTER 8 TITLE 5 CALIF.
ADMINISTRATIVE CODE _____

DATE: 9/69 SHEET 1 OF 6 SHEETS

OFFICE OF SCHOOL PLANNING

CALIFORNIA DEPARTMENT OF EDUCATION



LEGEND:

- Permanent Buildings
- Modular Construction

**MARK HOPKINS ES
SITE PLAN**

February 2005 SCUSD



Approx. Scale in Feet:
30 0 15 30 60

Mark Hopkins Elementary School

2221 Matson Drive, Sacramento, California 95822

(916) 433-5072

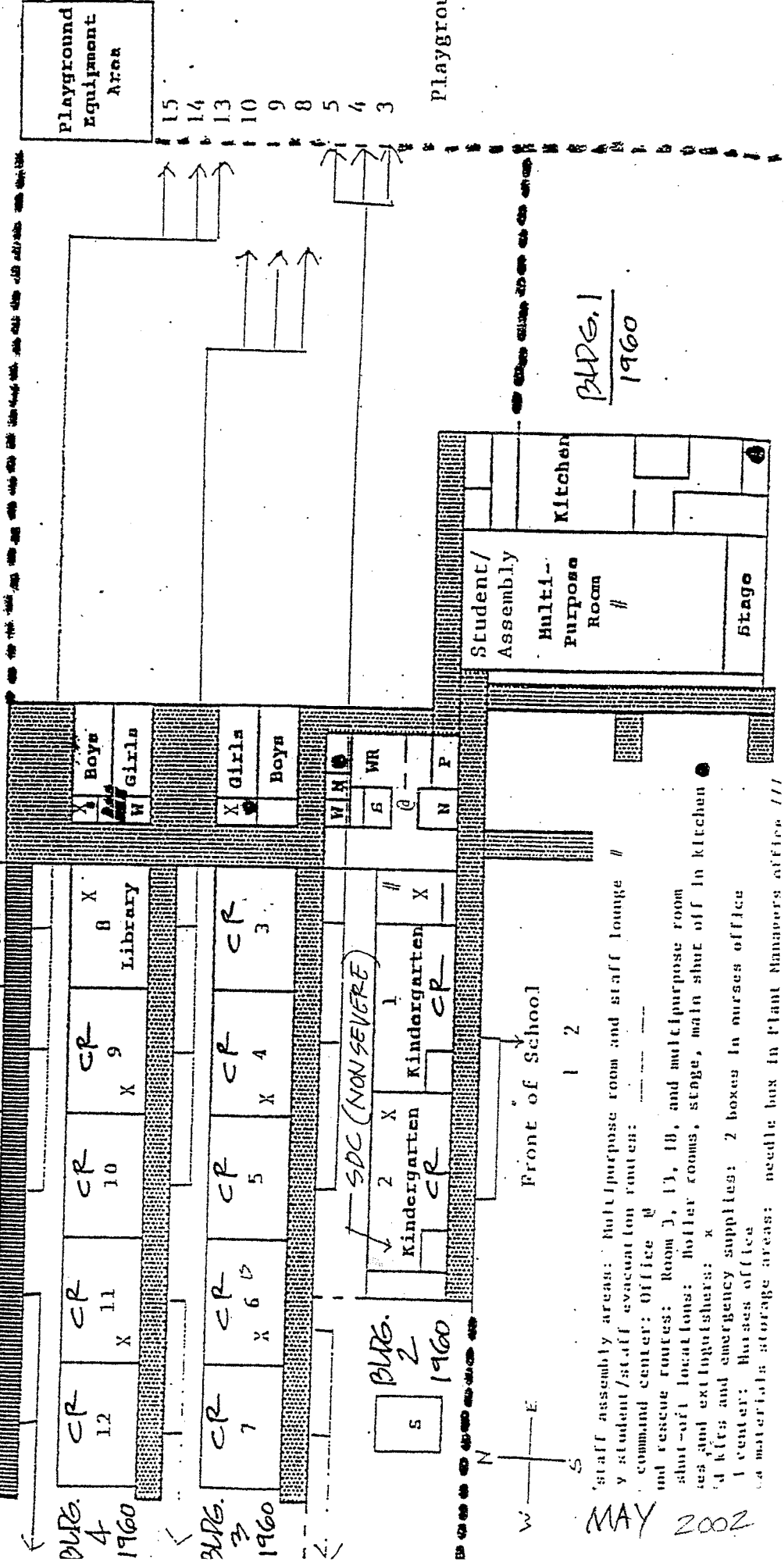
EXCLUDED

SDC

NON SEVERE

(9)

PCR 17 1958	PCR 16 1960	PCR 15 1960	PCR 14 1960	PCR 13 1955	PCR 12 1960	PCR 11 1960	PCR 10 1960	PCR 9 1952	PCR 8 1955	PCR 7 1960	PCR 6 1960	PCR 5 1960	PCR 4 1960	PCR 3 1960	PCR 2 1960	PCR 1 1960	PCR 29	PCR 30
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BLDG. 1
1960

BLDG. 2
1960

SDC (NON SEVERE)

MAY 2002

Mark Hopkins Elementary School

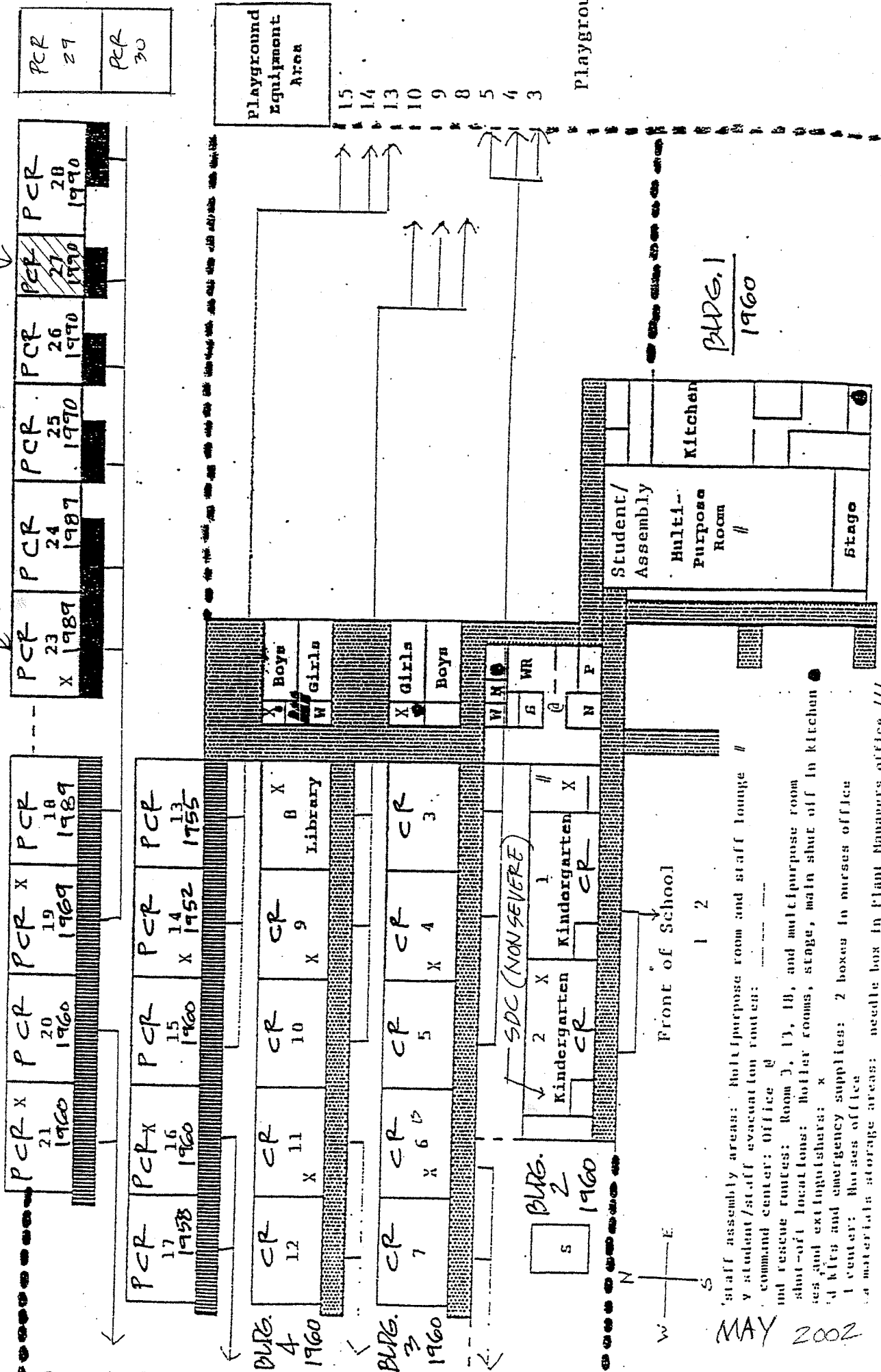
2221 Matson Drive, Sacramento, California 95822

(916) 433-5072

EXCLUDED

SDC

NON SEVERI



MAY 2002

Mark Hopkins Elementary School

Portable Building Inventory Summary Sheet

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
P01/ 13	Unknown	No	19861	1960	46	1	982.5
P01/ 14	Unknown	No	19861	1960	46	1	982.5
P01/ 15	Unknown	No	9952	1952	54	1	982.5
P01/ 16	Unknown	No	13158	1955	51	1	982.5
P03/ 17	Modular Specialties	Yes	53491	1990	16	1	960
P02/ 18	Unknown	No	19861	1960	46	1	982.5
P02/ 19	Unknown	No	19861	1960	46	1	982.5
P02/ 20	Unknown	No	17378	1958	48	1	982.5
P02/ 21	Unknown	No	19861	1960	46	1	982.5
P04/ 23	Unknown	No	30540	1969	37	1	900
P05/ 24	Modular Specialties	Yes	51735	1989	17	1	960
P06/ 25	Modular Specialties	Yes	51735	1989	17	1	960
P07/ 26	Modular Specialties	Yes	51735	1989	17	1	960
P08/ 27, 28	Unknown	Yes			2006	2	1920
P09/ 29, 30	Douppnik	Yes	02-101090	1999	7	2	1920
Total Portable Classrooms						17	16440
Total Portable Classrooms Over 20 Years Old						9	8760

Sacramento City Unified School District School Capacity Worksheet

Mark Hopkins Elementary School

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
1	Kindergarten	40	Permanent	40	AM & PM for District Loading
2	Pre-Kindergarten/LH	33	Permanent	0	
3	Kindergarten/1	40	Permanent	40	AM & PM for District Loading
4	Vacant	20	Permanent	20	
5	1	20	Permanent	20	
6	1	20	Permanent	20	
7	1	20	Permanent	20	
9	Vacant	20	Permanent	20	
10	2	20	Permanent	20	
11	2	20	Permanent	20	
12	2	20	Permanent	20	
14	3	20	Portable	20	
15	Vacant	20	Portable	20	
16	3	20	Portable	20	
17	3	20	Portable	20	
18	4	33	Portable	33	
19	Vacant	33	Portable	33	
20	4	33	Portable	33	
21	Vacant	33	Portable	33	
23	SDC Non-Severe	15	Portable	15	
24	5	33	Portable	33	
25	5	33	Portable	33	
26	Vacant	33	Portable	33	
27	Computer Lab	33	Portable	0	
28	Prep.	33	Portable	0	
29	6	33	Portable	33	
30	6	33	Portable	33	
Maximum Capacity (2)		731		632	
Working Capacity (3)		658		569	

Note: (1) Based on contract maximums.

(2) Maximum capacity is defined as 100% of contract loading in each classroom.

(3) Working capacity is defined as 90% of maximum capacity.

District loading does not account for any programs other than CSR and SDC.

2002/03 CBED Enrollment = 549

Mark Twain Elementary School

4914 58th Street

Sacramento CA 95820

Permanent building area: 28,384 GSF

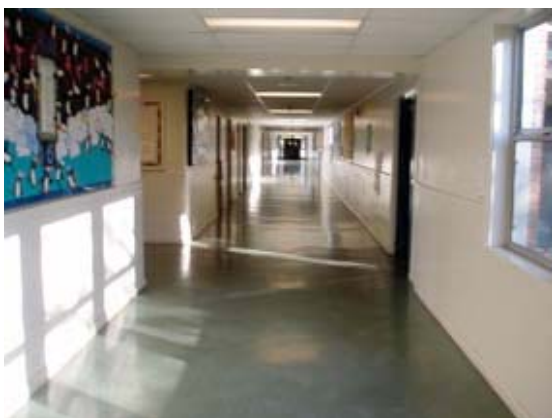
Modular buildings: 11,520 GSF

Modular buildings are 28.9 % of the facility area

Site acres: 17.10

Score:	Possible Points	Total Earned	%
The Site	271	218.0	80.4
Physical Plant Assessment	354	291.0	82.2
Adequacy and Environment for Education	375	305.0	81.3
Total	1,000	814.0	81.4

Excellent = 90–100% Satisfactory = 70–89% Borderline = 50–69% Poor = 30–49% Very Inadequate < 30%



Participants:

Rosario Guillen, Principal

Brad Allen, Evaluator

Notes from Principal's Meeting and Questionnaire

Date: 02-23-2005

- The questionnaire was discussed including renovations (past, present and future).
- The primary points of concern with the faculty are vehicular circulation, drainage in the play field, landscape / irrigation, door operation, paint, HVAC & domestic water quality, power including site lighting, PA / clocks, security (cameras) and inability to lock-down the school (fencing at the rear).
- Modernization was completed in 2000-2001, but as this was early in the program and it was not completed.
- The school is not multi-track (not year-round).
- There is a pre-kindergarten program and 'Start'.
- Mark Twain ES was originally built in 1949.
- The school uses the cafeteria at HJHS West Campus because there is no kitchen. The school desires a kitchen to keep student on campus.

Summary Notes and Comments

School Site:

The site is 17 acres and adequate for a school of this enrollment. The drop-off area is congested and not optimum, even with a crossing guard. The wet or soggy (non-draining) condition of the grass areas eliminates a quarter of the play area for students during recess creating a sense of being crowded. The site has had its modular units fairly well integrated into the campus, but has two HJHS West Campus units butting the ES portables.

The playground areas are in good condition with most of the play structure areas fairly new. Landscape / irrigation areas need attention. The school has room for expansion if needed. The middle of the north and/or south edge(s) of the property would be best for an addition. Some in-fill could be designed, especially if modulars were relocated and/or removed. Additional site lighting would reduce vandalism and make evening events safer.

School Plant:

There is some quality of space differences between the older building classrooms and the modular classroom units (especially the two oldest modulars). Generally, the classrooms are adequate teaching environments that could use additional refurbishing to enhance the experience. At least two of the modulars need to be renovated, if not replaced. New HVAC has been provided and has increased technology capability. The kindergarten, administration and multipurpose need refurbishing. The school has newer roofs with few leak issues. Windows need to be replaced. Painting is needed inside and out. A project lab and parent education areas would benefit the school.

Adequacy and Environment for Education:

The school does not have a proper computer lab, although there are several computers in almost every classroom. Classrooms appear to have adequate floor space, but students eat at the High School (across a parking lot). Administration is too small, as is the Media Center. There is no computer lab and approximately 46% of the classrooms are modulars. There is only the one large multipurpose area which is used as a gymnasium and auditorium.

The media center is inadequate for the enrollment and could use some additional space, and additional upgrading.

The Main Capital Investment Areas:

- Address traffic issues during the drop-off and pick-up times.
- Improve front and court landscape / irrigation.
- Resolve the site issue regarding no fencing, especially adjacent the high school.
- Remediate the poor drainage in the play field.
- Study possible cause for the domestic water discoloration.
- Site lighting needs improvement.
- Construct a project lab and a shade structure.

- Continue the refurbishing of the older classrooms, kindergarten, administration and added PA / clocks, additional security cameras and electrical.
- Door repairs / replacements.
- Painting inside and out.
- Window replacement.
- Continue roof work.
- Improve HVAC controls.
- Replace or renovate the oldest modulars.
- Construct a new administration and media center at the new drop-off / parking area to create a focus for "entry" to the school. Camera system will help cover the spread out campus.

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235 Mark Twain Elementary School

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
1	235.1	3.02.F07.1.	Kitchen/Storage Addition	\$ 724,952	\$ 1,014,932
	235.2	4.06.E01.1.	Play Area and Landscape Improvements	\$ 734,273	\$ 969,240
2	235.3	4.08.D02.1.	Exterior Upgrades	\$ 659,112	\$ 870,028
	235.4	2.02.F07.2.	Administration Relocation (Addition)	\$ 2,006,771	\$ 2,809,479
	235.5	4.05.C01.2.	Continue Modernization	\$ 358,092	\$ 501,329
	235.6	4.08.A03.1.2.	HVAC Upgrade	\$ 98,282	\$ 129,733
	235.7	4.08.A04.1.	Domestic Water Pipe Upgrade	\$ 645,609	\$ 852,205
	235.8	4.05.A03.2.2.	Continue Electrical Improvements	\$ 468,388	\$ 655,744
	235.9	2.02.F02.1.	Construct Media Center	\$ 1,506,940	\$ 2,109,717
3	235.10	3.06.E03.1.	Drop-off/Parking Improvements	\$ 664,403	\$ 877,012
	235.11	9.04.E08.2.	Renovate Modulars	\$ 25,272	\$ 35,380
	235.12	4.06.E10.1.2.	Upgrade Grassed Field Areas	\$ 321,275	\$ 424,082
	235.13	2.02.F02.2.	Construct a Project Lab	\$ 908,914	\$ 1,272,480
	235.14	3.15.A05.1.	Security Camera System	\$ 38,722	\$ 51,112
	235.15	4.08.D04.2.	Partial Re-Roof	\$ 92,320	\$ 121,862
4	235.16	3.06.E01.1.	Install School Zone Lights/Signs	\$ 20,777	\$ 27,425
	235.17	4.02.D03.3.	Covered Walkways / Concrete Path Improvements	\$ 177,225	\$ 248,115
Total of Maximum Allowable Construction Cost:				\$ 9,451,327	
Total Project Budget:					\$ 12,969,877

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

The students use the cafeteria in HJHS West Campus cafeteria since the school does not have a kitchen. This movement across the service/student parking access drive of the HS can be dangerous. Construct a kitchen/storage addition with rear service access, modify the side parking area, and add a dumpster enclosure.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct kitchen addition	3.540	1,030	SF	1.10	\$ 344.15	1.32	\$ 515,087
2 Construct storage addition with access into the cafeteria	3.210	400	SF	1.10	\$ 278.00	1.32	\$ 161,585
3 Modify the parking area	1.220	4	Space	1.00	\$ 3,387.00	1.32	\$ 17,897
4 Construct a dumpster enclosure	1.360	1	Each	1.00	\$ 23,000.00	1.32	\$ 30,383
Total of Maximum Allowable Construction Cost:							\$ 724,952
Total Project Budget:							\$ 1,014,932

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Play Area and Landscape Improvements

Project Description

Construct a shade structure suitable as an outdoor assembly area and develop a fenced garden areas. Additional play equipment is needed to separate age groups. The site is not entirely surrounded by security fence, so this should be completed, especially at the southeast corner of the property and adjacent to the high school. Landscape in front and in the courts needs improving, including irrigation upgrades. Site lighting is inadequate; additional fixtures are required. Clean, prep, seal and re-stripe the asphalt play surfaces. Replace damaged / worn fencing.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Add site lighting	1.280	6	Per Pole	1.00	\$ 6,510.90	1.32	\$ 51,605
2 Construct a shade structure	3.710	300	SF	1.00	\$ 45.12	1.32	\$ 17,881
3 Add play equipment	1.611	1	Project	0.50	\$ 286,693.83	1.32	\$ 189,361
4 Install security fence	1.350	300	LF	1.00	\$ 31.46	1.32	\$ 12,468
5 Improve landscape/irrigation	1.310	18,000	SF	1.00	\$ 5.45	1.32	\$ 129,590
6 Clean, prep, seal and re-stripe the asphalt play surfaces	1.235	117,500	SF	1.00	\$ 1.88	1.32	\$ 291,809
7 Replace damaged / worn fencing	1.350	1,000	LF	1.00	\$ 31.46	1.32	\$ 41,559
Total of Maximum Allowable Construction Cost:							\$ 734,273
Total Project Budget:							\$ 969,240

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace windows	4.785	260	Each	1.00	\$ 1,578.31	1.32	\$ 542,086
2 Paint the exterior	4.520	51,100	SF	0.50	\$ 1.98	1.32	\$ 66,828
3 Prep for painting	4.592	12,500	SF	1.00	\$ 3.04	1.32	\$ 50,198
Total of Maximum Allowable Construction Cost:							\$ 659,112
Total Project Budget:							\$ 870,028

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Administration Relocation (Addition)

Project Description

The current administration area is small and with the relocation of the drop-off and main parking to the 22nd St. side; consider relocating the entire admin to this side of the site and renovate the current area for support staff. Include principal 175, counselor 150, support staff 2@120, reception 150, waiting 100, storage 200, files 120, teacher lounge with restroom 900, workroom 450, entry area 400, conference 250 and, health suite 650 = $3785/.8 = 4735$ GSF. See Drop-off/Parking project for main site area development costs.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish current administration	4.300	2,000	SF	1.00	\$ 101.40	1.32	\$ 267,899
2 Construct administration addition	3.210	4,735	SF	1.00	\$ 278.00	1.32	\$ 1,738,872
Total of Maximum Allowable Construction Cost:							\$ 2,006,771
Total Project Budget:							\$ 2,809,479

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

Continue interior surface upgrades. Many of the classroom ceilings need to be replaced. Repair or replace doors that stick in frame (primarily warm seasons) specifically rooms 12 & 16. Relocate a pair of doors near the office. Continue modernization adding storage, upgrading surfaces, expanding technology and lighting systems.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Continue modernization	4.100	28,385	SF	0.50	\$ 19.10	1.32	\$ 358,092
Total of Maximum Allowable Construction Cost:							\$ 358,092
Total Project Budget:							\$ 501,329

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade HVAC	6.350	15,000	SF	1.00	\$ 4.96	1.32	\$ 98,282
Total of Maximum Allowable Construction Cost:							\$ 98,282
Total Project Budget:							\$ 129,733

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

Domestic water is occasionally yellow. Some rusted pipe has been replaced. Samples have been tested for E. coli per the school, but more testing is needed. The presumption is that the main water piping will need to be replaced.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Water testing	9.500	1	Study	1.00	\$ 4,328.12	1.32	\$ 5,717
2 Upgrade piping	6.370	28,000	SF	2.00	\$ 8.65	1.32	\$ 639,892
Total of Maximum Allowable Construction Cost:							\$ 645,609
Total Project Budget:							\$ 852,205

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Continue electrical upgrades	5.300	28,385	SF	1.00	\$ 10.73	1.32	\$ 402,338
2 Upgrade the clock system	0.000	1	Job	1.00	\$ 50,000.00	1.32	\$ 66,050
Total of Maximum Allowable Construction Cost:							\$ 468,388
Total Project Budget:							\$ 655,744

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

The media center is small compared to state standards and a new building is recommended. Renovate the current unit for use as a larger computer lab with repair and processing office or as a parent education center. Locate next to proposed administration addition for easy access to the public for meetings.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a media center	3.410	3,160	SF	1.10	\$ 296.53	1.32	\$ 1,361,605
2 Renovate current space	4.300	1,085	SF	1.00	\$ 101.40	1.32	\$ 145,335
Total of Maximum Allowable Construction Cost:							\$ 1,506,940
Total Project Budget:							\$ 2,109,717

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name**Project Description**

A student drop-off/pick-up lane is needed. 58th Street currently acts almost solely as the drop-off/pick-up zone for the school. There are no on-site pull-in lanes; cars park along the roll curbs (some double-park & make U-turns) and discharge students as traffic moves adjacent to this activity. Though generally orderly and not rushed, the process could cause a dangerous situation if drivers and students alike do not pay close attention. With 1.5 x staff of 49 = 78. Add 54 spaces. The relocation of some of the hard surface and play equipment on the 22nd Ave. side is expected. Clean, prep, seal and re-stripe existing asphalt parking.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Develop drop-off / pick-up area	1.120	1	Project	1.00	\$ 166,517.20	1.32	\$ 219,969
2 Add parking	1.220	54	Space	1.00	\$ 3,387.00	1.32	\$ 241,608
3 Install entry marquee	0.000	1	Each	1.00	\$ 4,500.00	1.32	\$ 5,945
4 Relocate part of the play area to allow for parking lot	1.630	1	Project	1.00	\$ 128,359.61	1.32	\$ 169,563
5 Clean, prep, seal and re-stripe existing parking	1.235	11,000	SF	1.00	\$ 1.88	1.32	\$ 27,318
Total of Maximum Allowable Construction Cost:							\$ 664,403
Total Project Budget:							\$ 877,012

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate modulars	2.100	2 Classroom		1.00	\$ 9,565.35	1.32	\$ 25,272
Total of Maximum Allowable Construction Cost:							\$ 25,272
Total Project Budget:							\$ 35,380

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Prep, re-contour, reseed, upgrade the irrigation system in the grass fields	1.830	150,150	SF	1.00	\$ 1.37	1.32	\$ 271,737
2 Separate the domestic and irrigation water systems	0.000	1	Job	1.00	\$ 37,500.00	1.32	\$ 49,538
Total of Maximum Allowable Construction Cost:							\$ 321,275
Total Project Budget:							\$ 424,082

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

This school does not have a visual arts or science space for teachers to expand their students' exposure to these areas of the curriculum. This space has a lab with storage casework/sink/DF (1200), curriculum storage (200), kiln space (100) and ceramics (dirty projects) space (300)= $1800/0.8 = 2250$ GSF.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a project lab	3.210	2,250	SF	1.10	\$ 278.00	1.32	\$ 908,914
Total of Maximum Allowable Construction Cost:							\$ 908,914
Total Project Budget:							\$ 1,272,480

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install cameras	11.006	10	Drop	1.00	\$ 1,708.40	1.32	\$ 22,568
2 Install controller and make WAN connection	11.210	1	School	1.00	\$ 12,228.31	1.32	\$ 16,154
Total of Maximum Allowable Construction Cost:							\$ 38,722
Total Project Budget:							\$ 51,112

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

Though the BUR is not extremely old, the classroom wings, still have problem areas, including a taper to prevent ponding currently encountered. Many of the modulars have leak problems.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Re-roof problem areas	7.110	1,600	SF	1.20	\$ 9.02	1.32	\$ 22,878
2 Add / replace gutters and downspouts	7.765	2,000	LF	1.00	\$ 17.08	1.32	\$ 45,125
3 Patch modular roof leaks	7.210	1,200	SF	1.00	\$ 15.34	1.32	\$ 24,317
Total of Maximum Allowable Construction Cost:							\$ 92,320
Total Project Budget:							\$ 121,862

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install flashing school zone lights	0.000	2	Each	1.00	\$ 7,500.00	1.32	\$ 19,815
2 Add school zone signs	10.816	2	Each	1.00	\$ 364.00	1.32	\$ 962
Total of Maximum Allowable Construction Cost:							\$ 20,777
Total Project Budget:							\$ 27,425

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct canopies	3.710	2,000	SF	1.00	\$ 45.12	1.32	\$ 119,207
2 Replace damaged concrete walks and pathways.	1.155	4,000	SF	1.00	\$ 10.98	1.32	\$ 58,018
Total of Maximum Allowable Construction Cost:							\$ 177,225
Total Project Budget:							\$ 248,115

Mark Twain Elementary School

Site: Average
Space: Average
Light: Average
Heat and Air: Average
Sound: Good
Aesthetics: Average
Equipment: Average
Maintenance: Good
Overall Rating: Average

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
235.1	3.02.F07.1.	Kitchen/Storage Addition	\$ 724,952	\$ 1,014,932
235.2	4.06.E01.1.	Play Area and Landscape Improvements	\$ 734,273	\$ 969,240
235.3	4.08.D02.1.	Exterior Upgrades	\$ 659,112	\$ 870,028
235.4	2.02.F07.2.	Administration Relocation (Addition)	\$ 2,006,771	\$ 2,809,479
235.5	4.05.C01.2.	Continue Modernization	\$ 358,092	\$ 501,329
235.6	4.08.A03.1.2.	HVAC Upgrade	\$ 98,282	\$ 129,733
235.7	4.08.A04.1.	Domestic Water Pipe Upgrade	\$ 645,609	\$ 852,205
235.8	4.05.A03.2.2.	Continue Electrical Improvements	\$ 468,388	\$ 655,744
235.9	2.02.F02.1.	Construct Media Center	\$ 1,506,940	\$ 2,109,717
235.10	3.06.E03.1.	Drop-off/Parking Improvements	\$ 664,403	\$ 877,012
235.11	9.04.E08.2.	Renovate Modulars	\$ 25,272	\$ 35,380
235.12	4.06.E10.1.2.	Upgrade Grassed Field Areas	\$ 321,275	\$ 424,082
235.13	2.02.F02.2.	Construct a Project Lab	\$ 908,914	\$ 1,272,480
235.14	3.15.A05.1.	Security Camera System	\$ 38,722	\$ 51,112
235.15	4.08.D04.2.	Partial Re-Roof	\$ 92,320	\$ 121,862
235.16	3.06.E01.1.	Install School Zone Lights/Signs	\$ 20,777	\$ 27,425
235.17	4.02.D03.3.	Covered Walkways / Concrete Path Improvements	\$ 177,225	\$ 248,115
Total of *Maximum Allowable Construction Cost:			\$ 9,451,327	
			Total Project Budget:	\$ 12,969,877

235 Mark Twain Elementary School

Criteria	Adequate	Comments on existing conditions and needed improvements
1 Site		
1.1 Size	✓	
1.2 Location	✓	
1.3 Safety	✓	Drop-off/pick-up needs improvement
1.4 Contours	✓	
1.5 Development	✓	
1.6 Playfields	✓	
1.7 Pool		N/A
1.8 Parking		
1.9 Landscaping	✓	Needs extensive improvement
1.10 Other		
2 Space		
2.1 Administration	✓	Needs refurbishing
2.2 Health	✓	
2.3 Teachers	✓	
2.4 Audiovisual	✓	
2.5 Library	✓	
2.6 Multipurpose	✓	Needs refurbishing
2.7 Stage	✓	
2.8 Kitchen	✓	
2.9 Gymnasium		Multipurpose is used for athletics
2.10 Showers		
2.11 Toilets	✓	
2.12 Lockers		
2.13 Storage	✓	
2.14 Instructional Space	✓	
2.15 Size	✓	Typical approximately 28' x 32'
2.16 Flexibility	✓	
2.17 Utilization	✓	
2.18 Expandability	✓	
2.19 Access for the handicapped	✓	
2.20 Other		

Criteria Adequate Comments on existing conditions and needed improvements

3 Light		
3.1 Quantity	✓	
3.2 Brightness	✓	
3.3 Reflectances	✓	
3.4 Windows	✓	
3.5 Screening	✓	
3.6 Audiovisual	✓	
3.7 Energy Factors	✓	
3.8 Other		
4 Heat and Air		
4.1 Temperature Comfort	✓	
4.2 Insulation	✓	
4.3 Air Exchange	✓	
4.4 Distribution	✓	
4.5 Exhaust	✓	
4.6 Conditions	✓	Needs improvement
4.7 Energy Factors	✓	
4.8 Other		
5 Sound		
5.1 Floor Absorption	✓	
5.2 Wall Absorption	✓	
5.3 Ceiling Absorption	✓	
5.4 Ballast Absorption	✓	
5.5 Vent Absorption	✓	
5.6 Exterior Absorption	✓	
5.7 Interior Absorption	✓	
5.8 Isolation	✓	
6 Aesthetics		
6.1 Appropriateness	✓	
6.2 Naturalness	✓	Marginal
6.3 Continuity	✓	
6.4 Screening	✓	
6.5 Other		
7 Equipment		
7.1 Quantity	✓	
7.2 Mobility	✓	
7.3 Flexibility	✓	
7.4 Maintenance	✓	
7.5 Instructional Walls	✓	
7.6 Other		

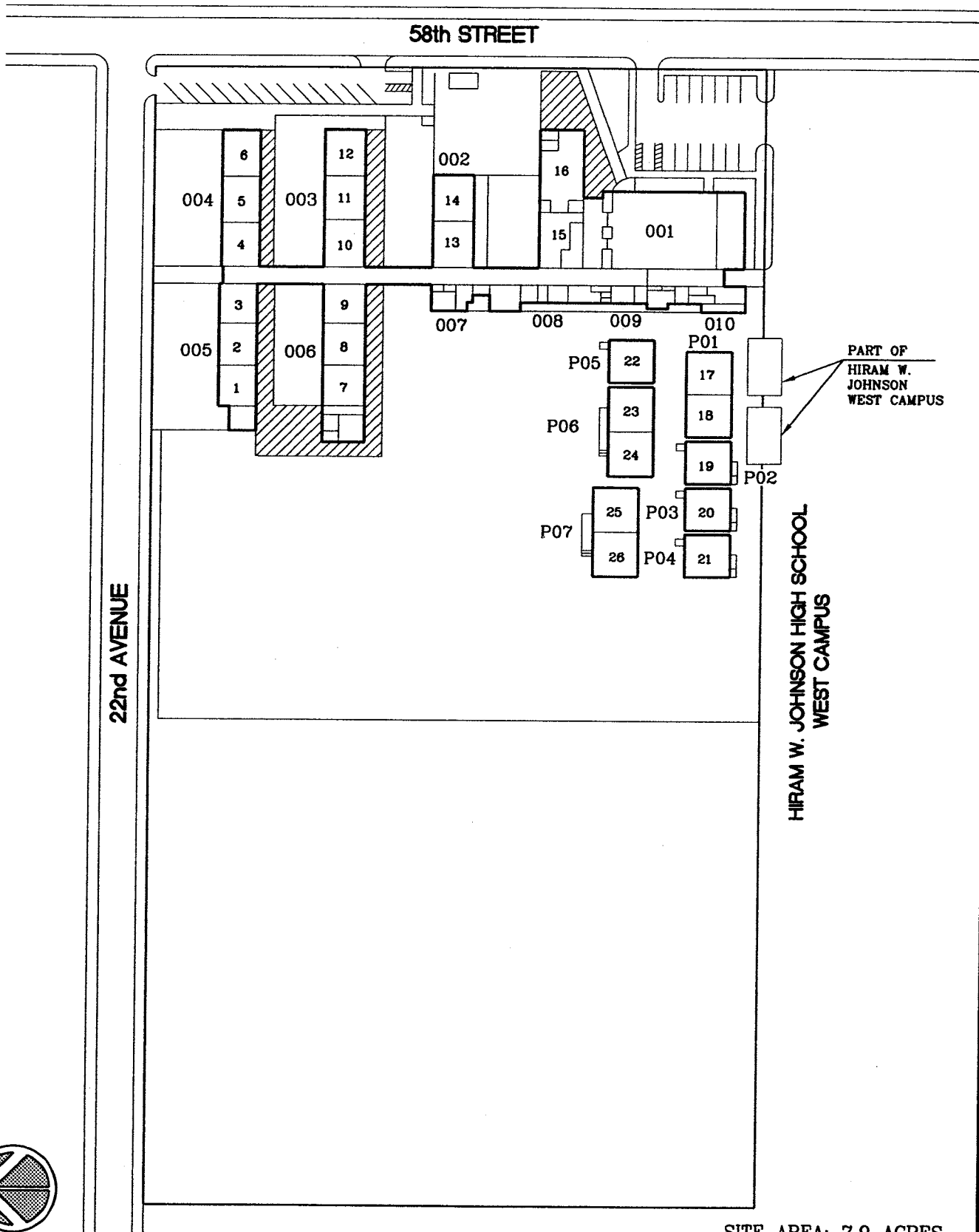
Criteria	Adequate	Comments on existing conditions and needed improvements
8 Maintenance		
8.1 Turfed Areas		Needs extensive improvement
8.2 Sprinklers		Needs extensive improvement
8.3 Parking	✓	
8.4 Hardcourt	✓	
8.5 Sidewalks	✓	
8.6 Exteriors	✓	
8.7 Interiors	✓	Needs repainting
8.8 Roofing		Needs reroofing
8.9 Windows		Needs to be replaced
8.10 Fencing		Needs improvement
8.11 Mechanical Equipment	✓	
8.12 Hardware	✓	
8.13 Plumbing Fixtures	✓	
8.14 Other		



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524
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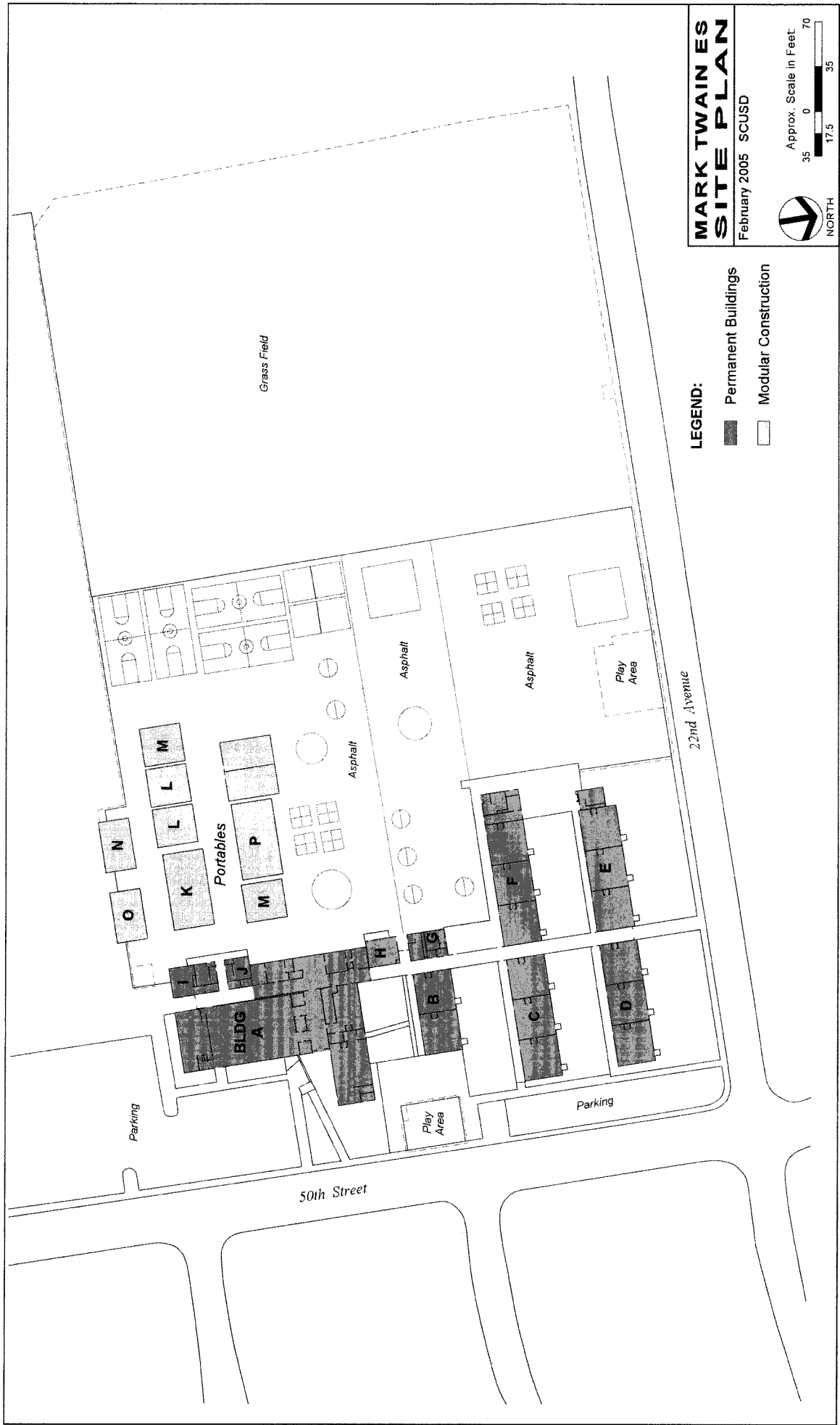
BUILDING DESCRIPTION	BUILDING AREA	TYPE	ACTUAL BUILDING AREA
NEW PORTABLE PUMP	1420 SQ FT	E1	ALLOWABLE AREA FOR E1
EXISTING PORTABLE P1	1420 SQ FT	E1	4100 SQUARE FEET
EXISTING PORTABLE P1B	460 SQ FT	E1	
TOTAL AREA LOAD	4800 SQ FT		
ACTUAL AREA	4800 SQ FT		< 4100 SQ FT ALLOWABLE OK







235 - Mark Twain Elementary School
4914 - 58th Street
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT



EXISTING SITE DIAGRAM
OCTOBER 2001



**MARK TWAIN ES
SITE PLAN**
February 2005 SCUSD

 NORTH

Approx. Scale in Feet:

 35 0 35 70

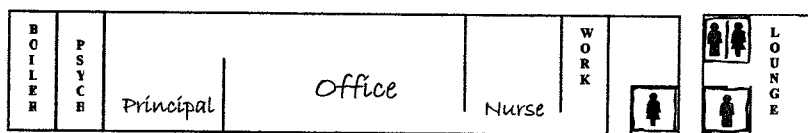
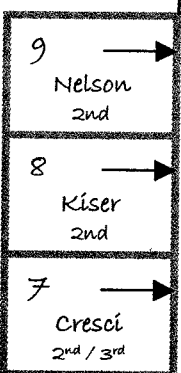
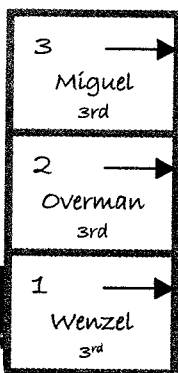
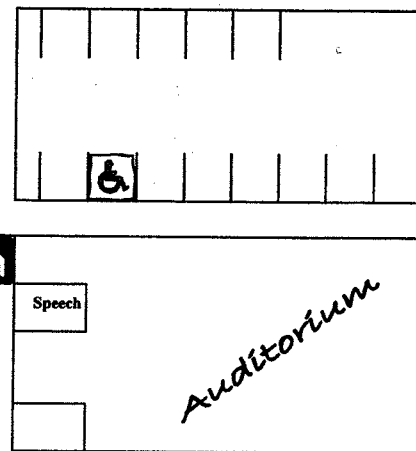
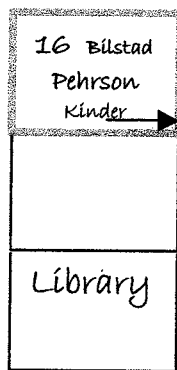
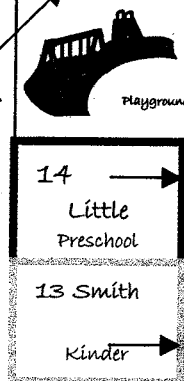
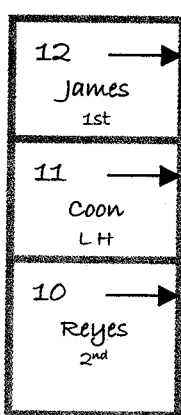
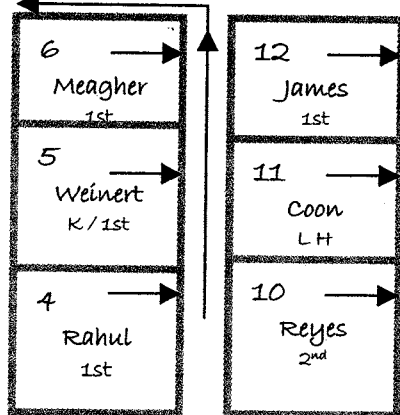
- LEGEND:**
-  Permanent Buildings
 -  Modular Construction

58th Street

Rooms 4,5,6

Rooms 10,11,12,13,14

22nd Avenue



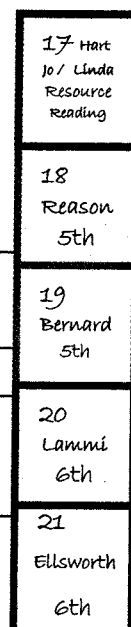
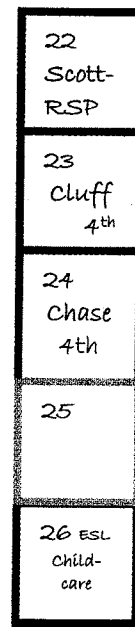
MARK TWAIN Elementary



4914 58th Street
Sacramento, CA 95820
(916) 277-6670 - Office
(916) 277-6486 - Fax
Rosario Guillen - Principal

2004 - 2005

21 20 25 24 23 18 19



OLD MARSHALL Adult Portables

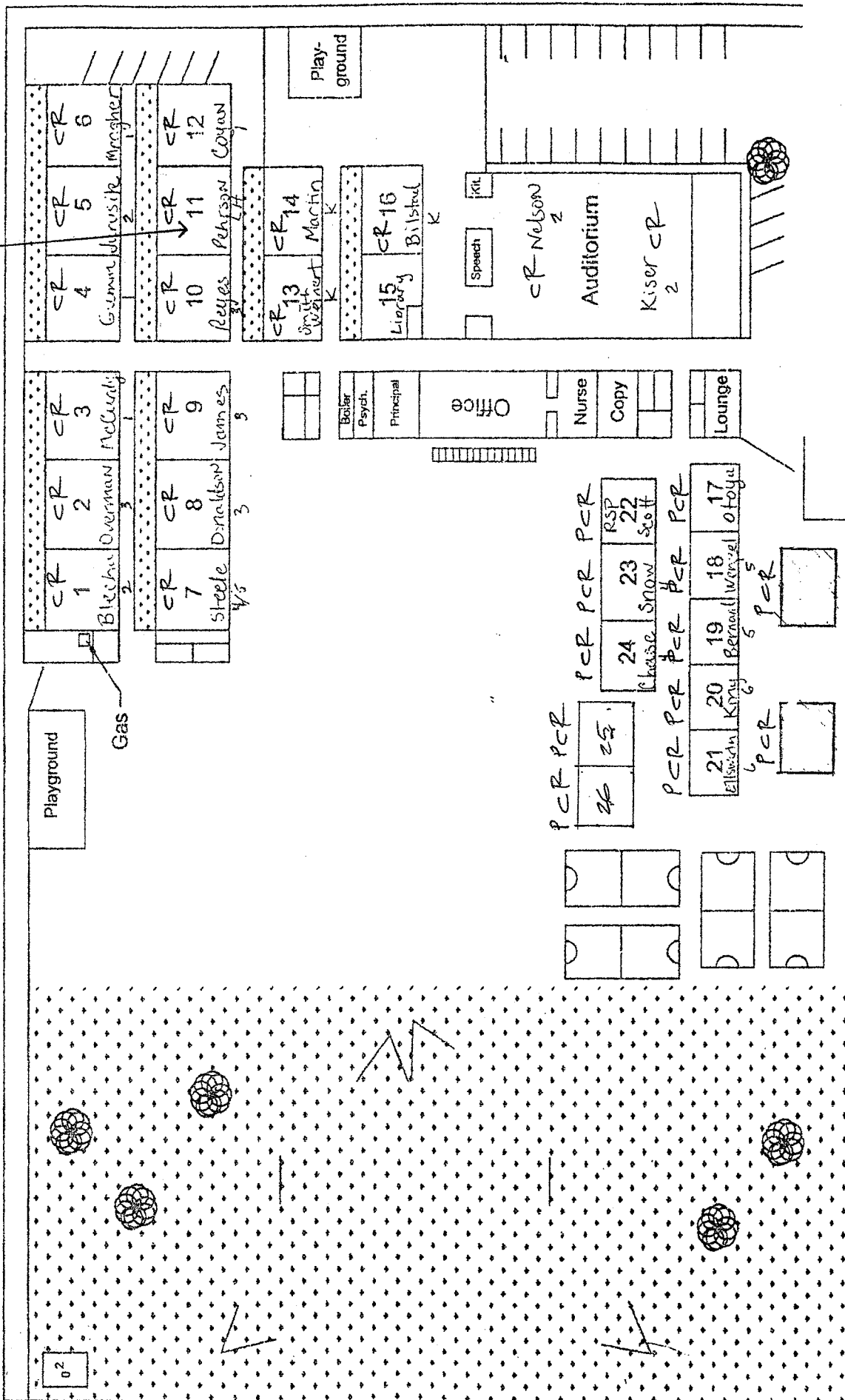
Interlodge

Stockton Blvd.

Mark Twain Elementary

SDC
(NON SEVERE)

22nd Avenue



MAY 2002

Mark Twain Elementary School

Portable Building Inventory Summary Sheet

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
P01/ 22	Modular Specialties	Yes	53491	1990	16	1	960
P02/ 23,24	Douppnik	Yes	02-101090	1999	7	2	1920
P03/ 25,26	Douppnik	Yes	02-103303	2001	5	2	1920
P04/ 17,18	Douppnik	No	02-102428	2000	6	2	1920
P05/ 19	Douppnik	Yes	48943	1987	19	1	960
P06/ 20	Douppnik	Yes	48943	1987	19	1	960
P07/ 21	Modular Specialties	Yes	53491	1990	16	1	960
P08/ 27	Unknown	Yes		1998	8	1	960
P09/ 28	Unknown	Yes		1998	8	1	960
Total Portable Classrooms						12	11520
Total Portable Classrooms Over 20 Years Old						0	0

Sacramento City Unified School District School Capacity Worksheet

Mark Twain Elementary School

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
1	2	20	Permanent	20	
2	3	20	Permanent	20	
3	3	20	Permanent	20	
4	1	20	Permanent	20	
5	1	20	Permanent	20	
6	1	20	Permanent	20	
7	2	20	Permanent	20	
8	2	20	Permanent	20	
9	2	20	Permanent	20	
10	3	20	Permanent	20	
11	SDC Non-Severe	15	Permanent	15	
12	1	20	Permanent	20	
13	Kindergarten	40	Permanent	40	AM & PM for District Loading
14	Preschool	33	Permanent	0	
16	Kindergarten	40	Permanent	40	AM & PM for District Loading
17	Resource	33	Portable	0	
18	5	33	Portable	33	
19	5	33	Portable	33	
20	6	33	Portable	33	
21	6	33	Portable	33	
22	RSP	33	Portable	0	
23	4	33	Portable	33	
24	4	33	Portable	33	
25	3	20	Portable	20	
26	Child Care	33	Portable	0	
(26)	Parent Center	33	Portable	0	
27	West Campus	0	Portable	0	Temp. use by West Campus
Maximum Capacity (2)		698		533	
Working Capacity (3)		628		480	

Note: (1) Based on contract maximums.

(2) Maximum capacity is defined as 100% of contract loading in each classroom.

(3) Working capacity is defined as 90% of maximum capacity.

District loading does not account for any programs other than CSR and SDC.

2002/03 CBED Enrollment = 538

Matsuyama Elementary School

7680 Windbridge Drive
Sacramento, CA 95831

Permanent building area: 18,103 GSF

Modular buildings: 20,904 GSF

Modular buildings are 53.6 % of the facility area

Site acres: 8.13

Score:	Possible Points	Total Earned	%
The Site	271	242.0	89.3
Physical Plant Assessment	354	323.0	91.2
Adequacy and Environment for Education	375	341.0	90.9
Total	1,000	906.0	90.6

Excellent = 90–100% Satisfactory = 70–89% Borderline = 50–69% Poor = 30–49% Very Inadequate < 30%



Participants:

Sabina von Sydow, Principal
Brad Allen, Evaluator

Notes from Principal's Meeting and Questionnaire

Date: 02-24-2005

- The questionnaire was discussed including renovations (past, present and future).
- The primary points of concern with the faculty are vehicular circulation, floor drains / sewers, door operation, stucco, HVAC imbalances, power including PA /c locks and inability to lock-down the school (fence gates).
- The school is year-round.
- There is a Child Care Center before and after school.
- Matsuyama was built in 1993 making it the newest elementary facility in the district. It did not qualify for modernization.

Summary Notes and Comments

School Site:

The site is 8.13 acres and is adequate for a school of this enrollment, but small per standards. The drop-off area is congested and not optimum, even with a crossing guard. The wet condition of the grass areas eliminates a quarter of the play area for students during recess, creating the sense of being crowded. The site has had its 'modular' units quite well integrated into the campus.

The playground areas are good with most of the play structure areas fairly new. The school has room for expansion if needed. The southwest end of the property would be best for an addition.

School Plant:

Generally, the classrooms are pleasant teaching environments. The building spaces need refurbishing for surfaces, painting and some electrical / LAN upgrades. A project lab is the only programmatic space not provided by the facility. Stucco work is needed at the multipurpose, along with some painting.

Adequacy and Environment for Education:

Classrooms appear to have adequate floor space. There is only one large multipurpose area which is used as a cafeteria, gymnasium and auditorium.

The media center is adequate for the enrollment. The overall facility meets education specifications.

The Main Capital Investment Areas:

- Consider traffic issues during the drop-off and pick-up times.
- There is the site issue regarding no gates.
- Remediate the poor drainage.
- Consider construction of a project lab and outdoor classroom.
- Continue the refurbishing of facility surfaces, including door repairs, power doors, clocks, PA, flooring and painting.
- Stucco work at multipurpose and painting are needed.
- Address malfunctioning HVAC controls.

242 Matsuyama Elementary School

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
	242.1	3.06.E03.1.	Issue: Drop-off Concerns	\$ 0	\$ 0
6	242.2	4.06.E01.1.	Site Improvements	\$ 230,869	\$ 304,748
3	242.3	4.08.D02.2.	Exterior Upgrades	\$ 197,135	\$ 260,217
	242.4	2.05.F01.2.	Interior Improvements	\$ 501,956	\$ 702,738
	242.5	4.06.E06.2.	Play Equipment	\$ 127,172	\$ 167,867
1	242.6	4.08.A03.1.2.	HVAC Upgrade	\$ 1,646,843	\$ 2,173,832
	242.7	2.02.F02.2.	Construct a Project Lab	\$ 908,914	\$ 1,272,480
	242.8	4.05.A03.2.2.	Electrical Improvements	\$ 276,449	\$ 387,029
	242.9	4.05.A03.2.1.	Clock System Upgrade	\$ 66,050	\$ 92,470
5	242.10	4.06.E05.1.	Drainage/Canopies	\$ 193,344	\$ 255,215
4	242.11	4.06.E01.1.	Site Improvements	\$ 21,008	\$ 27,731
2	242.12	4.05.C02.1.	Multipurpose Upgrades	\$ 39,919	\$ 55,887
Total of Maximum Allowable Construction Cost:				\$ 4,209,659	
Total Project Budget:					\$ 5,700,213

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Issue: Drop-off Concerns

Project Description

The current configuration of two areas for drop-off work relatively orderly, but congestion still occurs. Access off Windbridge Drive is maximized. Extension of a two-way road from the back area Howerton Drive is the only other option and would involve neighborhood agreement, a gated configuration so no through traffic except at a.m. and p.m. times, with sidewalk and fence, and possibly widened to allow one sided parallel parking. The estimated probable cost of construction, if allowed, would be \$369,000.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Extend road through – 2 lanes and 1 parallel parking	1.203	1,280	SY	0.00	\$ 60.00	1.32	\$ 0
2 Extend sidewalk	1.150	2,160	SF	0.00	\$ 7.84	1.32	\$ 0
3 Extend fencing	1.351	400	LF	0.00	\$ 60.00	1.32	\$ 0
4 Relocate daycare portables (sev 2.0)	2.520	3 Per portab		0.00	\$ 21,513.08	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
Total Project Budget:							\$ 0

Facility **ID** **Project Number**
Category **Type 1** **Type 2** **P/T** **Priority**

Project Name

Project Description

The field in back (west) of the school is in need of at least one (additional) area drain along with miscellaneous sanitary sewer work. An outdoor teaching area should be developed. The site is not entirely surrounded by security fence. Replace southwest chain link fence with security gate and install security gate in the staff parking lot (north). Upgrade some irrigation time clocks.

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Storm and Sanitary sewer work	1.410	2	Acre	1.10	\$ 37,031.21	1.32	\$ 107,620
2	Construct outdoor teaching area	3.720	1,200	SF	1.00	\$ 60.25	1.32	\$ 95,508
3	Install security fence and gates	1.351	350	LF	1.00	\$ 60.00	1.32	\$ 27,741
Total of Maximum Allowable Construction Cost:								\$ 230,869
Total Project Budget:								\$ 304,748

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Exterior Upgrades

Project Description

Restucco the west side of multipurpose along with some painting and regROUT the two primary columns at the main entry. Repaint the building exterior surfaces one single color.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Re-stucco	4.531	5,500	SF	1.10	\$ 5.72	1.32	\$ 45,715
2 Re-grout columns	0.000	1	Project	1.00	\$ 500.00	1.32	\$ 661
3 Re-paint exterior surfaces	4.520	32,750	SF	1.00	\$ 1.98	1.32	\$ 85,660
4 Prep for paint	4.541	11,000	SF	1.00	\$ 4.48	1.32	\$ 65,099
Total of Maximum Allowable Construction Cost:							\$ 197,135
Total Project Budget:							\$ 260,217

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish interiors	4.100	39,007	SF	0.50	\$ 19.10	1.32	\$ 492,095
2 Install automatic door opener	10.580	2	Each	1.00	\$ 3,732.39	1.32	\$ 9,861
Total of Maximum Allowable Construction Cost:							\$ 501,956
Total Project Budget:							\$ 702,738

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install another play unit	1.630	1	Project	0.75	\$ 128,359.61	1.32	\$ 127,172
Total of Maximum Allowable Construction Cost:							\$ 127,172
Total Project Budget:							\$ 167,867

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

After 11 years the HVAC system has started control problems especially in the air conditioning mode. Air conditioning units should be replaced with refrigerated air to accommodate year round education. Current units break fail consistently and parts are outdated, difficult to obtain and costly.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade HVAC	6.150	39,007	SF	1.00	\$ 31.96	1.32	\$ 1,646,843
Total of Maximum Allowable Construction Cost:							\$ 1,646,843
Total Project Budget:							\$ 2,173,832

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Construct a Project Lab

Project Description

This school does not have a visual arts or science space for teachers to expand their students' exposure to these areas of curriculum. This space has a lab with storage casework/sink/DF (1200), curriculum storage (200), kiln space (100) and ceramics (dirty projects) space (300)= 1800/0.8=2250 GSF.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a project lab	3.210	2,250	SF	1.10	\$ 278.00	1.32	\$ 908,914
Total of Maximum Allowable Construction Cost:							\$ 908,914
Total Project Budget:							\$ 1,272,480

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade electrical	5.300	39,007	SF	0.50	\$ 10.73	1.32	\$ 276,449
Total of Maximum Allowable Construction Cost:							\$ 276,449
Total Project Budget:							\$ 387,029

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade clocks	0.000	1	Project	1.00	\$ 50,000.00	1.32	\$ 66,050
Total of Maximum Allowable Construction Cost:							\$ 66,050
Total Project Budget:							\$ 92,470

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct canopies	3.720	1,000	SF	1.20	\$ 60.25	1.32	\$ 95,508
2 Remediate drainage issues	1.410	2	Acre	1.00	\$ 37,031.21	1.32	\$ 97,836
Total of Maximum Allowable Construction Cost:							\$ 193,344
Total Project Budget:							\$ 255,215

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install flashing school zone lights	0.000	2	Each	1.00	\$ 7,500.00	1.32	\$ 19,815
2 Install school zone signs	10.825	2	Each	1.00	\$ 451.56	1.32	\$ 1,193
Total of Maximum Allowable Construction Cost:							\$ 21,008
Total Project Budget:							\$ 27,731

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

The floor in the multipurpose room is buckling, loose and unsafe, potentially due under slab water infiltration. Conduct a study to determine the cause of the flooring problem and water issues, if any, and recommend corrective action. Replace the flooring in the multipurpose room after the cause of damage is identified and corrected.

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Conduct a water infiltration study	9.110	1	Project	1.00	\$ 13,838.92	1.32	\$ 18,281
2	Replace multipurpose flooring	4.590	3,000	SF	1.50	\$ 3.64	1.32	\$ 21,638
Total of Maximum Allowable Construction Cost:								\$ 39,919
Total Project Budget:								\$ 55,887

Matsuyama Elementary School

Site: Excellent
Space: Good
Light: Average
Heat and Air: Average
Sound: Average
Aesthetics: Good
Equipment: Good
Maintenance: Excellent
Overall Rating: Good

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
242.1	3.06.E03.1.	Issue: Drop-off Concerns	\$ 0	\$ 0
242.2	4.06.E01.1.	Site Improvements	\$ 230,869	\$ 304,748
242.3	4.08.D02.2.	Exterior Upgrades	\$ 197,135	\$ 260,217
242.4	2.05.F01.2.	Interior Improvements	\$ 501,956	\$ 702,738
242.5	4.06.E06.2.	Play Equipment	\$ 127,172	\$ 167,867
242.6	4.08.A03.1.2.	HVAC Upgrade	\$ 1,646,843	\$ 2,173,832
242.7	2.02.F02.2.	Construct a Project Lab	\$ 908,914	\$ 1,272,480
242.8	4.05.A03.2.2.	Electrical Improvements	\$ 276,449	\$ 387,029
242.9	4.05.A03.2.1.	Clock System Upgrade	\$ 66,050	\$ 92,470
242.10	4.06.E05.1.	Drainage/Canopies	\$ 193,344	\$ 255,215
242.11	4.06.E01.1.	Site Improvements	\$ 21,008	\$ 27,731
242.12	4.05.C02.1.	Multipurpose Upgrades	\$ 39,919	\$ 55,887
Total of *Maximum Allowable Construction Cost:			\$ 4,209,659	
			Total Project Budget:	\$ 5,700,213

242 Matsuyama Elementary School

Criteria	Adequate	Comments on existing conditions and needed improvements
1 Site		
1.1 Size	✓	
1.2 Location	✓	
1.3 Safety	✓	
1.4 Contours	✓	
1.5 Development	✓	
1.6 Playfields	✓	
1.7 Pool		N/A
1.8 Parking	✓	
1.9 Landscaping	✓	
1.10 Other		
2 Space		
2.1 Administration	✓	
2.2 Health	✓	
2.3 Teachers	✓	
2.4 Audiovisual	✓	
2.5 Library	✓	'Common' area in two buildings incorporates the media center
2.6 Multipurpose	✓	Includes Gymnasium
2.7 Stage	✓	
2.8 Kitchen	✓	
2.9 Gymnasium	✓	Multipurpose also
2.10 Showers		
2.11 Toilets	✓	
2.12 Lockers		
2.13 Storage	✓	
2.14 Instructional Space	✓	
2.15 Size	✓	Typical approximately 30' x 30'
2.16 Flexibility	✓	
2.17 Utilization	✓	
2.18 Expandability	✓	
2.19 Access for the handicapped	✓	
2.20 Other		

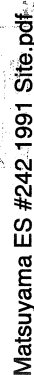
Criteria	Adequate	Comments on existing conditions and needed improvements
3 Light		
3.1 Quantity	✓	
3.2 Brightness	✓	
3.3 Reflectances	✓	
3.4 Windows	✓	
3.5 Screening	✓	
3.6 Audiovisual	✓	
3.7 Energy Factors	✓	
3.8 Other		
4 Heat and Air		
4.1 Temperature Comfort	✓	
4.2 Insulation	✓	
4.3 Air Exchange	✓	
4.4 Distribution	✓	
4.5 Exhaust	✓	
4.6 Conditions	✓	
4.7 Energy Factors	✓	
4.8 Other		
5 Sound		
5.1 Floor Absorption	✓	
5.2 Wall Absorption	✓	
5.3 Ceiling Absorption	✓	
5.4 Ballast Absorption	✓	
5.5 Vent Absorption	✓	
5.6 Exterior Absorption	✓	
5.7 Interior Absorption	✓	
5.8 Isolation		
6 Aesthetics		
6.1 Appropriateness	✓	
6.2 Naturalness	✓	Marginal
6.3 Continuity	✓	
6.4 Screening	✓	
6.5 Other		
7 Equipment		
7.1 Quantity	✓	
7.2 Mobility	✓	
7.3 Flexibility	✓	
7.4 Maintenance	✓	
7.5 Instructional Walls	✓	
7.6 Other		

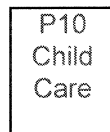
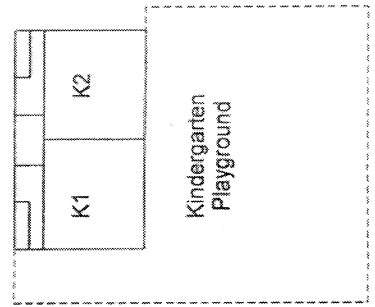
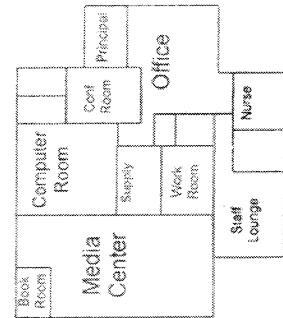
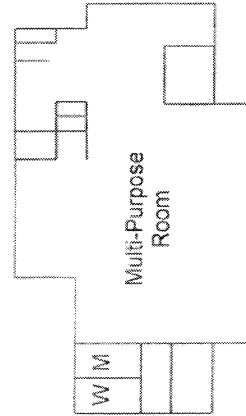
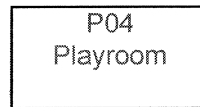
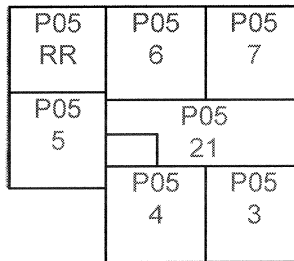
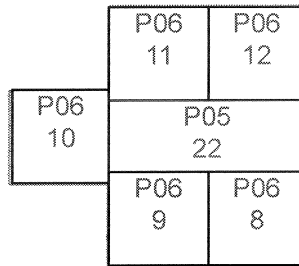
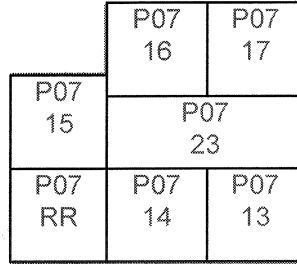
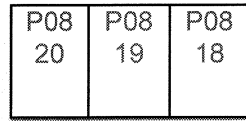
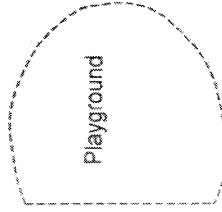
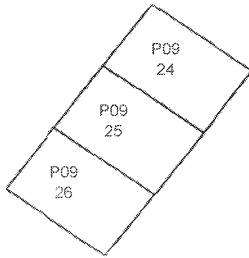
Criteria	Adequate	Comments on existing conditions and needed improvements
8 Maintenance		
8.1 Turfed Areas	✓	
8.2 Sprinklers	✓	
8.3 Parking	✓	
8.4 Hardcourt	✓	
8.5 Sidewalks	✓	
8.6 Exteriors	✓	
8.7 Interiors	✓	
8.8 Roofing	✓	
8.9 Windows	✓	
8.10 Fencing	✓	
8.11 Mechanical Equipment	✓	
8.12 Hardware	✓	
8.13 Plumbing Fixtures	✓	
8.14 Other		



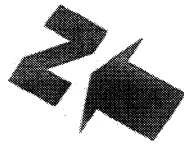
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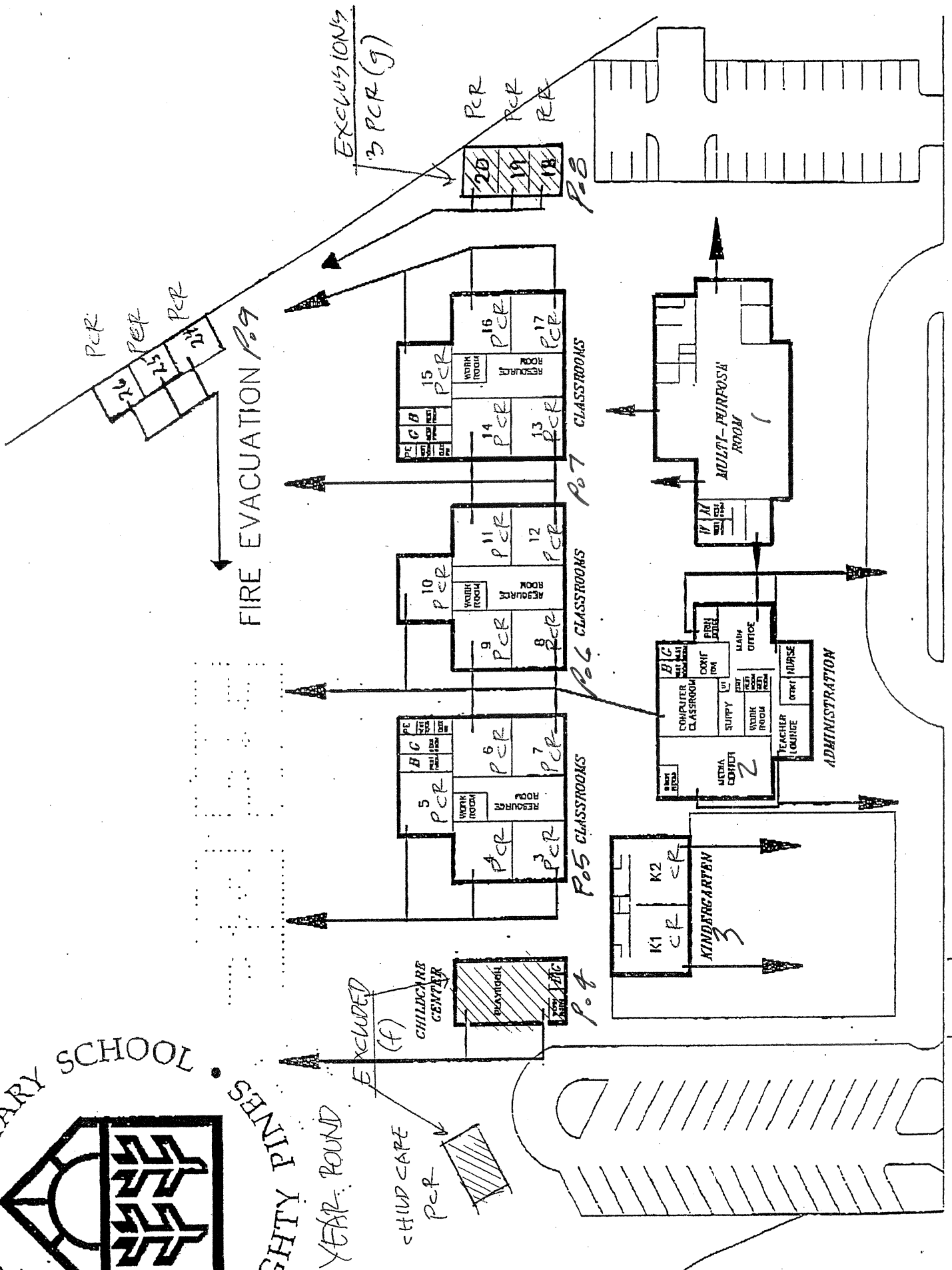
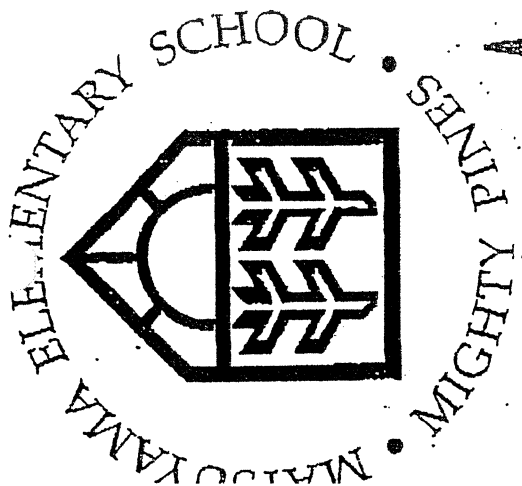






Matsuyama
Elementary School
 7680 Windridge Drive
 Sacramento, CA 95831
 433-5535





University of Montana Flannery School

MAY 2002

Matsuyama Elementary School

Portable Building Inventory Summary Sheet

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
P04/ Playroom	GV Contractors	No	57171	1993	12	1	1920
P05/ 3	GV Contractors	No	57171	1993	12	1	960
P05/ 4	GV Contractors	No	57171	1993	12	1	960
P05/ 5	GV Contractors	No	57171	1993	12	1	960
P05/ 6	GV Contractors	No	57171	1993	12	1	960
P05/ 7	GV Contractors	No	57171	1993	12	1	960
P05/ 21	GV Contractors	No	57171	1993	12	1	960
P06/ 8	GV Contractors	No	57171	1993	12	1	960
P06/ 9	GV Contractors	No	57171	1993	12	1	960
P06/ 10	GV Contractors	No	57171	1993	12	1	960
P06/ 11	GV Contractors	No	57171	1993	12	1	960
P06/ 12	GV Contractors	No	57171	1993	12	1	960
P06/ 22	GV Contractors	No	57171	1993	12	1	960
P07/ 13	GV Contractors	No	57171	1993	12	1	960
P07/ 14	GV Contractors	No	57171	1993	12	1	960
P07/ 15	GV Contractors	No	57171	1993	12	1	960
P07/ 16	GV Contractors	No	57171	1993	12	1	960
P07/ 17	GV Contractors	No	57171	1993	12	1	960
P07/ 23	GV Contractors	No	57171	1993	12	1	960
P08/ 18, 19, 20	Douppnik	Yes	67170	1997	8	3	1920
P09/ 24, 25, 26	Douppnik	Yes	02-101090	1999	6	3	1920
Total Portable Classrooms						25	23040
Total Portable Classrooms Over 20 Years Old						0	0

Note: There is one portable "Child Care" building on this campus.

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P10/ Child Care	Douppnik	Yes	02-103923	2002	3	1	1920

Note: There are two portable toilet buildings on this campus.

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P05/ RR	GV Contractors	No	57171	1993	12	1	960
P07/ RR	GV Contractors	No	57171	1993	12	1	960

Sacramento City Unified School District School Capacity Worksheet

Matsuyama Elementary School

Room No.	Grade	District Loading	CR Type	School Loading ⁽¹⁾	Notes
K1	Kindergarten	40	Permanent	40	AM & PM for School Loading
K2	Kindergarten	40	Permanent	40	AM & PM for School Loading
3	1	20	Portable	20	
4	1	20	Portable	20	
5	1	20	Portable	20	
6	2	20	Portable	20	
7	3	20	Portable	20	
8	3	20	Portable	20	
9	4	33	Portable	33	
10	SDC Severe	9	Portable	9	
11	4	33	Portable	33	
12	4	33	Portable	33	
13	5	33	Portable	33	
14	5	33	Portable	33	
15	5	33	Portable	33	
16	6	33	Portable	33	
17	6	33	Portable	33	
18	3	20	Portable	20	
19	3	20	Portable	20	
20	RSP/SDC Non-Severe	15	Portable	15	
21	1	20	Portable	20	*
22	Speech	33	Portable	0	
23	Vacant	20	Portable	20	*
24	2	20	Portable	20	
25	2	20	Portable	20	
26	2	20	Portable	20	
Maximum Capacity (2)		661		628	
Working Capacity (3)		595		565	

Note: (1) Based on contract maximums.

(2) Maximum capacity is defined as 100% of contract loading in each classroom.

(3) Working capacity is defined as 90% of maximum capacity.

District loading does not account for any programs other than CSR and SDC.

*Classrooms less than 700 square feet.

Children's Center not included in school capacity.

2002/03 CBEB Enrollment = 547

Children's Center

Room No.	Grade	District Loading	CR Type	School Loading ⁽¹⁾	Notes
Playroom	Playroom	33	Portable	20	
Child Care	Child Care	33	Portable	20	
Maximum Capacity (2)		66		40	
Working Capacity (3)		59		36	

Nicholas Elementary School

6601 Steiner Dr
Sacramento, CA 95823

Permanent building area: 25,173 GSF

Modular buildings: 18,826 GSF

Modular buildings are 42.8 % of the facility area

Site acres: 10.05

Score:	Possible Points	Total Earned	%
The Site	271	221.0	81.5
Physical Plant Assessment	354	296.5	83.8
Adequacy and Environment for Education	375	292.0	77.9
Total	1,000	809.5	81.0

Excellent = 90–100% Satisfactory = 70–89% Borderline = 50–69% Poor = 30–49% Very Inadequate < 30%



Participants:

Olga Bautista, Principal

Robert Woodward, Evaluator

Notes from Principal's Meeting and Questionnaire

Date: 02/23/2005

- There is no student drop-off / pick-up and it is a safety concern. Parents do not respect students, staff or traffic signals. There is no bus lane. The parking lot and street are used for both.
- Delivery services to the facility are not efficient or adequate.
- There is insufficient staff and visitor parking on site.
- There are drainage issues on the site including the main walk in front of the school and principals office. There is flooding and air conditioner condensation leaks into the play areas.
- Staff and student restrooms are in poor condition throughout the facility. Staff restrooms are not well distributed.
- Lighting levels in some areas are not sufficient.
- Irrigation sprinklers by the portables are damaged and have not been repaired.
- There is no central TV system.
- The facility has some roof leaks.
- There is not sufficient site lighting.
- Custodial and facility storage are deemed as being poor by staff.

Summary Notes and Comments

School Site:

The site, at 10 acres, meets the standard requirement for elementary schools. There are no parent pick-up, street pull out lanes or bus lanes. Staff blocks the entrance to the parking areas during the day for security, creating a difficult visitors' parking situation. The grass fields retain much of the moisture that collects during heavy rains and are unusable when wet. There are drainage issues on the site, in particular, at the portable classrooms. The site is fully developed and has had its modular units well integrated into the campus, although they tend to bunch at the east end. There are no covered walkways to the modular classrooms. The playground areas are in good condition, but there is only one play structure for kindergarten and one for all primary and intermediate students combined. Given the location of kindergarten and preschool classrooms, a second play structure is needed for kindergarten and a second for primary / intermediate students. There is no shade structure or area that is suitable as an outdoor teaching space.

There is adequate room for expansion and for improvements to the site, if needed. The entire eastern portion of the site is grass field.

School Plant:

Nicholas Elementary School is a K-6, year round school that has been through the modernization process. It has a strong multi-cultural population, one-half of which do not speak English. All of the classrooms have been refurbished to some degree, but refurbishment is not complete. Carpet needs to be replaced in some of the portable classrooms and VAT still exists in many of the permanent classrooms, the multipurpose room and the kitchen. Building #3 still has steel casement windows that should be replaced and all classrooms are using drapes (curtains) instead of window blinds. The school roofs are in good condition with no deterioration evident, although the teacher in Classroom #11 notes that there is a roof leak into her room. Buildings #2 & #3 do not have gutters and run-off is not directed away from traffic areas. In addition, condensate run-off is dumped directly from the administration building onto the asphalt play area and the principal expressed concern that the wet surface creates a safety issue. The restrooms do not meet standards. Most restrooms are in need of refurbishment and staff restrooms are not well distributed.

Adequacy and Environment for Education:

All of the classrooms are generously sized, including the kindergartens, although they do not meet the 1350 gsf standard. As noted above, some refurbishment has been completed in all classrooms and they are in generally good condition, although additional refurbishment is needed in some areas.

The administration area is sufficient in total size, but is not well organized in its present configuration. The nurses area also serves as an additional office and as a copy area for the administration. The restroom is not ADA compliant. The kitchen and multipurpose rooms are both in need of refurbishment. There is no computer lab or project lab, although there are multiple computers in each classroom. There is no outdoor teaching or gathering area.

The Main Capital Investment Areas:

- Construct a parent drop-off / pick-up zone and a bus lane. Additional staff and visitor parking will need to be created and the service access to the kitchen will need to be reconfigured in the process.
- Correct drainage issues on site, replace damaged concrete walks and driveways and complete landscaping /irrigation at the modular classrooms.
- Flashing school signs are needed on Steiner.
- Site lighting is lacking throughout the site.
- Steel casement windows and curtains need to be replaced.
- Construct additional play structures for kindergarten, preschool and intermediate students.
- Install gutters on the main building roofs to divert run-off and construct covered walkways to the modular classrooms.
- Refurbish and expand the administration area.
- Refurbish the multipurpose, stage and kitchen.
- Complete the refurbishment of the classrooms.
- Replace portable classrooms over twenty years old.
- Refurbish the student and staff restrooms and construct additional staff restrooms for better distribution.

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262 Nicholas Elementary School

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
	262.1	3.06.E03.1.	Student Drop-off/Pick-up Process	\$ 708,826	\$ 935,651
	262.2	4.06.E01.1.	Site Access Improvements	\$ 61,897	\$ 81,704
	262.3	4.06.E10.1.1.	Grassed Field / Landscaping Improvements	\$ 466,794	\$ 616,167
	262.4	4.06.E01.1.	Site Improvements	\$ 582,793	\$ 769,286
	262.5	4.05.D01.2.	Exterior Building/Window Improvements	\$ 465,136	\$ 651,191
	262.6	4.05.C01.1.	Continue Permanent Classroom Upgrades	\$ 75,397	\$ 105,556
	262.7	4.02.F07.1.	Administration Addition/Renovation	\$ 470,703	\$ 658,984
	262.8	2.02.F02.2.	Construct a Pre-kindergarten Program Space	\$ 650,844	\$ 911,182
	262.9	4.04.C09.1.	Restroom Renovations/Additions	\$ 559,287	\$ 783,001
	262.10	4.06.E06.1.	Playground Improvements	\$ 277,235	\$ 365,949
	262.11	2.02.F02.2.	Construct a Project Lab/Computer Lab	\$ 1,464,361	\$ 2,050,106
	262.12	9.06.E08.2.	Replace Portable Classrooms	\$ 2,633,934	\$ 3,476,793
	262.13	2.00.F02.1.	Issue: Kindergarten Program Spaces	\$ 0	\$ 0
	262.14	4.05.A03.2.1.	Electrical Upgrades	\$ 467,567	\$ 654,594
	262.15	2.04.F07.1.	Kitchen Renovation	\$ 259,934	\$ 363,906
	262.16	3.15.A05.1.	Security Camera Installation	\$ 38,722	\$ 51,112
	262.17	4.05.A03.2.1.	Clock System Upgrade	\$ 66,050	\$ 66,050
	262.18	3.13.G01.1.	Williams Case – Necessary Repairs	\$ 205,416	\$ 205,416
	262.19	4.05.C01.1.	Multipurpose Upgrades	\$ 317,426	\$ 444,396
Total of Maximum Allowable Construction Cost:				\$ 9,772,322	
Total Project Budget:					\$ 13,191,045

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Student Drop-off/Pick-up Process

Project Description

The two approach streets act as the drop-off/pick-up zones for the school due, in part, to the closing of the parking lot during the day for security concerns. There are no pull-out lanes, flashing school-zone lights or adequate directional signs for the school. The cars park along the roll curbs of the streets and discharge the students during morning, mid-day and afternoon periods. Traffic travels at high rates of speed and there is a propensity for U-turns in the middle of both streets. Despite the staff's efforts for control, the density of traffic could cause a dangerous situation if drivers and students crossing do not pay attention. Some active means of warning drivers of student presence is needed. Creation of a drop off lane at the front of the school will require the construction of additional parking to offset the spaces used for the drop-off lane. In addition, existing staff parking is inadequate. (50 staff x 1.5= 75 spaces needed, have 30). Access to the relocated parking, as well as creation of a bus lane, is recommended off of Vernace Way. Reconfigure, seal and restripe the existing parking and service drive.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a parent drop-off lane	1.120	1	Project	1.00	\$ 166,517.20	1.32	\$ 219,969
2 Construct relocated staff and visitor parking	1.220	45	Space	1.00	\$ 3,387.00	1.32	\$ 201,340
3 Reconfigure existing parking and service area / drive	1.235	7,500	SF	1.20	\$ 1.88	1.32	\$ 22,351
4 Install flashing school signs	0.000	4	Each	1.00	\$ 7,500.00	1.32	\$ 39,630
5 Create a bus lane on Vernace Way	1.110	1	Project	1.00	\$ 146,931.34	1.32	\$ 194,096
6 Construct two drive pads on Vernace Way	1.140	2	Project	1.00	\$ 11,900.00	1.32	\$ 31,440

Total of Maximum Allowable Construction Cost: \$ 708,826

Total Project Budget: \$ 935,651

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install directional signage	10.865	4	Each	1.00	\$ 503.99	1.32	\$ 2,663
2 Replace damaged southeast drive pad	1.140	1	Project	1.00	\$ 11,900.00	1.32	\$ 15,720
3 Replace damaged concrete walks and paths	1.155	2,500	SF	1.20	\$ 10.98	1.32	\$ 43,514
Total of Maximum Allowable Construction Cost:							\$ 61,897
Total Project Budget:							\$ 81,704

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Grassed Field / Landscaping Improvements

Project Description

Crown, aerate and reseed the grass play fields. Add drainage interceptors and connect to the city drainage system, where allowed. Correct drainage issues at administration and portable classrooms. Correct non-working irrigation system at the portable classrooms. Install an underground drain line for the condensate lines on the east end of the multipurpose building.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install drainage interceptors	1.410	3	Acre	1.00	\$ 37,031.21	1.32	\$ 146,755
2 Prep, re-contour, reseed, upgrade the irrigation system in the grass fields	1.830	171,000	SF	1.00	\$ 1.37	1.32	\$ 309,471
3 Install underground drainage for condensate drains	6.374	200	LF	1.00	\$ 40.00	1.32	\$ 10,568
Total of Maximum Allowable Construction Cost:							\$ 466,794
Total Project Budget:							\$ 616,167

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Construct trash enclosures. Install site lighting throughout for added security. Construct a covered walkway to the portable classrooms. Construct ramp and railing for the east exit from the stage. Construct a concrete path to proposed added parking at Vernace Way.

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Construct trash enclosures at service entrance	1.360	2	Each	1.00	\$ 23,000.00	1.32	\$ 45,575
2	Construct covered walkways to the portable classrooms	3.711	7,500	SF	1.00	\$ 36.31	1.32	\$ 359,741
3	Construct concrete pathway to new parking	10.025	650	LF	1.00	\$ 62.33	1.32	\$ 53,520
4	Construct ramp for stage exit	10.074	30	LF	1.00	\$ 833.03	1.32	\$ 33,013
5	Install handrails at new exterior ramp	10.260	30	LF	1.00	\$ 124.53	1.32	\$ 4,935
6	Install site lighting	1.280	10	Per Pole	1.00	\$ 6,510.90	1.32	\$ 86,009
Total of Maximum Allowable Construction Cost:								\$ 582,793
Total Project Budget:								\$ 769,286

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Exterior Building/Window Improvements

Project Description

Install gutters and downspouts at building #2 and #3. Replace steel casement windows at building #3. Repair roof leak in classroom #11. Enhance the main entrance for appearance and ease of identification.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install gutters and downspouts	7.765	800	LF	1.20	\$ 17.08	1.32	\$ 21,660
2 Replace steel casement windows and clerestories	4.710	2,100	SF	1.20	\$ 105.37	1.32	\$ 350,768
3 Repair roof leak in Classroom #11	0.000	1	Project	1.00	\$ 2,500.00	1.32	\$ 3,303
4 Enhance the main entrance	3.710	1,250	SF	1.20	\$ 45.12	1.32	\$ 89,405
Total of Maximum Allowable Construction Cost:							\$ 465,136
Total Project Budget:							\$ 651,191

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Continue Permanent Classroom Upgrades

Project Description

Replace VAT in permanent classrooms and complete the installation of floor tile at the base cabinets. Replace VCT and carpet in the portable classrooms #10-11. Replace curtains with window blinds in all classroom windows.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Abatement of VAT in classrooms	4.592	3,500	SF	1.00	\$ 3.04	1.32	\$ 14,055
2 Install VCT in classrooms	4.590	3,500	SF	1.00	\$ 3.64	1.32	\$ 16,830
3 Replace curtains with window blinds	4.790	6,500	SF	1.20	\$ 4.32	1.32	\$ 44,512
Total of Maximum Allowable Construction Cost:							\$ 75,397
Total Project Budget:							\$ 105,556

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate and expand administration	4.200	1,250	SF	1.00	\$ 50.84	1.32	\$ 83,950
2 Replace ceiling in teachers' workroom	4.542	500	SF	1.00	\$ 3.50	1.32	\$ 2,312
3 Install automatic door openers	10.580	4	Each	1.20	\$ 3,732.39	1.32	\$ 23,666
4 Refurbish the staff room	4.200	560	SF	1.00	\$ 50.84	1.32	\$ 37,609
5 Construct an addition to administration	3.410	750	SF	1.10	\$ 296.53	1.32	\$ 323,166
Total of Maximum Allowable Construction Cost:							\$ 470,703
Total Project Budget:							\$ 658,984

Facility **ID** **Project Number**
Category **Type 1** **Type 2** **P/T** **Priority**

Project Name

Project Description

Construct a classroom for the preschool program to replace existing space. The preschool program is located in a 960 SF classroom which includes restrooms, kitchenette, 24-30 students and 6-12 parents. It is extremely crowded and inadequate. Site adapt a double portable classroom, include facility and custodial storage. Provide for parking, play structure and site utilities. The existing pre-kindergarten classroom can convert into a regular classroom for the school.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Site adapt a modular classroom unit	2.324	1	2 CR	1.15	\$ 363,830.00	1.32	\$ 552,712
2 Provide for parking	1.220	5	Space	1.00	\$ 3,387.00	1.32	\$ 22,371
3 Construct an age appropriate play area	1.640	1	Project	1.00	\$ 35,838.19	1.32	\$ 47,342
4 Install site utilities	2.520	1	Per portab	1.00	\$ 21,513.08	1.32	\$ 28,419
Total of Maximum Allowable Construction Cost:							\$ 650,844
Total Project Budget:							\$ 911,182

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Renovate existing restrooms	6.400	1,250	SF	1.20	\$ 250.39	1.32	\$ 496,148
2	Construct additional, accessible staff restrooms	10.912	2	Room	1.00	\$ 23,898.00	1.32	\$ 63,139
Total of Maximum Allowable Construction Cost:								\$ 559,287
Total Project Budget:								\$ 783,001

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Playground Improvements

Project Description

Install a second play structure for primary and intermediate students. Construct a shade structure and outdoor teaching/gathering area. Construct a ball wall. Given the remote location of the kindergarten classes held in classroom #12, a second kindergarten play area is needed. Prep, seal and restripe the kindergarten asphalt play area. Remove soccer goal posts from the grass field (staff consider these a nuisance and safety concern).

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a shade structure with slab and seating	3.710	960	SF	1.00	\$ 45.12	1.32	\$ 57,219
2 Install a second play structure for primary and intermediate students	1.630	1	Project	0.50	\$ 128,359.61	1.32	\$ 84,782
3 Construct a ball wall	1.370	50	LF	2.00	\$ 303.00	1.32	\$ 40,026
4 Construct an additional kindergarten play area for Classroom #12	1.630	1	Project	0.50	\$ 128,359.61	1.32	\$ 84,782
5 Prep, seal and re-stripe kindergarten asphalt play area	1.235	3,400	SF	1.00	\$ 1.88	1.32	\$ 8,444
6 Remove the soccer goal posts and patch anchoring spots	0.000	1	Project	1.00	\$ 1,500.00	1.32	\$ 1,982
Total of Maximum Allowable Construction Cost:							\$ 277,235
Total Project Budget:							\$ 365,949

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Construct a Project Lab/Computer Lab

Project Description

This school does not have a visual arts or science space for teachers to expand their students' exposure to these areas of curriculum. This space has a lab with storage casework/sink/DF (1200), curriculum storage (200), kiln space (100) and ceramics (dirty projects) space (300)= $1800/0.8=2250$ GSF. There is no computer lab at this school. A new computer lab should be 1000 SF with 100 SF of storage and server room. $1100/0.8=1375$.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a project lab	3.210	2,250	SF	1.10	\$ 278.00	1.32	\$ 908,914
2 Construct a computer lab	3.210	1,375	SF	1.10	\$ 278.00	1.32	\$ 555,447
Total of Maximum Allowable Construction Cost:							\$ 1,464,361
Total Project Budget:							\$ 2,050,106

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Replace modular classrooms over twenty years old	2.321	11	CR	1.00	\$ 159,750.00	1.32	\$ 2,321,327
2	Upgrade the portable area and utilities	2.520	11	Per portab	1.00	\$ 21,513.08	1.32	\$ 312,607
Total of Maximum Allowable Construction Cost:								\$ 2,633,934
Total Project Budget:								\$ 3,476,793

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Issue: Kindergarten Program Spaces

Project Description

The two kindergarten spaces are 1040 SF, smaller than the state's recommended 1350 SF. The district has received an exception for their kindergarten spaces' size, if space is new (or newly renovated) with adjacent restroom(s). At this school there are two half-day program spaces in each the classrooms. The basics of the classroom are met and the classrooms are within the kindergarten play area fencing. If all-day kindergarten were required, there would be sufficient number of classrooms. If state recommended classroom size was required, then additional class space is required at 1350 SF each. The size of these two new spaces would be 3375 GSF.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Issue: Construct larger kindergarten spaces	0.000	0		0.00	\$ 0.00	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
Total Project Budget:							\$ 0

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

Upgrade the secondary electrical system. Upgrade the electrical distribution for the permanent buildings. Note: Electrical outlets do not comply with requirements. Due to the difficulty involved, outlet heights should be modified in conjunction with general remodeling and renovation projects on a per case/per space basis to accommodate a student or staff member with special needs.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade secondary electrical system	5.640	1	School	1.00	\$ 83,843.29	1.32	\$ 110,757
2 Upgrade electrical distribution	5.300	25,173	SF	1.00	\$ 10.73	1.32	\$ 356,810
Total of Maximum Allowable Construction Cost:							\$ 467,567
Total Project Budget:							\$ 654,594

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate the kitchen space	4.310	1,000	SF	1.00	\$ 184.27	1.32	\$ 243,421
2 Upgrade the equipment and walk-in unit(s)	0.000	1		1.00	\$ 12,500.00	1.32	\$ 16,513
Total of Maximum Allowable Construction Cost:							\$ 259,934
Total Project Budget:							\$ 363,906

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install security camera system	11.006	10	Drop	1.00	\$ 1,708.40	1.32	\$ 22,568
2 Provide and connect controller and interface with computer net	11.210	1	School	1.00	\$ 12,228.31	1.32	\$ 16,154
Total of Maximum Allowable Construction Cost:							\$ 38,722
Total Project Budget:							\$ 51,112

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade clocks throughout the school	0.001	1	Job	1.00	\$ 50,000.00	1.32	\$ 66,050
Total of Maximum Allowable Construction Cost:							\$ 66,050
Total Project Budget:							\$ 66,050

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Williams Case – Necessary Repairs

Project Description

From the Needs Assessment Report this school should receive funding for five work items: 1. Clean/replace gutters; 2. Install new roof vents; 3. Install new furnace vent cap; 4. Reinstall condensate drain, and 5. Remove/replace/modernize accessible restrooms. The request is for \$155,5000. The replacement of restrooms is included in prior projects but under more general work. Due to the timing of the assessment, some of the balance of the work may have been completed concurrently with ongoing modernization improvements.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install new gutters and downspouts	0.000	1	Job	1.00	\$ 3,500.00	1.32	\$ 4,624
2 Replace damaged roof vents	0.000	1	Job	1.00	\$ 1,500.00	1.32	\$ 1,982
3 Install new furnace vent cap	0.000	1	Job	1.00	\$ 250.00	1.32	\$ 330
4 Reinstall condensate drain	0.000	1	Job	1.00	\$ 250.00	1.32	\$ 330
5 Remove / replace / modernize accessible restrooms	0.000	1	Job	1.00	\$ 150,000.00	1.32	\$ 198,150
Total of Maximum Allowable Construction Cost:							\$ 205,416
Total Project Budget:							\$ 205,416

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Multipurpose Upgrades

Project Description

Renovate the multipurpose room interior surfaces. Refinish the stage wood floor. Install acoustical wall panels for control of sound levels.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate the multipurpose and stage	4.200	4,000	SF	1.00	\$ 50.84	1.32	\$ 268,639
2 Install acoustical wall panels	4.906	1,500	SF	1.00	\$ 23.11	1.32	\$ 45,792
3 Refinish the stage wood floor	4.562	933	SF	1.00	\$ 2.43	1.32	\$ 2,995
Total of Maximum Allowable Construction Cost:							\$ 317,426
Total Project Budget:							\$ 444,396

Nicholas Elementary School

Site: Good
Space: Average
Light: Good
Heat and Air: Good
Sound: Good
Aesthetics: Average
Equipment: Good
Maintenance: Average
Overall Rating: Good

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
262.1	3.06.E03.1.	Student Drop-off/Pick-up Process	\$ 708,826	\$ 935,651
262.2	4.06.E01.1.	Site Access Improvements	\$ 61,897	\$ 81,704
262.3	4.06.E10.1.1.	Grassed Field / Landscaping Improvements	\$ 466,794	\$ 616,167
262.4	4.06.E01.1.	Site Improvements	\$ 582,793	\$ 769,286
262.5	4.05.D01.2.	Exterior Building/Window Improvements	\$ 465,136	\$ 651,191
262.6	4.05.C01.1.	Continue Permanent Classroom Upgrades	\$ 75,397	\$ 105,556
262.7	4.02.F07.1.	Administration Addition/Renovation	\$ 470,703	\$ 658,984
262.8	2.02.F02.2.	Construct a Pre-kindergarten Program Space	\$ 650,844	\$ 911,182
262.9	4.04.C09.1.	Restroom Renovations/Additions	\$ 559,287	\$ 783,001
262.10	4.06.E06.1.	Playground Improvements	\$ 277,235	\$ 365,949
262.11	2.02.F02.2.	Construct a Project Lab/Computer Lab	\$ 1,464,361	\$ 2,050,106
262.12	9.06.E08.2.	Replace Portable Classrooms	\$ 2,633,934	\$ 3,476,793
262.13	2.00.F02.1.	Issue: Kindergarten Program Spaces	\$ 0	\$ 0
262.14	4.05.A03.2.1.	Electrical Upgrades	\$ 467,567	\$ 654,594
262.15	2.04.F07.1.	Kitchen Renovation	\$ 259,934	\$ 363,906
262.16	3.15.A05.1.	Security Camera Installation	\$ 38,722	\$ 51,112
262.17	4.05.A03.2.1.	Clock System Upgrade	\$ 66,050	\$ 66,050
262.18	3.13.G01.1.	Williams Case – Necessary Repairs	\$ 205,416	\$ 205,416
262.19	4.05.C01.1.	Multipurpose Upgrades	\$ 317,426	\$ 444,396
Total of *Maximum Allowable Construction Cost:			\$ 9,772,322	
			Total Project Budget:	\$ 13,191,045

262 Nicholas Elementary School

Criteria	Adequate	Comments on existing conditions and needed improvements
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1 Site		
1.1 Size	✓	
1.2 Location	✓	
1.3 Safety		CIP to install site signage, parent drop off and bus lane
1.4 Contours		CIP to correct drainage issues
1.5 Development	✓	
1.6 Playfields	✓	
1.7 Pool		N/A
1.8 Parking		CIP to construct additional parking
1.9 Landscaping	✓	
1.10 Other		
2 Space		
2.1 Administration		CIP to refurbish administration
2.2 Health	✓	
2.3 Teachers		CIP to refurbish teacher workroom
2.4 Audiovisual	✓	
2.5 Library	✓	
2.6 Multipurpose		CIP to refurbish multipurpose
2.7 Stage	✓	
2.8 Kitchen	✓	
2.9 Gymnasium		N/A
2.10 Showers		N/A
2.11 Toilets		CIP to refurbish restrooms
2.12 Lockers		N/A
2.13 Storage	✓	
2.14 Instructional Space		CIP to refurbish interior surfaces, construct special classrooms
2.15 Size	✓	
2.16 Flexibility	✓	
2.17 Utilization	✓	
2.18 Expandability	✓	
2.19 Access for the handicapped	✓	
2.20 Other		

Criteria Adequate Comments on existing conditions and needed improvements

3 Light		
3.1 Quantity	✓	
3.2 Brightness	✓	
3.3 Reflectances	✓	
3.4 Windows		CIP to replace windows
3.5 Screening	✓	
3.6 Audiovisual	✓	
3.7 Energy Factors	✓	
3.8 Other		

4 Heat and Air		
4.1 Temperature Comfort	✓	
4.2 Insulation	✓	
4.3 Air Exchange	✓	
4.4 Distribution	✓	
4.5 Exhaust	✓	
4.6 Conditions	✓	
4.7 Energy Factors	✓	
4.8 Other		

5 Sound		
5.1 Floor Absorption	✓	
5.2 Wall Absorption	✓	
5.3 Ceiling Absorption	✓	
5.4 Ballast Absorption	✓	
5.5 Vent Absorption	✓	
5.6 Exterior Absorption	✓	
5.7 Interior Absorption	✓	
5.8 Isolation		

6 Aesthetics		
6.1 Appropriateness	✓	
6.2 Naturalness	✓	
6.3 Continuity	✓	
6.4 Screening	✓	
6.5 Other		

7 Equipment		
7.1 Quantity	✓	
7.2 Mobility	✓	
7.3 Flexibility	✓	
7.4 Maintenance	✓	
7.5 Instructional Walls	✓	
7.6 Other		

Criteria	Adequate	Comments on existing conditions and needed improvements
8 Maintenance		
8.1 Turfed Areas		CIP to correct drainage
8.2 Sprinklers	✓	
8.3 Parking	✓	
8.4 Hardcourt	✓	
8.5 Sidewalks		CIP for covers and to replace damaged
8.6 Exteriors		CIP for exterior improvements
8.7 Interiors		CIP for refurbishment of interior surfaces
8.8 Roofing		Measure I funding for roofing improvements
8.9 Windows		CIP to replace windows
8.10 Fencing	✓	
8.11 Mechanical Equipment	✓	
8.12 Hardware	✓	
8.13 Plumbing Fixtures		CIP to renovate restrooms
8.14 Other		



Approximate Scale in Feet:



SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

PROJECT: DIAGRAM OF BUILDING AREA

EXISTING

X

1-A

SCHOOL: NICHOLAS ELE.

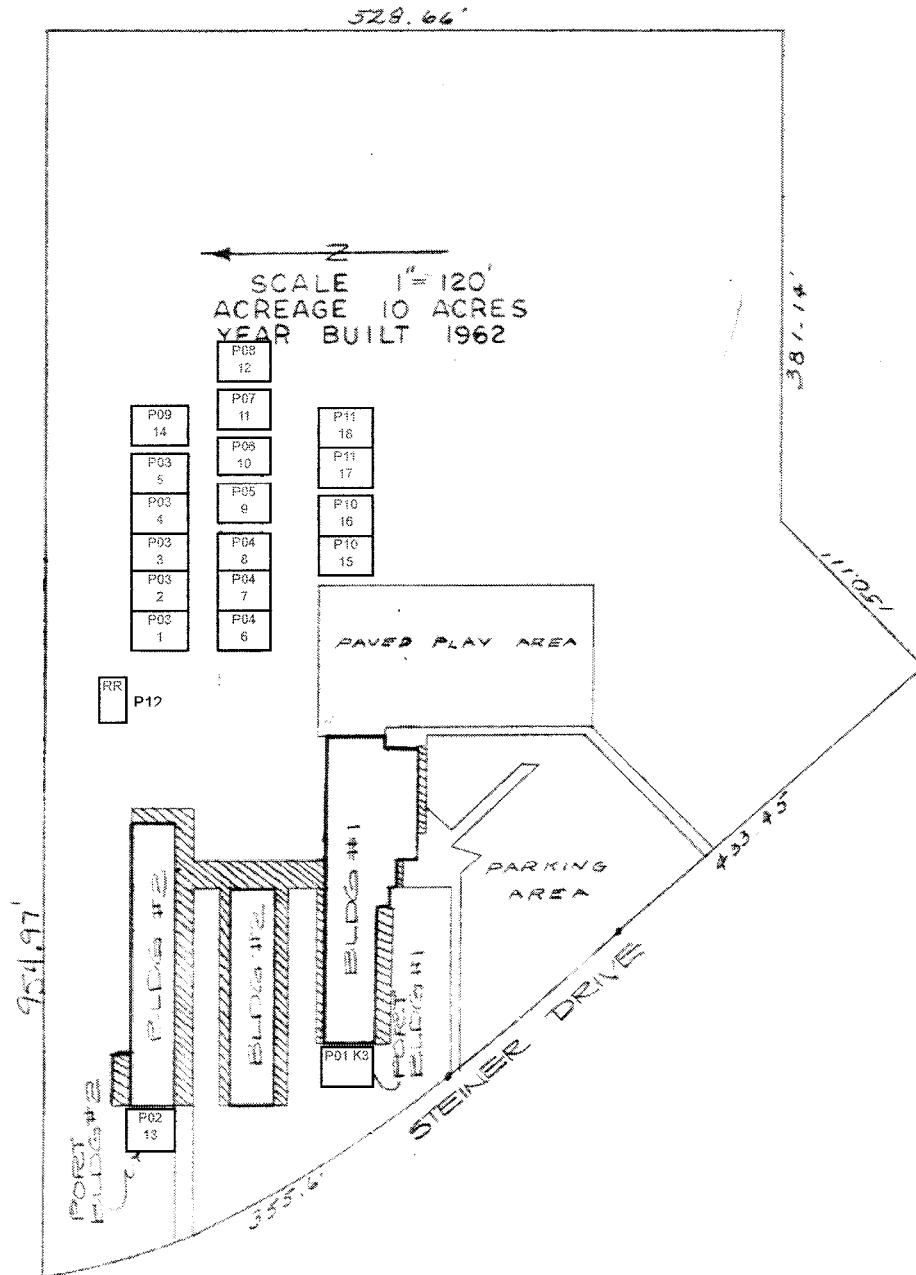
BASIC PLANS

2-A

ADDRESS: 6601 STEINER DRIVE

FINAL PLANS

3-A



ABOVE IS MEASURED IN ACCORDANCE WITH
ART. 2022 SUB CHAPTER 8 TITLE 5 CALIF.
ADMINISTRATIVE CODE _____

DATE: 9/69 SHEET 1 OF 6 SHEETS

OFFICE OF SCHOOL PLANNING

CALIFORNIA DEPARTMENT OF EDUCATION

DeDe

Nicholas

BUDG. 3
1957/60

PCR	CR	S	11	10	9	B	Library	C	B	Lav		1952	1969	1952	1955	1955	1960
P-13	12	R	CR	CR	CR			U	G	Lav		P-1	P-2	P-3	P-4	P-5	P-44
	KD							T				PCR	PCR	PCR	PCR	PCR	PCR

BUDG. 2
1960

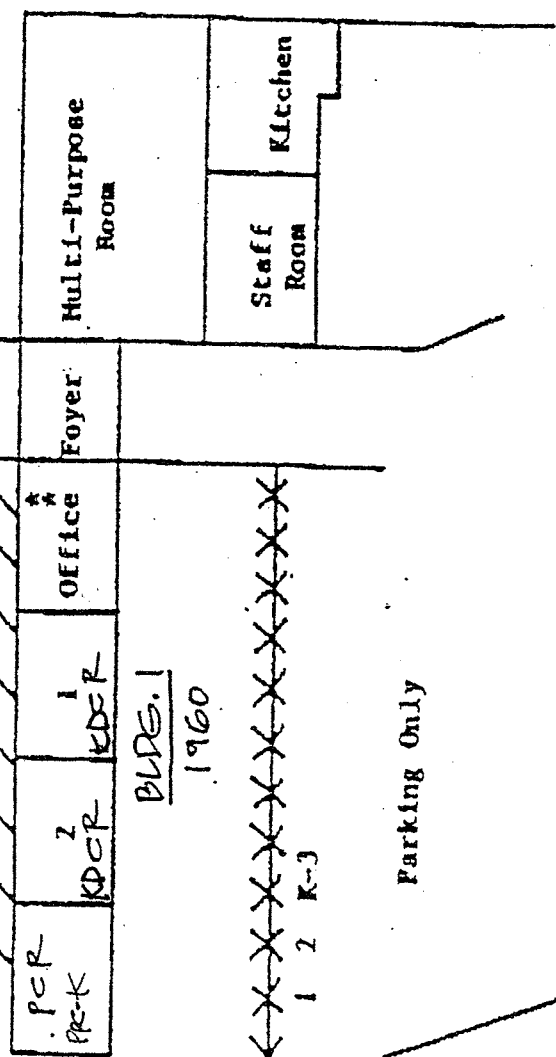
7	6	5	4	3	B	Lav
CR	CR	CR	CR	CR	G	Lav

SDC
NON-SECURE

1958	1953	1953	1953	1986	1989	P-12
P-10	P-7	P-8	P-9	P-10	P-11	PCR
PCR	PCR	PCR	PCR	PCR	PCR	PCR

AREA "A"

P-15	P-16	P-17	P-18
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BUDG. 1
1960

PCR	2	1
P-1	KD	KD

1 2 K-3

MAY 2002

Nicholas

BLDG. 3
1957/60

PCR P-13	CR 12	S T R	11 CR	10 CR	9 CR	8 Library	C U S T	B Lav G Lav		1952 P-1 PCR	1969 P-2 PCR	1952 P-3 PCR	1955 P-4 PCR	1955 P-5 PCR	1960 P-14 PCR
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BLDG 2
1960

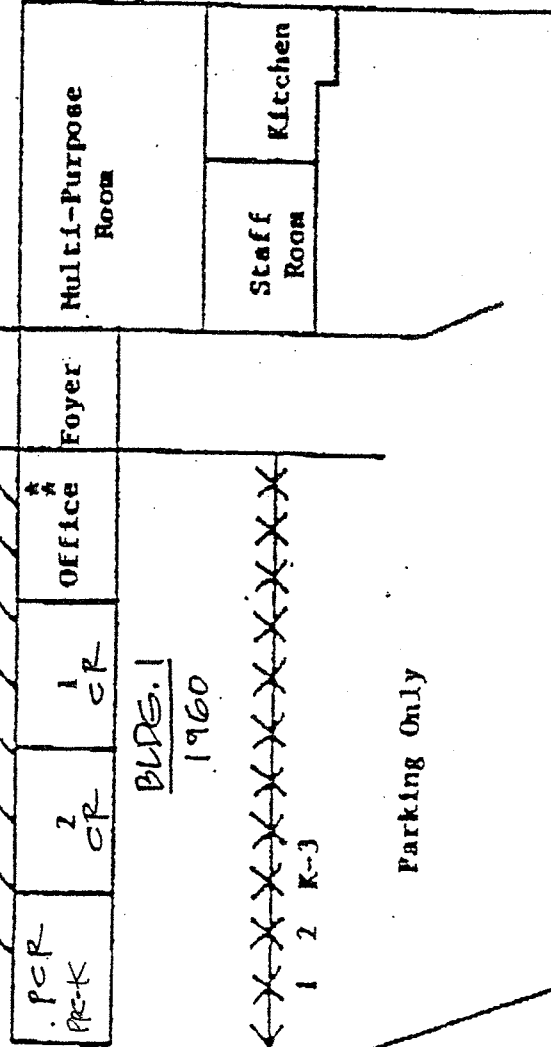
7 CR	6 CR	5 CR	4 CR	3 CR	B Lav A G Lav
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AREA "A"

SDC
NON-SEVERE

1958 P-6 PCR	1953 P-7 PCR	1953 P-8 PCR	1953 P-9 PCR	1986 P-10 PCR	1989 P-11 PCR	P-12 PCR
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P-15	P-16	P-17	P-18
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BLDG. 1
1960

PCR P-16	2 CR	1 CR	Office
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Parking Only

MAY 2002

Nicholas Elementary School
Portable Building Inventory Summary Sheet

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
P01/ K3	Unknown	No	9952	1952	53	1	982.5
P03/ 1	Unknown	No	9952	1952	53	1	982.5
P03/ 2	Unknown	No	13158	1955	50	1	982.5
P03/ 3	Unknown	No	13158	1955	50	1	982.5
P03/ 4	Unknown	No	19861	1960	45	1	982.5
P03/ 5	Unknown	No	17378	1958	47	1	982.5
P04/ 6	Unknown	No	9952	1952	53	1	982.5
P04/ 7	Unknown	No	9952	1954	51	1	982.5
P04/ 8	Unknown	No	9952	1953	52	1	982.5
P05/ 9	Douppnik	Yes	47820	1986	19	1	960
P06/ 10	Modular Specialties	Yes	51735	1989	16	1	960
P07/ 11	Douppnik	Yes	55702	1991	14	1	960
P08/ 12	Douppnik	Yes	55702	1991	14	1	960
P02/ 13	Unknown	No	30540	1969	36	1	900
P09/ 14	Douppnik	Yes	55702	1991	14	1	960
P10/ 15, 16	Douppnik	Yes	02-101090	1999	6	2	1920
P11/ 17, 18	Douppnik	Yes	02-102064	2000	5	2	1920
Total Portable Classrooms						19	18382.5
Total Portable Classrooms Over 20 Years Old						10	9742.5

Note: There is one portable toilet building on this campus.

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P12/ RR	Douppnik	Yes	02-101090	1999	6	1	480

Sacramento City Unified School District School Capacity Worksheet

Nicholas Elementary School

Room No.	Grade	District Loading	CR Type	School Loading ⁽¹⁾	Notes
K1	Kindergarten	40	Permanent	40	AM & PM for School Loading
K2	Kindergarten	40	Permanent	40	AM & PM for School Loading
3	2	20	Permanent	20	
4	1	20	Permanent	20	
5	1	20	Permanent	20	
6	1	20	Permanent	20	
7	2	20	Permanent	20	
9	1	20	Permanent	20	
10	2	20	Permanent	20	
11	1	20	Permanent	20	
12	Pre-Kindergarten/LH	33	Permanent	0	SDC Non-Severe
K3	Music Prep.	33	Portable	0	
P1	6	33	Permanent	33	
P2	6	33	Portable	33	
P3	5	33	Portable	33	
P4	6	33	Portable	33	
P5	4	33	Portable	33	
P6	4	33	Portable	33	
P7	4	33	Portable	33	
P8	3	20	Portable	20	
P9	3	20	Portable	20	
P10	6	33	Portable	33	
P11	RSP	33	Portable	0	
P12	5	33	Portable	33	
P13	3	20	Portable	20	
P14	3	20	Portable	20	
P15	2	20	Portable	20	
P16	3	20	Portable	20	
P17	2	20	Portable	20	
P18	6	33	Portable	33	

Maximum Capacity (2)

809

710

Working Capacity (3)

728

639

Note: (1) Based on contract maximums.

(2) Maximum capacity is defined as 100% of contract loading in each classroom.

(3) Working capacity is defined as 90% of maximum capacity.

District loading does not account for any programs other than CSR and SDC.

2002/03 CBED Enrollment = 672

O. W. Erlewine Elementary School

2441 Stansberry Way
Sacramento, CA 95826

Permanent building area: 23,290 GSF

Modular buildings: 5,852 GSF

Modular buildings are 20.1 % of the facility area

Site acres: 10.19

Score:	Possible Points	Total Earned	%
The Site	271	227.5	83.9
Physical Plant Assessment	354	304.0	85.9
Adequacy and Environment for Education	375	291.5	77.7
Total	1,000	823.0	82.3

Excellent = 90–100% Satisfactory = 70–89% Borderline = 50–69% Poor = 30–49% Very Inadequate < 30%



Participants:

Terry Smith, Principal
Robert Woodward, Evaluator

Notes from Principal's Meeting and Questionnaire

Date: 02/24/2005

- Service deliveries are poor. They must go through the parking area.
- There is not sufficient staff or visitor parking on the site. Visitor parking is currently a lane in front of the school that will be used as a drop-off zone due to parent complaints.
- The access street is a dead end and also used for access to an adjacent park and residential area, resulting in congestion and safety issues related to students and traffic conflicts.
- There are drainage issues on site in the courtyards between classes, in the parking lot and the grass field.
- Concrete walks and pathways are cracked and uneven and need to be replaced.
- The ADA ramp to Modular #19 is not in compliance.
- Interior lighting in modular classrooms and in the corridor is not good.
- Special system upgrades are needed for the phone system. Classrooms can't receive phone calls after the office closes.
- Asphalt play areas and parking areas are deteriorating and pond water.
- Teachers' lounge and workroom need upgrading.
- There is no formal teaching space for the RSP program. It currently operates out of a space adjacent to the kitchen that is not an adequate classroom.
- After hour programs include Girls' & Boys' Scouts, Adult Education classes, Cheerleading, Community Meetings, PTA meetings and tutoring classes.
- Older modular buildings need to be replaced or refurbished.
- Irrigation system needs upgrading.

Summary Notes and Comments

School Site:

The site, slightly over 10 acres, is equal to the standard requirement for elementary schools. There are no flashing school signs or directional signage and there are traffic issues with parents, buses and pedestrian traffic. There is no pull out lane on Stansberry Way or Whitewater Way, the two streets adjacent to the site. The lane currently used for visitor parking would serve nicely as a parent drop-off / bus lane. Additional on site parking is needed to accommodate staff and visitors, in particular, since staff now barricades the visitors' parking lane due to security concerns. The grass fields retain much of the moisture that collects during heavy rains and are not useable when wet. There are drainage issues on the site in the parking areas, central courtyard areas and the grass field. The asphalt play area, parking and visitors' lane need to be resealed and re-stripped. The playground areas are in good condition; however, there are not sufficient play structures on the site. There is no shade structure or area that is suitable as an outdoor teaching space.

There is adequate room for future expansion and improvements, if needed. There is a substantial amount of grassed area with direct access from Whitewater Way that could be utilized for expansion. There is also space available adjacent to the media center, the kindergartens, and the multipurpose.

School Plant:

O.W. Erlewine is a small neighborhood school that was constructed in 1956 for a capacity of 350 students. The current enrollment is 400 students. There are seven modular classrooms on the site that range in age from 1956 through 1989. The school has been through the modernization program and much of it has been upgraded. Additional improvements scheduled, pending adequate funding, include electrical upgrades, upgrades of modular classrooms and kindergarten spaces, and revitalization of landscaping and irrigation. With the exception of Modular #18, the school roofs are in good condition. Most restrooms and drinking fountains have been renovated and meet ADA requirements. The kitchen has also been refurbished, although staff notes that the quarry tile flooring was not sealed and is difficult to clean and maintain as a result. There is no fire protection system for the kitchen hood.

Adequacy and Environment for Education:

There is no computer lab or project lab at OW Erlewine, although there is an average of 8–10 computers in each classroom. Four of the modular classrooms are over twenty years old and all modular classrooms, including the preschool, need some degree of refurbishment. The media center is housed in a converted classroom and is not sufficient in size for this school. There are no covered walks to the modular classrooms and ramps need upgrades to meet ADA requirements. All classrooms, except kindergartens and the RSP classroom, have adequate floor space, at approximately 960 gsf. The kindergartens and preschool are over 960, but under the 1350 requirement. There is only one play structure for primary and intermediate students and no play area of consequence for the preschool program. The school is well maintained and there is equity among the permanent classrooms.

The Main Capital Investment Areas:

- Address drainage issues.
- Correct site drainage issues and construct covered walkways to modular classrooms.
- Resurface and re-stripe the asphalt parking and play areas.
- With the exception of building lights, there is no site lighting.
- A parent drop off, bus lane and additional staff / visitor parking are needed.
- Modular classrooms are in need of refurbishment or replacement.
- Flashing school signs, accessible entrance directional signage and room identification signage is needed.
- Additional staff rest rooms for adequate distribution are needed and additional student enrollment will require additional student restrooms.
- Upgrade the electrical system to provide additional outlets in classrooms.

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267 O. W. Erlewine Elementary School

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
2	267.1	3.06.E03.1.	Student Drop-off and Pick-up Process	\$ 471,268	\$ 622,073
7	267.2	4.06.E09.1.	Site Access Improvements	\$ 67,486	\$ 89,082
5	267.3	4.06.E10.1.1.	Drainage / Grassed Field Improvements	\$ 523,571	\$ 691,113
3	267.4	4.06.E09.1.	Site Improvements	\$ 741,285	\$ 978,496
6	267.5	4.04.D01.2.	Exterior Building Improvements	\$ 24,753	\$ 34,654
1	267.6	4.05.C01.1.	Modular Classroom Refurbishing /Renovation/Additions	\$ 1,552,621	\$ 2,173,669
4	267.7	4.05.C01.1.	Common Area Refurbishing	\$ 60,861	\$ 85,205
	267.8	4.05.C09.1.	Restroom Renovations/Refurbishing/Additions	\$ 59,227	\$ 82,918
8	267.9	4.05.A03.2.1.	Electrical Upgrades	\$ 217,352	\$ 304,293
	267.10	2.02.F02.2.	Construct a Project Lab / Computer Lab	\$ 1,464,361	\$ 2,050,106
	267.11	2.02.F02.1.	Construct a Media Center Addition/Renovation	\$ 844,739	\$ 1,182,634
	267.12	4.06.E06.1.	Playground Improvements	\$ 197,829	\$ 261,135
	267.13	2.04.C01.2.	Administration Expansion/Renovation	\$ 449,670	\$ 629,537
	267.14	2.02.F02.2.	Kindergarten Addition	\$ 1,523,959	\$ 2,133,543
	267.15	2.02.F01.2.	Construct a Pre-Kindergarten Program Space	\$ 650,844	\$ 911,182
	267.16	4.02.F07.2.	Kitchen Renovation	\$ 311,230	\$ 435,723
	267.17	3.15.A05.1.	Security System Installation	\$ 38,722	\$ 51,112
	267.18	4.05.A03.2.1.	Clock System Upgrade	\$ 66,050	\$ 92,470
8	267.19	4.05.A07.1.	Special Systems Upgrades	\$ 55,377	\$ 77,528
Total of Maximum Allowable Construction Cost:				\$ 9,321,205	
				Total Project Budget:	\$ 12,886,475

Facility **ID** **Project Number**
Category **Type 1** **Type 2** **P/T** **Priority**

Project Name

Project Description

The two approach streets serve as the drop-off/pick-up zones for the school. There is a visitors' lane off of Stansberry Way that would function well as a drop-off/bus lane with restriping and appropriate signage. There are no on-site pull-in lanes, flashing school-zone lights or adequate signs for the school on either approach street. Stansberry Way, the main approach street, is a dead end street that is also the only access to a park adjacent to the school site. In addition, staff now barricades the visitor parking lane during morning and afternoon drop-off/pick-up periods causing cars to park along the roll curbs of the streets and discharge the students. Traffic travels at high rates of speed and there is a propensity for parents to make U-turns in the middle of the street to avoid driving into the park. Despite the staff's efforts for control, the density of traffic could cause a dangerous situation if drivers and students crossing do not pay attention. Some active means of warning drivers of student presence is needed. Conversion of the visitors' lane to a drop off lane at the front of the school will also require the construction of additional parking to offset the spaces given up and to add staff parking. Access to the additional parking, as well as a bus lane, is recommended off of Whitewater Way.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Reseal and re-stripe the visitors' parking lane as a drop-off lane	1.235	9,500	SF	1.00	\$ 1.88	1.32	\$ 23,593
2 Install flashing school signs on Stansberry Way and Whitewater Way	0.000	4	Each	1.00	\$ 7,500.00	1.32	\$ 39,630
3 Install directional and way finding signage for new drop-off lane and accessible entrance	10.825	6	Each	1.00	\$ 451.56	1.32	\$ 3,579
4 Reconfigure existing parking and service areas for efficiency, reseal and re-stripe	1.235	18,000	SF	1.00	\$ 1.88	1.32	\$ 44,703
5 Construct additional staff parking with access from Whitewater Way	1.220	30	Space	1.00	\$ 3,387.00	1.32	\$ 134,227
6 Construct two drive pads for access from Whitewater Way	1.140	2	Project	1.00	\$ 11,900.00	1.32	\$ 31,440
7 Construct a bus lane with access from Whitewater Way	1.110	1	Project	1.00	\$ 146,931.34	1.32	\$ 194,096
Total of Maximum Allowable Construction Cost:							\$ 471,268
Total Project Budget:							\$ 622,073

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace damaged concrete walks	1.150	2,500	SF	1.20	\$ 7.84	1.32	\$ 31,070
2 Replace drive pads from Stansberry Way	1.140	2	Project	1.00	\$ 11,900.00	1.32	\$ 31,440
3 Install handrails at ramp to Room #19	10.092	30	LF	1.00	\$ 75.00	1.32	\$ 2,972
4 Install edge protection at ramp to Room #19	10.095	30	LF	1.00	\$ 50.58	1.32	\$ 2,004
Total of Maximum Allowable Construction Cost:							\$ 67,486
Total Project Budget:							\$ 89,082

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

The grass field has severe ponding/percolation problems creating standing water and mud areas. The students are unable to use the grassed areas so the site density at recess is greater than needed. Recontour the field to create positive drainage, replace the old irrigation system at the front lawns and aerate the grass area not contoured. Install three interceptors connecting to the city storm water system where allowed. Separate irrigation from domestic water system.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Prep, re-contour, reseed, upgrade the irrigation system in the grass fields	1.830	234,900	SF	1.00	\$ 1.37	1.32	\$ 425,115
2 Separate irrigation from domestic water system	0.000	1		1.00	\$ 37,500.00	1.32	\$ 49,538
3 Install drainage interceptors (1 per 2 acres))	1.410	1	Acre	1.00	\$ 37,031.21	1.32	\$ 48,918
Total of Maximum Allowable Construction Cost:							\$ 523,571
Total Project Budget:							\$ 691,113

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Site Improvements

Project Description

Construct trash enclosures. Install site lighting throughout. Construct a covered walkway to the modular classrooms. Construct a shade structure and outdoor teaching/gathering area. Construct a concrete path to proposed added parking at Whitewater Way. Crack fill, reseal and restripe asphalt area at bike racks. Reseal and restripe the asphalt play surface.

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Construct trash enclosures at service entrance	1.360	2	Each	1.00	\$ 23,000.00	1.32	\$ 60,766
2	Construct covered walkway to modular classrooms	3.710	3,000	SF	1.00	\$ 45.12	1.32	\$ 178,811
3	Construct concrete access pathway to new parking	10.025	300	LF	1.00	\$ 62.33	1.32	\$ 24,701
4	Crack fill and reseal asphalt at bike racks	1.235	3,600	SF	1.00	\$ 1.88	1.32	\$ 8,941
5	Install site lighting for security	1.280	8	Per Pole	1.00	\$ 6,510.90	1.32	\$ 68,807
6	Construct a shade structure with slab and seating	3.720	960	SF	1.00	\$ 60.25	1.32	\$ 76,407
7	Reseal and re-stripe the asphalt play surface	1.235	130,000	SF	1.00	\$ 1.88	1.32	\$ 322,852
Total of Maximum Allowable Construction Cost:								\$ 741,285
Total Project Budget:								\$ 978,496

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install room identification signage	10.870	40	Each	1.00	\$ 158.05	1.32	\$ 8,351
2 Replace exterior door and hardware to modular Classroom #17	4.731	2	Per door	1.20	\$ 3,021.27	1.32	\$ 9,579
3 Complete modular classroom soffits	7.700	500	SF	1.00	\$ 10.33	1.32	\$ 6,823
Total of Maximum Allowable Construction Cost:							\$ 24,753
Total Project Budget:							\$ 34,654

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Refurbish modular classrooms #17, 19 and the preschool. Replace modular classrooms #14, 15, 16 & 18. RSP is currently taught in a space adjacent to the kitchen that is not adequate as a teaching space. Construct a modular classroom for RSP and refurbish space for administration use. (5@960/.8= 6000 sf).

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Refurbish modular classrooms	4.200	2,880	SF	1.00	\$ 50.84	1.32	\$ 193,420
2	Replace old modular classrooms	2.320	6,000	SF	1.00	\$ 150.00	1.32	\$ 1,188,900
3	Refurbish existing RSP classroom for administration space	4.200	420	SF	1.00	\$ 50.84	1.32	\$ 28,207
4	Upgrade the portable area and utilities	2.520	5 Per portab		1.00	\$ 21,513.08	1.32	\$ 142,094
Total of Maximum Allowable Construction Cost:								\$ 1,552,621
Total Project Budget:								\$ 2,173,669

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install handrails at stage stairs	10.265	20	LF	1.00	\$ 51.56	1.32	\$ 1,362
2 Replace curtains with window blinds	4.790	6,000	SF	1.20	\$ 4.32	1.32	\$ 41,088
3 Repair damaged concrete flooring in old mechanical rooms	0.000	1	Project	1.00	\$ 500.00	1.32	\$ 661
4 Install automatic door openers	10.580	3	Each	1.20	\$ 3,732.39	1.32	\$ 17,750
Total of Maximum Allowable Construction Cost:							\$ 60,861
Total Project Budget:							\$ 85,205

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Restroom Renovations/Refurbishing/Additions

Project Description

Refurbish mens' restroom in the administration building and the preschool modular. Construct an ADA restroom in or near the nurse's space. Install under lavatory pipe insulation in restrooms at buildings #3 & #4.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish existing restrooms	6.400	60	SF	1.20	\$ 250.39	1.32	\$ 23,815
2 Construct an accessible restroom for the nurse's area	10.912	1	Room	1.10	\$ 23,898.00	1.32	\$ 34,726
3 Install under lav pipe insulation in restrooms at Building 3 & 4	10.923	5	Each	1.00	\$ 103.84	1.32	\$ 686
Total of Maximum Allowable Construction Cost:							\$ 59,227
Total Project Budget:							\$ 82,918

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

A secondary electrical upgrade is needed to bring electrical distribution and outlet numbers up to standards. Primary electrical upgrades are also required in the old portion of the school and to handle expanded electrical loads. There is no emergency lighting evident in the school. Classrooms have an abundant amount of natural light and it is unlikely that emergency lighting would be needed during regular school day hours, however, the occupation of most spaces after hours could be problematic in the event of power failures. Note: Electrical outlets do not comply with requirements in all of the classrooms or common areas. Due to the difficulty involved, outlet heights should be modified in conjunction with general remodeling and renovation projects on a per case/per space basis to accommodate a student or staff member with special needs.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Provide secondary electrical upgrades	5.640	1	School	1.00	\$ 83,843.29	1.32	\$ 110,757
2 Install emergency lighting	5.400	30	Each	1.00	\$ 826.71	1.32	\$ 32,763
3 Install primary electrical upgrades	5.610	1	School	0.50	\$ 111,782.53	1.32	\$ 73,832
Total of Maximum Allowable Construction Cost:							\$ 217,352
Total Project Budget:							\$ 304,293

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Construct a Project Lab / Computer Lab

Project Description

This school does not have a visual arts or science space for teachers to expand their students' exposure to these areas of curriculum. This space has a lab with storage casework/sink/DF (1200), curriculum storage (200), kiln space (100) and ceramics (dirty projects) space (300)= $1800/0.8=2250$ GSF. There is no computer lab at this school. A new computer lab should be 1000 SF with 100 SF of storage and server room. $1100/0.8=1375$.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a project lab	3.210	2,250	SF	1.10	\$ 278.00	1.32	\$ 908,914
2 Construct a computer lab	3.210	1,375	SF	1.10	\$ 278.00	1.32	\$ 555,447
Total of Maximum Allowable Construction Cost:							\$ 1,464,361
Total Project Budget:							\$ 2,050,106

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

The existing media center is housed in a converted classroom and undersized. Construct an addition to the media center and refurbish the existing space. The media center size (3160 sf) is predicated on the district's recent addition of a media center to Bowling Green ES, which includes storage and an area for computers.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish existing library	4.200	1,282	SF	1.00	\$ 50.84	1.32	\$ 86,099
2 Construct an addition to the library	3.210	1,878	SF	1.10	\$ 278.00	1.32	\$ 758,640
Total of Maximum Allowable Construction Cost:							\$ 844,739
Total Project Budget:							\$ 1,182,634

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a second play structure	1.620	1	Project	0.50	\$ 238,915.17	1.32	\$ 157,803
2 Construct a ball wall	1.370	50	LF	2.00	\$ 303.00	1.32	\$ 40,026
Total of Maximum Allowable Construction Cost:							\$ 197,829
Total Project Budget:							\$ 261,135

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Expand the administration area into the adjacent kindergarten spaces. Include a nurse's area with private office and isolation area; a teachers' lounge, workroom and staff restrooms; and additional facility storage. Area remaining can be converted to classroom space. Reconfigure and refurbish existing administration area. Enhance the main entrance. This project is dependent on the relocation of the existing kindergarten classrooms.

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Expand the administration	4.200	2,524	SF	1.00	\$ 50.84	1.32	\$ 169,511
2	Enhance the main entrance	3.720	1,200	SF	1.20	\$ 60.25	1.32	\$ 114,610
3	Reconfigure and refurbish existing administration	4.200	2,465	SF	1.00	\$ 50.84	1.32	\$ 165,549
Total of Maximum Allowable Construction Cost:								\$ 449,670
Total Project Budget:								\$ 629,537

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Kindergarten Addition

Project Description

Construct a two-classroom addition for kindergarten classrooms and storage. A north/south oriented addition on the west end of the asphalt play field is recommended. Access would be from the proposed added parking area accessed from Whitewater Way. Asphalt play area would require reconfiguration and restriping addressed in other capital improvement projects. A new kindergarten play area will be required; however, equipment from the existing play area can be relocated. $(1250 \times 2 + 200/0.8 = 3375 \text{ sf})$. Note: At this school there are two half-day program spaces provided in one classroom room and one AM class in the second classroom. The addition provides for similar facilities. If all-day kindergarten were required, this addition would not provide sufficient classrooms. The addition should be designed with future expansion capabilities.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a kindergarten addition	3.410	3,375	SF	1.10	\$ 296.53	1.32	\$ 1,454,246
2 Construct an age appropriate play area	1.640	1	Project	1.00	\$ 35,838.19	1.32	\$ 47,342
3 Provide for parking	1.220	5	Space	1.00	\$ 3,387.00	1.32	\$ 22,371
Total of Maximum Allowable Construction Cost:							\$ 1,523,959
Total Project Budget:							\$ 2,133,543

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Site adapt a modular pre-K unit	2.324	1	2 CR	1.15	\$ 363,830.00	1.32	\$ 552,712
2 Provide for parking	1.220	5	Space	1.00	\$ 3,387.00	1.32	\$ 22,371
3 Construct an age appropriate play area	1.640	1	Project	1.00	\$ 35,838.19	1.32	\$ 47,342
4 Install site utilities, etc	2.520	1	Per portab	1.00	\$ 21,513.08	1.32	\$ 28,419
Total of Maximum Allowable Construction Cost:							\$ 650,844
Total Project Budget:							\$ 911,182

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Kitchen Renovation

Project Description

The kitchen is small, in generally poor condition and inefficient. There is no serving area (serving is in the multipurpose room) and the storage and service entrance is a poorly constructed add-on. Renovate the existing kitchen space, including a staff restroom, and allowing a serving area adjacent to the multipurpose room. Upgrade the equipment and walk-in unit(s). Note: A fire suppression system will be required on the kitchen hood if the equipment is used for actual cooking, in lieu of warm-up.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate the existing kitchen	4.310	1,039	SF	1.10	\$ 184.27	1.32	\$ 278,205
2 Upgrade equipment and walk-in option	0.000	2		1.00	\$ 12,500.00	1.32	\$ 33,025
Total of Maximum Allowable Construction Cost:							\$ 311,230
Total Project Budget:							\$ 435,723

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install security camera system	11.006	10	Drop	1.00	\$ 1,708.40	1.32	\$ 22,568
2 Provide and connect controller and interface with computer net	11.210	1	School	1.00	\$ 12,228.31	1.32	\$ 16,154
Total of Maximum Allowable Construction Cost:							\$ 38,722
Total Project Budget:							\$ 51,112

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade the clocks throughout the school	0.000	1	Job	1.00	\$ 50,000.00	1.32	\$ 66,050
Total of Maximum Allowable Construction Cost:							\$ 66,050
Total Project Budget:							\$ 92,470

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade the telephone system	5.710	1	School	0.30	\$ 139,734.55	1.32	\$ 55,377
Total of Maximum Allowable Construction Cost:							\$ 55,377
Total Project Budget:							\$ 77,528

O. W. Erlewine Elementary School

Site: Good
Space: Good
Light: Good
Heat and Air: Good
Sound: Good
Aesthetics: Excellent
Equipment: Good
Maintenance: Good
Overall Rating: Good

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
267.1	3.06.E03.1.	Student Drop-off and Pick-up Process	\$ 471,268	\$ 622,073
267.2	4.06.E09.1.	Site Access Improvements	\$ 67,486	\$ 89,082
267.3	4.06.E10.1.1.	Drainage / Grassed Field Improvements	\$ 523,571	\$ 691,113
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267.12	4.06.E06.1.	Playground Improvements	\$ 197,829	\$ 261,135
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267.16	4.02.F07.2.	Kitchen Renovation	\$ 311,230	\$ 435,723
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267.19	4.05.A07.1.	Special Systems Upgrades	\$ 55,377	\$ 77,528
Total of *Maximum Allowable Construction Cost:			\$ 9,321,205	
			Total Project Budget: \$ 12,886,475	

267 O. W. Erlewine Elementary School

Criteria Adequate Comments on existing conditions and needed improvements

1 Site		
1.1 Size	✓	
1.2 Location	✓	
1.3 Safety		CIP for parent drop off and site signage
1.4 Contours		CIP to correct drainage issues
1.5 Development	✓	
1.6 Playfields		CIP to construct additional play structures
1.7 Pool		N/A
1.8 Parking	✓	
1.9 Landscaping	✓	
1.10 Other		
2 Space		
2.1 Administration	✓	
2.2 Health	✓	
2.3 Teachers	✓	
2.4 Audiovisual	✓	
2.5 Library	✓	
2.6 Multipurpose	✓	
2.7 Stage	✓	
2.8 Kitchen	✓	
2.9 Gymnasium		N/A
2.10 Showers		N/A
2.11 Toilets		CIP to renovate restrooms
2.12 Lockers		N/A
2.13 Storage	✓	
2.14 Instructional Space		CIP to refurbish interior surfaces
2.15 Size	✓	
2.16 Flexibility	✓	
2.17 Utilization	✓	
2.18 Expandability	✓	
2.19 Access for the handicapped	✓	
2.20 Other		

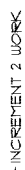
Criteria	Adequate	Comments on existing conditions and needed improvements
3 Light		
3.1 Quantity	✓	
3.2 Brightness	✓	
3.3 Reflectances	✓	
3.4 Windows	✓	
3.5 Screening	✓	
3.6 Audiovisual	✓	
3.7 Energy Factors	✓	
3.8 Other		
4 Heat and Air		
4.1 Temperature Comfort	✓	
4.2 Insulation	✓	
4.3 Air Exchange	✓	
4.4 Distribution	✓	
4.5 Exhaust	✓	
4.6 Conditions	✓	
4.7 Energy Factors	✓	
4.8 Other		
5 Sound		
5.1 Floor Absorption	✓	
5.2 Wall Absorption	✓	
5.3 Ceiling Absorption	✓	
5.4 Ballast Absorption	✓	
5.5 Vent Absorption	✓	
5.6 Exterior Absorption	✓	
5.7 Interior Absorption	✓	
5.8 Isolation		
6 Aesthetics		
6.1 Appropriateness	✓	
6.2 Naturalness	✓	
6.3 Continuity	✓	
6.4 Screening	✓	
6.5 Other		
7 Equipment		
7.1 Quantity	✓	
7.2 Mobility	✓	
7.3 Flexibility	✓	
7.4 Maintenance	✓	
7.5 Instructional Walls	✓	
7.6 Other		

Criteria	Adequate	Comments on existing conditions and needed improvements
8 Maintenance		
8.1 Turfed Areas		CIP to correct drainage issues
8.2 Sprinklers	✓	
8.3 Parking	✓	
8.4 Hardcourt	✓	
8.5 Sidewalks		CIP to replace damaged walks
8.6 Exteriors	✓	
8.7 Interiors		CIP to refurbish interior surfaces
8.8 Roofing		Measure I funding for roofing improvements
8.9 Windows	✓	
8.10 Fencing	✓	
8.11 Mechanical Equipment	✓	
8.12 Hardware	✓	
8.13 Plumbing Fixtures		CIP for restroom renovation
8.14 Other		



Approximate Scale in Feet:





STREET TONNES

- ① CONNECT (N) 2-1/2" GAS LINE TO (E) 2-1/2" GAS UNDERGROUND. PROVIDE (N) 90° IN (E) YARD BOX. RISE AT POLE. SEE DETAIL DM3.3 RUN UNDER OVERHANG. SEE FM3.4 FOR SUPPORT DETAIL. PENETRATE WALL AS HIGH AS POSSIBLE AT LOCATION SHOWN. SEE DETAIL FM3.3.
- ② CONNECT (N) 2-1/2" GAS LINE TO (E) 2-1/2" GAS UNDERGROUND. PROVIDE (N) 90° IN (E) YARD BOX. RISE AT POLE. SEE DETAIL DM3.3. ROUTE UNDER OVERHANG AS SHOWN. FOR SUPPORT DETAIL SEE FM3.4.

-FOR CONTINUATION SEE 3M23

FOR CONTINUATION SEE 3A122

FOR CONTINUATION SEE M2.4A

(E) GAS METER

(E) 4" G

PROVIDE (N) 2" GAS CONNECTION W/50V N (N) YARD BOX. FOR CONTINUATION SEE 3/42.

0' 20'

SM

AS BUILT

MECHANICAL SITE PLAN
1/14 AS NOTED

LUPPEN & HAWLEY, INC.
7400 - 14th AVENUE, 95820-3538
P.O. BOX 245008, 95824-6008
SACRAMENTO, CA

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

PROJECT: DIAGRAM OF BUILDING AREA

SCHOOL: O.W. ERLEWINE

ADDRESS: 2441 STANNSBERRY WAY

EXISTING

X

1-A

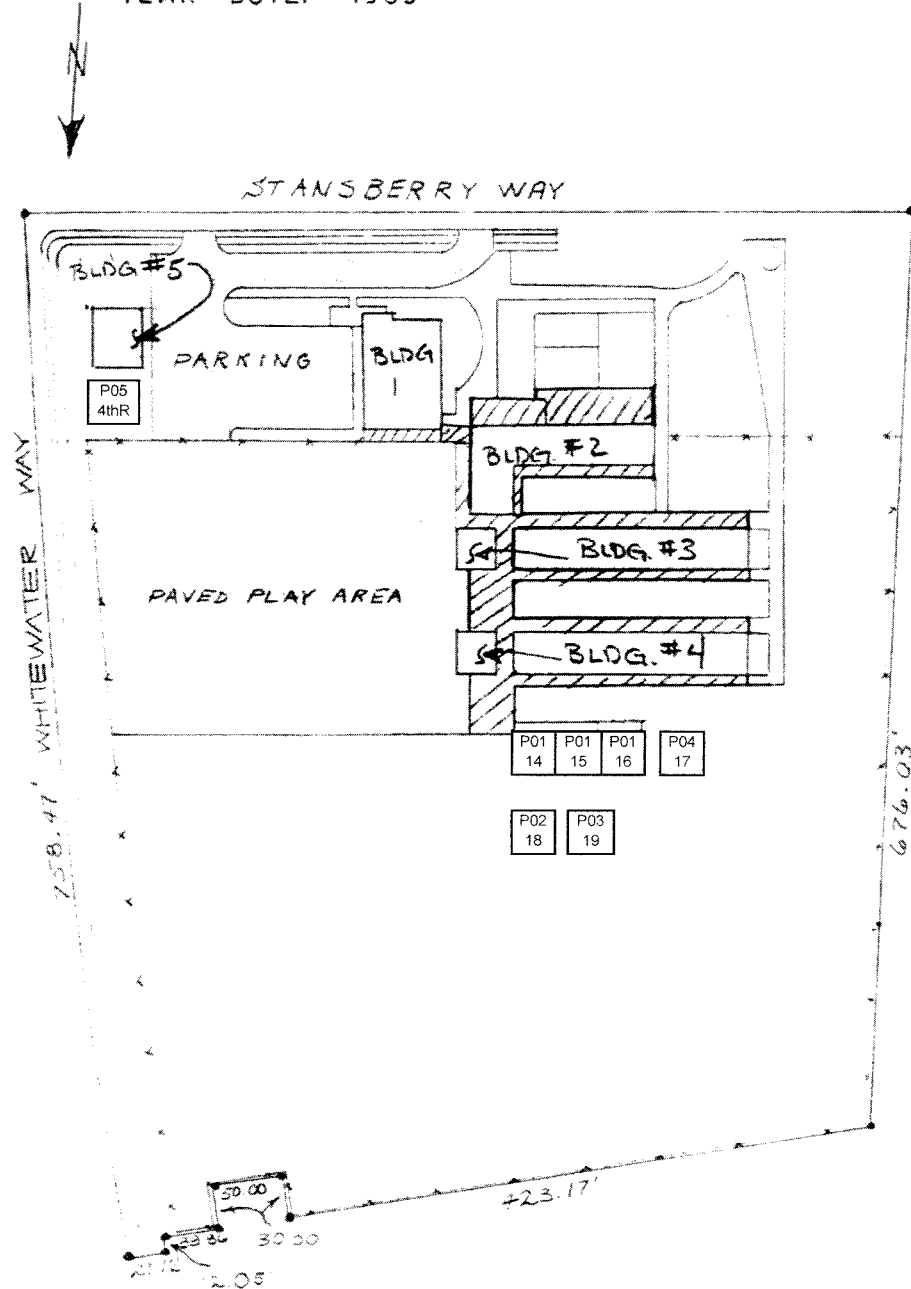
BASIC PLANS

2-A

FINAL PLANS

3-A

SCALE 1" = 120'
ACREAGE 10 ACRES
YEAR BUILT 1965



ABOVE IS MEASURED IN ACCORDANCE WITH
ART. 2022 SUB CHAPTER 8 TITLE 5 CALIF.
ADMINISTRATIVE CODE _____

DATE: 9/69 SHEET 1 OF 6 SHEETS

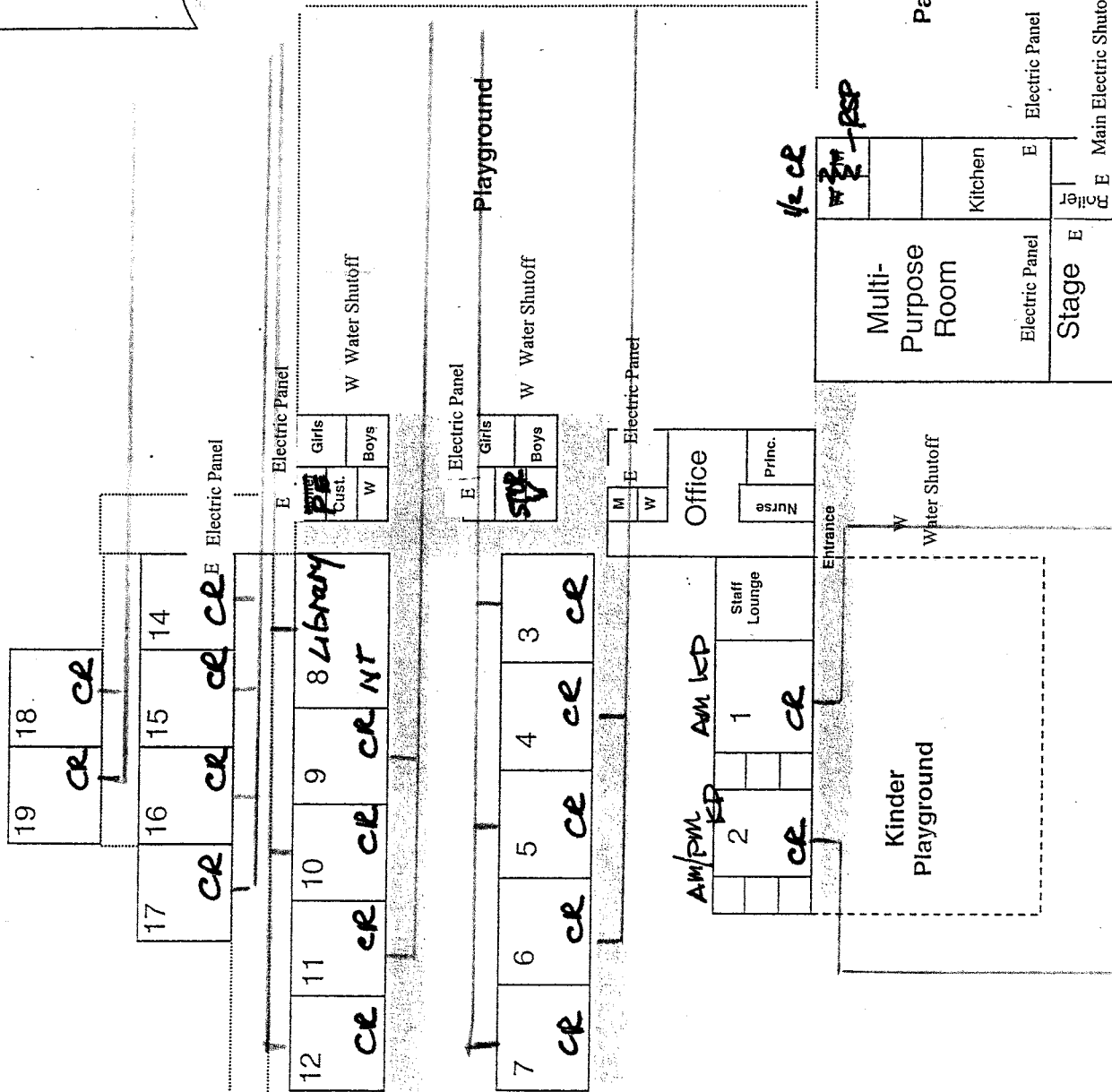
OFFICE OF SCHOOL PLANNING

CALIFORNIA DEPARTMENT OF EDUCATION

Approx. Scale in Feet:

Stansberry Way

Main Water Shut-off
By telephone pole outside of fence
W



	Water Shutoff-Preschool & Cafeteria	W	G	Gas Shutoff
1980-81	100	100	100	100
1981-82	100	100	100	100
1982-83	100	100	100	100
1983-84	100	100	100	100
1984-85	100	100	100	100
1985-86	100	100	100	100
1986-87	100	100	100	100
1987-88	100	100	100	100
1988-89	100	100	100	100
1989-90	100	100	100	100
1990-91	100	100	100	100
1991-92	100	100	100	100
1992-93	100	100	100	100
1993-94	100	100	100	100
1994-95	100	100	100	100
1995-96	100	100	100	100
1996-97	100	100	100	100
1997-98	100	100	100	100
1998-99	100	100	100	100
1999-00	100	100	100	100
2000-01	100	100	100	100
2001-02	100	100	100	100
2002-03	100	100	100	100
2003-04	100	100	100	100
2004-05	100	100	100	100
2005-06	100	100	100	100
2006-07	100	100	100	100
2007-08	100	100	100	100
2008-09	100	100	100	100
2009-10	100	100	100	100
2010-11	100	100	100	100
2011-12	100	100	100	100
2012-13	100	100	100	100
2013-14	100	100	100	100
2014-15	100	100	100	100
2015-16	100	100	100	100
2016-17	100	100	100	100
2017-18	100	100	100	100
2018-19	100	100	100	100
2019-20	100	100	100	100
2020-21	100	100	100	100
2021-22	100	100	100	100
2022-23	100	100	100	100
2023-24	100	100	100	100
2024-25	100	100	100	100
2025-26	100	100	100	100
2026-27	100	100	100	100
2027-28	100	100	100	100
2028-29	100	100	100	100
2029-30	100	100	100	100
2030-31	100	100	100	100
2031-32	100	100	100	100
2032-33	100	100	100	100
2033-34	100	100	100	100
2034-35	100	100	100	100
2035-36	100	100	100	100
2036-37	100	100	100	100
2037-38	100	100	100	100
2038-39	100	100	100	100
2039-40	100	100	100	100
2040-41	100	100	100	100
2041-42	100	100	100	100
2042-43	100	100	100	100
2043-44	100	100	100	100
2044-45	100	100	100	100
2045-46	100	100	100	100
2046-47	100	100	100	100
2047-48	100	100	100	100
2048-49	100	100	100	100
2049-50	100	100	100	100
2050-51	100	100	100	100
2051-52	100	100	100	100
2052-53	100	100	100	100
2053-54	100	100	100	100
2054-55	100	100	100	100
2055-56	100	100	100	100
2056-57	100	100	100	100
2057-58	100	100	100	100
2058-59	100	100	100	100
2059-60	100	100	100	100
2060-61	100	100	10	

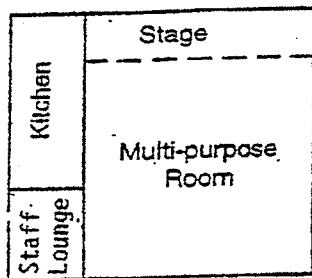
PkD

4th R CITY OWNED

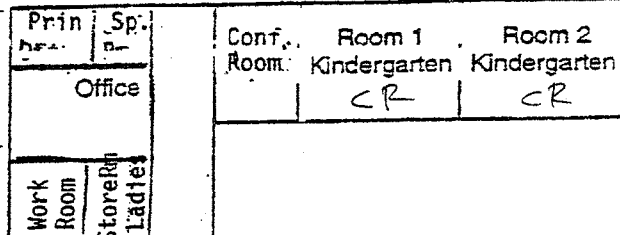
O.W. Erlewine

2441 Stansberry Way

Parking



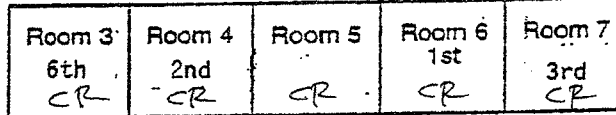
BLDG 1
1965



BLDG 2
1965
Bike Racks

Playground

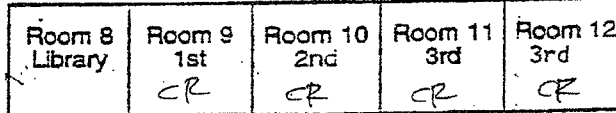
Boys
Girls



BLDG
1965


NORTH

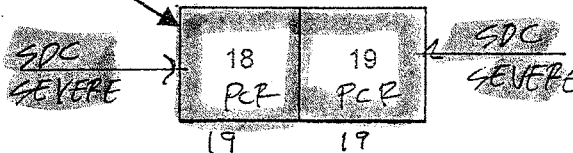
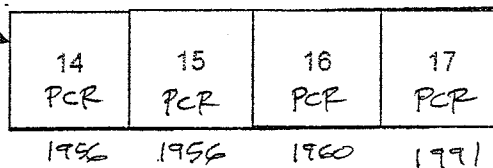
Girls
Boys



BLDG 4
1965

PORTABLE BUILDINGS

Baseball Field Soccer Field



MAY 2002

O.W. Erlewine Elementary School

Portable Building Inventory Summary Sheet

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
P01/ 14	Unknown	No	14596	1956	50	1	982.5
P01/ 15	Unknown	No	14596	1956	50	1	982.5
P01/ 16	Unknown	No	19861	1960	46	1	982.5
P04/ 17	Douppnik	Yes	55702	1991	15	1	960
P02/ 18	Unknown	No	28948	1967	39	1	900
P03/ 19	Modular Specialties	Yes	51735	1989	17	1	960
Total Portable Classrooms						6	5767.5
Total Portable Classrooms Over 20 Years Old						4	3847.5

Note: There is one portable "4th R" building on this campus.

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P05/ 4th R	Douppnik	Yes	68502	1997	9	1	960

Sacramento City Unified School District

School Capacity Worksheet

O.W. Erlewine Elementary School

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
1	Kindergarten	40	Permanent	40	AM & PM for School Loading
2	Kindergarten	40	Permanent	40	AM & PM for School Loading
3	1	20	Permanent	20	
4	1	20	Permanent	20	
5	1	20	Permanent	20	
6	3	20	Permanent	20	
7	3	20	Permanent	20	
9	2	20	Permanent	20	
10	2	20	Permanent	20	
11	2	20	Permanent	20	
12	3	20	Permanent	20	
14	4/5	33	Portable	33	
15	4	33	Portable	33	
16	5	33	Portable	33	
17	6	33	Portable	33	
18	SDC Severe	9	Portable	9	
19	SDC Severe	9	Portable	9	
Maximum Capacity (2)		410		410	
Working Capacity (3)		369		369	

Note: (1) Based on contract maximums.

(2) Maximum capacity is defined as 100% of contract loading in each classroom.

(3) Working capacity is defined as 90% of maximum capacity.

District loading does not account for any programs other than CSR and SDC.

One 4th R portable classroom excluded.

2002/03 CBED Enrollment = 369

Oak Ridge Elementary School

4501 Martin Luther King Jr. Blvd.

Sacramento, CA 95820

Permanent building area: 22,330 GSF

Modular buildings: 19,762 GSF

Modular buildings are 47.0 % of the facility area

Site acres: 7.77

Score:	Possible Points	Total Earned	%
The Site	271	180.5	66.6
Physical Plant Assessment	354	259.0	73.2
Adequacy and Environment for Education	375	244.5	65.2
Total	1,000	684.0	68.4

Excellent = 90–100% Satisfactory = 70–89% Borderline = 50–69% Poor = 30–49% Very Inadequate < 30%



Participants:

Stephen Lewis, Principal

Robert Woodward, Evaluator

Notes from Principal's Meeting and Questionnaire

Date: 02/25/2005

- There are strong concerns with the adequacy and safety of the student pick-up / drop-off areas and bus lanes. MLK is the only access street to the site.
- There is not sufficient parking for staff and visitors. Staff must double park.
- Adequacy of facility deliveries area is deemed as poor by staff.
- There is one crossing guard to handle two streets. 12th is very busy and a safety concern.
- All play areas are asphalt. There is a very small patch of grass, but it is insufficient for a play field.
- The landscape irrigation system is in need of repair. Water is not well dispersed.
- There are drainage issues and standing water on site.
- Concrete walks, pathways and ramps are cracked and damaged.
- HVAC adequacy is an issue in the counseling office, nurses area and plant managers office, as well as other areas in the school. The district, central energy management system is problematic.
- There are not sufficient electrical outlets in classrooms.
- Roof leaks are reported in Classroom #9.
- Flooring problems in Classroom #25.
- Lighting could be improved in areas.
- Teachers workroom needs upgrading.
- Intercom system needs upgrading. There is no clock system.
- Restrooms need refurbishing.

Summary Notes and Comments

School Site:

The site, at 7.77 acres, is below the standard requirement for elementary schools. The site is a long, narrow lot that poses problems with evacuation in case of emergency and with emergency vehicle access at the back of the site. There is a very small grass area that is insufficient as a grass playing field. The site is totally developed with permanent and portable structures and asphalt play areas. There is no room for expansion without the acquisition of adjacent property. Parking, parent drop off and bus loading / unloading is all done in the front parking area, which is very small. Martin Luther King Blvd. is the only access to the school and it is very busy and congested in the mornings and afternoons.

The surrounding neighborhoods are comprised of some businesses, low end housing and apartments.

School Plant:

Oak Ridge is a neighborhood school constructed in 1953 for an enrollment of 350 students. The current enrollment is 515 and there are 22 portable classrooms on site, including an unused restroom unit. Most of the portable and permanent classrooms are in poor condition and in need of refurbishment. The school has been through the modernization process. Additional improvements are scheduled, pending adequate funding. The electrical system was upgraded to handle new HVAC and increased technology demands, but electrical service outlets in classrooms and common areas is still lacking. The school roofs are in good condition with no problems noted by staff, except for Classroom #9. The restrooms need upgrading and distribution improved for both staff and students.

Adequacy and Environment for Education:

Nearly half of the classroom space at Oak Ridge is in portable classrooms and most of these are aged and only in fair condition. The site is over prototype site capacity, which has an impact on core facilities such as play areas, multipurpose / dining and administrative areas. There is no project lab, computer lab or music teaching space on this campus. The media center is in a converted classroom and not adequate for an enrollment of this size. There are several areas that have poor HVAC distribution. Clocks consist of inexpensive electric clocks purchased by individual staff members. Most interior spaces, including classrooms, multipurpose, kitchen and common areas are in need of refurbishment.

The Main Capital Investment Areas:

- Acquisition of additional adjoining property will be necessary if the school is to expand.
- Conversion of modular classrooms to permanent construction.
- Construct a parent drop off zone and install flashing school signs on MLK Blvd.
- Enhance the main entrance and install automatic door openers.
- Improve the parking layout and configuration. Add additional parking if space allows.
- Resolve site drainage issues.
- Correct HVAC deficiencies.
- Refurbish interior spaces in common areas, permanent classrooms and modular classrooms.
- Refurbish exterior surfaces.
- Refurbish restrooms, activate modular restroom unit that is currently not used and add restrooms for improved distribution.
- Construct a media center, project lab and computer lab.

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265 Oak Ridge Elementary School

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
1	265.1	2.00.G01.1.	Issue: Site Development	\$ 0	\$ 0
	265.2	3.06.E01.1.	Student Drop-off/Pick-up Process	\$ 79,321	\$ 104,704
	265.3	4.06.E03.1.	Site Access Improvements	\$ 57,548	\$ 75,963
	265.4	4.06.E10.1.1.	Grassed Field / Landscaping Improvements	\$ 190,808	\$ 251,867
	265.5	4.06.E09.1.	Site Improvements	\$ 369,401	\$ 487,609
	265.6	4.04.D01.2.	Exterior Building Improvements	\$ 296,762	\$ 415,466
	265.7	4.04.C01.1.	Permanent Classroom Renovation	\$ 1,504,481	\$ 2,106,274
	265.8	2.02.F07.1.	Administration Addition/Renovation	\$ 189,038	\$ 264,654
2	265.9	4.04.C09.1.	Restroom Renovations/Additions	\$ 1,109,018	\$ 1,552,626
4	265.10	2.02.F02.2.	Construct a Project Lab/Computer Lab	\$ 1,464,361	\$ 2,050,106
	265.11	4.05.A03.2.1.	Electrical Upgrades	\$ 427,270	\$ 598,178
	265.12	4.08.A03.1.1.	HVAC System Improvements	\$ 25,730	\$ 33,964
	265.13	2.04.C01.1.	Multipurpose Renovation	\$ 369,363	\$ 517,108
	265.14	3.13.G01.1.	Williams Case – Necessary Repairs	\$ 3,963	\$ 3,963
4	265.15	2.02.F02.1.	Construct a Media Center Addition/Renovation	\$ 1,084,859	\$ 1,518,802
	265.16	4.06.E06.1.	Playground Improvements	\$ 295,355	\$ 389,868
	265.17	2.02.F07.1.	Kitchen Addition/Renovation	\$ 422,344	\$ 591,281
	265.18	9.04.C01.1.	Replace/Renovate Portable Classrooms	\$ 3,573,219	\$ 5,002,507
	265.19	2.00.F01.1.	Issue: District Considering Healthy Start Program	\$ 0	\$ 0
	265.20	2.00.F02.1.	Issue: Kindergarten Program Spaces	\$ 0	\$ 0
3	265.21	2.02.F07.1.	Construct Social/Emotional Services Space	\$ 266,199	\$ 372,678
	265.22	2.00.F02.1.	Issue; New School	\$ 0	\$ 0
Total of Maximum Allowable Construction Cost:				\$ 11,729,040	
Total Project Budget:					\$ 16,337,620

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Issue: Site Development

Project Description

There are serious issues with this site that have no apparent solution without the acquisition of additional property. The overdevelopment of the site to accommodate classrooms coupled with its configuration (long and narrow) complicate solutions to the traffic control and parking dilemma that Oak Ridge faces. The site is fully developed and generally dedicated to classroom space. Staff and visitor parking is grossly inadequate and poorly integrated into the west (front) portion of the site and the north side. The small, front parking area must also function as a parent drop-off, a bus lane, visitor parking and a service entrance. The development of the site only leaves a very small (12000 SF) grass area available as a play field. There is no space available for children to play except for the asphalt surface. Despite these conditions, this school is an important part of this neighborhood that provides a haven for children in an otherwise rough area. Since it seems important to keep the school open, the district should consider control of the enrollment or acquisition of additional land.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Issue	0.000	0		0.00	\$ 0.00	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
Total Project Budget:							\$ 0

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Martin Luther King Blvd. is the only access to this site. The site is long, narrow and fully developed. There are no street pull-out lanes, flashing school-zone lights or directional signs for the school on MLK. There is a drive lane in the parking lot; however it is not adequate to handle all of the traffic. Parents use the parking lot or park along the roll curbs of MLK to discharge the students. There is a crossing guard and a light on MLK and 20th. Traffic still travels at high rates of speed and despite the staff's efforts for control, the density of traffic could cause a dangerous situation if drivers and students crossing do not pay attention. Some active means of warning drivers of student presence and slowing traffic is needed. There is very little room and few options for expansion available on this site. Without land acquisition, improvement is limited to a reconfiguration of the front (west) parking area to create a more efficient parent drop-off area.

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Reconfigure, reseal and re-stripe the parking lot to create a more efficient drop-off lane	1.235	23,000	SF	1.00	\$ 1.88	1.32	\$ 57,120
2	Install flashing school signs on MLK	0.000	2	Each	1.00	\$ 7,500.00	1.32	\$ 19,815
3	Install direction, way finding signage for the school and the accessible entrance	10.825	4	Each	1.00	\$ 451.56	1.32	\$ 2,386
Total of Maximum Allowable Construction Cost:								\$ 79,321
Total Project Budget:								\$ 104,704

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace damaged concrete walks	1.155	1,500	SF	1.20	\$ 10.98	1.32	\$ 26,108
2 Replace worn drive pads from MLK	1.140	2	Project	1.00	\$ 11,900.00	1.32	\$ 31,440
Total of Maximum Allowable Construction Cost:							\$ 57,548
Total Project Budget:							\$ 75,963

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Correct asphalt play surface drainage issues	1.410	1	Acre	1.00	\$ 37,031.21	1.32	\$ 48,918
2 Separate the irrigation from the domestic water system	0.000	1	Job	1.00	\$ 37,500.00	1.32	\$ 49,538
3 Prep, re-contour, reseed, upgrade the irrigation system in the grass fields	1.830	24,000	SF	1.00	\$ 1.37	1.32	\$ 43,434
4 Install drainage interceptors	1.410	1	Acre	1.00	\$ 37,031.21	1.32	\$ 48,918
Total of Maximum Allowable Construction Cost:							\$ 190,808
Total Project Budget:							\$ 251,867

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct trash enclosures at service entrance	1.360	2	Each	1.00	\$ 23,000.00	1.32	\$ 60,766
2 Install site lighting throughout	1.280	8	Per Pole	1.00	\$ 6,510.90	1.32	\$ 68,807
3 Construct covered walkways to modular classrooms	3.711	5,000	SF	1.00	\$ 36.31	1.32	\$ 239,828
Total of Maximum Allowable Construction Cost:							\$ 369,401
Total Project Budget:							\$ 487,609

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Exterior Building Improvements

Project Description

Enhance the main entrance for improved appearance and ease of identification. Repaint the exterior of the permanent buildings and modular classrooms 16–18. Install ADA compliant room identification signage at all classrooms and common areas. Replace the doors and hardware to modular classrooms #19 & 20. Identify and repair roof leak in classroom #9.

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Enhance the main entrance	3.710	1,250	SF	1.20	\$ 45.12	1.32	\$ 89,405
2	Repaint the exterior of main building and modular classrooms	4.520	25,000	SF	1.00	\$ 1.98	1.32	\$ 65,390
3	Install room / space identification signage	10.870	401	Each	1.00	\$ 158.05	1.32	\$ 83,722
4	Replace exterior doors and hardware to classrooms	4.731	2	Per door	1.20	\$ 3,021.27	1.32	\$ 9,579
5	Identify and repair roof leak in Classroom #9	0.000	1	Job	1.00	\$ 1,000.00	1.32	\$ 1,321
6	Prep for paint	4.541	8,000	SF	1.00	\$ 4.48	1.32	\$ 47,345
Total of Maximum Allowable Construction Cost:								\$ 296,762
Total Project Budget:								\$ 415,466

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish permanent classrooms	4.300	11,040	SF	1.00	\$ 101.40	1.32	\$ 1,478,801
2 Replace curtains with window blinds	4.790	4,500	SF	1.00	\$ 4.32	1.32	\$ 25,680
Total of Maximum Allowable Construction Cost:							\$ 1,504,481
Total Project Budget:							\$ 2,106,274

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish the existing administration area	4.200	890	SF	1.00	\$ 50.84	1.32	\$ 59,772
2 Construct an addition to the administration area	3.410	300	SF	1.10	\$ 296.53	1.32	\$ 129,266
Total of Maximum Allowable Construction Cost:							\$ 189,038
Total Project Budget:							\$ 264,654

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Restroom Renovations/Additions

Project Description

Refurbish existing staff and students' restrooms, including the kindergarten/preschool area restrooms. Include the refurbishment of the portable restrooms for use (they are currently locked up). Construct second portable restroom unit for students and staff at the east end of the site for improved distribution. Upgrade portable area and utilities.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish existing restrooms	6.400	1,600	SF	1.00	\$ 250.39	1.32	\$ 529,224
2 Construct portable restroom unit	2.325	1	Unit	1.00	\$ 417,392.50	1.32	\$ 551,375
3 Upgrade portable area and utilities	2.520	1 Per portab		1.00	\$ 21,513.08	1.32	\$ 28,419
Total of Maximum Allowable Construction Cost:							\$ 1,109,018
Total Project Budget:							\$ 1,552,626

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Construct a Project Lab/Computer Lab

Project Description

This school does not have a visual arts or science space for teachers to expand their students' exposure to these areas of curriculum. This space has a lab with storage casework/sink/DF (1200), curriculum storage (200), kiln space (100) and ceramics (dirty projects) space (300)= $1800/0.8=2250$ GSF. There is no computer lab at this school. A new computer lab should be 1000 SF with 100 SF of storage and server room. $1100/0.8=1375$.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a project lab	3.210	2,250	SF	1.10	\$ 278.00	1.32	\$ 908,914
2 Construct a computer lab	3.210	1,375	SF	1.10	\$ 278.00	1.32	\$ 555,447
Total of Maximum Allowable Construction Cost:							\$ 1,464,361
Total Project Budget:							\$ 2,050,106

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Electrical Upgrades

Project Description

Upgrade the secondary electrical system. Upgrade the electrical distribution system in the permanent buildings. Note: Electrical outlets do not comply with requirements in all of the classrooms or common areas. Due to difficulty involved, outlet heights should be modified in conjunction with general remodeling projects on a per case/per space basis to accommodate a student or staff member with special needs.

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Secondary electrical upgrades	5.640	1	School	1.00	\$ 83,843.29	1.32	\$ 110,757
2	Distribution, lighting and outlet upgrades	5.300	22,330	SF	1.00	\$ 10.73	1.32	\$ 316,513
Total of Maximum Allowable Construction Cost:								\$ 427,270
Total Project Budget:								\$ 598,178

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Correct HVAC issues	6.253	6	Each	1.50	\$ 2,164.21	1.32	\$ 25,730
Total of Maximum Allowable Construction Cost:							\$ 25,730
Total Project Budget:							\$ 33,964

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Multipurpose Renovation

Project Description

Refurbish the multipurpose room and stage, include acoustical wall panel installation, replacement of window curtains with blinds and replacement of stage curtains. Install automatic door openers at the main entrance and the multipurpose room. Construct an addition for facility and custodial service.

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Renovate the existing multipurpose	4.200	3,100	SF	1.00	\$ 50.84	1.32	\$ 208,195
2	Install acoustical wall panels	4.906	2,000	SF	1.00	\$ 23.11	1.32	\$ 61,057
3	Replace curtains with window blinds	4.790	500	SF	1.00	\$ 4.32	1.32	\$ 2,853
4	Replace stage curtains	0.000	1	Job	1.00	\$ 5,000.00	1.32	\$ 6,605
5	Install automatic door openers	10.580	2	Each	1.00	\$ 3,732.39	1.32	\$ 9,861
6	Construct a storage area for the multipurpose	3.210	200	SF	1.10	\$ 278.00	1.32	\$ 80,792
Total of Maximum Allowable Construction Cost:								\$ 369,363
Total Project Budget:								\$ 517,108

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

From the Needs Assessment Report this school should receive funding for one work item: Treat termite activity and dry rot in framing. The request is for \$3,000. Due to the timing of the assessment, some of the work may have been completed concurrently with ongoing modernization improvements. The work may also be included in the prior projects but under more general work.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Treat termite activity and dryrot in framing	0.000	1	Job	1.00	\$ 3,000.00	1.32	\$ 3,963
Total of Maximum Allowable Construction Cost:							\$ 3,963
Total Project Budget:							\$ 3,963

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Construct a Media Center Addition/Renovation

Project Description

The existing media center is housed in a converted classroom and undersized. Construct an addition to the media center and refurbish the existing space. The media center size (3160 sf) is predicated on the district's recent addition of a media center to Bowling Green ES, which includes storage and an area for computers.

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Construct an addition to the media center	3.410	2,228	SF	1.10	\$ 296.53	1.32	\$ 960,018
2	Renovate the existing media center	4.300	932	SF	1.00	\$ 101.40	1.32	\$ 124,841
Total of Maximum Allowable Construction Cost:								\$ 1,084,859
Total Project Budget:								\$ 1,518,802

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Install a second play structure	1.630	0	Project	1.00	\$ 128,359.61	1.32	\$ 84,782
2	Construct a shade structure with slab and seating	3.710	1,200	SF	1.00	\$ 45.12	1.32	\$ 71,524
3	Install additional site seating and tables	0.000	1	Project	1.00	\$ 7,500.00	1.32	\$ 9,908
4	Reseal and restripe the asphalt play area	1.235	52,000	SF	1.00	\$ 1.88	1.32	\$ 129,141
Total of Maximum Allowable Construction Cost:								\$ 295,355
Total Project Budget:								\$ 389,868

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a kitchen addition	3.540	500	SF	1.10	\$ 344.15	1.32	\$ 250,042
2 Renovate existing kitchen space	4.310	640	SF	1.00	\$ 184.27	1.32	\$ 155,789
3 Upgrade the equipment and walk-in unit (s)	0.000	1		1.00	\$ 12,500.00	1.32	\$ 16,513
Total of Maximum Allowable Construction Cost:							\$ 422,344
Total Project Budget:							\$ 591,281

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Replace/Renovate Portable Classrooms

Project Description

Renovate portable classrooms #16–22 and #26–28. Replace modular classrooms exceeding 20 years of age, #9–15, #23–25 and #29 & 30. (12@96=/.8= 14400 sf). Upgrade the portable area and utilities.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish modular classrooms	2.200	10	Classroom	1.00	\$ 28,677.84	1.32	\$ 378,834
2 Replace portable classrooms	2.320	14,400	SF	1.00	\$ 150.00	1.32	\$ 2,853,360
3 Upgrade portable area and utilities	2.520	12	Per portab	1.00	\$ 21,513.08	1.32	\$ 341,025
Total of Maximum Allowable Construction Cost:							\$ 3,573,219
Total Project Budget:							\$ 5,002,507

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Issue: District Considering Healthy Start Program

Project Description

The district is considering locating a Healthy Start program at this school. The planning funds from the state have been requested for 2005–2006 of about \$25,000.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Issue: Planning for a Healthy Start	0.000	1	Job	1.00	\$ 0.00	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
Total Project Budget:							\$ 0

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Issue: Kindergarten Program Spaces

Project Description

The kindergarten spaces are 1150 SF, smaller than the state's recommended 1350 SF. The district has received an exception for their kindergarten spaces' size, if space is new (or newly renovated) with adjacent restroom(s). At this school there are two half-day program spaces in older classrooms with restrooms carved from the classroom space. The basics of the classroom are met and the classrooms are within the kindergarten play area fencing. If all-day kindergarten were required there would be a sufficient number of classrooms; however, the school would need to reclaim one or both of the classrooms in this wing that are not currently in use by kindergarten spaces. If full day kindergartens were mandated, the school would need to add two standard classrooms to make up the shortfall and if state recommended classroom size was required then an addition to the current building would be needed and a reconfiguration of the entire building into three kindergarten and storage (2 @ 960 + 400 = 2320 SF).

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Issue: Construct kindergarten spaces	0.000	0		0.00	\$ 0.00	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
Total Project Budget:							\$ 0

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Construct Social/Emotional Services Space

Project Description

Staff has expressed a need for a classroom to provide social/emotional services to students, parents and staff. Construct a portable classroom with restroom for this purpose (1@960/.8= 1200 sf). Upgrade the portable area and utilities. Note: Given the overdevelopment of this site, which already lacks amenities such as a grass play field, space for this construction could be problematic. Other existing space may need to be eliminated to provide for this addition.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a portable for social / emotional services	2.320	1,200	SF	1.00	\$ 150.00	1.32	\$ 237,780
2 Upgrade the portable area and utilities	2.520	1 Per portab		1.00	\$ 21,513.08	1.32	\$ 28,419
Total of Maximum Allowable Construction Cost:							\$ 266,199
Total Project Budget:							\$ 372,678

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

Issue: The district may wish to consider the construction of a new facility for Oak Ridge ES, using modular type construction, in lieu of the correction of deficiencies as a more economical use of funds. The Oak Ridge facility would occupy the same site and may require the use of the grass field immediately east of the site as a temporary site, which is purported to be District property (not confirmed). A modular facility, if pre-planned correctly, could conceivably be completed during the summer break. The estimated probable cost of construction for a new facility for Oak Ridge, predicated on a similar estimate for Fruit Ridge ES, is \$12,926,000. Actual size and amenities will impact the final cost.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Issue: New school	0.000	1		1.00	\$ 0.00	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
Total Project Budget:							\$ 0

Oak Ridge Elementary School

Site: Poor
Space: Poor
Light: Good
Heat and Air: Good
Sound: Average
Aesthetics: Poor
Equipment: Average
Maintenance: Average
Overall Rating: Poor

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
265.1	2.00.G01.1.	Issue: Site Development	\$ 0	\$ 0
265.2	3.06.E01.1.	Student Drop-off/Pick-up Process	\$ 79,321	\$ 104,704
265.3	4.06.E03.1.	Site Access Improvements	\$ 57,548	\$ 75,963
265.4	4.06.E10.1.1.	Grassed Field / Landscaping Improvements	\$ 190,808	\$ 251,867
265.5	4.06.E09.1.	Site Improvements	\$ 369,401	\$ 487,609
265.6	4.04.D01.2.	Exterior Building Improvements	\$ 296,762	\$ 415,466
265.7	4.04.C01.1.	Permanent Classroom Renovation	\$ 1,504,481	\$ 2,106,274
265.8	2.02.F07.1.	Administration Addition/Renovation	\$ 189,038	\$ 264,654
265.9	4.04.C09.1.	Restroom Renovations/Additions	\$ 1,109,018	\$ 1,552,626
265.10	2.02.F02.2.	Construct a Project Lab/Computer Lab	\$ 1,464,361	\$ 2,050,106
265.11	4.05.A03.2.1.	Electrical Upgrades	\$ 427,270	\$ 598,178
265.12	4.08.A03.1.1.	HVAC System Improvements	\$ 25,730	\$ 33,964
265.13	2.04.C01.1.	Multipurpose Renovation	\$ 369,363	\$ 517,108
265.14	3.13.G01.1.	Williams Case – Necessary Repairs	\$ 3,963	\$ 3,963
265.15	2.02.F02.1.	Construct a Media Center Addition/Renovation	\$ 1,084,859	\$ 1,518,802
265.16	4.06.E06.1.	Playground Improvements	\$ 295,355	\$ 389,868
265.17	2.02.F07.1.	Kitchen Addition/Renovation	\$ 422,344	\$ 591,281
265.18	9.04.C01.1.	Replace/Renovate Portable Classrooms	\$ 3,573,219	\$ 5,002,507
265.19	2.00.F01.1.	Issue: District Considering Healthy Start Program	\$ 0	\$ 0
265.20	2.00.F02.1.	Issue: Kindergarten Program Spaces	\$ 0	\$ 0
265.21	2.02.F07.1.	Construct Social/Emotional Services Space	\$ 266,199	\$ 372,678
265.22	2.00.F02.1.	Issue; New School	\$ 0	\$ 0
Total of *Maximum Allowable Construction Cost:			\$ 11,729,04	
			Total Project Budget: \$ 16,337,620	

265 Oak Ridge Elementary School

Criteria Adequate Comments on existing conditions and needed improvements

1 Site		
1.1 Size		Small for this enrollment
1.2 Location		Deteriorating neighborhood
1.3 Safety		CIP to install site signage
1.4 Contours		CIP to correct drainage issues
1.5 Development	✓	
1.6 Playfields		CIP addressing lack of a grass play field
1.7 Pool		N/A
1.8 Parking		Insufficient for this site
1.9 Landscaping		Minimal. Lack of open area to improve
1.10 Other		
2 Space		
2.1 Administration		CIP for the renovation of the admin area
2.2 Health		CIP to construct adequate nurses area
2.3 Teachers		CIP to construct lounge and work area(s)
2.4 Audiovisual	✓	
2.5 Library		Measure I funding to refurbish and expand
2.6 Multipurpose		CIP to refurbish
2.7 Stage	✓	
2.8 Kitchen		CIP to renovate and expand
2.9 Gymnasium		N/A
2.10 Showers		N/A
2.11 Toilets		CIP to renovate restrooms
2.12 Lockers		N/A
2.13 Storage	✓	
2.14 Instructional Space		CIP to refurbish interior surfaces
2.15 Size	✓	
2.16 Flexibility	✓	
2.17 Utilization	✓	
2.18 Expandability	✓	
2.19 Access for the handicapped	✓	
2.20 Other		

Criteria Adequate Comments on existing conditions and needed improvements

3 Light		
3.1 Quantity	✓	
3.2 Brightness	✓	
3.3 Reflectances	✓	
3.4 Windows		CIP to replace windows
3.5 Screening		CIP to replace curtains with mini-blinds
3.6 Audiovisual	✓	
3.7 Energy Factors	✓	
3.8 Other		

4 Heat and Air		
4.1 Temperature Comfort		CIP for HVAC Improvements
4.2 Insulation	✓	
4.3 Air Exchange	✓	
4.4 Distribution	✓	
4.5 Exhaust	✓	
4.6 Conditions	✓	
4.7 Energy Factors	✓	
4.8 Other		

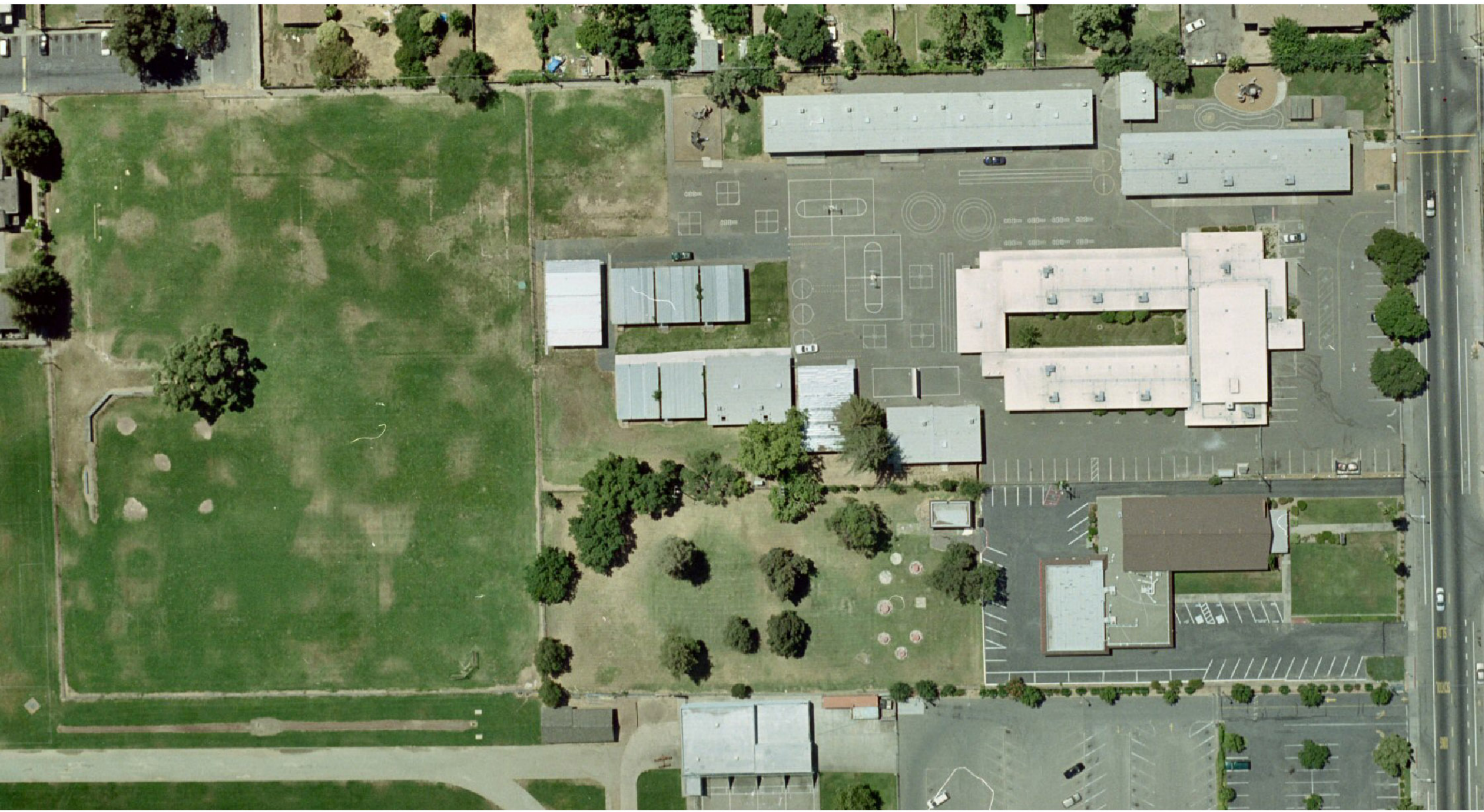
5 Sound		
5.1 Floor Absorption	✓	
5.2 Wall Absorption	✓	
5.3 Ceiling Absorption	✓	
5.4 Ballast Absorption	✓	
5.5 Vent Absorption	✓	
5.6 Exterior Absorption	✓	
5.7 Interior Absorption	✓	
5.8 Isolation		

6 Aesthetics		
6.1 Appropriateness	✓	
6.2 Naturalness	✓	
6.3 Continuity	✓	
6.4 Screening	✓	
6.5 Other		

7 Equipment		
7.1 Quantity	✓	
7.2 Mobility	✓	
7.3 Flexibility	✓	
7.4 Maintenance	✓	
7.5 Instructional Walls	✓	
7.6 Other		

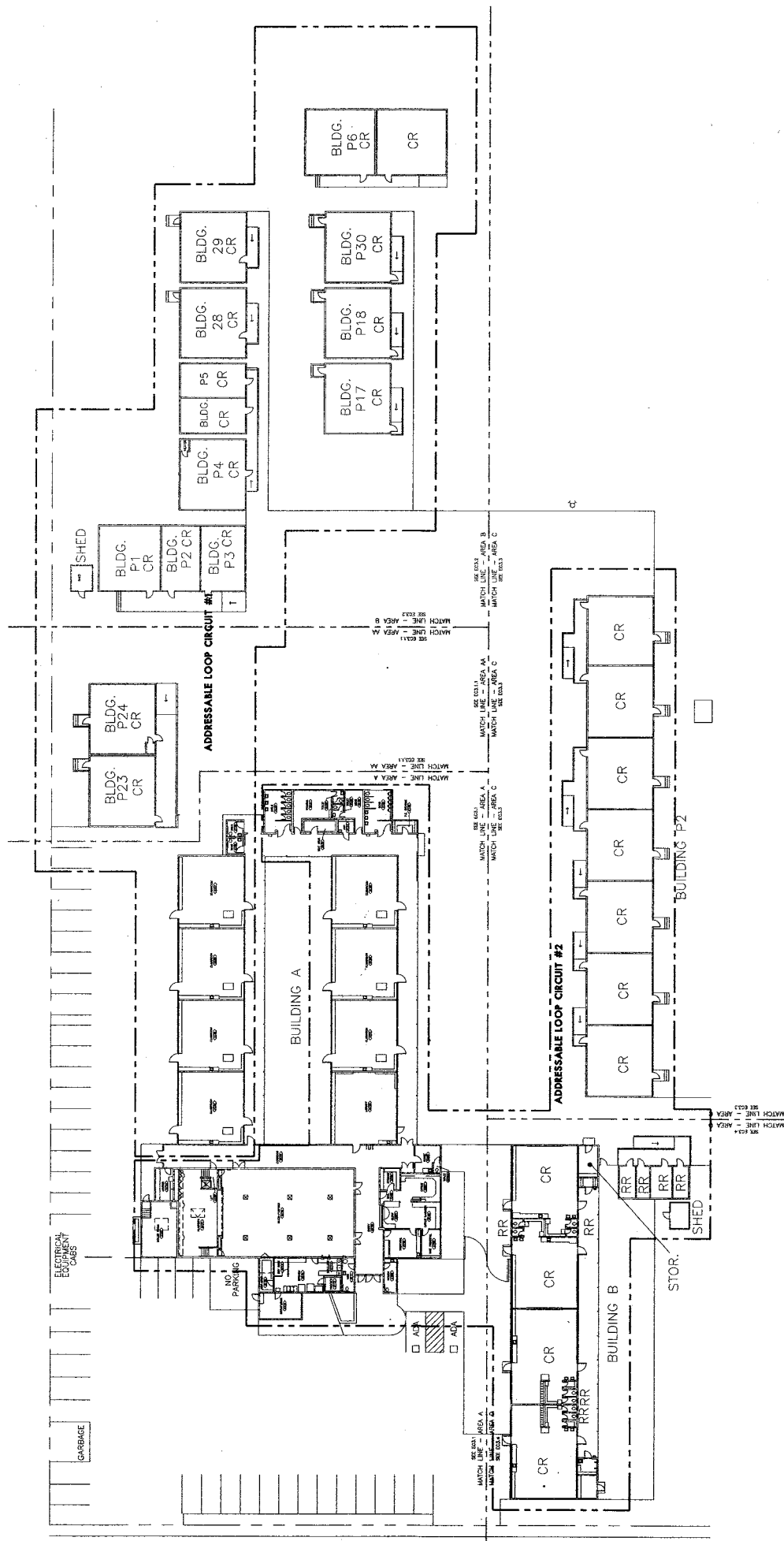
Criteria	Adequate	Comments on existing conditions and needed improvements
8 Maintenance		
8.1 Turfed Areas		Lack of grass playing fields
8.2 Sprinklers	✓	
8.3 Parking		Inadequate
8.4 Hardcourt		CIP to resurface asphalt play areas
8.5 Sidewalks		CIP to replace damaged and construct covers
8.6 Exteriors		CIP to refurbish exterior surfaces
8.7 Interiors		CIP to refurbish interior surfaces
8.8 Roofing		Measure I funding for roofing improvements
8.9 Windows	✓	
8.10 Fencing	✓	
8.11 Mechanical Equipment		CIP for HVAC improvements
8.12 Hardware		CIP to replace hardware
8.13 Plumbing Fixtures		CIP to renovate restrooms
8.14 Other		

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Approximate Scale in Feet:

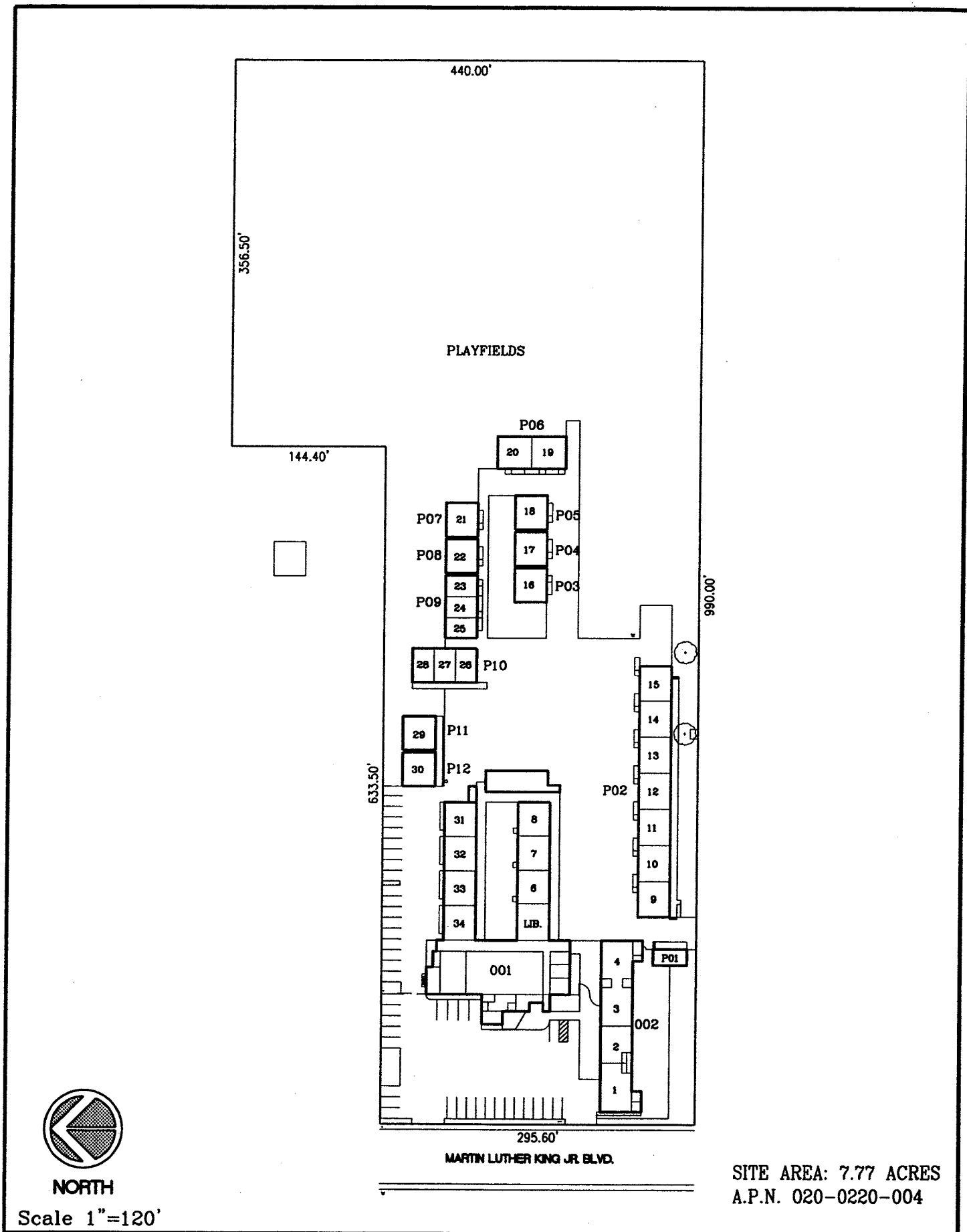




NORTH

OAK RIDGE ELEMENTARY - SITE PLAN

SCALE: 1" = 20'-0"

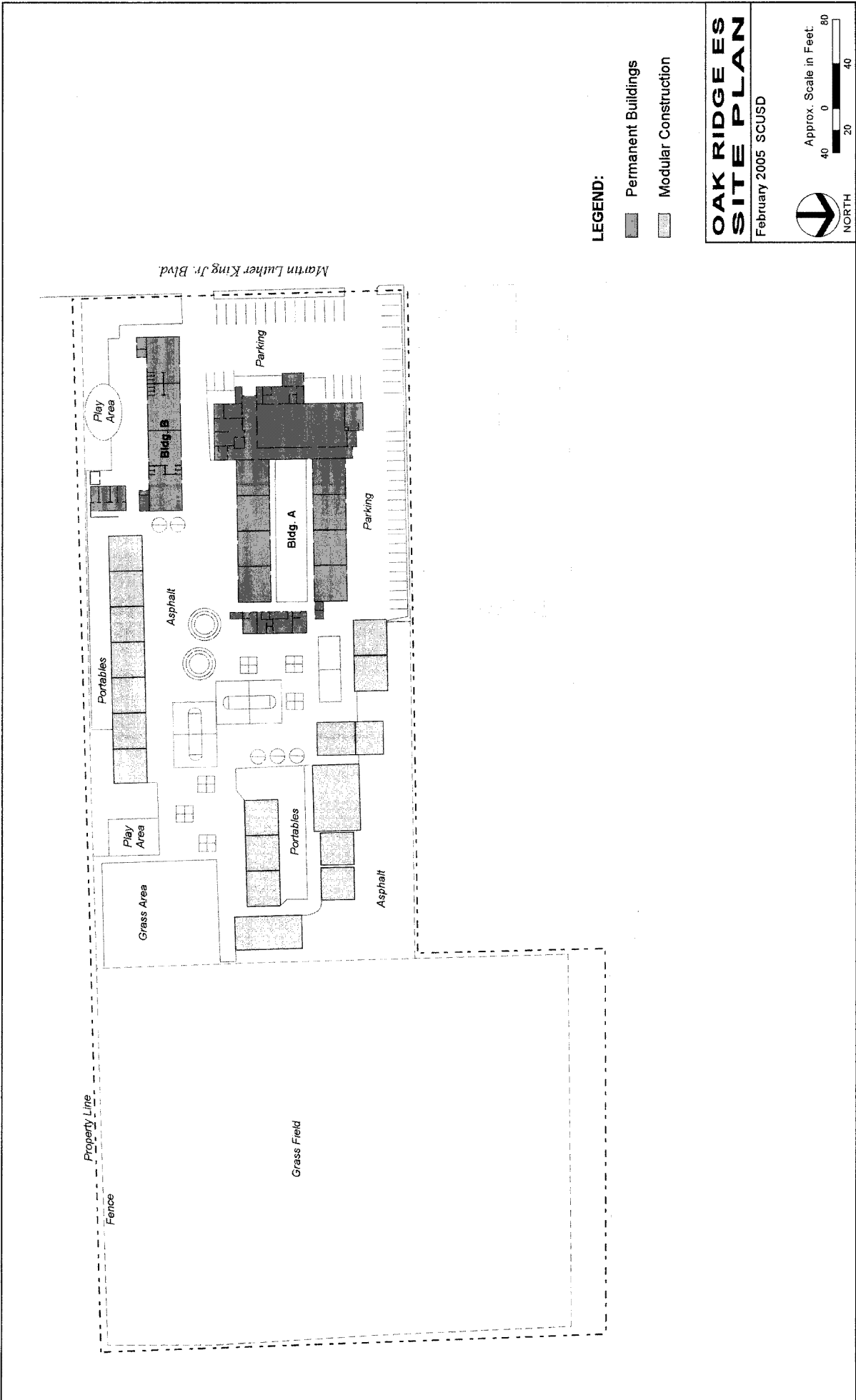


SITE AREA: 7.77 ACRES
A.P.N. 020-0220-004

265 - Oak Ridge Elementary School
4501 Martin Luther King Jr. Blvd.
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

EXISTING SITE DIAGRAM

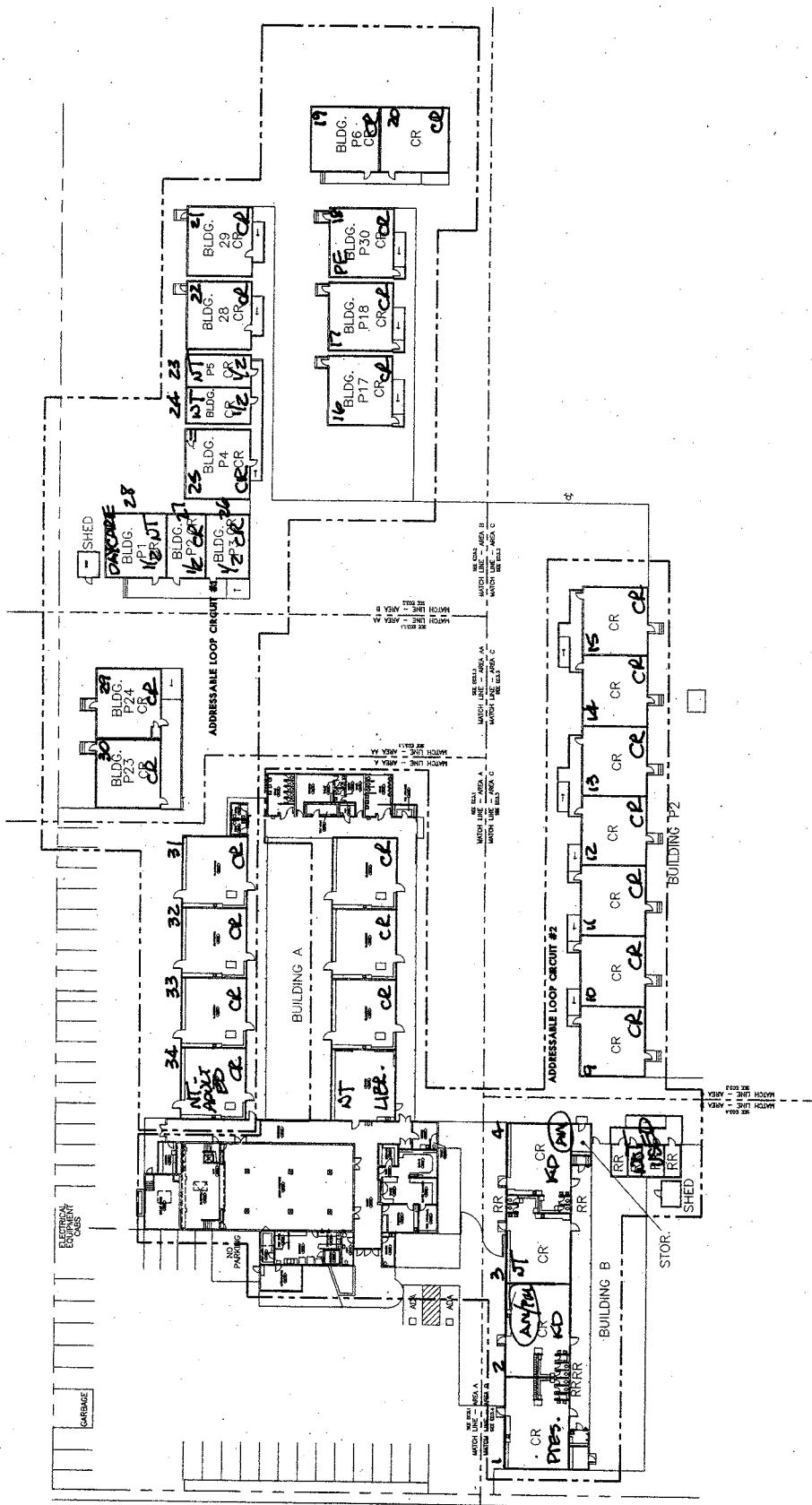
OCTOBER 2001





SCALE 1" = 30'-0"

OAK RIDGE ELEMENTARY - SITE PLAN



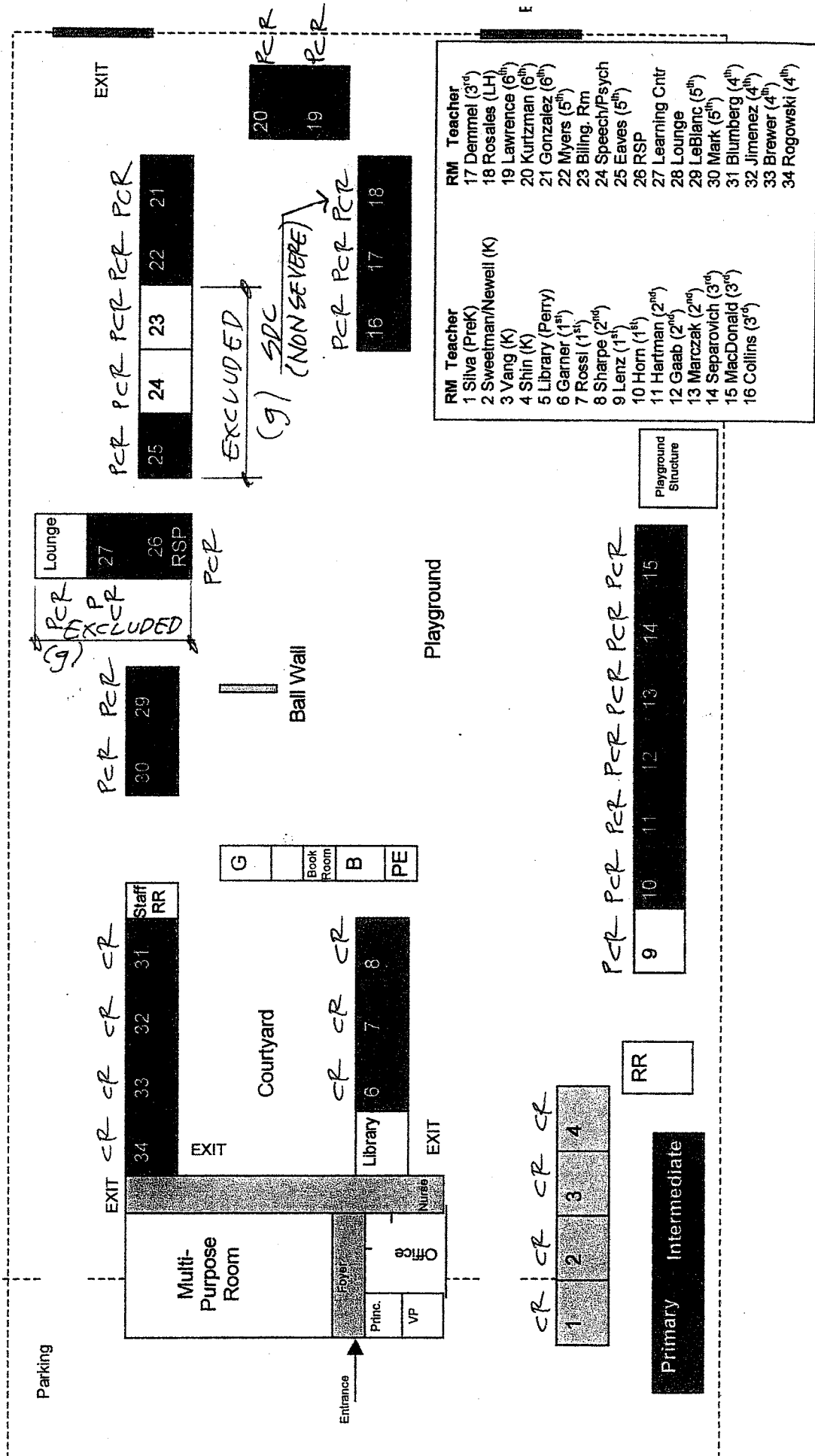
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Oak Ridge Elementary School

4501 Martin L. King Jr. Blvd
Sacramento, CA 95820
277-6679



MAY 2002

Oak Ridge Elementary School

Portable Building Inventory Summary Sheet

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
P02/ 9	Unknown	No	19861	1960	46	1	982.5
P02/ 10	Unknown	No	19861	1960	46	1	982.5
P02/ 11	Unknown	No	19861	1960	46	1	982.5
P02/ 12	Unknown	No	17378	1958	48	1	982.5
P02/ 13	Unknown	No	9952	1954	52	1	982.5
P02/ 14	Unknown	No	9952	1952	54	1	982.5
P02/ 15	Unknown	No	15441	1957	49	1	982.5
P03/ 16	Modular Specialties	Yes	51735	1989	17	1	960
P04/ 17	Modular Specialties	Yes	51735	1989	17	1	960
P05/ 18	Douppnik	Yes	55702	1991	15	1	960
P06/ 19, 20	Douppnik	Yes	02-101090	1999	7	2	1920
P07/ 21	Douppnik	Yes	55702	1991	15	1	960
P08/ 22	Modular Specialties	Yes	53491	1990	16	1	960
P09/ 23	Modulux	No	27784	1967	39	1	450
P09/ 24	Modulux	No	27784	1967	39	1	450
P09/ 25	Modulux	No	27784	1967	39	1	900
P10/ 26, 27, 28	Douppnik	Yes	02-100257	1998	8	3	1920
P11/ 29	Unknown	No	9952	1954	52	1	982.5
P11/ 30	Unknown	No	19861	1960	46	1	982.5
Total Portable Classrooms						22	19282.5
Total Portable Classrooms Over 20 Years Old						12	10642.5

Note: There is one toilet building on this campus.

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P01/ RR	Unknown	No	19861	1960	46	1	480

Sacramento City Unified School District School Capacity Worksheet

Oak Ridge Elementary School

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
1	Preschool	20	Permanent	0	
2	Kindergarten	40	Permanent	20	AM & PM for District Loading
3	Kindergarten	20	Permanent	20	AM & PM for District Loading
4	Kindergarten	20	Permanent	20	AM & PM for District Loading
6	1	20	Permanent	20	
7	1	20	Permanent	20	
8	2	20	Permanent	20	
9	1	20	Portable	20	
10	1	20	Portable	20	
11	2	20	Portable	20	
12	2	20	Portable	20	
13	2	20	Portable	20	
14	3	20	Portable	20	
15	3	20	Portable	20	
16	3	20	Portable	20	
17	3	20	Portable	20	
18	SDC Non-Severe	15	Portable	15	
19	5	33	Portable	33	
20	6	33	Portable	33	
21	6	33	Portable	33	
22	5	33	Portable	33	
23	Bilingual Resource	33	Portable	0	*
24	Speech	33	Portable	0	*
25	Reading Coach	33	Portable	0	
26	RSP	33	Portable	0	*
27	Bilingual Resource	33	Portable	0	*
28	Psychologist	33	Portable	0	*
29	4	33	Portable	33	
30	4	33	Portable	33	
31	4	33	Permanent	33	
32	Staff Lounge	33	Permanent	0	
33	PE Prep	33	Permanent	0	
34	Adult Education	33	Permanent	0	

Maximum Capacity (2)

883

546

Working Capacity (3)

795

491

Note: (1) Based on contract maximums.

(2) Maximum capacity is defined as 100% of contract loading in each classroom.

(3) Working capacity is defined as 90% of maximum capacity.

District loading does not account for any programs other than CSR and SDC.

*Classrooms less than 700 square feet.

2002/03 CBED Enrollment = 544

Pacific Elementary School

6201 41st Street
Sacramento, CA. 95824

Permanent building area: 30,263 GSF

Modular buildings: 19,143 GSF

Modular buildings are 38.7 % of the facility area

Site acres: 9.41

Score:	Possible Points	Total Earned	%
The Site	271	183.0	67.5
Physical Plant Assessment	354	271.5	76.7
Adequacy and Environment for Education	375	261.0	69.6
Total	1,000	715.5	71.6

Excellent = 90–100% Satisfactory = 70–89% Borderline = 50–69% Poor = 30–49% Very Inadequate < 30%



Participants:

Kathleen Kingsbury, Principal
Larry L. Olguin, Site Evaluator

Notes from Principal's Meeting and Questionnaire

Date: 02-22-05

- Bus access is very poor.
- Approximately 25 students ride the school bus. There are 2 buses from the district. One bus transports students from the site to another school.
- There are a total of 45 staff members, with 41 parking spaces, 2 handicapped spaces, plus an additional 22 spaces provided by the county. This totals to 65 parking spaces on site at three locations. Special event parking is on the asphalted play area. The county has added 22 of the parking spaces.
- Off site traffic issues include children crossing major street (Martin Luther King) and children use of a pedestrian crossover (Highway 99).
- Seed pods from Liquid Amber trees become a maintenance issue every year, and the foot traffic at the main entrance is not controlled so the grass area is hard to keep-up.
- The grass fields do not drain properly so during wet periods the field can not be used.
- The manual HVAC on / off controls do not function at times in the non-modernized areas.
- Some of the A.C. units vibrate when in use.
- There are ventilation problems with condensation in Classrooms 19.
- The site sump pump does not work properly. This creates a water build-up at the permanent classroom area drains.
- Classrooms 1 thru 26 have a deficiency of electrical outlets.
- The only fire suppression system is in the stage area.
- Roofs on classrooms 1 & 2 and support staff area have leaks.
- There are surface cracks in the multipurpose exterior walls.
- The campus has a safety / security issue due to its' proximity to a public park (with-in public right-of-way). All of the covered walkways and portables are prone to vandalism. There have been numerous incidents of graffiti and paint-ball vandalism.
- There are no railings for a 2'-6" high walkway In front of portables 19 thru 22. This is a safety issue.
- The entire site and campus is vandal prone due to the park and the location of the administration building.

Summary Notes and Comments

School Site:

The school 9.4 acre site is adequate for the school enrollment. The school is located in a neighborhood environment and is an enhancement to the neighborhood. Its' monotone color scheme could be improved. Although the entry to school is marked, it is hard to find.

Parking for after school activities and during school use does not meet the demand. Security on the site is an on-going issue due to the public park being integrated into the campus, and the lack of site lighting. District buses use the site for dropping-off and picking-up students, but also for transferring students to other schools. This activity impedes the site traffic circulation since there is no designated bus lane. This is a safety concern.

During after school activities or special events, people park on the asphalted playground and on the side streets.

School Plant:

The school has been modernized. Funding was provided by Packard Humanities Institute and the District modernization fund. Modernization process has provided new portables and a library to the campus, along with new windows and exterior paint upgrade.

Permanent classrooms and support building have had most of the finishes upgraded, but ceilings, old

secondary electrical and electrical sub-panel upgrades are still needed. The old fire alarm system has not been upgraded or tied into the new system installed for the new modular units.

The storage areas are not vented, do not have fire alarm audio / visual enunciators, and they are missing fire extinguishers.

The HVAC needs to be upgraded or replaced where it does not work properly. Some units vibrate during operation and create noise problems for the classrooms.

The exterior of the multipurpose room is in need of repairs from surface cracks and termites.

Adequacy and Environment for Education:

The classroom spaces are adequate in size and learning environment. The media center is nice but small. Consider replacement of the media center in time to meet new standards. The office area is substandard and needs more offices, parent support, and storage spaces. The kitchen area needs to be renovated to upgrade surfaces, equipment, and space arrangement and meet current district standards.

The Main Capital Investment Areas:

- Replace damaged asphalt. Resurface and crack fill asphalt. Kindergarten main playground has been sealed and re-stripped.
- Upgrade grass fields and landscape main entry and replace Liquid Amber trees.
- Replace damaged concrete sidewalks.
- Repair site sump pump and clean area drains.
- Install site lighting and security upgrades.
- Construct trash enclosure.
- Address bus, parent drop-off and pick-up.
- Add additional fencing for site security.
- Modernize multipurpose room, kitchen and add storage for both areas.
- Repair exterior stucco finishes.
- Renovate kindergarten rooms and construct new play area.
- Construct a new administration building.
- Construct a covered walkway to tie-in permanent classrooms to portables, and replace 4 x 4 post on existing.
- Continue modernization in permanent classrooms.
- Replace older roofs.
- Construct media center in the long-term.
- Replace HVAC in permanent classrooms.
- Replace 5 older portables (over 20 years).
- Develop an outdoor teaching area.
- Construct an art / science / project lab.
- Construct new student / staff restrooms.
- Provide railing for portables 19 thru 22 walkway and Room #16.
- Modernize old fire alarm.

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269 Pacific Elementary School

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
	269.1	4.06.E09.1.	Site Improvements	\$ 329,871	\$ 435,431
	269.2	3.15.A05.1.	Site Security/Cameras	\$ 202,171	\$ 266,864
7	269.3	3.06.E03.1.	Vehicle Access Improvements	\$ 395,939	\$ 522,639
	269.4	2.04.C01.1.	Kitchen Upgrades	\$ 408,083	\$ 571,316
1	269.5	2.02.F01.1.	Multipurpose Room Upgrades/Storage Addition	\$ 1,005,907	\$ 1,408,269
2	269.6	4.02.F07.1.	Construct New Administration Building	\$ 1,690,186	\$ 2,366,261
	269.7	2.02.F02.2.	Construct a Project Lab	\$ 908,914	\$ 1,272,480
	269.8	9.02.G01.1.	Replace Older Modulares	\$ 1,197,243	\$ 1,676,140
6	269.9	4.04.C01.1.	Kindergarten Program Space	\$ 254,820	\$ 356,748
	269.10	4.06.D03.1.	Extend Covered Walkways	\$ 159,199	\$ 210,143
4	269.11	4.05.A03.2.1.	Electrical Upgrades	\$ 612,213	\$ 857,098
5/8	269.12	4.06.E10.1.2.	Grassed Field / Landscaping Improvements	\$ 521,430	\$ 688,287
	269.13	4.08.D04.2.	Roofing and Ceiling Tile Improvements	\$ 649,846	\$ 857,796
3	269.14	3.03.C09.1.	Construct Additional Restrooms	\$ 579,794	\$ 765,328
	269.15	3.06.B03.1.	Provide Railing	\$ 55,273	\$ 72,961
4	269.16	3.05.A09.1.	Fire Alarm Upgrades	\$ 76,000	\$ 106,400
	269.17	2.06.E09.2.	Construct a Shade Structure	\$ 104,147	\$ 137,475
	269.18	2.02.F02.3.	Construct a Media Center	\$ 1,490,552	\$ 2,086,772
4	269.19	4.05.A03.2.2.	Clock System Upgrade	\$ 66,050	\$ 92,470
	269.20	4.08.A03.1.1.	HVAC Upgrades	\$ 1,480,590	\$ 1,954,378
4	269.21	4.05.A07.1.	Special Systems Upgrades	\$ 22,028	\$ 30,839
Total of Maximum Allowable Construction Cost:				\$ 12,210,256	
Total Project Budget:					\$ 16,736,094

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name**Project Description**

The southwest parking lot and service drive is in poor condition and needs to be replaced. The north parking driveway needs to be resurfaced and restriped. The main entry landscaping has heavy foot traffic, it needs to be relandscaped and planted with shrubs to control traffic. There are several areas in the concrete sidewalks that have heaved upwards or have large cracks and are causing tripping hazards. They need to be removed and replaced. The area drain sump pump does not work properly, and the area drains are plugged. During heavy rains the permanent classrooms have water covering the sidewalks and water is coming up to the door thresholds. The sump pump needs to be repaired and the area drains need to be cleaned. Add exterior drinking fountains.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Remove and replace southwest parking lot and service drive	1.203	1,760	SY	1.10	\$ 60.00	1.32	\$ 153,447
2 Repair sump pump	0.000	1	Each	1.20	\$ 12,000.00	1.32	\$ 19,022
3 Resurface and re-stripe north parking lot	1.230	1,631	SY	1.20	\$ 12.86	1.32	\$ 33,249
4 Clean area drains	0.000	1	Each	1.00	\$ 6,000.00	1.32	\$ 7,926
5 Install drinking fountains	6.360	3	Each	1.20	\$ 1,354.41	1.32	\$ 6,441
6 Re-landscape the main entry	1.340	3,300	SF	1.00	\$ 11.13	1.32	\$ 48,519
7 Replace concrete sidewalks	1.155	3,520	SF	1.20	\$ 10.98	1.32	\$ 61,267
Total of Maximum Allowable Construction Cost:							\$ 329,871
Total Project Budget:							\$ 435,431

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

The site is open to an adjacent public park (within public right-of-way), and there is traffic throughout the night. There is no site lighting and there have been numerous incidents of vandalism. Construct a separation fence to control access to the campus, and install a security camera to monitor after-school activity. Provide and connect security controller and interface with computer net.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install site lighting	1.280	12	Per Pole	1.00	\$ 6,510.90	1.32	\$ 103,211
2 Install 6'-0" high fence	1.351	760	LF	1.00	\$ 60.00	1.32	\$ 60,238
3 Install site security cameras	11.006	10	Drop	1.00	\$ 1,708.40	1.32	\$ 22,568
4 Provide and connect controller and interface with computer net	11.210	1	School	1.00	\$ 12,228.31	1.32	\$ 16,154
Total of Maximum Allowable Construction Cost:							\$ 202,171
Total Project Budget:							\$ 266,864

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

The school has two district buses that bus approximately 25 students to school and one district bus that picks up students that are bused to another school. There is no bus lane allocation on site. The students are dropped-off and picked-up on 41st Street by buses and parents. The kindergarten students are dropped-off and picked-up from 43rd Avenue. A recommended solution is to use 1/2 acre of land off the county/school park area from the south side of campus and design a drop-off/pick-up circular drive around the Professional Development Building. There will be a shared driveway with service vehicles. See CIP project for new administration building for integration of vehicle access.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct drop-off with parking	1.130	1	Project	1.50	\$ 199,817.66	1.32	\$ 395,939
Total of Maximum Allowable Construction Cost:							\$ 395,939
Total Project Budget:							\$ 522,639

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Kitchen Upgrades

Project Description

The existing kitchen has not been upgraded since the 1950's, other than the installation of stainless steel countertops. The cabinets and shelves are constructed of wood and painted. The floors are old VAT, ceilings are glued down 1 x 1 acoustical tiles, and there is no hand sink or office space. The dumpsters outside are not enclosed. The existing square footage is 1,391 SF.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate existing kitchen	4.310	1,391	SF	1.00	\$ 184.27	1.32	\$ 338,598
2 Construct trash enclosure	1.360	1	Each	1.20	\$ 23,000.00	1.32	\$ 36,460
3 Upgrade equipment and walk-in (s)	0.000	2	SF	1.00	\$ 12,500.00	1.32	\$ 33,025
Total of Maximum Allowable Construction Cost:							\$ 408,083
Total Project Budget:							\$ 571,316

Facility **ID** **Project Number**
Category **Type 1** **Type 2** **P/T** **Priority**

Project Name

Project Description

The multipurpose room walls have termites, are finished with old stained plywood, and the acoustics are poor. The fluorescent lights are very high creating a dim environment. The VCT flooring is in poor condition. The color scheme is monotone and does not enhance the space. The room is used for office space, basketball, and storage. The stage is used for storage and is not used for its intended purpose. The termite infested areas need to be replaced. Provide one year or extermination service to eradicate the termites. The space needs to be renovated with needed teacher space and a storage addition. The exterior stucco needs to be repaired and restuccoed to correct surface cracks. Install stage lighting.

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Upgrade multipurpose building	4.100	4,436	SF	1.50	\$ 19.10	1.32	\$ 167,888
2	Construct storage / office addition	3.210	1,000	SF	1.00	\$ 278.00	1.32	\$ 367,238
3	Repair and re-finish stucco	4.531	10,000	SF	1.10	\$ 5.72	1.32	\$ 83,117
4	Provide stage lights	0.000	1	Each	1.00	\$ 12,000.00	1.32	\$ 15,852
5	Replace the termite infested walls and roofing areas	4.710	2,600	SF	1.00	\$ 105.37	1.32	\$ 361,904
6	Extermination service for one year	0.000	1		1.00	\$ 7,500.00	1.32	\$ 9,908

Total of Maximum Allowable Construction Cost:	\$ 1,005,907
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Total Project Budget:	\$ 1,408,269
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Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

The existing administration building is only 1,085 SF. This is very small and lacks all of the required spaces. There is limited area for an addition to the existing administration building, an option is removal of current administration area and construction of a new area on the front of the school and reworking of the walkway alignment. Construct a new administration building including principal's office (175), assistant principal's office (150), receptionist/waiting (250), storage (100), counselor (150), support offices (3@120), parent room (400), clerk (100), lobby (200), nurse/clinic (550) and, conference (300) = 2,730 SF/0.8 = 3420 GSF. Install a new marquee sign and identification signage. Renovate existing space into teachers' workroom and lounge.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct new administration building	3.410	3,420	SF	1.10	\$ 296.53	1.32	\$ 1,473,636
2 Install new marquee	10.815	1	Each	1.00	\$ 3,597.84	1.32	\$ 4,753
3 Install identification signage	10.835	2	Each	1.00	\$ 2,698.50	1.32	\$ 7,129
4 Modify walkways	3.710	1,600	SF	1.00	\$ 45.12	1.32	\$ 95,366
5 Renovate existing into teachers' workroom and lounge	4.200	1,085	SF	1.50	\$ 50.84	1.32	\$ 109,302
Total of Maximum Allowable Construction Cost:							\$ 1,690,186
Total Project Budget:							\$ 2,366,261

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Construct a Project Lab

Project Description

This school does not have a visual arts, music or science space for teachers to expand their students' exposure to these areas of the curriculum. This space has a lab with storage casework/sink/DF (1200), curriculum storage (200), kiln space (100), and ceramics (dirty projects) space (300)= $1800/0.8 = 2250$ GSF.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct permanent project lab space	3.210	2,250	SF	1.10	\$ 278.00	1.32	\$ 908,914
Total of Maximum Allowable Construction Cost:							\$ 908,914
Total Project Budget:							\$ 1,272,480

Facility ID Project Number Category Type 1 Type 2 P/T Priority **Project Name****Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace five old modulars	2.321	5	CR	1.00	\$ 159,750.00	1.32	\$ 1,055,149
2 Upgrade the site area	2.520	5 Per portab		1.00	\$ 21,513.08	1.32	\$ 142,094
Total of Maximum Allowable Construction Cost:							\$ 1,197,243
Total Project Budget:							\$ 1,676,140

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Kindergarten Program Space

Project Description

One of the existing kindergarten classrooms is about 1250 SF , the others are about 1050 SF. The kindergarten classrooms are undersized, however, they are within the district's classroom size exemption for kindergartens at 1250 and 1050 sf. Upgrade the kindergarten spaces. The playground is in poor condition with major cracks in the asphalt, which are a tripping hazard. Upgrade the playground.

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Renovate existing kindergarten	4.200	1,987	SF	1.20	\$ 50.84	1.32	\$ 160,135
2	Upgrade playground	1.640	1	Project	2.00	\$ 35,838.19	1.32	\$ 94,685
Total of Maximum Allowable Construction Cost:								\$ 254,820
Total Project Budget:								\$ 356,748

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

The permanent classrooms are not connected to the new portable classroom additions. The existing covered walkway columns are rotting at bases from the malfunctioning sump pump. The 4 x 4 columns need to be replaced. A new covered walkway is proposed to connect the permanent classrooms to the portables.

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Construct covered walkway from permanent classrooms to portables	3.710	2,410	SF	1.02	\$ 45.12	1.32	\$ 146,517
2	Replace 4 x 4 columns	0.000	1	Project	1.20	\$ 8,000.00	1.32	\$ 12,682
Total of Maximum Allowable Construction Cost:								\$ 159,199
Total Project Budget:								\$ 210,143

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade electrical distribution in older classrooms	5.300	24,960	SF	1.00	\$ 10.73	1.32	\$ 353,791
2 Upgrade the primary	5.610	1	School	1.00	\$ 111,782.53	1.32	\$ 147,665
3 Upgrade the secondary	5.640	1	School	1.00	\$ 83,843.29	1.32	\$ 110,757
Total of Maximum Allowable Construction Cost:							\$ 612,213
Total Project Budget:							\$ 857,098

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Grassed Field / Landscaping Improvements

Project Description

The grass areas do not drain properly during inclement weather. Install drain interceptors, recontour, aerate, replace irrigation systems, and reseed/landscape areas. The shared domestic water/irrigation water metering should be separated. The nuisance trees should be replaced. Staff notes a desire to "people proof" the landscaping and to separate waiting areas from grass field areas.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Prep, re-contour, reseed, upgrade the irrigation system in the grass fields	1.830	130,680	SF	1.00	\$ 1.37	1.32	\$ 236,501
2 Provide general landscaping upgrades	1.320	2	Project	1.00	\$ 59,350.50	1.32	\$ 156,804
3 Install interceptors	1.410	1	Acre	1.00	\$ 37,031.21	1.32	\$ 48,918
4 Separate the domestic / irrigation water systems	0.000	1	Job	1.00	\$ 37,500.00	1.32	\$ 49,538
5 Replace nuisance trees with mature new trees	1.315	8	Each	3.00	\$ 935.81	1.32	\$ 29,669
Total of Maximum Allowable Construction Cost:							\$ 521,430
Total Project Budget:							\$ 688,287

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Re-roof the permanent classrooms, walkways, and perimeter area of multipurpose room	7.101	34,648	SF	1.00	\$ 13.04	1.32	\$ 596,841
2 Replace damaged ceiling tile	4.540	20,265	SF	1.00	\$ 1.98	1.32	\$ 53,005
Total of Maximum Allowable Construction Cost:							\$ 649,846
Total Project Budget:							\$ 857,796

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Construct Additional Restrooms

Project Description

The campus has expanded to the east with new portables. This expansion did not include additional restrooms causing students to walk across campus to the permanent building restrooms. Construct a girls'/boys'/staff/modular restroom unit.

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Construct modular restrooms	2.325	1	Unit	1.00	\$ 417,392.50	1.32	\$ 551,375
2	Upgrade the portable area and utilities	2.520	1	Per portab	1.00	\$ 21,513.08	1.32	\$ 28,419
Total of Maximum Allowable Construction Cost:								\$ 579,794
Total Project Budget:								\$ 765,328

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install walkway railing	10.260	320	LF	1.05	\$ 124.53	1.32	\$ 55,273
Total of Maximum Allowable Construction Cost:							\$ 55,273
Total Project Budget:							\$ 72,961

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Fire Alarm Upgrades

Project Description

The old fire alarm is not integrated with the new system. The campus has had an alarm emergency, and the staff forgot to reset the old system manually, consequently when they had the next fire drill, it became apparent that the old system did not respond to the drill. Upgrade the old system and tie into the new system. Some of the spaces do not have emergency lighting.

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Modernize old fire alarm system	5.860	24,960	SF	2.00	\$ 1.02	1.32	\$ 67,263
2	Add emergency lights	5.400	8	Each	1.00	\$ 826.71	1.32	\$ 8,737
Total of Maximum Allowable Construction Cost:								\$ 76,000
Total Project Budget:								\$ 106,400

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a shade structure with slab and seating	3.720	1,200	SF	1.00	\$ 60.25	1.32	\$ 95,508
2 Develop a fenced garden area	1.310	1,000	SF	1.20	\$ 5.45	1.32	\$ 8,639
Total of Maximum Allowable Construction Cost:							\$ 104,147
Total Project Budget:							\$ 137,475

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct new media center	3.410	3,160	SF	1.10	\$ 296.53	1.32	\$ 1,361,605
2 Renovate the current space to other uses	4.200	1,920	SF	1.00	\$ 50.84	1.32	\$ 128,947
Total of Maximum Allowable Construction Cost:							\$ 1,490,552
Total Project Budget:							\$ 2,086,772

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace the clock system	0.000	1	Job	1.00	\$ 50,000.00	1.32	\$ 66,050
Total of Maximum Allowable Construction Cost:							\$ 66,050
Total Project Budget:							\$ 92,470

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description		Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Resolve HVAC noise in permanent classrooms	6.250	14,400	SF	1.00	\$ 9.09	1.32	\$ 172,914
2	Replace the HVAC	6.100	24,960	SF	1.00	\$ 39.66	1.32	\$ 1,307,676
Total of Maximum Allowable Construction Cost:								\$ 1,480,590
Total Project Budget:								\$ 1,954,378

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade the telephone system	11.111	1	School	1.00	\$ 16,674.97	1.32	\$ 22,028
Total of Maximum Allowable Construction Cost:							\$ 22,028
Total Project Budget:							\$ 30,839

Pacific Elementary School

Site: Good
Space: Average
Light: Good
Heat and Air: Average
Sound: Good
Aesthetics: Good
Equipment: Average
Maintenance: Good
Overall Rating: Good

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
269.1	4.06.E09.1.	Site Improvements	\$ 329,871	\$ 435,431
269.2	3.15.A05.1.	Site Security/Cameras	\$ 202,171	\$ 266,864
269.3	3.06.E03.1.	Vehicle Access Improvements	\$ 395,939	\$ 522,639
269.4	2.04.C01.1.	Kitchen Upgrades	\$ 408,083	\$ 571,316
269.5	2.02.F01.1.	Multipurpose Room Upgrades/Storage Addition	\$ 1,005,907	\$ 1,408,269
269.6	4.02.F07.1.	Construct New Administration Building	\$ 1,690,186	\$ 2,366,261
269.7	2.02.F02.2.	Construct a Project Lab	\$ 908,914	\$ 1,272,480
269.8	9.02.G01.1.	Replace Older Modulares	\$ 1,197,243	\$ 1,676,140
269.9	4.04.C01.1.	Kindergarten Program Space	\$ 254,820	\$ 356,748
269.10	4.06.D03.1.	Extend Covered Walkways	\$ 159,199	\$ 210,143
269.11	4.05.A03.2.1.	Electrical Upgrades	\$ 612,213	\$ 857,098
269.12	4.06.E10.1.2.	Grassed Field / Landscaping Improvements	\$ 521,430	\$ 688,287
269.13	4.08.D04.2.	Roofing and Ceiling Tile Improvements	\$ 649,846	\$ 857,796
269.14	3.03.C09.1.	Construct Additional Restrooms	\$ 579,794	\$ 765,328
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269.16	3.05.A09.1.	Fire Alarm Upgrades	\$ 76,000	\$ 106,400
269.17	2.06.E09.2.	Construct a Shade Structure	\$ 104,147	\$ 137,475
269.18	2.02.F02.3.	Construct a Media Center	\$ 1,490,552	\$ 2,086,772
269.19	4.05.A03.2.2.	Clock System Upgrade	\$ 66,050	\$ 92,470
269.20	4.08.A03.1.1.	HVAC Upgrades	\$ 1,480,590	\$ 1,954,378
269.21	4.05.A07.1.	Special Systems Upgrades	\$ 22,028	\$ 30,839
Total of *Maximum Allowable Construction Cost:			\$ 12,210,25	
			Total Project Budget: \$ 16,736,094	

269 Pacific Elementary School

Criteria	Adequate	Comments on existing conditions and needed improvements
1 Site		
1.1 Size		.60 of an acre short
1.2 Location	✓	
1.3 Safety		Needs site security/railing is missing on landings
1.4 Contours	✓	
1.5 Development	✓	
1.6 Playfields	✓	
1.7 Pool		No pool
1.8 Parking		Needs to be resurfaced
1.9 Landscaping		Needs upgrades
1.10 Other		
2 Space		
2.1 Administration		There needs to be a new admin building
2.2 Health		Addressed in new admin building
2.3 Teachers	✓	
2.4 Audiovisual	✓	
2.5 Library	✓	
2.6 Multipurpose		Needs upgrades and and addition
2.7 Stage	✓	
2.8 Kitchen		Needs to be modernized
2.9 Gymnasium		Needs to be upgraded
2.10 Showers		No showers
2.11 Toilets		Needs to be ADA compliant
2.12 Lockers		No lockers
2.13 Storage		Needs additional storage
2.14 Instructional Space	✓	
2.15 Size	✓	
2.16 Flexibility	✓	
2.17 Utilization	✓	
2.18 Expandability	✓	
2.19 Access for the handicapped		Needs to be addressed for restrooms/fountains
2.20 Other		

Criteria	Adequate	Comments on existing conditions and needed improvements
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3 Light		
3.1 Quantity	✓	
3.2 Brightness	✓	
3.3 Reflectances	✓	
3.4 Windows	✓	
3.5 Screening	✓	
3.6 Audiovisual	✓	
3.7 Energy Factors	✓	
3.8 Other		

4 Heat and Air		
4.1 Temperature Comfort	✓	
4.2 Insulation	✓	
4.3 Air Exchange	✓	
4.4 Distribution	✓	
4.5 Exhaust		Not in restrooms
4.6 Conditions	✓	
4.7 Energy Factors	✓	
4.8 Other		

5 Sound		
5.1 Floor Absorption	✓	
5.2 Wall Absorption	✓	
5.3 Ceiling Absorption	✓	
5.4 Ballast Absorption	✓	
5.5 Vent Absorption	✓	
5.6 Exterior Absorption	✓	
5.7 Interior Absorption	✓	
5.8 Isolation	✓	

6 Aesthetics		
6.1 Appropriateness	✓	
6.2 Naturalness	✓	
6.3 Continuity		Not with the portables
6.4 Screening	✓	
6.5 Other		

7 Equipment		
7.1 Quantity	✓	
7.2 Mobility	✓	
7.3 Flexibility	✓	
7.4 Maintenance	✓	
7.5 Instructional Walls	✓	
7.6 Other		

Criteria	Adequate	Comments on existing conditions and needed improvements
8 Maintenance		
8.1 Turfed Areas		Needs maintenance plan
8.2 Sprinklers		Needs upgrades
8.3 Parking		Needs to be resurfaced
8.4 Hardcourt		Needs to be resurfaced and striped
8.5 Sidewalks		Need covered walkways and replacement of sidewalks
8.6 Exteriors		Needs repair on some of the surfaces
8.7 Interiors		Needs modernization
8.8 Roofing		Needs to be reroofed
8.9 Windows	✓	
8.10 Fencing		Needs new fence
8.11 Mechanical Equipment		Needs to be studied
8.12 Hardware		Needs to be upgraded
8.13 Plumbing Fixtures		Needs to be replaced
8.14 Other		