



# Facilities Master Plan 2006 - 2015

Binder 5: Facility Data Files  
Comprehensive HS, Alternative / Small HS,  
Adult Education, Child Development, Special Needs  
& Administration / District





**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
4	410.1	4-6.T05.1	Roach/Drainage Problem Areas	\$ 51,656	\$ 68,168
1	410.2	4-6.T10.1.2	General Area Improvements	\$ 388,210	\$ 512,456
	410.3	2-4.F02.1	Expand Media Center	\$ 635,541	\$ 889,813
	410.4	4-6.T01.1	Site Improvements	\$ 65,739	\$ 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-5.A05.1	Upgrade Security Camera System	\$ 26,952	\$ 36,577
	410.9	4-4.C00.2.3	Window Replacement	\$ 562,272	\$ 787,188
2	410.10	4-4.C01.2	Continue Gym / Locker Room Renovations	\$ 464,829	\$ 658,759
	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	2-0.F07.2	Contract Storage Addition	\$ 238,325	\$ 333,655
	410.14	4-5.C01.2	Plant Manager's Area Renovations	\$ 149,930	\$ 208,678
	410.15	4-5.A03.2.1	Continue Secondary Electrical Upgrades	\$ 607,826	\$ 866,957
	410.16	6-4.A03.1.1	HVAC and Plumbing Improvements	\$ 724,238	\$ 1,033,954
3	410.17	4-8.D04.1	Road Improvements 1	\$ 262,875	\$ 348,987
	410.18	4-8.D04.2	Road Improvements 2	\$ 1,752,101	\$ 2,312,773
Total of Maximum Allowable Construction Cost:				\$ 7,411,404	
Total Project Budget:				\$ 10,135,788	

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- 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:  Est. P/T:  Priority:

Project Name:

Project Description:

Description	Cost Code	Qty.	Unit	Seq.	Unit Cost	Infl. #	Subtotal Cost
1 Replace concrete walks, pathways and courtyards	1.155	87,000	SP	1.20	\$ 10.98	1.32	\$ 1,406,760
2 Crack fill, resal and re-strip asphalt play surface	1.235	150,000	SP	1.40	\$ 1.88	1.32	\$ 324,231
3 Remove locker concrete base and patch concrete	1.355	900	SP	1.40	\$ 10.98	1.32	\$ 13,276
4 Construct courtyard with seating	1.340	7,200	SP	1.00	\$ 11.13	1.32	\$ 105,660
5 Construct a shade structure at new courtyard	3.711	2,800	SP	1.00	\$ 36.31	1.22	\$ 138,841
6 Install site lighting	1.281	75,000	SP	1.00	\$ 1.13	1.32	\$ 111,955
7 Construct dumpster enclosures	1.360	4	12K2	1.00	\$ 23,000.00	1.22	\$ 124,132
Total of Maximum Allowable Construction Cost:							\$ 2,496,762
Total Project Budget:							\$ 3,295,722

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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:

#### *Comprehensive High Schools*

- C. K. McClatchy High School
- Hiram W. Johnson High School
- John F. Kennedy High School
- Luther Burbank High School
- Rosemont High School
- Sacramento High Charter School

#### *Alternative, and Small High Schools*

- American Legion Continuation High School
- America's Choice Charter High School
- Capital City / Independent Study School
- Genesis Charter High School
- (Arthur A. Benjamin) Health Professions High School
- Hiram W. Johnson West Campus High School
- MET Sacramento Charter High School
- New South Area Small HS
- New Technology Charter High School
- Science and Engineering High School
- Consent Decree High School (Settlement HS)
- Waldorf / Social Justice High School



### ***Adult Education***

- A. Warren McClaskey Adult School
- Charles A. Jones Skills Center (Adult Ed)
- Florin Technology Education Center (Adult Ed)
- Fremont School for Adults
- Old Marshall School (Adult Ed)

### ***Child Development / Pre-K (Main Locations)***

- Capital City Child Development
- Edward Kelley School
- Family Education Center

### ***Special Needs***

- Early Intervention Autistic Centers
- Life Skills Centers
- Special Education Therapy Center

### ***Administrative Sites***

- Administration 16th & N
- District - represents funds and projects that affect all sites
- Operations & Support Services
- Serna Center
- Transportation Center
- Warehouse / Print Shop / Nutrition Services

## **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.

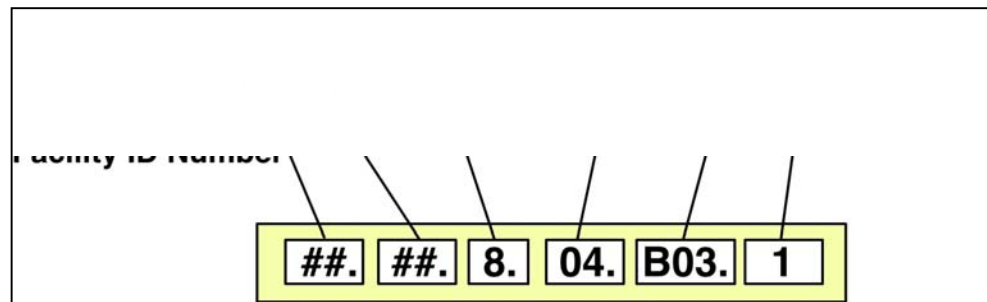
## **7.1.4 Facility Inventory Data**

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	00. Issues	<b>A. Systems</b>	1. Immediate (year 1)
1.1 Portable: SxS issue	01. New School	A01. General	2. 2-3 years
1.2 Portable: Reduction	02. Addition	A02. Structural	3. 4-5 years
1.3 Modular School Issues	03. Portable	A03.1. Mechanical	4. 6-10 years
2. Educational/Programmatic	04. Renovation	A03.2. Electrical	5. 11-15 years
3. Health/Safety	05. Refurbishing	A04. Plumbing	6. Annual Allocation
4. Facility Renewal	06. Site Improvement	A05. Security	7. Board Policy Issue
5. Educational Support	07. School Improvement Projects (SIP)	A06. Technology	8. Contingent on Planning Study (2-5 years)
6. Code Compliance	08. Cyclical Renewal	A07. Other	
7. Maintenance	09. Replacement	A08. Energy	
8. ADA Compliance	10. Closure	A09. Emergency (Fire)	
9. Portable Renewal	11. Site Acquisition		
	12. Planning/Design	<b>B. Code Issues</b>	
	13. Williams Case	B01. General	
	14. Engineering Studies	B02. Asbestos / Lead	
	15. Technology Infrastructure	B03. Architectural Barriers	
		B04. Other	
		<b>C. Interior</b>	
		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	
		<b>D. Exterior</b>	
		D01. General	
		D02. Surfaces	
		D03. Canopies	
		D04. Roofs	
		D05. Other	
		<b>E. Site</b>	
		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	
		<b>F. Educational/Programmatic</b>	
		F01. General	
		F02. Core Curriculum	
		F03. Special Education	
		F04. Fine Arts	
		F05. Occupational Education	
		F06. PE/Athletics	
		F07. School Support	
		F08. Other	
		<b>G. Miscellaneous</b>	
		G01. Various Indoor/Outdoor Projects	



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





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)			
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	0	2	0	0	0	0	2	20	13,982	0	0	36,218	0	3,160	0	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	0	0	3	3,040	0	0	42,045	0	5,268	0	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	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	0	0	68,138	19,524	6,829	0	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	0	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	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	0	5	4,891	1,920	0	93,265	6,222	4,500	0	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	0	31	28,800	0	0	36,516	0	4,203	0	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	0	960	0	0	15,345	0	0	0	1,855			
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	0	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	2	0	0	0	0	0	3	2,880	0	0	79,188	10,114	4,226	0	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	0	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	0	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	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	2	1,920	0	0	85,882	13,699	6,909	0	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	0	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	6	5,760	0	0	81,782	12,143	6,829	0	22,600					
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	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	6	4,800	0	0	34,668	2,915	3,924	0	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	0	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	25	25,650	1,920	1	30,226	11,624	0	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	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	0	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	27	25,920	8,640	0	165,326	40,904	0	0	19,726					
530	Luther Burbank High School	1963		Modernization with some new facilities (modulars)	2049	46.60	215,240	27,840	243,080	237,880	991	119	183.5	76.1%	264.0	74.6%	268.5	66.3%	716.0	71.6%	109.00	80	6	23	0	0	0	0	29	27,840	5,760	0	174,000	46,250	22,830	0	20,000					
561	MET Sacramento Charter High School			Awaiting modernization or action	119	1.78	11,765	0	11,765	652	99	152.0	63.1%	252.0	71.2%	276.0	68.1%	680.0	68.0%	0.00	3	3	3	3	3	3	3	3	3	0	0	0	11,765	0	0	0	0					
535	New Technology Charter High School	2002		Rebuilt (Old Thurgood Marshall)	329	8.85	21,882	1,200	23,082	47,250	1,172	70	218.0	90.5%	328.0	92.7%	365.0	90.1%	911.0	91.1%	14.00	9	0	5	0	0	0	0	5	1,200	0	0	23,082	0	0	0	3,300					
540	Rosemont High School	2004		New Facility since 1998	1408	82.99	240,145	0	240,145	204,225	2,568	171	237.5	98.5%	346.0	97.7%	370.0	91.4%	953.5	95.4%	75.00	75	0	0	0	0	0	0	0	0	0	0	203,237	36,908	0	0	22,700					
550	Sacramento High Charter School	1937		Modernization in progress 2006	1100	26.12	253,300	19,680	272,980	272,980	1,034	248	204.0	84.6%	301.0	85.0%	357.0	88.1%	862.0	86.2%	87.00	67	14	6	0	0	0	0	20	19,680	13,440	0	184,079	68,901	20,000	0	0					
580	A. Warren McClaskey Adult School	1921		Minor refurbishing	Not Avail	4.83	39,335	3,840	43,175	43,175	N/A	N/A	194.0	80.5%	251.0	70.9%	311.5	76.9%	756.5	75.7%	0.00											3,840			43,175	0	0	0				
700	Arthur A. Benjamin Health Professions High School	2006		New Facility	145	4.20	40,150	0	40,150	32,150	1,262	277	219.0	90.9%	354.0	100.0%	368.0	90.9%	941.0	94.1%	16.00	16	0	0	0	0	0	0	0	0	0	0	0	29,650	0	0	10,500	0	0			
571	Capital City / Independent Study School	2005		New Facility	513	1.37	0	13,200	13,200	14,520	116	26	212.5	88.2%	343.0	96.9%	361.5	89.3%	917.0	91.7%	0.00																					

# C. K. McClatchy High School

3066 Freeport Blvd.  
 Sacramento, CA 95818

Permanent building area: 217,974 GSF  
 Modular buildings: 32,160 GSF  
 Modular buildings are 12.9 % of the facility area  
 Site acres: 29.00

Score:	Possible Points	Total Earned	%
The Site	241	194.0	80.5
Physical Plant Assessment	354	286.5	80.9
Adequacy and Environment for Education	405	321.0	79.3
Total	1,000	801.5	80.2

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



**Participants:**

Harold Toback, Vice Principal  
 Leo, Plant Manager  
 Robert Woodward, Evaluator

**Notes from Principal's Meeting and Questionnaire**

**Date: 04/12/2005**

- There are reported roof leak issues at 54A, D20 and the library; however, the plant manager believes that they have been corrected.
- There are drainage issues along the south drive, storm drains on the sidewalk behind Rm #39, and the drain on the driveway behind the kitchen during heavy rains. Also, the ROTC classrooms tend to flood during heavy rainfall.
- HVAC has been upgraded in some areas with the addition of new roof top units. Air conditioning has been added to all classroom areas. There are some complaints from staff on the second level of the main building regarding insufficient heat. This area is still heated with a central boiler system.
- There have been some electrical upgrades at the school; however, there are still some issues and lack of electrical outlets in classrooms.
- All windows have been replaced.
- Locking mechanisms are a major concern. There are a substantial number of master keys and special keys that have been compiled over the years. Standardization and a "one master key system" is needed and could be a security / safety issue.
- There is a new fire alarm system, but portions are missing in some areas of the main building.
- There is a new central clock system, but it needs to be fine tuned. Does not work correctly all of the time.
- Some small areas are being used as classrooms.
- Insufficient number of science labs available for an enrollment of 2400.
- There is after hours use of the facilities by the Teen Center, sports programs, and Healthy Start student support programs.
- There is not sufficient parking for staff and students.
- The athletic track is dirt and pool equipment needs to be upgraded. There are major drainage issues at the track and a new synthetic surface is needed.

**Summary Notes and Comments**

School Site:

The site is relatively small at 29 acres for a high school campus. Expansion opportunities are limited without impacting playing fields and/or parking areas.

There is a softball field, baseball field, baseball practice field and a soccer field. The baseball outfield is shared with the soccer field so that games could not be played concurrently. The football field is also used by the soccer team during the football off season. The grass surfaces are in generally good condition; however, they will need to be reconditioned some time in the near future. The football field track is dirt and there is no seating or press box available for spectators. There are six tennis courts on site with new surfaces and fencing. The back stops for the baseball fields are also in need of replacement.

Most of the parking lots and driveways into the facility need to be resurfaced and re-stripped. Some concrete walks and pathways will need to be replaced, in particular, those adjacent to the main drives onto the site. Staff notes that the south drive has some drainage issues during heavy rains that need to be corrected. There is not sufficient parking for staff and students; however, virtually every available surface is being used and there may not be a solution for this issue other than a parking structure.

The site is fully developed, its portable units are well integrated into the campus, landscaping is good and outdoor gathering areas and courtyards have been established in several areas for students. The site is accessed from Freeport only. In case of emergency, access to the rear could be gained through the ground of the adjoining middle school. Staff expressed concern over the traffic on Freeport and the congestion of vehicles, pedestrians and parent pick-up on the circular drive off of Freeport. There are no flashing school signs or directional signage, although there is a traffic light at the front of the school exit. There are signals into the front entrance, south entrance or service road.



### School Plant:

The building have been partially modernized, with additional modernization work scheduled for 2005/2006. Exterior surfaces have been repaired and painted and roofs replaced. Mechanical upgrades have been completed, except for the gym and main building and electrical upgrades for the mechanical have been installed. Staff notes that additional upgrades to the interior are scheduled and that there are plans for a new gymnasium. Five remaining, outdated modular classrooms are scheduled for demolition during the summer of 2005. The finishes for the restrooms throughout the facility need to be upgraded. Restrooms and drinking fountains are ADA compliant, but finishes have not been upgraded. The media center needs to be refurbished and the kitchen expanded and upgraded. The cafeteria is too small for the enrollment, in particular, since there is only one lunch break for all students and staff. Staff makes it work by allowing the use of corridors and outdoor areas for gathering.

### Adequacy and Environment for Education:

The permanent classrooms are small at 675 sf. There are several computer labs located throughout, but they are in need of refurbishment, as is the technology distribution system. Staff has expressed a preference for a wireless lab / PC system. There is no project lab available. There are not sufficient science labs to meet standards and the music department facilities are in need of refurbishment. There are no team lockers for female athletes and staff notes that there may be Title IX issues. All interiors need refurbishment. The administration area has sufficient space, but a reconfiguration and renovation would improve general appearance and efficiency. The PAC is in an original structure that is in dire need of refurbishment and modernization, a task that will be complicated by the fact that the structure is registered with the National Registry of Historic Structures. The school is well maintained and there is equity among the classrooms.

### The Main Capital Investment Areas:

- Resurface asphalt parking lots and driveways.
- Replace damaged concrete walks and pathways.
- Address drainage issues.
- Correct poor site lighting at the rear of the facility.
- Upgrades to meet ADA requirements are needed, including handrail extensions at stairs and installation of automatic door openers.
- Track and field areas need to surfaced.
- Refurbish interior surfaces.
- Expand and upgrade the kitchen and refurbish the cafeteria.
- Reconfigure, consolidate and refurbish the administration areas.
- Refurbish the media center.
- Refurbish and restore the PAC.
- Construct additional science laboratories and a project lab.
- Renovate the gymnasiums and locker room areas.
- Refurbish existing restrooms and drinking fountains and comply with ADA requirements.
- ADA hardware and door upgrades are needed.
- Pool filter and circulating system need upgrading.

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## 510 C. K. McClatchy High School

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
	510.1	3.06.G01.1.	Site Access and Signage	\$ 23,394	\$ 30,880
	510.2	4.06.E03.1.	Parking and Access Improvements	\$ 422,369	\$ 557,528
	510.3	2.06.E10.1.2.	Athletic Fields MP- Playfield Improvements	\$ 1,147,830	\$ 1,515,136
	510.4	8.05.C08.1.	Exterior Door and Hardware Improvements	\$ 175,060	\$ 245,083
	510.5	4.05.C01.1.	Continue Classroom Refurbishment	\$ 57,067	\$ 79,894
8	510.6	3.06.A03.2.2.	Security Lighting/Camera Upgrades	\$ 116,186	\$ 153,365
	510.7	2.04.F07.2.	Administration Renovation	\$ 1,402,845	\$ 1,963,983
6	510.8	4.04.C01.1.	PAC & Music Department Renovations	\$ 3,061,359	\$ 4,285,903
	510.9	4.05.F07.2.	Cafeteria & Kitchen Renovation and Addition	\$ 3,449,232	\$ 4,828,925
3	510.10	2.04.F06.2.	Gymnasium/Locker Room Upgrades	\$ 5,782,951	\$ 8,096,130
2	510.11	2.00.F06.1.	Issue: New Gymnasium Impact	\$ 0	\$ 0
9	510.12	4.05.C01.2.	Media Center/Career Center Renovation and Addition	\$ 2,905,956	\$ 4,068,338
	510.13	2.02.F08.1.	ROTC Addition	\$ 1,617,921	\$ 2,265,090
	510.14	2.05.C01.1.	Industrial Arts Improvements	\$ 476,122	\$ 666,569
	510.15	4.04.C01.1.	Science Lab Renovation	\$ 650,818	\$ 911,145
1	510.16	2.02.F02.2.	Science Lab Addition	\$ 4,488,444	\$ 6,283,822
5	510.17	4.05.A06.1.	Technology Upgrades	\$ 138,792	\$ 194,309
	510.18	4.05.A03.2.1.	Continue Electrical Upgrades	\$ 3,495,705	\$ 4,893,987
	510.19	2.00.F02.1.	Issue: Project Lab	\$ 0	\$ 0
	510.20	3.00.E09.1.	Issue: Student Drop Off Process	\$ 0	\$ 0
4	510.21	2.06.E10.2.2.	Athletic Fields MP- Install Synthetic Track and Field Surface	\$ 1,506,217	\$ 1,988,207
	510.22	3.05.A09.1.	Fire Alarm System Upgrades	\$ 293,703	\$ 411,184
7	510.23	4.08.A03.1.2.	Continue HVAC Upgrades	\$ 5,732,772	\$ 7,567,258
	510.24	4.06.E01.2.	Fencing / Pool Improvements	\$ 527,085	\$ 695,752
	510.25	2.06.E09.2.	Athletic Fields MP- Concession / Storage / Lights	\$ 1,188,923	\$ 1,569,379
<b>Total of Maximum Allowable Construction Cost:</b>				<b>\$ 38,660,751</b>	
<b>Total Project Budget:</b>					<b>\$ 53,271,866</b>



**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	10.825	6	Each	1.00	\$ 451.56	1.32	\$ 3,579
2 Install flashing school signs	0.000	2		1.00	\$ 7,500.00	1.32	\$ 19,815
Total of Maximum Allowable Construction Cost:							\$ 23,394
<b>Total Project Budget:</b>							<b>\$ 30,880</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

Install parking bumpers for parking spaces along the front circular drive and north lot parking spaces along the Industrial Shops and north walk. Replace asphalt on service drive and the kitchen service area. Replace damaged asphalt on the north parking lot and the parking lot adjacent to the pool. Replace asphalt on the north access driveway. Replace damaged concrete walks and pathways at the front of the school and along the south side service drive. Install trash enclosures.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install parking bumpers	1.213	75	Each	1.00	\$ 175.00	1.32	\$ 17,338
2 Replace damaged asphalt at service drive and kitchen service pad	1.230	3,000	SY	1.00	\$ 12.86	1.32	\$ 50,964
3 Replace damaged asphalt at north parking lot and parking lot by pool	1.230	8,000	SY	1.00	\$ 12.86	1.32	\$ 135,904
4 Replace asphalt on north access driveway	1.230	1,500	SY	1.00	\$ 12.86	1.32	\$ 25,482
5 Replace damaged concrete walks and pathways	1.155	7,000	SF	1.00	\$ 10.98	1.32	\$ 101,532
6 Install trash dumpster enclosures	1.360	3	Each	1.00	\$ 23,000.00	1.32	\$ 91,149
<b>Total of Maximum Allowable Construction Cost:</b>							<b>\$ 422,369</b>
<b>Total Project Budget:</b>							<b>\$ 557,528</b>

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

**Project Name**

**Project Description**

Correct drainage issues at athletic fields. Recondition the grass at the baseball, soccer and football fields. Upgrade the irrigation system throughout (valves and heads). Separate the irrigation from the domestic water system. Note: It is assumed that competitive games for varsity football and baseball teams are held elsewhere off site).

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Separate the irrigation from the domestic water system	0.000	1	Job	1.00	\$ 37,500.00	1.32	\$ 49,538
2 Recondition the grass play fields and upgrade the irrigation	1.830	500,000	SF	0.80	\$ 1.37	1.32	\$ 723,908
3 Recondition the football field and upgrade the irrigation	1.830	135,000	SF	0.80	\$ 1.37	1.32	\$ 195,455
4 Correct drainage issues at football and play fields	1.420	420,000	SF	0.25	\$ 1.29	1.32	\$ 178,929
<b>Total of Maximum Allowable Construction Cost:</b>							<b>\$ 1,147,830</b>
<b>Total Project Budget:</b>							<b>\$ 1,515,136</b>

**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 automatic door openers	10.580	6	Each	1.20	\$ 3,732.39	1.32	\$ 35,500
2 Install gate at auto shop courtyard	1.351	30	LF	1.50	\$ 60.00	1.32	\$ 3,567
3 Provide a master keying system for the facility	0.000	150	100	1.00	\$ 100.00	1.32	\$ 19,815
4 Replace panic bar hardware	4.740	90	Per door	1.00	\$ 977.19	1.32	\$ 116,178
Total of Maximum Allowable Construction Cost:							\$ 175,060
<b>Total Project Budget:</b>							<b>\$ 245,083</b>

**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 curtains with mini-blinds	4.790	10,000	SF	1.00	\$ 4.32	1.32	\$ 57,067
Total of Maximum Allowable Construction Cost:							\$ 57,067
<b>Total Project Budget:</b>							<b>\$ 79,894</b>



**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 additional exterior security lighting	1.280	10	Per Pole	1.00	\$ 6,510.90	1.32	\$ 86,009
2 Install additional security cameras	11.006	10	Drop	1.00	\$ 1,708.40	1.32	\$ 22,568
3 Install security gates for controlled access	1.351	80	LF	1.20	\$ 60.00	1.32	\$ 7,609
Total of Maximum Allowable Construction Cost:							\$ 116,186
<b>Total Project Budget:</b>							<b>\$ 153,365</b>

Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

Renovate the administration area and reconfigure for more efficient use of space and consolidation of all related facilities. Renovate the existing administration area that houses the vice principal's and nurse's area. Include a central teacher's lounge and workroom. Refurbish the counselor's office and student activities area. Add a book storage system to the book room.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate administration area	4.200	10,000	SF	1.20	\$ 50.84	1.32	\$ 805,916
2 Renovate vice principal's administration area	4.200	1,500	SF	1.20	\$ 50.84	1.32	\$ 120,887
3 Renovate counselor's and student activities area	4.200	2,700	SF	1.00	\$ 50.84	1.32	\$ 181,331
4 Add handrail extensions	10.270	50	Each	1.00	\$ 270.18	1.32	\$ 17,845
5 Add a book storage system	4.636	1	Project	1.00	\$ 209,588.02	1.32	\$ 276,866
Total of Maximum Allowable Construction Cost:							\$ 1,402,845
<b>Total Project Budget:</b>							<b>\$ 1,963,983</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

Renovate the entire PAC area, including the stage. Retain the historical structure and architecture while modernizing the space and systems. Add a new control booth at the rear of the facility as part of the renovation. Install a new lighting system for the stage and new sound equipment. Upgrade the house lights. Install acoustical treatment panels for the auditorium and the music rooms. Staff notes that the facility is on the California Registry for Historic Structures. Severity has been adjusted to reflect the higher costs of restoration for historic structures. Upgrade the music department interiors including acoustical treatment of the band room and choir room, upgraded casework and improved storage. Construct an addition for music department storage and scene shop for the PAC. Note: Modernization work for McClatchy was presently scheduled to be completed during the 2005/2006 school year. This work may overlap with improvements addressed in this evaluation.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate the PAC	4.200	20,000	SF	1.20	\$ 50.84	1.32	\$ 1,611,831
2 Install a stage lighting system and house lights upgrades	5.300	20,000	SF	1.20	\$ 10.73	1.32	\$ 340,184
3 Install a new sound system	4.930	1	Project	1.20	\$ 75,160.25	1.32	\$ 119,144
4 Install an auditorium lighting control board	4.940	1	Project	1.20	\$ 36,072.52	1.32	\$ 57,182
5 Refurbish the music department area	4.200	6,000	SF	1.00	\$ 50.84	1.32	\$ 402,958
6 Install acoustical treatment panels for the auditorium and the music rooms	4.920	1	Project	1.50	\$ 45,104.40	1.32	\$ 89,374
7 Construct an addition for music department storage and a scene shop	3.210	1,200	SF	1.00	\$ 278.00	1.32	\$ 440,686
<b>Total of Maximum Allowable Construction Cost:</b>							<b>\$ 3,061,359</b>
<b>Total Project Budget:</b>							<b>\$ 4,285,903</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

Construct an addition for the cafeteria and kitchen area to include a larger cafeteria and upgraded food processing and serving areas. Renovate the existing kitchen and cafeteria. Upgrade the kitchen equipment and walk-in unit(s). (Based on standards, a total cafeteria space of 9,500 sf is recommended and there is 4,200 sf existing. Based on standards, there is a total food processing space of 2850 sf recommended and 1800 sf existing). Install acoustical sound panels in the cafeteria.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct an addition to the cafeteria	3.310	5,300	SF	1.10	\$ 345.00	1.32	\$ 2,656,993
2 Upgrade the kitchen equipment and walk-in unit(s)	0.000	3		1.00	\$ 12,500.00	1.32	\$ 49,538
3 Renovate existing cafeteria	4.100	4,200	SF	1.00	\$ 19.10	1.32	\$ 105,971
4 Renovate existing kitchen	4.310	1,800	SF	1.00	\$ 184.27	1.32	\$ 438,157
5 Install acoustical sound panels	4.910	1	Project	1.00	\$ 150,320.51	1.32	\$ 198,573
Total of Maximum Allowable Construction Cost:							\$ 3,449,232
<b>Total Project Budget:</b>							<b>\$ 4,828,925</b>

Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

Replace the bleachers in the main gymnasium. Refurbish the main gymnasium interior surfaces and install acoustical treatment. Install acoustical sound panels in main gym. Refurbish the Auxiliary Gym and Dance Room interior surfaces. Construct an addition for additional seating at the main gym. Renovate the men's and women's locker rooms. There is no area currently provided for team meetings or for team lockers for women. An addition can be constructed for these spaces and/or existing classroom space reclaimed. (300 + 960/.8= 1575). Construct an addition for storage. Install air conditioning system in gymnasium. Upgrade the pool filtering system. Construct an addition for pool storage and locker rooms for men and women. (400 + 400+ 200/.8= 1250).

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade the bleachers in the main gym	4.680	1,000	Per seat	1.00	\$ 74.56	1.32	\$ 98,494
2 Refurbish the main gym interior surfaces	4.305	7,000	SF	1.00	\$ 153.65	1.32	\$ 1,420,802
3 Install acoustical control for main gym	4.910	1	Project	1.00	\$ 150,320.51	1.32	\$ 198,573
4 Upgrade the pool filtering system	6.376	1	Each	1.50	\$ 65,123.73	1.32	\$ 129,043
5 Refurbish the auxiliary gym and dance room interior surfaces	4.305	8,000	SF	1.00	\$ 153.65	1.32	\$ 1,623,773
6 Construct an addition for additional seating	3.310	2,000	SF	1.00	\$ 345.00	1.32	\$ 911,490
7 Renovate the men's & women's locker rooms	4.100	12,000	SF	1.20	\$ 19.10	1.32	\$ 363,328
8 Construct an addition for team meetings and team lockers for the women	3.210	1,575	SF	1.00	\$ 278.00	1.32	\$ 578,400
9 Construct an addition for pool storage and locker rooms	3.210	1,250	SF	1.00	\$ 278.00	1.32	\$ 459,048
<b>Total of Maximum Allowable Construction Cost:</b>							<b>\$ 5,782,951</b>
<b>Total Project Budget:</b>							<b>\$ 8,096,130</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

Issue: There are current plans for a new gymnasium to be constructed on this site. A new facility, if built, will offer more options on the renovation and use of the existing facility addressed in other Capital Improvement Projects. The Athletic Department staff has made the following recommendations for consideration pertaining to a new gymnasium and renovation of existing facilities: 1. Staff would prefer to have the new facility connected to the existing facilities in lieu of the remote location shown on preliminary studies. 2. If new gym is constructed, convert existing main gym to auxiliary gym; convert existing auxiliary gym to dance, team classroom and aerobics areas; convert existing dance room to weight room; concert existing weight room to athletic locker room for women. This work is funded under Measure I.

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

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 media center	4.200	10,000	SF	1.00	\$ 50.84	1.32	\$ 671,596
2 Replace interior lighting	5.320	10,000	SF	1.00	\$ 6.05	1.32	\$ 79,921
3 Construct a career center addition	3.410	5,000	SF	1.10	\$ 296.53	1.32	\$ 2,154,439
Total of Maximum Allowable Construction Cost:							\$ 2,905,956
<b>Total Project Budget:</b>							<b>\$ 4,068,338</b>



Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

Construct an addition with two classrooms, two offices, storage, secure storage and restrooms for ROTC. The existing ROTC program currently occupies converted space in the old basement of the facility that is substandard. There is exposed plumbing and electrical, low ceilings and inadequate exiting from the classrooms. (2 classrooms @ 960+300 sf office +300 sf storage + 150 sf restrooms/.8= 3350. Develop the "quad as courtyard for use by ROTC students.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a ROTC addition	3.210	3,350	SF	1.10	\$ 278.00	1.32	\$ 1,353,272
2 Develop quad into a courtyard	1.340	18,000	SF	1.00	\$ 11.13	1.32	\$ 264,649
Total of Maximum Allowable Construction Cost:							\$ 1,617,921
<b>Total Project Budget:</b>							<b>\$ 2,265,090</b>

Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

Auto Shop (if it remains a viable program): Relocate the parts washer to a secure, exterior location. Install a ventilation system for the welding booth. Install an eyewash and shower. If the auto shop needs to be renovated to another engineering use, a project is included to retool the space. Crafts Shop: Install a ventilation system for the ovens and kiln. Relocate the wood vacuum system to a secure, exterior location.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Relocate the parts washer	0.000	1		1.00	\$ 2,500.00	1.32	\$ 3,303
2 Install a ventilation system for the ovens and kiln	6.253	1	Each	1.00	\$ 2,164.21	1.32	\$ 2,859
3 Install an eyewash and shower	6.506	1	Each	1.50	\$ 867.51	1.32	\$ 1,719
4 Install a ventilation system for the welding booth	6.253	1	Each	1.00	\$ 2,164.21	1.32	\$ 2,859
5 Relocate the wood vacuum system	0.000	1		1.00	\$ 5,000.00	1.32	\$ 6,605
6 Retool the auto shop space for new engineering program use	4.300	3,425	SF	1.00	\$ 101.40	1.32	\$ 458,777
<b>Total of Maximum Allowable Construction Cost:</b>							<b>\$ 476,122</b>
<b>Total Project Budget:</b>							<b>\$ 666,569</b>

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 science labs	4.200	9,384	SF	1.00	\$ 50.84	1.32	\$ 630,226
2 Install ventilation for storage and prep rooms	6.253	6	Each	1.00	\$ 2,164.21	1.32	\$ 17,154
3 Upgrade eyewash and shower in chemistry and biology labs	6.506	4	Each	0.75	\$ 867.51	1.32	\$ 3,438
Total of Maximum Allowable Construction Cost:							\$ 650,818
<b>Total Project Budget:</b>							<b>\$ 911,145</b>

Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

The standards require two laboratories each for general science, biology, physiology and chemistry for a total of eight laboratory/classrooms for an enrollment of 1600. C.K. McClatchy HS has a total of 4 laboratory classrooms for an enrollment of 2400. A minimum science department addition with four labs, prep room, teacher planning center and storage is needed. (4@1500 Labs +2@200 storage + 2@300 prep room + 300 teacher planning and 200 departmental storage/.8=9375 sf.)

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a science classroom addition	3.526	9,375	SF	1.10	\$ 329.48	1.32	\$ 4,488,444
Total of Maximum Allowable Construction Cost:							\$ 4,488,444
<b>Total Project Budget:</b>							<b>\$ 6,283,822</b>

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 technology distribution system	11.002	150	Drop	1.00	\$ 700.44	1.32	\$ 138,792
Total of Maximum Allowable Construction Cost:							\$ 138,792
<b>Total Project Budget:</b>							<b>\$ 194,309</b>

Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

Upgrade the secondary electrical service for this school. Upgrade the electrical distribution for the permanent buildings. 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 Continue secondary electrical service upgrades	5.660	1	School	1.00	\$ 307,395.56	1.32	\$ 406,070
2 Continue electrical distribution service upgrades	5.300	217,974	SF	1.00	\$ 10.73	1.32	\$ 3,089,635
Total of Maximum Allowable Construction Cost:							\$ 3,495,705
<b>Total Project Budget:</b>							<b>\$ 4,893,987</b>

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 flex lab	0.000	17,250	SF	0.00	\$ 141.49	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
<b>Total Project Budget:</b>							<b>\$ 0</b>



Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

Freeport Avenue is the only access to the site. Parents tend to use the circular drive at the front of the school for student drop-off and pick-up. The drive is one way and also serves as an access to staff and visitor parking along the arc, staff and student parking on the north side and the service entrance. Traffic tends to speed past the school on Freeport despite the traffic light at the crosswalk, double park in the circular drive and compete with student traffic exiting the north parking lot and pedestrians. Given the site limitations of size and layout, there may not be a solution to this situation. Additional staff or security may be required during peak hours to ensure the safety of drivers and pedestrians.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Issue: Student drop-off	0.000	1	Each	1.00	\$ 0.00	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
<b>Total Project Budget:</b>							<b>\$ 0</b>

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 track plus infield events	1.815	1	Project	1.00	\$ 1,140,209.9	1.32	\$ 1,506,217
Total of Maximum Allowable Construction Cost:							\$ 1,506,217
<b>Total Project Budget:</b>							<b>\$ 1,988,207</b>

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	217,974	SF	1.00	\$ 1.02	1.32	\$ 293,703
Total of Maximum Allowable Construction Cost:							\$ 293,703
<b>Total Project Budget:</b>							<b>\$ 411,184</b>

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 system	6.100	217,974	SF	0.50	\$ 39.66	1.32	\$ 5,709,923
2 Conduct an HVAC study	9.430	1	Study	1.00	\$ 17,296.67	1.32	\$ 22,849
Total of Maximum Allowable Construction Cost:							\$ 5,732,772
<b>Total Project Budget:</b>							<b>\$ 7,567,258</b>

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 chain link fence at the tennis courts and baseball fields	1.350	5,500	LF	1.00	\$ 31.46	1.32	\$ 228,573
2 Replace damaged and worn seating at baseball fields	1.870	160	SF	1.00	\$ 42.34	1.32	\$ 8,949
3 Upgrade the pool filtering systems	0.000	1		1.00	\$ 50,000.00	1.32	\$ 66,050
4 Crack-fill, reseal and re-stripe asphalt play area	1.235	90,000	SF	1.00	\$ 1.88	1.32	\$ 223,513
<b>Total of Maximum Allowable Construction Cost:</b>							<b>\$ 527,085</b>
<b>Total Project Budget:</b>							<b>\$ 695,752</b>

**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 spectator seating at football field	1.870	450	SF	1.00	\$ 42.34	1.32	\$ 25,169
2 Construct a storage, restroom, concession addition	3.410	1,800	SF	1.10	\$ 296.53	1.32	\$ 775,598
3 Install light towers	1.872	4	EA Pole	1.00	\$ 73,458.81	1.32	\$ 388,156
Total of Maximum Allowable Construction Cost:							\$ 1,188,923
<b>Total Project Budget:</b>							<b>\$ 1,569,379</b>

## C. K. McClatchy High 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
510.1	3.06.G01.1.	Site Access and Signage	\$ 23,394	\$ 30,880
510.2	4.06.E03.1.	Parking and Access Improvements	\$ 422,369	\$ 557,528
510.3	2.06.E10.1.2.	Athletic Fields MP- Playfield Improvements	\$ 1,147,830	\$ 1,515,136
510.4	8.05.C08.1.	Exterior Door and Hardware Improvements	\$ 175,060	\$ 245,083
510.5	4.05.C01.1.	Continue Classroom Refurbishment	\$ 57,067	\$ 79,894
510.6	3.06.A03.2.2.	Security Lighting/Camera Upgrades	\$ 116,186	\$ 153,365
510.7	2.04.F07.2.	Administration Renovation	\$ 1,402,845	\$ 1,963,983
510.8	4.04.C01.1.	PAC & Music Department Renovations	\$ 3,061,359	\$ 4,285,903
510.9	4.05.F07.2.	Cafeteria & Kitchen Renovation and Addition	\$ 3,449,232	\$ 4,828,925
510.10	2.04.F06.2.	Gymnasium/Locker Room Upgrades	\$ 5,782,951	\$ 8,096,130
510.11	2.00.F06.1.	Issue: New Gymnasium Impact	\$ 0	\$ 0
510.12	4.05.C01.2.	Media Center/Career Center Renovation and Addition	\$ 2,905,956	\$ 4,068,338
510.13	2.02.F08.1.	ROTC Addition	\$ 1,617,921	\$ 2,265,090
510.14	2.05.C01.1.	Industrial Arts Improvements	\$ 476,122	\$ 666,569
510.15	4.04.C01.1.	Science Lab Renovation	\$ 650,818	\$ 911,145
510.16	2.02.F02.2.	Science Lab Addition	\$ 4,488,444	\$ 6,283,822
510.17	4.05.A06.1.	Technology Upgrades	\$ 138,792	\$ 194,309
510.18	4.05.A03.2.1.	Continue Electrical Upgrades	\$ 3,495,705	\$ 4,893,987
510.19	2.00.F02.1.	Issue: Project Lab	\$ 0	\$ 0
510.20	3.00.E09.1.	Issue: Student Drop Off Process	\$ 0	\$ 0
510.21	2.06.E10.2.2.	Athletic Fields MP- Install Synthetic Track and Field Surface	\$ 1,506,217	\$ 1,988,207
510.22	3.05.A09.1.	Fire Alarm System Upgrades	\$ 293,703	\$ 411,184
510.23	4.08.A03.1.2.	Continue HVAC Upgrades	\$ 5,732,772	\$ 7,567,258
510.24	4.06.E01.2.	Fencing / Pool Improvements	\$ 527,085	\$ 695,752

510.25 2.06.E09.2. Athletic Fields MP- Concession / Storage / Lights \$ 1,188,923 \$ 1,569,379

Total of *Maximum Allowable Construction Cost: \$ 38,660,75
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<b>Total Project Budget: \$ 53,271,866</b>
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## 510 C. K. McClatchy High School

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

<b>1 Site</b>		
1.1 Size		Site small for this enrollment
1.2 Location	✓	
1.3 Safety		CIP to install site signage
1.4 Contours	✓	
1.5 Development	✓	
1.6 Playfields	✓	
1.7 Pool	✓	
1.8 Parking	✓	
1.9 Landscaping	✓	
1.10 Other		
<b>2 Space</b>		
2.1 Administration		CIP for admin refurbishment and redesign
2.2 Health	✓	
2.3 Teachers		CIP for a teachers lounge and workroom
2.4 Audiovisual	✓	
2.5 Library		CIP to refurbish media center
2.6 Multipurpose		CIP to refurbish PAC
2.7 Stage		CIP to refurbish PAC
2.8 Kitchen		CIP to refurbish kitchen and construct an addition
2.9 Gymnasium		CIP to refurbish
2.10 Showers		CIP to refurbish locker rooms
2.11 Toilets		CIP to renovate restrooms
2.12 Lockers	✓	
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
<b>3 Light</b>		
3.1 Quantity	✓	
3.2 Brightness	✓	
3.3 Reflectances	✓	
3.4 Windows	✓	
3.5 Screening		CIP to replace curtains with mini blinds
3.6 Audiovisual	✓	
3.7 Energy Factors	✓	
3.8 Other		
<b>4 Heat and Air</b>		
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		
<b>5 Sound</b>		
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		
<b>6 Aesthetics</b>		
6.1 Appropriateness	✓	
6.2 Naturalness	✓	
6.3 Continuity	✓	
6.4 Screening	✓	
6.5 Other		
<b>7 Equipment</b>		
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
<b>8 Maintenance</b>		
8.1 Turfed Areas	✓	
8.2 Sprinklers	✓	
8.3 Parking		CIP to resurface lots and driveways
8.4 Hardcourt	✓	
8.5 Sidewalks		CIP to replace damaged
8.6 Exteriors		CIP for exterior door improvements
8.7 Interiors		CIP to refurbish interior surfaces
8.8 Roofing	✓	
8.9 Windows	✓	
8.10 Fencing	✓	
8.11 Mechanical Equipment	✓	
8.12 Hardware		CIP for exterior door hardware improvements
8.13 Plumbing Fixtures		CIP for restroom renovations
8.14 Other		

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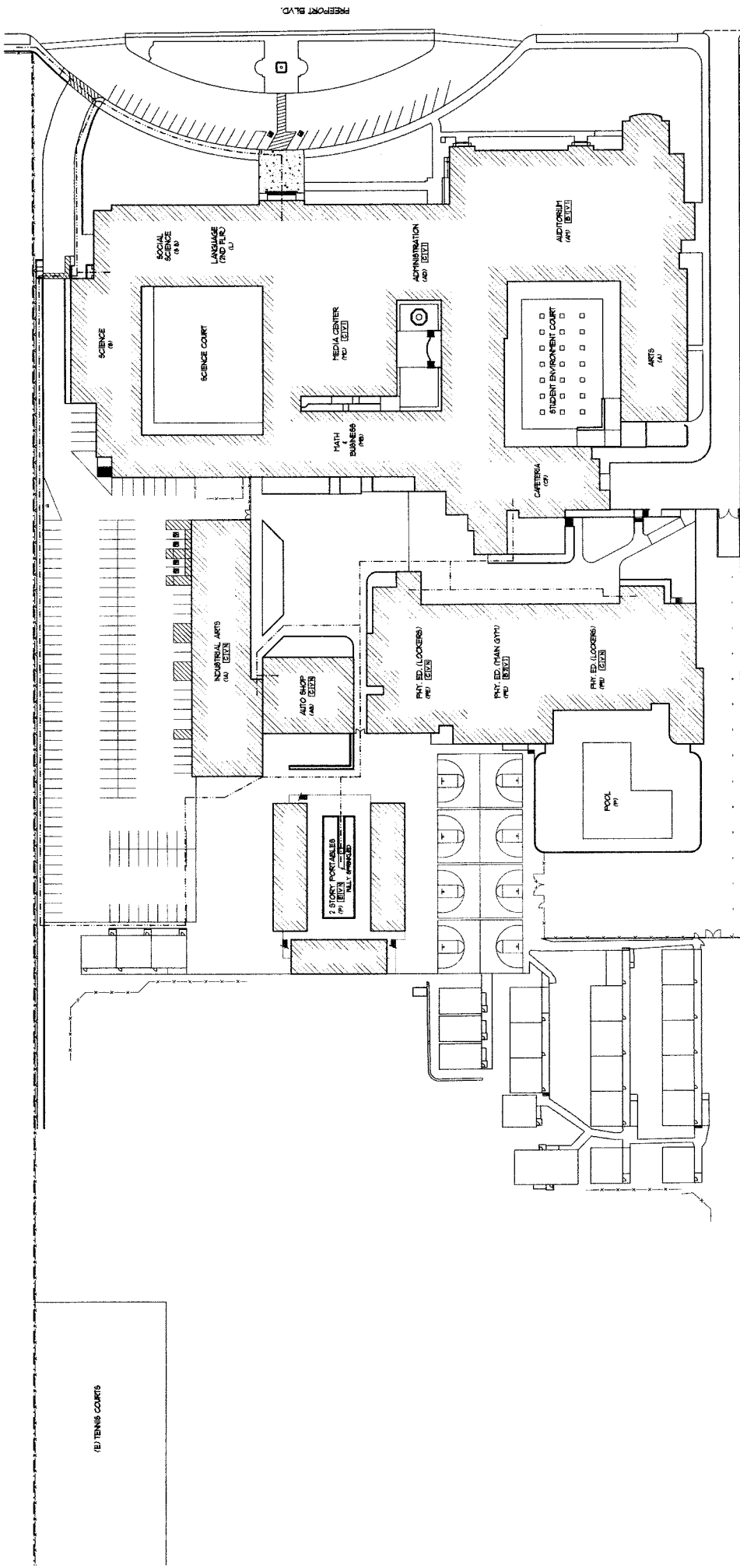


Approximate Scale in Feet:

150'      0'      150'      300'







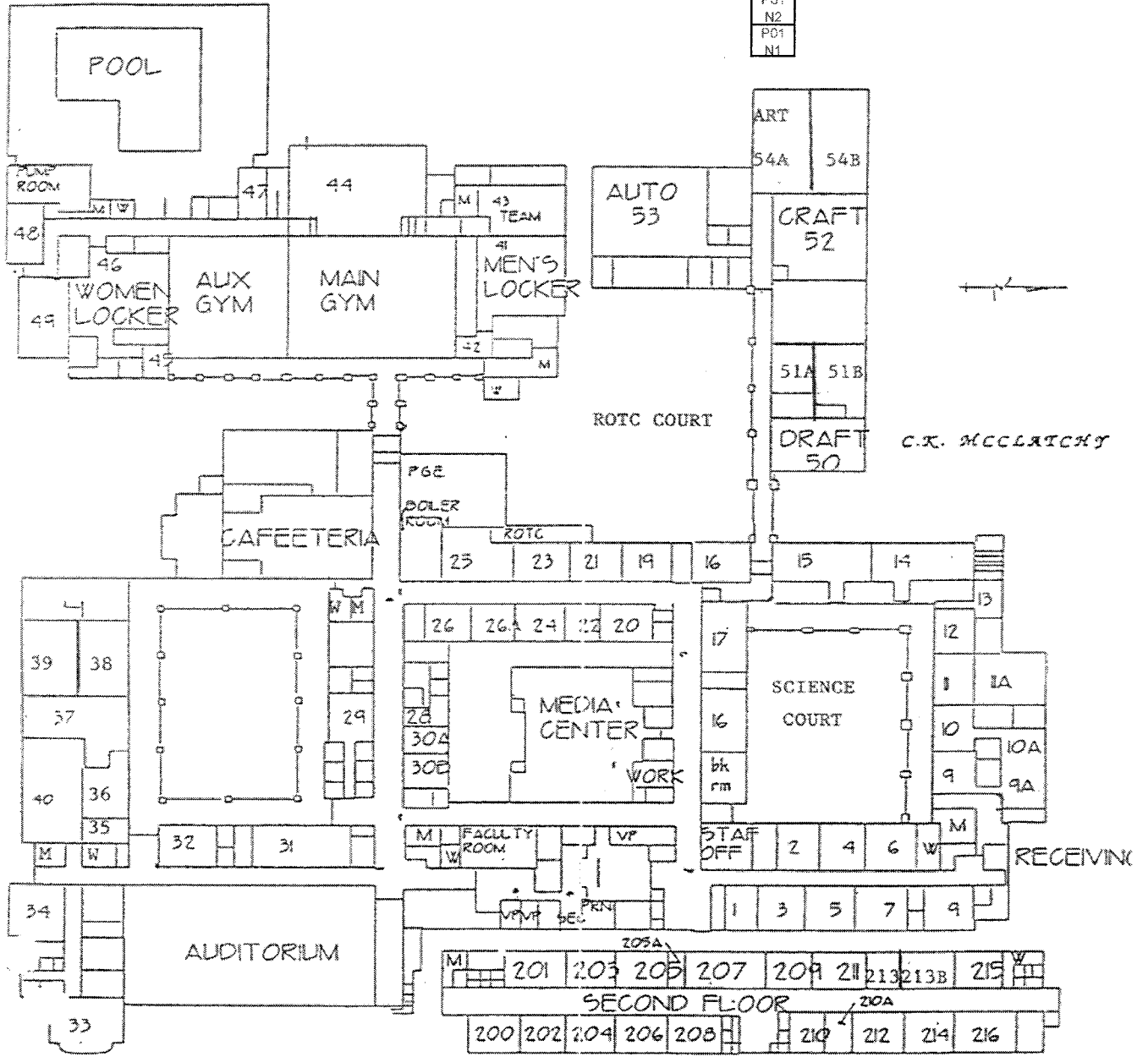
C K McClatchy HS Site

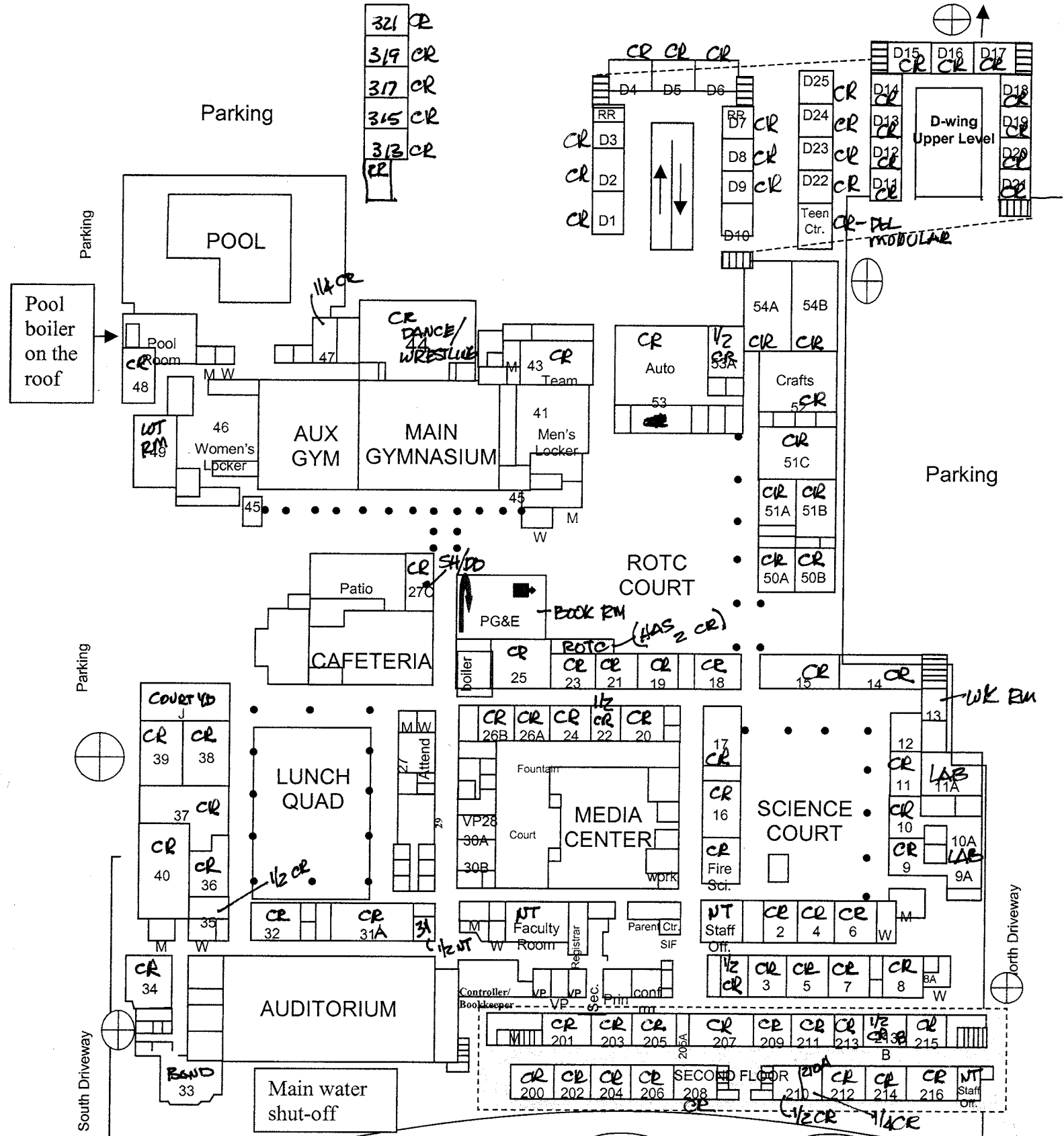
C. K. MC CLATCHY HIGH SCHOOL

P04 322	P06 321	P12 Child Care
P03 320	P05 319	P08 326
P03 318	P05 317	P07 325
P03 316	P05 315	P07 324
P03 314	P05 313	P07 323
P03 312	RR	

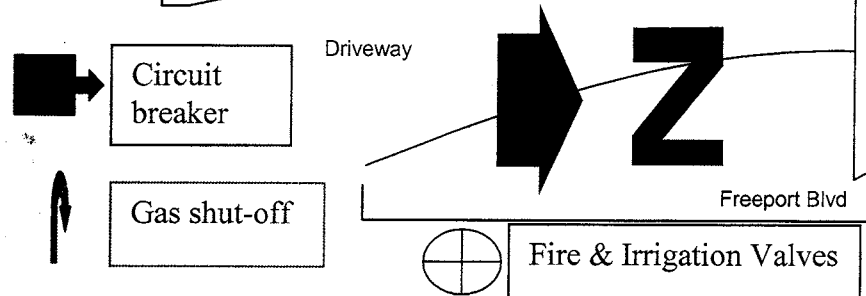
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P01 N4	P02 N5	P02 N6	P02 N7
P01 N3			
P01 N2			
P01 N1			





**C. K. McClatchy High School**  
 3066 Freeport Blvd.  
 Sacramento, CA 95818  
 264-4400







**C. K. McClatchy High School**  
Portable Building Inventory Summary Sheet

<b>Building #/ Classroom#</b>	<b>Manufacturer</b>	<b>Relocatable</b>	<b>DSA #</b>	<b>Year Built</b>	<b>Age</b>	<b>Classrooms</b>	<b>Area (SF)</b>
P01/ N1	Unknown	No	14506	1956	49	1	982.5
P01/ N2	Unknown	No	13158	1955	50	1	982.5
P01/ N3	Unknown	No	13158	1955	50	1	982.5
P01/ N4	Unknown	No	9952	1954	51	1	982.5
P02/ N5	Unknown	No	13158	1955	50	1	982.5
P02/ N6	Unknown	No	13158	1955	50	1	982.5
P02/ N7	Unknown	No	13158	1955	50	1	982.5
P03/ 312	Unknown	No	19861	1960	45	1	982.5
P03/ 314	Unknown	No	19861	1960	45	1	982.5
P03/ 316	Unknown	No	19861	1960	45	1	982.5
P03/ 318	Unknown	No	19861	1960	45	1	982.5
P03/ 320	Unknown	No	19861	1960	45	1	982.5
P04/ 322	Unknown	No	17378	1958	47	1	982.5
P05/ 313	Unknown	No	19861	1960	45	1	982.5
P05/ 315	Unknown	No	19861	1960	45	1	982.5
P05/ 317	Unknown	No	19861	1960	45	1	982.5
P05/ 319	Unknown	No	19861	1960	45	1	982.5
P06/ 321	Unknown	No	13158	1955	50	1	982.5
P07/ 323	Unknown	No	9952	1953	52	1	982.5
P07/ 324	Unknown	No	17378	1958	47	1	982.5
P07/ 325	Unknown	No	9952	1953	52	1	982.5
P08/ 326	Modular Specialties	Yes	51735	1989	16	1	960
P09/ 327	Douppnik	Yes	02-101095	1999	6	1	960
P10/ 328	Douppnik	Yes	02-101095	1999	6	1	960
P11/ 329	Douppnik	Yes	02-101095	1999	6	1	960
Total Portable Classrooms						<b>25</b>	<b>24472.5</b>
Total Portable Classrooms Over 20 Years Old						<b>21</b>	<b>20632.5</b>

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

<b>Building #/ Classroom#</b>	<b>Manufacturer</b>	<b>Relocatable</b>	<b>DSA #</b>	<b>Year Built</b>	<b>Age</b>	<b>Buildings</b>	<b>Area (SF)</b>
P05/ RR	Unknown	No	19861	1960	45	1	491.25

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

<b>Building #/ Classroom#</b>	<b>Manufacturer</b>	<b>Relocatable</b>	<b>DSA #</b>	<b>Year Built</b>	<b>Age</b>	<b>Buildings</b>	<b>Area (SF)</b>
P12/ Child Care	American Modular	Yes		2002	3	1	1920

# Sacramento City Unified School District School Capacity Worksheet

## C. K. McClatchy High School (3rd Period Analysis)

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
AF1	Air Force ROTC	32	Permanent	32	In Basement, No Windows
1	History (LH)	16	Permanent	16	* Small Room
2	U.S. History	32	Permanent	35	*
3	Ethnic Studies	32	Permanent	32	*
4	English 11	32	Permanent	35	*
5	American Literature	32	Permanent	35	*
6	U.S. Government	32	Permanent	35	*
7	U.S. History	32	Permanent	35	*
8	U.S. History	32	Permanent	35	*
9/9A	Life Science	32	Permanent	35	**
10/10A	Physics	32	Permanent	35	**
11/11A	Vacant or Teacher Prep	32	Permanent	0	**
12/11A	Biology	32	Permanent	35	**
14	Biology	32	Permanent	35	**
15	Biology	32	Permanent	35	**
FS	Vacant or Teacher Prep	32	Permanent	0	
16	Computer Applications	32	Permanent	32	**
17	Web Design	32	Permanent	35	**
18	Geometry	32	Permanent	35	*
19	Geometry	32	Permanent	35	*
20	Algebra	32	Permanent	35	*
21	Algebra	32	Permanent	35	*
23	2nd Year Algebra	32	Permanent	35	
24	Geometry	32	Permanent	35	**
25	Employment Skills	32	Permanent	32	* ROP
26/26A	Ethnic Studies	32	Permanent	32	Old 26 Divided
28B	Life Skills LH	16	Permanent	16	* Small Room
30A	English 9	32	Permanent	20	
31	Vacant or Teacher Prep	32	Permanent	0	
32	World History	32	Permanent	35	
33	Vacant or Teacher Prep	32	Permanent	0	
34	Piano Lab	32	Permanent	35	
200	History World Cultures	32	Permanent	35	Movable Partition
201	English 12	32	Permanent	35	
202	History	32	Permanent	35	* Movable Partition
203	English 11	32	Permanent	35	*
204	English 10	32	Permanent	35	* Movable Partition
205	RSP	0	Permanent	0	* Small Room
206	English 9	32	Permanent	20	* Movable Partition
207	English 12	32	Permanent	35	
208	Vacant or Teacher Prep	32	Permanent	0	
209	Vacant or Teacher Prep	32	Permanent	0	*
210	RSP	0	Permanent	0	* Small Room
210A	RSP	0	Permanent	0	* Small Room
211	Vacant or Teacher Prep	32	Permanent	0	*

## Sacramento City Unified School District School Capacity Worksheet

### C. K. McClatchy High School (3rd Period Analysis)

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
212	History American Literature	32	Permanent	35	
213	Spanish	32	Permanent	32	* Old 213 Divided
213B	Nova Net Program	32	Permanent	20	* Old 213 Divided
214	Latin	32	Permanent	32	*
215	French	32	Permanent	32	*
216	SDC Severe	13	Permanent	13	* Visually Handicapped
35	English 9	32	Permanent	20	* Small Room, No Windows
36	World History	32	Permanent	35	* Small Room, No Windows
37	Product Advertising	32	Permanent	32	**
38	English 10	32	Permanent	35	
39	Economics	32	Permanent	27	SDAIE
40	Camera Composition	32	Permanent	32	**
50/50A	Physical Science	32	Permanent	35	
51A	U.S. History	32	Permanent	35	
51B	Vacant or Teacher Prep	32	Permanent	0	
51C	Food/Hospitality	32	Permanent	32	
52	Beginning Crafts	32	Permanent	32	
53/53A	Auto Technology	32	Permanent	32	
54A	Biology	32	Permanent	35	
54B	Ethnic Art	32	Permanent	32	
Gym 48	History World Cultures	32	Permanent	35	
Gym	Dance	44	Permanent	44	
Gym	Fresh/Soph PE	44	Permanent	44	
Gym	Fresh/Soph PE	44	Permanent	44	
Gym 49	Strength Development	44	Permanent	44	
Gym	P.E. Recreation	44	Permanent	44	
312	U.S. Government	32	Portable	35	Over 20 Years Old
313	Spanish	32	Portable	32	Over 20 Years Old
314	History	32	Portable	35	Over 20 Years Old
315	Algebra	32	Portable	35	Over 20 Years Old
316	Spanish	32	Portable	32	Over 20 Years Old
317	History World Literature	32	Portable	35	Over 20 Years Old
318	Life Skills	32	Portable	25	Over 20 Years Old
319	Algebra	32	Portable	35	Over 20 Years Old
320	Algebra	32	Portable	32	Over 20 Years Old
321	Spanish	32	Portable	32	Over 20 Years Old
322	History World Literature	32	Portable	35	Over 20 Years Old
323	Spanish	32	Portable	32	Over 20 Years Old
324	Algebra	32	Portable	32	Over 20 Years Old
325	Reading Development	32	Portable	25	Over 20 Years Old
326	Language Skills	32	Portable	25	Over 20 Years Old
327	Algebra	32	Portable	35	Newer Portable
328	English 12	32	Portable	35	Newer Portable
329	English 11	32	Portable	35	Newer Portable
N5	Classroom	32	Portable	32	Over 20 Years Old

# Sacramento City Unified School District School Capacity Worksheet

## C. K. McClatchy High School (3rd Period Analysis)

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
N6	Classroom	32	Portable	32	Over 20 Years Old
N7	Classroom	32	Portable	32	Over 20 Years Old
P12	Teen Center	32	Portable	0	Not Used as a Classroom
<b>Maximum Capacity (2)</b>		2,889		2,653	
<b>Working Capacity (3)</b>		2,600		2,388	

### New Portables for Autumn 2003 (Available November 2003)

NP1	Not Scheduled	32	Modular	32	New Modular for Nov. 03
NP2	Not Scheduled	32	Modular	32	New Modular for Nov. 03
NP3	Not Scheduled	32	Modular	32	New Modular for Nov. 03
NP4	Not Scheduled	32	Modular	32	New Modular for Nov. 03
NP5	Not Scheduled	32	Modular	32	New Modular for Nov. 03
NP6	Not Scheduled	32	Modular	32	New Modular for Nov. 03
NP7	Not Scheduled	32	Modular	32	New Modular for Nov. 03
NP8	Not Scheduled	32	Modular	32	New Modular for Nov. 03
NP9	Not Scheduled	32	Modular	32	New Modular for Nov. 03
NP10	Not Scheduled	32	Modular	32	New Modular for Nov. 03
NP11	Not Scheduled	32	Modular	32	New Modular for Nov. 03
NP12	Not Scheduled	32	Modular	32	New Modular for Nov. 03
NP13	Not Scheduled	32	Modular	32	New Modular for Nov. 03
NP14	Not Scheduled	32	Modular	32	New Modular for Nov. 03
NP15	Not Scheduled	32	Modular	32	New Modular for Nov. 03
NP16	Not Scheduled	32	Modular	32	New Modular for Nov. 03
NP17	Not Scheduled	32	Modular	32	New Modular for Nov. 03
NP18	Not Scheduled	32	Modular	32	New Modular for Nov. 03
NP19	Not Scheduled	32	Modular	32	New Modular for Nov. 03
NP20	Not Scheduled	32	Modular	32	New Modular for Nov. 03
NP21	Not Scheduled	32	Modular	32	New Modular for Nov. 03

672

672

Notes: (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.

8 classrooms vacant or being used for teacher prep. during 3rd period.

\* Classrooms less than 700 square feet.

\*\* Labs are classrooms greater than 960 square feet.

**2002/03 CBED Enrollment = 2,476**

# Hiram W. Johnson High School

6879 14th Ave  
 Sacramento, CA 95820

Permanent building area: 201,273 GSF  
 Modular buildings: 32,160 GSF  
 Modular buildings are 13.8 % of the facility area  
 Site acres: 64.20

Score:	Possible Points	Total Earned	%
The Site	241	210.5	87.3
Physical Plant Assessment	354	296.0	83.6
Adequacy and Environment for Education	405	319.5	78.9
Total	1,000	826.0	82.6

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



**Participants:**  
 Lynne Annette Chase Tafoya – Principal  
 Mike Webb – Plant Engineer  
 Bob Robie – Evaluator

**Notes from Principal's Meeting and Questionnaire**

**Date: 12-6,7,8-2004**

The notes following represent the needs of the school and staff as presented by Mr. Webb and the principal in walks and the questionnaire.

- The school has been modernized to include new two-story modular classroom wings and a modular classroom / Health Start type center modular row. The district adolescent family center occupies the center west area of the campus and is fenced off separately from the high school. The modernization has made a considerable positive difference to the school, its image, and general overall environment.
- The major problem in the function of the school is the conflicts with students, cars and buses at dismissal. In-climate days are chaos and very unsafe. There is discussion to require the buses (City transit) to stop on the street rather than on campus for pickup. If this occurs then the conflicts and the congestion along the 14th Ave. frontage will be extremely unsafe.
- The new HVAC is still requiring modification and controls changes to provide the level of comfort expected to the classrooms, reduce the noise and provide better ventilation.
- There are electrical circuit problems in classrooms with high power demands.
- There is a lack of storage.
- The track and field area, along with much of PE areas, is substandard.
- Science areas are substandard when compared to other high schools.
- The cafeteria is small for the population and the bell schedule for lunch.
- The walkways between the wings are narrow and need to be widened.

**Summary Notes and Comments**

School Site:

Significant site work has occurred in the last decade creating a great visual image and an organized well zoned site for public / school activity separation. As most high schools, the campus is fully fenced with all but three exit points padlocked shut. The exterior public area landscaping is well done with trees and lighting in parking lots. The site is handicapped accessible with access issues at some public entries where only stairs exist (but not all entries are required to be accessible.) The main courtyard has been upgraded and has new site furniture and is a key focus of lunch time activity. The area works well with covered walk areas joining all buildings except to the outer modular building wings. Asphalt areas in the north half of the developed campus still need to be resurfaced like the main southern area parking and traffic areas. There is enough parking on site for all needs. The site traffic configuration works well for the morning drop-off process, yet at the afternoon dismissal time, the conditions are unsafe and the traffic / pedestrian conflict danger is high.

The football field and track area need major redevelopment to allow for all year track use, safer grass areas, better drainage, accessibility to bleachers, and a building for restroom, storage, concessions and announcers / press / scouts. Connection of this structure to the baseball field area would provide similar services to both major sports areas. A new softball area was being developed at the time of the evaluation. The remaining field areas have fair grass, but need fence and support structure improvements. Tennis courts need resurfacing and some wall / fencing repair. The pool area was recently rebuilt and is in good condition.

The overall experience on campus is a positive one with few nooks for vandalism and many social areas for a student body of this size. The campus has few drainage problem areas, unusual for a campus of this size.

School Plant:

The exterior of the buildings are in excellent condition with some water intrusion issues through the brick walls of the music rooms, ROTC, and Little Theater, some concrete element damage at the cafeteria window walls, and some site wall surface deterioration. The roofing was recently redone, but the east halves of wings C,D and E have severe rippling and will need to be re-roofed. The school interiors (80%) have been modernized. The canopy surfaces were painted in 2001. The HVAC has been upgraded in nearly all spaces, yet additional balancing and controls work is expected. Most of

the school has been modernized with improvements to HVAC, lighting, most windows, most furnishings, painting, doors, hardware, flooring and ceilings.

There are areas in the locker / training / football rooms , kitchen, ROTC, old shops, C-1, home economics, Little Theater, PAC, music, parts of administration functions, nurse, and storage where old surfaces or damage still needs to be upgraded or corrected.

Adequacy and Environment for Education:

Nearly all classroom areas have been modernized with areas such as music, art, prior shop areas and science still needing additional work. The PAC is worn, but impressive with a major refurbishing and electrical upgrade needed. The music area is substandard per design standards, but the program is small and does not occupy all spaces now. The gym complex is marginally adequate except in the weight room, dance, training room, and storage areas. The main gym is small, but there appears to be no solution to enlarging the space except to suggest a new lobby / concessions / offices / storage addition. To meet the PE / athletic needs, an addition to the weight room, as well as an addition for wrestling and storage by the auxiliary gym, are recommended. This opens up the Little Theater for student and community program use. The pool area has been completely replaced with new pool and support structures in excellent condition.

The media center is small and could be expanded and reconfigured to meet current state recommendations. The science areas are marginally adequate, but when compared to the other SCUSD high schools they are substandard. Home economics needs to be renovated to meet the demands of culinary arts programs today. The prior shop areas have a mixture of uses, some under-utilizing the space. Renovation of the S-wing areas needs to happen to allow planning for new programs.

The Main Capital Investment Areas:

- Conduct traffic study and initiate front area traffic changes.
- Upgrade site fencing, resolving some drainage ponds, and replacing poor asphalt areas. redevelop the track and field area, building a concession / restroom building to serve the football and baseball areas.
- Upgrade the main grassed play areas and tennis courts.
- Correct damaged sidewalks and expand walks on the E-W axis of the school.
- Upgrade the kitchen, staff dining, music, Little Theater, ROTC, C-1, counseling, and nurses area.
- Renovate the Auditorium.
- Construct a new lobby / concessions addition, weight room addition, wrestling / PE classroom addition and athletics storage football area addition to the gym complex. Renovate the locker rooms, training room, football locker and adjacent classroom.
- Continue restroom and ADA modifications around the school.
- Remove the damaged roofing and later correct roof areas with ponding damage.
- Construct a media center addition and renovate the area to combine the existing with new.
- Renovate science area.
- Renovate the S-wing.
- Continue electrical improvements.



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## 520 Hiram W. Johnson High School

Priority Project #	Codes	Capital Improvement Project	MACC*	Project Budget
520.1	3.06.E03.1.	Traffic Area Improvements	\$ 796,047	\$ 1,050,782
520.2	4.06.E01.1.	Install a Marquee Sign	\$ 16,513	\$ 21,796
520.3	4.06.E04.2.2.	Fencing Improvements	\$ 221,062	\$ 291,801
520.4	2.06.E10.1.1.	Athletic Fields MP- Playfield Improvements	\$ 602,444	\$ 795,225
520.5	2.06.E10.1.2.	Athletic Fields MP- Improvements to Baseball/Softball Fields	\$ 436,557	\$ 576,253
520.6	4.08.E03.1.	Continue the Paving Improvements	\$ 387,325	\$ 511,269
520.7	4.08.E03.2.	Tennis Court Improvements	\$ 111,570	\$ 147,272
520.8	4.06.E01.1.	Miscellaneous Site/Walkway Improvements	\$ 139,007	\$ 183,491
520.9	2.05.C01.1.	Improvements to the Music Rooms	\$ 629,823	\$ 881,752
520.10	4.04.C01.2.	Kitchen/Cafeteria Improvements	\$ 1,020,610	\$ 1,428,853
520.11	4.05.C09.1.	Restroom/Plumbing System Upgrades	\$ 417,606	\$ 584,648
520.12	4.05.D02.1.	Exterior Wall/Window Improvements	\$ 175,484	\$ 245,677
520.13	4.04.C01.2.	Performing Arts Center Improvements	\$ 3,331,249	\$ 4,663,750
520.14	4.08.D04.1.	Roof Improvements 1	\$ 273,600	\$ 361,151
520.15	4.08.D04.2.	Roofing Improvements 2	\$ 672,294	\$ 887,428
520.16	3.05.C01.2.	Locker Room, Training, PE Classroom Upgrades	\$ 1,688,235	\$ 2,363,529
520.17	4.08.A03.1.1.	HVAC Improvements – Continued	\$ 471,004	\$ 621,725
520.18	4.05.C01.1.	Refurbish Gyms, Dance, Weights, and Lobby Areas	\$ 707,733	\$ 990,826
520.19	2.02.F06.1.	Additions to Gym for Weights, Storage, Wrestling, and Lobby	\$ 6,545,932	\$ 9,164,304
520.20	4.04.C01.2.	Miscellaneous Classroom Improvements	\$ 430,158	\$ 602,220
520.21	4.05.C01.2.	Continue Administration/Media Center Area Refurbishing	\$ 989,078	\$ 1,384,709
520.22	8.05.G01.1.	Accessibility Improvements	\$ 262,105	\$ 366,948
520.23	2.02.F02.2.	Construct a Media Center Addition/Renovation	\$ 3,076,436	\$ 4,307,010
520.24	9.05.C01.3.	Refurbish Modulars	\$ 526,825	\$ 737,556
520.25	3.05.A05.1.	Safety and Security Improvements	\$ 119,194	\$ 166,870
520.26	2.04.F05.2.	Renovate Areas of the S-Wing	\$ 3,082,845	\$ 4,315,984
520.27	2.04.C01.1.	Science Lab/Support Area Renovation	\$ 3,822,362	\$ 5,351,307
520.28	4.04.C01.2.	Changes to Nurses, C-1, Little Theater, Home Economics, ROTC	\$ 1,451,225	\$ 2,031,715
520.29	2.00.F07.1.	Issue: Expansion of the Cafeteria	\$ 0	\$ 0
520.30	3.02.B03.1.	Issue: Access to X-Wing Upper Level	\$ 0	\$ 0
520.31	4.05.A03.2.1.	Electrical Upgrades	\$ 1,075,098	\$ 1,505,137
520.32	2.06.E10.2.3.	Athletic Fields MP- Install Synthetic Track and Field Surface	\$ 1,506,217	\$ 1,988,207
520.33	2.06.E10.2.1.	Athletic Fields MP- Track Improvements	\$ 1,228,311	\$ 1,621,370

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520.34	2.06.E09.1.	Athletic Fields MP- Concession / torage / Lights	\$ 1,263,463	\$ 1,667,772
Total of Maximum Allowable Construction Cost:			\$ 37,477,412	
<b>Total Project Budget:</b>			<b>\$ 51,818,338</b>	

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

The 14th Avenue frontage of the school has a narrow building to street dimension creating unsafe conditions due to conflicts between pedestrians, cars, and buses. The city buses that currently come on campus to pick students up free street frontage for traffic and parent pick-up functions. With dismissal, there appears to be 1000+ students, three buses, and scores of car traffic on site, and on 14th Avenue, that all vie for the same area. Crossings in mass by students at numerous illegal areas of 14th Avenue create a 15 -20 minute period of chaos and "dare-you" situations impossible for staff to control. Over eight staff were observed just to keep the exodus marginally safe for that day. The combination of students crossing everywhere along a 1500 frontage, two lanes of traffic with cars parked along the roll curbs (narrowing the lanes), other city buses stopping on the street, a traffic light cycle at the corner (14th Ave and 65th St.) seemingly set on normal function, and students exiting onto 14th to be able to turn left on 65th Street, all make for no more than 30 minutes of confusion (prone for accidents). There is no obvious solution. A traffic study, negotiations with the city on continuing the on-site bus pick-up, changing the intersection, installing flashing lights, widening of 14th Ave., and expanding crossings are all recommendations for improvement.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Conduct a traffic study	9.630	1	Study	1.00	\$ 17,296.67	1.32	\$ 22,849
2 Provide district share of intersection changes	0.000	1	Project	1.00	\$ 125,000.00	1.32	\$ 165,125
3 Option: Widen 14th Ave. into school property (may require vacation of land)	1.210	37,500	SF	1.50	\$ 7.65	1.32	\$ 568,443
4 Install flashing lights on the streets	0.000	4	Each	1.00	\$ 7,500.00	1.32	\$ 39,630
Total of Maximum Allowable Construction Cost:							\$ 796,047
<b>Total Project Budget:</b>							<b>\$ 1,050,782</b>

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 marquee sign	0.000	1	Each	1.00	\$ 12,500.00	1.32	\$ 16,513
Total of Maximum Allowable Construction Cost:							\$ 16,513
<b>Total Project Budget:</b>							<b>\$ 21,796</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

The fencing along 65th St. has posts with exposed footings and some fabric worn and rusting. There is fencing by the tennis courts and shops also rusting. The dumpsters are visible to the public and could use enclosures. Consider some modification to the area by the cafeteria to prevent further curb damage by the garbage trucks.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Rework the fence posts	1.315	20	Each	1.00	\$ 935.81	1.32	\$ 24,724
2 Replace the damaged fabric	1.350	1,200	LF	1.50	\$ 31.46	1.32	\$ 74,806
3 Construct dumpster enclosure and make area corrections	1.360	4	Each	1.00	\$ 23,000.00	1.32	\$ 121,532
<b>Total of Maximum Allowable Construction Cost:</b>							<b>\$ 221,062</b>
<b>Total Project Budget:</b>							<b>\$ 291,801</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

The grass field is in fair condition with ruts at yard lines and an odd drainage configuration. Improve the landscaping on the field approach for erosion control and as a sound barrier to 65th St. Improve the drainage at the play fields. (Note: It is assumed that varsity football and baseball games will be played elsewhere, off site).

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Redevelop the field	1.830	105,000	SF	1.00	\$ 1.37	1.32	\$ 190,026
2 Improve landscaping	1.320	2	Project	1.00	\$ 59,350.50	1.32	\$ 156,804
3 Improve the drainage at the play fields	1.420	600,000	SF	0.25	\$ 1.29	1.32	\$ 255,614
Total of Maximum Allowable Construction Cost:							\$ 602,444
<b>Total Project Budget:</b>							<b>\$ 795,225</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

The baseball and softball fields need to have dugout, backstop fabric, and storage improvements. The baseball infield ponds a lot, the bleachers are wooden, the dugouts' roofs are damaged, the protective fabric around home plate needs replacement, and there is no path or restrooms for this area. The softball field has no dugouts, wooden bleachers, and backstop wood is poor. The chain link fencing in the area that also protects neighbors from balls needs to be raised along about 120 foot frontage. The proposal that a restroom/concession building be built for the football field area and a path to the baseball area be built would resolve the main functional issues.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade the baseball infield area	1.830	15,625	SF	1.00	\$ 1.37	1.32	\$ 28,278
2 Upgrade backstop fabric and panels	1.350	224	LF	1.00	\$ 31.46	1.32	\$ 9,309
3 Repair dugouts	7.100	450	SF	1.00	\$ 11.85	1.32	\$ 7,044
4 Construct dugouts for old softball	3.210	450	SF	0.50	\$ 278.00	1.32	\$ 82,629
5 Replace bleachers	1.871	300	EA Seat	1.00	\$ 125.00	1.32	\$ 49,538
6 Build path from parking area paving to bleachers	10.027	950	LF	1.00	\$ 58.27	1.32	\$ 73,126
7 Upgrade irrigation controls, valves, and heads	1.830	412,500	SF	0.25	\$ 1.37	1.32	\$ 186,633
Total of Maximum Allowable Construction Cost:							\$ 436,557
<b>Total Project Budget:</b>							<b>\$ 576,253</b>



**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

Most of the paving has been replaced on site. Continue the replacement of poor paving north of wing S, M, and the pool and ROTC area. There is concrete sidewalk along Redding that needs replacement. The concrete plaza outside the Little Theater still creates an infiltration problem allowing water to enter the wall of the Little Theater.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Resurface the worn paving areas	1.250	10,765	SY	1.20	\$ 21.21	1.32	\$ 361,942
2 Replace concrete sidewalk	1.155	250	SF	1.00	\$ 10.98	1.32	\$ 3,626
3 Replace the concrete of the plaza by the Little Theater	1.155	750	SF	2.00	\$ 10.98	1.32	\$ 21,757
Total of Maximum Allowable Construction Cost:							\$ 387,325
<b>Total Project Budget:</b>							<b>\$ 511,269</b>

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

**Project Name**

**Project Description**

The tennis courts' surfacing is deteriorating and needs repair and resurfacing before structural damage to the courts paving occurs and the courts require complete replacement. Replace the fencing towards the grass since over-spray has rusted the fabric. The plywood practice walls need replacement.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Resurface the courts	1.850	6	Court	1.10	\$ 10,751.09	1.32	\$ 93,734
2 Replace fence fabric	1.350	240	LF	1.50	\$ 31.46	1.32	\$ 14,961
3 Replace practice wall surface	4.413	1,280	SF	2.00	\$ 0.85	1.32	\$ 2,875
Total of Maximum Allowable Construction Cost:							\$ 111,570
<b>Total Project Budget:</b>							<b>\$ 147,272</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

The main courtyard has 2 by 4 slab dividers that are warping. The planted area by the cafeteria slopes into the footing of the building. Some drainage control would help reduce damage. The area wall along the north side upper patio area of the main courtyard has wall damage. The SW area of the main courtyard has concrete that ponds. Replace to correct ponding. The dance room building has severe ponding outside that needs active drainage solution due to its size. The storage shed by the ROTC area has fascia damage. The E - W walkways along C/D/E wings could be widened to facilitate student traffic.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace 2 by 4 divider boards	4.522	1,000	LF	2.00	\$ 1.13	1.32	\$ 2,985
2 Install drainage control	1.410	1	Acre	1.00	\$ 37,031.21	1.32	\$ 48,918
3 Repair the area wall damage	1.350	20	LF	1.00	\$ 31.46	1.32	\$ 831
4 Repair the shed fascia	4.535	112	LF	1.00	\$ 10.93	1.32	\$ 1,617
5 Correct the large ponding area by dance building	1.420	12,000	SF	1.00	\$ 1.29	1.32	\$ 20,449
6 Replace courtyard concrete	1.155	280	SF	1.00	\$ 10.98	1.32	\$ 4,061
7 Expand walkways	1.150	5,050	SF	1.15	\$ 7.84	1.32	\$ 60,146
Total of Maximum Allowable Construction Cost:							\$ 139,007
<b>Total Project Budget:</b>							<b>\$ 183,491</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

The music rooms still have old cabinets, effervescence on the exterior brick walls, hall wall/ceiling damage, need acoustical improvements, need new equipment, and have limited storage except for practice rooms. One of the three spaces has been dedicated as a core curriculum classroom (noisy with music next door). The restrooms are outside of the building, but have been upgraded. The repair room has old casework and a very small sink. The HVAC in the piano lab is very noisy and may require rebuilding.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish the music area	4.200	7,815	SF	1.20	\$ 50.84	1.32	\$ 629,823
Total of Maximum Allowable Construction Cost:							\$ 629,823
<b>Total Project Budget:</b>							<b>\$ 881,752</b>

Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

The building has had HVAC and electrical upgrades, painted and some special systems improvements. The kitchen works well with improvements made to three serving areas and the cafeteria. The kitchen has no air conditioning, its floor is a patched VAT and the entry doors into it are worn wood units. The main hood has no fire protection system and there is more equipment than the hood can cover. There is no three-compartment sink (they use the DW area). The exterior wall's interior paint is peeling off in sheets in dry storage and the W/D areas. Replace wood shelving with metal and reseal worn concrete floors in storage/janitor areas. The staff dining room is also the storage for two reach-in freezers, has worn stained plywood walls, stained ceiling, old VCT and poor furniture. The staff restrooms are non-ADA units in fair condition off the cafeteria rather than the dining room. There is no counter to the kitchen from dining. The kitchen wall in the cafeteria is plywood surfaced and damaged. Need to upgrade water closets so one is ADA compliant, and repair the damaged screens and putty areas of the window system. Rework the serving area design.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish kitchen and staff dining room	4.210	5,625	SF	1.00	\$ 123.03	1.32	\$ 914,190
2 Add 3-compartment sink	6.361	1	Each	2.00	\$ 2,876.49	1.32	\$ 7,600
3 Make hood improvements	6.380	1	Shop	1.00	\$ 33,857.12	1.32	\$ 44,725
4 Upgrade water closet so one is ADA compliant	10.672	1	Each	1.00	\$ 3,449.64	1.32	\$ 4,557
5 Continue upgrading of equipment	0.000	3	Project	1.00	\$ 12,500.00	1.32	\$ 49,538
Total of Maximum Allowable Construction Cost:							\$ 1,020,610
<b>Total Project Budget:</b>							<b>\$ 1,428,853</b>

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 service lines	6.375	3,150	LF	1.50	\$ 52.05	1.32	\$ 324,882
2 Continue restroom upgrades	4.100	3,675	SF	1.00	\$ 19.10	1.32	\$ 92,724
Total of Maximum Allowable Construction Cost:							\$ 417,606
<b>Total Project Budget:</b>							<b>\$ 584,648</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

The south wall of the weight room is mottled and delaminating. Need to sandblast and resurface area. Paint the large roll door to the PAC and the concrete shelf below the cafeteria windows (repairing window putty damage in same area). The old steel casement windows in S-Wing and the gym areas as the locker rooms, P.E. classroom, weight room and dance need to be upgraded. Replace the dance rooms north window wall with a safety glass system.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Resurface exterior walls	4.531	750	SF	1.00	\$ 5.72	1.32	\$ 5,667
2 Replace old windows	4.710	1,200	SF	1.00	\$ 105.37	1.32	\$ 167,033
3 Repair and paint exterior door areas	4.520	140	SF	2.00	\$ 1.98	1.32	\$ 732
4 Paint concrete shelf and window putty repairs for cafeteria east wall	4.521	950	SF	1.50	\$ 1.09	1.32	\$ 2,052
Total of Maximum Allowable Construction Cost:							\$ 175,484
<b>Total Project Budget:</b>							<b>\$ 245,677</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

The PAC does not have interior ADA restrooms, elevator for non-wheelchair handicapped, or drinking fountains, though some seating modifications are present in the back of the auditorium area. The entry doors do not have weather stripping so rain can enter the lobby. The stage, backstage and support spaces have sprinklers and all spaces have smoke detectors. The entire main and side stage area wood floors (7200 sf) need resanded and a fire curtain installed (2400 sf). New contactors/dimmer control panels, new wiring in support of a new light board (including house lights), and new wiring in support of a new sound board are also needed. The acoustical (fiber glass 3940 sf and foam 500 sf) panels back stage and in the auditorium have all deteriorated and need replacement. New spot lights are needed. Refurbish the surfaces and some HVAC/plumbing elements of all support spaces. Consider replacement of all curtains (6000 sf). Consider replacing the remaining older 14 galley ropes. Replace the seating/stair area carpeting (8400 sf). Paint stair areas and main area ceilings (27500 sf). Refinish the seating area side wall wood elements (6000 sf). Most PAC seating is now padded. The 1300 seats are all wood and fair to good condition. Upgrade illumination on stairs and place glass guardrail on balcony step areas.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct elevator addition with ADA restroom	10.651	1	Project	1.50	\$ 299,032.97	1.32	\$ 592,534
2 Refurbish the walls, floors, and wiring	4.200	24,375	SF	1.00	\$ 50.84	1.32	\$ 1,637,016
3 Purchase and install fire and stage curtains	0.000	8,400	SF	1.00	\$ 8.15	1.32	\$ 90,436
4 Upgrade panels	5.300	24,375	SF	1.00	\$ 10.73	1.32	\$ 345,499
5 Remove old acoustical treatment and upgrade	4.910	1	Project	1.00	\$ 150,320.51	1.32	\$ 198,573
6 Replace roping	0.000	5,320	LF	1.00	\$ 3.25	1.32	\$ 22,840
7 Replace seating	0.000	1,300	Each	1.15	\$ 225.00	1.32	\$ 444,351
Total of Maximum Allowable Construction Cost:							\$ 3,331,249
<b>Total Project Budget:</b>							<b>\$ 4,663,750</b>



Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

The modified bitumen roofing with cap sheet on the main N-S spine walkway roof between classroom wings is severely ponding and needs removal and resurfacing with drainage system installed. Continue the flashing, discharge area repairs to the metal roofs of the locker rooms and X-wing units.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Remove the roofing	7.103	8,450	SF	1.00	\$ 3.18	1.32	\$ 35,497
2 Install new roofing with drainage system	7.101	8,450	SF	1.50	\$ 13.04	1.32	\$ 218,338
3 Modify the discharge detail for the metal roofs	7.765	876	LF	1.00	\$ 17.08	1.32	\$ 19,765
Total of Maximum Allowable Construction Cost:							\$ 273,600
<b>Total Project Budget:</b>							<b>\$ 361,151</b>

Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

The roofing on the east halves of wings C,D, and E have rippled severely. Remove the roofing and install new roof. Also some of S-wing and the ends of wings C,D,E and F have edge ponding problems that will require maintenance work in this same time frame.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Remove roofing	7.103	28,000	SF	1.00	\$ 3.18	1.32	\$ 117,622
2 Install new roof and complete other repairs	7.101	28,000	SF	1.15	\$ 13.04	1.32	\$ 554,672
Total of Maximum Allowable Construction Cost:							\$ 672,294
<b>Total Project Budget:</b>							<b>\$ 887,428</b>

Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

The two locker rooms, training room, P.E. classroom and general storage areas need refurbishing. A lot of work has been done in many of these areas. The sealed concrete flooring needs crack sealant and resealing. The walls and offices throughout need painting. Many of the lockers will need to be refurbished or replaced. Though underutilized the showers are in good condition baring leaks and minor tile damage to be repaired. In the future better use of the shower areas for other P.E./sports uses is anticipated. Continue restroom upgrades repairing damage to tile, walls, and fixtures.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish surfaces including crack sealant for flooring	4.200	22,410	SF	1.00	\$ 50.84	1.32	\$ 1,505,048
2 Refurbish girls' lockers	4.650	996	Locker	1.00	\$ 139.23	1.32	\$ 183,187
Total of Maximum Allowable Construction Cost:							\$ 1,688,235
<b>Total Project Budget:</b>							<b>\$ 2,363,529</b>

Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

Most of the school has had new HVAC installed. There remains some trouble areas to resolve. In Dance 1/2, the HVAC is too loud and cools poorly. The cooling in the auxiliary gym was not keeping up with the demand requiring all doors to left open. Additional cooling for server/copy rooms (administration area, administration area transformer room, and central book storage) are needed. After the new HVAC became operational problems of control, noise, and stuffiness persist. Upgrade HVAC in receiving/maintenance. Reconfigure the HVAC in the truancy officers' offices to allow for partitions to be raised for privacy. The janitor's closet in A-wing E has a transformer installed in front of the sink. The office for E-1 and in C-1 do not have HVAC.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade HVAC in Dance 1 / 2	6.200	3,655	SF	1.00	\$ 15.49	1.32	\$ 74,790
2 Upgrade cooling to server / copy / transformer rooms	6.120	3 Classroom		1.00	\$ 16,785.57	1.32	\$ 66,521
3 Upgrade HVAC functionality	6.350	201,273	SF	0.25	\$ 4.96	1.32	\$ 329,693
Total of Maximum Allowable Construction Cost:							\$ 471,004
<b>Total Project Budget:</b>							<b>\$ 621,725</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

The Dance 1 area maple floor is starting to ripple. Sand and refinish. The spittoon in the main and auxiliary gym leaked creating floor damage. There are no pads on the walls for the main long court goals in the auxiliary gym. If the gym addition is not considered, then the concession area casework needs refinishing, a new countertop, new finishes, and renovate office and janitor's closet. The restrooms do not meet ADA requirements and are not sufficient for a game crowd. The weight room, at about 1550 sf, is small and needs proper flooring and HVAC (consider expansion). The main gym bleachers need refurbishing (use of new mule to pull out makes the functionality possible). (See the next project removing the lobby area and creating a new lobby, concession, offices, and P.E. classroom addition resolving the exiting concentration in the current lobby. Exiting out of the main gym, if it were full, is marginally code acceptable with the 9' of exiting to the pool side padlocked shut and an occupancy at 1600.)

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refinish wood floor damage	4.563	1,450	SF	1.00	\$ 0.88	1.32	\$ 1,686
2 Retrofit the gym bleachers	4.662	6	Per Bank	1.00	\$ 43,230.92	1.32	\$ 342,648
3 Renovate lobby, concessions, and offices	4.200	3,025	SF	1.50	\$ 50.84	1.32	\$ 304,737
4 Upgrade the weight room	4.100	1,550	SF	1.50	\$ 19.10	1.32	\$ 58,662
Total of Maximum Allowable Construction Cost:							\$ 707,733
<b>Total Project Budget:</b>							<b>\$ 990,826</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

Remove the lobby area and create a new lobby, concession, offices, and P.E. classroom addition (foot print 7310 GSF) resolving the exiting concentration in the current lobby. Exiting out of the main gym if it were full, is marginally code acceptable with the 9' of exiting to the pool side padlocked shut and an occupancy at 1600. Add onto the weight room area creating adequate separation between apparatus and needed storage (expand 1200 GSF). Expand off the north end of the boys' locker room to expand training and football/other sports storage areas (450+1000=1450/.7 = 2070). Consider an addition off the auxiliary gym/Dance 1 area to allow for wrestling (P.E. classroom) space (foot print area of 4770 GSF).

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Expand the weights room adding storage	3.210	1,200	SF	1.00	\$ 278.00	1.32	\$ 440,686
2 Remove the lobby area construction	4.400	3,130	SF	2.00	\$ 17.33	1.32	\$ 143,310
3 Construct new lobby, concession, restroom, storage, offices addition	3.410	7,310	SF	1.00	\$ 296.53	1.32	\$ 2,863,445
4 Construct wrestling / PE class / storage addition	3.210	4,770	SF	1.15	\$ 278.00	1.32	\$ 2,014,484
5 Construct sports storage and training addition	3.210	2,070	SF	1.10	\$ 278.00	1.32	\$ 836,201
6 Renovate training and PE areas	4.300	1,850	SF	1.00	\$ 101.40	1.32	\$ 247,806
Total of Maximum Allowable Construction Cost:							\$ 6,545,932
<b>Total Project Budget:</b>							<b>\$ 9,164,304</b>

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 classroom curtains	0.000	2,700	SF	1.00	\$ 8.15	1.32	\$ 29,069
2 Upgrade storage units in some missed classrooms	4.630	225	LF	1.00	\$ 475.00	1.32	\$ 141,182
3 Provide new desks	0.000	1,120	Each	1.00	\$ 175.00	1.32	\$ 258,916
4 Add fire extinguishers	0.000	10	Each	1.00	\$ 75.00	1.32	\$ 991
Total of Maximum Allowable Construction Cost:							\$ 430,158
<b>Total Project Budget:</b>							<b>\$ 602,220</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

Some casework in private offices was not replaced in the modernization. The counseling area was modified, but not to the level of the main administration area (improve finishes, add outlets, and make HVAC control changes). See the media center addition project for placement of the career center common to counseling areas. The second exit out of counseling may be an issue since the two doors are so close to each other now. The media center (A-wing E) needs casework, shelving, furniture, security, display and surface upgrades. (See project relating to building a media center addition to expand space and create a second floor area for staff resources.)

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace casework	4.630	27	LF	1.00	\$ 475.00	1.32	\$ 16,942
2 Upgrade counseling area	4.200	2,700	SF	1.50	\$ 50.84	1.32	\$ 271,997
3 Upgrade the media center wing area	4.200	6,950	SF	1.50	\$ 50.84	1.32	\$ 700,139
Total of Maximum Allowable Construction Cost:							\$ 989,078
<b>Total Project Budget:</b>							<b>\$ 1,384,709</b>



**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

The restrooms around campus have been upgraded but most are wide open experiences when not locked off. Generally some private, unisex ADA compliant restrooms are desired to provide privacy (as with the modular unit by the X Wing area). The 400 wing of modular units has a raised platform walk with no edge protection or guardrail to prevent accidental fall off the 14'+ high slab. Most of the stair handrails do not have returns. The ADA restrooms for the PAC are located outside of the PAC space and over 200 feet from the lobby area. The men's room needs wall repair, has an entry dog-leg only 40" clear, and needs modifications to the sink, mirror, and urinal to met ADA dimensions. The women's side meets ADA requirements, but was very cold, is one person at a time unit and, due to its distance, has no alert button for help. Many drinking fountains are tiled units non-ADA. Provide some ADA units. Additional room/directional signage would be helpful.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Provide staff and student private restrooms	10.912	3	Room	1.50	\$ 23,898.00	1.32	\$ 142,062
2 Upgrade ADA restrooms for PAC	10.914	1	Room	1.00	\$ 10,905.44	1.32	\$ 14,406
3 Install walkway guardrail / edge protection	10.260	340	LF	1.00	\$ 124.53	1.32	\$ 55,931
4 Install handrail returns	10.275	8	Each	1.00	\$ 449.85	1.32	\$ 4,754
5 Install space / directional signage	10.870	128	Each	1.00	\$ 158.05	1.32	\$ 26,724
6 Install ADA drinking fountains	10.672	4	Each	1.00	\$ 3,449.64	1.32	\$ 18,228
<b>Total of Maximum Allowable Construction Cost:</b>							<b>\$ 262,105</b>
<b>Total Project Budget:</b>							<b>\$ 366,948</b>

Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

The media center is small for a high school. Construct an addition that expands the main area 2000 sf, provides elevator (150 SF) to the upper level classrooms, and allows for a second level teachers' resource area (900 SF).  $2000+150+900 = 3050/.7 = 4355$  GSF. Reconfigure and renovate the office, book room, storage, lounge, and workroom areas to gain efficiency.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct addition	3.310	4,355	SF	1.15	\$ 345.00	1.32	\$ 2,282,485
2 Install an elevator in the addition	10.651	1	Project	1.00	\$ 299,032.97	1.32	\$ 395,023
3 Renovate existing media center to match new	4.200	3,960	SF	1.50	\$ 50.84	1.32	\$ 398,928
Total of Maximum Allowable Construction Cost:							\$ 3,076,436
<b>Total Project Budget:</b>							<b>\$ 4,307,010</b>

Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

In time, the new X-Wing and 400 group portables will require refurbishing: carpets cleaned, VCT repair, ceiling tile replacement (due to cupping), and vinyl wall surface repair replacement. Many units have older desks, so some replacement of these is expected. The upper level classrooms with a lively metal walk outside and very heavy HM doors have vibration problems causing some ceiling tiles to fall and disturbing classes as students walk by or students leave letting the door close. The same exterior walk's handrail detail is prone for rusting so additional painting is needed. There are synthetic stucco surface tears in the lower SE units' exterior walls and some in upper N units. Patching and fog coating may be required.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Conduct minor refurbishing	4.100	41,760	SF	0.50	\$ 19.10	1.32	\$ 526,825
Total of Maximum Allowable Construction Cost:							\$ 526,825
<b>Total Project Budget:</b>							<b>\$ 737,556</b>

Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

The school has a successful camera system, but could use more cameras and head-end equipment to cover some problem areas of the school. The scissor gate by S-1B needs replacing. Many door closers are not adjusted well causing closer arms to pull out of the frames. Many of the stairs that have weather exposure need better traction. The library needs a security gate system. The maintenance/custodial storage needs more space to handle the inventory. Contain-it type storage units were suggested. The stair with exterior weather exposure needs better traction.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install more cameras	0.000	15	Each	1.50	\$ 1,500.00	1.32	\$ 44,584
2 Increase capabilities of head-end equipment	11.212	1	School	1.00	\$ 22,868.52	1.32	\$ 30,209
3 Install a media center security gate system	0.000	1	Each	1.00	\$ 18,500.00	1.32	\$ 24,439
4 Provide contain-it type storage units	0.000	4	Each	1.00	\$ 3,500.00	1.32	\$ 18,494
5 Upgrade the stair tread traction	10.240	72	Each. Rise	1.00	\$ 15.43	1.32	\$ 1,468
Total of Maximum Allowable Construction Cost:							\$ 119,194
<b>Total Project Budget:</b>							<b>\$ 166,870</b>

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 S-Wing spaces	4.300	23,015	SF	1.00	\$ 101.40	1.32	\$ 3,082,845
Total of Maximum Allowable Construction Cost:							\$ 3,082,845
<b>Total Project Budget:</b>							<b>\$ 4,315,984</b>

Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

The current science labs are dated, an odd shape, have minimal storage and support spaces, and are spread across three wings when compared to other district high schools. The renovation of the spaces will likely require capture of adjacent other user spaces to make the overall curriculum area function better. Part of this work is to upgrade electrical and ventilation systems.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate science labs and support spaces	4.350	17,120	SF	1.10	\$ 153.65	1.32	\$ 3,822,362
Total of Maximum Allowable Construction Cost:							\$ 3,822,362
<b>Total Project Budget:</b>							<b>\$ 5,351,307</b>

Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

The nurses area is expected to be modified into a clinic. Significant renovation would be needed. C-1 offices were carved out of old support space and need all amenities. The Little Theater (once wrestling is relocated) should return to a small production/speech/public meeting space. It would need surface upgrades, lighting/curtain/storage upgrades. Home economics needs general renovation and appliance upgrades to meet the requirements of modern culinary arts programs. ROTC is in a confined, tight space with drainage, HVAC, and finishes problems.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate home economics, nurse's, and C-1 offices	4.300	4,795	SF	1.00	\$ 101.40	1.32	\$ 642,287
2 Refurbish the Little Theater and ROTC	4.200	8,030	SF	1.50	\$ 50.84	1.32	\$ 808,938
Total of Maximum Allowable Construction Cost:							\$ 1,451,225
<b>Total Project Budget:</b>							<b>\$ 2,031,715</b>

Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

With the current student body numbers the cafeteria is smallish. There are numerous options on campus for eating: cafeteria, seating area north of cafeteria, the main plaza and its SE table area, along walls near the gym, in some classrooms, and the small commons area in the front lobby of the school. There are numerous snack bar locations to serve students. To accommodate the student body and needed storage to support the cafeteria an additional 4000 GSF would be needed. Cost of this addition would be about \$1,529,000 project cost (with a sev.= 1.2)

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Issue: Construct a cafeteria addition	3.220	4,000	SF	0.00	\$ 262.46	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
<b>Total Project Budget:</b>							<b>\$ 0</b>



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 Issue: Construct a ramp to X-Wing upper level	10.073	180	LF	0.00	\$ 494.61	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 the secondary	5.660	1	School	1.00	\$ 307,395.56	1.32	\$ 406,070
2 Continue the distribution improvements	5.300	47,200	SF	1.00	\$ 10.73	1.32	\$ 669,028
Total of Maximum Allowable Construction Cost:							\$ 1,075,098
<b>Total Project Budget:</b>							<b>\$ 1,505,137</b>

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 synthetic track and field surface	1.815	1	Project	1.00	\$ 1,140,209.9	1.32	\$ 1,506,217
Total of Maximum Allowable Construction Cost:							\$ 1,506,217
<b>Total Project Budget:</b>							<b>\$ 1,988,207</b>

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 Build a surfaced track with field events areas, drainage system, curbs	1.860	1	Project	1.00	\$ 929,833.90	1.32	\$ 1,228,311
Total of Maximum Allowable Construction Cost:							\$ 1,228,311
Total Project Budget:							\$ 1,621,370

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

Many of the bleachers are wood. There is no path to the bleachers, no restrooms, no formal storage, no lights, and no concessions area or press box/announcer tower. All of these aspects are expected and if the stairs/ramp to the baseball field were included in the improvements, the restrooms/concession could do double duty. The new construction is expected to have restrooms, storage and concessions for a total of 1800 sf. (Note: It is assumed that varsity football and baseball games will be played elsewhere, off site).

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace wooden bleachers	1.871	400	EA Seat	1.00	\$ 125.00	1.32	\$ 66,050
2 Develop paths	1.150	3,250	SF	1.00	\$ 7.84	1.32	\$ 33,659
3 Construct concession, restrooms, storage building	3.410	1,800	SF	1.10	\$ 296.53	1.32	\$ 775,598
4 Install light towers	1.872	4	EA Pole	1.00	\$ 73,458.81	1.32	\$ 388,156
Total of Maximum Allowable Construction Cost:							\$ 1,263,463
<b>Total Project Budget:</b>							<b>\$ 1,667,772</b>

## Hiram W. Johnson High School

**Site:** Good  
**Space:** Average  
**Light:** Excellent  
**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
520.1	3.06.E03.1.	Traffic Area Improvements	\$ 796,047	\$ 1,050,782
520.2	4.06.E01.1.	Install a Marquee Sign	\$ 16,513	\$ 21,796
520.3	4.06.E04.2.2.	Fencing Improvements	\$ 221,062	\$ 291,801
520.4	2.06.E10.1.1.	Athletic Fields MP- Playfield Improvements	\$ 602,444	\$ 795,225
520.5	2.06.E10.1.2.	Athletic Fields MP- Improvements to Baseball/Softball Fields	\$ 436,557	\$ 576,253
520.6	4.08.E03.1.	Continue the Paving Improvements	\$ 387,325	\$ 511,269
520.7	4.08.E03.2.	Tennis Court Improvements	\$ 111,570	\$ 147,272
520.8	4.06.E01.1.	Miscellaneous Site/Walkway Improvements	\$ 139,007	\$ 183,491
520.9	2.05.C01.1.	Improvements to the Music Rooms	\$ 629,823	\$ 881,752
520.10	4.04.C01.2.	Kitchen/Cafeteria Improvements	\$ 1,020,610	\$ 1,428,853
520.11	4.05.C09.1.	Restroom/Plumbing System Upgrades	\$ 417,606	\$ 584,648
520.12	4.05.D02.1.	Exterior Wall/Window Improvements	\$ 175,484	\$ 245,677
520.13	4.04.C01.2.	Performing Arts Center Improvements	\$ 3,331,249	\$ 4,663,750
520.14	4.08.D04.1.	Roof Improvements 1	\$ 273,600	\$ 361,151
520.15	4.08.D04.2.	Roofing Improvements 2	\$ 672,294	\$ 887,428
520.16	3.05.C01.2.	Locker Room, Training, PE Classroom Upgrades	\$ 1,688,235	\$ 2,363,529
520.17	4.08.A03.1.1.	HVAC Improvements – Continued	\$ 471,004	\$ 621,725
520.18	4.05.C01.1.	Refurbish Gyms, Dance, Weights, and Lobby Areas	\$ 707,733	\$ 990,826
520.19	2.02.F06.1.	Additions to Gym for Weights, Storage, Wrestling, and Lobby	\$ 6,545,932	\$ 9,164,304
520.20	4.04.C01.2.	Miscellaneous Classroom Improvements	\$ 430,158	\$ 602,220
520.21	4.05.C01.2.	Continue Administration/Media Center Area Refurbishing	\$ 989,078	\$ 1,384,709
520.22	8.05.G01.1.	Accessibility Improvements	\$ 262,105	\$ 366,948
520.23	2.02.F02.2.	Construct a Media Center Addition/Renovation	\$ 3,076,436	\$ 4,307,010
520.24	9.05.C01.3.	Refurbish Modulars	\$ 526,825	\$ 737,556

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520.25	3.05.A05.1.	Safety and Security Improvements	\$ 119,194	\$ 166,870
520.26	2.04.F05.2.	Renovate Areas of the S-Wing	\$ 3,082,845	\$ 4,315,984
520.27	2.04.C01.1.	Science Lab/Support Area Renovation	\$ 3,822,362	\$ 5,351,307
520.28	4.04.C01.2.	Changes to Nurses, C-1, Little Theater, Home Economics, ROTC	\$ 1,451,225	\$ 2,031,715
520.29	2.00.F07.1.	Issue: Expansion of the Cafeteria	\$ 0	\$ 0
520.30	3.02.B03.1.	Issue: Access to X-Wing Upper Level	\$ 0	\$ 0
520.31	4.05.A03.2.1.	Electrical Upgrades	\$ 1,075,098	\$ 1,505,137
520.32	2.06.E10.2.3.	Athletic Fields MP- Install Synthetic Track and Field Surface	\$ 1,506,217	\$ 1,988,207
520.33	2.06.E10.2.1.	Athletic Fields MP- Track Improvements	\$ 1,228,311	\$ 1,621,370
520.34	2.06.E09.1.	Athletic Fields MP- Concession / storage / Lights	\$ 1,263,463	\$ 1,667,772
Total of *Maximum Allowable Construction Cost:			\$ 37,477,41	
<b>Total Project Budget:</b>			<b>\$ 51,818,338</b>	

## 520 Hiram W. Johnson High School

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

<b>1 Site</b>		
1.1 Size	✓	
1.2 Location	✓	
1.3 Safety	✓	
1.4 Contours	✓	
1.5 Development	✓	
1.6 Playfields		Need reconditioning
1.7 Pool	✓	
1.8 Parking	✓	
1.9 Landscaping	✓	
1.10 Other	✓	
<b>2 Space</b>		
2.1 Administration	✓	Part of the counseling area needs upgrades
2.2 Health	✓	
2.3 Teachers	✓	Small
2.4 Audiovisual	✓	
2.5 Library	✓	Small
2.6 Multipurpose	✓	Needs renovation
2.7 Stage	✓	Needs renovation
2.8 Kitchen	✓	Needs renovation
2.9 Gymnasium	✓	Needs new lobby and storage
2.10 Showers	✓	
2.11 Toilets	✓	
2.12 Lockers	✓	
2.13 Storage	✓	
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
<b>3 Light</b>		
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	✓	
<b>4 Heat and Air</b>		
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	✓	
<b>5 Sound</b>		
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	✓	
<b>6 Aesthetics</b>		
6.1 Appropriateness	✓	
6.2 Naturalness	✓	
6.3 Continuity	✓	
6.4 Screening	✓	
6.5 Other	✓	
<b>7 Equipment</b>		
7.1 Quantity	✓	
7.2 Mobility	✓	
7.3 Flexibility	✓	
7.4 Maintenance	✓	
7.5 Instructional Walls	✓	
7.6 Other	✓	

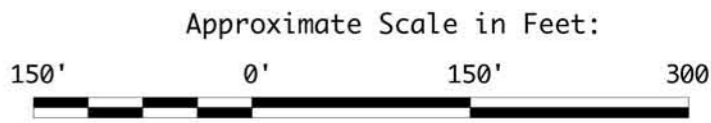
Criteria	Adequate	Comments on existing conditions and needed improvements
<b>8 Maintenance</b>		
8.1 Turfed Areas		Need reconditioning
8.2 Sprinklers		Need reconditioning
8.3 Parking	✓	
8.4 Hardcourt	✓	
8.5 Sidewalks	✓	
8.6 Exteriors	✓	
8.7 Interiors	✓	
8.8 Roofing	✓	Some newer roofs failing now
8.9 Windows	✓	Many need some repair
8.10 Fencing	✓	
8.11 Mechanical Equipment	✓	
8.12 Hardware	✓	
8.13 Plumbing Fixtures	✓	
8.14 Other		

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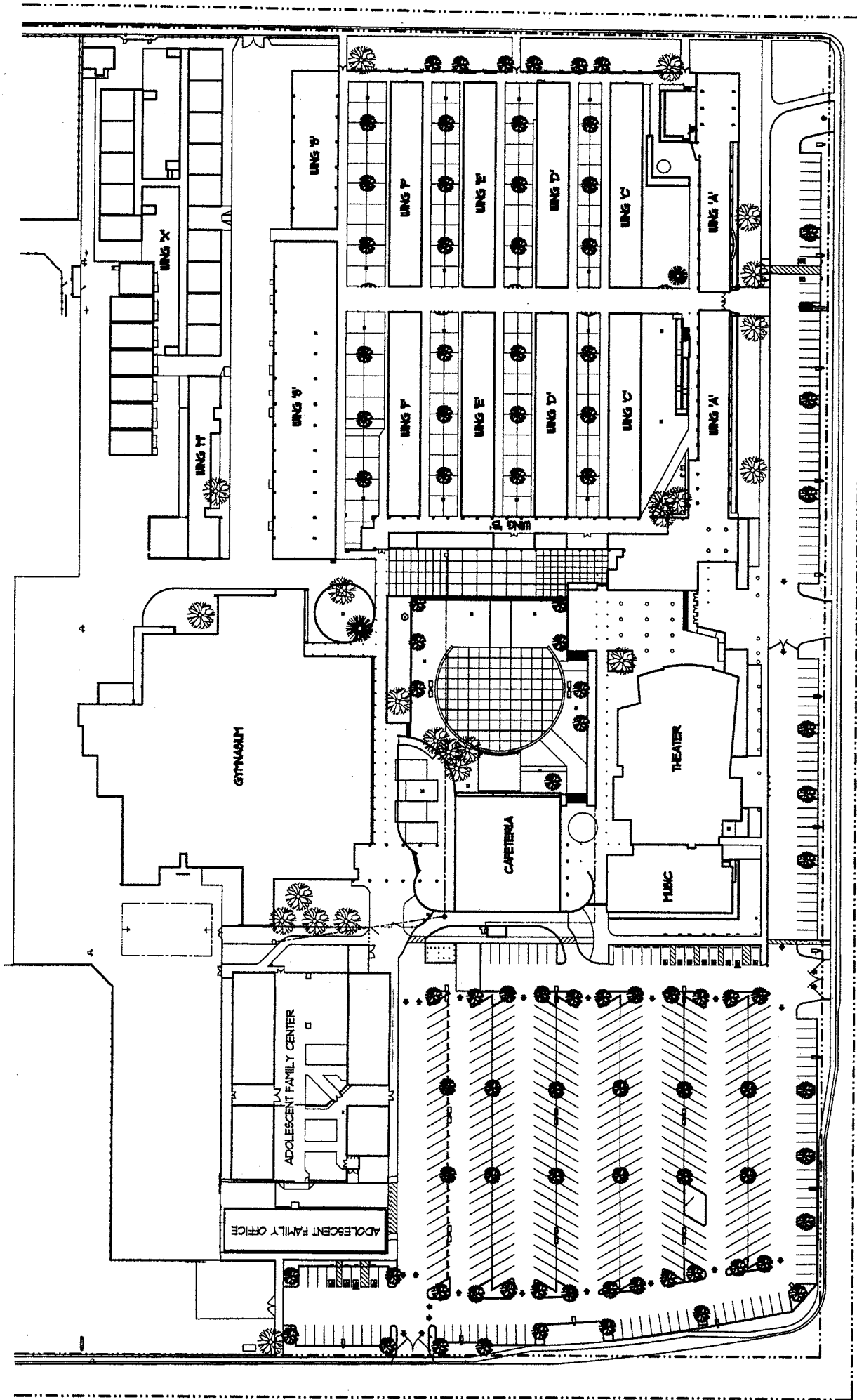




Family Education Center (65th St)  
White Roofs, Far Left







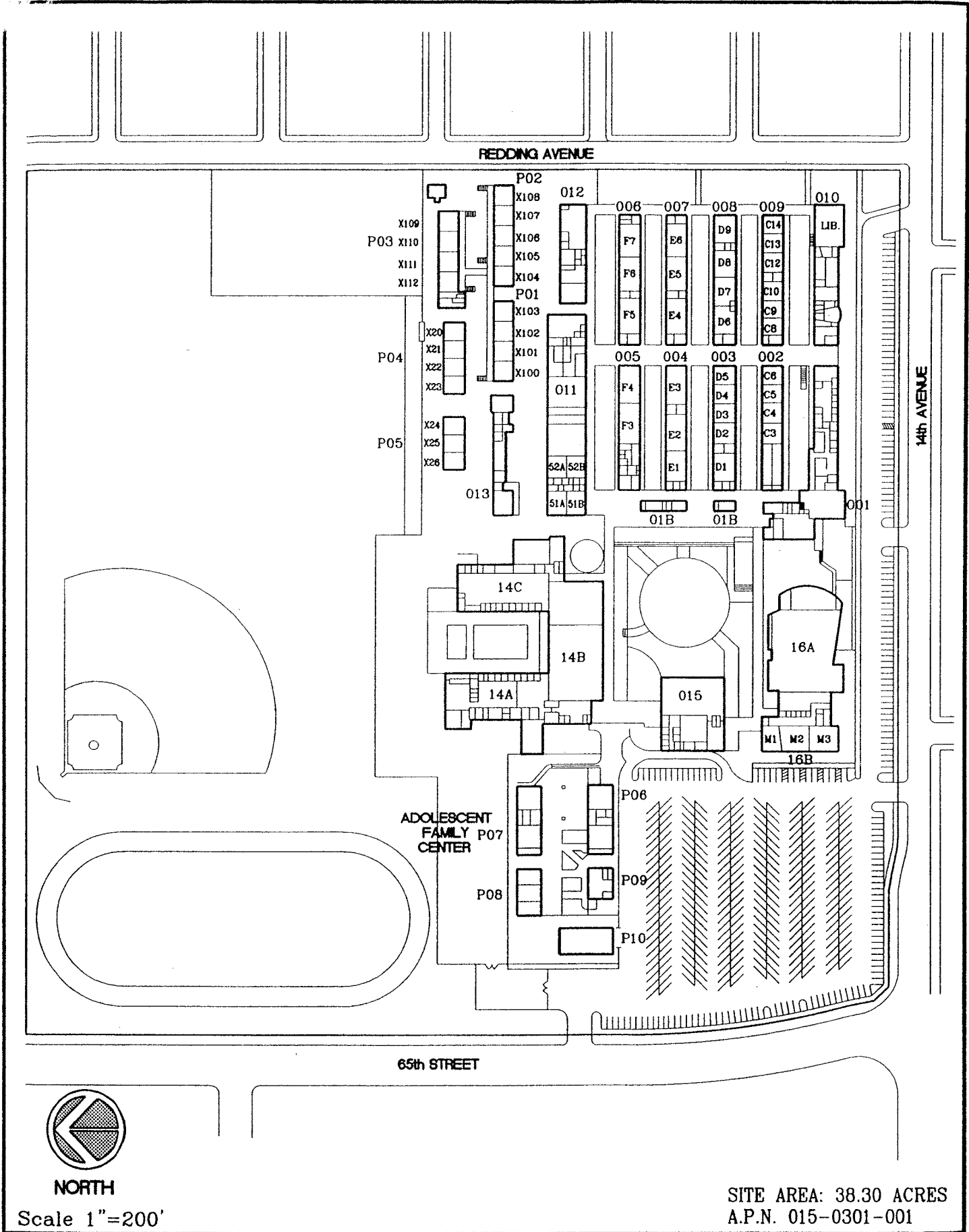
○ OVERALL SITE PLAN

SCALE: 1"=100'-0"

# HIRAM W. JOHNSON

## SENIOR HIGH SCHOOL



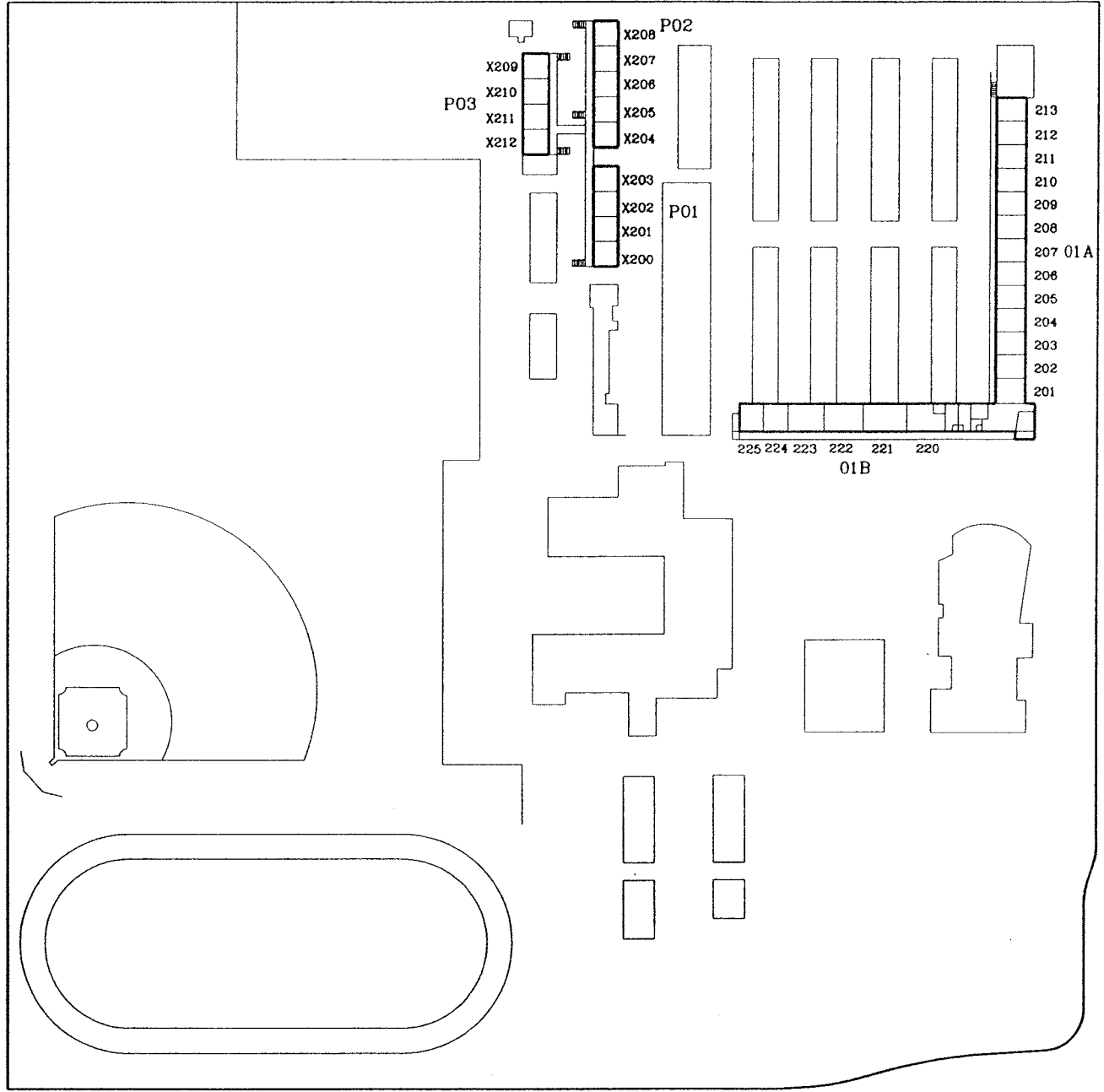


520 - Hiram W. Johnson High School  
 6879 - 14th Avenue  
 SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

# EXISTING SITE DIAGRAM

OCTOBER 2001  
 1 OF 2

REDDING AVENUE



14th AVENUE

65th STREET



NORTH

2ND FLOOR

Scale 1"=200'

520 - Hiram W. Johnson High School  
 6879 - 14th Avenue  
 SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

# EXISTING SITE DIAGRAM

OCTOBER 2001  
 2 of 2

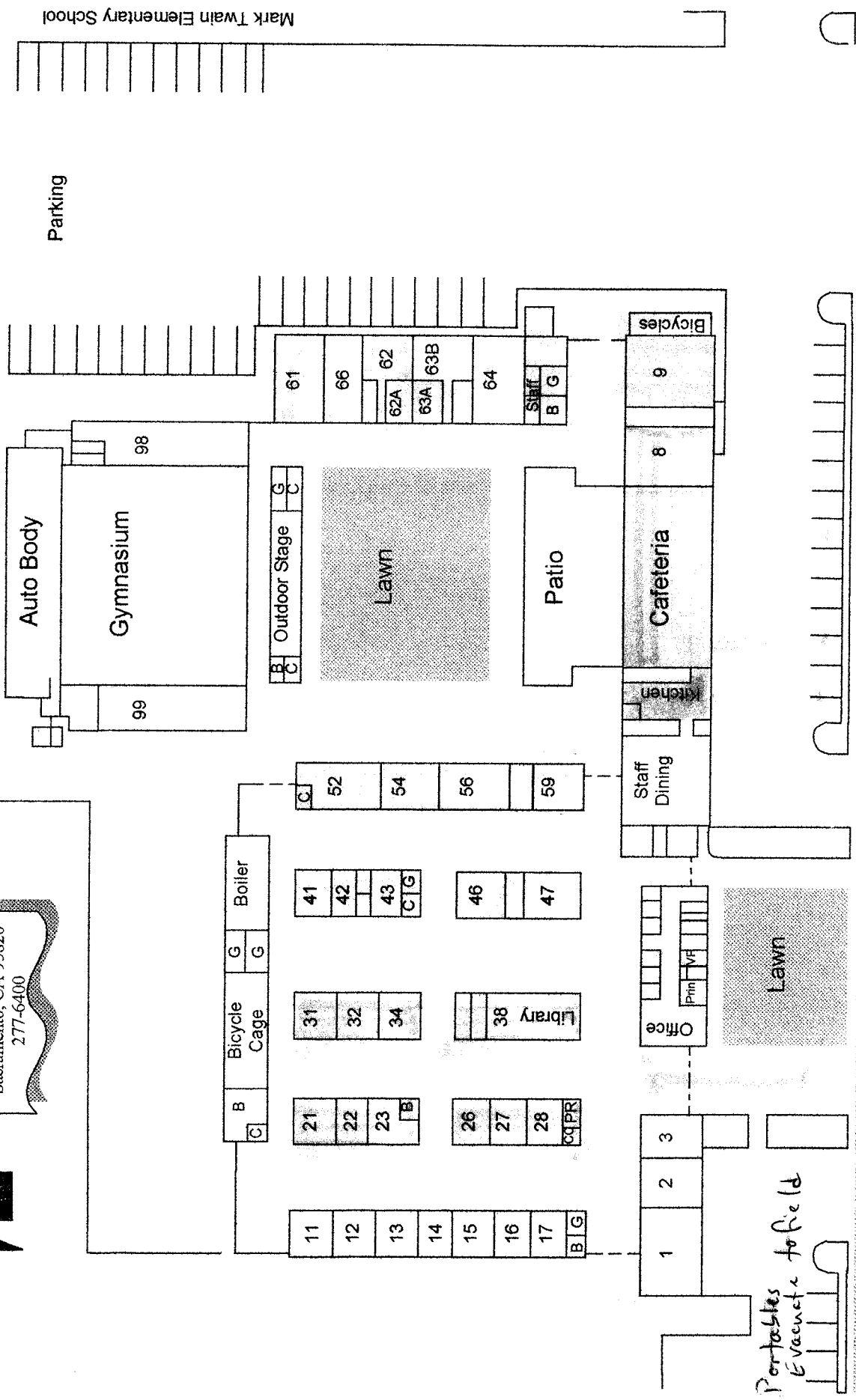


*During Renovation*

# 2004-2005 Evacuation Plan



**Hiram Johnson  
West Campus**  
5022 58th Street  
Sacramento, CA 95820  
277-6400



58th Street

*Portables Evacuation field*



# Hiram W. Johnson High School

## Portable Building Inventory Summary Sheet

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
P01/ X100	Mod Tech, Inc.	No	02-101999	2001	1	1	960
P01/ X101	Mod Tech, Inc.	No	02-101999	2001	1	1	960
P01/ X102	Mod Tech, Inc.	No	02-101999	2001	1	1	960
P01/ X103	Mod Tech, Inc.	No	02-101999	2001	1	1	960
P02/ X104	Mod Tech, Inc.	No	02-101999	2001	1	1	960
P02/ X105	Mod Tech, Inc.	No	02-101999	2001	1	1	960
P02/ X106	Mod Tech, Inc.	No	02-101999	2001	1	1	960
P02/ X107	Mod Tech, Inc.	No	02-101999	2001	1	1	960
P02/ X108	Mod Tech, Inc.	No	02-101999	2001	1	1	960
P03/ X109	Mod Tech, Inc.	No	02-101999	2001	1	1	960
P03/ X110	Mod Tech, Inc.	No	02-101999	2001	1	1	960
P03/ X111	Mod Tech, Inc.	No	02-101999	2001	1	1	960
P03/ X112	Mod Tech, Inc.	No	02-101999	2001	1	1	960
P01/ X200	Mod Tech, Inc.	No	02-101999	2001	1	1	960
P01/ X201	Mod Tech, Inc.	No	02-101999	2001	1	1	960
P01/ X202	Mod Tech, Inc.	No	02-101999	2001	1	1	960
P01/ X203	Mod Tech, Inc.	No	02-101999	2001	1	1	960
P02/ X204	Mod Tech, Inc.	No	02-101999	2001	1	1	960
P02/ X205	Mod Tech, Inc.	No	02-101999	2001	1	1	960
P02/ X206	Mod Tech, Inc.	No	02-101999	2001	1	1	960
P02/ X207	Mod Tech, Inc.	No	02-101999	2001	1	1	960
P02/ X208	Mod Tech, Inc.	No	02-101999	2001	1	1	960
P03/ X209	Mod Tech, Inc.	No	02-101999	2001	1	1	960
P03/ X210	Mod Tech, Inc.	No	02-101999	2001	1	1	960
P03/ X211	Mod Tech, Inc.	No	02-101999	2001	1	1	960
P03/ X212	Mod Tech, Inc.	No	02-101999	2001	1	1	960
P04/ X20	Douppnik	Yes	55702	1991	11	1	960
P05/ X21	Douppnik	Yes	02-101095	1999	3	1	960
P06/ X22	Douppnik	Yes	02-101095	1999	3	1	960
P07/ X23	Douppnik	Yes	02-101095	1999	3	1	960
P08/ X24	Aurora Modular	Yes		2000	2	1	960
P09/ X25	Aurora Modular	Yes		2000	2	1	960
P10/ X26	Aurora Modular	Yes		2000	2	1	960
Total Portable Classrooms						<b>33</b>	<b>31680</b>
Total Portable Classrooms Over 20 Years Old						<b>0</b>	<b>0</b>

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

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P03/ RR	Mod Tech, Inc.	No	02-101999	2001	1	1	960

Note: There are five portable buildings that make up the "Family Education Center" on this campus.

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P11	Douppnik	No	02-102790	2001	1	1	4320
P12	Douppnik	No	02-102790	2001	1	1	4320
P13	Douppnik	No	02-102790	2001	1	1	2880
P14	Douppnik	No	02-102790	2001	1	1	1920
P15	Douppnik	No	02-101487	2002	0	1	6240

# Sacramento City Unified School District School Capacity Worksheet

## Hiram W. Johnson High School (3rd Period Analysis)

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
200	CPU Science	32	Permanent	25	CA Part. Acad.
201	World History	32	Permanent	25	CA Part. Acad.
202	English 11	32	Permanent	25	CA Part. Acad.
203	Algebra	32	Permanent	25	CA Part. Acad.
204	U.S. History	32	Permanent	35	
205	U.S. History	32	Permanent	35	
206	English 11/12	32	Permanent	35	
207	English 9	32	Permanent	35	
208	Teacher Prep	32	Permanent	0	
209	World History	32	Permanent	35	
210	U.S. History	32	Permanent	35	
211	Modern Economics	32	Permanent	27	SDAIE
212	World History	32	Permanent	27	SDAIE
220	Information Processing	32	Permanent	32	
221	Economics	32	Permanent	32	
222	Computer Applications	32	Permanent	32	
223	Computer Applications	32	Permanent	32	
224	Computer Applications	32	Permanent	27	SDAIE
225	Teacher Prep	32	Permanent	0	
C3	Book Room	32	Permanent	0	
C4	Math	32	Permanent	32	
C5	English 9	32	Permanent	35	
C6	English 11	32	Permanent	35	
C7	ELD	32	Permanent	20	
D1	Art	32	Permanent	32	
D2	English 12	32	Permanent	35	
D3	Teacher Prep	32	Permanent	0	
D4	Algebra	32	Permanent	35	
D5	ELD	32	Permanent	20	
E1	Physics	32	Permanent	25	Comm. In Sch.
E2	Art	32	Permanent	32	
E3	Biophysical Science	32	Permanent	35	
F3	Biophysical Science	32	Permanent	35	
F4	Teacher Prep	32	Permanent	0	
F5	Teacher Prep	32	Permanent	0	
F6	Biophysical Science	32	Permanent	35	
F7	Biophysical Science	32	Permanent	35	
E4	Biophysical Science	32	Permanent	27	SDAIE
E5	Biophysical Science	32	Permanent	35	
E6	Biophysical Science	32	Permanent	35	
D6	Biophysical Science	32	Permanent	27	SDAIE
D7	Teacher Prep	32	Permanent	0	
D8	English 9	32	Permanent	35	
D9	Foods/Nutrition	32	Permanent	32	

# Sacramento City Unified School District School Capacity Worksheet

## Hiram W. Johnson High School (3rd Period Analysis)

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
C8	Math Tutoring	32	Permanent	20	Skill Development
C9	Teacher Prep	32	Permanent	0	
C10	English 9	32	Permanent	35	
C12	Teacher Prep	32	Permanent	0	
C13	English 9	32	Permanent	35	
C14	English 10	32	Permanent	35	
S1A	Teacher Prep	32	Permanent	0	
S1B	Art	32	Permanent	32	
S2A	Geometry	32	Permanent	35	
S2B	Biophysical Science	32	Permanent	35	
S3	Art	32	Permanent	32	
S4	Aviation Transportation	32	Permanent	25	CA Part. Acad.
S5	English 10, 11, 12	32	Permanent	20	* Skill Development
S10A	Computer Graphics	32	Permanent	32	
S10B	Algebra	32	Permanent	27	SDAIE
S11	Teacher Prep	32	Permanent	0	
S12	Language Skills	32	Permanent	20	Skill Development
ROTC	ROTC	32	Permanent	32	
M1	Multicultural Studies	32	Permanent	32	
M2	Piano Lab	32	Permanent	32	
M3	Orchestra	44	Permanent	44	
Gym	P.E./Dance	44	Permanent	44	
Gym	P.E./Recreation	44	Permanent	44	
Gym	P.E./Recreation	44	Permanent	44	
Gym	P.E./Recreation	44	Permanent	44	
Gym	P.E./Recreation	44	Permanent	44	
Gym	P.E./Recreation	44	Permanent	44	
Gym	P.E./Recreation	44	Permanent	44	
Gym	P.E./Weights	44	Permanent	44	
X100	ROTC	32	Portable	32	
X101	Language Skills	32	Portable	20	Skill Development
X102	Computer Applications	32	Portable	25	CA Part. Acad.
X103	Drop-in Computer Lab	32	Portable	0	
X200	Algebra	32	Portable	35	
X201	Algebra	32	Portable	35	
X202	Math Tutoring	32	Portable	20	Skill Development
X203	Algebra	32	Portable	35	
X104	English 10	32	Portable	35	
X105	Health	32	Portable	32	
X106	ELD	32	Portable	20	
X107	Life & Math Skills	32	Portable	20	Skill Development
X108	Life & Physical Science	32	Portable	16	LH
X204	Algebra	32	Portable	27	SDAIE
X205	Algebra	32	Portable	35	
X206	Algebra	32	Portable	35	

## Sacramento City Unified School District School Capacity Worksheet

### Hiram W. Johnson High School (3rd Period Analysis)

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
X207	English 11	32	Portable	35	
X208	English 12	32	Portable	35	
X109	Language Skills	32	Portable	16	LH
X110	Language Skills	32	Portable	16	LH
X111	Language Skills	32	Portable	16	LH
X112	Life Skills	32	Portable	16	LH
X209	Chinese	32	Portable	32	
X210	Spanish	32	Portable	32	
X211	Spanish	32	Portable	32	
X212	French	32	Portable	32	
X20	Language Skills	32	Portable	16	LH
X21	U.S. Government	32	Portable	32	
X22	World History	32	Portable	35	
X23	Teacher Prep	32	Portable	0	
X24	English 11	32	Portable	25	CA Part. Acad.
X25	English 10	32	Portable	27	SDAIE
X26	Algebra	32	Portable	35	
404	English 10	32	Portable	35	
405	English 9	32	Portable	35	
406	Language Skills	32	Portable	35	
408	Algebra	32	Portable	35	
409	Algebra	32	Portable	35	
410	English 9	32	Portable	35	

<b>Maximum Capacity (2)</b>	3,692	<b>3,090</b>
<b>Working Capacity (3)</b>	3,323	<b>2,781</b>

Notes: (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.

11 classrooms used for teacher prep. during 3rd period.

\*Classrooms less than 700 square feet.

\*\*Labs are classrooms greater than 960 square feet.

Adolescent Family Education Center not included in school capacity.

**2002/03 CBED Enrollment = 2,726**

### Adolescent Family Education Center

P11		32	Portable	32	
P12		32	Portable	32	
P13		32	Portable	32	
P14		32	Portable	32	
P15		32	Portable	32	

<b>Maximum Capacity (2)</b>	160	<b>160</b>
<b>Working Capacity (3)</b>	144	<b>144</b>

# Sacramento City Unified School District School Capacity Worksheet

## Hiram W. Johnson High School (3rd Period Analysis)

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
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**Program Abbreviations**

CA Part. Acad.	California Partnership Academy
CSR	Class Size Reduction (20:1)
SDAIE	Specifically Designed Academic Instruction in English
LH	Learning Handicapped
ELD	English Language Development
Comm. In Sch.	Communities in Schools
S. Paced L.C.	Self Paced Learning Center
ROP	Regional Occupational Program

# John F. Kennedy High School

6715 Gloria Drive  
 Sacramento, CA 95831

Permanent building area: 180,310 GSF  
 Modular buildings: 25,920 GSF  
 Modular buildings are 12.6 % of the facility area  
 Site acres: 43.44

Score:	Possible Points	Total Earned	%
The Site	241	202.0	83.8
Physical Plant Assessment	354	253.5	71.6
Adequacy and Environment for Education	405	293.0	72.3
Total	1,000	748.5	74.9

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



**Participants:**  
 Mary Shelton, Principal  
 Mario Vargas, Plant Manager  
 Robert Woodward, Evaluator



### Notes from Principal's Meeting and Questionnaire

Date: May 10, 2005

- There are no parent drop-off / pick-up lanes and congestion at front of the school during morning and evening hours is a problem.
- There is not sufficient parking for visitors or staff. Staff overflows into student parking area.
- There are gopher holes in the football and soccer fields. The grass fields need refurbishing.
- There are drainage issues in the Quad area and around administration.
- Concrete walks and pathways are buckling and are a trip hazard.
- There are HVAC issues in B-Wing and administration areas. There is no air conditioning in E & G Wings. Neighbors complain of loud rooftop units in A & B Wings.
- General restroom condition is fair and they are in need of refurbishment.
- There are insufficient electrical outlets in classrooms and library. Insufficient power problems in library and C-Wing classrooms.
- Fire alarms do not work when the power is turned off. They have not been upgraded.
- The building security system is inadequate. Need more cameras.
- Inadequate PA system or phones in classrooms. A security issue.
- Roof leaks in main gym, M4 and the C Building.
- Old school ground elements (play fields, backstops, equipment) need to be replaced.
- ADA issues at restrooms, insufficient ramps and access to classrooms above the first floor.
- Locker facilities are poor.
- Teachers' lounge is too small and there is no central teacher workroom.
- There is no adequate assembly area. Gym is too small.
- Cafeteria is too small.
- No office in SRO, parent advisor or social worker.
- Issues with inability to lock down the facility to prevent vandalism.
- There is no auditorium on campus, although one is scheduled to be constructed.

### Summary Notes and Comments

#### School Site:

The site, at 43.3 acres, is well landscaped and has an excellent curb appeal. It is situated in an upscale residential neighborhood and is bordered by Florin Avenue (a major through street) and Gloria Drive (a major feeder street for the residences). The grass fields are in generally good condition; however, there is a gopher (or other rodent) problem in the football field and, possibly on the baseball / soccer fields, that is a safety issue. The central courtyard (Quad) does not drain properly although there are drainage outlets present. Staff notes that the courtyards concave surface ponds water and makes it unusable to students. Staff also notes a strong odor that apparently generates from the drainage system.

There is not sufficient parking for the staff of 170 and a student enrollment of 2500. Visitor parking is limited to three spaces in the front parking area (west). Additional site lighting is needed on the east and south sides of the campus. There is no parent drop-off / pick-up lane. Parents use Gloria Drive and the front parking area. Staff expressed concern over the congestion of traffic and pedestrians on Gloria Drive at the start and end of the day. The construction of the V-Wing portable classrooms has created an issue with the ingress and egress of delivery vehicles, which must now use a one way, single lane for both ingress and exiting.

There is no shade structure or area that is suitable as an outdoor teaching space. There is room available for expansion on this site; however, the construction of a new auditorium will require the relocation of existing modular classrooms and reduce the available area considerably.

#### School Plant:

The facility has not been through the modernization process and there have not been very many

improvements since its construction in 1967. Modernization is currently scheduled to begin the summer of 2005. There is an antiquated fire alarm system and staff expressed concern with the inadequacy of the security system. The intercom system does not allow for communication with classrooms during a lock down situation. The plant manager notes that roof top HVAC units require frequent repair (heating) and that there is no air conditioning in the D & E classroom wings and gymnasiums.

The older T-Wing portable classrooms need to be replaced. The M-Wing portables need to be refurbished, inside and outside surfaces.

Most interior spaces contain original VAT floor tile and a perforated metal panel ceiling system that is unsightly and for which repair parts are no longer available. Carpet has been installed on the corridors and classrooms of the third floor of the C-Wing. Casework is dated and worn and there are many classrooms that do not have natural light. Approximate half of the mineral cap roofing system is buckling and has a substantial number of areas that pond water. Mansard roofs are covered with a metal standing seam system that is in need of refurbishment or replacement. Restrooms and drinking fountains are in poor condition and they do not meet ADA standards. Additional restrooms are needed to serve the portable classrooms.

#### Adequacy and Environment for Education:

Most classrooms are of adequate size; however, many do not have natural light or operable windows. In general, interior finishes are worn and in poor condition. Exterior painted surfaces and mansard roofs need to be refurbished. The science laboratories are in need of upgrading and additional laboratories are needed for an enrollment of this size. The use of folding partitions in many classrooms, although good for flexibility, creates an undesirable acoustic problem and a high transmission of noise between rooms. The partitions are not in good condition. There is no flex lab and there is no auditorium at this campus, although a project for construction of one has been funded. All classrooms need more casework / storage. The media center and cafeteria are too small and both are in need of upgrading and refurbishment. The administration area is sufficient in total size, but is not well organized in its present configuration. The kitchen needs upgrading and refurbishment, in particular, the flooring and ceilings.

#### The Main Capital Investment Areas:

- Construct a parent drop-off/pick-up area.
- Construct additional parking and improve site lighting for security.
- Install flashing school and directional signage.
- Address drainage issues in the Quad area and construct a shade structure and outdoor gathering area.
- Replace old, rusted perimeter chain link fence.
- Asphalt surfaces need to be resealed and re-striped.
- Replace damaged concrete walks and pathways throughout the campus.
- Exterminate rodents and recondition the football field surface.
- Install a synthetic track surface.
- Resurface the tennis courts and the asphalt play surface.
- Replace portable classrooms over twenty years old.
- Replace approximately one half of the mineral cap roofing system.
- Repaint exterior building surfaces (soffits and mansard roofing).
- Install a fire alarm system and special system upgrades.
- Electrical and HVAC upgrades are needed.
- Renovation of kitchen is needed.
- Refurbish classrooms and common area interior finishes.
- Construct an expansion for the media center and the cafeteria and refurbish existing facilities.
- Refurbish existing restrooms and drinking fountains. Add student and staff restrooms.
- ADA hardware throughout is needed.



## 525 John F. Kennedy High School

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
1	525.1	4.00.G01.1.	Issue: Modernization	\$ 0	\$ 0
	525.2	3.06.E01.1.	Site Access and Signage	\$ 23,394	\$ 30,880
	525.3	4.06.E03.1.	Parking and Access Improvements	\$ 717,274	\$ 946,802
3	525.4	4.06.D01.2.	Site Improvements	\$ 1,149,256	\$ 1,517,019
7	525.5	2.06.E09.1.	Athletic Fields MP- Courts / Concession / Lights	\$ 1,951,010	\$ 2,575,332
6	525.6	4.05.D01.2.	Exterior Building Improvements	\$ 92,823	\$ 129,953
	525.7	4.08.D04.1.	Roofing Improvements	\$ 2,198,611	\$ 2,902,167
8	525.8	2.02.F07.2.	Cafeteria Additions/Renovation	\$ 1,713,645	\$ 2,399,103
	525.9	4.05.C01.1.	Continue Classroom Improvements	\$ 7,276,121	\$ 10,186,569
4	525.10	4.05.C01.2.	Auxiliary and Main Gym Improvements	\$ 2,990,236	\$ 4,186,330
	525.11	2.04.C01.2.	Administration Renovation	\$ 1,336,055	\$ 1,870,478
5	525.12	6.02.C09.1.	Restroom Addition	\$ 579,794	\$ 811,712
	525.13	4.05.A03.2.2.	Continue Electrical Upgrades	\$ 2,989,145	\$ 4,184,803
	525.14	4.08.A03.1.1.	Continue HVAC Upgrades	\$ 7,439,502	\$ 9,820,143
2	525.15	2.00.F04.1.	Issue: Auditorium Addition Supplement	\$ 0	\$ 0
	525.16	2.00.F02.1.	Issue: Project Lab	\$ 0	\$ 0
	525.17	4.00.C06.2.1.	Issue: Operable Windows	\$ 0	\$ 0
	525.18	8.00.C08.1.	Issue: Door Hardware	\$ 0	\$ 0
	525.19	4.06.E10.1.1.	Athletic Fields MP- Grassed Field Improvements	\$ 361,243	\$ 476,841
	525.20	2.02.F02.1.	Construct a Media Center Addition / Renovation	\$ 1,415,648	\$ 1,981,909
	525.21	2.04.C01.1.	Kitchen Renovation	\$ 952,681	\$ 1,333,753
	525.22	3.15.A05.1.	Continue Security System Installation	\$ 458,709	\$ 605,495
7	525.23	2.06.E10.2.3.	Athletic Fields MP- Install Synthetic Track and Field Surface	\$ 1,506,217	\$ 1,988,207
<b>Total of Maximum Allowable Construction Cost:</b>				\$ 35,151,364	
<b>Total Project Budget:</b>					\$ 47,947,494

**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 Issue: Modernization	0.000	1		1.00	\$ 0.00	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
<b>Total Project Budget:</b>							<b>\$ 0</b>

**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	10.825	6	Each	1.00	\$ 451.56	1.32	\$ 3,579
2 Install flashing school signs	0.000	2		1.00	\$ 7,500.00	1.32	\$ 19,815
Total of Maximum Allowable Construction Cost:							\$ 23,394
<b>Total Project Budget:</b>							<b>\$ 30,880</b>

**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 existing drive pads from Gloria Drive	1.140	4	Project	1.00	\$ 11,900.00	1.32	\$ 62,880
2 Widen service drive	1.210	3,000	SF	1.20	\$ 7.65	1.32	\$ 36,380
3 Crack fill, seal coat and re-stripe parking areas	1.235	177,750	SF	1.40	\$ 1.88	1.32	\$ 618,014
<b>Total of Maximum Allowable Construction Cost:</b>							<b>\$ 717,274</b>
<b>Total Project Budget:</b>							<b>\$ 946,802</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

Replace damaged concrete walks and pathways throughout the site, including the exposed aggregate walks between buildings and walks at the perimeter and main entrances. Replace perimeter chain link fencing at south and east. Construct covered walkways to modular classrooms (excludes M-Wing modulares that will need to be relocated for new auditorium). Install trash enclosures. Install handrails to stairs at courtyard to building C, east side. Construct a shade structure for the Quad, include seating.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace damage walks and pathways	1.155	35,000	SF	1.00	\$ 10.98	1.32	\$ 507,660
2 Install handrails to stairs from courtyard	10.260	60	LF	1.00	\$ 124.53	1.32	\$ 9,870
3 Construct a shade structure at the Quad	3.711	1,200	SF	1.00	\$ 36.31	1.32	\$ 57,559
4 Replace perimeter chain link fencing	1.351	2,100	LF	1.00	\$ 60.00	1.32	\$ 166,446
5 Construct covered walkways to modular classrooms	3.711	6,600	SF	1.00	\$ 36.31	1.32	\$ 316,572
6 Construct trash enclosures	1.360	3	Each	1.00	\$ 23,000.00	1.32	\$ 91,149
Total of Maximum Allowable Construction Cost:							\$ 1,149,256
<b>Total Project Budget:</b>							<b>\$ 1,517,019</b>



**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 tennis courts	1.840	6	Court	1.00	\$ 64,566.43	1.32	\$ 511,754
2 Replace chain link fencing at tennis courts	1.350	1,750	LF	1.00	\$ 31.46	1.32	\$ 72,728
3 Crack fill, seal and re-stripe asphalt play surface	1.235	75,000	SF	1.00	\$ 1.88	1.32	\$ 186,261
4 Replace wood seating	1.871	100	EA Seat	1.00	\$ 125.00	1.32	\$ 16,513
5 Install light towers	1.872	4	EA Pole	1.00	\$ 73,458.81	1.32	\$ 388,156
6 Construct a storage, restroom, concession addition	3.410	1,800	SF	1.10	\$ 296.53	1.32	\$ 775,598
Total of Maximum Allowable Construction Cost:							\$ 1,951,010
<b>Total Project Budget:</b>							<b>\$ 2,575,332</b>

**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 Paint the exterior of M-Wing portables	4.520	12,000	SF	1.20	\$ 1.98	1.32	\$ 37,664
2 Install automatic door openers	10.580	2	Each	1.00	\$ 3,732.39	1.32	\$ 9,861
3 Paint exterior doors	4.520	6,890	SF	1.20	\$ 1.98	1.32	\$ 21,626
4 Prep for paint	4.541	4,000	SF	1.00	\$ 4.48	1.32	\$ 23,672
<b>Total of Maximum Allowable Construction Cost:</b>							<b>\$ 92,823</b>
<b>Total Project Budget:</b>							<b>\$ 129,953</b>

Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

The mineral cap roofing over the M, A, B and D wings has many areas where the surface is "blistering" and delaminating from the substrate. There is also a substantial amount of standing water on these same surfaces. This portion of the roof should be replaced before leaks cause damage to interior surfaces and/or the roof deck. Add skylights for natural light for the classrooms with the reroofing. Also, add skylights to the classrooms without natural light in other wings (C, E & F).

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace existing mineral cap roofing	7.101	106,910	SF	1.00	\$ 13.04	1.32	\$ 1,841,615
2 Install skylights at M, A, B and D wings.	4.780	60	Each	1.00	\$ 2,252.06	1.32	\$ 178,498
3 Install skylights to classrooms in C , E and F	4.780	50	Each	1.20	\$ 2,252.06	1.32	\$ 178,498
Total of Maximum Allowable Construction Cost:							\$ 2,198,611
<b>Total Project Budget:</b>							<b>\$ 2,902,167</b>

Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

The cafeteria is old and too small for a high school with this enrollment. Construct an addition to the cafeteria and renovate the existing space. Abatement of VAT will be required. Note: The abatement of other asbestos containing materials may be required with any renovation of interior spaces.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct an addition to the cafeteria	3.410	3,500	SF	1.00	\$ 296.53	1.32	\$ 1,371,006
2 Renovate the existing cafeteria	4.200	4,814	SF	1.00	\$ 50.84	1.32	\$ 323,307
3 Abatement of VAT	4.592	4,814	SF	1.00	\$ 3.04	1.32	\$ 19,332
Total of Maximum Allowable Construction Cost:							\$ 1,713,645
<b>Total Project Budget:</b>							<b>\$ 2,399,103</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

Refurbish the permanent classrooms in Wings M, B, C, D, E and F. Refurbish the science classrooms in Wing B2, include the installation of chemical resistant counters. Add acoustical treatment to music rooms. Renovate portable classrooms M-Wing. Replace the T-Wing portable classrooms (over twenty years old) and upgrade the portable area and utilities (9@960/.8= 10800 sf). Abatement of VAT will be required.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish permanent classrooms	4.100	105,000	SF	1.00	\$ 19.10	1.32	\$ 2,649,266
2 Refurbish the science classrooms	4.200	21,542	SF	1.00	\$ 50.84	1.32	\$ 1,446,753
3 Renovate M-Wing portable classrooms	2.200	8 Classroom		1.00	\$ 28,677.84	1.32	\$ 303,067
4 Replace T-Wing portable classrooms	2.320	10,800	SF	1.00	\$ 150.00	1.32	\$ 2,140,020
5 Add acoustical treatment to music rooms	4.920	1	Project	1.00	\$ 45,104.40	1.32	\$ 59,583
6 Abatement of VAT	4.592	105,000	SF	1.00	\$ 3.04	1.32	\$ 421,663
7 Upgrade the portable area and utilities	2.520	9 Per portab		1.00	\$ 21,513.08	1.32	\$ 255,769
Total of Maximum Allowable Construction Cost:							\$ 7,276,121
<b>Total Project Budget:</b>							<b>\$ 10,186,569</b>

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 interior of the auxiliary gym	4.200	10,899	SF	1.00	\$ 50.84	1.32	\$ 731,973
2 Refinish the main gym	4.305	11,126	SF	1.00	\$ 153.65	1.32	\$ 2,258,263
Total of Maximum Allowable Construction Cost:							\$ 2,990,236
<b>Total Project Budget:</b>							<b>\$ 4,186,330</b>

Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

Renovate the administration area (A-Wing) and reconfigure the spaces for a more efficient use of space. Include an expanded teachers' lounge and a teachers' workroom. Abatement of VAT will be required. Note: The abatement of asbestos containing materials, other than flooring, may be required with any refurbishment of interior surfaces.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate the administration area	4.300	9,684	SF	1.00	\$ 101.40	1.32	\$ 1,297,166
2 Abatement of VAT	4.592	9,684	SF	1.00	\$ 3.04	1.32	\$ 38,889
Total of Maximum Allowable Construction Cost:							\$ 1,336,055
<b>Total Project Budget:</b>							<b>\$ 1,870,478</b>

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 restrooms for portable classrooms	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
<b>Total Project Budget:</b>							<b>\$ 811,712</b>



Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

Classrooms and administration spaces do not have sufficient electrical outlets for today's technological needs. Upgrade the secondary electrical system for the school. Upgrade the electrical distribution system for the permanent buildings. There is insufficient emergency lighting and many classrooms do not have natural light. There is no addressable PA system at this school, which is a safety concern for staff during potential lockdowns. 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 Secondary electrical sytem upgrades	5.660	1	School	1.00	\$ 307,395.56	1.32	\$ 406,070
2 Upgrade electrical distribution system	5.300	180,310	SF	1.00	\$ 10.73	1.32	\$ 2,555,773
3 Install emergency lighting	5.400	25	Each	1.00	\$ 826.71	1.32	\$ 27,302
Total of Maximum Allowable Construction Cost:							\$ 2,989,145
<b>Total Project Budget:</b>							<b>\$ 4,184,803</b>

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 HVAC upgrades	6.100	142,000	SF	1.00	\$ 39.66	1.32	\$ 7,439,502
Total of Maximum Allowable Construction Cost:							\$ 7,439,502
<b>Total Project Budget:</b>							<b>\$ 9,820,143</b>

Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

The construction of an auditorium addition is part of the Measure I work approved in the 2002 election. This project adjusts the funds provided by the Measure I project to complete an auditorium for this school for current costs. The original estimated probable cost of construction has been established at \$7,524,000. The additional costs for inflation are estimated to be \$6,900,000.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Adjustment for current costs	0.000	1	SF	0.00	\$ 3,750,000.0	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
<b>Total Project Budget:</b>							<b>\$ 0</b>

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 Issue: Construct a flex lab	3.230	17,250	SF	0.00	\$ 247.21	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
<b>Total Project Budget:</b>							<b>\$ 0</b>

**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 Issue: Add operable windows	4.780	25	Each	0.00	\$ 2,252.06	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
<b>Total Project Budget:</b>							<b>\$ 0</b>

**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 Issue: Door hardware	10.566	1	Each	0.00	\$ 397.52	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
<b>Total Project Budget:</b>							<b>\$ 0</b>

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 Exterminate the rodents in the grass fields	1.260	13,000	SY	0.50	\$ 4.38	1.32	\$ 37,609
2 Prep, re-contour, reseed, upgrade the irrigation system in the grass fields	1.830	118,000	SF	1.20	\$ 1.37	1.32	\$ 256,263
3 Replace the drainage system in the Quad	6.374	850	LF	1.50	\$ 40.00	1.32	\$ 67,371
Total of Maximum Allowable Construction Cost:							\$ 361,243
<b>Total Project Budget:</b>							<b>\$ 476,841</b>

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 media center	3.410	2,500	SF	1.10	\$ 296.53	1.32	\$ 1,077,219
2 Renovate the existing media center space	4.200	4,000	SF	1.20	\$ 50.84	1.32	\$ 322,366
3 Abatement of VAT	4.592	4,000	SF	1.00	\$ 3.04	1.32	\$ 16,063
Total of Maximum Allowable Construction Cost:							\$ 1,415,648
<b>Total Project Budget:</b>							<b>\$ 1,981,909</b>



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	3,650	SF	1.00	\$ 184.27	1.32	\$ 888,485
2 Upgrade the equipment and walk-in unit(s)	0.000	3		1.00	\$ 12,500.00	1.32	\$ 49,538
3 Abatement VAT	4.592	3,650	SF	1.00	\$ 3.04	1.32	\$ 14,658
Total of Maximum Allowable Construction Cost:							\$ 952,681
<b>Total Project Budget:</b>							<b>\$ 1,333,753</b>

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 public address system	5.105	125	Classroom	1.00	\$ 2,338.44	1.32	\$ 386,135
2 Provide and connect controller and interface with internet	11.210	1	School	1.00	\$ 12,228.31	1.32	\$ 16,154
Total of Maximum Allowable Construction Cost:							\$ 458,709
<b>Total Project Budget:</b>							<b>\$ 605,495</b>

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 synthetic surface	1.815	1	Project	1.00	\$ 1,140,209.9	1.32	\$ 1,506,217
Total of Maximum Allowable Construction Cost:							\$ 1,506,217
<b>Total Project Budget:</b>							<b>\$ 1,988,207</b>

## John F. Kennedy High School

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

### 2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
525.1	4.00.G01.1.	Issue: Modernization	\$ 0	\$ 0
525.2	3.06.E01.1.	Site Access and Signage	\$ 23,394	\$ 30,880
525.3	4.06.E03.1.	Parking and Access Improvements	\$ 717,274	\$ 946,802
525.4	4.06.D01.2.	Site Improvements	\$ 1,149,256	\$ 1,517,019
525.5	2.06.E09.1.	Athletic Fields MP- Courts / Concession / Lights	\$ 1,951,010	\$ 2,575,332
525.6	4.05.D01.2.	Exterior Building Improvements	\$ 92,823	\$ 129,953
525.7	4.08.D04.1.	Roofing Improvements	\$ 2,198,611	\$ 2,902,167
525.8	2.02.F07.2.	Cafeteria Additions/Renovation	\$ 1,713,645	\$ 2,399,103
525.9	4.05.C01.1.	Continue Classroom Improvements	\$ 7,276,121	\$ 10,186,569
525.10	4.05.C01.2.	Auxiliary and Main Gym Improvements	\$ 2,990,236	\$ 4,186,330
525.11	2.04.C01.2.	Administration Renovation	\$ 1,336,055	\$ 1,870,478
525.12	6.02.C09.1.	Restroom Addition	\$ 579,794	\$ 811,712
525.13	4.05.A03.2.2.	Continue Electrical Upgrades	\$ 2,989,145	\$ 4,184,803
525.14	4.08.A03.1.1.	Continue HVAC Upgrades	\$ 7,439,502	\$ 9,820,143
525.15	2.00.F04.1.	Issue: Auditorium Addition Supplement	\$ 0	\$ 0
525.16	2.00.F02.1.	Issue: Project Lab	\$ 0	\$ 0
525.17	4.00.C06.2.1.	Issue: Operable Windows	\$ 0	\$ 0
525.18	8.00.C08.1.	Issue: Door Hardware	\$ 0	\$ 0
525.19	4.06.E10.1.1.	Athletic Fields MP- Grassed Field Improvements	\$ 361,243	\$ 476,841
525.20	2.02.F02.1.	Construct a Media Center Addition / Renovation	\$ 1,415,648	\$ 1,981,909
525.21	2.04.C01.1.	Kitchen Renovation	\$ 952,681	\$ 1,333,753
525.22	3.15.A05.1.	Continue Security System Installation	\$ 458,709	\$ 605,495
525.23	2.06.E10.2.3.	Athletic Fields MP- Install Synthetic Track and Field Surface	\$ 1,506,217	\$ 1,988,207

Total of *Maximum Allowable Construction Cost:	\$ 35,151,36
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<b>Total Project Budget:</b>	<b>\$ 47,947,494</b>
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## 525 John F. Kennedy High School

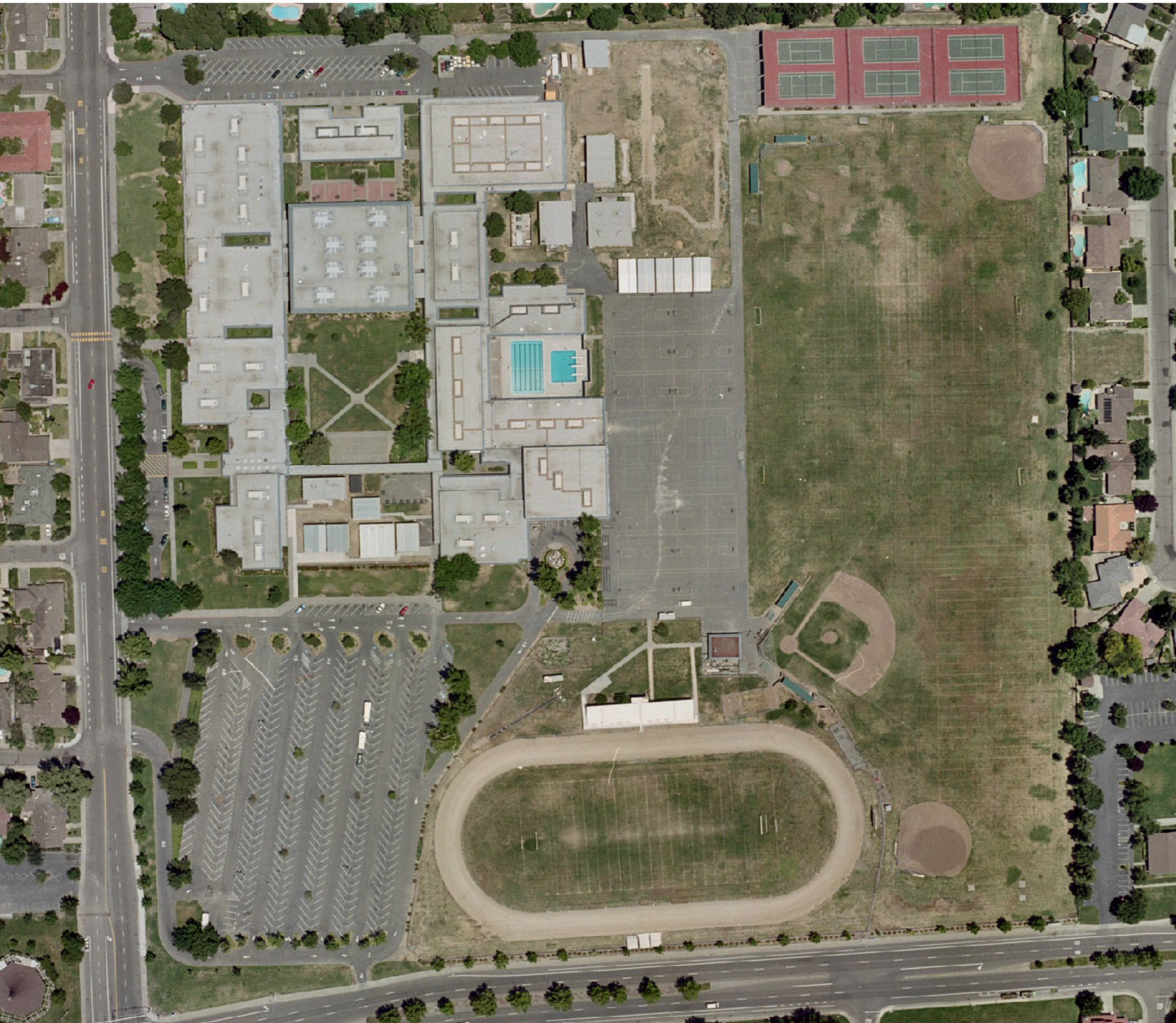
**Criteria Adequate Comments on existing conditions and needed improvements**

<b>1 Site</b>		
1.1 Size	✓	
1.2 Location	✓	
1.3 Safety		CIP to install site signage
1.4 Contours	✓	
1.5 Development	✓	
1.6 Playfields		CIP for athletic field improvements
1.7 Pool	✓	
1.8 Parking		CIP for parking and access improvements
1.9 Landscaping	✓	
1.10 Other		
<b>2 Space</b>		
2.1 Administration		CIP for refurbishment of administration
2.2 Health	✓	
2.3 Teachers		CIP for construction of teacher's lounge and workroom
2.4 Audiovisual	✓	
2.5 Library		CIP for refurbishment and expansion to media center
2.6 Multipurpose		Measure I funding for construction of an auditorium
2.7 Stage		Measure I funding for construction of an auditorium
2.8 Kitchen		CIP for refurbishment of kitchen
2.9 Gymnasium		CIP for refurbishment of main and auxiliary gyms
2.10 Showers		CIP for refurbishment of main and auxiliary gyms
2.11 Toilets		CIP for renovation of restrooms
2.12 Lockers	✓	
2.13 Storage	✓	
2.14 Instructional Space		CIP for refurbishment of 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
<b>3 Light</b>		
3.1 Quantity	✓	
3.2 Brightness	✓	
3.3 Reflectances	✓	
3.4 Windows		Issue addressing operable windows
3.5 Screening		Measure I funding for replacement of screening
3.6 Audiovisual	✓	
3.7 Energy Factors		Measure I funding for replacement of screening
3.8 Other		
<b>4 Heat and Air</b>		
4.1 Temperature Comfort		CIP for completion of HVAC upgrades
4.2 Insulation		CIP for completion of HVAC upgrades
4.3 Air Exchange		CIP for completion of HVAC upgrades
4.4 Distribution		CIP for completion of HVAC upgrades
4.5 Exhaust		CIP for completion of HVAC upgrades
4.6 Conditions		CIP for completion of HVAC upgrades
4.7 Energy Factors		CIP for completion of HVAC upgrades
4.8 Other		
<b>5 Sound</b>		
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		
<b>6 Aesthetics</b>		
6.1 Appropriateness		There is currently no auditorium on this campus
6.2 Naturalness	✓	
6.3 Continuity	✓	
6.4 Screening	✓	
6.5 Other		
<b>7 Equipment</b>		
7.1 Quantity		CIP for completion of HVAC upgrades
7.2 Mobility	✓	
7.3 Flexibility	✓	
7.4 Maintenance		CIP for completion of HVAC upgrades
7.5 Instructional Walls	✓	
7.6 Other		

Criteria	Adequate	Comments on existing conditions and needed improvements
<b>8 Maintenance</b>		
8.1 Turfed Areas		CIP for correction of drainage issues
8.2 Sprinklers	✓	
8.3 Parking		CIP for parking / access lane improvements
8.4 Hardcourt	✓	
8.5 Sidewalks		CIP for replacement of damaged walks
8.6 Exteriors		CIP for refurbishment of exterior surfaces
8.7 Interiors		CIP for refurbishment of interior surfaces
8.8 Roofing		CIP and Measure I funding for roofing improvements
8.9 Windows		CIP (issue) addressing operable windows
8.10 Fencing	✓	
8.11 Mechanical Equipment		CIP for completion of HVAC upgrades
8.12 Hardware	✓	
8.13 Plumbing Fixtures		CIP for renovation of restrooms
8.14 Other		



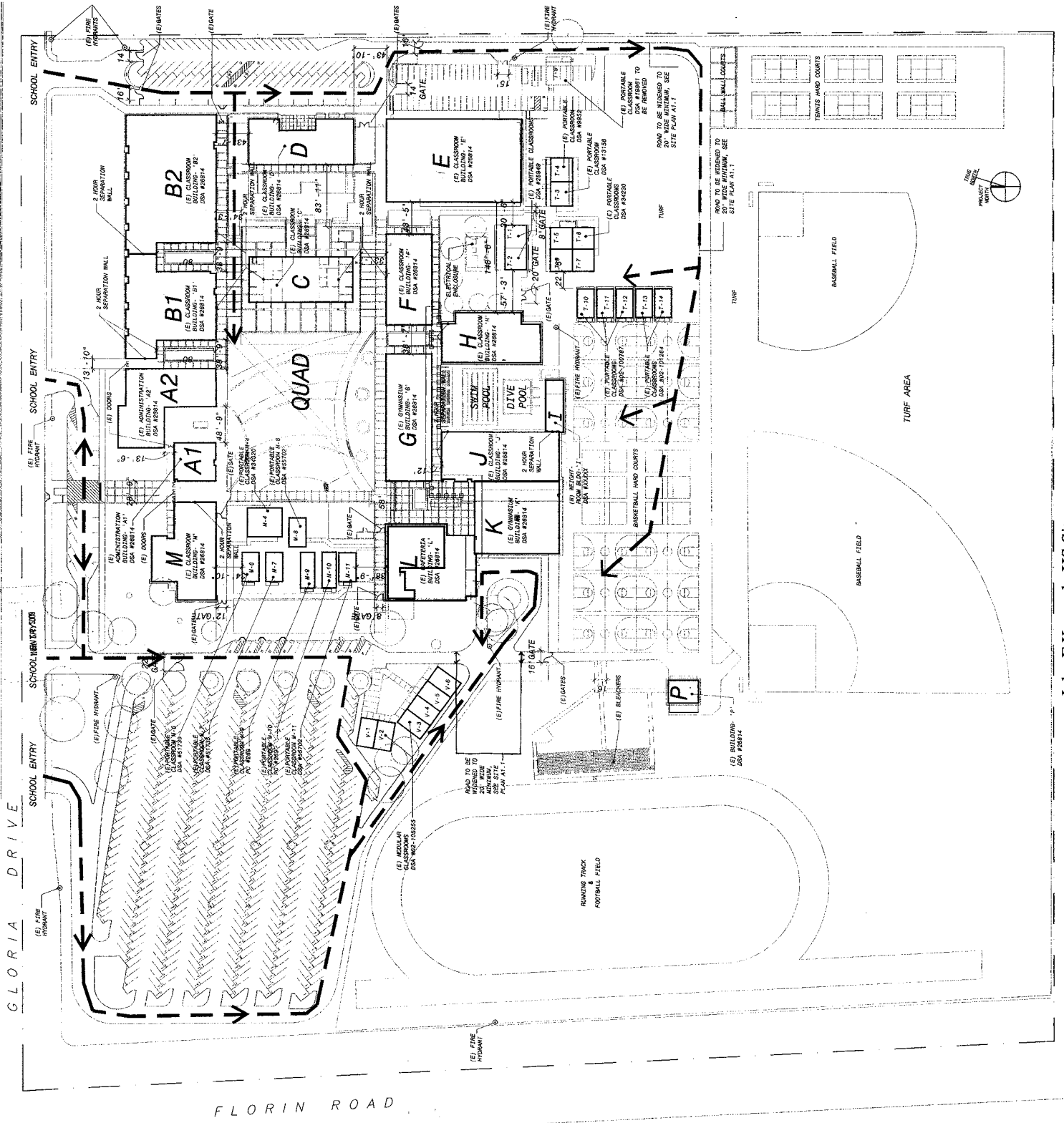


Approximate Scale in Feet:

150' 0' 150' 300'







John F Kennedy HS Site

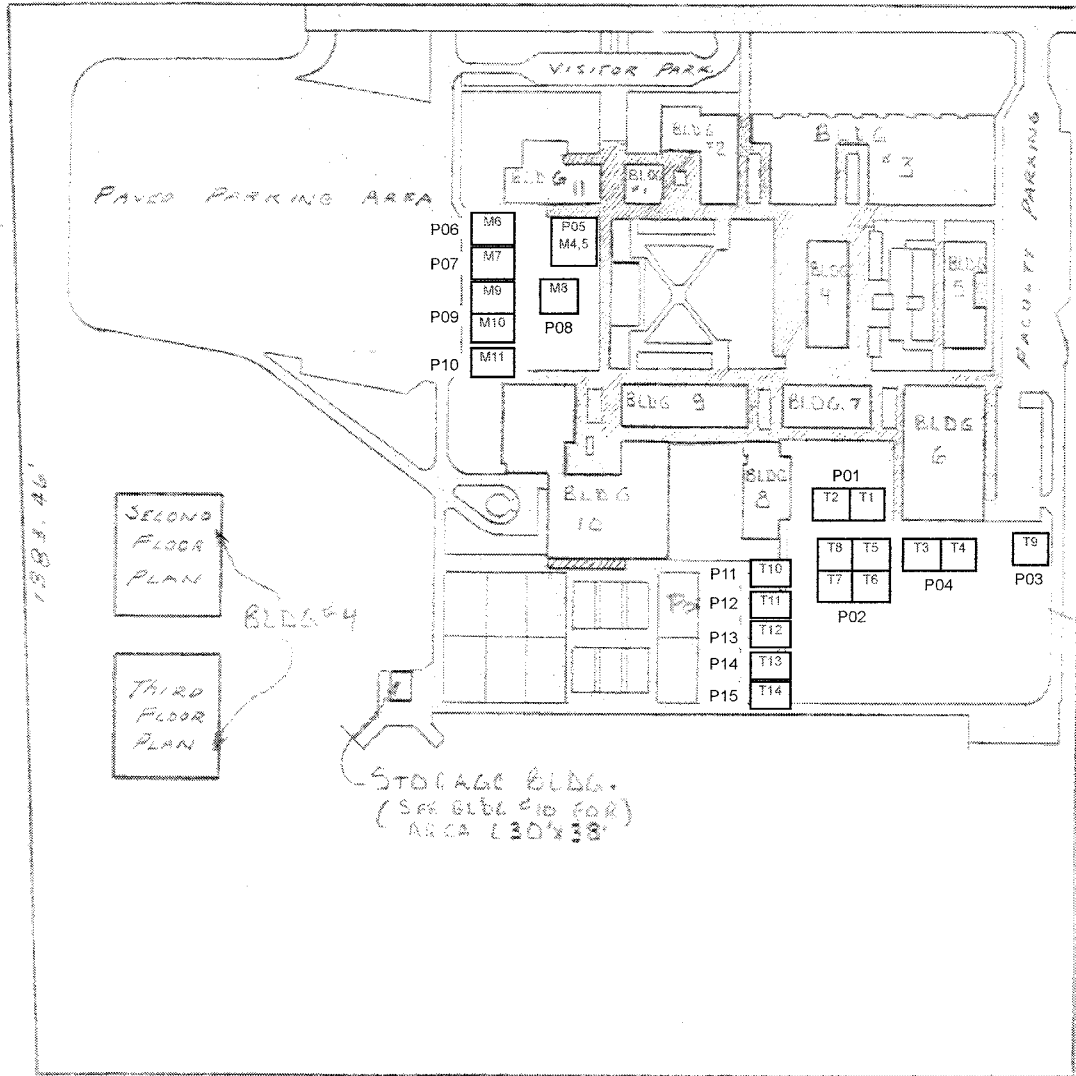
(E) FIRE HYDRANT

# SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

PROJECT: DIAGRAM OF BUILDING AREA  
 SCHOOL: J.F. KENNEDY  
 ADDRESS: 6715 GLORIA DRIVE

<b>EXISTING</b>	<b>1-A</b>
<b>BASIC PLANS</b>	<b>2-A</b>
<b>FINAL PLANS</b>	<b>3-A</b>

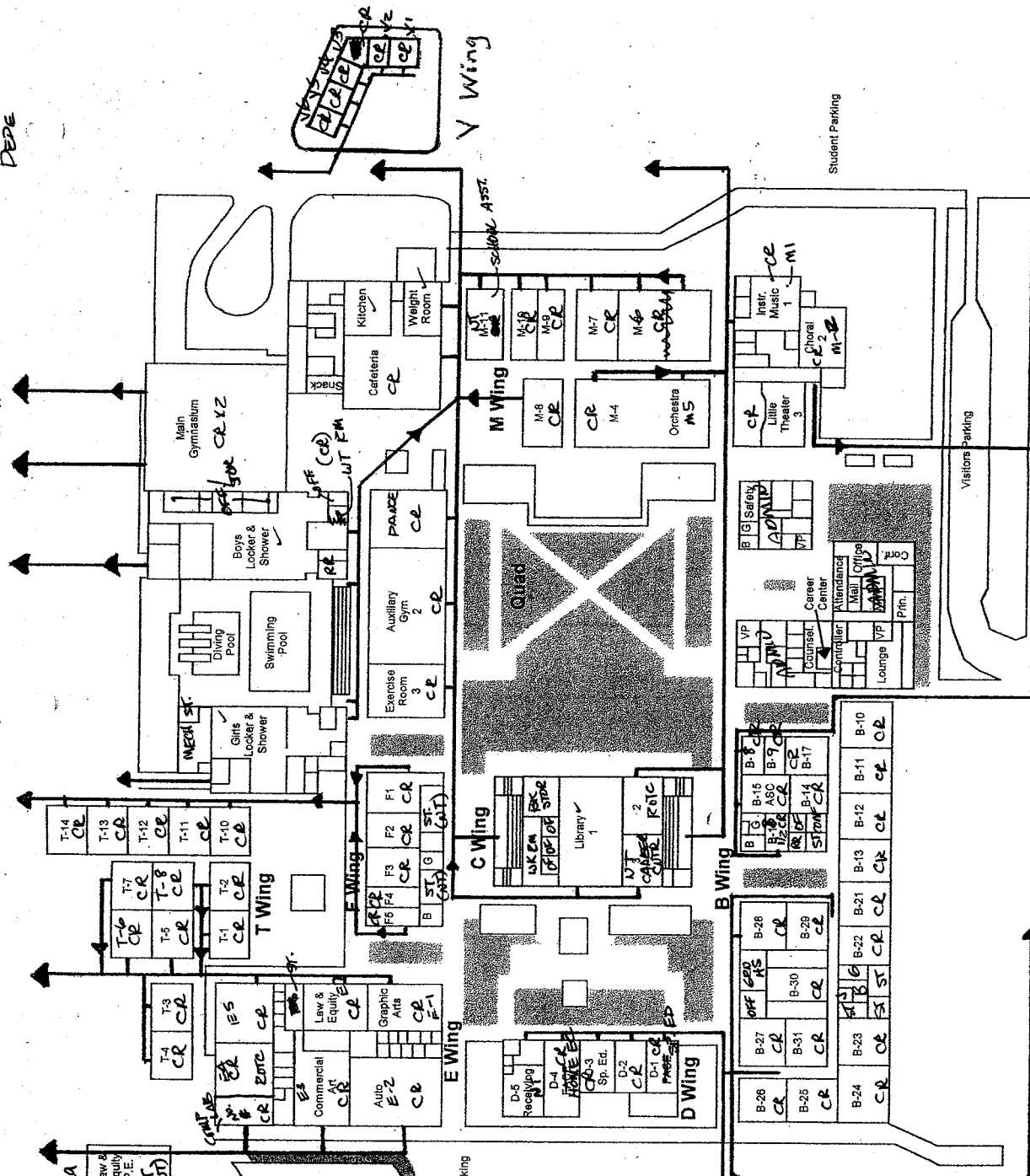
SCALE 1" = 240'  
 ACREAGE 43 ACRES  
 YEAR BUILT 1968



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

**DATE:** SHEET 1 OF 15 SHEETS  
**OFFICE OF SCHOOL PLANNING**  
 CALIFORNIA DEPARTMENT OF EDUCATION

DEDE

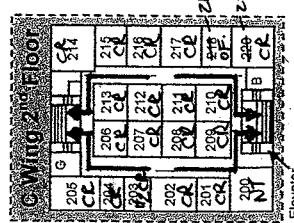
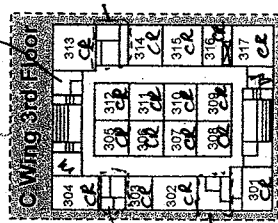


EVACUATION ROUTES



**John F. Kennedy High School**  
 6715 Gloria Drive  
 Sacramento, CA 95831

Staff Parking



Elevator



**John F. Kennedy High School**  
Portable Building Inventory Summary Sheet

<b>Building #/ Classroom#</b>	<b>Manufacturer</b>	<b>Relocatable</b>	<b>DSA #</b>	<b>Year Built</b>	<b>Age</b>	<b>Classrooms</b>	<b>Area (SF)</b>
P05/ M4, 5	Unger Construction	No	34230	1970	35	1	1800
P06/ M6	Modular Specialties	Yes	51735	1989	16	1	960
P07/ M7	Modular Specialties	Yes	51735	1989	16	1	960
P08/ M8	Douppnik	Yes	55702	1991	14	1	960
P09/ M9, M10	Douppnik	Yes	PC# 269	1997	8	2	1920
P10/ M11	Douppnik	Yes	55702	1991	14	1	960
P01/ T1	Unknown	No	28948	1967	38	1	900
P01/ T2	Unknown	No	28949	1969	36	1	900
P04/ T3	Unknown	No	13158	1955	50	1	982.5
P04/ T4	Unknown	No	9952	1953	52	1	982.5
P02/ T5	Unger Construction	No	34230	1971	34	1	900
P02/ T6	Unger Construction	No	34230	1971	34	1	900
P02/ T7	Unger Construction	No	34230	1971	34	1	900
P02/ T8	Unger Construction	No	34230	1971	34	1	900
P03/ T9	Unknown	No	19861	1960	45	1	982.5
P11/ T10	Enviroplex	Yes	02-100787	1999	6	1	960
P12/ T11	Enviroplex	Yes	02-100787	1999	6	1	960
P13/ T12	Enviroplex	Yes	02-100787	1999	6	1	960
P14/ T13	Enviroplex	Yes	02-102064	2000	5	1	960
P15/ T14	Enviroplex	Yes	02-102064	2000	5	1	960
Total Portable Classrooms						<b>21</b>	<b>20707.5</b>
Total Portable Classrooms Over 20 Years Old						<b>10</b>	<b>10147.5</b>

# Sacramento City Unified School District School Capacity Worksheet

## John F. Kennedy High School (3rd Period Analysis)

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
B8	Language Skills	32	Permanent	16	* SDC Non Severe
B9	Read Comp	32	Permanent	32	*
B10	Info Processing	32	Permanent	32	**
B11	Computer Lab	32	Permanent	0	**
B12	Info Processing/Comp. Apps	32	Permanent	32	**
B13	Science	32	Permanent	35	**
B14	Vacant or Teacher Prep	32	Permanent	0	**
B15	Language Skills	32	Permanent	0	** RSP
B17	Computer Apps	32	Permanent	32	**
B18	U.S. History	32	Permanent	35	*
B21	Biophysical Science	32	Permanent	35	**
B22	Chemistry/Physics	32	Permanent	35	**
B23	Biophysical Science	32	Permanent	35	**
B24	Physics	32	Permanent	35	**
B25	Vacant or Teacher Prep	32	Permanent	0	**
B26	Chemistry/Physics	32	Permanent	35	**
B27	Biology	32	Permanent	35	**
B28	Biology	32	Permanent	35	**
B29	Biology	32	Permanent	35	**
B30	Biology	32	Permanent	35	**
B31	Biology	32	Permanent	35	**
C201	Pace English	32	Permanent	45	*
C202	English	32	Permanent	35	
C203	English II	32	Permanent	35	*
C204	Vacant or Teacher Prep	32	Permanent	0	*
C205	Vacant or Teacher Prep	32	Permanent	0	
C206	Advanced English 9	20	Permanent	20	
C207	Advanced English 10	32	Permanent	35	
C208	English II	32	Permanent	35	
C209	English 10	32	Permanent	35	
C210	Japanese	32	Permanent	35	
C211	Vacant or Teacher Prep	32	Permanent	0	
C212	Spanish	32	Permanent	35	
C213	Chinese	32	Permanent	35	
C214	Vacant or Teacher Prep	32	Permanent	0	
C215	English 12	32	Permanent	35	*
C216	Spanish	32	Permanent	35	
C217	Spanish	32	Permanent	35	
C218	Spanish	32	Permanent	35	
C301	U.S. History	32	Permanent	35	
C302	U.S. History	32	Permanent	35	
C303	World History	32	Permanent	35	
C304	U.S. Govt	32	Permanent	35	
C305	Pace History	32	Permanent	45	
C306	Vacant or Teacher Prep	32	Permanent	0	

# Sacramento City Unified School District School Capacity Worksheet

## John F. Kennedy High School (3rd Period Analysis)

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
C307	Modern Economics	32	Permanent	35	
C308	World History	32	Permanent	35	
C309	Math	32	Permanent	35	
C310	Math	32	Permanent	35	
C311	Vacant or Teacher Prep	32	Permanent	0	
C312	Math	32	Permanent	35	
C313	Vacant or Teacher Prep	32	Permanent	0	
C314	Math	32	Permanent	35	
C315	Statistics	32	Permanent	35	
C316	Math	32	Permanent	35	
C317	Math	32	Permanent	35	
D1	Beginning Fashion Design	32	Permanent	32	**
D2	Vacant or Teacher Prep	32	Permanent	0	**
D3	Language Skills	32	Permanent	16	** SDC Non Severe
D4	Foods Nutrition	32	Permanent	32	**
E1	School Annual	32	Permanent	35	**
E2	Vacant or Teacher Prep	32	Permanent	0	**
E3	Graphic Illustration	32	Permanent	32	**
E4	Vacant or Teacher Prep	32	Permanent	0	Old E4 Divided Summer 2003
E4A	No Class 2002/03	32	Permanent	32	Old E4 Divided Summer 2003
E5	Advanced Arch. Drafting	32	Permanent	32	**
E6	Law & Equity	32	Permanent	32	
E7	Law & Equity	32	Permanent	32	
F1	Vacant or Teacher Prep	32	Permanent	0	**
F2	Art 2P/4P	32	Permanent	32	**
F3	Art 2P	32	Permanent	32	**
F4	French	32	Permanent	32	*
F5	English 9	20	Permanent	20	*
M1	Vacant or Teacher Prep	32	Permanent	0	
M2	Vacant or Teacher Prep	32	Permanent	0	
LT	Play Production	32	Permanent	32	** Little Theater
Gym	Ballroom Dance	44	Permanent	44	**
Gym	Basketball	44	Permanent	44	**
Gym	Soccer	44	Permanent	44	**
Gym	Weight Training	44	Permanent	44	**
Gym	Tennis/Volleyball	44	Permanent	44	**
Gym	Jazz Exercise	44	Permanent	44	**
M4	English	32	Portable	35	**
M6	ROTC	32	Portable	32	
M7	ROTC	32	Portable	32	
M8	U.S. History	32	Portable	35	
M9	Vacant or Teacher Prep	32	Portable	0	
M10	Spanish	32	Portable	35	
M11	Math	32	Portable	35	
T1	English 9	20	Portable	20	

# Sacramento City Unified School District School Capacity Worksheet

## John F. Kennedy High School (3rd Period Analysis)

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
T2	Math	32	Portable	35	
T3	German	32	Portable	35	
T4	Math	32	Portable	35	
T5	Math	32	Portable	35	
T6	English 11	32	Portable	35	
T7	English9	20	Portable	20	
T8	ELD Adv LV 2	16	Portable	16	
T9	Vacant or Teacher Prep	32	Portable	0	
T10	English 10	32	Portable	35	
T11	Reason Writing	32	Portable	35	
T12	U.S. Govt	32	Portable	35	
T13	World History	32	Portable	27	SDAIE
T14	AVID 10	32	Portable	35	
<b>Maximum Capacity (2)</b>		3,304		<b>2,838</b>	
<b>Working Capacity (3)</b>		2,974		<b>2,554</b>	

### New Portables for Autumn 2003

V1	Not Scheduled	32	Portable	32	New Portable
V2	Not Scheduled	32	Portable	32	New Portable
V3	Not Scheduled	32	Portable	32	New Portable
V4	Not Scheduled	32	Portable	32	New Portable
V5	Not Scheduled	32	Portable	32	New Portable
V6	Not Scheduled	32	Portable	32	New Portable
		192		192	

Notes: (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.

17 classrooms vacant or being used for teacher prep. during 3rd period.

\* Classrooms less than 700 square feet.

\*\* Labs are classrooms greater than 960 square feet.

New portables for Autumn 2003 not included in school capacity.

**2002/03 CBED Enrollment = 2,603**



# Luther Burbank High School

3500 Florin Rd  
 Sacramento, CA 95823

Permanent building area: 215,240 GSF  
 Modular buildings: 27,840 GSF  
 Modular buildings are 0.0 % of the facility area  
 Site acres: 46.60

Score:	Possible Points	Total Earned	%
The Site	241	183.5	76.1
Physical Plant Assessment	354	264.0	74.6
Adequacy and Environment for Education	405	268.5	66.3
Total	1,000	716.0	71.6

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



**Participants:**

Ted Appel, Principal  
 Robert Woodward, Evaluator

### Notes from Principal's Meeting and Questionnaire

Date: 03/29/2005

- Programmatic set up consists of 6–8 teaching units for 250–270 students and 10–12 teachers. Units are arranged by grade levels and doors to classrooms are color coded accordingly. There is an attempt to group all classrooms associated with each unit, but given space restraints, that is not always possible.
- Every available classroom space is in use and there are several classes in spaces that are not intended to be used as areas for instruction. These areas lack appropriate light, natural light and, in some cases, proper egress.
- There are five outdated modular classrooms that are scheduled to be demolished. Administration is concerned that these spaces will not be replaced, as there is currently no surplus teaching space available. Twelve of the existing modular classrooms are on site to accommodate students displaced due to construction and renovation projects.
  - Current renovation and construction includes electrical and utility upgrades to accommodate new mechanical units, resurfacing of parking lots and driveways, ADA Compliance upgrades, abatement of hazardous materials associated with the construction and fire alarm upgrades.

### Notes from Meeting with Library Services Coordinator & Librarian

Date: 03/30/2005

Present: Martha Rowland, Aileen Gillett, Robert Woodward

- The concept of the conversion of classrooms into libraries, in particular at the elementary school level, originates from a 1938 documentary.
- Recommends that we visit Berkley High School library for comparison. It is considered to be a state of the art facility.
- Student/Librarian ratio is over 1/4000 in California. National average ratio is 1/800. Average number of books/students is 20, 15 in California.
- Libraries in the SCUSD contain many volumes of outdated materials that need to be purged.
- Believe that there is a trend to push children into technology too soon. Computer Labs have become a subject rather than a teaching tool. Support the concept of computers in classrooms vs. computer labs.
- Elementary school libraries should be large enough to contain two classrooms, plus circulation and stacks. Technology upgrades for computers is a must and prefer carpet for quietness.
- There is not equity of access to libraries in the district. Sites are not staffed all day due to staffing and economic constraints. Libraries are not available to serve the communities.
- Library shelving is often substandard, too high or too light weight to stand up to the weight of the books. Task lighting at the shelving is often inadequate and students or teachers have difficulty reading titles.
- Security theft systems are OK if installed in new facilities. Retrofits are seldom worthwhile. Require maintenance and conversion of existing systems for their use.
- Adequate storage, offices, map or chart areas and audio/visual centers are typically lacking or substandard.

### Summary Notes and Comments

#### School Site:

The school is situated on a 46.6 acre site bordered by Florin Road on the north and Luther Drive on the east. Surrounding environment includes commercial businesses to the north and east, residential neighborhoods to the south and a railroad easement to the west. The site lacks adequate parking to meet standards. There are approximately 400 spaces in the parking area west of the complex and 80 spaces located to the east. There is a parent drop-off zone at the front of the school parallel to Florin Road; however, parents tend to use the parking area west of the facility for drop-off and pick-up creating congestion between vehicle and pedestrian traffic. Insufficient directional and way finding signage contributes to the problem. The main entrance is not clearly denoted and there is no parking

convenient to visitors at the main entrance to the school. Parking lot and drive path surfaces are generally in poor condition; however, resurfacing is included in renovation work currently in progress. Buses are limited to special education students and use the east lot. This lot is also exclusively for staff parking and the use of it as a bus lane seems to function well.

Some courtyard development has been constructed, but in general, it does not provide sufficient seating or shade to function as good outdoor teaching or gathering areas. Given the layout of buildings and walks, there is potential for improvement. Concrete walks and pathways are generally in poor condition and need to be replaced.

Grass fields are in need of re-contouring and reseeding. The football field needs upgrading and the relocation of existing area drains located within the field area at the four corners of the field. The current track and infield surfaces are dirt. There is no press box or seating provided.

There is limited space available on this site for expansion, if needed. Expansion will generally require the use of parking or areas used for other specific functions.

#### School Plant:

The buildings are structurally sound, but in need of renovation. Many surfaces appear to have the original finishes. There has been some renovation, including the replacement of windows and roofing. Renovation work currently in progress includes electrical and mechanical upgrades, fire alarm upgrades, ADA Compliance upgrades and new lighting in the classrooms.

Staff notes that there are two additional phases to the current upgrades; however, this information could not be collaborated and we are not aware that funding is available for any future work.

Interior spaces are not in good condition. Flooring is VAT in most instances and ceilings are 1x1 direct glue ceiling tiles or exposed steel structure. The corridors in the A-wing are under 7-6 in height and have inadequate lighting. In addition, the total square footage for the building requires it to be fire sprinkled or the installation of rated fire separation partitions and doors.

Roofing is generally in good condition; however, a substantial amount of ponding was present in many areas which may contribute to an accelerated rate of deterioration. Most of the roofing is a mineral cap. The media center roofing is a TPO membrane system. Roofs to the high areas of the Gymnasium, A-wing and the PAC were not accessed.

Restrooms and guard rails do not meet ADA standards. Correction of these are in progress under the current renovation project.

#### Adequacy and Environment for Education:

The school interior spaces are not up to standards and, although appropriately sized, provide a poor learning environment. Virtually every available teaching space is in use and there are several classes conducted in spaces that were not designed as teaching classrooms. These spaces lack adequate lighting and ventilation and, in some cases, improper egress requirements. Five modular classrooms (J-series) are past their useful life and should be replaced. Staff notes that five modular classrooms have been constructed and that the J-Classrooms are scheduled to be demolished in the near future; however, given current space restraints and enrollments, the school can ill afford the loss of five classrooms without replacing them. PAC and Gymnasium spaces are not up to standards and in poor physical condition needing refurbishment. Athletic fields do not meet standards and require upgrades and additions. The administration area needs to be refurbished and reconfigured for improved efficiency. Staff restroom distribution needs improvement and all restrooms need to be renovated (part of the current renovation project). A central teacher lounge / workroom is needed.

The Main Capital Investment Areas:

- Correct water ponding issues on roofs.
- Refurbish all interior spaces.
- Construct an administration addition and refurbish existing administration spaces.
- Resolve fire separation issues for A-wing.
- Construct an additional classroom wing or provide additional modular classrooms to replace the five modular classrooms scheduled for demolition and accommodation of classes currently conducted in substandard spaces.
- Construct an addition for a project lab, home economics, and flex labs.
- Construct outdoor teaching and gathering areas.
- Renovate and/or replace the gymnasiums and locker rooms.
- Upgrade and renovate the media center.
- Construct additional staff restrooms and facility storage.
- Improve site lighting.
- Provide directional and way finding signage. Provide flashing school signs on Florin Road.
- Provide additional parking for visitors.
- Complete renovation of the kitchen.
- Electrical outlets are lacking in classrooms.

## 530 Luther Burbank High School

Priority Project #	Codes	Capital Improvement Project	MACC*	Project Budget
530.1	4.00.E03.1.	Issue: Site Access/Parking Improvements	\$ 0	\$ 0
530.2	4.06.E01.1.	Exterior Signage	\$ 81,367	\$ 107,404
530.3	4.06.E01.2.	Site Improvements	\$ 2,496,762	\$ 3,295,724
530.4	2.06.E10.1.1.	Athletic Fields MP- Playfield Improvements	\$ 2,009,611	\$ 2,652,686
530.5	4.04.A01.1.	A-Wing Renovation	\$ 3,843,476	\$ 5,380,866
530.6	4.05.D02.2.	Exterior Surfaces Improvements	\$ 395,243	\$ 553,340
530.7	4.05.C01.2.	Continue Classroom Refurbishing	\$ 4,091,766	\$ 5,728,472
530.8	2.02.F02.1.	Modular Classroom Addition	\$ 3,345,067	\$ 4,683,095
530.9	2.04.F02.1.	New and Renovated Science Labs	\$ 6,500,722	\$ 9,101,012
530.10	4.05.C01.2.	Gym Area Renovation	\$ 4,492,820	\$ 6,289,949
530.11	2.02.F07.2.	Administration Addition	\$ 2,466,179	\$ 3,452,650
530.12	2.00.E10.2.1.	Issue: Upgrade Existing Track and Field Areas	\$ 0	\$ 0
530.13	2.00.F02.1.	Issue: Project Lab	\$ 0	\$ 0
530.14	2.02.F06.1.	Gymnasium Addition for Seating	\$ 2,398,674	\$ 3,358,143
530.15	3.04.C01.1.	Renovation of H Wing	\$ 2,376,785	\$ 3,327,500
530.16	2.04.C01.1.	Upgrades to the Cafeteria/Kitchen	\$ 944,738	\$ 1,322,633
530.17	4.00.D04.1.	Issue: Roofing	\$ 0	\$ 0
530.18	2.02.F02.2.	Construct a Media Center Addition/Renovation	\$ 1,851,917	\$ 2,592,683
530.19	2.04.C01.2.	Refurbishing of the PAC/Music Areas	\$ 2,537,662	\$ 3,552,727
530.20	3.13.G01.1.	Williams Case – Necessary Repairs	\$ 1,155,875	\$ 1,155,875
530.21	4.06.E09.2.	Athletic Fields MP- Tennis Court / Baseball Field Improvements	\$ 118,238	\$ 156,074
530.22	2.06.E09.3.	Athletic Fields MP- 2nd District Stadium Project	\$ 4,719,742	\$ 6,230,057
530.23	2.06.E10.1.3.	Athletic Fields MP- 2nd District Stadium Field	\$ 1,506,217	\$ 1,988,207
530.24	2.06.E10.2.3.	Athletic Fields MP- 2nd District Stadium Track	\$ 1,228,311	\$ 1,621,370
530.25	2.06.E09.1.	Athletic Fields MP- Concessions / Dugouts / Lights	\$ 2,462,613	\$ 3,250,648
<b>Total of Maximum Allowable Construction Cost:</b>			<b>\$ 51,023,785</b>	
<b>Total Project Budget:</b>			<b>\$ 69,801,117</b>	

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

Issue: Virtually all of the asphalt paving in the east and west parking areas and the drop off lane needs to be resurfaced. In addition, five drive pads to the site from Florin Road and Luther Dr. also need to be replaced. It is our understanding that these improvements are included in the renovation project which was under construction during the evaluation. In the event that this work is not included, the estimated probable cost of construction for asphalt resurface/restriping/drive pad replacement is \$626,000.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Resurface asphalt parking and drop off lane	1.230	27,000	SY	0.00	\$ 12.86	1.32	\$ 0
2 Restripe parking lots	1.240	400	Space	0.00	\$ 53.61	1.32	\$ 0
3 Replace drive pads from Florin Rd. and Luther Dr.	1.140	5	Project	0.00	\$ 11,900.00	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
<b>Total Project Budget:</b>							<b>\$ 0</b>

Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

There are no flashing signs or school signs on Florin Road, a busy major street that serves as the main access street to the site. Main entrance is difficult to identify and there is no directional signage to the accessible entrance. There are no automatic door openers at main entrances.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install flashing school signs on Florin Road.	0.000	2		1.00	\$ 7,500.00	1.32	\$ 19,815
2 Install directional signage	10.825	4	Each	1.00	\$ 451.56	1.32	\$ 2,386
3 Install automatic door openers	10.580	10	Each	1.20	\$ 3,732.39	1.32	\$ 59,166
Total of Maximum Allowable Construction Cost:							\$ 81,367
<b>Total Project Budget:</b>							<b>\$ 107,404</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

Replace damaged concrete walks, pathways and courtyards. Crack fill, reseal and re-stripe the asphalt play surface. Remove old concrete base for lockers and patch concrete. Construct courtyards and seating areas suitable for outdoor teaching spaces in the areas between B & E wings, between E & F wings and between A wing and the cafeteria. Install site lighting at back of school and around modular classrooms. Install trash enclosures.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace concrete walks, pathways and courtyards	1.155	85,000	SF	1.20	\$ 10.98	1.32	\$ 1,479,467
2 Crack fill, reseal and re-stripe asphalt play surface	1.235	150,000	SF	1.40	\$ 1.88	1.32	\$ 521,531
3 Remove locker concrete base and patch concrete	1.155	900	SF	1.40	\$ 10.98	1.32	\$ 18,276
4 Construct courtyards with seating	1.340	7,200	SF	1.00	\$ 11.13	1.32	\$ 105,860
5 Construct a shade structure at new courtyards	3.711	2,880	SF	1.00	\$ 36.31	1.32	\$ 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	1.32	\$ 121,532
<b>Total of Maximum Allowable Construction Cost:</b>							<b>\$ 2,496,762</b>
<b>Total Project Budget:</b>							<b>\$ 3,295,724</b>



**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

Refurbish the grass on the baseball, softball, soccer and football fields improving irrigation system as required. Recontour and crown the football field and add a drainage system at the perimeter, removing the existing area drains located at four corners of the football field. Design the drainage system to drain the new track and field event areas also. As part of the work, separate the domestic water system from the irrigation water system. Contact the city as to the availability of "reclaimed water" lines for the irrigation system.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Re-contour and crown the football field	1.260	20,000	SY	1.00	\$ 4.38	1.32	\$ 115,720
2 Install a drainage system around the football field	1.420	180,000	SF	1.00	\$ 1.29	1.32	\$ 306,736
3 Refurbish the grass fields, improve irrigation	1.830	670,000	SF	1.20	\$ 1.37	1.32	\$ 1,455,055
4 Baseball field upgrades (batting cage, bull pen)	0.000	1		1.00	\$ 25,000.00	1.32	\$ 33,025
5 Separate irrigation from domestic water system	0.000	2		1.00	\$ 37,500.00	1.32	\$ 99,075
<b>Total of Maximum Allowable Construction Cost:</b>							<b>\$ 2,009,611</b>
<b>Total Project Budget:</b>							<b>\$ 2,652,686</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

The A wing square footage is large for buildings without fire suppression systems or fire separations. The installation of a fire protection system will require coordination with other interior improvements and consideration for the low ceilings in the corridors. The current renovation work includes the replacement of the HVAC system in all buildings. Consideration for the abandonment of the duct distribution system in the corridors of the A wing would allow for raising of the ceiling to an acceptable level and the installation of fire protection heads. A sidewall system can be installed as an alternative if the low ceilings remain. Renovate the spaces to allow for greater efficiency.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate A wing spaces	4.200	54,000	SF	1.00	\$ 50.84	1.32	\$ 3,626,621
2 Abate asbestos surfaces as part of renovation work	4.592	54,000	SF	1.00	\$ 3.04	1.32	\$ 216,855
Total of Maximum Allowable Construction Cost:							\$ 3,843,476
<b>Total Project Budget:</b>							<b>\$ 5,380,866</b>

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 Repaint exterior surfaces	4.520	50,000	SF	1.20	\$ 1.98	1.32	\$ 156,935
2 Power wash masonry walls	4.533	30,000	SF	1.20	\$ 3.02	1.32	\$ 143,619
3 Prep for paint	4.541	16,000	SF	1.00	\$ 4.48	1.32	\$ 94,689
Total of Maximum Allowable Construction Cost:							\$ 395,243
<b>Total Project Budget:</b>							<b>\$ 553,340</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

Complete the refurbishment of the classroom interiors not completed with the current renovation project. Includes additional painting, replacement/ installation of casework, ceiling and floor replacement. Replace window curtains with window blinds in all classrooms. Note: Abatement and/or encapsulation of asbestos containing materials will be required with renovation/refurbishing work. Consider modification of some classroom areas to allow for small group planning efforts, reconfiguration of small learning community grouping, or to meet new curriculum requirements for e21.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish classroom interiors	4.100	96,400	SF	1.50	\$ 19.10	1.32	\$ 3,648,417
2 Asbestos abatement	4.592	110,400	SF	1.00	\$ 3.04	1.32	\$ 443,349
Total of Maximum Allowable Construction Cost:							\$ 4,091,766
<b>Total Project Budget:</b>							<b>\$ 5,728,472</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

The J-Series modular classrooms are currently scheduled to be demolished; however, there are no apparent plans to add new classrooms, since five modulars have already been added for that purpose, per staff. There is currently a shortage of classroom space at this campus and, as a result, classes are being conducted in substandard spaces that do not meet general classroom and safety requirements. If the enrollment at this school remains at its present level, additional classrooms will need to be constructed and the substandard spaces reverted to other uses. Construct a 10 modular classroom addition with storage and restrooms. (10 @960 + 600 + 300/.8= 13125.) This equates to 10 modulars and one modular toilet building.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a ten classroom modular wing	2.320	13,125	SF	1.00	\$ 150.00	1.32	\$ 2,600,719
2 Install a toilet portable with storage	2.325	1	Unit	1.00	\$ 417,392.50	1.32	\$ 551,375
3 Develop the area to integrate into the campus	1.340	13,125	SF	1.00	\$ 11.13	1.32	\$ 192,973
Total of Maximum Allowable Construction Cost:							\$ 3,345,067
<b>Total Project Budget:</b>							<b>\$ 4,683,095</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

NSA suggests 18 science classroom/labs for an enrollment of this size and SCUSD High School Prototype figures require 14. There are currently 13 science labs provided at Burbank. Adding two new speciality labs and prep/storage is recommended and the renovation of all of the other labs.  $2 \times 1650 + 200 \times 2 \text{ prep} + 300 \text{ teacher prep} + 200 \text{ storage} = 4200/.7 = 6000$

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a six classroom science wing	3.526	6,000	SF	1.10	\$ 329.48	1.32	\$ 2,872,604
2 Renovate existing labs	4.350	16,250	SF	1.10	\$ 153.65	1.32	\$ 3,628,118
Total of Maximum Allowable Construction Cost:							\$ 6,500,722
<b>Total Project Budget:</b>							<b>\$ 9,101,012</b>

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 interior spaces of the gym area	4.100	21,250	SF	1.00	\$ 19.10	1.32	\$ 536,161
2 Renovate the athletic locker rooms	4.305	14,000	SF	1.30	\$ 153.65	1.32	\$ 3,694,084
3 Abatement of asbestos containing materials	4.592	21,250	SF	0.75	\$ 3.04	1.32	\$ 64,002
4 Acoustical treatment panels in gym	4.910	1	Project	1.00	\$ 150,320.51	1.32	\$ 198,573
Total of Maximum Allowable Construction Cost:							\$ 4,492,820
<b>Total Project Budget:</b>							<b>\$ 6,289,949</b>

Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

Construct an addition to the administration to coincide with the refurbishment of the existing spaces. Include a centralized teacher lounge (960 + restrooms 250) and workroom (960), consolidate health room/clinic (1150) and add a healthy start space (960). Enhancement of the main entrance should be included with this addition to make the entrance to the school more inviting and more easily identified.  
 $(960+250+960+1150+960)/.8 = 5350.$

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct an administration addition	3.410	5,350	SF	1.10	\$ 296.53	1.32	\$ 2,305,249
2 Enhance the main entrance	3.710	1,800	SF	1.50	\$ 45.12	1.32	\$ 160,930
Total of Maximum Allowable Construction Cost:							\$ 2,466,179
<b>Total Project Budget:</b>							<b>\$ 3,452,650</b>



**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 track and field event surfaces	1.860	1	Project	0.00	\$ 929,833.90	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**

Issue: The High School Prototype standards include project labs for art, photography, ceramics and two flex labs. Luther Burbank currently offers ceramics and art, only. There is no flex lab; however, there is a lab for construction instruction (wood shop). There were no other vocational programs offered. Depending on need for this particular school, the district may wish to consider the addition of flex labs and/or photography labs, as well as, additional vocational instruction, such as home economics, auto mechanics or welding. The estimated cost of construction for a standard flex lab without specialized equipment is \$1,459,500 based on 3575 sf.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Issue: Construct a flex lab	3.210	3,575	SF	0.00	\$ 278.00	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
<b>Total Project Budget:</b>							<b>\$ 0</b>

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 for seating	3.310	3,600	SF	1.10	\$ 345.00	1.32	\$ 1,804,750
2 Install seating	4.672	4	Per Bank	1.00	\$ 112,400.36	1.32	\$ 593,924
Total of Maximum Allowable Construction Cost:							\$ 2,398,674
<b>Total Project Budget:</b>							<b>\$ 3,358,143</b>

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 H wing	4.350	9,600	SF	1.20	\$ 153.65	1.32	\$ 2,338,233
2 Abate asbestos surfaces	4.592	9,600	SF	1.00	\$ 3.04	1.32	\$ 38,552
Total of Maximum Allowable Construction Cost:							\$ 2,376,785
<b>Total Project Budget:</b>							<b>\$ 3,327,500</b>

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 cafeteria area	4.200	6,360	SF	1.00	\$ 50.84	1.32	\$ 427,135
2 Upgrade kitchen area surfaces and fire protection	4.210	2,880	SF	1.00	\$ 123.03	1.32	\$ 468,065
3 Continue kitchen equipment upgrades	0.000	3		1.00	\$ 12,500.00	1.32	\$ 49,538
Total of Maximum Allowable Construction Cost:							\$ 944,738
<b>Total Project Budget:</b>							<b>\$ 1,322,633</b>

Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

Issue: The high roofs on the gymnasium, PAC and the second floor of the A-Wing were not accessible to the evaluator and were not inspected. All other roofs were accessed and deemed to be in good condition. As we were unable to inspect the high roofs condition may be such that some repair or total replacement is needed. There is a Measure I project for roofing repair; however, it is not a great amount. The total area of unaccessible roofing is 66450 sf. In the event that replacement of these roofs is required, the probable cost of construction is estimated as \$1,158,000.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Issue: Unaccessible roofs	7.101	66,450	SF	0.00	\$ 13.04	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
<b>Total Project Budget:</b>							<b>\$ 0</b>

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 media center addition	3.410	2,825	SF	1.10	\$ 296.53	1.32	\$ 1,217,258
2 Renovate the existing library to meld with new addition	4.200	6,300	SF	1.50	\$ 50.84	1.32	\$ 634,659
Total of Maximum Allowable Construction Cost:							\$ 1,851,917
<b>Total Project Budget:</b>							<b>\$ 2,592,683</b>

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 PAC and music areas	4.200	22,830	SF	1.50	\$ 50.84	1.32	\$ 2,299,882
2 Replace the PAC seating	0.000	800	Each	1.00	\$ 225.00	1.32	\$ 237,780
Total of Maximum Allowable Construction Cost:							\$ 2,537,662
<b>Total Project Budget:</b>							<b>\$ 3,552,727</b>



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 four work items: 1. Abate peeling paint; 2. Replace walkways; 3. Replace substandard portables with new portables; and 4. Replace old fire alarm system with new. The request is for \$1,375,000. The paint abatement work, replacing walkways, and replacing modulars are included in the prior projects, but under more general work. The fire alarm system is being done currently in the 2005 modernization and is not shown below as funds needed.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Abate and repaint areas of peeling paint	0.000	1	Job	1.00	\$ 175,000.00	1.32	\$ 231,175
2 Remove / replace cracked walkways	0.000	1	Job	1.00	\$ 200,000.00	1.32	\$ 264,200
3 Replace substandard portables with like construction	0.000	1	Job	1.00	\$ 500,000.00	1.32	\$ 660,500
4 Replace old fire alarm system work is in progress	0.000	0	Job	1.00	\$ 0.00	1.32	\$ 0
<b>Total of Maximum Allowable Construction Cost:</b>							<b>\$ 1,155,875</b>
<b>Total Project Budget:</b>							<b>\$ 1,155,875</b>

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	6	Court	1.00	\$ 10,751.09	1.32	\$ 85,213
2 Replace the seating at the tennis and baseball field	1.871	200	EA Seat	1.00	\$ 125.00	1.32	\$ 33,025
Total of Maximum Allowable Construction Cost:							\$ 118,238
<b>Total Project Budget:</b>							<b>\$ 156,074</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

The district wants two stadiums, one at Rosemont HS and the other at Luther Burbank HS, where all high school football games are played under the conditions similar to the stadium, field and track complex constructed at Rosemont HS. The changes to Rosemont are the addition of a field house / storage building and artificial turf on the main field. At Luther Burbank HS the work required involves: site demolition of the NW area of the site including part of the west parking and asphalt play areas, construction of permanent bleachers for 3500 (with future expansion to 6000), an 8 lane artificial track and field events area with drainage, an artificial turf field capable for football and soccer, lighting towers, field house for teams, referees, and storage / concession / press box / public restrooms, site maintenance facility. Stadium shall allow for football, soccer, band competitions,, day and night games, regional track meets, city special events, such as special olympics and concerts.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Site clearing and fill work in two lifts	1.260	35,555	SY	2.00	\$ 4.38	1.32	\$ 411,441
2 Landscaping and walk connector development	1.340	28,500	SF	1.00	\$ 11.13	1.32	\$ 419,028
3 Install stadium lighting	1.872	6	EA Pole	1.00	\$ 73,458.81	1.32	\$ 582,235
4 Construct field house, referee area, storage facility	3.210	3,050	SF	1.00	\$ 278.00	1.32	\$ 1,120,076
5 Construct two concessions / restroom facilities, two separate restroom facilities and a press box tower	3.310	3,100	SF	1.00	\$ 345.00	1.32	\$ 1,412,810
6 Construct permanent bleachers area	1.870	9,800	SF	1.10	\$ 42.34	1.32	\$ 602,938
7 Modify drainage plan for high school	1.410	4	Acre	1.00	\$ 37,031.21	1.32	\$ 171,214
<b>Total of Maximum Allowable Construction Cost:</b>							<b>\$ 4,719,742</b>
<b>Total Project Budget:</b>							<b>\$ 6,230,057</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

The district wants two stadiums, one at Rosemont HS and the other at Luther Burbank HS, where all high school football games are played under the conditions similar to the stadium, field and track complex constructed at Rosemont HS. The changes to Rosemont are the addition of a field house / storage building and artificial turf on the main field. At Luther Burbank HS the work required involves: site demolition of the NW area of the site including part of the west parking and asphalt play areas, construction of permanent bleachers for 3500 (with future expansion to 6000), an 8 lane artificial track and field events area with drainage, an artificial turf field capable for football and soccer, lighting towers, field house for teams, referees, and storage / concession / press box / public restrooms, site maintenance facility. Stadium shall allow for football, soccer, band competitions,, day and night games, regional track meets, city special events, such as special olympics and concerts.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct main artificial turf field with drainage system	1.815	1	Project	1.00	\$ 1,140,209.9	1.32	\$ 1,506,217
Total of Maximum Allowable Construction Cost:							\$ 1,506,217
Total Project Budget:							\$ 1,988,207

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

The district wants two stadiums, one at Rosemont HS and the other at Luther Burbank HS, where all high school football games are played under the conditions similar to the stadium, field and track complex constructed at Rosemont HS. The changes to Rosemont are the addition of a field house / storage building and artificial turf on the main field. At Luther Burbank HS the work required involves: site demolition of the NW area of the site including part of the west parking and asphalt play areas, construction of permanent bleachers for 3500 (with future expansion to 6000), an 8 lane artificial track and field events area with drainage, an artificial turf field capable for football and soccer, lighting towers, field house for teams, referees, and storage / concession / press box / public restrooms, site maintenance facility. Stadium shall allow for football, soccer, band competitions,, day and night games, regional track meets, city special events, such as special olympics and concerts.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct artificial surface track and field events area	1.860	1	Project	1.00	\$ 929,833.90	1.32	\$ 1,228,311
Total of Maximum Allowable Construction Cost:							\$ 1,228,311
<b>Total Project Budget:</b>							<b>\$ 1,621,370</b>

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 light towers	1.872	6	EA Pole	1.00	\$ 73,458.81	1.32	\$ 582,235
2 Construct storage, restroom, concession and field house	3.410	3,600	SF	1.10	\$ 296.53	1.32	\$ 1,551,196
3 Install seating for the football field	1.870	2,100	SF	1.00	\$ 42.34	1.32	\$ 117,455
4 Construct dugouts	3.210	500	SF	0.80	\$ 278.00	1.32	\$ 146,895
5 Install fencing at baseball field with guard	1.350	1,200	LF	1.30	\$ 31.46	1.32	\$ 64,832
Total of Maximum Allowable Construction Cost:							\$ 2,462,613
<b>Total Project Budget:</b>							<b>\$ 3,250,648</b>

## Luther Burbank High School

**Site:** Average  
**Space:** Poor  
**Light:** Poor  
**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
530.1	4.00.E03.1.	Issue: Site Access/Parking Improvements	\$ 0	\$ 0
530.2	4.06.E01.1.	Exterior Signage	\$ 81,367	\$ 107,404
530.3	4.06.E01.2.	Site Improvements	\$ 2,496,762	\$ 3,295,724
530.4	2.06.E10.1.1.	Athletic Fields MP- Playfield Improvements	\$ 2,009,611	\$ 2,652,686
530.5	4.04.A01.1.	A-Wing Renovation	\$ 3,843,476	\$ 5,380,866
530.6	4.05.D02.2.	Exterior Surfaces Improvements	\$ 395,243	\$ 553,340
530.7	4.05.C01.2.	Continue Classroom Refurbishing	\$ 4,091,766	\$ 5,728,472
530.8	2.02.F02.1.	Modular Classroom Addition	\$ 3,345,067	\$ 4,683,095
530.9	2.04.F02.1.	New and Renovated Science Labs	\$ 6,500,722	\$ 9,101,012
530.10	4.05.C01.2.	Gym Area Renovation	\$ 4,492,820	\$ 6,289,949
530.11	2.02.F07.2.	Administration Addition	\$ 2,466,179	\$ 3,452,650
530.12	2.00.E10.2.1.	Issue: Upgrade Existing Track and Field Areas	\$ 0	\$ 0
530.13	2.00.F02.1.	Issue: Project Lab	\$ 0	\$ 0
530.14	2.02.F06.1.	Gymnasium Addition for Seating	\$ 2,398,674	\$ 3,358,143
530.15	3.04.C01.1.	Renovation of H Wing	\$ 2,376,785	\$ 3,327,500
530.16	2.04.C01.1.	Upgrades to the Cafeteria/Kitchen	\$ 944,738	\$ 1,322,633
530.17	4.00.D04.1.	Issue: Roofing	\$ 0	\$ 0
530.18	2.02.F02.2.	Construct a Media Center Addition/Renovation	\$ 1,851,917	\$ 2,592,683
530.19	2.04.C01.2.	Refurbishing of the PAC/Music Areas	\$ 2,537,662	\$ 3,552,727
530.20	3.13.G01.1.	Williams Case – Necessary Repairs	\$ 1,155,875	\$ 1,155,875
530.21	4.06.E09.2.	Athletic Fields MP- Tennis Court / Baseball Field Improvements	\$ 118,238	\$ 156,074
530.22	2.06.E09.3.	Athletic Fields MP- 2nd District Stadium Project	\$ 4,719,742	\$ 6,230,057
530.23	2.06.E10.1.3.	Athletic Fields MP- 2nd District Stadium Field	\$ 1,506,217	\$ 1,988,207
530.24	2.06.E10.2.3.	Athletic Fields MP- 2nd District Stadium Track	\$ 1,228,311	\$ 1,621,370
530.25	2.06.E09.1.	Athletic Fields MP- Concessions / Dugouts / Lights	\$ 2,462,613	\$ 3,250,648

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Total of *Maximum Allowable Construction Cost: \$ 51,023,78
<b>Total Project Budget: \$ 69,801,117</b>



# 530 Luther Burbank High School

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

<b>1 Site</b>		
1.1 Size	✓	
1.2 Location	✓	
1.3 Safety		CIP to install site signage
1.4 Contours	✓	
1.5 Development	✓	
1.6 Playfields		CIP for athletic field improvements
1.7 Pool	✓	
1.8 Parking	✓	Note: Improvements currently in progress
1.9 Landscaping	✓	
1.10 Other		
<b>2 Space</b>		
2.1 Administration		CIP for refurbishment of admin and addition
2.2 Health	✓	
2.3 Teachers		CIP for construction of teacher's lounge and workroom
2.4 Audiovisual	✓	
2.5 Library		CIP for media center refurbishment
2.6 Multipurpose		CIP for refurbishment of the PAC
2.7 Stage		CIP for refurbishment of the PAC
2.8 Kitchen		CIP for refurbishment
2.9 Gymnasium		CIP for refurbishment
2.10 Showers		CIP for refurbishment
2.11 Toilets	✓	
2.12 Lockers	✓	
2.13 Storage	✓	
2.14 Instructional Space		CIP for refurbishment of 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
<b>3 Light</b>		
3.1 Quantity	✓	
3.2 Brightness	✓	
3.3 Reflectances	✓	
3.4 Windows	✓	
3.5 Screening		CIP for replacement of curtains with mini blinds
3.6 Audiovisual	✓	
3.7 Energy Factors	✓	
3.8 Other		
<b>4 Heat and Air</b>		
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		
<b>5 Sound</b>		
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		
<b>6 Aesthetics</b>		
6.1 Appropriateness	✓	
6.2 Naturalness	✓	
6.3 Continuity	✓	
6.4 Screening	✓	
6.5 Other		
<b>7 Equipment</b>		
7.1 Quantity	✓	
7.2 Mobility	✓	
7.3 Flexibility	✓	
7.4 Maintenance		CIP for electrical and technology upgrades
7.5 Instructional Walls	✓	
7.6 Other		

Criteria	Adequate	Comments on existing conditions and needed improvements
<b>8 Maintenance</b>		
8.1 Turfed Areas	✓	
8.2 Sprinklers	✓	
8.3 Parking		
8.4 Hardcourt	✓	
8.5 Sidewalks		CIP to replace damaged
8.6 Exteriors		CIP to refurbish exterior surfaces
8.7 Interiors		CIP to refurbish interior surfaces
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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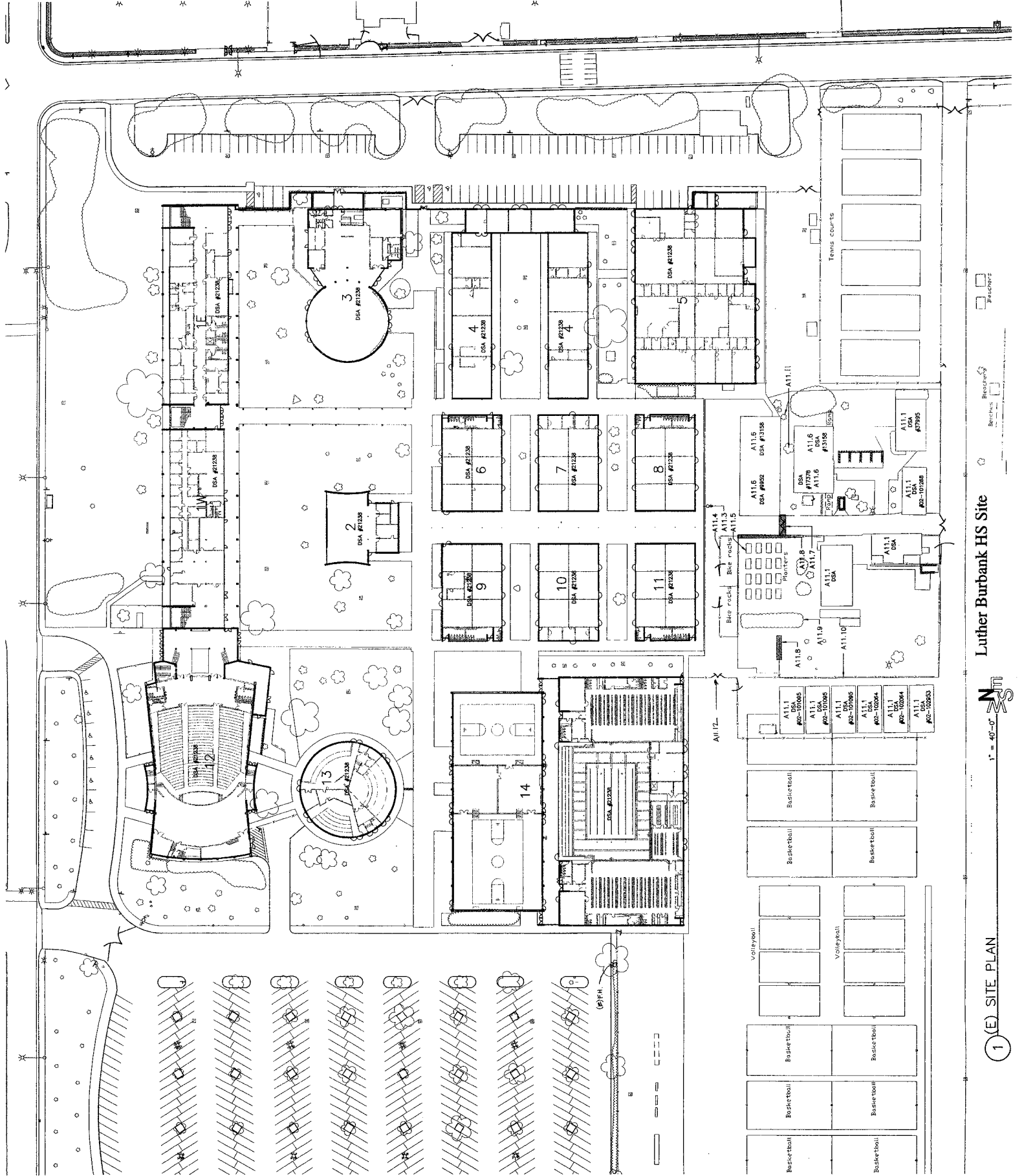


Approximate Scale in Feet:

150' 0' 150' 300'







Remarks  
 Revisions  
 Project

Luther Burbank HS Site



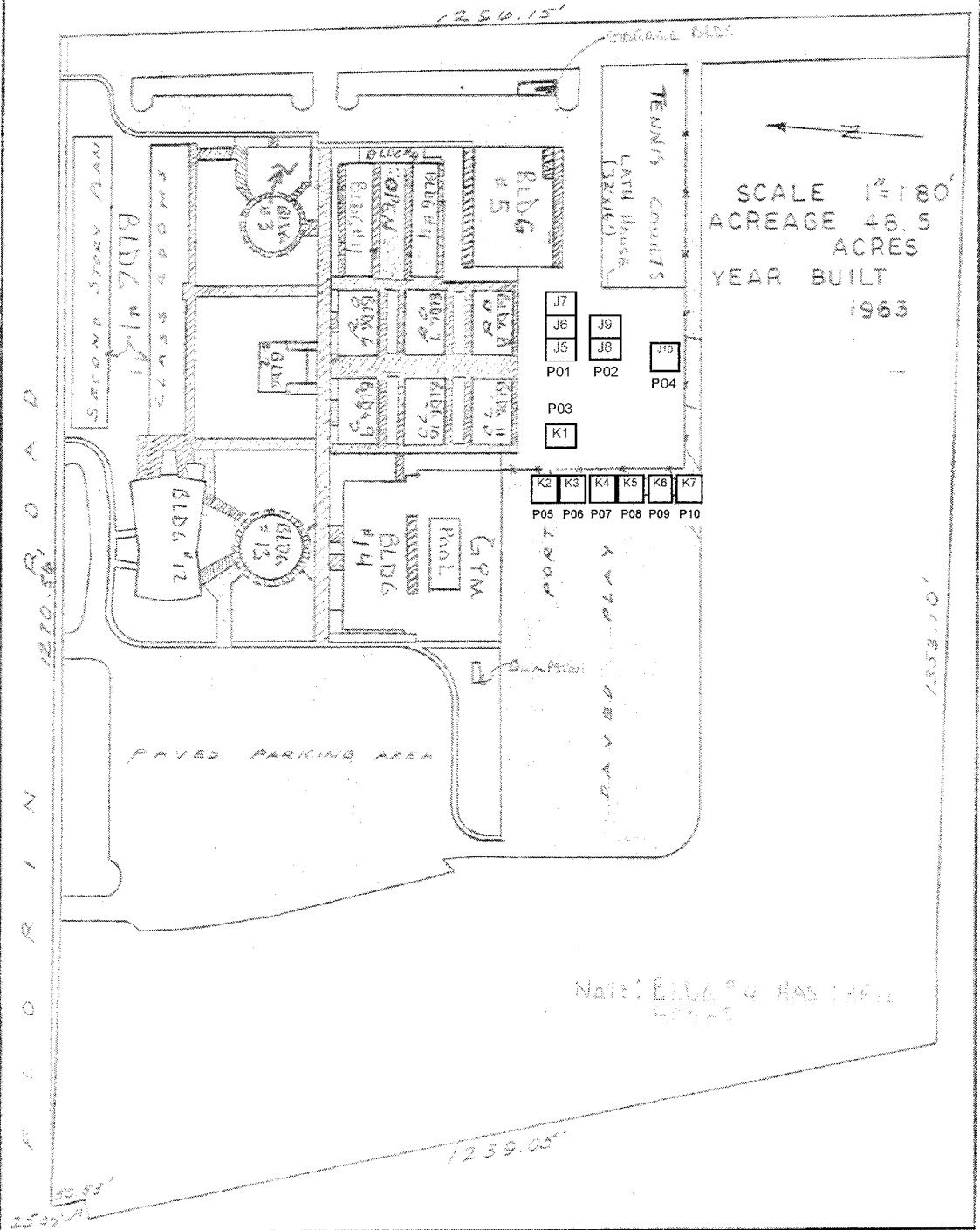
1" = 40'-0"

(E) SITE PLAN

# SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

PROJECT: DIAGRAM OF BUILDING AREA  
 SCHOOL: LUTHER BURBANK  
 ADDRESS: 3500 FLORIN ROAD

EXISTING	1-A
BASIC PLANS	2-A
FINAL PLANS	3-A



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

DATE: SHEET / OF 19 SHEETS  
 OFFICE OF SCHOOL PLANNING  
 CALIFORNIA DEPARTMENT OF EDUCATION

DEDE

CR	K-7	CR	N-7	CR
CR	K-8	CR	N-8	CR
CR	K-9	CR	N-9	CR
CR	K-10	CR	N-10	CR
CR	K-11	CR	N-11	CR
CR	K-12	CR	N-12	CR

J-10 CR

CR	P-1	CR	P-2	CR	P-3	CR	P-4	CR	P-5
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CR	J-8	CR	J-9	CR	J-10	CR	J-11	CR	J-12
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CR	H-1	CR	H-2	CR	H-3	CR	H-4	CR	H-5
CR	F-1	CR	F-2	CR	F-3	CR	F-4	CR	F-5

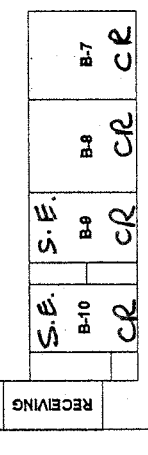
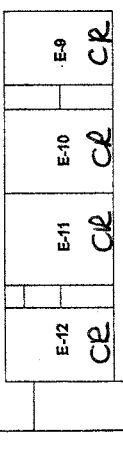
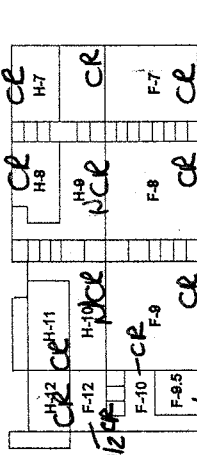
CR	H-6	CR	H-7	CR	H-8	CR	H-9	CR	H-10
CR	D-1	CR	D-2	CR	D-3	CR	D-4	CR	D-5

CR	E-1	CR	E-2	CR	E-3	CR	E-4	CR	E-5
CR	D-6	CR	D-7	CR	D-8	CR	D-9	CR	D-10

CR	E-6	CR	E-7	CR	E-8	CR	E-9	CR	E-10
CR	B-1	CR	B-2	CR	B-3	CR	B-4	CR	B-5

CR	C-1	CR	C-2	CR	C-3	CR	C-4	CR	C-5
CR	B-6	CR	B-7	CR	B-8	CR	B-9	CR	B-10

CR	C-6	CR	C-7	CR	C-8	CR	C-9	CR	C-10
CR	B-11	CR	B-12	CR	B-13	CR	B-14	CR	B-15



Assistant Principals for School Climate (A-10)  
 Curriculum and Instruction (A-9)  
 Pupil Services (A-1C)

Attendance (A-1)

Bookroom (A-15)

Career Center (A-4,5)

Computer Lab (F-8)

Controller (A-17)

Counselors (A-5B,C,D)

NJROTC (H-7)

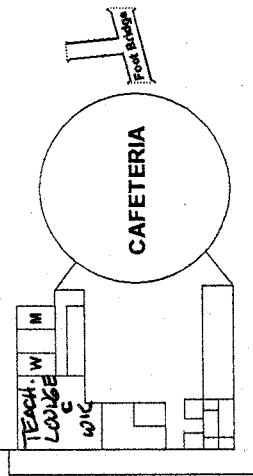
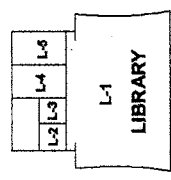
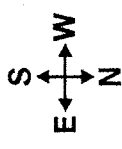
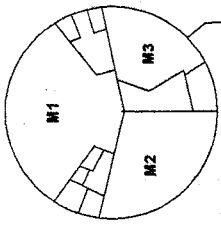
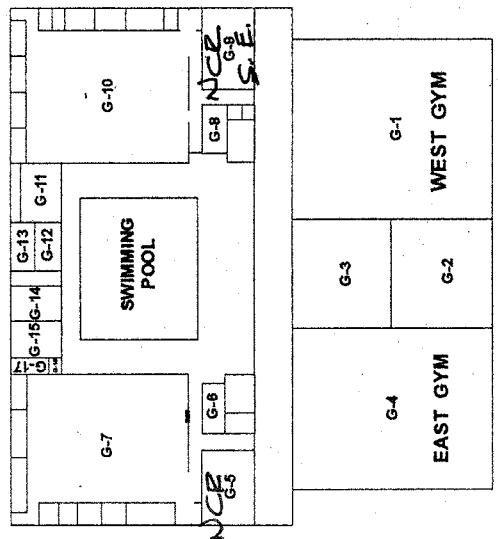
HEALTH CTR Parents Center (A-14)

Principal (A-5A)

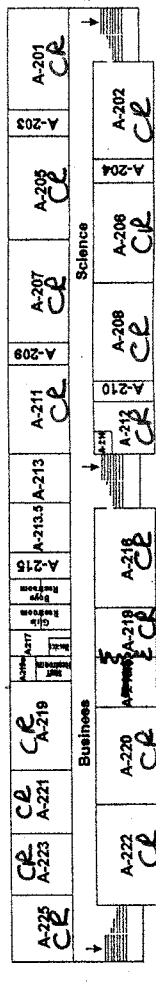
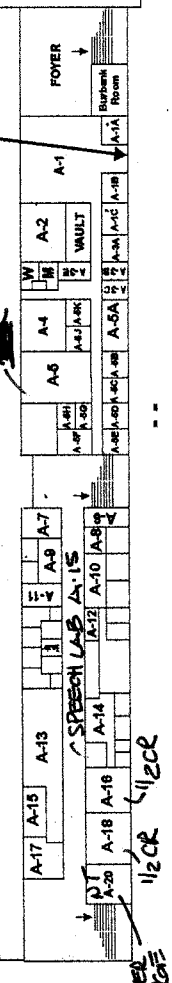
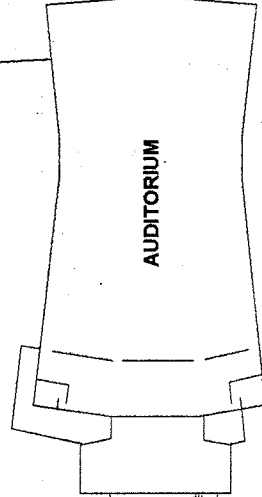
Programming (A-2)

Registrar (A-3A)

Multilingual (A-5)



Front Entrance



# LUTHER BURBANK HIGH SCHOOL

Map 11/12/2004

SECOND FLOOR

TEACHER LOUNGE





**Luther Burbank High School**  
Portable Building Inventory Summary Sheet

<b>Building #/ Classroom#</b>	<b>Manufacturer</b>	<b>Relocatable</b>	<b>DSA #</b>	<b>Year Built</b>	<b>Age</b>	<b>Classrooms</b>	<b>Area (SF)</b>
P01/ J5	Unknown	No	9952	1954	51	1	982.5
P01/ J6	Unknown	No	9952	1953	52	1	982.5
P01/ J7	Unknown	No	13158	1955	50	1	982.5
P02/ J8	Unknown	No	17378	1958	47	1	982.5
P02/ J9	Unknown	No	13158	1955	50	1	982.5
P04/ J10	Aurora Modular	Yes	02-101268	1999	6	1	960
P03/ K1	Modulux	No	27784	1967	38	1	900
P05/ K2	Douppnik	Yes	02-101095	1999	6	1	960
P06/ K3	Douppnik	Yes	02-101095	1999	6	1	960
P07/ K4	Douppnik	Yes	02-101095	1999	6	1	960
P08/ K5	Douppnik	Yes	02-102064	2000	5	1	960
P09/ K6	Douppnik	Yes	02-102064	2000	5	1	960
P10/ K7	Douppnik	Yes	02-102953	2000	5	1	960
Total Portable Classrooms						<b>13</b>	<b>12532.5</b>
Total Portable Classrooms Over 20 Years Old						<b>6</b>	<b>4912.5</b>

# Sacramento City Unified School District School Capacity Worksheet

## Luther Burbank High School

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
A-16	Special Ed./RSP	0	Permanent	0	* Small Room
201	Human Anatomy	32	Permanent	35	**
202	Biology	32	Permanent	27	** SDAIE
205	Chemistry Study	32	Permanent	35	**
206	Biology	32	Permanent	35	**
207	Teacher Prep	32	Permanent	0	**
208	Vacant 3rd Period	32	Permanent	32	**
211	Physical Science	32	Permanent	35	**
213/213.5	Biology	32	Permanent	35	
216	Teacher Prep	32	Permanent	0	**
218	Special Ed/LH	16	Permanent	16	* Split Lab Rm/Non Severe
218.5	Teacher Prep	16	Permanent	0	* Split Lab Rm/Non Severe
219	Teacher Prep	32	Permanent	0	
220	Teacher Prep	32	Permanent	0	**
221	Teacher Prep	32	Permanent	0	
222	U.S. Government	32	Permanent	35	**
223	Special Ed. LH	16	Permanent	16	Non Severe
225	Special Ed	16	Permanent	16	Non Severe
B7	Vacant 3rd Period	32	Permanent	32	**
B8	Algebra	32	Permanent	35	**
B9	Special Ed	16	Permanent	16	* Small Room, Non Severe
B10	Special Ed	13	Permanent	13	** SDC Severe
E9	Art	32	Permanent	32	**
E10	Teacher Prep	32	Permanent	0	**
E11	Art	32	Permanent	32	**
E12	RSP	32	Permanent	16	**
F7	Teacher Prep	32	Permanent	0	**
F8	Computer Lab	32	Permanent	32	**
F9	Teacher Prep	32	Permanent	0	** Old Wood Shop
F9b	Special Ed	16	Permanent	16	* Old Storage, Non Severe
F10	RSP	32	Permanent	16	*
F12	English	32	Permanent	35	Converted Shop Space
H7	Vacant 3rd Period	32	Permanent	32	**
H8	English 10	32	Permanent	35	Old Shop
H9	Electronics	32	Permanent	32	**
H10	Algebra	32	Permanent	35	Old Auto Shop
H11	Vacant 3rd Period	32	Permanent	32	Old Auto Shop
H12	English 9	32	Permanent	20	Old Auto Shop SDAIE/CSR
B4	Multi-Cultural Study	32	Permanent	32	
B5	English 11	32	Permanent	35	
B6	French	32	Permanent	32	
C4	Spanish	32	Permanent	32	
C5	Geometry	32	Permanent	35	
C6	World History	32	Permanent	35	

# Sacramento City Unified School District School Capacity Worksheet

## Luther Burbank High School

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
E5	Algebra	32	Permanent	35	
E6	English 9	32	Permanent	20	SDAIE
E7	World History	32	Permanent	27	SDAIE
D5	Modern Economics	32	Permanent	27	SDAIE
D6	Academy Reading & Writing	32	Permanent	35	
D7	English 9	32	Permanent	20	CSR
F4	Algebra	32	Permanent	27	SDAIE
F5	Algebra	32	Permanent	27	SDAIE
F6	Academy Reading & Writing	32	Permanent	35	
H4	English 10	32	Permanent	35	
H5	U.S. History	32	Permanent	35	
H6	Hmong	32	Permanent	32	
B1	Spanish	32	Permanent	32	
B2		32	Permanent	32	
B3	AD/Prep	32	Permanent	32	
C1	English 10	32	Permanent	35	
C2	U.S. History	32	Permanent	35	
C3	Teacher Prep	32	Permanent	0	
D2	English 12	32	Permanent	35	
D3	English 11	32	Permanent	27	SDAIE
D4	Algebra	32	Permanent	35	
E2	World History	32	Permanent	35	
E3	English 11	32	Permanent	27	SDAIE
E4	English 9	32	Permanent	20	SDAIE/CSR
F1	Algebra	32	Permanent	35	
F2	Math	32	Permanent	27	SDAIE
F3	Geometry	32	Permanent	35	
H1	Teacher Prep	32	Permanent	0	
H2	Teacher Prep	32	Permanent	0	
H3	Teacher Prep	32	Permanent	0	
G5	National Guard	32	Permanent	32	
G9	Math & Language Skills	32	Permanent	20	
M1	Drama	32	Permanent	32	**
M2	AVID	32	Permanent	32	**
M3	Concert Choir	32	Permanent	32	**
Gym	P.E.	44	Permanent	44	
Gym	Teacher Prep	44	Permanent	0	
Gym	Frosh-Soph P.E.	44	Permanent	44	
Gym	Frosh-Soph P.E.	44	Permanent	44	
Gym	P.E./Frosh-Soph P.E.	44	Permanent	44	
J5	Algebra	32	Portable	27	SDAIE
J6	ELD	32	Portable	20	
J7	Teacher Prep	32	Portable	0	
J8	Intro to Agriculture	32	Portable	32	
J9	Teacher Prep	32	Portable	0	

# Sacramento City Unified School District School Capacity Worksheet

## Luther Burbank High School

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
J10	Intro to Algebra	32	Portable	35	
K2	Teacher Prep	32	Portable	0	
K3	Algebra	32	Portable	35	
K4	English 9	32	Portable	20	CSR
K5	Special Ed. LH	16	Portable	16	
K6	Special Ed. LH	16	Portable	16	
K7	Traffic Safety	32	Portable	32	
<b>Maximum Capacity (2)</b>		2,953		2,333	
<b>Working Capacity (3)</b>		2,658		2,100	

### New Portables for Autumn 2003

1	Not Scheduled	32	Portable	32	New Portable
2	Not Scheduled	32	Portable	32	New Portable
3	Not Scheduled	32	Portable	32	New Portable
4	Not Scheduled	32	Portable	32	New Portable
5	Not Scheduled	32	Portable	32	New Portable
6	Not Scheduled	32	Portable	32	New Portable
7	Not Scheduled	32	Portable	32	New Portable
8	Not Scheduled	32	Portable	32	New Portable
9	Not Scheduled	32	Portable	32	New Portable
		288		288	

Notes: (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.

17 classrooms used for teacher prep. during 3rd period.

\* Classrooms less than 700 square feet.

\*\* Labs are classrooms greater than 960 square feet.

New portables for Autumn 2003 not included in school capacity.

**2002/03 CBED Enrollment = 2,365**

# Rosemont High School

9594 Kiefer Blvd  
Sacramento, CA 95827

Permanent building area: 240,145 GSF  
Modular buildings: 0 GSF  
Modular buildings are 0.0 % of the facility area  
Site acres: 82.99

Score:	Possible Points	Total Earned	%
The Site	241	237.5	98.5
Physical Plant Assessment	354	346.0	97.7
Adequacy and Environment for Education	405	370.0	91.4
Total	1,000	953.5	95.4

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



## Participants:

Rob Jones, Principal  
Kent, Plant Manager  
Robert Woodward, Evaluator

**Notes from Principal's Meeting and Questionnaire**

**Date: 05/23/2005**

- There are pedestrian / vehicle conflicts at the front of the school.
- Regional transit should pull onto the site to drop off students.
- The grass on the playing fields is in poor condition.
- There are drainage issues by the varsity baseball field.
- Some walks need to be widened.
- The central TV system is only rated as adequate by the staff.
- Facility and custodial storage could be better.

**Summary Notes and Comments**

School Site:

Rosemont High School is a new high school, opened for the 2003-04 school year for the freshman class, only. A grade will be added each year until all levels, through senior, are included. During the time of the evaluation, the school included a freshman and sophomore class for a total enrollment of approximately 1000 students. Also, a private charter school was temporarily using the facility. The 83 acre site is bordered by business and residential neighborhoods. A new Juvenile Courthouse and visiting center is under construction across Kiefer. Landscaping is tasteful and the school has excellent curb appeal. The grass playing fields are in generally poor condition and staff theorizes that the topsoil was not properly treated prior to the installation of sod. There is a central outdoor area and potential courtyard adjacent to the main gym; however, additional site seating and a shade structure are needed to make the space more inviting and useable. Staff notes that there are drainage issues at the varsity baseball field and adjacent to the swimming pool.

At the present time, visitor and staff parking areas are adequate. There is a student parking lot that has not been used and a portion is currently used as a staging area by the contractor for the auditorium, the construction of which is currently in progress. A parent drop-off / pick-up lane is provided in conjunction with the visitor parking that appears to work well. Staff expressed concern over the congestion of traffic and pedestrians on Kiefer Blvd.

Playing fields include a soccer field, alternate grass field, football field with a synthetic surface track, two softball fields, two baseball fields and six tennis courts. A pool building and pool have been constructed, but are not used at the present time.

School Plant:

The facility is virtually new and some of it remains unused due to limited enrollments at this time. As noted above, an auditorium is currently under construction and this building will complete the campus, as originally designed.

The roofing system is a single ply membrane system with welded seams and metal parapet caps that should service the facility for many years to come. Construction of buildings is CMU block with metal roofing systems over covered walks and entrances. Windows are aluminum frame window wall systems with no operable components. Classrooms are spacious and arranged in pods around a central, open teaching area and teacher planning spaces.

Adequacy and Environment for Education:

Rosemont is a well designed and programmed facility that meets current SCUSD standards for high schools. Some discrepancies were noted that are due to conscience decisions made during the design and planning phase for this particular facility. Minor deficiencies are addressed as capital

improvement projects or issues.

The Main Capital Investment Areas:

- Correct drainage issues.
- Construct a shade structure at the central gathering area and provide additional site seating.
- Refurbish or replace failing grass fields.
- Widen concrete pathways narrowed by the walkway cover structure. Widen walkways at student store.
- Install flashing signs and directional signage on Kiefer Blvd. Install signage identifying areas banned to smoking, loitering, etc.
- Repair developing cracks on the tennis court surfaces.
- Install automatic door openers at main entrances to buildings.
- Install an auto exhaust system for the auto shop and a ventilating system for the kilns in the ceramic lab.
- Consider the construction of a greenhouse and Flex Lab.
- Install a washer and dryer in the kitchen area.



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## 540 Rosemont High School

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
	540.1	3.06.G01.1.	Site Access and Signage	\$ 23,394	\$ 30,880
	540.2	2.02.F02.1.	Classroom Addition	\$ 11,478,890	\$ 16,070,446
1	540.3	4.06.E09.1.	Concrete Walks/Pathway Improvements	\$ 65,247	\$ 86,126
	540.4	2.06.E10.1.1.	Athletic Fields MP- Grassed Field Improvements	\$ 1,348,279	\$ 1,779,728
	540.5	2.06.F02.1.	Construct Outdoor Gathering/Teaching Area	\$ 102,536	\$ 135,348
	540.6	2.06.E09.1.	Athletic Fields MP- Baseball Field / Field House improvements	\$ 1,067,156	\$ 1,408,645
	540.7	4.06.G01.1.	Exterior Improvements	\$ 77,126	\$ 101,806
	540.8	8.05.C08.1.	Exterior Hardware Upgrades	\$ 48,319	\$ 67,646
2	540.9	4.05.A03.1.1.	HVAC Improvements - Continued	\$ 57,317	\$ 80,244
	540.10	4.05.C01.1.	Kitchen Equipment Upgrades	\$ 4,624	\$ 6,473
	540.11	3.00.E09.1.	Issue: Regional Transit	\$ 0	\$ 0
	540.12	2.15.A06.1.	Upgrade Tower Alignment for WAN System	\$ 13,210	\$ 17,437
	540.13	2.06.E10.1.1.	Athletic Fields MP- Install Artificial Turf Football/Soccer Field	\$ 1,204,974	\$ 1,590,566
<b>Total of Maximum Allowable Construction Cost:</b>				<b>\$ 15,491,072</b>	
<b>Total Project Budget:</b>					<b>\$ 21,375,344</b>

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	10.825	6	Each	1.00	\$ 451.56	1.32	\$ 3,579
2 Install flashing school signs	0.000	2		1.00	\$ 7,500.00	1.32	\$ 19,815
Total of Maximum Allowable Construction Cost:							\$ 23,394
<b>Total Project Budget:</b>							<b>\$ 30,880</b>

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

**Project Name**

**Project Description**

Calculations and projections indicate an increased enrollment in the near future at Rosemont High School which will require a minimum of twenty additional classrooms. Consider a two story classroom addition similar to existing classrooms wings including: 20.5 CR's @ 960 sf, teacher planning area @ 1200 sf, storage @ 200 sf, departmental office x2 @150= 21380/0.7= 30540 total sf.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a classroom addition	3.240	30,540	SF	1.20	\$ 227.82	1.32	\$ 11,029,224
2 Construct an elevator	10.652	1	Project	1.00	\$ 340,398.39	1.32	\$ 449,666
Total of Maximum Allowable Construction Cost:							\$ 11,478,890
<b>Total Project Budget:</b>							<b>\$ 16,070,446</b>

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

**Project Name**

**Project Description**

The structural supports for the walkway covers impede on concrete pathways serving buildings A, B, C, E and J. Walks should be widened by an additional 4' to expand walking surface. Widened the walks at the student store to eliminate adjacent muddy surfaces.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct concrete walks	1.150	4,200	SF	1.50	\$ 7.84	1.32	\$ 65,247
Total of Maximum Allowable Construction Cost:							\$ 65,247
<b>Total Project Budget:</b>							<b>\$ 86,126</b>

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

**Project Name**

**Project Description**

The grass athletic fields and general grass fields are in poor condition. It is theorized that this condition is due to inadequate preparation of the subsurface and topsoil prior to installing the sod. The sod will need to be removed, subsoil properly prepared and new sod installed. Irrigation should be repaired and/or extended as required during the completion of the work. There is one football field, two baseball fields, two softball fields, one soccer field and approximately 300,000 sf of general grass area. Football field is calculated at 105,000 sf, each baseball field at 90,000 sf, each softball field at 45,000 sf and the soccer field at 70,000.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Re-sod athletic fields and repair irrigation	1.830	445,000	SF	1.00	\$ 1.37	1.32	\$ 805,348
2 Re-sod general grass fields and repair irrigation	1.830	300,000	SF	1.00	\$ 1.37	1.32	\$ 542,931
Total of Maximum Allowable Construction Cost:							\$ 1,348,279
<b>Total Project Budget:</b>							<b>\$ 1,779,728</b>

**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	3.711	2,000	SF	1.00	\$ 36.31	1.32	\$ 95,931
2 Install additional site seating	0.000	1		1.00	\$ 5,000.00	1.32	\$ 6,605
Total of Maximum Allowable Construction Cost:							\$ 102,536
<b>Total Project Budget:</b>							<b>\$ 135,348</b>

**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 scoreboard	0.000	1		1.00	\$ 15,000.00	1.32	\$ 19,815
2 Install fence protection at baseball fields	0.000	1		1.00	\$ 10,000.00	1.32	\$ 13,210
3 Construct a permanent field house	3.410	2,400	SF	1.10	\$ 296.53	1.32	\$ 1,034,131
Total of Maximum Allowable Construction Cost:							\$ 1,067,156
<b>Total Project Budget:</b>							<b>\$ 1,408,645</b>



Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

Install a gate (to match steel perimeter fencing) at the exterior patio enclosure outside of the art classroom. Install metal parapet caps on two masonry columns located on the north side of the gymnasium. Construct a walkway cover between building J and the main gymnasium entrance. Repair minor cracks on the surface of the tennis courts, located at the nets, net supports and spaces between nets. Install signage identifying "No Loitering", "No Smoking", etc.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install gate	0.000	1		1.00	\$ 2,500.00	1.32	\$ 3,303
2 Install metal parapet caps	7.600	30	LF	1.50	\$ 11.10	1.32	\$ 660
3 Construct a walkway cover	3.711	720	SF	1.50	\$ 36.31	1.32	\$ 51,803
4 Repair tennis court surfaces	1.850	1	Court	1.00	\$ 10,751.09	1.32	\$ 14,202
5 Install exterior signage for identification of limited use areas	10.825	12	Each	1.00	\$ 451.56	1.32	\$ 7,158
<b>Total of Maximum Allowable Construction Cost:</b>							<b>\$ 77,126</b>
<b>Total Project Budget:</b>							<b>\$ 101,806</b>

**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 automatic door openers	10.580	7	Each	1.40	\$ 3,732.39	1.32	\$ 48,319
Total of Maximum Allowable Construction Cost:							\$ 48,319
<b>Total Project Budget:</b>							<b>\$ 67,646</b>

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 auto exhaust system	6.380	1	Shop	1.00	\$ 33,857.12	1.32	\$ 44,725
2 Install ventilation for kilns	6.385	1	Each	1.20	\$ 5,707.32	1.32	\$ 9,047
3 Install vented chemical storage units	6.252	2	Each	1.40	\$ 958.39	1.32	\$ 3,545
Total of Maximum Allowable Construction Cost:							\$ 57,317
<b>Total Project Budget:</b>							<b>\$ 80,244</b>

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 Add a washer and dryer	0.000	1	Job	1.40	\$ 2,500.00	1.32	\$ 4,624
Total of Maximum Allowable Construction Cost:							\$ 4,624
<b>Total Project Budget:</b>							<b>\$ 6,473</b>

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 Issue: Regional Transit	0.000	1		1.00	\$ 0.00	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
<b>Total Project Budget:</b>							<b>\$ 0</b>

**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 Modify the tower alignment	0.000	1	Job	1.00	\$ 10,000.00	1.32	\$ 13,210
Total of Maximum Allowable Construction Cost:							\$ 13,210
<b>Total Project Budget:</b>							<b>\$ 17,437</b>

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 artificial turf field	1.815	1	Project	0.80	\$ 1,140,209.9	1.32	\$ 1,204,974
Total of Maximum Allowable Construction Cost:							\$ 1,204,974
<b>Total Project Budget:</b>							<b>\$ 1,590,566</b>

## Rosemont High School

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

### 2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
540.1	3.06.G01.1.	Site Access and Signage	\$ 23,394	\$ 30,880
540.2	2.02.F02.1.	Classroom Addition	\$ 11,478,89	\$ 16,070,446
540.3	4.06.E09.1.	Concrete Walks/Pathway Improvements	\$ 65,247	\$ 86,126
540.4	2.06.E10.1.1.	Athletic Fields MP- Grassed Field Improvements	\$ 1,348,279	\$ 1,779,728
540.5	2.06.F02.1.	Construct Outdoor Gathering/Teaching Area	\$ 102,536	\$ 135,348
540.6	2.06.E09.1.	Athletic Fields MP- Baseball Field / Field House improvements	\$ 1,067,156	\$ 1,408,645
540.7	4.06.G01.1.	Exterior Improvements	\$ 77,126	\$ 101,806
540.8	8.05.C08.1.	Exterior Hardware Upgrades	\$ 48,319	\$ 67,646
540.9	4.05.A03.1.1.	HVAC Improvements – Continued	\$ 57,317	\$ 80,244
540.10	4.05.C01.1.	Kitchen Equipment Upgrades	\$ 4,624	\$ 6,473
540.11	3.00.E09.1.	Issue: Regional Transit	\$ 0	\$ 0
540.12	2.15.A06.1.	Upgrade Tower Alignment for WAN System	\$ 13,210	\$ 17,437
540.13	2.06.E10.1.1.	Athletic Fields MP- Install Artificial Turf Football/Soccer Field	\$ 1,204,974	\$ 1,590,566
Total of *Maximum Allowable Construction Cost:			\$ 15,491,07	
			<b>Total Project Budget: \$ 21,375,344</b>	



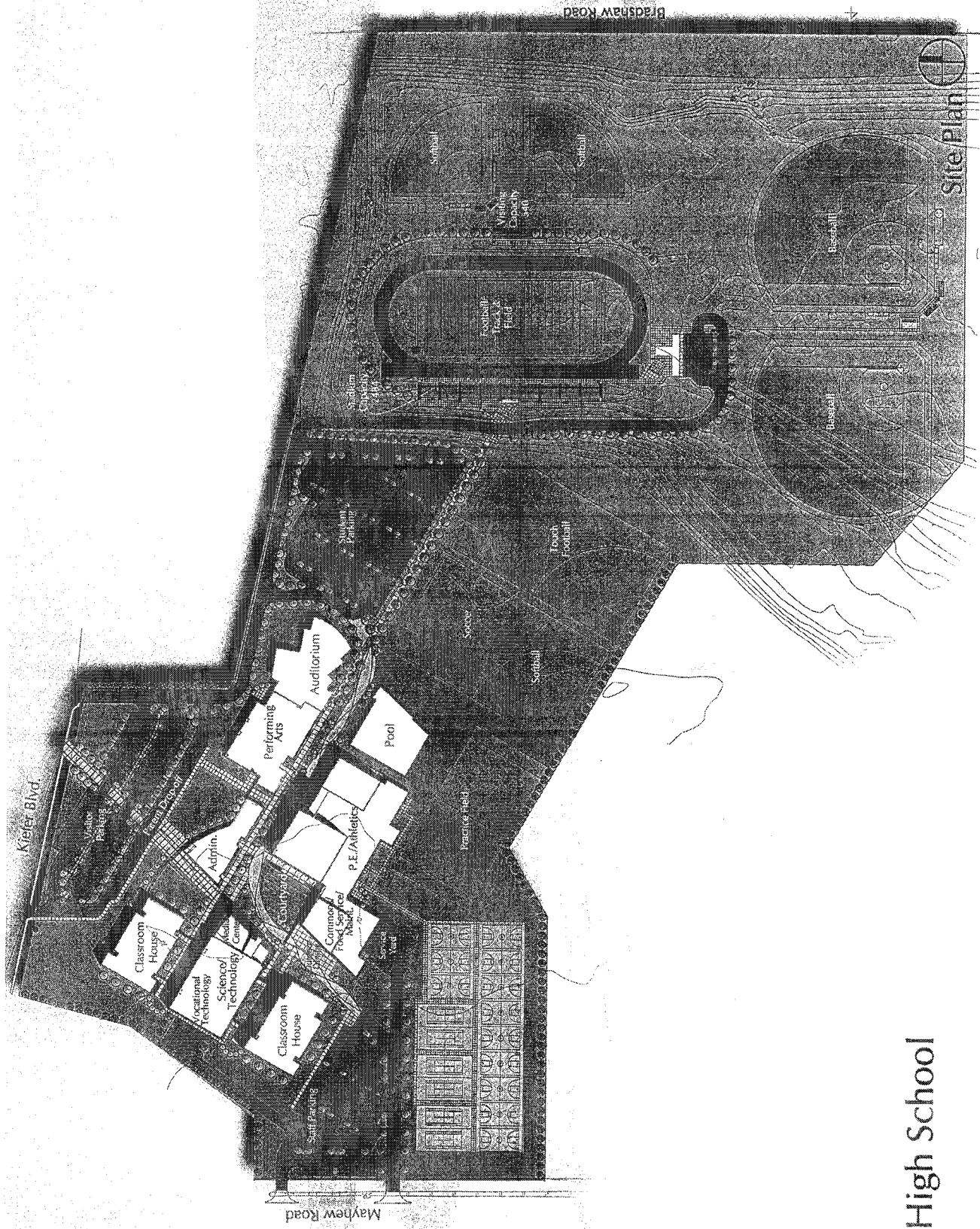
# 540 Rosemont High School

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

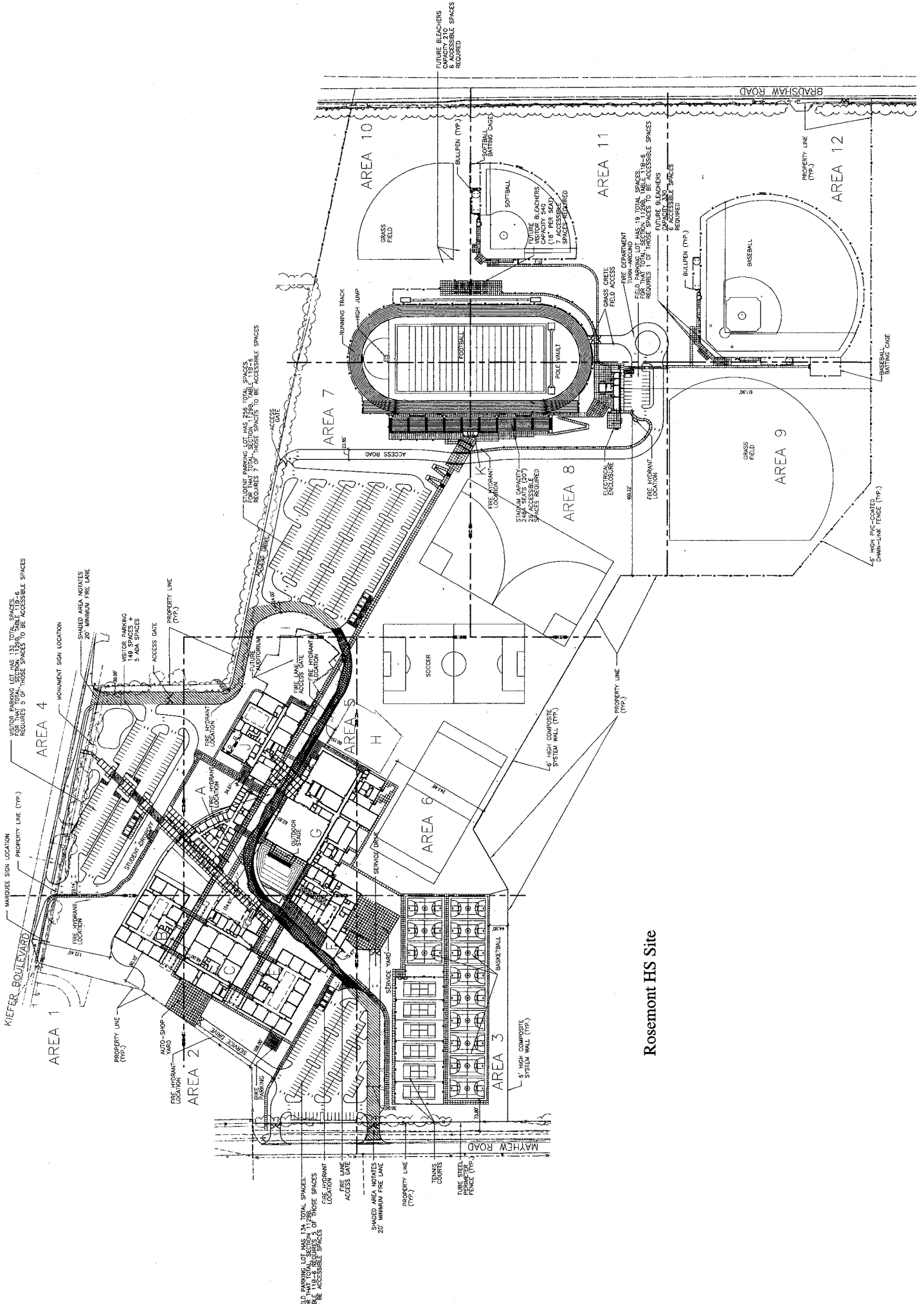
<b>1 Site</b>		
1.1 Size	✓	
1.2 Location	✓	
1.3 Safety		CIP for site signage
1.4 Contours		CIP to correct drainage issues
1.5 Development	✓	
1.6 Playfields		CIP to repair tennis court surfaces
1.7 Pool	✓	
1.8 Parking	✓	
1.9 Landscaping	✓	
1.10 Other		
<b>2 Space</b>		
2.1 Administration	✓	
2.2 Health	✓	
2.3 Teachers	✓	
2.4 Audiovisual	✓	
2.5 Library	✓	
2.6 Multipurpose		Auditorium currently under construction
2.7 Stage		Auditorium currently under construction
2.8 Kitchen	✓	
2.9 Gymnasium	✓	
2.10 Showers	✓	
2.11 Toilets	✓	
2.12 Lockers	✓	
2.13 Storage	✓	
2.14 Instructional Space		CIP to construct a flex lab and greenhouse
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
<b>3 Light</b>		
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		
<b>4 Heat and Air</b>		
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		
<b>5 Sound</b>		
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	✓	
<b>6 Aesthetics</b>		
6.1 Appropriateness	✓	
6.2 Naturalness	✓	
6.3 Continuity	✓	
6.4 Screening	✓	
6.5 Other		
<b>7 Equipment</b>		
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
<b>8 Maintenance</b>		
8.1 Turfed Areas		CIP to replace failing grass fields
8.2 Sprinklers	✓	
8.3 Parking	✓	
8.4 Hardcourt	✓	
8.5 Sidewalks		CIP to widen walks
8.6 Exteriors	✓	
8.7 Interiors	✓	
8.8 Roofing	✓	
8.9 Windows	✓	
8.10 Fencing		CIP to install protection on baseball fencing
8.11 Mechanical Equipment	✓	
8.12 Hardware	✓	
8.13 Plumbing Fixtures	✓	
8.14 Other		

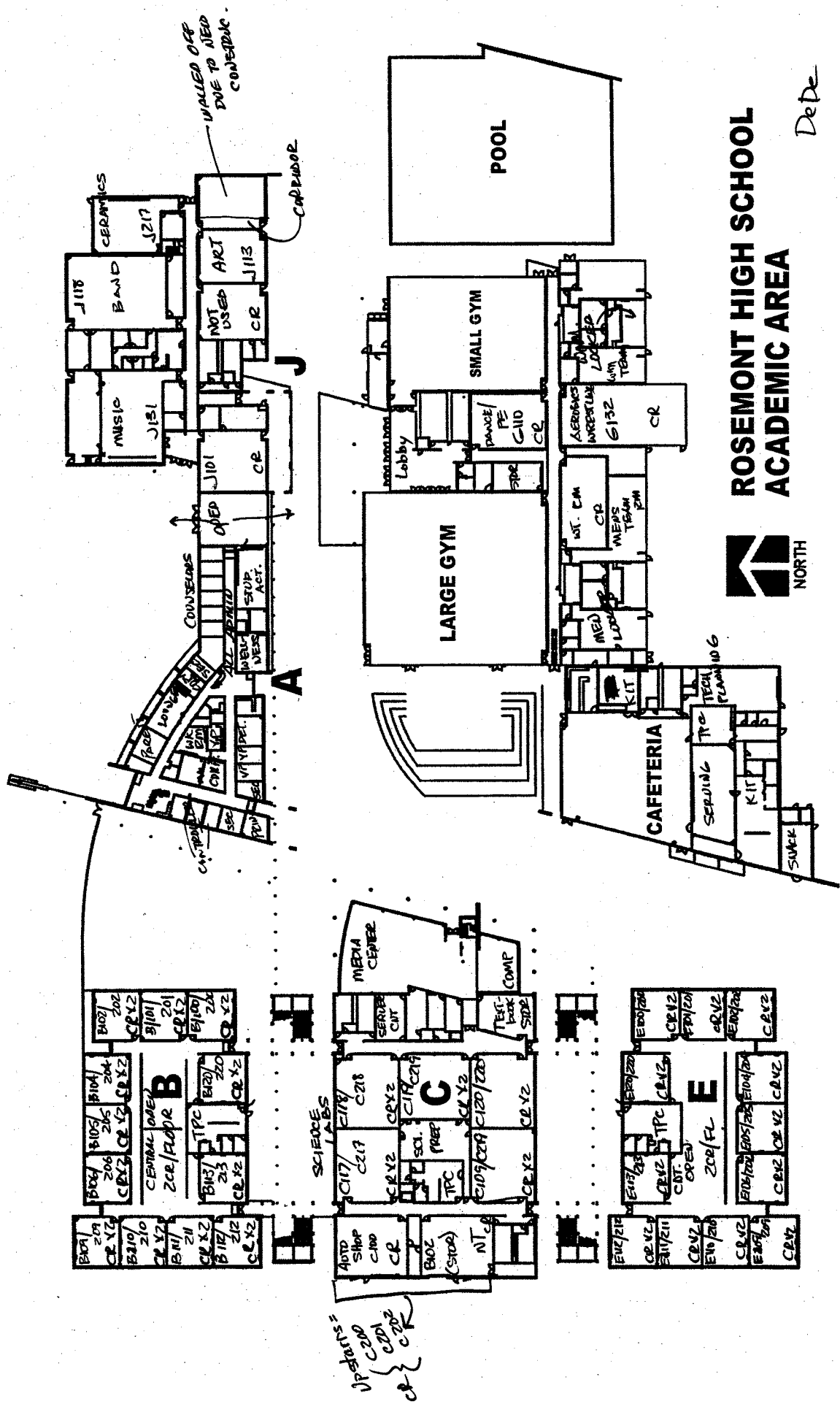


Rosemont High School



Rosemont HS Site

TPC = Teacher planning center  
 BUSES B, C, E are 2 story



**ROSEMONT HIGH SCHOOL**  
**ACADEMIC AREA**



DeDe

UP  
 200  
 201  
 202  
 CR

WALLED OFF  
 DUE TO AHEAD  
 CONFERENCE

CORRIDOR

COUNSELORS

STOP ACT.

WALL

WALL

WALL

WALL

WALL

WALL

WALL

WALL

WALL

# Sacramento City Unified School District School Capacity Worksheet

## Rosemont High School (Interim 4th Period Analysis )

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
1	9th Grade English	32	Portable	35	
2	9th Grade English	32	Portable	35	
3	9th Grade Art	32	Portable	32	
4	9th Grade Biology	32	Portable	35	
5	Teacher Prep	32	Portable	0	
6	9th Grade Spanish	32	Portable	32	
7	9th Grade Math	32	Portable	35	
8	9th Grade Georgraphy	32	Portable	35	
9	9th Grade Georgraphy	32	Portable	35	
10	Teacher Prep	32	Portable	0	
11	Teacher Prep	32	Portable	0	
12	Computer Applications	32	Portable	32	
13	SDC Non-Severe	16	Portable	16	
14	Teacher Prep	32	Portable	0	
MP	PE	44	Portable	44	
<b>Maximum Capacity (2)</b>		476		<b>366</b>	
<b>Working Capacity (3)</b>		428		<b>329</b>	

- Notes: (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 = 0**

# Sacramento Charter High School

2315 34th Street  
 Sacramento, CA 95817

Permanent building area: 253,300 GSF  
 Modular buildings: 19,680 GSF  
 Modular buildings are 7.2 % of the facility area  
 Site acres: 26.12

Score:	Possible Points	Total Earned	%
The Site	241	204.0	84.6
Physical Plant Assessment	354	301.0	85.0
Adequacy and Environment for Education	405	357.0	88.1
Total	1,000	862.0	86.2

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



**Participants:**

David Hunt, Principal  
 Gerald Ligons, Plant Manager  
 Robert Woodward, Evaluator



### Notes from Principal's Meeting and Questionnaire

Date: 04/25/2005

- Sacramento (St Hope) High School is an independent charter school. It consists of six schools, each with its own principal. A Director and Dean of Students oversee the overall operation.
- The facility is almost thirty years old and there have not been any significant upgrades to the facility. (Note: St Hope did do renovation before they occupied the facility in 2003).
- The fountain at the front of the school pools water around the exterior when running.
- Sidewalks between the auditorium and east wing are buckling due to tree roots.
- Although there have been improvements to the HVAC system, there are still problems with it. Adjustments to air and water flow have made the A/C noisy when the weather is hot and it runs a lot. Boilers are a maintenance problem and there is no A/C in the main gym, PAC and field house.
- Plumbing fixtures are in poor condition.
- Classrooms and administration areas do not have sufficient electrical outlets.
- There is no central fire alarm system with enunciators, except in the newer modular classrooms.
- Most common areas and classroom wing exterior doors and hardware are in poor condition. Many do not close properly on their own.
- Interior surfaces and storefront doors in the courtyards are a constant maintenance problem.
- There is no nurses office or nursing staff in the facility.
- New bleachers are needed in the main gym.
- Non-masonry exterior surfaces need to be painted.
- Tennis courts need to be resurfaced and there is a need for exterior basketball courts for the students.
- Director notes a need for electronic, automatic gates at the main entrance.

### Notes from Plant Managers Meeting

Date: 04/26/2005

- The security system is inadequate. There are not enough cameras and sensors.
- All restrooms are in need of upgrades.
- There are have been some past problems with roof leaks, in particular, around the skylights in the main commons area. These appear to have been corrected.
- The landscape irrigation system is in need of upgrading.
- Grass fields need to be refurbished.
- Auditorium, main gym, the field house and the pool are on a boiler, steam heat system. Boilers are old and in need of constant repair and maintenance.
- Need A/C in the gyms and auditorium.
- There is a recurring waste line back up problem in the pool building and poor water pressure in the auditorium.
- Track is dirt and not conducive for competition. There are no home track meets.
- Need intercom, clock and TV system upgrades and a fire alarm system.

### Summary Notes and Comments

#### School Site:

The site is undersized for a High School at slightly more than 26 acres and is surrounded by residential streets on all four sides. There is little room for expansion without impacting the remaining playing fields or parking. There are no flashing lights along the main access street and directional signage is minimal. Many of the students walk in or use public transportation to commute. Parents use the circular front drive at the front to drop-off and pick-up students. The site is fully developed and has had its portable units well integrated into the campus. Although aesthetically pleasing, the grass fields and irrigation are in need of refurbishing and upgrades. There are a substantial number of older trees on site that, though spectacular, are causing heaving and buckling of the adjacent concrete walks and pathways throughout the site. There is a need for additional site lighting on the north and east ends of the site. The tennis courts need to be replaced.

Asphalt paving at the student parking and the service drive on the north side needs to be resurfaced. The common areas and courtyards, all with seating, are well integrated into the campus and provide several areas for students to gather. There is a need for shading in the central courtyards. There is no paved recreational area for basketball courts

School Plant:

The overall structure of the permanent classroom wings is in good condition. Roofs have been replaced in the recent past. Most are single ply membrane systems. Exterior walls at the perimeter are constructed of masonry with aluminum window wall systems. In general, the windows are not operable. Interior walls are in-fills using a demising wall system. The auditorium and its annex are part of the old school constructed in 1939. Exterior walls are CMU and they are in need of refurbishment. The main gymnasium is a concrete structure also in need of exterior wall refurbishment. The pool building and the field house are both constructed of exposed aggregate concrete panels. Two of the modular classrooms wings are constructed in the classic district style with metal roofs. The third wing consists of five outdated modular classrooms that should be replaced. Restrooms are in need of refurbishment and upgrades to meet ADA requirements.

Interior spaces and surfaces are in need of refurbishment throughout, including the media center.

Secondary electrical upgrades or electrical distribution upgrades at this site are not apparent. In general, interior surfaces are in need of refurbishment and some classrooms need natural light. A fire alarm system with enunciators is needed and special systems need to be upgraded.

Adequacy and Environment for Education:

Sacramento High School is an independent charter school that selects its own curriculum, independently of SCUSD. It leases the property from SCUSD and receives an annual block grant from the district. The district also provides special education programs for the school. The curriculum consists of separate schools, each with its own principal and staff. The schools include the School of Law and Public Service, School of Media and Communications, School of Math, Engineering & Science, School of Health Science, School of Business and the School of Journalism. Given these circumstances, the layout and use of interior spaces is somewhat unconventional in comparison to other SCUSD high school facilities. Classrooms are generally arranged in suites to accommodate the schools and many are undersized, but class sizes are smaller than conventional. The media center is spacious but needs refurbishing and reconfiguration to optimize space. Higher ceilings and a general opening up would improve the space. The administration area is sufficient in total size and well organized for this particular facility. The main courtyard serves as the main gathering area and cafeteria for two lunch periods. The kitchen has been upgraded in the past and food services are subcontracted out to Marriott.

The Main Capital Investment Areas:

- Install school flashing signs and directional signage.
- Refurbish grass fields and irrigation and install a track with synthetic surface.
- Replace damaged concrete walks and pathways.
- Resurface the student parking and service lots and drives.
- Install additional site lighting and replace rusted perimeter fencing and baseball backstops.
- Refurbish the exterior, non-masonry finishes.
- Replace exterior and interior doors and hardware.
- Continue secondary and electrical distribution upgrades.

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## 550 Sacramento Charter High School

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
	550.1	2.00.F02.1.	Issue: Educational/Programmatic	\$ 0	\$ 0
	550.2	3.06.G01.1.	Site Access and Signage	\$ 23,394	\$ 30,880
	550.3	4.06.E01.2.	Fields – Play Area Improvements	\$ 2,548,268	\$ 3,363,714
4	550.4	4.06.E01.1.	Site Improvements	\$ 1,682,454	\$ 2,220,839
	550.5	4.12.E09.1.	Tree Root Study	\$ 59,401	\$ 72,469
5	550.6	4.05.D01.1.	Exterior Building Improvements	\$ 1,153,455	\$ 1,614,836
	550.8	4.05.C08.2.	Hardware Upgrades	\$ 33,966	\$ 47,553
	550.9	9.04.F01.2.	Portable Classroom Replacement/Improvements	\$ 1,765,494	\$ 2,471,692
2	550.10	4.04.C09.1.	Continue Restroom / Drinking Fountain Improvements	\$ 157,958	\$ 221,142
	550.11	4.04.C01.2.	PAC and Annex Improvements	\$ 2,267,009	\$ 3,173,811
3	550.12	4.04.F06.2.	Gymnasium and Locker Room Improvements	\$ 4,800,722	\$ 6,721,009
	550.14	4.05.D05.2.	Install Natural Light	\$ 104,124	\$ 145,774
	550.15	4.05.A03.2.1.	Continue Electrical Upgrades	\$ 2,020,056	\$ 2,828,077
	550.17	3.00.E01.1.	Issue: Service Drive	\$ 0	\$ 0
	550.18	4.00.A02.1.	Issue: Correction of Exterior Structural Wall Damage	\$ 0	\$ 0
	550.19	2.06.E10.2.2.	Track and Field Improvements	\$ 1,228,311	\$ 1,621,370
	550.20	4.06.E02.1.	Irrigation Upgrades	\$ 41,255	\$ 54,456
3	550.21	4.08.A03.1.1.	Continue HVAC Upgrades	\$ 1,852,366	\$ 2,445,123
6	550.22	4.08.A04.1.	Plumbing Upgrades	\$ 514,199	\$ 678,743
	550.23	3.04.A09.1.	Fire Alarm / Special Systems Upgrades	\$ 0	\$ 0
	550.24	4.05.C01.2.	Permanent Classroom Improvements	\$ 0	\$ 0
	550.25	4.05.C01.1.	Media Center Improvements	\$ 0	\$ 0
	550.26	4.05.A03.2.1.	Clock System Upgrades	\$ 0	\$ 0
<b>Total of Maximum Allowable Construction Cost:</b>				<b>\$ 20,252,432</b>	
<b>Total Project Budget:</b>					<b>\$ 27,711,487</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

Issue: Sacramento High School is an independent charter school that is solely responsible for its programmatic content. The school leases the facility from SCUSD and receives a block grant and some special education assistance. All other functions within the facility are administered by St. Hope. Programs offered may not coincide with general SCUSD requirements and, unless specifically noted as a deficiency by administrative personnel, capital improvement projects for programmatic issues may not be included in this evaluation. This includes, but is not limited to, project labs, science facilities, athletic facilities and other education requirements addressed in the SCUSD standards. Note: Although the Auditorium and the Annex Building were constructed circa 1937, staff could not confirm that either structure is listed on the registry for historic structures in California.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Issue: Educational / Programmatic	0.000	1		1.00	\$ 0.00	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
<b>Total Project Budget:</b>							<b>\$ 0</b>

**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	10.825	6	Each	1.00	\$ 451.56	1.32	\$ 3,579
2 Install flashing school signs	0.000	2		1.00	\$ 7,500.00	1.32	\$ 19,815
Total of Maximum Allowable Construction Cost:							\$ 23,394
<b>Total Project Budget:</b>							<b>\$ 30,880</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

Construct an asphalt play surface with basketball courts. Install spectator seating and a press box for the football field. Replace the backstops for all three baseball fields. The concession stand/press box construction is expected to have restrooms (450), storage (2 @ 300), concessions with storage (375) and announcer/press area (725) = 2150/.7 = 3070 GSF. Resurface the tennis courts and replace the chain link fencing. This project is not part of the district athletic master plan due to the charter status of the site negates the district's ability to influence athletic programs at the school.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct an asphalt play surface	1.201	10,000	SY	1.00	\$ 36.00	1.32	\$ 475,560
2 Replace the backstops for three baseball fields	1.350	1,350	LF	1.00	\$ 31.46	1.32	\$ 56,104
3 Recondition all grass play fields and upgrade irrigation	1.830	320,750	SF	1.20	\$ 1.37	1.32	\$ 696,580
4 Install spectator seating at football field	1.870	2,100	SF	1.00	\$ 42.34	1.32	\$ 117,455
5 Construct a press box and storage for physical education	3.410	3,070	SF	1.00	\$ 296.53	1.32	\$ 1,202,569
6 Resurface the tennis courts	1.850	6	Court	0.00	\$ 10,751.09	1.32	\$ 0
7 Replace tennis court chain link fencing	1.350	2,150	LF	0.00	\$ 31.46	1.32	\$ 0
<b>Total of Maximum Allowable Construction Cost:</b>							<b>\$ 2,548,268</b>
<b>Total Project Budget:</b>							<b>\$ 3,363,714</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

Replace damaged concrete walks, pathways and courtyards (much of it is damaged by tree roots). Replace concrete entrance to Annex and construct a ramp with handrails. Construct shade structures at both classroom wing center courtyards. Install site lighting at north and east ends of the site (back of school and around portable classrooms). Install trash enclosures. Replace perimeter fence along the east, west and north perimeter. Crack fill, seal and restripe east (student) parking area. Replace service entrance from street to Field House Gym.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace concrete at walks, pathways and courtyards	1.155	36,250	SF	1.20	\$ 10.98	1.32	\$ 630,949
2 Construct a switchback ramp to Annex	10.074	30	LF	1.20	\$ 833.03	1.32	\$ 39,616
3 Install handrails at new switchback ramp	10.092	30	LF	1.00	\$ 75.00	1.32	\$ 2,972
4 Construct shade structures at center courtyards	3.711	2,400	SF	1.00	\$ 36.31	1.32	\$ 115,117
5 Install site lighting	1.280	6	Per Pole	1.40	\$ 6,510.90	1.32	\$ 72,248
6 Install trash enclosures	1.360	4	Each	1.00	\$ 23,000.00	1.32	\$ 121,532
7 Replace worn, rusted perimeter fence	1.351	2,250	LF	1.00	\$ 60.00	1.32	\$ 178,335
8 Crack fill, seal and re-stripe east parking area	1.235	73,000	SF	1.40	\$ 1.88	1.32	\$ 253,812
9 Replace damaged service drive and parking asphalt	1.203	3,335	SY	1.00	\$ 60.00	1.32	\$ 264,332
10 Re-stripe parking at service drive	1.240	50	Space	1.00	\$ 53.61	1.32	\$ 3,541
<b>Total of Maximum Allowable Construction Cost:</b>							<b>\$ 1,682,454</b>
<b>Total Project Budget:</b>							<b>\$ 2,220,839</b>



Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

The root systems from existing trees on the site are causing damage to the concrete walks and pathways. Conduct a study to determine corrective measures to correct the problem without damaging well established trees. Categorical removal of the roots may kill the trees and repair of damaged concrete walks without a solution to the cause is not advisable.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Conduct a tree root study	9.130	1	Project	1.00	\$ 44,966.60	1.32	\$ 59,401
Total of Maximum Allowable Construction Cost:							\$ 59,401
<b>Total Project Budget:</b>							<b>\$ 72,469</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

Install metal parapet caps on the gymnasium roofs. Patch and repaint the non-masonry exterior walls of the auditorium, annex building, field house building (excluding the gym) and the main gymnasium. Repaint the exterior walls and the steel overhead lattice structure in the central classroom courtyards of the east and west classroom wings. Construct walkway covers to the portable classrooms (P1-P15). Replace the sewer line from the street to the pool building.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install metal parapet caps at main gymnasium	7.600	550	LF	1.00	\$ 11.10	1.32	\$ 8,065
2 Patch and paint exterior building walls	4.520	65,000	SF	1.40	\$ 1.98	1.32	\$ 238,018
3 Repaint the open steel structure ceilings in the courtyards	4.520	6,400	SF	1.20	\$ 1.98	1.32	\$ 20,088
4 Construct walkway covers to portable classrooms	3.711	15,600	SF	1.00	\$ 36.31	1.32	\$ 748,262
5 Replace sewer line	6.374	150	LF	1.30	\$ 40.00	1.32	\$ 10,304
6 Prep for paint	4.541	21,750	SF	1.00	\$ 4.48	1.32	\$ 128,718
<b>Total of Maximum Allowable Construction Cost:</b>							<b>\$ 1,153,455</b>
<b>Total Project Budget:</b>							<b>\$ 1,614,836</b>

**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
3 Replace exterior doors and hardware throughout	4.760	12	Each	1.00	\$ 2,142.70	1.32	\$ 33,966
Total of Maximum Allowable Construction Cost:							\$ 33,966
<b>Total Project Budget:</b>							<b>\$ 47,553</b>

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 modular classrooms	2.321	5	CR	1.00	\$ 159,750.00	1.32	\$ 1,055,149
2 Upgrade the portable area and utilities	2.520	5 Per portab		1.00	\$ 21,513.08	1.32	\$ 142,094
3 Refurbish the interiors of the portable classrooms	2.200	15 Classroom		1.00	\$ 28,677.84	1.32	\$ 568,251
Total of Maximum Allowable Construction Cost:							\$ 1,765,494
<b>Total Project Budget:</b>							<b>\$ 2,471,692</b>

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	450	SF	1.00	\$ 250.39	1.32	\$ 148,844
2 Replace drinking fountains	10.672	2	Each	1.00	\$ 3,449.64	1.32	\$ 9,114
3 Install new drinking fountains	10.672	6	Each	0.00	\$ 3,449.64	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 157,958
<b>Total Project Budget:</b>							<b>\$ 221,142</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

Renovate the entire auditorium, including the stage, add a new control booth at the rear of the facility as part of the renovation. Install a new lighting system for the stage and new sound equipment. Upgrade the house lights. Install a wheelchair lift for the stage. Install acoustical treatment panels for the auditorium. (Note: Some renovation has been completed in the past and the original integrity of the facility has been maintained.) Although staff could not confirm whether the building is on the California Registry for Historic Structures, care should be taken to continue to maintain the original integrity of the structure, if it is desired. Severity has been adjusted to reflect the higher costs of restoration for historic structures. Continue upgrades of the annex building interiors including acoustical treatment of the dance room and classrooms. Include upgraded casework and improved storage.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate the Auditorium	4.200	20,000	SF	1.00	\$ 50.84	1.32	\$ 1,343,193
2 Continue renovation of the Annex Building	4.300	4,500	SF	0.50	\$ 101.40	1.32	\$ 301,386
3 Install a new sound system	4.930	1	Project	1.00	\$ 75,160.25	1.32	\$ 99,287
4 Install an auditorium lighting control board	4.940	1	Project	1.00	\$ 36,072.52	1.32	\$ 47,652
5 Install a wheelchair lift to the stage	10.103	1	Each	1.00	\$ 12,218.53	1.32	\$ 16,141
6 Install acoustical treatment panels for the Auditorium and Annex dance room	4.920	1	Project	2.00	\$ 45,104.40	1.32	\$ 119,166
7 Install a stage lighting system and house lights upgrades	5.300	20,000	SF	1.20	\$ 10.73	1.32	\$ 340,184
<b>Total of Maximum Allowable Construction Cost:</b>							<b>\$ 2,267,009</b>
<b>Total Project Budget:</b>							<b>\$ 3,173,811</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

Replace the bleachers in the main gymnasium. Refurbish the main gymnasium interior surfaces and install acoustical treatment. Refinish the main gym floor. Install acoustical sound panels in main gym. Renovate the locker rooms in the main gym (reclaim the abandoned section). In the field house gym, overlay the wood wall panels and refinish the gymnasium floor. Refurbish the field house gym and dance room interior surfaces. Install new gymnasium lights. Refinish the field house gym floor. Renovate the women's locker rooms in the Field House.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace the bleachers in the main gym	4.680	1,200	Per seat	1.00	\$ 74.56	1.32	\$ 118,193
2 Renovate the main gym interior surfaces	4.100	43,621	SF	1.00	\$ 19.10	1.32	\$ 1,100,606
3 Refinish the main gym hardwood floor	4.562	12,650	SF	1.00	\$ 2.43	1.32	\$ 40,607
4 Install acoustical sound panels	4.910	1	Project	1.20	\$ 150,320.51	1.32	\$ 238,288
5 Renovate the men's locker rooms	4.305	8,750	SF	1.00	\$ 153.65	1.32	\$ 1,776,002
6 Renovate the Field House gym	4.100	24,450	SF	1.00	\$ 19.10	1.32	\$ 616,900
7 Overlay the wood wall system in the Field House gym	4.511	9,000	SF	1.00	\$ 12.04	1.32	\$ 143,144
8 Install new lights in the Field House gym	5.350	12	Each	1.00	\$ 3,006.41	1.32	\$ 47,658
9 Renovate the women's locker rooms	6.400	2,100	SF	1.00	\$ 250.39	1.32	\$ 694,607
10 Refinish the Field House gym floor	4.562	7,700	SF	1.00	\$ 2.43	1.32	\$ 24,717
<b>Total of Maximum Allowable Construction Cost:</b>							<b>\$ 4,800,722</b>
<b>Total Project Budget:</b>							<b>\$ 6,721,009</b>

Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

The original construction of Sacramento High School was an open classroom teaching facility with few interior partitions. Subsequent use of the facility has partitioned these large open areas into individual classrooms and ancillary spaces using a demising wall system. The High School uses the "suite" concept, grouping classrooms and ancillary spaces by type of use. This has created interior corridors, classrooms and ancillary spaces devoid of natural lighting. Install skylights in interior spaces and patch surrounding roofing area impacted by the installation.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install skylights in interior spaces	4.780	25	Each	1.40	\$ 2,252.06	1.32	\$ 104,124
Total of Maximum Allowable Construction Cost:							\$ 104,124
<b>Total Project Budget:</b>							<b>\$ 145,774</b>



Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

Continue electrical upgrades not included in modernization work. Classrooms and administration spaces do not have sufficient electrical upgrades for today's technological needs. A secondary electrical upgrade is needed to bring electrical distribution and outlet numbers up to standards. There is minimal emergency lighting in the school. Classrooms around the perimeter have an abundant amount of natural light; however, interior classrooms do not have skylights or any natural light. The occupation of most spaces after hours could be problematic in the event of power failures. Upgrade the electrical distribution service 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 Continue secondary electrical upgrades	5.660	1	School	0.50	\$ 307,395.56	1.32	\$ 203,035
2 Continue upgrade of the electrical distribution service	5.300	253,300	SF	0.50	\$ 10.73	1.32	\$ 1,795,179
3 Install emergency lighting	5.400	40	Each	0.50	\$ 826.71	1.32	\$ 21,842
Total of Maximum Allowable Construction Cost:							\$ 2,020,056
<b>Total Project Budget:</b>							<b>\$ 2,828,077</b>

Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

Issue: The service entrance to the school (NW entrance) used for deliveries and trash pickup must cross student, pedestrian traffic. There is no apparent, quick solution to this issue, as there is no other path to the kitchen service entrance that would not be subject to the same conditions. Relocation of the kitchen to an area of the site that is more easily accessed and that does not cross pedestrian traffic is an option; however, this would conflict with the current use of the central courtyard as a cafeteria and general gathering area for student lunch periods.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Issue: Service Drive	0.000	1		1.00	\$ 0.00	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
<b>Total Project Budget:</b>							<b>\$ 0</b>

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 Reconstruct the lower exterior wall areas	4.710	6,280	SF	0.00	\$ 105.37	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
<b>Total Project Budget:</b>							<b>\$ 0</b>

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 synthetic track surface for track and infield events	1.860	1	Project	1.00	\$ 929,833.90	1.32	\$ 1,228,311
Total of Maximum Allowable Construction Cost:							\$ 1,228,311
Total Project Budget:							\$ 1,621,370

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 irrigation loops	6.375	1,200	LF	0.50	\$ 52.05	1.32	\$ 41,255
Total of Maximum Allowable Construction Cost:							\$ 41,255
<b>Total Project Budget:</b>							<b>\$ 54,456</b>

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	6.150	87,750	SF	0.50	\$ 31.96	1.32	\$ 1,852,366
Total of Maximum Allowable Construction Cost:							\$ 1,852,366
<b>Total Project Budget:</b>							<b>\$ 2,445,123</b>

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 sewer system	6.370	45,000	SF	1.00	\$ 8.65	1.32	\$ 514,199
Total of Maximum Allowable Construction Cost:							\$ 514,199
<b>Total Project Budget:</b>							<b>\$ 678,743</b>

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 fire alarm system	5.850	1	School	0.00	\$ 221,250.64	1.32	\$ 0
2 Upgrade special systems	5.730	1	School	0.00	\$ 1,117,812.5	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
<b>Total Project Budget:</b>							<b>\$ 0</b>



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	160,250	SF	0.00	\$ 50.84	1.32	\$ 0
2 Install hardware	10.566	150	Each	0.00	\$ 397.52	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
<b>Total Project Budget:</b>							<b>\$ 0</b>

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 media center	4.300	3,900	SF	0.00	\$ 101.40	1.32	\$ 0
2 Add skylights	4.710	900	SF	0.00	\$ 105.37	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
<b>Total Project Budget:</b>							<b>\$ 0</b>

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 clock system	0.000	1		0.00	\$ 100,000.00	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
<b>Total Project Budget:</b>							<b>\$ 0</b>

## Sacramento Charter High School

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

### 2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
550.1	2.00.F02.1.	Issue: Educational/Programmatic	\$ 0	\$ 0
550.2	3.06.G01.1.	Site Access and Signage	\$ 23,394	\$ 30,880
550.3	4.06.E01.2.	Fields – Play Area Improvements	\$ 2,548,268	\$ 3,363,714
550.4	4.06.E01.1.	Site Improvements	\$ 1,682,454	\$ 2,220,839
550.5	4.12.E09.1.	Tree Root Study	\$ 59,401	\$ 72,469
550.6	4.05.D01.1.	Exterior Building Improvements	\$ 1,153,455	\$ 1,614,836
550.8	4.05.C08.2.	Hardware Upgrades	\$ 33,966	\$ 47,553
550.9	9.04.F01.2.	Portable Classroom Replacement/Improvements	\$ 1,765,494	\$ 2,471,692
550.10	4.04.C09.1.	Continue Restroom / Drinking Fountain Improvements	\$ 157,958	\$ 221,142
550.11	4.04.C01.2.	PAC and Annex Improvements	\$ 2,267,009	\$ 3,173,811
550.12	4.04.F06.2.	Gymnasium and Locker Room Improvements	\$ 4,800,722	\$ 6,721,009
550.14	4.05.D05.2.	Install Natural Light	\$ 104,124	\$ 145,774
550.15	4.05.A03.2.1.	Continue Electrical Upgrades	\$ 2,020,056	\$ 2,828,077
550.17	3.00.E01.1.	Issue: Service Drive	\$ 0	\$ 0
550.18	4.00.A02.1.	Issue: Correction of Exterior Structural Wall Damage	\$ 0	\$ 0
550.19	2.06.E10.2.2.	Track and Field Improvements	\$ 1,228,311	\$ 1,621,370
550.20	4.06.E02.1.	Irrigation Upgrades	\$ 41,255	\$ 54,456
550.21	4.08.A03.1.1.	Continue HVAC Upgrades	\$ 1,852,366	\$ 2,445,123
550.22	4.08.A04.1.	Plumbing Upgrades	\$ 514,199	\$ 678,743
550.23	3.04.A09.1.	Fire Alarm / Special Systems Upgrades	\$ 0	\$ 0
550.24	4.05.C01.2.	Permanent Classroom Improvements	\$ 0	\$ 0
550.25	4.05.C01.1.	Media Center Improvements	\$ 0	\$ 0
550.26	4.05.A03.2.1.	Clock System Upgrades	\$ 0	\$ 0

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Total of *Maximum Allowable Construction Cost: \$ 20,252,43
<b>Total Project Budget: \$ 27,711,487</b>

# 550 Sacramento Charter High School

Criteria	Adequate	Comments on existing conditions and needed improvements
<b>1 Site</b>		
1.1 Size		Site small for this enrollment
1.2 Location	✓	
1.3 Safety		CIP to install site signage
1.4 Contours	✓	
1.5 Development	✓	
1.6 Playfields		CIP for athletic field and surface improvements
1.7 Pool	✓	
1.8 Parking	✓	
1.9 Landscaping		CIP for study to determine corrective measures for tree root damage
1.10 Other		
<b>2 Space</b>		
2.1 Administration	✓	
2.2 Health	✓	
2.3 Teachers	✓	
2.4 Audiovisual	✓	
2.5 Library		CIP for media center improvements
2.6 Multipurpose		CIP for refurbishment of PAC
2.7 Stage		CIP for refurbishment of PAC
2.8 Kitchen	✓	
2.9 Gymnasium		CIP for refurbishment of gym and locker rooms
2.10 Showers		CIP for refurbishment of gym and locker rooms
2.11 Toilets		CIP for restroom renovations
2.12 Lockers	✓	
2.13 Storage	✓	
2.14 Instructional Space		CIP for refurbishment of 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
<b>3 Light</b>		
3.1 Quantity		CIP for construction of natural light to interior spaces
3.2 Brightness		CIP for construction of natural light to interior spaces
3.3 Reflectances	✓	
3.4 Windows		CIP for construction of natural light to interior spaces
3.5 Screening	✓	
3.6 Audiovisual	✓	
3.7 Energy Factors	✓	
3.8 Other		
<b>4 Heat and Air</b>		
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		
<b>5 Sound</b>		
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	✓	
<b>6 Aesthetics</b>		
6.1 Appropriateness	✓	
6.2 Naturalness	✓	
6.3 Continuity	✓	
6.4 Screening	✓	
6.5 Other		
<b>7 Equipment</b>		
7.1 Quantity		
7.2 Mobility		
7.3 Flexibility		
7.4 Maintenance		
7.5 Instructional Walls		
7.6 Other	✓	CIP to install fire alarm system

Criteria	Adequate	Comments on existing conditions and needed improvements
<b>8 Maintenance</b>		
8.1 Turfed Areas		CIP for study to determine correction for tree root damage
8.2 Sprinklers	✓	
8.3 Parking	✓	
8.4 Hardcourt	✓	
8.5 Sidewalks		CIP to repair damaged
8.6 Exteriors		CIP for refurbishment of exterior surfaces
8.7 Interiors		CIP for refurbishment of interior surfaces
8.8 Roofing	✓	
8.9 Windows	✓	
8.10 Fencing	✓	
8.11 Mechanical Equipment	✓	
8.12 Hardware	✓	
8.13 Plumbing Fixtures		CIP for restroom renovations
8.14 Other		



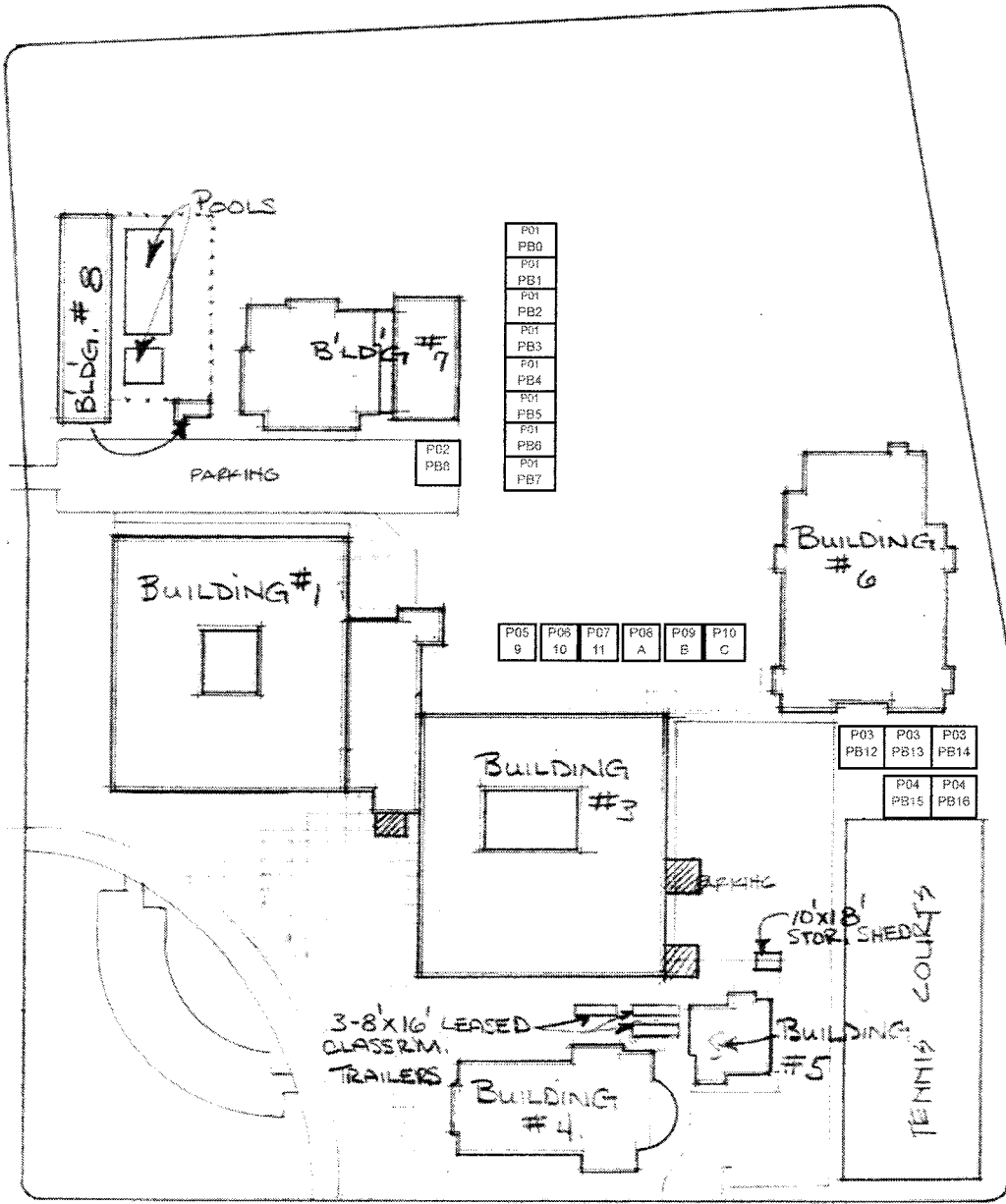
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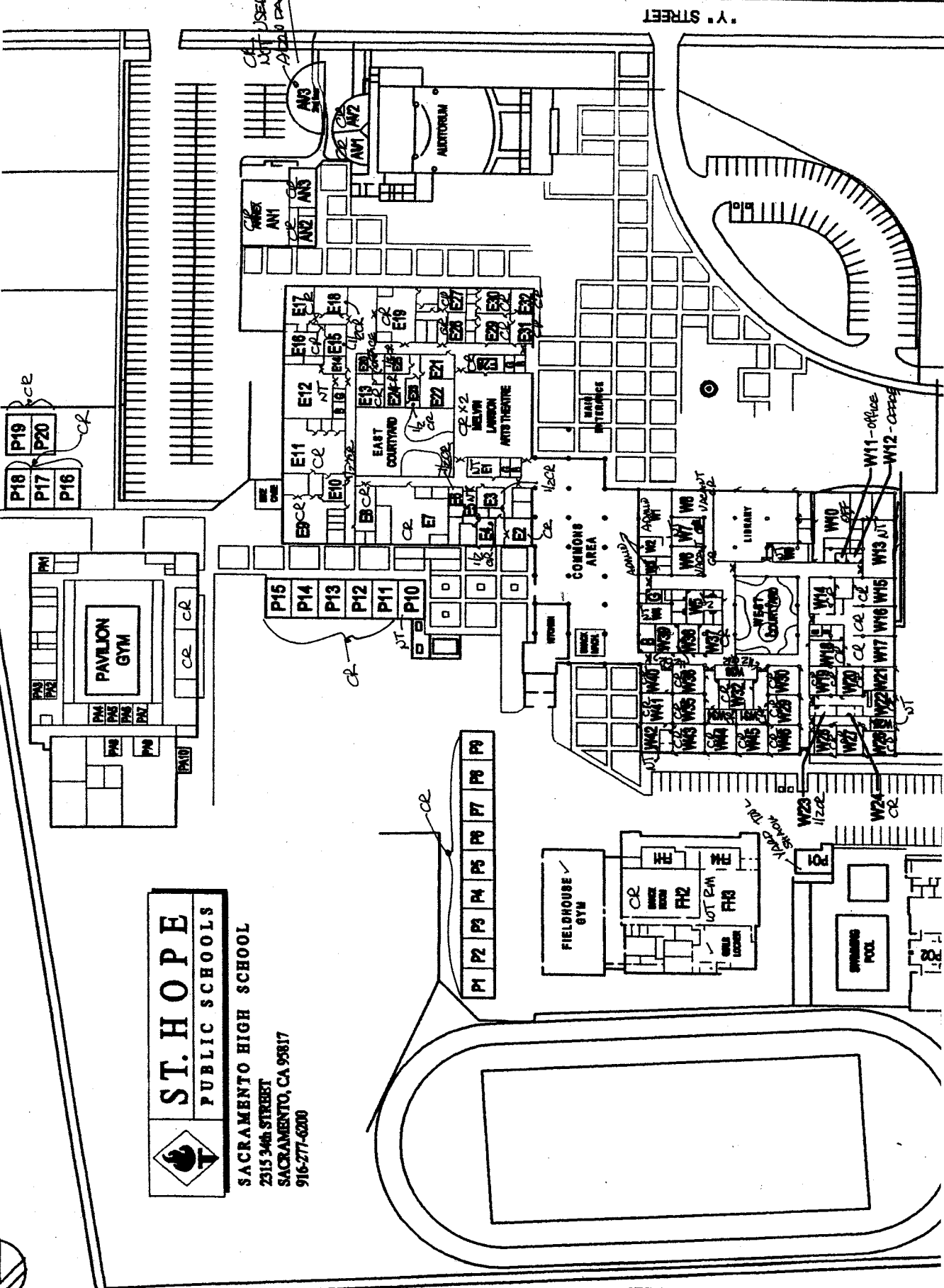
SACRAMENTO HIGH SCHOOL  
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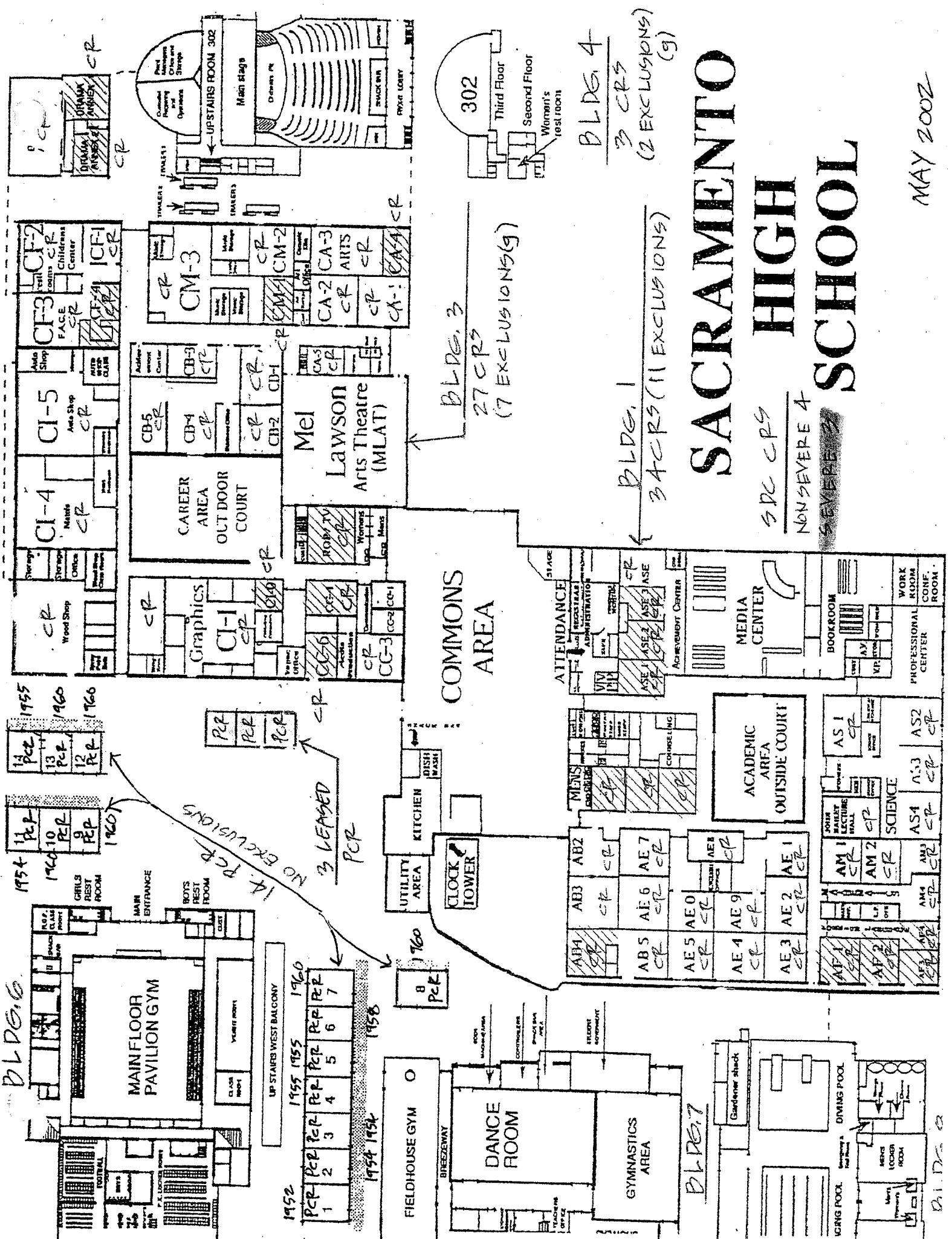


**ST. HOPE**  
 PUBLIC SCHOOLS

SACRAMENTO HIGH SCHOOL  
 2315 34th STREET  
 SACRAMENTO, CA 95817  
 916-277-6200

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# SACRAMENTO HIGH SCHOOL

5 CR CRs  
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MAY 2002

NO EXCLUSIONS

1954	11 PCR
1960	10 PCR
1960	9 PCR
1960	13 PCR
1955	14 PCR

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**Sacramento High School**  
Portable Building Inventory Summary Sheet

<b>Building #/ Classroom#</b>	<b>Manufacturer</b>	<b>Relocatable</b>	<b>DSA #</b>	<b>Year Built</b>	<b>Age</b>	<b>Classrooms</b>	<b>Area (SF)</b>
P01/ PB0	Unknown	No	9952	1952	54	1	982.5
P01/ PB1	Unknown	No	13158	1955	51	1	982.5
P01/ PB2	Unknown	No	17378	1958	48	1	982.5
P01/ PB3	Unknown	No	19861	1960	46	1	982.5
P01/ PB4	Unknown	No	9952	1954	52	1	982.5
P01/ PB5	Unknown	No	13158	1955	51	1	982.5
P01/ PB6	Unknown	No	19861	1960	46	1	982.5
P01/ PB7	Unknown	No	19861	1960	46	1	982.5
P02/ PB8	Unknown	No	9952	1954	52	1	982.5
P05/ PB9	Douppnik	Yes	02-101090	1999	7	1	960
P06/ PB10	Douppnik	Yes	02-101090	1999	7	1	960
P07/ PB11	Douppnik	Yes	02-101090	1999	7	1	960
P03/ PB12	Unknown	No	19861	1960	46	1	982.5
P03/ PB13	Unknown	No	19861	1960	46	1	982.5
P03/ PB14	Unknown	No	28948	1967	39	1	900
P04/ PB15	Unknown	No	13158	1955	51	1	982.5
P04/ PB16	Unknown	No	9952	1954	52	1	982.5
P08/ A	Douppnik	Yes	02-101095	2000	6	1	960
P09/ B	Douppnik	Yes	02-101095	2000	6	1	960
P10/ C	Douppnik	Yes	02-101095	2000	6	1	960
Total Portable Classrooms						<b>20</b>	<b>19432.5</b>
Total Portable Classrooms Over 20 Years Old						<b>14</b>	<b>13672.5</b>

# Sacramento City Unified School District School Capacity Worksheet

## Sacramento High School (3rd Period Analysis)

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
ASE1	English 10	32	Permanent	35	*
ASE2	U.S. History	32	Permanent	35	*
ASE3	Vacant Classroom	32	Permanent	0	*
Vir. CL	History	32	Permanent	35	
AS1	M/A Chemistry	32	Permanent	35	
AS2	Chemistry	32	Permanent	35	**
AS3	Biology	32	Permanent	35	**
AS4	Teacher Prep.	32	Permanent	0	**
AS5	Biology	32	Permanent	35	
AM1	Health	32	Permanent	32	
AM2	Teacher Prep.	32	Permanent	0	
AM3	Algebra	32	Permanent	35	*
AM4	English 9	32	Permanent	20	
AF1	English 9	32	Permanent	20	*
AF2	Teacher Prep.	32	Permanent	0	
AF3	Algebra	32	Permanent	35	*
AF4	Teacher Prep.	32	Permanent	0	*
AE0	U.S. History	32	Permanent	16	* SDC Non-Severe
AE1	Physical Science	32	Permanent	35	
AE2	Physical Science	32	Permanent	27	SDAIE
AE3	Physical Science	32	Permanent	35	
AE4	English 9	32	Permanent	20	
AE5	Algebra	32	Permanent	35	
AE6	Algebra	32	Permanent	35	
AE7	Algebra	32	Permanent	35	
AE8	Algebra	32	Permanent	35	
AE9	Teacher Prep.	32	Permanent	0	*
AB0	English 11	32	Permanent	35	*
AB0A	Teacher Prep.	32	Permanent	0	*
AB1	Reading Develop.	32	Permanent	16	*
AB2	World History	32	Permanent	27	SDAIE
AB3	U.S. History	32	Permanent	35	
AB4	Teacher Prep.	32	Permanent	0	*
AB5	English 9	32	Permanent	20	
BIC	Geography	32	Permanent	35	
CI0	Vacant Classroom	32	Permanent	0	*
CI1	Photo Lab	32	Permanent	32	**
CI2	Spanish	32	Permanent	32	
CI3	Math Skills	32	Permanent	16	**
CI4	Ceramics	32	Permanent	32	**
CI5	Teacher Prep.	32	Permanent	0	**
CC3	Studio	0	Permanent	0	
CC4	Basic Animation	32	Permanent	32	*
CC6	Teacher Prep.	32	Permanent	0	*
CEC1	Teacher Prep.	32	Permanent	0	

# Sacramento City Unified School District School Capacity Worksheet

## Sacramento High School (3rd Period Analysis)

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
CF1	Spanish	32	Permanent	32	
CF2	Day Care	0	Permanent	0	
CF3	Teacher Prep.	32	Permanent	0	**
CF4	Spanish	32	Permanent	32	
CA1	Geometry	32	Permanent	35	
CA2	Art	32	Permanent	32	
CA3	Art	32	Permanent	32	**
CA4	Life Science	32	Permanent	16	* SDC Non-Severe
CB1	Computer Graphics	32	Permanent	32	
CB2	Computer Apps.	32	Permanent	32	
CB3	Math Skills	32	Permanent	16	
CB4	Teacher Prep.	32	Permanent	0	
CB5	ELD	32	Permanent	20	
CM1	Teacher Prep.	32	Permanent	0	
CM2	Star Makers	32	Permanent	32	**
CM3	Teacher Prep.	32	Permanent	0	**
Dra. An 1	Theater	32	Permanent	32	
Dra. An 2	Teacher Prep.	32	Permanent	0	
Dance An.	Dance	32	Permanent	32	
Aud	Ballet	32	Permanent	32	
Aud 300	Teacher Prep.	32	Permanent	0	
Aud 301	English 9	32	Permanent	20	
Aud 302	Vacant Classroom	32	Permanent	0	
FHD	PE Dance	44	Permanent	44	In Fieldhouse Gym
Rec	English/Econ	32	Permanent	32	In Fieldhouse Gym
FLDHS	Volleyball	44	Permanent	44	In Fieldhouse Gym
StuGov	English/Stu. Govt	32	Permanent	32	In Fieldhouse Gym
PAV	Basketball	44	Permanent	44	Pavilion Gym
PAV	Team Sports	44	Permanent	44	Pavilion Gym
PAV	Individual Sports	44	Permanent	44	Pavilion Gym
PAV	Frosh/Soph PE	44	Permanent	44	Pavilion Gym
WTRM	Fit for Life/Weights	44	Permanent	44	Pavilion Gym
P1	Vacant	32	Portable	32	Replacement Portable
P2	Vacant	32	Portable	32	Replacement Portable
P3	Vacant	32	Portable	32	Replacement Portable
P4	Vacant	32	Portable	32	Replacement Portable
P5	English 10	32	Portable	35	Replacement Portable
P6	Vacant	32	Portable	32	Replacement Portable
P7	Algebra	32	Portable	35	Replacement Portable
?	New Classroom	32	Portable	32	New Portable
?	New Classroom	32	Portable	32	New Portable
P9	AVID	32	Portable	32	
P10	Teacher Prep.	32	Portable	0	
P11	Teacher Prep.	32	Portable	0	
ROTC 1	ROTC	32	Portable	32	



# Sacramento City Unified School District School Capacity Worksheet

## Sacramento High School (3rd Period Analysis)

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
ROTC 2	ROTC	32	Portable	32	
ROTC 3	Teacher Prep.	32	Portable	0	
P12	English 11	32	Portable	35	
P13	English 10	32	Portable	35	
P14	Spanish	32	Portable	32	
P15	World History	32	Portable	27	SDAIE
P16	U.S. Government	32	Portable	35	
<b>Maximum Capacity (2)</b>		3,124		<b>2,325</b>	
<b>Working Capacity (3)</b>		2,812		<b>2,093</b>	

Notes: (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.

19 classrooms used for teacher prep. during 3rd period.

\*Classrooms less than 700 square feet.

\*\*Labs are classrooms greater than 960 square feet.

Sacramento Independent Charter School not included in school capacity. Capacity based on 2002/03 program.

**2002/03 CBED Enrollment = 1,856**

# American Legion Continuation High School

3801 Broadway  
 Sacramento, CA 95817

Permanent building area: 36,707 GSF  
 Modular buildings: 4,800 GSF  
 Modular buildings are 11.6 % of the facility area  
 Site acres: 4.50

Score:	Possible Points	Total Earned	%
The Site	241	180.5	74.9
Physical Plant Assessment	354	252.0	71.2
Adequacy and Environment for Education	405	289.0	71.4
Total	1,000	721.5	72.2

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



**Participants:**  
 Kathy Whiteside, Principal  
 Larry L. Olguin, Evaluator

## Notes from Principal's Meeting and Questionnaire

Date: 05-18-05

- There are no students that ride the district buses.
- There are a total of 65 spaces for parking in three locations on the site. There are 34 staff members at this time on site.
- The main entry to the school off of Broadway and Martin Luther King Blvd. creates a pedestrian and vehicle conflict.
- The site has problems with drainage at the basketball courts at the center of campus. This area is also used for parking.
- In front of building C the sidewalks and the landings are in poor shape.
- At times only half of the building is being cooled properly.
- The noise from the mechanical system is loud and noisy in the auditorium / multipurpose room.
- When the building mechanical system is not working there is no way to ventilate the spaces. All the windows are fixed and can not be opened, and most of the rooms have just one door. (HVAC in 2005 Modernization).
- All the classrooms lack sufficient electrical outlets. (Some in 2005 Modernization).
- The campus does not have enough emergency lighting, and some of the existing lighting does not work properly.
- The corridors do not have automatic closing fire doors.
- The PA, central clock, cable TV, and computer internet system constantly has problems. (Part in the 2005 Modernization).
- The entire roof system needs to be replaced.
- The main floor walls have cracks in the finish system.
- The main stairs to the second floor system have security issues.
- The doors in the corridors are not recessed and the door to Room 105 swings into traffic in the hallway.
- There are handicapped issues with all the restrooms. (To be in 2005 Modernization).
- The HVAC and roof are constantly having to be maintained.
- The P.E. classes are held in an old automotive metal building. There are no lockers or basketball goals. The space is not designed for P.E.
- The geometry of the classrooms limits program changes.
- The capitol improvements that need to be addressed first are new gym, replace chalk boards with white boards, new carpet for the classrooms, new roof system, new desks and cabinets, and a new mechanical system.

## Summary Notes and Comments

### School Site:

The school site is 4.5 acres which is small, but adequate for an alternative program. The site is without a gym, fields, outside teaching area, or outside seating areas.

The campus is an enhancement to the neighborhood, with nice brick structures and mature trees. The the main entry to school off of Martin Luther King Avenue and Broadway is a problem. There is a major traffic light at this intersection and no indication of a school other than painted signs on the roadway.

There is nice site lighting throughout the campus, but there is a major security problem with the distant location of the multipurpose room / auditorium. The building is located on the far northeast corner of campus, away from the administration and the main body of campus. There are no security cameras on campus and it is hard to monitor the usage of this building. It has been modernized and is not being used to it fullest. One of the reasons is the lack of security personnel. The campus only has two security personnel and they would need another to to use the building properly.

Outside instructional areas are minimal. There is a small single basketball court in the parking lot area, and a makeshift portable goal that the students wheel out of the designated gym to play

basketball.

School Plant:

The mechanical system is original units and they need to be upgraded (to be part of 2005 Modernization). The main units are on the roof and are accessible through a roof hatch. The main chiller has been upgraded, but the secondary air handling units can not keep up with the demand.

The secondary electrical throughout the campus needs to be upgraded. All the classrooms have electrical strips for additional outlet requirements. This has caused the circuits to blow at different time through the year.

The HVAC does not work at all in the older building, such as the gym and Building C. The only building on campus that has been modernized is the auditorium, but the HVAC there is noisy and needs to be studied and repaired.

All the interior spaces of the main building need to be upgraded. A large majority of the ceiling tiles are either broken or stained from the roof leaks. The roof is leaking badly in Room 111 . There is a smell of mold, and the finish on the perimeter wall is breaking down. The teacher is using buckets to catch the water when it rains to minimize damage to books.

Carpets in the main building are either stained or frayed, in several locations. The VCT has cracked or missing tiles and is in need of replacement. The ceramic tile in all the restrooms are stained and can no longer be cleaned correctly.

The exhaust fans do not work in restrooms and the smell is intense.

None of the doors are ADA compliant and need to be upgraded.

None of the classrooms have phones. There is a PA system that requires a key to initiate communication with the office.

Adequacy and Environment for Education:

Physical education on campus needs to be addressed. The old mechanic shop that is being used as a gym is small and has no basketball goals, lockers or showers. It has three weight machines and nothing else.

About half of the classrooms are under 960 SF, and the student load can exceed 30 at times. These classrooms are also odd shaped in plan and the layouts appear to be congested.

The science lab fixtures do not work, and the art lab is one-half the size that it needs to be. The kiln in the art lab is only used at night so students will not injure themselves. It is also not vented to the exterior.

They have a wood shop that is not going to be used next year, because the district is outsourcing that curriculum. This area could become the art department.

Overall, the environment is a positive campus to be on. The students seem to work hard and the teaching staff is dedicated to teaching the students.

The Main Capital Investment Areas:

- Site improvements – asphalt surfaces.
- Site security – fencing, gating.
- Site signage.
- Grass area improvements.

- Small gym addition.
- Construct a project lab or renovate Building C.
- Continue modernization of classrooms.
- Roofing improvements.
- Mechanical upgrades
- Continue secondary electrical upgrades
- Outdoor teaching area addition.

## 570 American Legion Continuation High School

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
5	570.1	4.06.E01.1.	Site Improvements	\$ 207,903	\$ 274,431
	570.2	3.06.G01.1.	Site Security/Camera System	\$ 89,420	\$ 118,034
6	570.3	3.06.E09.1.	Site Signage	\$ 24,124	\$ 31,844
	570.4	4.06.E10.1.1.	Grass Area Improvements	\$ 197,939	\$ 261,279
1	570.5	2.02.F06.1.	Redesign P.E. Gymnasium	\$ 2,909,681	\$ 4,073,554
3	570.6	2.02.F02.2.	Project Lab–Art/Design Studios	\$ 653,052	\$ 914,272
4	570.7	4.05.C01.1.	Continue Modernization	\$ 1,433,858	\$ 2,007,402
7	570.8	4.08.D04.1.	Roofing Improvements	\$ 661,098	\$ 872,650
2	570.9	4.08.A03.1.1.	Modernization of HVAC System	\$ 2,026,688	\$ 2,675,228
	570.10	4.05.A03.2.1.	Continue Secondary Electrical Upgrades	\$ 624,237	\$ 873,932
	570.12	2.06.E01.2.	Consruct a Shade Structure	\$ 85,942	\$ 113,443
	570.13	4.05.C01.1.	Kitchen Equipment Upgrade	\$ 16,513	\$ 23,118
	570.14	4.05.A07.1.	Continue Upgrade of Special Systems	\$ 0	\$ 0
<b>Total of Maximum Allowable Construction Cost:</b>				<b>\$ 8,930,455</b>	
<b>Total Project Budget:</b>					<b>\$ 12,239,187</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

Asphalt on the four different parking lots and the hard surface play areas is in poor shape. It is cracking and separating at some areas. In front of building C, the concrete sidewalks are up-lifting and cracking. The site has only one small area for seating and there are two small benches in the alcove of the main building for seating. The site is missing drinking fountains. There is only one close to the exterior benches and it is not ADA compatible. Resurface and restripe the parking lots, add addition seating, and replace/install additional drinking fountains.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Resurface parking lots	1.230	6,789	SY	1.10	\$ 12.86	1.32	\$ 126,865
2 Resurface play areas	1.230	958	SY	1.10	\$ 12.86	1.32	\$ 17,902
3 Replace concrete sidealks	1.155	2,265	SF	1.00	\$ 10.98	1.32	\$ 32,853
4 Re-stripe parking lots	1.240	65	Space	1.00	\$ 53.61	1.32	\$ 4,603
5 Re-stripe hard surface play areas	0.000	1	Each	1.00	\$ 1,500.00	1.32	\$ 1,982
6 Replace and add drinking fountains	6.360	6	Each	1.10	\$ 1,354.41	1.32	\$ 11,809
7 Install exterior benches with tables	0.000	6	Each	1.00	\$ 1,500.00	1.32	\$ 11,889
Total of Maximum Allowable Construction Cost:							\$ 207,903
<b>Total Project Budget:</b>							<b>\$ 274,431</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

The Auditorium/Multi Purpose Center is not being used as intended. The center parking lot is open to the campus for preschool access and parking. Add a fence with an electrical gate along 4th and 38th Street. Installation of security cameras would increase surveillance of the campus. Add cameras at the service drive, main entry, parking lots and one covering the electronic gate with a remote release. This will allow the students to use the entire campus without the need for additional monitoring personnel. The fence along the northeast corner will allow for an outside athletic field. See other capital improvement projects for clarification.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install a camera server	11.210	1	School	1.00	\$ 12,228.31	1.32	\$ 16,154
2 Install a 6'-0" steel fence	1.350	720	LF	1.20	\$ 31.46	1.32	\$ 35,907
3 Construct electronic gate with speaker / camera access	10.580	1	Each	3.00	\$ 3,732.39	1.32	\$ 14,791
4 Install cameras	11.006	10	Drop	1.00	\$ 1,708.40	1.32	\$ 22,568
Total of Maximum Allowable Construction Cost:							\$ 89,420
<b>Total Project Budget:</b>							<b>\$ 118,034</b>



**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

The main entry to the school off of Broadway and Martin Luther King Avenue is a major intersection. There are no school signs other than "school crossing" painted on Broadway at two locations. There also needs to be campus directional signs added for the location of the preschool. Install flashing school zone light before and after the intersection and school zone sign at better defined crosswalks. Also, install two directional signs for the preschool. One in the main parking lot and one on the center lot.

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 at better defined crosswalks	10.816	4	Each	1.00	\$ 364.00	1.32	\$ 1,923
3 Install directional signs	10.825	4	Each	1.00	\$ 451.56	1.32	\$ 2,386
Total of Maximum Allowable Construction Cost:							\$ 24,124
<b>Total Project Budget:</b>							<b>\$ 31,844</b>

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	82,000	SF	1.00	\$ 1.37	1.32	\$ 148,401
2 Separate the domestic and irrigation metering	0.000	1		1.00	\$ 37,500.00	1.32	\$ 49,538
Total of Maximum Allowable Construction Cost:							\$ 197,939
Total Project Budget:							\$ 261,279

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

The campus is using an old metal building that was an automotive shop for their gym. The building does not have basketball goals, showers or other amenities found in a gym. They have two weight machines and an exposed concrete floor. Demolish the existing building and construct a small P.E./gym space with small court floor 3600, office 120, storage 400, restrooms/lockers 575 = 4695/.8 = 5870 GSF.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Demo existing building	4.400	2,915	SF	1.20	\$ 17.33	1.32	\$ 80,079
2 Construct PE gym	3.310	5,870	SF	1.00	\$ 345.00	1.32	\$ 2,675,223
3 Integrate gym and Building C into campus better	1.340	10,500	SF	1.00	\$ 11.13	1.32	\$ 154,379
<b>Total of Maximum Allowable Construction Cost:</b>							<b>\$ 2,909,681</b>
<b>Total Project Budget:</b>							<b>\$ 4,073,554</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

Building C was originally the kitchen/dining and has been modified into four classrooms. The structure is old with missing ceiling tiles, a mechanical system that does not work, and walls that are in very poor shape. The noise levels from the classrooms, is so high it seems that there is no separation between classrooms. Renovate building to current school standards for classrooms and labs.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate Building C	4.300	3,670	SF	1.20	\$ 101.40	1.32	\$ 589,913
2 Add unisex restrooms	10.912	2	Room	1.00	\$ 23,898.00	1.32	\$ 63,139
Total of Maximum Allowable Construction Cost:							\$ 653,052
<b>Total Project Budget:</b>							<b>\$ 914,272</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

The permanent classrooms have not been modernized since they were built. Ceiling tiles in all classrooms are either missing, stained or broken. The walls have holes and some of the finishes are showing surface cracks. The secondary electrical is not sufficient for the demand of the classrooms' technology needs. All the rooms have chalkboards and need white boards. The carpet and VCT in the classrooms are in poor condition.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish classrooms, halls etc.	4.200	21,350	SF	1.00	\$ 50.84	1.32	\$ 1,433,858
Total of Maximum Allowable Construction Cost:							\$ 1,433,858
<b>Total Project Budget:</b>							<b>\$ 2,007,402</b>

Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

The roof on the main building and building C are leaking throughout the entire building. The roofs are blistered in several locations and ponding along the perimeter by the cap flashing on the entire first floor. Previous attempts to repair the leaks have been to no avail.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Remove and taper main building roof	7.400	31,937	SF	1.00	\$ 2.63	1.32	\$ 110,956
2 Re-roof main building roof	7.101	31,937	SF	1.00	\$ 13.04	1.32	\$ 550,142
Total of Maximum Allowable Construction Cost:							\$ 661,098
<b>Total Project Budget:</b>							<b>\$ 872,650</b>

**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	6.100	38,684	SF	1.00	\$ 39.66	1.32	\$ 2,026,688
Total of Maximum Allowable Construction Cost:							\$ 2,026,688
<b>Total Project Budget:</b>							<b>\$ 2,675,228</b>

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 secondary electrical	5.300	36,700	SF	1.20	\$ 10.73	1.32	\$ 624,237
Total of Maximum Allowable Construction Cost:							\$ 624,237
<b>Total Project Budget:</b>							<b>\$ 873,932</b>



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	1.20	\$ 45.12	1.32	\$ 68,663
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:							\$ 85,942
<b>Total Project Budget:</b>							<b>\$ 113,443</b>

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 kitchen equipment	0.000	1		1.00	\$ 12,500.00	1.32	\$ 16,513
Total of Maximum Allowable Construction Cost:							\$ 16,513
<b>Total Project Budget:</b>							<b>\$ 23,118</b>

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	5.860	36,707	SF	0.00	\$ 1.02	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
<b>Total Project Budget:</b>							<b>\$ 0</b>

## American Legion Continuation High School

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

### 2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
570.1	4.06.E01.1.	Site Improvements	\$ 207,903	\$ 274,431
570.2	3.06.G01.1.	Site Security/Camera System	\$ 89,420	\$ 118,034
570.3	3.06.E09.1.	Site Signage	\$ 24,124	\$ 31,844
570.4	4.06.E10.1.1.	Grass Area Improvements	\$ 197,939	\$ 261,279
570.5	2.02.F06.1.	Redesign P.E. Gymnasium	\$ 2,909,681	\$ 4,073,554
570.6	2.02.F02.2.	Project Lab-Art/Design Studios	\$ 653,052	\$ 914,272
570.7	4.05.C01.1.	Continue Modernization	\$ 1,433,858	\$ 2,007,402
570.8	4.08.D04.1.	Roofing Improvements	\$ 661,098	\$ 872,650
570.9	4.08.A03.1.1.	Modernization of HVAC System	\$ 2,026,688	\$ 2,675,228
570.10	4.05.A03.2.1.	Continue Secondary Electrical Upgrades	\$ 624,237	\$ 873,932
570.12	2.06.E01.2.	Consruct a Shade Structure	\$ 85,942	\$ 113,443
570.13	4.05.C01.1.	Kitchen Equipment Upgrade	\$ 16,513	\$ 23,118
570.14	4.05.A07.1.	Continue Upgrade of Special Systems	\$ 0	\$ 0
Total of *Maximum Allowable Construction Cost:			\$ 8,930,455	
<b>Total Project Budget:</b>			<b>\$ 12,239,187</b>	

## 570 American Legion Continuation High School

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

<b>1 Site</b>		
1.1 Size		Size is 4.5 acres less then the 10 required
1.2 Location	✓	
1.3 Safety		multi purpose room is on the opposite end of campus
1.4 Contours	✓	
1.5 Development	✓	
1.6 Playfields		There is pre-school and daycare only
1.7 Pool		No pool
1.8 Parking	✓	
1.9 Landscaping	✓	
1.10 Other		
<b>2 Space</b>		
2.1 Administration	✓	
2.2 Health		
2.3 Teachers	✓	
2.4 Audiovisual	✓	
2.5 Library		To small
2.6 Multipurpose	✓	They only use it part time because of security reasons
2.7 Stage	✓	
2.8 Kitchen	✓	
2.9 Gymnasium		Do not have one
2.10 Showers		No showers
2.11 Toilets		Some do not meet ADA / fixtures need to be replaced
2.12 Lockers		There are none
2.13 Storage		Not enough
2.14 Instructional Space		Art space to small/older portables need to be replaced
2.15 Size		Small
2.16 Flexibility		None
2.17 Utilization	✓	
2.18 Expandability		Tight but can be done
2.19 Access for the handicapped	✓	
2.20 Other		

Criteria	Adequate	Comments on existing conditions and needed improvements
<b>3 Light</b>		
3.1 Quantity	✓	
3.2 Brightness	✓	
3.3 Reflectances	✓	
3.4 Windows		Fixed and do not allow for ventilation when needed
3.5 Screening		None
3.6 Audiovisual	✓	
3.7 Energy Factors		Campus is not energy efficient
3.8 Other		
<b>4 Heat and Air</b>		
4.1 Temperature Comfort		Systems are old and do not work properly
4.2 Insulation		Not in portables or makeshift gym
4.3 Air Exchange		In main building is inefficient
4.4 Distribution		Poor
4.5 Exhaust		Does not work in restrooms
4.6 Conditions		Need to be addressed
4.7 Energy Factors		Need study to determine equitable fix
4.8 Other		
<b>5 Sound</b>		
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	✓	
<b>6 Aesthetics</b>		
6.1 Appropriateness	✓	
6.2 Naturalness	✓	
6.3 Continuity		Not with older portables
6.4 Screening	✓	
6.5 Other		
<b>7 Equipment</b>		
7.1 Quantity	✓	
7.2 Mobility	✓	
7.3 Flexibility	✓	
7.4 Maintenance	✓	
7.5 Instructional Walls		Good in some rooms
7.6 Other		

Criteria	Adequate	Comments on existing conditions and needed improvements
<b>8 Maintenance</b>		
8.1 Turfed Areas	✓	
8.2 Sprinklers	✓	
8.3 Parking	✓	
8.4 Hardcourt		Not sufficient
8.5 Sidewalks		Need replacement in areas
8.6 Exteriors	✓	
8.7 Interiors	✓	
8.8 Roofing		Poor needs new roof
8.9 Windows	✓	
8.10 Fencing	✓	
8.11 Mechanical Equipment		Needs to be up-graded
8.12 Hardware		Needs up-grade in some areas
8.13 Plumbing Fixtures		Need to be replaced
8.14 Other		





Approximate Scale in Feet:

60' 0' 60' 120'





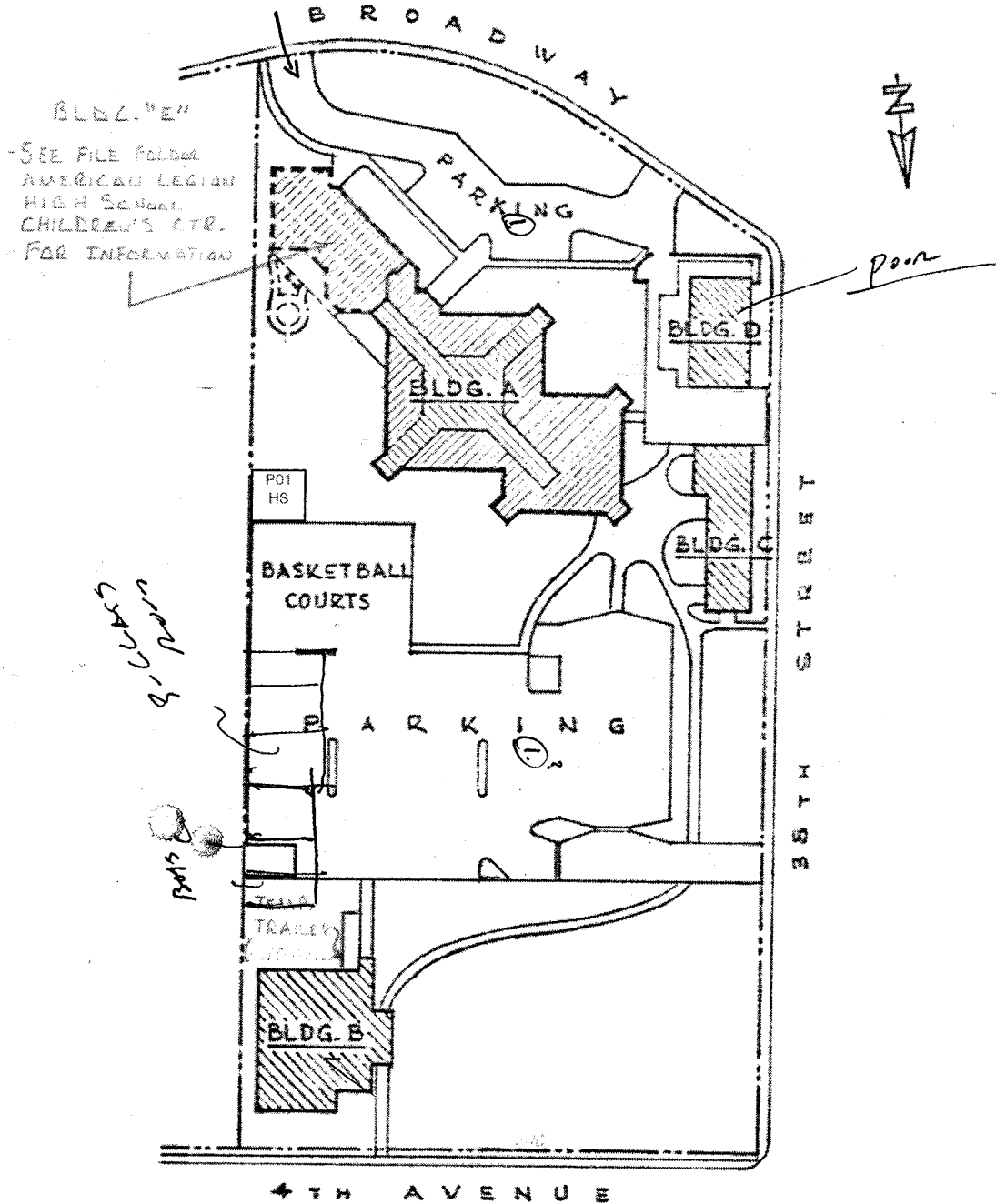


# DIAGRAM OF BLDG. AREAS

AMERICAN LEGION HIGH SCHOOL  
3801 BROADWAY  
SACRAMENTO, CALIFORNIA

SACRAMENTO CITY UNIFIED SCH. DISTRICT  
SACRAMENTO COUNTY, CALIFORNIA

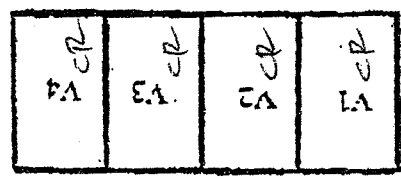
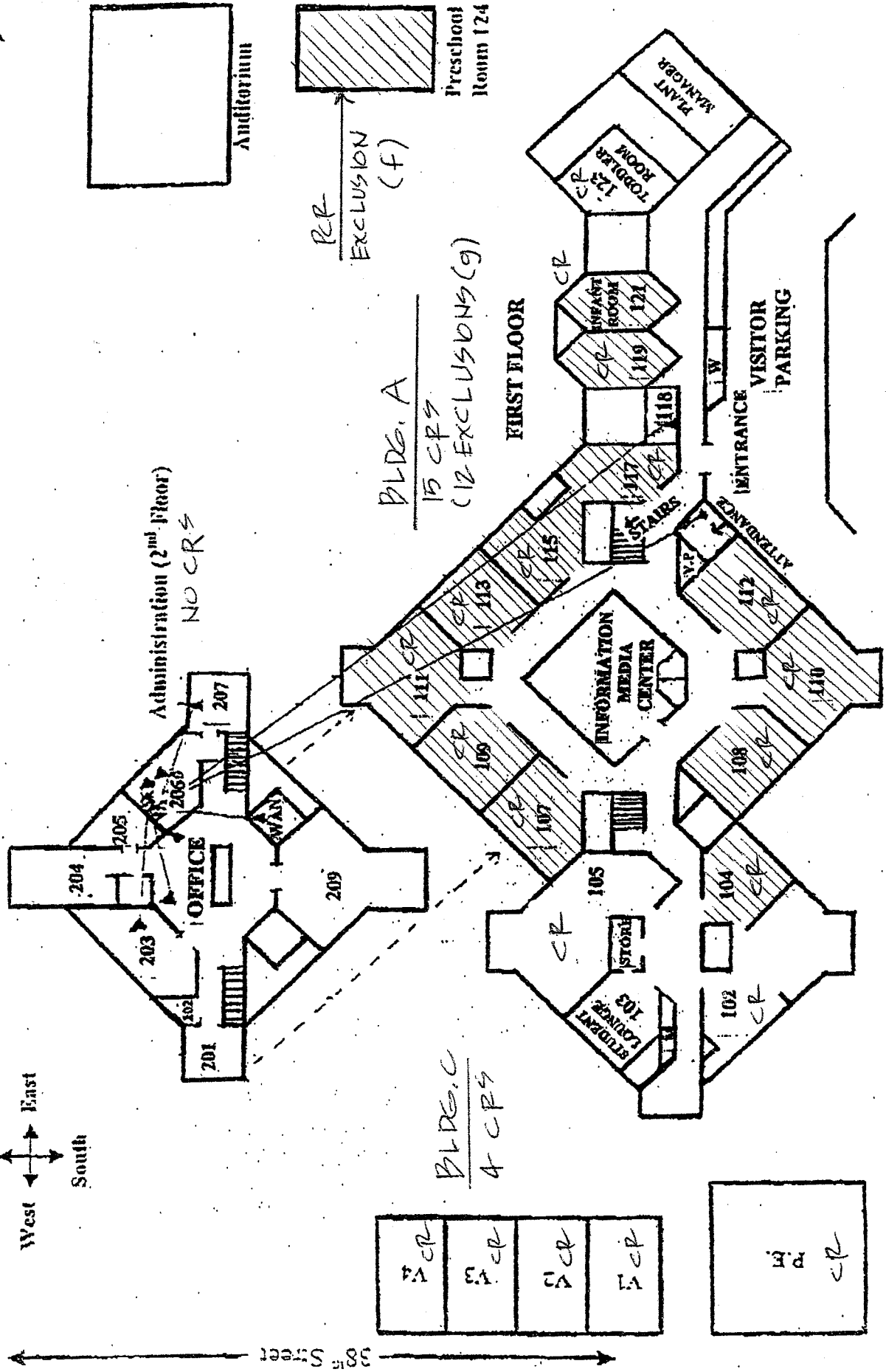
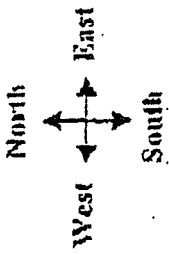
OLA FORM 3A



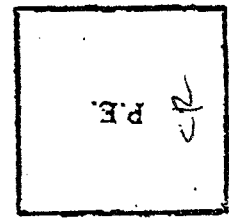
SITE PLAN  
SCALE: 1" = 100'  
ACRES: 4.5  
YEAR BUILT: 1977

3801 Broadway  
Sacramento, CA 95817

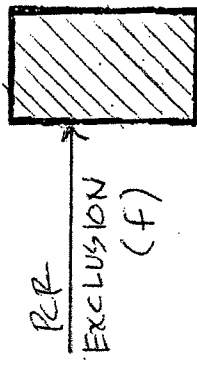
4th Avenue



BLDG. C  
4 CRs



BLDG. D  
1 CR



BLDG. A  
15 CRs  
(12 EXCLUSIONS (G))

Preschool  
Room 124

Broadway

AMERICAN LEGION

MAY 2002

# American Legion Continuation High School

## Portable Building Inventory Summary Sheet

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
0	0	0	0	0	0	0	0
Total Portable Classrooms						<b>0</b>	<b>0</b>
Total Portable Classrooms Over 20 Years Old						<b>0</b>	<b>0</b>

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

Building #	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
P01/ HS	ModTech, Inc.	Yes	02-101757	2000	6	1	960

# Sacramento City Unified School District School Capacity Worksheet

## American Legion Continuation High School (3rd Period Analysis)

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
102	Crafts	20	Permanent	20	**
103	Lounge	20	Permanent	0	*
104	Art	20	Permanent	20	*
105	Computer Applications	20	Permanent	20	
107	CPU Literature	20	Permanent	20	*
108	Physical Science	20	Permanent	20	*
109	Teacher Prep	20	Permanent	0	*
110	Teacher Prep	20	Permanent	0	*
111	U.S. Government	20	Permanent	20	*
112	Teacher Prep	20	Permanent	0	*
113	World History	20	Permanent	20	*
115	English 9, 10, 11, 12	20	Permanent	20	* SDAIE
117	High School Experience	20	Permanent	20	*
119	English 10	20	Permanent	20	*
121	Toddler Rm	20	Permanent	0	*
123	Infant Rm	20	Permanent	0	
V-1	Employment Skills	20	Permanent	20	
V-2	Language Skills	20	Permanent	20	
V-3	Vacant Classroom 3rd Period	20	Permanent	20	
V-4	Math	20	Permanent	20	
Gym	Physical Education	35	Permanent	35	
P01	Head Start	20	Portable	0	
<b>Maximum Capacity (2)</b>		455		<b>315</b>	
<b>Working Capacity (3)</b>		410		<b>284</b>	

- Notes: (1) Based on contract maximums for Proficiency and Development.  
 (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 equals school loading.  
 3 classrooms used for teacher prep. during 3rd period.  
 \*Classrooms less than 700 square feet.  
 \*\*Labs are classrooms greater than 960 square feet.

**2002/03 CBED Enrollment = 284**

# America's Choice Charter High School

5241 J Street  
 Sacramento, CA 95819

Permanent building area: 0 GSF  
 Modular buildings: 11,520 GSF  
 Modular buildings are 100.0 of the facility area  
 Site acres: 0.00

Score:	Possible Points	Total Earned	%
The Site	241	0.0	0.0
Physical Plant Assessment	354	0.0	0.0
Adequacy and Environment for Education	405	0.0	0.0
Total	1,000	0.0	0.0

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



**Participants:**  
 Bob Robie, Evaluator did site tour with custodian

**Notes from Principal's Meeting and Questionnaire**

**Date: 9-05**

- Is one of the eight small high schools funded under Measure I for about \$14,227,500.
- The current location is a temporary housing of the program from 2005-2007 school years. A new permanent facility is in design on recently purchased land at Routler and Systems Parkway, Sacramento, CA 95827.
- There is no score because the facility is temporary and meets current codes.
- An enrollment target of 160 is expected.

**Summary Notes and Comments**

School Site:

The school is sharing the site parking, cafeteria and grass areas with A.W. McClaskey Adult School. All work is new and a revised traffic striping plan for the existing paved area is being developed to minimize pedestrian / vehicle conflicts. The site is too small for the program, but is adequate compared to prior temporary locations. The site will have recreational, socialization, and staff / visitor parking areas to serve this school only. All portables are surfaced installed and require ramps to all spaces.

School Plant:

All facilities are portable and of modular construction; with three and a half units for administration and eight and a half for classrooms. They are all new, meeting current state codes. The restrooms on the end of the two story of A.W. McClaskey and the cafeteria are also useable by this school as part of the access to dining facilities.

Adequacy and Environment for Education:

Like other specialty schools as Independent Studies, the spaces for America's Choice are adequate, with areas such as media center and technology part of the individual class spaces. The dining experience is in the A.W. McClaskey cafeteria. There is no interior gym, but some site game areas are available outside.

The Main Capital Investment Areas:

- Complete the permanent school. This work is funded under the current Measure I program and is under design as of the fall of 2005.

## 505 America's Choice Charter High School

Priority Project #	Codes	Capital Improvement Project	MACC*	Project Budget
505.1	2.00.F01.1.	Issue: Relocation to New Facility	\$ 0	\$ 0
505.2	2.01.G01.3.	Proposal For Middle School Element of School	\$ 3,069,705	\$ 4,297,588
Total of Maximum Allowable Construction Cost:			\$ 3,069,705	
			<b>Total Project Budget:</b>	<b>\$ 4,297,588</b>



**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

This charter high school is currently housed in a modular complex at McClaskey Adult ED Center. Anticipated opening of this facility is the 2006-07 school year. There is \$14,227,500 allocated in Measure I for this school. But an additional \$20,615,060 is anticipated to be needed per notes from Operations on 8-05. Costs to replicate the McClaskey site and added support spaces would be about \$28,021,500 with sev 1.10 if delayed to 2008. This school is one of the eight small high schools funded under Measure I. It is being assumed that the full project is being funded under the Board's reprioritization decisions in Feb. 2006.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Issue: Relocation to new facility	3.155	55,960	SF	0.00	\$ 274.26	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
<b>Total Project Budget:</b>							<b>\$ 0</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

A middle school element of the America's Choice program is being proposed for consideration by the district. The school is expected to be about the size of the current interim facility for the HS at McClaskey site. The facility would be made up of modular construction and probably 2 wings of classrooms and offices with the school sharing the gym, main administration functions, cafeteria and play areas.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a MS area of the school	3.230	9,400	SF	1.00	\$ 247.21	1.32	\$ 3,069,705
Total of Maximum Allowable Construction Cost:							\$ 3,069,705
<b>Total Project Budget:</b>							<b>\$ 4,297,588</b>

## America's Choice Charter High School

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

### 2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
505.1	2.00.F01.1.	Issue: Relocation to New Facility	\$ 0	\$ 0
505.2	2.01.G01.3.	Proposal For Middle School Element of School	\$ 3,069,705	\$ 4,297,588
Total of *Maximum Allowable Construction Cost:			\$ 3,069,705	
			<b>Total Project Budget:</b>	<b>\$ 4,297,588</b>



Criteria	Adequate	Comments on existing conditions and needed improvements
<b>3 Light</b>		
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		
<b>4 Heat and Air</b>		
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		
<b>5 Sound</b>		
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		
<b>6 Aesthetics</b>		
6.1 Appropriateness		
6.2 Naturalness		
6.3 Continuity		
6.4 Screening		
6.5 Other		
<b>7 Equipment</b>		
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
<b>8 Maintenance</b>		
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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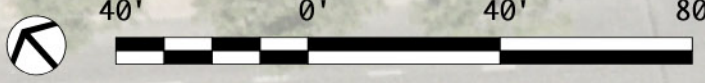




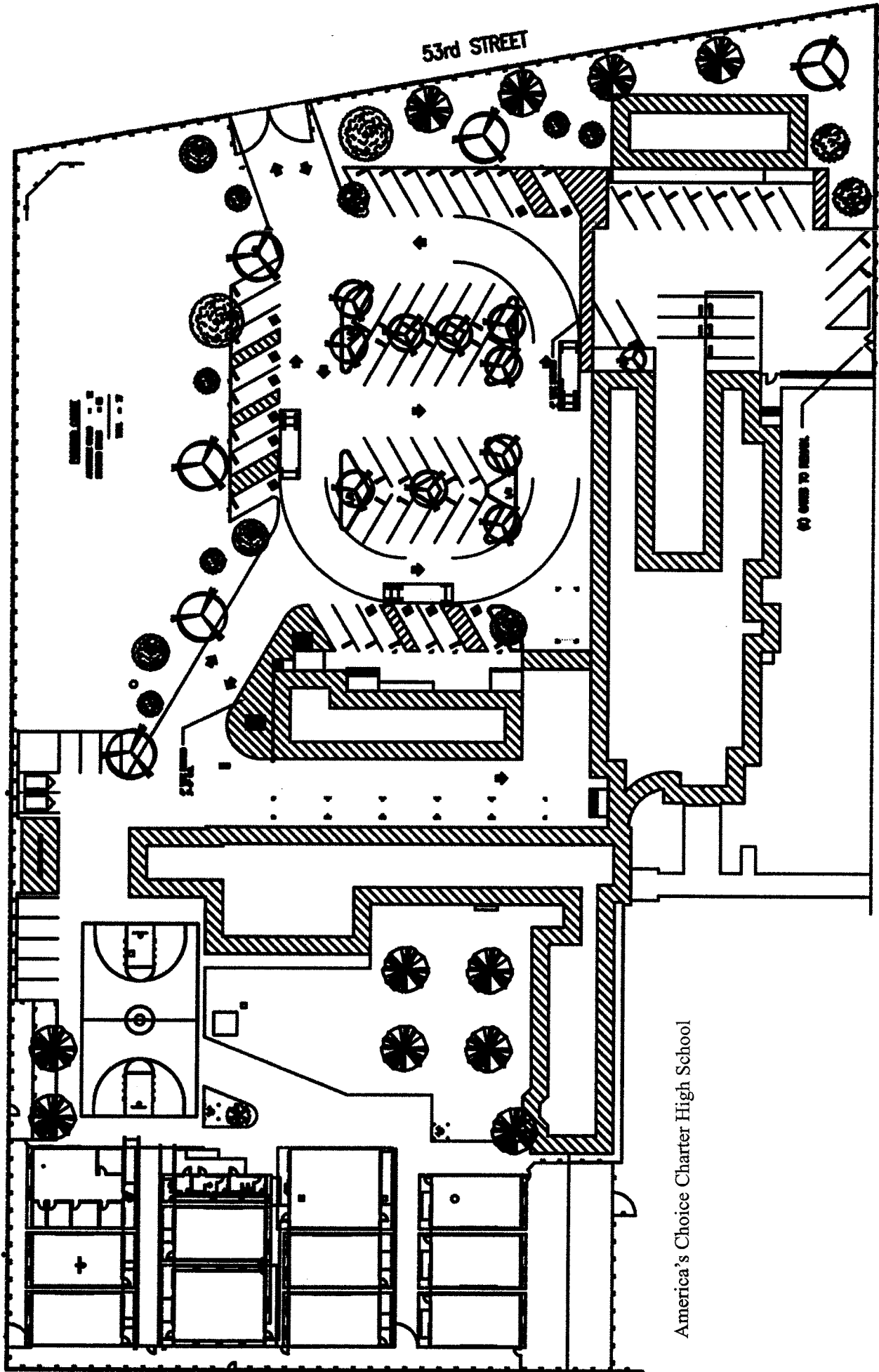
America's Choice Charter High School

Approximate Scale in Feet:

40' 0' 40' 80'

A north arrow pointing towards the top-left of the image, and a scale bar below it with alternating black and white segments, marked with 40, 0, 40, and 80 feet.

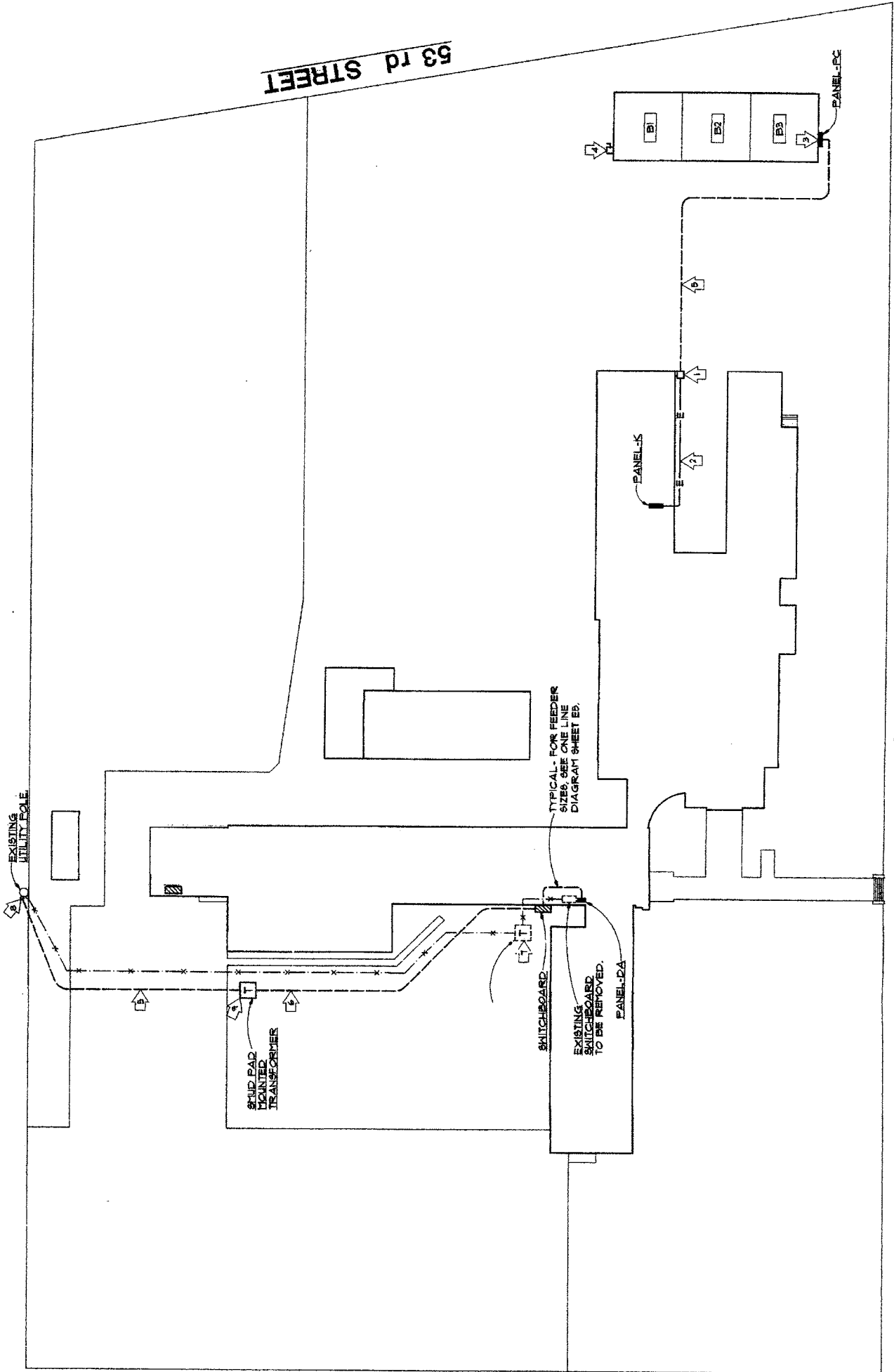




A Warren McClaskey Adult School

J STREET

America's Choice Charter High School



J STREET

**ELECTRICAL SITE PLAN**



SCALE: 1" = 30'-0"

A Warren McClaskey Adult School Site (America's Choice HS)

# Capital City Independent Study School

7220 24th Street  
 Sacramento, CA 95822

Permanent building area: 0 GSF  
 Modular buildings: 13,200 GSF  
 Modular buildings are 100.0 of the facility area  
 Site acres: 1.37

Score:	Possible Points	Total Earned	%
The Site	241	212.5	88.2
Physical Plant Assessment	354	343.0	96.9
Adequacy and Environment for Education	405	361.5	89.3
Total	1,000	917.0	91.7

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



**Participants:**  
 Betty Boone, Principal  
 Bob Robie, Evaluator

**Notes from Principal's Meeting and Questionnaire**

**Date: 10-19-05**

- The school shares a site with a large Child Development Center on the east end of the site. The facilities have different office entry points, signage and are fenced off from each other's campus areas.
- There is overflow parking available over a culvert (locked gate access).
- Not all of the punchlist items have been resolved as base in the office, visual separation between restrooms, science lab area ceiling tile, no hot water in the staff women's restroom, and some window screen / coverings missing in room 3A pod.
- They moved into this location from a temporary site in September 2005.
- The site is adequate, but would like either a small gym or outside recreation area.
- Could use a roll door to the kitchen area and furnishings for the library space.
- Use of some spaces have changed due to program: the library is too small, have 2 half classroom programs in 2 quarter classroom spaces, need twice the file area, and need security cameras.
- All spaces are a little tight, but the layout is as needed and efficient. There is 1.4 acres of parking across a locked canal area.
- Would like to separate restrooms (men/boys and women/girls) to avoid the problem of easy visibility into other sex restrooms in the current layout. This would require plumbing retrofit work.

**Summary Notes and Comments**

School Site:

The site is marginally adequate for the program, not allowing any expansion and making site amenity development difficult. The site is further constrained since 1/3rd of its area includes a drainage channel and adjacent parking area north of the channel. This unused drainage and non-contiguous parking area is locked off from the school area for supervision reasons. There is adequate parking in the southern 2/3 of the site.

School Plant:

The facility is all modular construction on foundations. They are in excellent condition and under warranty year stipulations for corrective actions. See list of issues by principal above.

Adequacy and Environment for Education:

The spaces are somewhat small, but adequate. Some recreational area is needed since a gym is not possible on this limited site.

The Main Capital Investment Areas:

- Provide a recreational area.
- Complete the punch list items.
- Reconfigure the restrooms for privacy issues.
- Consider the construction of a duplicate campus in the north area of the district.

## 571 Capital City Independent Study School

Priority Project #	Codes	Capital Improvement Project	MACC*	Project Budget
571.1	2.00.F01.3.	Issue: Construct Second Independent Studies School	\$ 0	\$ 0
571.2	4.04.C01.1.	Reconfigure Restrooms	\$ 156,406	\$ 218,969
571.3	4.06.E03.1.	Modify Parking for Basketball	\$ 15,992	\$ 21,110
Total of Maximum Allowable Construction Cost:			\$ 172,398	
			<b>Total Project Budget:</b>	<b>\$ 240,079</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

There is pre-planning of a duplicate school to Capital City Independent Studies School. One option is to locate elements of the program at each comprehensive HS to take advantage of support spaces and ease of travel for the students. This option would use existing classroom space and may be possible with limited resources. For planning purposes a set-up project of about \$750,000 each site would be reasonable. This would total about \$4,500,000. To reduce distances of travel a second school could be located in the northern area of the district. There are few changes to the existing floor plan expected. Enlarge the file room and library, modify the restroom configurations, add storage and consider a small exercise gym.  $13600 + 200 + 300 + 2450 = 16550 / .8 = 20688$  GSF. This assumes the land is owned. Add at least \$1.95 million for purchase, prep, and utility connections if the land needs to be purchased. This new school will use the same modular construction system. The severity of 0.5 reduces the permanent construction rates to rates for modular work. The estimated cost of this work would be \$7,747,800.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a duplicate school	2.320	20,688	SF	0.00	\$ 150.00	1.32	\$ 0
2 Site work to support the building as parking, plazas, landscaping, etc.	0.000	20,688		0.00	\$ 150.00	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
<b>Total Project Budget:</b>							<b>\$ 0</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

Currently the student boys' and girls' and staff men's and women's restrooms are on opposing sides of the courtyard. Views into the student restrooms from the vestibule area in front of them is significant making supervision of the areas necessary. Either divider walls can be constructed between the restrooms in the vestibule with new vestibule doors or the restrooms can be changed so boys/men and women/girls units are together. For the purposes of project funding the more difficult one is estimated here (reconfigure one restroom on each side to allow men/boys and women/girls configuration.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Modify restroom fixtures and partitions	10.916	8	Stall	2.00	\$ 7,400.00	1.32	\$ 156,406
Total of Maximum Allowable Construction Cost:							\$ 156,406
<b>Total Project Budget:</b>							<b>\$ 218,969</b>

**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 Develop a basketball court area with fencing	1.661	1	Project	0.25	\$ 48,425.03	1.32	\$ 15,992
Total of Maximum Allowable Construction Cost:							\$ 15,992
<b>Total Project Budget:</b>							<b>\$ 21,110</b>



## Capital City Independent Study School

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

### 2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
571.1	2.00.F01.3.	Issue: Construct Second Independent Studies School	\$ 0	\$ 0
571.2	4.04.C01.1.	Reconfigure Restrooms	\$ 156,406	\$ 218,969
571.3	4.06.E03.1.	Modify Parking for Basketball	\$ 15,992	\$ 21,110
Total of *Maximum Allowable Construction Cost:			\$ 172,398	
<b>Total Project Budget:</b>				<b>\$ 240,079</b>

# 571 Capital City Independent Study School

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

<b>1 Site</b>		
1.1 Size		Small but meets charter requirements for curriculum
1.2 Location	✓	
1.3 Safety	✓	
1.4 Contours	✓	
1.5 Development		
1.6 Playfields		N/A
1.7 Pool		N/A
1.8 Parking	✓	
1.9 Landscaping	✓	
1.10 Other		
<b>2 Space</b>		
2.1 Administration	✓	
2.2 Health	✓	
2.3 Teachers	✓	
2.4 Audiovisual	✓	
2.5 Library		Small area now
2.6 Multipurpose	✓	Ok for population and fact not all on campus at same time
2.7 Stage		N/A
2.8 Kitchen		N/A have kitchenette. Cater food
2.9 Gymnasium		N/A but desire some recreation option
2.10 Showers		N/A
2.11 Toilets	✓	
2.12 Lockers		N/A
2.13 Storage		Need more
2.14 Instructional Space	✓	tight design but works in one-on-one format
2.15 Size	✓	
2.16 Flexibility		Rigid design allows little change
2.17 Utilization	✓	
2.18 Expandability		Maximizes site and building pad area
2.19 Access for the handicapped	✓	
2.20 Other		

Criteria	Adequate	Comments on existing conditions and needed improvements
<b>3 Light</b>		
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		
<b>4 Heat and Air</b>		
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		
<b>5 Sound</b>		
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		
<b>6 Aesthetics</b>		
6.1 Appropriateness	✓	
6.2 Naturalness	✓	
6.3 Continuity	✓	
6.4 Screening	✓	
6.5 Other		
<b>7 Equipment</b>		
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
<b>8 Maintenance</b>		
8.1 Turfed Areas		N/A
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		

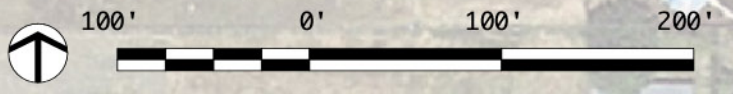




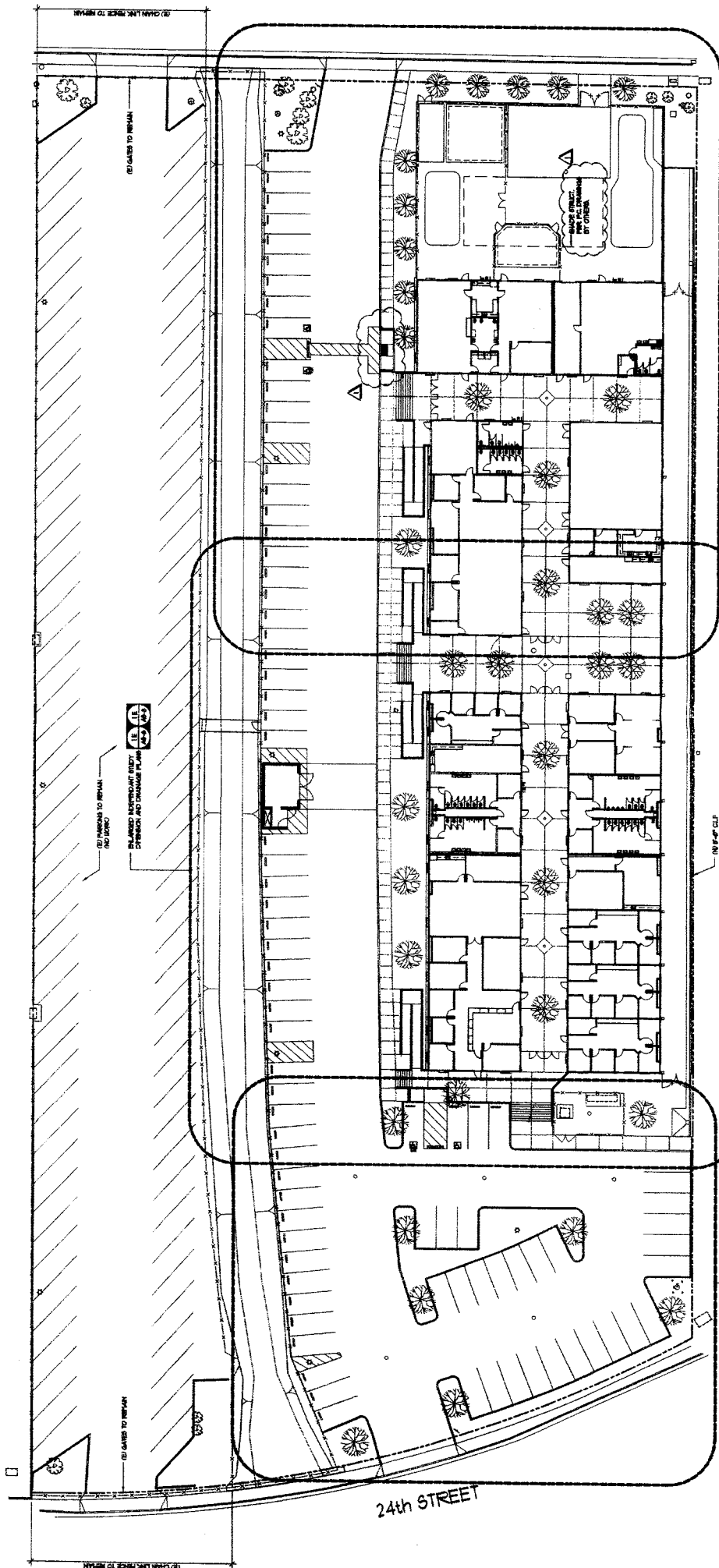
Capital City / Independent Study School

Approximate Scale in Feet:

100' 0' 100' 200'

A north arrow pointing upwards and a scale bar with markings at 100, 0, 100, and 200 feet.





SCALE: 1/8" = 1'-0"

Capital City/Independent Study School

OVERALL SITE PLAN  
FILE: BCCP\_OVERALL.P

BLANKED PARKING LOT PLAN  
433

BLANKED CHILD CARE DEVELOPMENT CENTER AND DRINKING FOUNTAIN  
434

TO REMAIN TO BE REFINISHED  
435

BLANKED INTERIOR FINISH: STAINLESS AND GRANITE PLANK  
436

TO REMAIN TO BE REFINISHED  
437

24th STREET

# Genesis Charter High School

5601 47th Ave.  
 Sacramento, CA 95824

Permanent building area: 16,200 GSF  
 Modular buildings: 25,650 GSF  
 Modular buildings are 61.3 % of the facility area  
 Site acres: 8.69

Score:	Possible Points	Total Earned	%
The Site	241	233.5	96.9
Physical Plant Assessment	354	338.0	95.5
Adequacy and Environment for Education	405	368.0	90.9
Total	1,000	939.5	94.0

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



**Participants:**  
 Darryl White Principal  
 Larry L. Olguin Evaluator

### Notes from Principal's Meeting and Questionnaire

Date: 05-19-05

- This school is one of the eight small high schools funded under Measure I.
- Community Day will be moving after this school year.
- There are no students that ride district buses nor are there any district buses that are designated to the campus.
- The student drop-off / pick-up lane is well defined in front of the school without vehicle interference from students traffic.
- There is more than enough parking spaces for staff, visitors, and special events.
- Exterior stucco is showing surface cracks on all the classrooms.
- The campus is missing some program spaces such as library / media center, home economics, industrial arts, and the science labs are not big enough or do not the have the needed equipment and storage.
- Administration area does not have a nurse's office or station, and there is not a student support service area.
- Before and after school programs are tutoring, special events, and cadet corps science.
- Major concern is that there is very little room for expansion, and the campus does not have outdoor athletic facilities other than the two basketball courts.

### Summary Notes and Comments

#### School Site:

The 8.69 acre site is small and provides limited ability to make changes to the school. Community Day is sharing the the campus at this time and will not be so next school year. The campus is only two years old. Landscaping is in good condition and still in it's early state of development. There needs to be additional shade trees or shelter for outside use.

There is an outdoor amphitheater which is used for outdoor classes and seating during lunch time. The space is not covered. The site is comprised of a main building of 16,200 SF and classroom wings of 25,650 SF. It is fully developed and in good condition. Some drainage issues exist due to the lack of canopies between buildings.

#### School Plant:

The school was designed to meet the initial program needs of educational specifications. The school is two years old and all the equipment, roofing, mechanical and electrical systems meet the campus's needs. There are raceways in all the classrooms to meet any of the future technology needs.

All the HVAC is accessible and all the storage areas plus mechanical rooms are vented, with strobes, and fire protection.

#### Adequacy and Environment for Education:

Classroom floor plans work well with a defined teacher's presentation zone. The vaulted ceiling and a clerestory for natural light generate a pleasant environment for teachers and students.

The campus is missing some program spaces, such as a media center, project lab (a specialized space to provide "hands-on" type curriculum including Fine Arts / Music, Home Economics or Industrial Arts, Student Support Services, and a nurse's station with office space. The science labs are small compared to normal lab standards, but function with lower student numbers.

The school does benefit from it's proximity to the Serna Center (central administration center) which provides assembly space for district functions. The location does not seem to detract from the school, other than restrict its site size for future expansion.

#### The Main Capital Investment Areas:

- Correct overflow drains from main building canopy.



- Consider covered walkways between wings and main building.
- Construct addition for media center.
- Consider project lab for special programs.
- Renovate part of the vacated Community Day program area to allow for student support services.

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## 515 Genesis Charter High School

Priority Project #	Codes	Capital Improvement Project	MACC*	Project Budget
515.1	3.06.D02.1.	Drainage From Overflow Roof Drains	\$ 34,676	\$ 45,773
515.2	4.06.D03.2.	Covered Walkways	\$ 278,200	\$ 367,224
515.3	2.02.F02.1.	Construct a Media Center	\$ 1,295,601	\$ 1,813,842
515.4	2.00.F02.1.	Issue: Project Lab (Specialized Program)	\$ 0	\$ 0
515.5	4.04.D02.3.	Correct Surface Damage	\$ 44,470	\$ 62,258
515.6	2.04.C01.2.	Renovate for Health and Student Services	\$ 241,109	\$ 337,552
<b>Total of Maximum Allowable Construction Cost:</b>			<b>\$ 1,894,056</b>	
			<b>Total Project Budget:</b>	<b>\$ 2,626,649</b>

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

**Project Name**

**Project Description**

The roof overflow in the administration building drains the exterior canopy right in front of all the exits. This is an issue during the winter months because these areas can ice up and contribute to an unsafe condition. These drains need to be re-routed in the column cavities and drain at grade level.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Re-route overflow drains	0.000	5	Each	1.50	\$ 3,500.00	1.32	\$ 34,676
Total of Maximum Allowable Construction Cost:							\$ 34,676
<b>Total Project Budget:</b>							<b>\$ 45,773</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

The administration building and the multipurpose room are not attached to the classrooms with covered walkways. The students are exposed to weather when traveling between buildings. Also, the outside amphitheater is open air without cover. Construct covered walkways and a canopy for the amphitheater.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct covered walkways	3.711	2,800	SF	1.00	\$ 36.31	1.32	\$ 134,303
2 Construct canopy over amphitheater	3.711	3,000	SF	1.00	\$ 36.31	1.32	\$ 143,897
Total of Maximum Allowable Construction Cost:							\$ 278,200
<b>Total Project Budget:</b>							<b>\$ 367,224</b>

Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

The campus does not have a media center. The students are using the computer center for their research and information center. The space is not large enough to meet their needs. A media center could be constructed on the northeast corner of the site next to classrooms 21 thru 25.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct media center	3.410	3,150	SF	1.05	\$ 296.53	1.32	\$ 1,295,601
Total of Maximum Allowable Construction Cost:							\$ 1,295,601
<b>Total Project Budget:</b>							<b>\$ 1,813,842</b>

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 Issue: Construct project lab	3.525	3,650	SF	0.00	\$ 286.59	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 exterior stucco finish system has developed micro-cracks on the classroom wings. There is also leaching of chemicals (effervescence) from the mortar of the front brick facades that will require corrective treatment for appearance in the future.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Power wash and treat brick surfaces	4.533	4,000	SF	2.00	\$ 3.02	1.32	\$ 31,915
2 Treat the stucco areas	4.532	7,200	SF	1.50	\$ 0.88	1.32	\$ 12,555
Total of Maximum Allowable Construction Cost:							\$ 44,470
<b>Total Project Budget:</b>							<b>\$ 62,258</b>



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

**Project Name**

**Project Description**

Consider recapturing part of the prior old Community Day area for use as the health rooms and student support spaces. Isolation (2 @ 60 sf), exam (125 sf), first aide (85 sf), office (150 sf), storage (60 sf), student support spaces (two counselors 2 @ 150 sf, career options room 225 sf, and intervention space 125 sf) and possibly parent interaction space 400 sf. If a renovation is not possible, an addition of about  $1590 / .7 = 2275$  GSF would be needed. The estimated probable cost of construction for the addition option would be \$1,371,000.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate for new uses	4.300	1,800	SF	1.00	\$ 101.40	1.32	\$ 241,109
2 Option to build addition	3.410	2,275	SF	0.00	\$ 296.53	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 241,109
<b>Total Project Budget:</b>							<b>\$ 337,552</b>

## Genesis Charter High School

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

### 2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
515.1	3.06.D02.1.	Drainage From Overflow Roof Drains	\$ 34,676	\$ 45,773
515.2	4.06.D03.2.	Covered Walkways	\$ 278,200	\$ 367,224
515.3	2.02.F02.1.	Construct a Media Center	\$ 1,295,601	\$ 1,813,842
515.4	2.00.F02.1.	Issue: Project Lab (Specialized Program)	\$ 0	\$ 0
515.5	4.04.D02.3.	Correct Surface Damage	\$ 44,470	\$ 62,258
515.6	2.04.C01.2.	Renovate for Health and Student Services	\$ 241,109	\$ 337,552
Total of *Maximum Allowable Construction Cost:			\$ 1,894,056	
			<b>Total Project Budget:</b>	<b>\$ 2,626,649</b>

# 515 Genesis Charter High School

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

<b>1 Site</b>		
1.1 Size		Small no room for athletic fields
1.2 Location	✓	
1.3 Safety	✓	
1.4 Contours	✓	
1.5 Development	✓	
1.6 Playfields		There is a general field but no others
1.7 Pool		Not one
1.8 Parking	✓	
1.9 Landscaping	✓	
1.10 Other		
<b>2 Space</b>		
2.1 Administration	✓	
2.2 Health	✓	
2.3 Teachers	✓	
2.4 Audiovisual	✓	
2.5 Library		Not sufficient
2.6 Multipurpose	✓	
2.7 Stage	✓	
2.8 Kitchen	✓	
2.9 Gymnasium	✓	
2.10 Showers	✓	
2.11 Toilets	✓	
2.12 Lockers	✓	
2.13 Storage		Could use more
2.14 Instructional Space	✓	
2.15 Size	✓	
2.16 Flexibility		
2.17 Utilization	✓	
2.18 Expandability		Would be tight with existing site
2.19 Access for the handicapped	✓	
2.20 Other		

Criteria	Adequate	Comments on existing conditions and needed improvements
<b>3 Light</b>		
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		
<b>4 Heat and Air</b>		
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		
<b>5 Sound</b>		
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	✓	
<b>6 Aesthetics</b>		
6.1 Appropriateness		
6.2 Naturalness		
6.3 Continuity		
6.4 Screening		
6.5 Other		
<b>7 Equipment</b>		
7.1 Quantity		Need more lab equipment
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
<b>8 Maintenance</b>		
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		

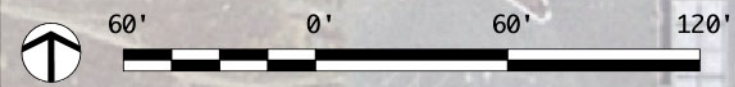
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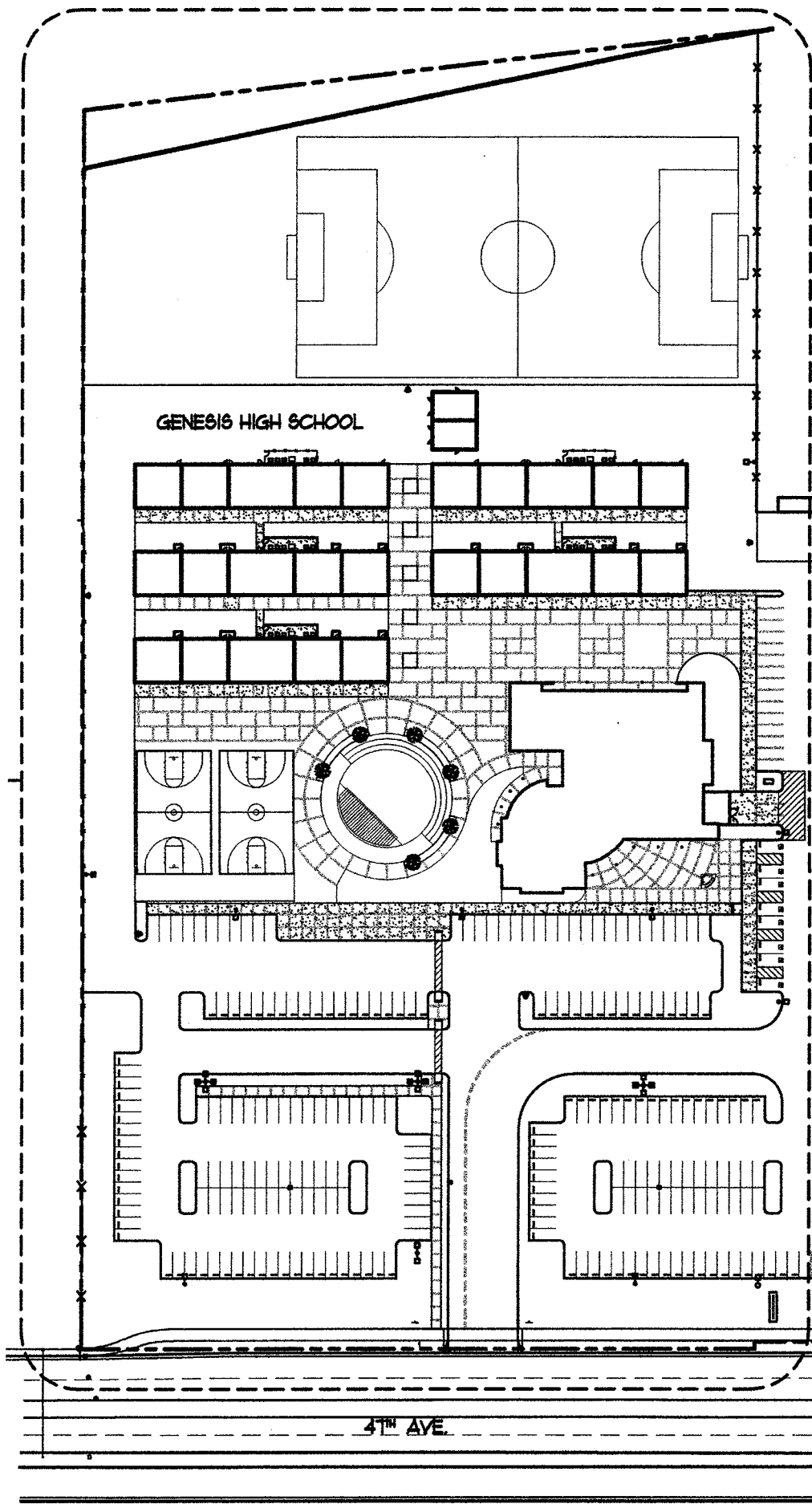


# Genesis Charter High School

Approximate Scale in Feet:







Genesis Charter HS Site



# Arthur A. Benjamin Health Professions HS

451 McClatchey  
Sacramento, CA

Permanent building area: 40,150 GSF  
Modular buildings: 0 GSF  
Modular buildings are 0.0 % of the facility area  
Site acres: 4.20

Score:	Possible Points	Total Earned	%
The Site	241	219.0	90.9
Physical Plant Assessment	354	354.0	100.0
Adequacy and Environment for Education	405	368.0	90.9
Total	1,000	941.0	94.1

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



**Participants:**  
Robert Woodward, Evaluator

**Notes from Principal's Meeting and Questionnaire**

**Date: 08/31/2006**

None, new facility in the final stages of completion at the time of the evaluation.

**Summary Notes and Comments**

School Site:

The school site is approximately four acres and is located adjacent to Jedediah Smith Elementary School on McClathchy Way. This is a new facility and the site, although small for a High School is completely developed. The campus is fully fenced with a wrought iron fence /gate at the main entrance that will allow all exit points to be padlocked shut. The exterior public area landscaping is well done with low maintenance landscaping, concrete and asphalt hardscape and a central courtyard with seating. Trees are minimal. The site appears to be well lighted, although it was not visited at night. It is handicapped accessible with no access issues obvious. Second story classrooms are accessible via stairs or elevator. The main courtyard includes planting areas and new site furniture available for seating and outdoor dining; however, the area is not protected from the elements. The asphalt parking area at the south of the site is adequate for the facility and includes a drop off zone immediately adjacent to the front walk. There is an asphalt hard surface play area north of the campus and one soccer sized grass field.

The school was not occupied or in session at the time of the evaluation and the adequacy of the site traffic configuration could not be determined. Visually, the layout and configuration appears to be well thought out and should work well for the morning drop-off and after school dismissal processes. As with most sites, some congestion at dismissal time is anticipated, in particular, since the site is only served by 5th street and borders an existing elementary school, adding to the anticipated congestion.

There is no football field, track, baseball field or tennis courts on the site.

School Plant:

The school plant consists of 2-two story general classroom buildings, one laboratory building, one administration / library building and a multipurpose arranged a central courtyard. The two story classroom buildings are served by stairs and an elevator and include state of the art appurtenances and finishes. They are interconnected for movement from one building to the other at the second story level.

The multipurpose facility includes a regulation size basketball court with some seating, a full service kitchen, men's and women's locker rooms, men's and women's public restrooms and an elevated platform stage with a separate entrance.

The laboratory building includes laboratory classrooms arranged around a central workroom and storage area. The administration library includes a small library space, computer laboratory, administrative offices, health room area, teacher's lounge / workroom and some facility storage.

There are no covered walkways between buildings. This a new facility with no apparent deficiencies.

Adequacy and Environment for Education:

Health Professionals High School is a new facility that had not been opened at the time of the evaluation. Classrooms are state of art spaces with natural light, mechanical ventilation and a full casework / marker board wall. Spaces are bright and well lighted. Deficiencies are limited to the availability of specific specialty instruction spaces such as home economics, vocational and music education.

The site does not include sufficient area for additional play fields, track and tennis courts that are generally required of a high school site. The surrounding environment is not optimum and some

congestion is anticipated, in particular at the dismissal time, due to the proximity of the elementary school north of this site and service from one major street, only.

The Main Capital Investment Areas:

None

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## 700 Arthur A. Benjamin Health Professions HS

Priority Project #	Codes	Capital Improvement Project	MACC*	Project Budget
700.1	2.00.F01.1.	Complete New School	\$ 0	\$ 0
Total of Maximum Allowable Construction Cost:			\$ 0	
<b>Total Project Budget:</b>				<b>\$ 0</b>

**Facility** 
**ID** 
**Project Number**

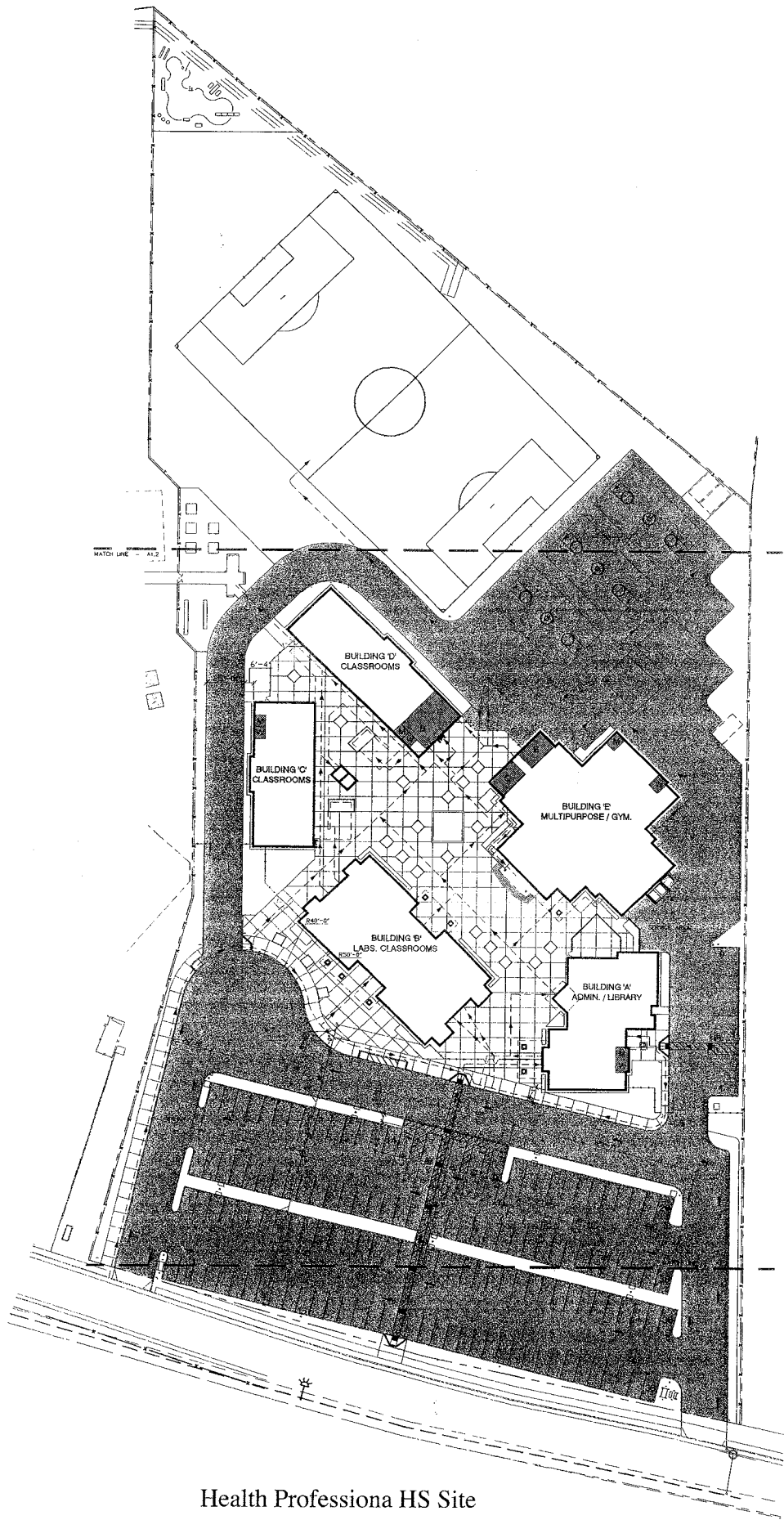
**Category** 
**Type 1** 
**Type 2** 
**P/T** 
**Priority**

**Project Name**

**Project Description**

This school is under design in 2005 and will be located at 451 McClatchy Way. It is housed in the interim at Jed Smith Campus area. It will provide a small high school choice for students interested in the health professions. This school is one of the eight small high schools planned for the district and is funded under Measure I for a projected budget of \$11,249,800. An additional \$10,090,834 was provided in the re-prioritization vote by the Board in February 2006.

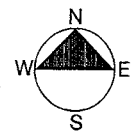
Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Complete New Measure I funded school	0.002	1	School	0.00	\$ 1.00	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
<b>Total Project Budget:</b>							<b>\$ 0</b>



Health Professiona HS Site

# SITE PLAN

SCALE: 1" = 60'



# Hiram W. Johnson West Campus High School

5022 58th Street  
 Sacramento, CA 95820

Permanent building area: 95,255 GSF  
 Modular buildings: 0 GSF  
 Modular buildings are 0.0 % of the facility area  
 Site acres: 17.00

Score:	Possible Points	Total Earned	%
The Site	241	177.5	73.7
Physical Plant Assessment	354	270.5	76.4
Adequacy and Environment for Education	405	295.0	72.8
Total	1,000	743.0	74.3

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



**Participants:**

John Becker, Principal  
 Howard Mahony, Vice Principal  
 Les, Plant Manager  
 G.R. Nolen, Evaluator



### Notes from Principal's Meeting and Questionnaire

Date: 4/27-28/05

- Playing field needs re-sodding.
- No ADA access to baseball bleachers.
- Construct a cafeteria / multipurpose space.
- Drop-off lane / area for students to wait for parents and be picked up.
- Classrooms have limited electrical plugs (2).
- Classrooms too small.
- Old shop building needs to be replaced with new classrooms for better use of space.
- Courtyards need landscape upgrade with tree removal and replacement.
- Waste lines need to be replaced.
- Irrigation system needs to be replaced.
- Water lines need to be replaced.
- Administration offices need to be reorganized for better use of space.
- Site needs security fence on west boundary.
- Baseball field needs safety fencing on south and west boundaries.
- Site needs security lighting.
- Site needs security camera system.

### Summary Notes and Comments

#### School Site:

Hiram W. Johnson West Campus High School's site is 17 acres. The school is currently over prototype site capacity by 108 students for the site's size. If viewed as a middle school, as it was originally designed, then the enrollment is operating at the prototype site capacity. Traffic problems have been created by the presence of elementary school students crossing the service drive on the north side to access H. W. Johnson's cafeteria for their lunch. Drainage problems exist with water ponding at several entry points in the recently replaced service drive. Athletic functions, while numerous, are held at playing fields located off site due to the limited site size.

#### School Plant:

The school, built in 1954 as a junior high school, was planned for a program with different program requirements. As a high school with an enrollment of 800 students, the classroom sizes and spaces, most designed for other uses, are inadequate for many of the high school programs. While modernization is doing much to facelift the school, nothing is being done to architecturally and structurally adapt the the old buildings to meet current needs. Demolition of the old shop building and replacing it with a two story classroom building with spaces of appropriate size, would begin to meet the current needs for space to meet high school program needs and provide more energy efficient spaces and allow classroom wings with undersized classrooms also to be demolished. It is reported by the school that termite infestation is present throughout the original wood structure facility. With the need to replace septic, water, and irrigation lines, consideration should be given to demolishing all classroom wings and systematically replacing them with two story modern, energy efficient structures.

#### Adequacy and Environment for Education:

Although the school is receiving modernization improvements, nothing is being done to improve the types of space and how they are used as a high school. The old junior high structure is a make due situation for H. W. Johnson West Campus High School. Also with the school's cafeteria being used by the elementary school for their lunch program, the high school is unable to use the cafeteria/ auditorium space as it needs to for its own programs. While the high school manages to operate within the many limitations placed on it by being a junior high facility, the environment is marginally adequate for educating students at a high school level.

#### The Main Capital Investment Areas:

- Drainage study.

- Drainage improvements.
- ADA ramp and path access to baseball field.
- Safety fencing at baseball field.
- Wrought Iron fencing on west side.
- Security lighting.
- Security camera system.
- Replace irrigation system.
- Replace waste lines.
- Replace septic lines.
- Landscape main courtyard.
- Landscape classroom courtyards.
- Construct 3 tennis courts.
- Construct parent drop-off lane.
- Construct outdoor classroom.
- Construct cafeteria addition to make into multi-use space.
- Construct media center.
- Option: Construct new classroom wing to replace older buildings.
- Renovate administration offices.
- Renovate buildings A & B.
- Renovate kitchen.
- Renovate staff lounges and dining room.
- Renovate gym locker rooms.
- Refurbish custodial and facility storage spaces.

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## 521 Hiram W. Johnson West Campus High School

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
	521.1	2.00.F02.1.	Issue: Joint Use of Cafeteria	\$ 0	\$ 0
1	521.2	4.02.F02.2.	Replace Wings D and E with 2-story Modular Classroom Complex	\$ 6,607,197	\$ 9,250,077
	521.3	3.15.A05.1.	Upgrade the Security Systems	\$ 29,695	\$ 39,197
	521.4	4.06.E01.1.	Site Improvements	\$ 152,278	\$ 201,007
3	521.5	4.06.E02.2.	Landscaping Improvements	\$ 736,928	\$ 972,746
5	521.6	4.06.E10.1.1.	Playing Field Improvements	\$ 484,931	\$ 640,108
	521.7	3.06.E03.1.	Parent Drop-off Lane	\$ 291,600	\$ 384,913
	521.8	4.06.E03.2.	Parking Improvements	\$ 121,198	\$ 159,982
4	521.9	4.04.C01.2.	Renovation/Expansion of the Administration	\$ 907,507	\$ 1,270,510
	521.10	4.04.C01.2.	Continue Modernization	\$ 1,276,873	\$ 1,787,622
	521.11	4.04.C01.1.	Kitchen Renovation	\$ 750,297	\$ 1,050,416
2	521.12	2.02.F02.2.	Construct Media and Technology Center	\$ 3,376,612	\$ 4,727,257
	521.13	2.04.C01.1.	Renovate Building J	\$ 2,999,968	\$ 4,199,954
	521.14	2.04.C01.1.	Gym Locker Room Renovations	\$ 811,887	\$ 1,136,641
	521.15	2.04.C01.2.	Renovate Building H	\$ 1,982,650	\$ 2,775,709
	521.16	4.05.C01.2.	Refurbish Custodial and Facility Storage Spaces	\$ 20,185	\$ 28,259
	521.17	4.04.A04.2.	Plumbing Upgrades	\$ 390,157	\$ 546,220
	521.18	4.04.D05.1.	Miscellaneous Upgrades	\$ 421,071	\$ 589,499
	521.19	4.04.A03.1.1.	Mechanical Improvements	\$ 16,067	\$ 22,494
	521.20	4.00.F02.1.	Issue: Simple Replacement if Termite Infestation Severe	\$ 0	\$ 0
5	521.21	4.06.E10.1.1.	Athletic Fields MP- Surfaced Track	\$ 1,228,311	\$ 1,621,370
<b>Total of Maximum Allowable Construction Cost:</b>				<b>\$ 22,605,412</b>	
<b>Total Project Budget:</b>					<b>\$ 31,403,980</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

H. M Johnson West Campus High School shares use of its cafeteria with Mark Twain ES. This joint use of the cafeteria limits the high school's use of the cafeteria/stage area for its own program use and creates conflicts for ES students crossing the HS service drive to the cafeteria. Consider the separation of the school functions to give scheduling flexibility for meals at both schools.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Issue: Joint use of the cafeteria	0.000	1		1.00	\$ 0.00	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
<b>Total Project Budget:</b>							<b>\$ 0</b>

**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 the classroom facility	4.350	26,640	SF	1.10	\$ 153.65	1.32	\$ 5,947,881
2 Demolition of buildings and site improvements and prep for work	4.400	28,800	SF	1.00	\$ 17.33	1.32	\$ 659,316
Total of Maximum Allowable Construction Cost:							\$ 6,607,197
<b>Total Project Budget:</b>							<b>\$ 9,250,077</b>

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 additional cameras	11.006	6	Drop	1.00	\$ 1,708.40	1.32	\$ 13,541
2 Upgrade the controller	11.210	1	School	1.00	\$ 12,228.31	1.32	\$ 16,154
Total of Maximum Allowable Construction Cost:							\$ 29,695
<b>Total Project Budget:</b>							<b>\$ 39,197</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

Construct two, two-bin dumpster enclosures, one at kitchen on east side and one on north side service drive area. Install a wrought iron security fence on west side of site. Install night security lighting along perimeter security fence.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct 2 - 2 bin dumpster enclosures	1.360	2	Each	1.00	\$ 23,000.00	1.32	\$ 60,766
2 Install a wrought iron security fence	1.350	835	LF	1.15	\$ 31.46	1.32	\$ 39,907
3 Install additional site security lighting on timers	1.280	6	Per Pole	1.00	\$ 6,510.90	1.32	\$ 51,605
Total of Maximum Allowable Construction Cost:							\$ 152,278
<b>Total Project Budget:</b>							<b>\$ 201,007</b>



**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

Relandscape courtyards between classroom wings and main courtyard correcting drainage issues. Remove trees (liquid amber type) and replace with trees requiring low maintenance. Construct an outdoor shade structure in the main court yard for outdoor classroom use and other uses.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Repair irrigation and re-landscape courtyards	1.310	67,415	SF	1.20	\$ 5.45	1.32	\$ 582,421
2 Remove and replace trees	1.315	20	Each	2.00	\$ 935.81	1.32	\$ 49,448
3 Construct an outdoor shade structure	3.720	1,200	SF	1.10	\$ 60.25	1.32	\$ 105,059
Total of Maximum Allowable Construction Cost:							\$ 736,928
<b>Total Project Budget:</b>							<b>\$ 972,746</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

Re-grade fields, repair irrigation and seed/sod to correct playing surface problems. Install safety fencing on south and west (250' X 16' high) + (250' X 16' high) sides of southwest corner baseball field to protect housing to the south and future housing to the west. . Note: Staff expressed a preference for replacement of grass with artificial turf at an estimated cost of \$770,000.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Re-contour and aerate fields	1.330	34,025	SF	0.50	\$ 3.07	1.32	\$ 68,994
2 Make repairs and seed / sod	1.830	360,225	SF	0.50	\$ 1.37	1.32	\$ 325,962
3 Install safety fencing	1.350	2,165	LF	1.00	\$ 31.46	1.32	\$ 89,975
Total of Maximum Allowable Construction Cost:							\$ 484,931
<b>Total Project Budget:</b>							<b>\$ 640,108</b>

**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 parent drop-off lane	1.120	1	Project	1.00	\$ 166,517.20	1.32	\$ 219,969
2 Construct a covered walkway shelter	3.720	900	SF	1.00	\$ 60.25	1.32	\$ 71,631
Total of Maximum Allowable Construction Cost:							\$ 291,600
<b>Total Project Budget:</b>							<b>\$ 384,913</b>

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 parking lots	1.230	6,830	SY	1.00	\$ 12.86	1.32	\$ 116,028
2 Re-stripe parking lots	1.240	73	Space	1.00	\$ 53.61	1.32	\$ 5,170
Total of Maximum Allowable Construction Cost:							\$ 121,198
<b>Total Project Budget:</b>							<b>\$ 159,982</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

Renovate building administration areas to allow for a more efficient use of space and High School administration needs. New spaces should include but not be limited to space for reception, secretarial pool, attendance office, principal and vice principal's office, conference room, work room, vault, storage room, security office, and counseling offices. Consider renovation of the classroom across the foyer to expand administration functions.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate administration offices	4.300	6,775	SF	1.00	\$ 101.40	1.32	\$ 907,507
Total of Maximum Allowable Construction Cost:							\$ 907,507
<b>Total Project Budget:</b>							<b>\$ 1,270,510</b>

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 modernization	4.200	12,675	SF	1.50	\$ 50.84	1.32	\$ 1,276,873
Total of Maximum Allowable Construction Cost:							\$ 1,276,873
<b>Total Project Budget:</b>							<b>\$ 1,787,622</b>

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 kitchen	4.310	2,330	SF	1.00	\$ 184.27	1.32	\$ 567,170
2 Renovate staff dining and lounge spaces	4.200	2,235	SF	1.00	\$ 50.84	1.32	\$ 150,102
3 Continue equipment upgrade	0.000	2	Room	1.00	\$ 12,500.00	1.32	\$ 33,025
Total of Maximum Allowable Construction Cost:							\$ 750,297
<b>Total Project Budget:</b>							<b>\$ 1,050,416</b>

Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

With the construction of the two-story classroom addition, buildings F and G can be demolished to provide site for construction of new Media Center/ Technology Center. The media center for a school of this size is no less than 5435 GSF per state standards and moving computer labs to the same area allows for joint teaching and use. Computer lab is 1000 + server/repair/storage 240 SF = 1240/.8 = 1600 GSF.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Demolish building F and G	4.400	12,570	SF	1.20	\$ 17.33	1.32	\$ 345,317
2 Construct a new media - technology center	3.410	7,035	SF	1.10	\$ 296.53	1.32	\$ 3,031,295
Total of Maximum Allowable Construction Cost:							\$ 3,376,612
<b>Total Project Budget:</b>							<b>\$ 4,727,257</b>



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 Building J	4.350	12,970	SF	1.10	\$ 153.65	1.32	\$ 2,895,797
2 Abatement and removal work for renovation	4.592	12,970	SF	2.00	\$ 3.04	1.32	\$ 104,171
Total of Maximum Allowable Construction Cost:							\$ 2,999,968
<b>Total Project Budget:</b>							<b>\$ 4,199,954</b>

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 boys' and girls' locker rooms	4.305	4,000	SF	1.00	\$ 153.65	1.32	\$ 811,887
Total of Maximum Allowable Construction Cost:							\$ 811,887
Total Project Budget:							\$ 1,136,641

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 Demolish Buildings E and G	4.350	6,648	SF	1.15	\$ 153.65	1.32	\$ 1,551,759
2 Construct storage / prep addition	3.526	900	SF	1.10	\$ 329.48	1.32	\$ 430,891
Total of Maximum Allowable Construction Cost:							\$ 1,982,650
<b>Total Project Budget:</b>							<b>\$ 2,775,709</b>

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 all custodial spaces	4.100	800	SF	1.00	\$ 19.10	1.32	\$ 20,185
Total of Maximum Allowable Construction Cost:							\$ 20,185
Total Project Budget:							\$ 28,259

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 sewer line	6.374	2,900	LF	1.20	\$ 40.00	1.32	\$ 183,883
2 Replace buried water line	6.375	3,000	LF	1.00	\$ 52.05	1.32	\$ 206,274
Total of Maximum Allowable Construction Cost:							\$ 390,157
Total Project Budget:							\$ 546,220

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 Replace rain gutters	7.765	1,450	LF	1.00	\$ 17.08	1.32	\$ 32,716
2 Replace old 1/8" glass with energy efficient glazing	4.782	8,900	SF	1.20	\$ 25.42	1.32	\$ 358,632
3 Remove old mechanical equipment	0.000	1	Project	1.00	\$ 22,500.00	1.32	\$ 29,723
Total of Maximum Allowable Construction Cost:							\$ 421,071
<b>Total Project Budget:</b>							<b>\$ 589,499</b>

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	6.252	8	Each	1.00	\$ 958.39	1.32	\$ 10,128
2 Install fire sprinkler system	6.500	400	SF	2.00	\$ 5.62	1.32	\$ 5,939
Total of Maximum Allowable Construction Cost:							\$ 16,067
<b>Total Project Budget:</b>							<b>\$ 22,494</b>

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 Issue: Option to replace a classroom wing	3.210	8,095	SF	0.00	\$ 278.00	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
<b>Total Project Budget:</b>							<b>\$ 0</b>



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
4 Construct a surfaced track running path	1.860	1	Project	1.00	\$ 929,833.90	1.32	\$ 1,228,311
Total of Maximum Allowable Construction Cost:							\$ 1,228,311
<b>Total Project Budget:</b>							<b>\$ 1,621,370</b>

## Hiram W. Johnson West Campus High School

**Site:** Average  
**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
521.1	2.00.F02.1.	Issue: Joint Use of Cafeteria	\$ 0	\$ 0
521.2	4.02.F02.2.	Replace Wings D and E with 2-story Modular Classroom Complex	\$ 6,607,197	\$ 9,250,077
521.3	3.15.A05.1.	Upgrade the Security Systems	\$ 29,695	\$ 39,197
521.4	4.06.E01.1.	Site Improvements	\$ 152,278	\$ 201,007
521.5	4.06.E02.2.	Landscaping Improvements	\$ 736,928	\$ 972,746
521.6	4.06.E10.1.1.	Playing Field Improvements	\$ 484,931	\$ 640,108
521.7	3.06.E03.1.	Parent Drop-off Lane	\$ 291,600	\$ 384,913
521.8	4.06.E03.2.	Parking Improvements	\$ 121,198	\$ 159,982
521.9	4.04.C01.2.	Renovation/Expansion of the Administration	\$ 907,507	\$ 1,270,510
521.10	4.04.C01.2.	Continue Modernization	\$ 1,276,873	\$ 1,787,622
521.11	4.04.C01.1.	Kitchen Renovation	\$ 750,297	\$ 1,050,416
521.12	2.02.F02.2.	Construct Media and Technology Center	\$ 3,376,612	\$ 4,727,257
521.13	2.04.C01.1.	Renovate Building J	\$ 2,999,968	\$ 4,199,954
521.14	2.04.C01.1.	Gym Locker Room Renovations	\$ 811,887	\$ 1,136,641
521.15	2.04.C01.2.	Renovate Building H	\$ 1,982,650	\$ 2,775,709
521.16	4.05.C01.2.	Refurbish Custodial and Facility Storage Spaces	\$ 20,185	\$ 28,259
521.17	4.04.A04.2.	Plumbing Upgrades	\$ 390,157	\$ 546,220
521.18	4.04.D05.1.	Miscellaneous Upgrades	\$ 421,071	\$ 589,499
521.19	4.04.A03.1.1.	Mechanical Improvements	\$ 16,067	\$ 22,494
521.20	4.00.F02.1.	Issue: Simple Replacement if Termite Infestation Severe	\$ 0	\$ 0
521.21	4.06.E10.1.1.	Athletic Fields MP- Surfaced Track	\$ 1,228,311	\$ 1,621,370
<b>Total of *Maximum Allowable Construction Cost:</b>			<b>\$ 22,605,41</b>	
<b>Total Project Budget:</b>				<b>\$ 31,403,980</b>

## 521 Hiram W. Johnson West Campus High School

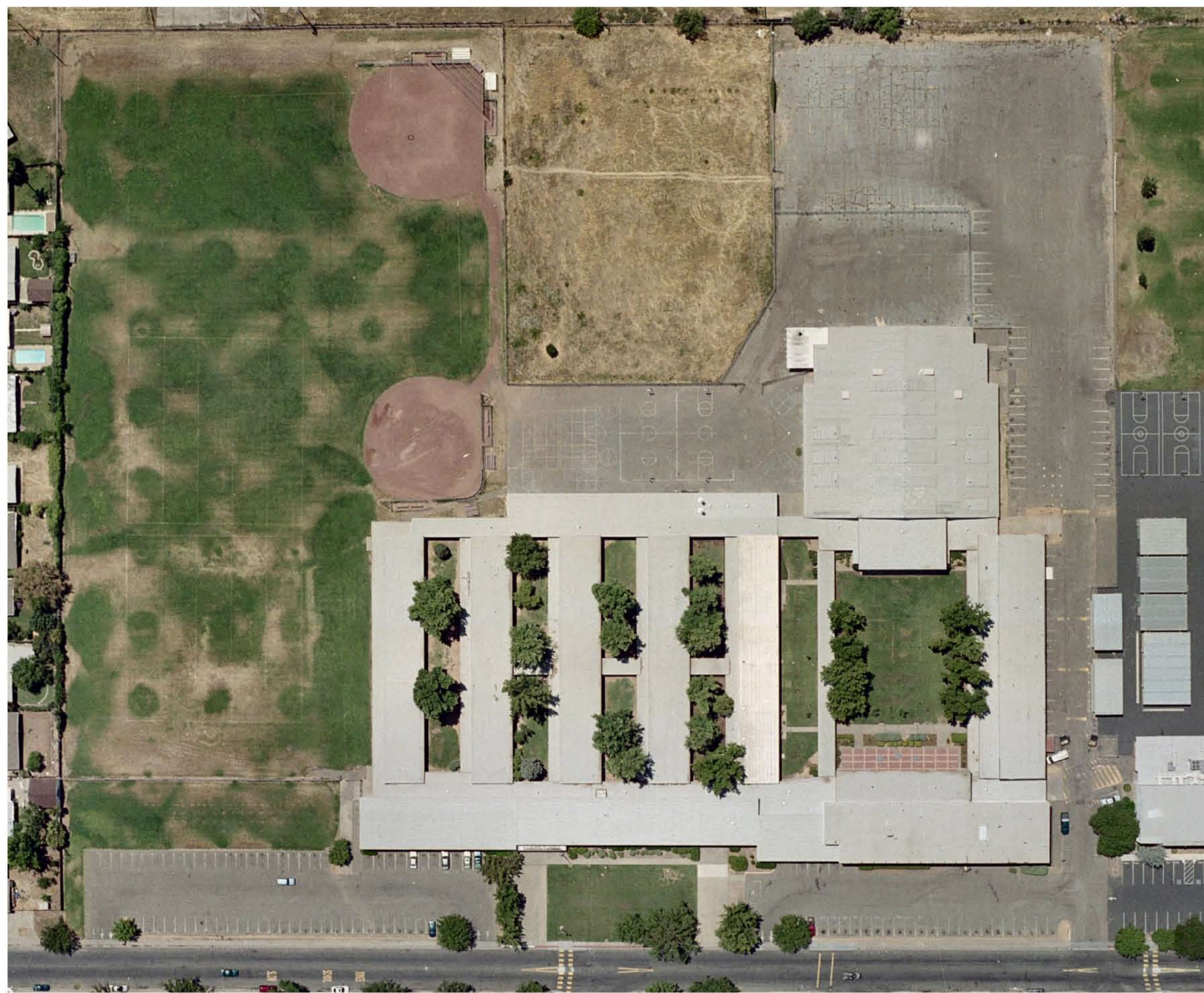
**Criteria Adequate Comments on existing conditions and needed improvements**

<b>1 Site</b>		
1.1 Size		Small
1.2 Location	✓	
1.3 Safety		Security systems, traffic issues
1.4 Contours	✓	
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		
<b>2 Space</b>		
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		Improvements needed
2.10 Showers		N/A
2.11 Toilets	✓	
2.12 Lockers		N/A
2.13 Storage	✓	
2.14 Instructional Space		Improvements needed
2.15 Size		Small, inefficient
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
<b>3 Light</b>		
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		
<b>4 Heat and Air</b>		
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		
<b>5 Sound</b>		
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	✓	
<b>6 Aesthetics</b>		
6.1 Appropriateness		Improvements needed
6.2 Naturalness	✓	
6.3 Continuity	✓	
6.4 Screening	✓	
6.5 Other		
<b>7 Equipment</b>		
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
<b>8 Maintenance</b>		
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	✓	
8.9 Windows	✓	
8.10 Fencing	✓	
8.11 Mechanical Equipment		Improvements needed
8.12 Hardware	✓	
8.13 Plumbing Fixtures	✓	
8.14 Other		

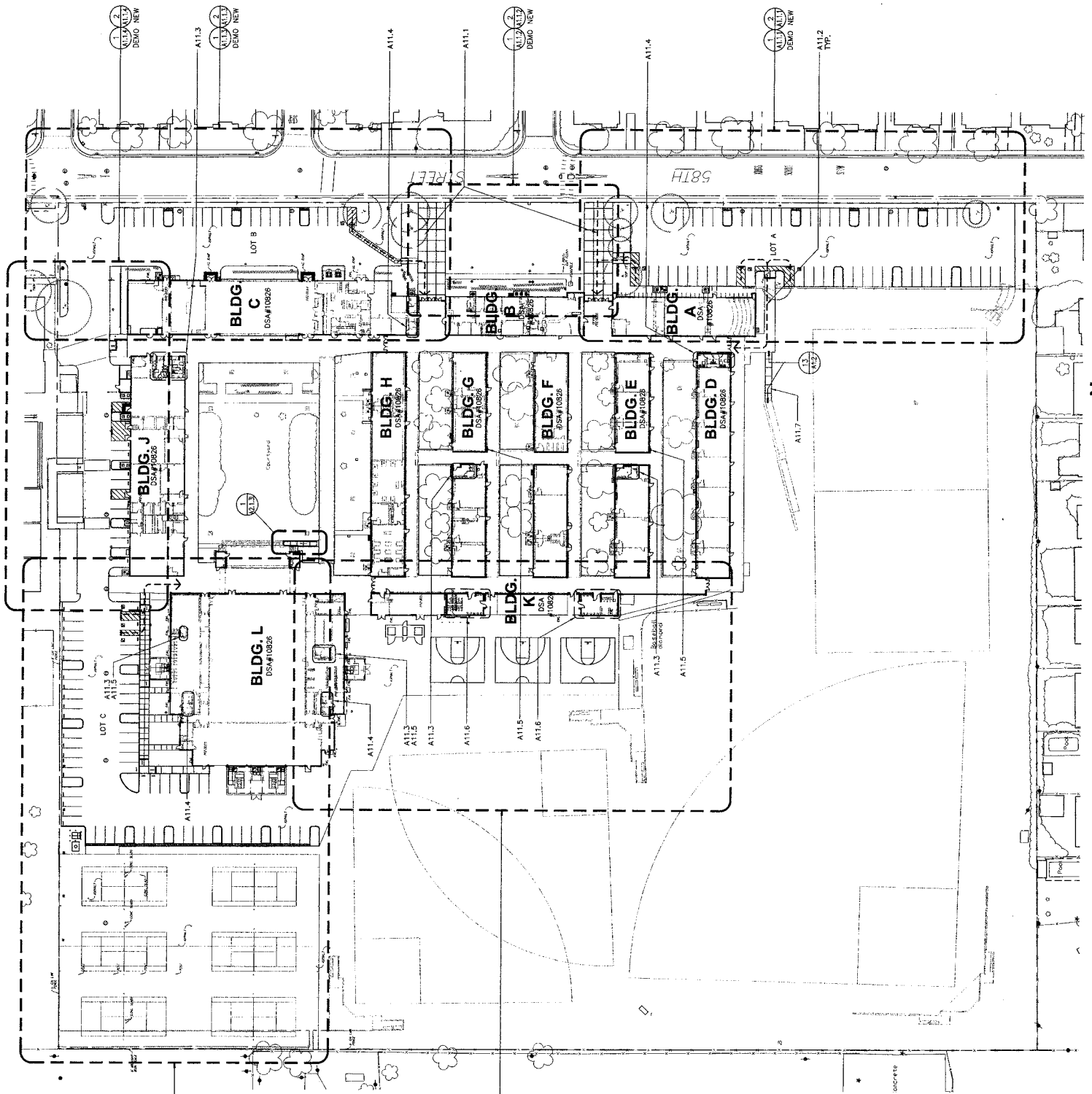




Approximate Scale in Feet:



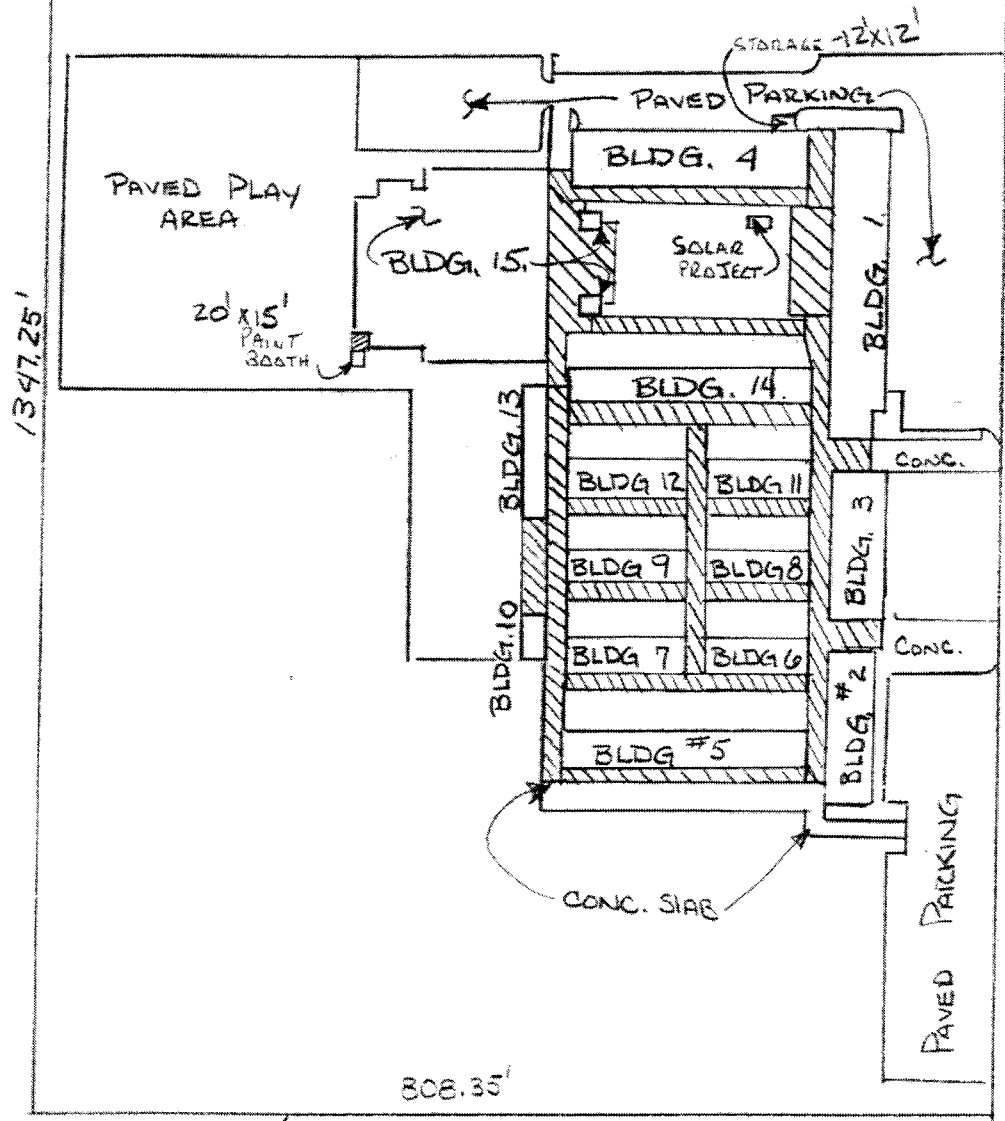




1 OVERALL PROPOSED SITE PLAN 1" = 40'-0"

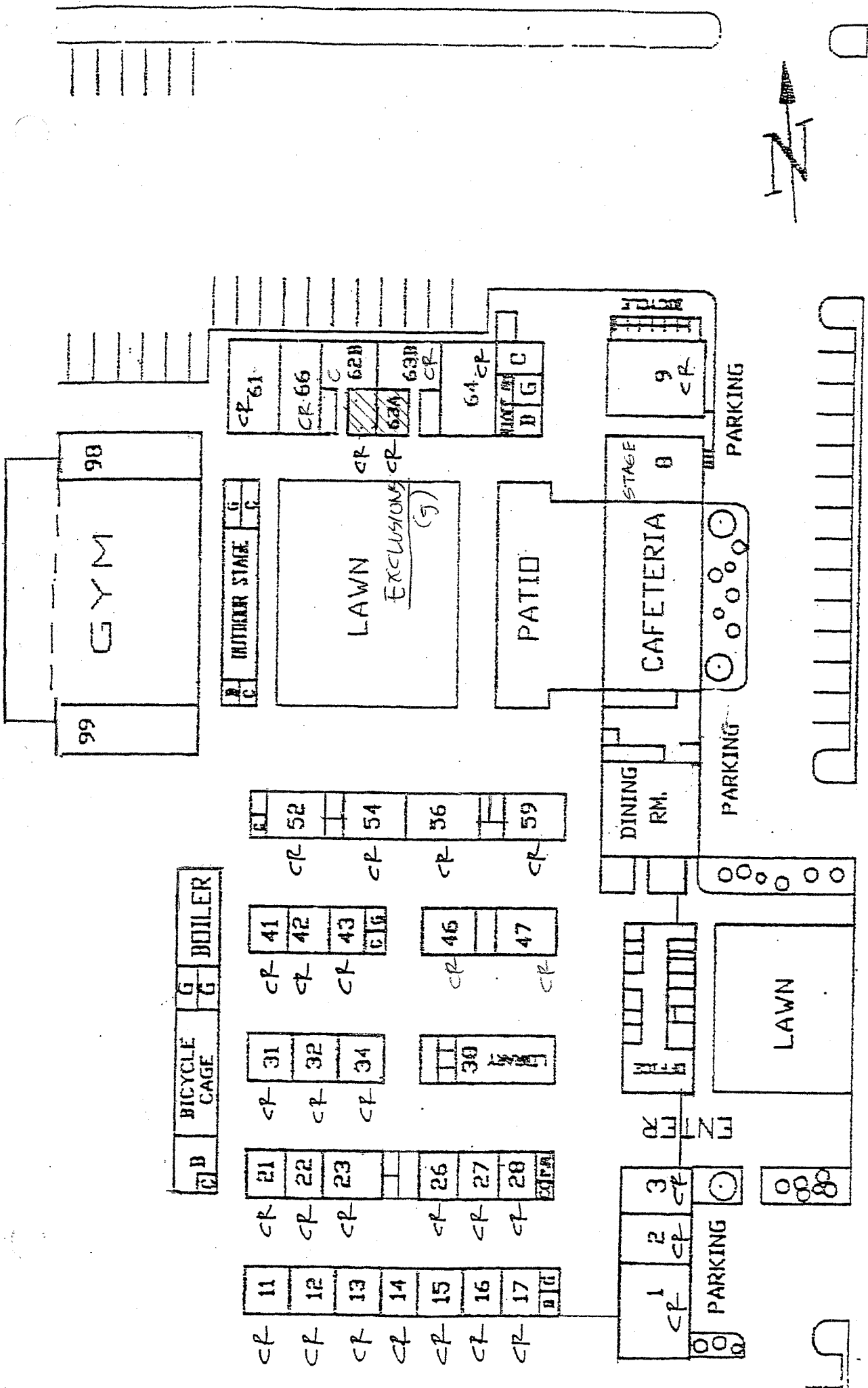
Hiram W Johnson West Campus HS Site

SCALE - 1" = 180'  
 17-ACRES.  
 YEAR BUILT - 1954 UNLESS OTHERWISE NOTED.



(PETER LASTER, JR. HIGH)  
 HIRAM JOHNSON WEST HIGH SCHOOL  
 OSA. APPL. # 10826





HIRAM JOHNSON WEST CAMPUS

5022 58 th. STREET

ALL BLDGS. 1953

MAY 2002

## Hiram W. Johnson West High School

Portable Building Inventory Summary Sheet

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
0	0	0	0	0	0	0	0
Total Portable Classrooms						0	0
Total Portable Classrooms Over 20 Years Old						0	0

# Sacramento City Unified School District School Capacity Worksheet

## Hiram W. Johnson West Campus High School (3rd Period Analysis)

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
1	World History	32	Permanent	35	**
2	U.S. History	32	Permanent	35	**
3	French	32	Permanent	32	**
9	Spanish	32	Permanent	32	**
11	Teacher Prep	32	Permanent	0	
12	Spanish	32	Permanent	32	
13	Algebra	32	Permanent	35	
14	Teacher Prep	32	Permanent	0	
15	Algebra	32	Permanent	35	
16	English 9	32	Permanent	20	CSR
17	Algebra	32	Permanent	35	
21	CPU Literature	32	Permanent	32	
22	CPU Literature	32	Permanent	32	
23	Teacher Prep	32	Permanent	0	**
26	Geometry	32	Permanent	35	
27	English 9	32	Permanent	20	CSR
28	Teacher Prep	32	Permanent	0	
31	Teacher Prep	32	Permanent	0	**
32	Vacant Lab	32	Permanent	32	**
34	Marketing	32	Permanent	32	
41	English 12	32	Permanent	35	
42	Reading Development	32	Permanent	32	
43	English 11	32	Permanent	35	
46	Teacher Prep	32	Permanent	0	**
47	Physics	32	Permanent	35	**
52	Physical Science	32	Permanent	35	**
54	Biology	32	Permanent	35	**
56	EAST	32	Permanent	32	**
59	Vacant Classroom 3rd Period	32	Permanent	32	**
61	Vacant Classroom	32	Permanent	32	
62A	Vacant Classroom 3rd Period	32	Permanent	32	
62B	Teacher Prep	32	Permanent	0	
63A	Vacant Classroom	32	Permanent	32	
63B	Chemistry	32	Permanent	35	
64	Art	32	Permanent	32	**
66	Vacant Classroom 3rd Period	32	Permanent	32	
Gym	Frosh/Soph PE	44	Permanent	44	
Gym	Frosh/Soph PE	44	Permanent	44	
P25	English 10	32	Portable	35	
P26	Calculus	32	Portable	35	
<b>Maximum Capacity (2)</b>		1304		<b>1098</b>	
<b>Working Capacity (3)</b>		1174		<b>988</b>	

# Sacramento City Unified School District School Capacity Worksheet

## Hiram W. Johnson West Campus High School (3rd Period Analysis)

Notes: (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.

7 classrooms used for teacher prep. during 3rd period.

\* Classrooms less than 700 square feet.

\*\* Labs are classrooms greater than 960 square feet.

**2002/03 CBED Enrollment = 811**

# MET Sacramento Charter High School

810 V Street  
 Sacramento, CA 95818

Permanent building area: 11,765 GSF  
 Modular buildings: 0 GSF  
 Modular buildings are 0.0 % of the facility area  
 Site acres: 1.78

Score:	Possible Points	Total Earned	%
The Site	241	152.0	63.1
Physical Plant Assessment	354	252.0	71.2
Adequacy and Environment for Education	405	276.0	68.1
Total	1,000	680.0	68.0

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



**Participants:**  
 Beth Kay, Principal  
 Bob Robie, Evaluator

**Notes from Principal's Meeting and Questionnaire**

**Date: 10-20-05**

- This school is one of the district's small high schools movement discussed in 2000. It was not funded under Measure I.
- This is a high school age program for 130 students housed in about half of the old Leland Stanford Complex at 8th and V streets. It shares the facility with the 4-8 program Success Academy. The MET program desires to expand to 200 students once a facility to allow the capacity is possible. With the bond funds useable for programs of 500 students or more, a new facility is unlikely but still desired. An option would be the use of this entire facility after renovation of remaining parts of the school to meet MET needs.
- The MET is part of the Big Picture Show Company model for education. This program has become a success story for the model and is toured often by other potential program organizers.
- The district Operations group renovated the east half of the school for use by the MET over the summer of 2005.
- The school still has access issues since the main ADA entry to the facility is into the Success Academy side and the hall doors between the schools are locked. Other major needs are renovate restrooms, recreation area, play area shade and more classrooms.
- The 7 classrooms are marginally enough for the program. But compared to the locations in the past years for the school this facility is an enormous boost of image, comfort and convenient location.

**Summary Notes and Comments**

School Site:

The site is very small but the program requires only parking for staff and a few visitors, a surge drop-off area that is being considered for re-stripping on the street, and recreational space outside. The MET curriculum does not have PE, vocational, or athletic programs. The condition of the asphalt area (comprising nearly half of the site) is fair with need for surface upgrade, more shade, and controlled parking areas through striping. Fencing to separate the two school areas may be needed in time.

Landscaping in the main area is nonexistent. Only around the perimeter of the school on the street elevations is there landscaping (mostly trees with limited planted areas.) Some additional development and improvement of existing landscape areas is needed.

School Plant:

Continue to renovate the building. Upgrades in the HVAC system are needed; cooling is through window units and heating is through old boilers and radiators making ventilation poor in winter. The student restrooms need renovation to meet ADA and to create a tolerable image. The acoustics of the classrooms and halls is very noisy. Lighting has generally been upgraded, but additional outlets and circuit capacity distribution is needed.

The Leland Stanford facility was built in 1947-48. Compliance with the Fields Act is unknown, guessing the site was not being used as a school during the evaluation period. There is no Fields Act warning sign on the building, so use of the building for K-12 school programs is assumed allowed. It is assumed that a new roof diaphragm. roofing, window wall reconfiguration and stiffening of the inner walls will be likely recommendations. The current windows are high maintenance, energy inefficient and being nearly continuous for 300 feet create a poor shear resistant wall system. There is no apparent seismic damage to the building though.

The school's sewer line is expected to need replacement. Adding a staff restroom to the eastern area of the school may be needed if the facility remains split between two programs. The hall doors separating the schools was locked during the visit creating a dead-end corridor area for the Success Academy side of the hall. The exterior of the school is in fair condition with limited peeling paint.

Adequacy and Environment for Education:

The renovated classrooms vary in size from about 600 to over 800 for labs. For the 18 PTR this differentiation is not an issue (though 600 is small). The great room for school gatherings is marginally large enough for morning school meetings and eating at noon. There is no curriculum demand for a library, kitchen, gym, nurse, or vocational. The model for the school functions barely adequately for 130 students in the current spaces. The school desires to expand to 200 students requiring 4 –5 more classrooms and a larger great room.

The Main Capital Investment Areas:

- See Success Academy report for the facility and site needs for this location. The only change to the report would be the elimination of the PE teaching space if the Leland Stanford facility was used only for the MET.
- Option would be to relocate to a new modular school similar in concept to the facility and site amenities for the Capitol City / Independent Studies complex.

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## 561 MET Sacramento Charter High School

Priority Project #	Codes	Capital Improvement Project	MACC*	Project Budget
561.1	2.01.F01.1.	Option: Relocation to a New Facility	\$ 0	\$ 0
Total of Maximum Allowable Construction Cost:			\$ 0	
<b>Total Project Budget:</b>				<b>\$ 0</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

This school is one of the eight small high schools, and funded for such by the Board March 2006. Currently the Met High School occupies the east half of the Leland Stanford facility at 8th and V Streets. It shares the facility with Success Academy K-8. Spaces were renovated for this change during the summer of 2005 including adding unisex ADA restrooms. The facility has considerably better accommodations than the spaces at the Old Marshall School. The lack of parking and need to share the site with an elementary school level program, as well as a desire to expand to 200 students may warrant separation of the programs. In the event a new facility is needed the estimate of the size of the facility (modeled on the type of construction for Independent Studies) is for 10 CR (10\*960), one great room w/storage (2400), six offices (6\*120), one conf.(250),one recep.(220), one lounge/orkroom w/toilets (900), storage (400), kitchenette off the great room (200), small media center/office/prep (450), and restrooms (650) =15790/.8= 19,740 GSF. The cost of such a facility would be about \$11,765,000. (Sev is 1.35) for conventional construction. For using a modular construction approach as done at Capitol City/Independent Studies the cost of the school would be about \$7,704,019. For renovation of the current facility see the Success Academy K-8 report.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a new facility	3.230	19,740	SF	0.00	\$ 247.21	1.32	\$ 0
2 Develop site to support building	2.320	19,740	SF	0.00	\$ 150.00	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
<b>Total Project Budget:</b>							<b>\$ 0</b>

## MET Sacramento Charter High School

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

### 2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
561.1	2.01.F01.1.	Option: Relocation to a New Facility	\$ 0	\$ 0
Total of *Maximum Allowable Construction Cost:			\$ 0	
<b>Total Project Budget:</b>				<b>\$ 0</b>

# 561 MET Sacramento Charter High School

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

<b>1 Site</b>		
1.1 Size		Too small since shared with another school
1.2 Location	✓	
1.3 Safety		Traffic problems being worked out
1.4 Contours	✓	
1.5 Development	✓	
1.6 Playfields	✓	Use park across the street
1.7 Pool		N/A
1.8 Parking	✓	Limited for two schools, but always a few open
1.9 Landscaping		Need upgrading on the streetscape
1.10 Other		
<b>2 Space</b>		
2.1 Administration		Need renovation
2.2 Health		
2.3 Teachers	✓	
2.4 Audiovisual	✓	
2.5 Library		N/A
2.6 Multipurpose		N/A
2.7 Stage		N/A
2.8 Kitchen		Cater food
2.9 Gymnasium		N/A
2.10 Showers		N/A
2.11 Toilets		Old and need renovation
2.12 Lockers		N/A
2.13 Storage	✓	
2.14 Instructional Space	✓	
2.15 Size	✓	
2.16 Flexibility		The sharing of facility with Success Academy constrains program
2.17 Utilization		The sharing of facility with Success Academy constrains program
2.18 Expandability		The sharing of facility with Success Academy constrains program
2.19 Access for the handicapped		Limited but minimum done
2.20 Other		

Criteria	Adequate	Comments on existing conditions and needed improvements
<b>3 Light</b>		
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	✓	
<b>4 Heat and Air</b>		
4.1 Temperature Comfort		Heating and AC basic and vary in temperature
4.2 Insulation		Old construction
4.3 Air Exchange		Use windows or window AC
4.4 Distribution		Use windows or window AC
4.5 Exhaust		Use windows or window AC
4.6 Conditions		Older units
4.7 Energy Factors		Inefficient
4.8 Other		
<b>5 Sound</b>		
5.1 Floor Absorption	✓	
5.2 Wall Absorption	✓	
5.3 Ceiling Absorption	✓	
5.4 Ballast Absorption	✓	
5.5 Vent Absorption		
5.6 Exterior Absorption		Window wall to traffic
5.7 Interior Absorption	✓	
5.8 Isolation	✓	
<b>6 Aesthetics</b>		
6.1 Appropriateness	✓	
6.2 Naturalness		Bland and too basic
6.3 Continuity		
6.4 Screening	✓	
6.5 Other		
<b>7 Equipment</b>		
7.1 Quantity		The sharing of facility with Success Academy constrains program
7.2 Mobility	✓	
7.3 Flexibility	✓	
7.4 Maintenance	✓	
7.5 Instructional Walls		Not all equal
7.6 Other		

Criteria	Adequate	Comments on existing conditions and needed improvements
<b>8 Maintenance</b>		
8.1 Turfed Areas		N/A
8.2 Sprinklers		Need work
8.3 Parking		Need repair
8.4 Hardcourt	✓	
8.5 Sidewalks	✓	
8.6 Exteriors	✓	
8.7 Interiors	✓	
8.8 Roofing	✓	
8.9 Windows		Old wood framed window wall
8.10 Fencing	✓	
8.11 Mechanical Equipment	✓	
8.12 Hardware	✓	
8.13 Plumbing Fixtures		Old units
8.14 Other		

## 713 New Small HS – South

Priority Project #	Codes	Capital Improvement Project	MACC*	Project Budget
713.1	1.01.F01.5.	Construct Alternative / Small High School in Delta Shores Area	\$ 14,515,148	\$ 20,321,207
713.2	1.11.E01.3.	Purchase Land for the new School	\$ 2,240,680	\$ 2,267,344
Total of Maximum Allowable Construction Cost:			\$ 16,755,828	
<b>Total Project Budget:</b>				<b>\$ 22,588,551</b>

Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

There is a remote possibility that the housing type and cost for the Delta Shores and neighboring developments' housing will generate enough high school students in the area that the two serving comprehensive HS will not be able to accommodate them. The area is distant to many alternative / choice small high schools. A school should be about 41,000 GSF is expected on at least 5 acres of land. Easy access to road network or transit would help.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct small high school	3.142	41,000	SF	1.00	\$ 268.00	1.32	\$ 14,515,148
Total of Maximum Allowable Construction Cost:							\$ 14,515,148
<b>Total Project Budget:</b>							<b>\$ 20,321,207</b>



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

**Project Name**

**Project Description**

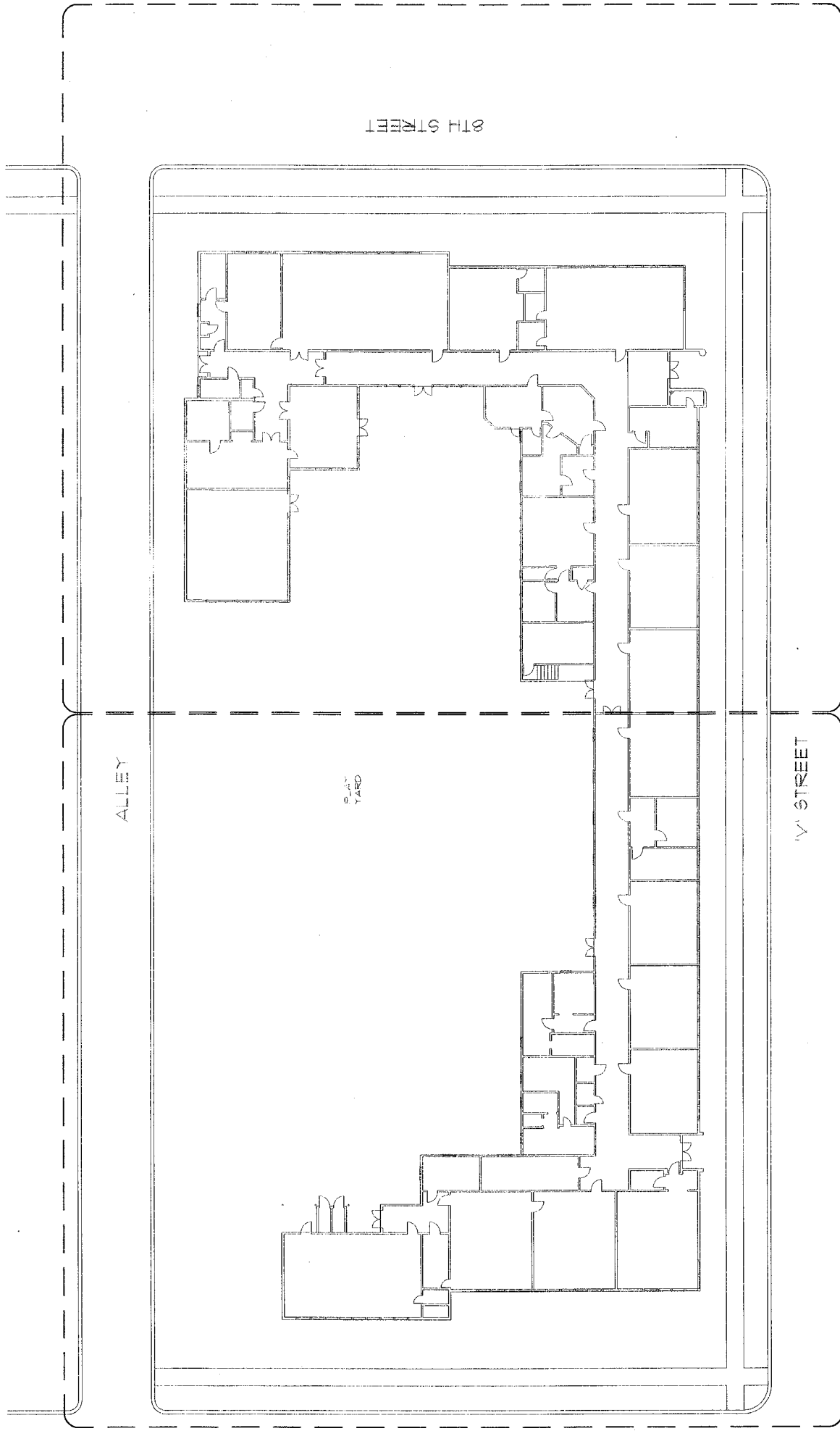
Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Purchase land	8.120	220,000	SF	1.00	\$ 7.71	1.32	\$ 2,240,680
Total of Maximum Allowable Construction Cost:							\$ 2,240,680
<b>Total Project Budget:</b>							<b>\$ 2,267,344</b>





MET Sacramento Charter High School  
Approximate Scale in Feet:  
40' 0' 40' 80'





ALLEY

COURTYARD

W STREET

8TH STREET

8TH STREET

 **SITE FIRE ALARM PLAN**  
1/16" = 1'-0"

Success Academy K-8 Site (MET Sacramento Charter HS)

1  
E13.1

1  
E13.0

# New Technology Charter High School

1400 Dickson Street  
 Sacramento CA 95822

Permanent building area: 21,882 GSF  
 Modular buildings: 1,200 GSF  
 Modular buildings are 5.2 % of the facility area  
 Site acres: 8.85

Score:	Possible Points	Total Earned	%
The Site	241	218.0	90.5
Physical Plant Assessment	354	328.0	92.7
Adequacy and Environment for Education	405	365.0	90.1
Total	1,000	911.0	91.1

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



**Participants:**

Paula M Hanzel, Principal  
 Brad Allen, Evaluator

## Notes from Principal's Meeting and Questionnaire

Date: 05-19-2005

- This school is one of the eight small high schools funded by Measure I.
- The primary points of concern with the faculty are drop-off / pick-up, site security, minor roof leaks, lack of storage, lighting difficulties (too much natural light), insufficient coverage of power outlets (especially Rooms 6-9 & the media center) and emergency lighting (especially Labs 1 & 2 / science labs) and lighting at the main restroom corridor and site.
- New Technology High School was reconstructed out of a prior school built in 1950 removing much of the older facility and building / renovating into the current facility in 2003.

## Summary Notes and Comments

### School Site:

The site of 8.85 acres is shared with the Evelyn Moore Community Center / Park and the HS with an enrollment of about 300. Parking is marginally adequate most of the day, but there is a desire for additional spaces to handle busy times. The site modulars have been constructed so as to be virtually permanent. The play areas are adequate with grass play fields. Landscape needs attention in planters. The school has room for expansion only to the south side of the site, but this is used for City program. Site lighting appears to be adequate. Food deliveries are made through the parking area and, when this occurs, one of two routes to a portion of faculty parking is blocked. Flashing school zone lights are needed on Dickson Street, but the more appropriate solution to be tied to these lights is a drop-off / pick-up area. Asphalt areas need to be seal coated and re-striped.

### School Plant:

Accessibility issues, such as a main entry power door, need to be provided.

Relatively minor re-roofing is needed along with the addition of gutters & downspouts, fascia replacement and exterior painting. Window hardware needs to be replaced where windows are sticking.

Generally, the classrooms are pleasant teaching environments. Many interior finishes need minor surface refurbishing and replacement of curtains in a few classrooms.

Mechanical needs minor control upgrading, but still has increased technology support capability. Electrical needs continue along with LAN improvements to meet changing requirements of the program. .

### Adequacy and Environment for Education:

Classrooms have adequate floor space allowing for multiple furniture arrangements. There is only the cafeteria for dining, assembly and athletic activities (at least in inclement weather), as well. There is no outdoor classroom, PE gymnasium, or sufficient storage.

### The Main Capital Investment Areas:

- Address traffic issues during the drop-off / pick-up times. Some consideration to expanding the parking.
- Revitalize the landscaping / irrigation and resurface asphalt areas and re-stripe.
- Relatively minor re-roofing including fascia replacement and provision for additional gutters & downspouts.
- Address accessibility issues such as a power door.
- Refurbish classroom interior finishes along with a few rooms' curtains and replace window hardware.
- Construct an outdoor classroom, storage area and PE teaching gymnasium.
- Minor upgrades to the mechanical and electrical systems.

## 535 New Technology Charter High School

Priority Project #	Codes	Capital Improvement Project	MACC*	Project Budget
535.1	8.04.C06.1.1.	Accessibility Improvements	\$ 4,930	\$ 6,903
535.2	3.06.E01.1.	Street School Zone Lights	\$ 19,815	\$ 26,156
535.3	2.06.E06.2.	Construct a Shade Structure	\$ 94,468	\$ 124,698
535.4	4.08.D04.2.	Roofing Upgrade	\$ 20,843	\$ 27,513
535.5	2.02.F07.2.	Storage Addition	\$ 80,792	\$ 113,109
535.6	4.06.E03.1.	Drop-off/Pick-up Area	\$ 263,963	\$ 348,431
535.7	4.06.E01.2.	Site Upgrades	\$ 426,778	\$ 563,347
535.8	4.05.A03.1.2.	Upgrade Mechanical/Plumbing	\$ 139,161	\$ 194,826
535.9	4.05.C01.2.	Interior Improvements	\$ 92,615	\$ 129,661
535.10	4.05.A03.2.1.	Electrical Improvements	\$ 116,467	\$ 163,054
535.11	2.02.F06.3.	New Gymnasium	\$ 2,817,416	\$ 3,944,382
535.12	4.06.E03.2.	Parking Options	\$ 80,648	\$ 106,455
535.13	4.05.A07.1.	Special Systems Upgrade	\$ 212,615	\$ 297,661
535.14	3.15.A05.1.	Security Camera Installation	\$ 38,722	\$ 51,112
<b>Total of Maximum Allowable Construction Cost:</b>			<b>\$ 4,409,233</b>	
<b>Total Project Budget:</b>				<b>\$ 6,097,310</b>

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 Add ADA entry power door	10.580	1	Each	1.00	\$ 3,732.39	1.32	\$ 4,930
Total of Maximum Allowable Construction Cost:							\$ 4,930
<b>Total Project Budget:</b>							<b>\$ 6,903</b>

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
Total of Maximum Allowable Construction Cost:							\$ 19,815
<b>Total Project Budget:</b>							<b>\$ 26,156</b>



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	3.710	1,200	SF	1.20	\$ 45.12	1.32	\$ 85,829
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:							\$ 94,468
<b>Total Project Budget:</b>							<b>\$ 124,698</b>

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-Roofing	7.101	1,100	SF	1.10	\$ 13.04	1.32	\$ 20,843
Total of Maximum Allowable Construction Cost:							\$ 20,843
<b>Total Project Budget:</b>							<b>\$ 27,513</b>

**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 Add storage	3.210	200	SF	1.10	\$ 278.00	1.32	\$ 80,792
Total of Maximum Allowable Construction Cost:							\$ 80,792
<b>Total Project Budget:</b>							<b>\$ 113,109</b>

**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 at the side (southeast or possibly northwest corner) of the school. Dickson Street (on the north side) currently acts as the drop-off/pick-up zone for the school. There are no on-site pull-in lanes and cars park along the roll curbs (some double-park & make U-turns) to discharge students into traffic. Though generally orderly and fairly unrushed, the process could cause a dangerous situation if drivers and students alike do not pay close attention. This project budget allows for redesign of existing paved areas.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Develop drop-off / pick-up area	1.120	1	Project	1.20	\$ 166,517.20	1.32	\$ 263,963
Total of Maximum Allowable Construction Cost:							\$ 263,963
<b>Total Project Budget:</b>							<b>\$ 348,431</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

Additional exterior signage is needed for wayfinding to the main office, both in characters and graphic. Complete fencing so the entire site perimeter is secure. The exterior needs to be cleaned, repainted, and some fascia damage repaired. Add gutters and downspouts where drainage impacts walks and foundations. Some landscape work needs to be accomplished including pruning trees. Top coat some damaged asphalt areas and restripe at the parking lots and play area. Window hardware needs to be replaced where action is difficult.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Provide exterior signs	0.000	1	Project	1.00	\$ 2,000.00	1.32	\$ 2,642
2 Add fencing	1.351	100	LF	1.00	\$ 60.00	1.32	\$ 7,926
3 Re-paint the exterior	4.520	35,000	SF	1.00	\$ 1.98	1.32	\$ 91,545
4 Add gutters & downspouts	7.765	3,500	LF	1.00	\$ 17.08	1.32	\$ 78,969
5 Landscape revitalization	1.320	1	Acre	1.00	\$ 59,350.50	1.32	\$ 78,402
6 Top coat damaged asphalt and stripe	1.201	1,500	SY	1.15	\$ 36.00	1.32	\$ 82,034
7 Replace window hardware	4.784	80	Each	1.00	\$ 246.77	1.32	\$ 26,079
8 Prep for paint	4.541	10,000	SF	1.00	\$ 4.48	1.32	\$ 59,181
<b>Total of Maximum Allowable Construction Cost:</b>							<b>\$ 426,778</b>
<b>Total Project Budget:</b>							<b>\$ 563,347</b>

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 water heater	6.410	1	Per Stall	1.00	\$ 16,251.46	1.32	\$ 21,468
2 Replace drinking fountains and sinks	6.360	28	Each	1.00	\$ 1,354.41	1.32	\$ 50,097
3 Add a storm inlet	6.380	1	Shop	1.00	\$ 33,857.12	1.32	\$ 44,725
4 Add exhaust fans	6.253	8	Each	1.00	\$ 2,164.21	1.32	\$ 22,871
Total of Maximum Allowable Construction Cost:							\$ 139,161
<b>Total Project Budget:</b>							<b>\$ 194,826</b>

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 curtains	4.692	1,000	SF	1.00	\$ 10.16	1.32	\$ 13,421
2 Refurbish interior finishes	4.521	55,000	SF	1.00	\$ 1.09	1.32	\$ 79,194
Total of Maximum Allowable Construction Cost:							\$ 92,615
<b>Total Project Budget:</b>							<b>\$ 129,661</b>

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 Add outlets and lighting	5.300	4,000	SF	1.00	\$ 10.73	1.32	\$ 56,697
2 Add emergency lighting	5.320	4,000	SF	1.00	\$ 6.05	1.32	\$ 31,968
4 Replace clocks / intercom	5.100	1	ES school	1.00	\$ 21,045.97	1.32	\$ 27,802
Total of Maximum Allowable Construction Cost:							\$ 116,467
<b>Total Project Budget:</b>							<b>\$ 163,054</b>



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 gymnasium	3.310	5,620	SF	1.10	\$ 345.00	1.32	\$ 2,817,416
Total of Maximum Allowable Construction Cost:							\$ 2,817,416
<b>Total Project Budget:</b>							<b>\$ 3,944,382</b>

Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

The expansion of parking as described is difficult with joint use field area. Options include the use of the field parking (distant from the school and locked off) or shifting the field side fence and constructing a parallel parking lane for 12 more spaces.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Shift fencing	1.350	280	LF	1.50	\$ 31.46	1.32	\$ 17,455
2 Expand parking	1.220	12	Space	1.00	\$ 3,387.00	1.32	\$ 53,691
3 Construct curb and gutter	1.211	280	LF	1.00	\$ 25.69	1.32	\$ 9,502
Total of Maximum Allowable Construction Cost:							\$ 80,648
<b>Total Project Budget:</b>							<b>\$ 106,455</b>

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 Enhance LAN / TV	5.300	15,000	SF	1.00	\$ 10.73	1.32	\$ 212,615
Total of Maximum Allowable Construction Cost:							\$ 212,615
<b>Total Project Budget:</b>							<b>\$ 297,661</b>

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

## New Technology Charter High School

**Site:** Good  
**Space:** Excellent  
**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
535.1	8.04.C06.1.1.	Accessibility Improvements	\$ 4,930	\$ 6,903
535.2	3.06.E01.1.	Street School Zone Lights	\$ 19,815	\$ 26,156
535.3	2.06.E06.2.	Construct a Shade Structure	\$ 94,468	\$ 124,698
535.4	4.08.D04.2.	Roofing Upgrade	\$ 20,843	\$ 27,513
535.5	2.02.F07.2.	Storage Addition	\$ 80,792	\$ 113,109
535.6	4.06.E03.1.	Drop-off/Pick-up Area	\$ 263,963	\$ 348,431
535.7	4.06.E01.2.	Site Upgrades	\$ 426,778	\$ 563,347
535.8	4.05.A03.1.2.	Upgrade Mechanical/Plumbing	\$ 139,161	\$ 194,826
535.9	4.05.C01.2.	Interior Improvements	\$ 92,615	\$ 129,661
535.10	4.05.A03.2.1.	Electrical Improvements	\$ 116,467	\$ 163,054
535.11	2.02.F06.3.	New Gymnasium	\$ 2,817,416	\$ 3,944,382
535.12	4.06.E03.2.	Parking Options	\$ 80,648	\$ 106,455
535.13	4.05.A07.1.	Special Systems Upgrade	\$ 212,615	\$ 297,661
535.14	3.15.A05.1.	Security Camera Installation	\$ 38,722	\$ 51,112
Total of *Maximum Allowable Construction Cost:			\$ 4,409,233	
			<b>Total Project Budget:</b>	<b>\$ 6,097,310</b>

## 535 New Technology Charter High School

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

<b>1 Site</b>		
1.1 Size	✓	
1.2 Location	✓	Somewhat secluded
1.3 Safety	✓	
1.4 Contours	✓	
1.5 Development	✓	
1.6 Playfields	✓	Minimal
1.7 Pool		Not applicable
1.8 Parking	✓	
1.9 Landscaping		Needs improvement
1.10 Other		
<b>2 Space</b>		
2.1 Administration	✓	
2.2 Health		
2.3 Teachers	✓	
2.4 Audiovisual	✓	
2.5 Library	✓	
2.6 Multipurpose		High Media and/or Resource Center employed
2.7 Stage		
2.8 Kitchen		Lunches are catered
2.9 Gymnasium		High Media and/or Resource Center employed
2.10 Showers		
2.11 Toilets	✓	
2.12 Lockers		
2.13 Storage	✓	
2.14 Instructional Space	✓	
2.15 Size	✓	Typical approximately 1,500 square feet; some '1/2' size at approxi
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
<b>3 Light</b>		
3.1 Quantity	✓	
3.2 Brightness	✓	
3.3 Reflectances	✓	
3.4 Windows	✓	
3.5 Screening		Need blinds, shades or drapes
3.6 Audiovisual		Difficult without blinds, shades or drapes
3.7 Energy Factors	✓	
3.8 Other		
<b>4 Heat and Air</b>		
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		
<b>5 Sound</b>		
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		
<b>6 Aesthetics</b>		
6.1 Appropriateness	✓	Superior
6.2 Naturalness	✓	
6.3 Continuity	✓	
6.4 Screening	✓	
6.5 Other		
<b>7 Equipment</b>		
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**

<b>8 Maintenance</b>		
8.1 Turfed Areas		Needs improvement
8.2 Sprinklers	✓	Needs some improvement
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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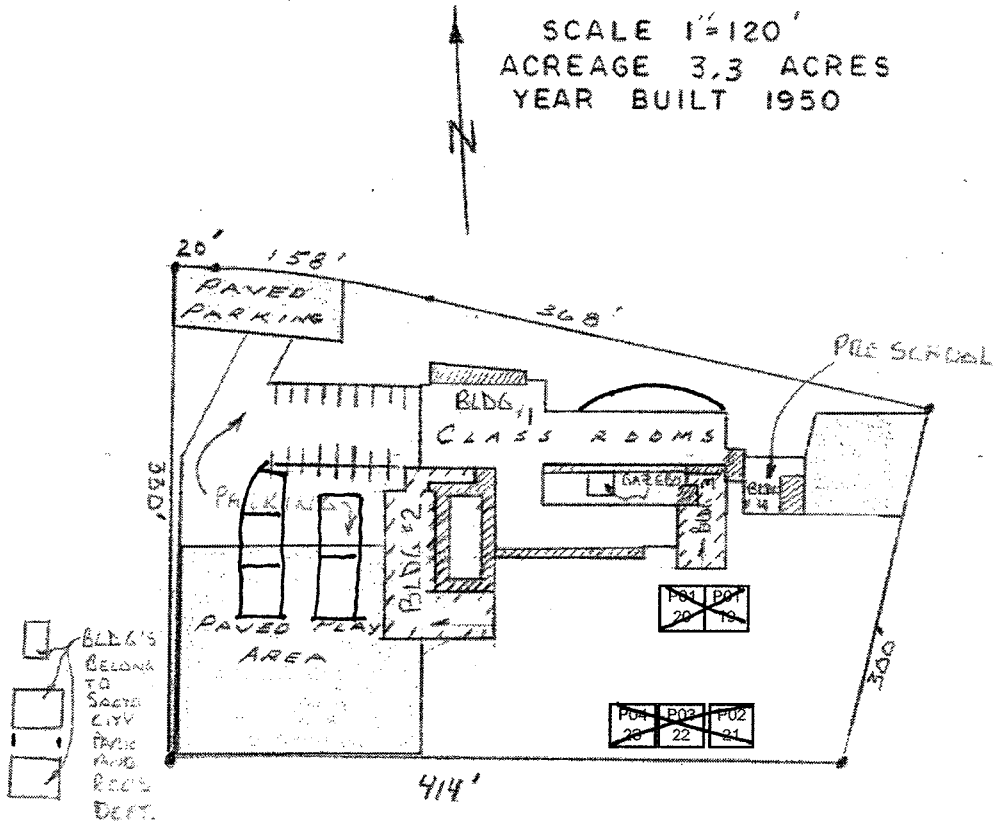


# SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

PROJECT: DIAGRAM OF BUILDING AREA  
 SCHOOL: ARGONAUT  
 ADDRESS: 1400 DICKSON ST.

EXISTING	1-A
BASIC PLANS	2-A
FINAL PLANS	3-A

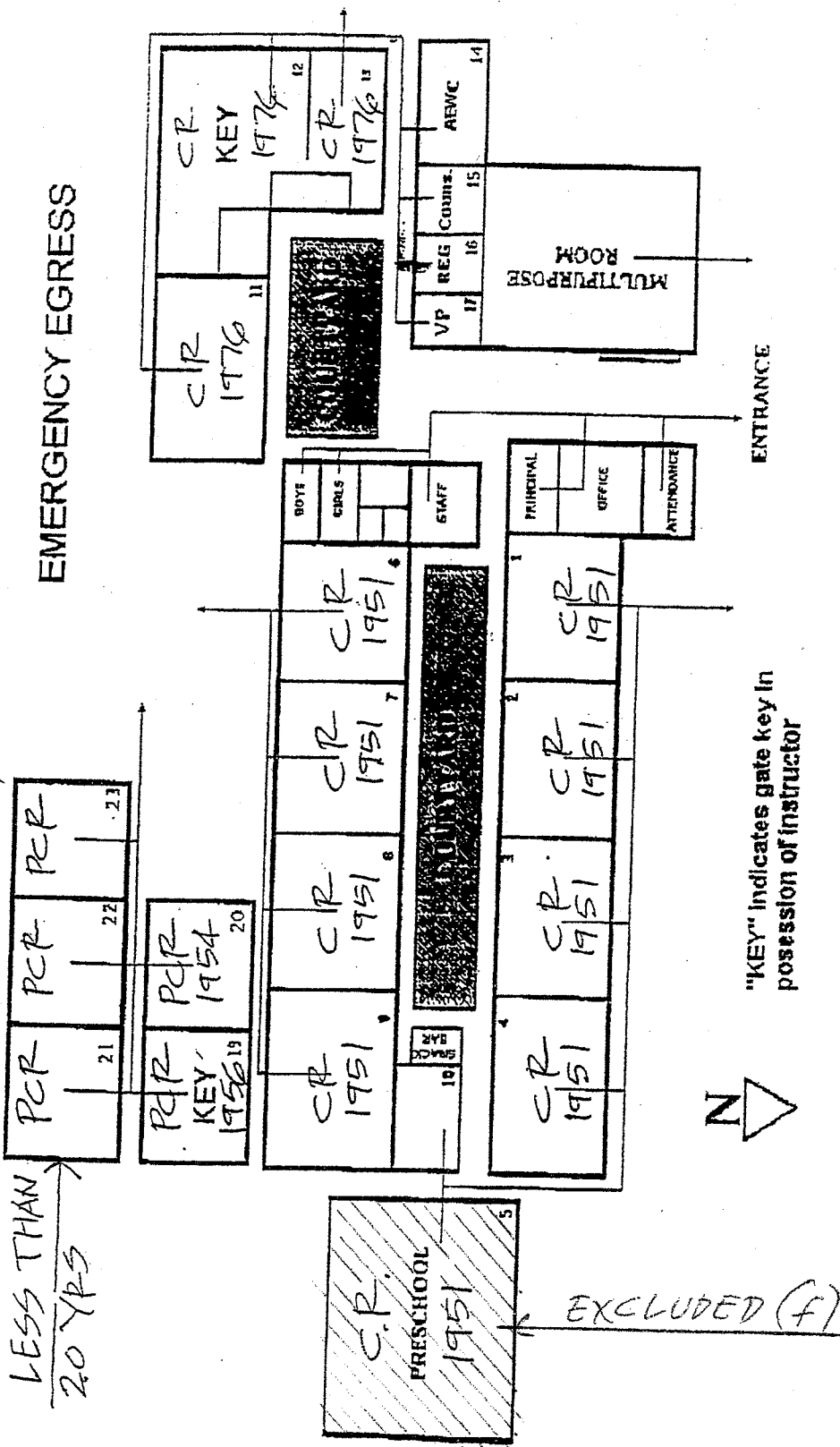
SCALE 1"=120'  
 ACREAGE 3.3 ACRES  
 YEAR BUILT 1950



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

DATE: SHEET 1 OF 7 SHEETS  
 OFFICE OF SCHOOL PLANNING  
 CALIFORNIA DEPARTMENT OF EDUCATION

THURGOOD MARSHALL ALTERNATIVE SCHOOL  
 &  
 SARAH JONES CONTINUATION HIGH SCHOOL



LESS THAN  
 20 YRS

EXCLUDED (F)

# Thurgood Marshall Continuation High School

## Portable Building Inventory Summary Sheet

<b>Building #/ Classroom#</b>	<b>Manufacturer</b>	<b>Relocatable</b>	<b>DSA #</b>	<b>Year Built</b>	<b>Age</b>	<b>Classrooms</b>	<b>Area (SF)</b>
P01/ 19	Unknown	No	9952	1954	51	1	982.5
P01/ 20	Unknown	No	14506	1956	49	1	982.5
P02/ 21	Modular Specialties	Yes	53491	1990	15	1	960
P03/ 22	Modular Specialties	Yes	51735	1989	16	1	960
P04/ 23	Modular Specialties	Yes	51735	1989	16	1	960
Total Portable Classrooms						<b>5</b>	<b>4845</b>
Total Portable Classrooms Over 20 Years Old						<b>2</b>	<b>1965</b>

# Sacramento City Unified School District School Capacity Worksheet

## New Tech Charter High School Interim (3rd Period Analysis)

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
1		0	Permanent	0	
2		0	Permanent	0	
3		0	Permanent	0	**
4	Computer Applications	50	Permanent	50	** 2 Teachers
6	World History/English 10	50	Portable	50	** 2 Teachers
7	Algebra/Biology	50	Portable	50	** 2 Teachers
8	Geography/English	50	Portable	50	** 2 Teachers
9	Biology/Geometry	50	Portable	50	** 2 Teachers
10		0	Portable	0	**
23		0	Portable	0	**
<b>Maximum Capacity (2)</b>		250		<b>250</b>	
<b>Working Capacity (3)</b>		225		<b>225</b>	

- Notes: (1) Based on charter contract maximums.  
 (2) Maximum capacity is defined as 100% of charter 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.  
 \*\*Labs are classrooms greater than 960 square feet.  
 9th & 10th grades only for 2003/04 school year.  
 Reevaluate capacity when construction complete in December 2003.

**2002/03 CBED Enrollment      0**

## 706 Science and Engineering High School

Priority Project #	Codes	Capital Improvement Project	MACC*	Project Budget
706.1	2.01.F01.1.	Complete New Small High School	\$ 0	\$ 0
Total of Maximum Allowable Construction Cost:			\$ 0	
<b>Total Project Budget:</b>				<b>\$ 0</b>

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 school	0.002	1	School	0.00	\$ 9,350,000.0	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
<b>Total Project Budget:</b>							<b>\$ 0</b>



## 707 Consent Decree High School

Priority Project #	Codes	Capital Improvement Project	MACC*	Project Budget
707.1	2.01.F01.2.	Proposed Facility to Offer Alternative School	\$ 11,690,850	\$ 11,690,850
Total of Maximum Allowable Construction Cost:			\$ 11,690,850	
<b>Total Project Budget:</b>				<b>\$ 11,690,850</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

The resolution of how to house this program is in discussion. The costs reflect the estimate from District Operations in 2005 and assumes a new facility on owned land and using modular construction. This option does not reflect a comprehensive HS approach, but reflects a small learning community type approach for 500 +/- students. Some consideration is being given to house this program in a closed school facility. If that is the case the school would have to be renovated for a probable cost less than the new construction value calculated.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct new school	0.002	1	Project	1.00	\$ 8,850,000.0	1.32	\$ 11,690,850
Total of Maximum Allowable Construction Cost:							\$ 11,690,850
<b>Total Project Budget:</b>							<b>\$ 11,690,850</b>

## 703 Waldorf High School

Priority Project #	Codes	Capital Improvement Project	MACC*	Project Budget
703.1	2.01.F01.2.	Build New Small High School	\$ 0	\$ 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 Build new small high school	0.002	1	School	0.00	\$ 17,500,000.	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
<b>Total Project Budget:</b>							<b>\$ 0</b>

## 704 Social Justice High School

Priority Project #	Codes	Capital Improvement Project	MACC*	Project Budget
704.1	2.01.F01.1.	Complete New Small High School	\$ 0	\$ 0
Total of Maximum Allowable Construction Cost:			\$ 0	
<b>Total Project Budget:</b>				<b>\$ 0</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

This school is one of the eight small high schools funded under Measure I. This school is mentioned in the district planning memos as one of the eight small high schools. THE Board funded the school as Waldorf / Social Justice School in March 2006 for 2007-08 opening.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct new school	0.002	1	School	0.00	\$ 8,515,905.0	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
<b>Total Project Budget:</b>							<b>\$ 0</b>

## A. Warren McClaskey Adult Center

5241 J Street  
 Sacramento, CA 95819

Permanent building area: 39,335 GSF  
 Modular buildings: 3,840 GSF  
 Modular buildings are 8.9 % of the facility area  
 Site acres: 4.83

Score:	Possible Points	Total Earned	%
The Site	241	194.0	80.5
Physical Plant Assessment	354	251.0	70.9
Adequacy and Environment for Education	405	311.5	76.9
Total	1,000	756.5	75.7

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



### Participants:

Dr. Susan Gilmore, Principal  
 Bob Robie, Evaluator

**Notes from Principal's Meeting and Questionnaire**

**Date: 10-19-05**

- The condition of the building and site has not changed since the site evaluation of September 2002.
- The small high school America's Choice has been sited at this location in the northwest quadrant of the site for the 2005 - 2007 school years. Then the portable building campus will be removed. The schools share this remote site area drop-off / parking areas, cafeteria, and the restrooms on the north end of the two story building.
- The classrooms on the second floor are no longer being used.
- The program remains the same as seen in 2002 and there is no expectation of new programs coming to this site.
- Dry rot has appeared in classrooms 15, 16, and 17 of the modulars.

**Summary Notes and Comments**

School Site:

The site is adequate in size for an adult program location but is currently stressed due to the placement of the America's Choice modular school on site. The parking / drop-off area is currently being redesigned and a new striping layout is expected this year. Front landscaping is still attractive but there is no ramp access into the campus from the front area city bus stop. The irrigation system needs some repair and upgrading. The asphalt walk and traffic areas need improvement with some areas too steep or cross-sloped for wheelchairs. The parking lay-out will help the safety problems in the parking areas. The site has two entries that function adequately except for pick-up times for the America's Choice students.

The rear area grass was found dead in 2005 and will need to be redeveloped. The site has fire hydrant protection now that two were added for the America's Choice facility. There is a good interface with the neighborhood with street side landscaping and good maintenance of the site. The shaded old garden area off the west side of the main building has been cleared and has some garden redevelopment areas.

School Plant:

The original school was built in 1921 with additions in 1923, 1929, and 1938. Then east annex (1948), the cafeteria (1956), and modulars from 1990s were added to the campus. Of all the structures the east annex area is the worst construction type and should be considered for replacement. The buildings all need some renovation work, with the original school areas in generally better condition than the subsequent work. The restrooms all need renovation, many plaster surfaces need patching, ceiling, trim, painted surfaces, doors, and lighting need upgrades.

The facility does not comply with the Field's Act assessment criteria for K-12 schools, but has only programs for students post-HS and adults. Some structural enhancements are being recommended to further stiffen the building.

The windows in the main building have been modified, AC window units added, and primary power service upgraded. The main buildings' clay tile roofs need to be removed, a new roof sheathing/diaphragm installed and re-roofed. Special systems need upgrading to current standards. The exterior stucco has areas of delamination that need to be replaced and the entire wall area color coated. Unless the entire HVAC system is upgraded, supplemental cooling is needed in nearly all spaces. The annex spaces all need significant interior space and exterior panel/trim renovation. Flooring is fair only in most spaces. The auditorium space has a good floor but needs trim and plaster repairs and repainting. The stage needs access.

The modular units are sinking in the southeast corner and need to be renovated. The ramp / walk outside the modulars need safety upgrades.



Adequacy and Environment for Education:

The school provides program space for developmentally disabled adults and for other adults in areas as upholstery, printing, computers, and job skills. Continued use of this facility is expected. The facility has good location and due to its Field's Act assessment designation cannot house K-12 education programs except in the modulars and single story west wing. Major renovation (or replacement) of the east annexes, stabilization of the east modulars, and refurbishing of the main original building spaces are needed. New types of program spaces is not expected.

The addition of an elevator to the two story would open up four moderate sized classrooms for use. As with Fremont School for Adults the lack of comfort from the HVAC systems will need to be addressed especially for this year-round program location.

The Main Capital Investment Areas:

- Renovate of the buildings, especially the interiors of the annex and its poor condition exterior panel/trim system. Refurbish most exterior doors.
- Continue ADA upgrades of entry door access ramping, hardware and door clearances, drinking fountains, elevator, restrooms, and office area access.
- Upgrade restrooms (some being done as part of the America's Choice work).
- Rectify the sinking of the modulars and renovate them as to surfaces and adding sinks.
- Correct poor asphalt walk and traffic areas. Implement the proposed traffic striping plan.
- Continue the special systems and electrical distribution upgrades for the buildings.
- Upgrade the kitchen, small appliance shop, printing, and the annex office areas so surfaces, wall condition, ceilings, lighting, egress, and code problems are addressed.
- Replace the tile roof and repair the stucco damage of the two story building area.
- Redevelop the grass field. Upgrade the irrigation systems for the landscaped areas fo the school.
- Study and resolve feasible structural upgrades beyond the additional strengthening of the roof diaphragm.

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## 580 A. Warren McClaskey Adult Center

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
2	580.1	4.08.D04.1.	Roofing Improvements	\$ 384,553	\$ 507,611
1	580.2	4.04.B02.1.	Replace East Annex Wall Panels (Transite)	\$ 193,382	\$ 270,733
	580.3	4.05.C01.1.	Resolve Abatement and Fumigation Problem Areas	\$ 232,788	\$ 325,903
5	580.4	4.05.C01.1.	Renovate Classroom and Office Areas	\$ 118,908	\$ 166,471
	580.5	4.05.C01.1.	Corridor Improvements	\$ 116,132	\$ 162,586
6	580.6	4.08.A03.1.1.	HVAC Improvements	\$ 46,308	\$ 61,127
	580.7	6.02.B03.3.	Construct Elevator/Restroom Addition	\$ 538,964	\$ 754,549
	580.8	4.04.C09.1.	Renovate Restrooms	\$ 235,514	\$ 329,725
	580.9	4.05.A03.2.1.	Continue Electrical Upgrades	\$ 499,213	\$ 698,898
	580.10	8.06.E01.2.	Accessibility Improvements	\$ 73,640	\$ 97,203
	580.11	2.02.F07.2.	Construct Storage Addition	\$ 316,636	\$ 443,290
	580.12	2.03.F07.3.	Consider Support Office Modular	\$ 480,619	\$ 634,418
	580.13	4.08.A03.1.1.	HVAC Modifications	\$ 283,507	\$ 374,229
	580.14	6.04.A09.2.	Fire Rating Compliance	\$ 101,717	\$ 142,404
7	580.15	3.05.C01.1.	Modify Nurses Room	\$ 40,049	\$ 56,068
	580.16	6.02.C01.1.	Replace Office/Support Area of East Wing	\$ 190,442	\$ 266,619
	580.17	6.05.C01.1.	Renovate Small Appliance Shop 14	\$ 53,746	\$ 75,245
3	580.18	4.04.G01.1.	Renovation of East Wing Areas	\$ 139,231	\$ 194,923
	580.19	4.05.G01.2.	Improvements in Cafeteria	\$ 17,913	\$ 25,080
	580.20	3.04.C01.1.	Kitchen Area Improvements	\$ 184,042	\$ 257,659
4	580.21	6.04.G01.1.	Improvements to Modular Spaces B1 to B3	\$ 92,918	\$ 130,087
	580.22	4.04.C01.1.	Improvements to the Auditorium	\$ 127,797	\$ 178,916
	580.23	6.04.A02.4.	Structural Changes Option	\$ 1,276,657	\$ 1,787,319
	580.24	4.08.A03.1.3.	HVAC System Replacement	\$ 2,096,440	\$ 2,767,302
8	580.25	4.08.C06.1.1.	ADA Improvements: Doors	\$ 16,262	\$ 21,466
9	580.26	4.05.D02.1.	Exterior Improvements to Stucco Buildings	\$ 12,502	\$ 17,506
	580.27	4.05.C05.2.1.	West Annex Improvements	\$ 1,115	\$ 1,561
	580.28	4.06.E01.1.	Site Improvements (1)	\$ 68,605	\$ 90,559
	580.29	4.06.G01.2.	Site Improvements (2)	\$ 40,282	\$ 53,172

Total of Maximum Allowable Construction Cost:	\$ 7,979,882
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<b>Total Project Budget:</b>	<b>\$ 10,892,625</b>
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**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

Existing clay tile are brittle, cracked in places, loose in areas and add significant weight to the roof. Reroof with 3-tab asphaltic type shingle. Most rooms with roof area have stained ceilings. Remove the roof, install new sheathing to provide better diaphragm. Install new 3-tab asphaltic tile roof. Replace poor gutters, leaders and downspouts. Repair roof by concessions near auditorium 7 - 9.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Remove clay tile roof and install new roof	7.214	17,540	SF	2.00	\$ 5.07	1.32	\$ 234,947
2 Add code approved sheathing to provide needed roof diaphragm	7.400	17,540	SF	1.50	\$ 2.63	1.32	\$ 91,407
3 Add needed diaphragm cords around perimeter of outer wall between joists (trusses)	4.791	1,125	LF	1.50	\$ 7.58	1.32	\$ 16,897
4 Replace gutters as needed	7.765	785	LF	1.20	\$ 17.08	1.32	\$ 21,254
5 Replace unsound downspouts	7.765	325	LF	1.00	\$ 17.08	1.32	\$ 7,333
6 Replace unsound leader boxes	7.750	15	Each	1.20	\$ 66.02	1.32	\$ 1,570
7 Repair roof leak	7.110	200	SF	1.00	\$ 9.02	1.32	\$ 2,383
8 Repair ceiling damage	4.600	260	SF	1.20	\$ 0.00	1.32	\$ 0
9 Paint entire hall system by auditorium	4.520	3,350	SF	1.00	\$ 1.98	1.32	\$ 8,762
<b>Total of Maximum Allowable Construction Cost:</b>							<b>\$ 384,553</b>
<b>Total Project Budget:</b>							<b>\$ 507,611</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

The exterior hard wall boards on the buildings housing Rm 13, 14, 15, Arts, Graphics and the graphics office area are transite asbestos panels. They are generally in fair to poor condition. Remove the panels and replace with stucco wall system. Repair Wall Panel Trim on East Annex Buildings.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Remove panels	4.541	3,350	SF	1.50	\$ 4.48	1.32	\$ 29,738
2 Remove, replace and finish as new trim	4.791	3,350	LF	1.10	\$ 7.58	1.32	\$ 36,899
3 Replace exterior wall surface with insulated enameled sandwich panel where possible	4.510	3,350	SF	1.00	\$ 24.21	1.32	\$ 107,138
4 Replace damaged and missing wood trim for wall panels and paint	4.791	2,515	LF	0.50	\$ 7.58	1.32	\$ 12,592
5 Replace rotting sill plates sealing bottom of panels and paint	4.791	420	LF	1.00	\$ 7.58	1.32	\$ 4,206
6 Repair and paint damaged soffit areas	4.563	625	SF	2.00	\$ 0.88	1.32	\$ 1,453
7 Scrape, prep and repaint damaged painted surfaces of east shade structures	4.520	432	SF	1.20	\$ 1.98	1.32	\$ 1,356
Total of Maximum Allowable Construction Cost:							\$ 193,382
<b>Total Project Budget:</b>							<b>\$ 270,733</b>

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 Abate/fumigate areas	4.541	39,335	SF	1.00	\$ 4.48	1.32	\$ 232,788
Total of Maximum Allowable Construction Cost:							\$ 232,788
<b>Total Project Budget:</b>							<b>\$ 325,903</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

Refurbish rooms 11 and 12, the south storage room has severe paint damage. Refurbish rooms 7 and 5. Modify room 2 in 6-8. Modify room 3 in 9-10. Remove surface, abate asbestos containing adhesives (if present) and install acoustical ceiling system in rooms 15, 12, 11, 10, 7, 8, 9, 5, 4, 6, hall in addition in 11. Replace (abate as needed) chalkboards in rooms 11, 10, 9, 5, 7, 6 and 2.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Patch and paint rooms	4.520	570	SF	1.20	\$ 1.98	1.32	\$ 1,789
2 1 by 4 window sill is damaged. Correct and finish in Room 12	4.791	18	LF	1.50	\$ 7.58	1.32	\$ 270
3 Replace damage sink and faucet	4.810	1	Each	1.00	\$ 4,509.34	1.32	\$ 5,957
4 Repair and paint or plastic laminate window sill in 5	4.632	16	SF	1.50	\$ 10.46	1.32	\$ 332
5 Install plastic laminated sink unit with new sink in 7	4.810	1	Each	1.00	\$ 4,509.34	1.32	\$ 5,957
6 Provide shelving and move	4.632	60	SF	1.00	\$ 10.46	1.32	\$ 829
7 The north closet door can hit and dislodge gas pipe on new furnace. Reset door	10.590	1	Each	1.00	\$ 646.11	1.32	\$ 854
8 Entry door needs to be replaced including frame work	4.730	1	Per door	1.10	\$ 1,067.43	1.32	\$ 1,551
9 New furnace has some paper goods stacked next to it. Provide shelving and move	4.632	30	SF	1.00	\$ 10.46	1.32	\$ 415
10 Paint on wall next to furnace is blistering. Repair and paint	4.511	20	SF	1.00	\$ 12.04	1.32	\$ 318
11 Remove surface, abate asbestos containing adhesives (if present) and install acoustical ceiling system in rooms 15, 12,11,10,7,8,9,5,4,6, hall in addition	4.541	9,430	SF	1.40	\$ 4.48	1.32	\$ 78,130
12 Replace (abate as needed) chalkboards in rooms 11,10,9,5,5,7,6, and 2	4.100	892	SF	1.00	\$ 19.10	1.32	\$ 22,506

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Total of Maximum Allowable Construction Cost:	\$ 118,908
<b>Total Project Budget:</b>	<b>\$ 166,471</b>



Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

Refurbish South Stairwell in two-story, ceiling and face walls of stair walls are badly damaged. Refurbish south upper floor custodial closet. Refurbish halls both floors 3-9. The flooring under the EWC in the north end of the second floor is severely damaged (10). There is about 16 feet of base missing where the addition and 1923 building meet (11). The stairwell does not have a contrast on treads per code (12). Install 2x4 lay-in ceiling with lighting, inset to reduce echoes (very loud) (13). Upgrade hall systems in 14-15. The concrete floor is fizzured, darkened with age and cracked in places in (16).

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Patch and paint whole stairwell	4.520	1,255	SF	1.50	\$ 1.98	1.32	\$ 4,924
2 Clean and paint space	4.520	220	SF	1.00	\$ 1.98	1.32	\$ 575
3 Repair damage and paint all plaster surfaces	4.520	6,580	SF	1.00	\$ 1.98	1.32	\$ 17,211
4 Clean grime from masonry walls	4.533	2,080	SF	1.00	\$ 3.02	1.32	\$ 8,298
5 Install additional lighting in the lower hall	5.400	6	Each	1.20	\$ 826.71	1.32	\$ 7,863
6 Refinish all doors, frames and transoms	0.000	21	Each	1.00	\$ 40.15	1.32	\$ 1,114
7 Replace classroom entry door hardware with lever units	4.750	10	Each	1.00	\$ 500.00	1.32	\$ 6,605
8 Add strobes/horns in halls and classrooms as needed	5.400	14	Each	1.00	\$ 826.71	1.32	\$ 15,289
9 Add emergency lighting and illuminated exit signs as needed	0.000	11	Each	1.20	\$ 123.20	1.32	\$ 2,148
10 The flooring under the EWC in the N. end of second floor is severely damaged. Repair	4.551	8	SF	1.00	\$ 18.59	1.32	\$ 196
11 Add baseboard	4.593	16	LF	1.20	\$ 3.99	1.32	\$ 101
12 Add stripe	10.240	52	Each Riser	1.10	\$ 15.43	1.32	\$ 1,166
13 Install 2x4 foot layin ceiling with lighting, inset to reduce echoes (very loud)	4.540	2,960	SF	1.10	\$ 1.98	1.32	\$ 8,516
14 Install exit signs and emergency lighting throughout	5.401	10	Each	1.00	\$ 279.73	1.32	\$ 3,695
15 Install strobes in halls and rooms	5.400	10	Each	1.00	\$ 826.71	1.32	\$ 10,921

Sacramento City Unified School District: School Data and Summary 2006

16	Bead blast floor area and apply chemical resistant epoxy flooring system	4.583	2,450	SF	2.50	\$ 3.40	1.32	\$ 27,510
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Total of Maximum Allowable Construction Cost:								\$ 116,132
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<b>Total Project Budget:</b>								<b>\$ 162,586</b>
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**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

In rooms 10 and 13 the heat build-up can be excessive. The rooms in the two-story building (except the admin area) have a single refrigeration unit in the window wall of the room. This one unit is insufficient for spaces used for extended year teaching and especially for computer labs. This school was not as warm as Fremont. Need to rewire controls for Mac Lab 13 heating to allow shut off capability. The furnace in the offices behind the auditorium is enclosed with flammable partition.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Additional cooling is needed	6.200	1,380	SF	1.00	\$ 15.49	1.32	\$ 28,238
2 Modify aluminum window system to reduce heat gain further in 10 and 13	4.782	290	SF	1.10	\$ 25.42	1.32	\$ 10,712
3 Need to rewire controls for Mac Lab 13 heating to allow shut off capability	6.350	815	SF	0.50	\$ 4.96	1.32	\$ 2,670
4 Construct closet	4.300	35	SF	1.00	\$ 101.40	1.32	\$ 4,688
Total of Maximum Allowable Construction Cost:							\$ 46,308
<b>Total Project Budget:</b>							<b>\$ 61,127</b>

**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 elevator for two story.	10.651	1	Project	1.10	\$ 299,032.97	1.32	\$ 434,525
2 Modify walls for new openings	4.710	120	SF	1.50	\$ 105.37	1.32	\$ 25,055
3 Construct restroom for second floor	6.400	200	SF	1.20	\$ 250.39	1.32	\$ 79,384
Total of Maximum Allowable Construction Cost:							\$ 538,964
<b>Total Project Budget:</b>							<b>\$ 754,549</b>

Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

The mens room smells, has wall damage, has oozing VAT floors and poor ceramic tile and old fixtures. The access is down four steps and with no ADA fixtures available. Make restroom access less hazardous to elderly and give north ramp entry. Consider reconfiguration of north exit area, demolish stairs and wall to women's area and renovate area to halls. 6-8. Renovate restrooms in second story (Women) 9 - 13. Renovate restroom in room 1 14-19. Upgrade small restrooms/custodial by auditorium in 20-23.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Fix and paint walls etc.	4.511	850	SF	1.20	\$ 12.04	1.32	\$ 16,223
2 Remove toilet partitions reconfigure toilets and install new partition system	10.914	1	Room	1.20	\$ 10,905.44	1.32	\$ 17,287
3 Remove all flooring and wainscotting and install new sheet covering to reduce seams with wainscot	4.580	520	SF	1.00	\$ 14.06	1.32	\$ 9,658
4 Remove urinals and replumb for new units provide with auto flush	10.920	1	Each	1.20	\$ 3,328.89	1.32	\$ 5,277
5 Replace at least one lavatory and faucet	10.920	1	Lavatory	1.00	\$ 3,328.89	1.32	\$ 4,397
6 Renovate area	4.200	560	SF	1.20	\$ 50.84	1.32	\$ 45,131
7 Construct new ramp area to access both restrooms	10.072	40	LF	1.00	\$ 728.45	1.32	\$ 38,491
8 Add three exit doors to exterior with new work	4.730	3	Per door	1.10	\$ 1,067.43	1.32	\$ 4,653
9 Enclose maintenance storage area in fire rated closet (Now in pathway to women's room)	4.300	90	SF	1.00	\$ 101.40	1.32	\$ 12,055
10 Repair severe wall/ceiling damage and paint	4.541	720	SF	1.20	\$ 4.48	1.32	\$ 5,113
11 Remove flooring and replace with sheet covering to minimize seams with wainscot	4.580	435	SF	1.20	\$ 14.06	1.32	\$ 9,695
12 Remove toilet partitions, reconfigure toilets as needed and install new partitions	10.914	1	Room	1.20	\$ 10,905.44	1.32	\$ 17,287
13 Replace at least one lavatory and faucet	10.920	1	Lavatory	1.00	\$ 3,328.89	1.32	\$ 4,397

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14	Current toilet area very public. Demolish area and construct unisex restroom in compliance	10.912	1	Room	1.10	\$ 23,898.00	1.32	\$ 34,726
15	Remove existing sink unit and install adult height unit. Repair wall damage by sink	4.810	1	Each	1.00	\$ 4,509.34	1.32	\$ 5,957
16	Readjust west exit door. Does not always close	10.590	1	Each	1.00	\$ 646.11	1.32	\$ 854
17	Complete flooring by west door area	4.590	30	SF	1.00	\$ 3.64	1.32	\$ 144
18	Modify entry door to covered walk to remove 1.5 inch lip at threshold	10.570	1	Each	1.00	\$ 622.36	1.32	\$ 822
19	Finish south exit door and trim	0.000	2	Each	1.00	\$ 40.15	1.32	\$ 106
20	Repair wall damage and repaint both small restrooms including partitions and doors	4.520	550	SF	1.10	\$ 1.98	1.32	\$ 1,582
21	Repair torn vinyl flooring in both restrooms	4.591	85	SF	1.00	\$ 5.40	1.32	\$ 606
22	Replace light fixtures	5.401	2	Each	1.00	\$ 279.73	1.32	\$ 739
23	Repaint custodial room	4.520	120	SF	1.00	\$ 1.98	1.32	\$ 314
<b>Total of Maximum Allowable Construction Cost:</b>								<b>\$ 235,514</b>
<b>Total Project Budget:</b>								<b>\$ 329,725</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

Continue the upgrades to the primary and secondary systems to include panels and distribution. Upgrade power/special system access in 12, 11, 9, 5, 4, 6, 1, 2, dayroom 15, B1, B2. Lighting has not been upgraded in rooms 11, 9, 4, 7, 8, 1 and 2.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Electrical power distribution system needs to be upgraded (primary and secondary)	5.300	39,335	SF	0.50	\$ 10.73	1.32	\$ 278,774
2 Upgrade power/special system access in 12,11,9,5,4,6,1,2, Dayroom 15, B1, B2	5.300	8,512	SF	1.00	\$ 10.73	1.32	\$ 120,652
3 Lighting has not been upgraded in rooms 11,9,4,7,8, 1 and 2	5.300	6,400	SF	1.10	\$ 10.73	1.32	\$ 99,787
<b>Total of Maximum Allowable Construction Cost:</b>							<b>\$ 499,213</b>
<b>Total Project Budget:</b>							<b>\$ 698,898</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

Construct Accessible Route from 'J' Street Bus Stop to Main Door 1 - 4. Doors do not latch at main entry to cafeteria. Paint flared areas to warn of change in walking surface in 5. Provide wayfinding signage from parking lot and 'J' Street to entries to the office in 7. The 'J' Street main stairs need code compliant handrails in 8. The east ramp by the cafeteria extends beyond its hand rails by three feetm so extend the rails in 9.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Excavation of front area for accessible route	1.260	1,500	SY	1.10	\$ 4.38	1.32	\$ 9,547
2 Construct accessible path to ramp	10.032	85	LF	1.00	\$ 82.42	1.32	\$ 9,255
3 Construct dog leg ramp	10.076	36	LF	1.00	\$ 728.45	1.32	\$ 34,642
4 Install handrails for ramp	10.092	36	LF	1.00	\$ 75.00	1.32	\$ 3,567
5 Adjust main south exit doors.	0.000	1	Each Riser	1.00	\$ 275.00	1.32	\$ 363
6 Add powered doors to main and cafetria entries	10.405	2	Each	1.00	\$ 3,441.19	1.32	\$ 9,092
7 Provide wayfinding signage from parking lot and 'J' Street to entries to the office	10.825	8	Each	1.00	\$ 451.56	1.32	\$ 4,772
8 The 'J' Street main stairs need code compliant handrails	10.260	8	LF	1.00	\$ 124.53	1.32	\$ 1,316
9 Extend handrails	10.260	6	LF	1.10	\$ 124.53	1.32	\$ 1,086
<b>Total of Maximum Allowable Construction Cost:</b>							<b>\$ 73,640</b>
<b>Total Project Budget:</b>							<b>\$ 97,203</b>



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 storage for two-story building, west annex shop and printer function areas as well as box storage for computer labs	4.350	1,300	SF	1.20	\$ 153.65	1.32	\$ 316,636
Total of Maximum Allowable Construction Cost:							\$ 316,636
Total Project Budget:							\$ 443,290

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 Adding office modular	2.324	1	2 CR	1.00	\$ 363,830.00	1.32	\$ 480,619
Total of Maximum Allowable Construction Cost:							\$ 480,619
<b>Total Project Budget:</b>							<b>\$ 634,418</b>

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 pull stations in exits and other than only main office along with new panel	5.750	1	School	1.00	\$ 37,733.96	1.32	\$ 49,847
2 Install central PA system for all-call function with bell alert	5.710	1	School	1.00	\$ 139,734.55	1.32	\$ 184,589
3 As per code add fire sprinkler unit off cold water pipe in space	0.000	5	Each	1.10	\$ 159.50	1.32	\$ 1,159
4 Install fire hydrant	6.505	1	Each	1.00	\$ 4,688.91	1.32	\$ 6,194
5 Install loop piping for fire hydrant	6.377	100	LF	1.00	\$ 90.00	1.32	\$ 11,889
6 Fire rate concessions roll door system	4.730	1	Per door	1.00	\$ 1,067.43	1.32	\$ 1,410
Total of Maximum Allowable Construction Cost:							\$ 283,507
<b>Total Project Budget:</b>							<b>\$ 374,229</b>

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 fire rating	0.000	2	Each	1.00	\$ 38,500.00	1.32	\$ 101,717
Total of Maximum Allowable Construction Cost:							\$ 101,717
<b>Total Project Budget:</b>							<b>\$ 142,404</b>

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 2x4 ceiling grid with lighting	4.540	385	SF	1.50	\$ 1.98	1.32	\$ 1,511
2 Convert tight restroom to accessible unisex unit. No 60 " stall exists at school	10.912	1	Room	1.20	\$ 23,898.00	1.32	\$ 37,883
3 Correct delaminating paint on wall by windows and repaint	4.411	100	SF	1.00	\$ 4.96	1.32	\$ 655
<b>Total of Maximum Allowable Construction Cost:</b>							<b>\$ 40,049</b>
<b>Total Project Budget:</b>							<b>\$ 56,068</b>

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 area	3.210	375	SF	1.20	\$ 278.00	1.32	\$ 165,257
2 Refurbish old corridor area to original code use	4.200	375	SF	1.00	\$ 50.84	1.32	\$ 25,185
Total of Maximum Allowable Construction Cost:							\$ 190,442
<b>Total Project Budget:</b>							<b>\$ 266,619</b>

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 Remove damaged ceiling and VAT flooring. Abate asbestos	4.520	1,620	SF	1.00	\$ 1.98	1.32	\$ 4,237
2 Install new 2x4 lay-in ceiling and lighting	4.540	810	SF	1.00	\$ 1.98	1.32	\$ 2,119
3 Install new flooring	4.590	810	SF	1.00	\$ 3.64	1.32	\$ 3,895
4 Repair damaged window frames/sills and walls. Paint room	4.520	1,050	SF	1.10	\$ 1.98	1.32	\$ 3,021
5 Correct wiring violations in room (exposed 3-wire runs to outlet)	5.300	810	SF	1.00	\$ 10.73	1.32	\$ 11,481
6 Install strobes/exit signs/emergency lighting	5.400	5	Each	1.00	\$ 826.71	1.32	\$ 5,460
7 Install metal utilitarian storage to organize functional area of shop and store chemicals separately	4.610	68	SF	1.00	\$ 15.13	1.32	\$ 1,359
8 Add air conditioning	6.120	1 Classroom		1.00	\$ 16,785.57	1.32	\$ 22,174
Total of Maximum Allowable Construction Cost:							\$ 53,746
<b>Total Project Budget:</b>							<b>\$ 75,245</b>

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 The ceiling and walls need patching and paint in halls by renovated restroom	4.520	2,175	SF	1.00	\$ 1.98	1.32	\$ 5,689
2 Refinish doors in hall area. Add kick plates to main public doors	0.000	6	Each	1.20	\$ 40.15	1.32	\$ 382
3 Install ever handle hardware where missing	4.750	4	Each	1.00	\$ 500.00	1.32	\$ 2,642
4 Abate poor VAT in hall areas and install VCT	4.590	1,088	SF	1.50	\$ 3.64	1.32	\$ 7,847
5 Install thermal setting fans in restrooms. Men's room over 90 degrees	6.253	2	Each	1.00	\$ 2,164.21	1.32	\$ 5,718
6 Install ramp handrails between wing and auditorium building	10.092	22	LF	1.00	\$ 75.00	1.32	\$ 2,180
7 The kiln is set only 14 inches from wood trim. Create clearance and install protection	4.511	96	SF	1.00	\$ 12.04	1.32	\$ 1,527
8 Retile floor, paint room, cabinets and window frames	4.100	216	SF	1.10	\$ 19.10	1.32	\$ 5,995
9 Install 2x4 lay-in ceiling with better lighting	4.540	1,280	SF	2.00	\$ 1.98	1.32	\$ 6,696
10 Adjust the three exit doors and add threshold and weather stripping	10.590	3	Each	1.00	\$ 646.11	1.32	\$ 2,561
11 Refurbish the day room	4.100	1,325	SF	1.10	\$ 19.10	1.32	\$ 36,774
12 Remove open area wooden toilet stalls and enclosure as unisex restroom	10.912	1	Room	1.00	\$ 23,898.00	1.32	\$ 31,569
13 Add ventilation fan in developer room	6.252	1	Each	1.00	\$ 958.39	1.32	\$ 1,266
14 Refurbish print shop	4.100	1,125	SF	1.00	\$ 19.10	1.32	\$ 28,385



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Total of Maximum Allowable Construction Cost:	\$ 139,231
<b>Total Project Budget:</b>	<b>\$ 194,923</b>

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 Paint out nicks on walls around room and add chair rail	4.520	450	SF	1.00	\$ 1.98	1.32	\$ 1,177
2 Replace damaged east door and paint. Lower corner is rotting	4.730	1	Per door	1.00	\$ 1,067.43	1.32	\$ 1,410
3 Replace deteriorating wood panels in HM frames of exit doors	4.540	40	SF	2.00	\$ 1.98	1.32	\$ 209
4 Replace subsiding rear concrete stairs and extend asphalt up to new units. Includes demolition	10.210	3	Each Riser	2.00	\$ 467.86	1.32	\$ 3,708
5 Remove deteriorating glazing putty on exterior surface of aluminum windows	4.784	35	Each	1.00	\$ 246.77	1.32	\$ 11,409
<b>Total of Maximum Allowable Construction Cost:</b>							<b>\$ 17,913</b>
<b>Total Project Budget:</b>							<b>\$ 25,080</b>

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 surfaces to new standards	4.200	1,320	SF	1.50	\$ 50.84	1.32	\$ 132,976
2 Install hood fire suppression system	0.000	1	Each Riser	1.00	\$ 4,620.00	1.32	\$ 6,103
3 Replace deteriorating plastic laminate areas of serving line	4.610	330	SF	1.00	\$ 15.13	1.32	\$ 6,596
4 Install hand sink in kitchen area per code	10.920	1	Each	1.20	\$ 3,328.89	1.32	\$ 5,277
5 Anchor mirror that is falling in kitchen restroom. Complete vinyl base work	0.000	1	Each	1.00	\$ 49.50	1.32	\$ 65
6 Upgrade equipment	0.000	2		1.00	\$ 12,500.00	1.32	\$ 33,025
Total of Maximum Allowable Construction Cost:							\$ 184,042
<b>Total Project Budget:</b>							<b>\$ 257,659</b>

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 Add horizontal and / or angle barrier to guardrail to prevent accidental fall	10.092	90	LF	3.00	\$ 75.00	1.32	\$ 26,750
2 Survey building to determine why structure is deflected downward towards SE corner	9.500	1	Study	1.00	\$ 4,328.12	1.32	\$ 5,717
3 Jack building up and reanchor to footing system. Correct any siding/skirting damage	4.390	1	Per locati	0.30	\$ 24,555.38	1.32	\$ 9,731
4 Install large cabinet with double sink and HWH for B1 and B2 since food is prepared	4.810	2	Each	1.10	\$ 4,509.34	1.32	\$ 13,105
5 Replace door and frames of B1, B2, and B3 to prevent further damage. Use HM and paint. Install lever hardware	4.760	3	Each	1.00	\$ 2,142.70	1.32	\$ 8,492
6 Add exhaust fans to B1, B2 due to food use and B3 due to excessive heat	0.000	3	Each	1.00	\$ 264.00	1.32	\$ 1,046
7 Investigte why floor flexing and replace flooring	4.590	1,625	SF	1.10	\$ 3.64	1.32	\$ 8,595
8 Upgrade electrical service to B1 and B2	5.200	2	Classroom	1.10	\$ 3,796.53	1.32	\$ 11,033
9 Correct roll-off danger at bottom of new ramp	1.160	45	SF	1.20	\$ 46.45	1.32	\$ 3,313
10 Reanchor loose T1-11 area and repaint south and west elevations	4.520	1,465	SF	1.00	\$ 1.98	1.32	\$ 3,832
11 Caulk splitting window frame areas	4.784	4	Each	1.00	\$ 246.77	1.32	\$ 1,304

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Total of Maximum Allowable Construction Cost:	\$ 92,918
<b>Total Project Budget:</b>	<b>\$ 130,087</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

Old ticket room has severe wall and ceiling damage. The stage is close to the 1000 square foot limit of code requirements for fire protection. Assume either installing a sprinkler system or a fire rated ceiling will be required. Refurbish the surfaces.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Gut room and renovate surfaces	4.300	24	SF	1.10	\$ 101.40	1.32	\$ 3,536
2 Replace damaged exterior doors by ticket room	4.730	1	Per door	1.10	\$ 1,067.43	1.32	\$ 1,551
3 Install sprinkler system	4.540	1,025	SF	1.50	\$ 1.98	1.32	\$ 4,021
4 Upgrade water utility tap to allow for sprinkler system	0.000	1	Each	1.00	\$ 37,500.00	1.32	\$ 49,538
5 Repaint walls, ceiling and trim	4.520	3,840	SF	1.10	\$ 1.98	1.32	\$ 11,048
6 Upgrade air conditioning to space	6.200	2,560	SF	1.10	\$ 15.49	1.32	\$ 57,622
7 Replace damaged window sills	4.791	24	LF	2.00	\$ 7.58	1.32	\$ 481
Total of Maximum Allowable Construction Cost:							\$ 127,797
<b>Total Project Budget:</b>							<b>\$ 178,916</b>

**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 Fabrication and installation of 8 structural system frames to resist lateral loads	4.390	8	Per locati	3.00	\$ 24,555.38	1.32	\$ 778,504
2 Construction of interior furr out walls to anchor infill masonry walls and cover structural frames	4.511	5,220	SF	3.00	\$ 12.04	1.32	\$ 249,070
3 Assume exterior finish may need to be repaired (since stucco)	4.530	7,170	SF	1.00	\$ 9.69	1.32	\$ 91,780
4 Foundation changes expected	1.370	262	LF	1.50	\$ 303.00	1.32	\$ 157,303
<b>Total of Maximum Allowable Construction Cost:</b>							<b>\$ 1,276,657</b>
<b>Total Project Budget:</b>							<b>\$ 1,787,319</b>

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 Remove steam system and abate asbestos	4.413	32,855	SF	1.20	\$ 0.85	1.32	\$ 44,269
2 Remove hall ceilings and install now rated ceiling furred down to allow use of transom windows for HVAC entry	4.540	2,450	SF	3.00	\$ 1.98	1.32	\$ 19,225
3 Install new 4–pipe HVAC system with HW Boiler/packaged chiller. Pipe to fan coil units and ventilation air system at each space	6.110	32,855	SF	1.00	\$ 33.88	1.32	\$ 1,470,441
4 Build new HVAC room as part of the elevator addition	3.305	800	SF	1.00	\$ 270.00	1.32	\$ 285,336
5 Refurbish boiler room	6.115	1	Boiler Rm	2.00	\$ 104,908.88	1.32	\$ 277,169
Total of Maximum Allowable Construction Cost:							\$ 2,096,440
<b>Total Project Budget:</b>							<b>\$ 2,767,302</b>



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 both entry doors and HM frames at N side hall by concessions. Paint	4.730	2	Per door	1.00	\$ 1,067.43	1.32	\$ 2,820
2 Modify approach to these doors to comply with slope and cross slope percentage values	1.160	180	SF	1.00	\$ 46.45	1.32	\$ 11,045
3 Replace and paint door into old restroom addition with new HM door and frame.	4.730	1	Per door	1.00	\$ 1,067.43	1.32	\$ 1,410
4 Replace north hall exit door from two story	4.730	1	Per door	0.70	\$ 1,067.43	1.32	\$ 987
Total of Maximum Allowable Construction Cost:							\$ 16,262
<b>Total Project Budget:</b>							<b>\$ 21,466</b>

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 Cut expansion joint into stucco where addition to two story constructed	4.391	28	LF	1.20	\$ 22.85	1.32	\$ 1,014
2 Wood fascia on north restroom addition deteriorated. Replace and paint	4.791	92	LF	1.10	\$ 7.58	1.32	\$ 1,013
3 Stucco section on north end of restroom addition	4.530	75	SF	1.00	\$ 9.69	1.32	\$ 960
4 Strip, prep and finish main entry doors from J Street. Include damaged side lites in work	0.000	4	LF	1.00	\$ 126.50	1.32	\$ 668
5 Prep and paint windows	4.520	192	SF	1.10	\$ 1.98	1.32	\$ 552
6 Repair and paint the two SW entry doors and 4 west entry doors (at auditorium)	0.000	6	Each	2.00	\$ 40.15	1.32	\$ 636
7 Access door to crawl space on west side is rotted. Replace with lockable unit	4.511	16	SF	1.00	\$ 12.04	1.32	\$ 254
8 Replace two small steel casement windows on ticket storage addition	4.780	2	Each	0.50	\$ 2,252.06	1.32	\$ 2,975
9 Repair stucco	4.530	30	SF	2.00	\$ 9.69	1.32	\$ 768
10 Prime and paint out dual colored areas of stucco by auditorium	4.520	1,400	SF	1.00	\$ 1.98	1.32	\$ 3,662
<b>Total of Maximum Allowable Construction Cost:</b>							<b>\$ 12,502</b>
<b>Total Project Budget:</b>							<b>\$ 17,506</b>

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 Recondition deteriorated circular window on west elevation	4.782	24	SF	1.00	\$ 25.42	1.32	\$ 806
2 Trim tree on NW corner of building	1.315	1	Each	0.25	\$ 935.81	1.32	\$ 309
Total of Maximum Allowable Construction Cost:							\$ 1,115
<b>Total Project Budget:</b>							<b>\$ 1,561</b>

Facility  ID  Project Number

Category  Type 1  Type 2  P/T  Priority

**Project Name**

**Project Description**

The area where the ADA parking is located needs to be removed and repaved due to severely damaged asphalt areas south and north of the cafeteria. Construct a dumpster enclosure to mask from parking. The new ramp has prevented drainage from flowing under the modular building. But it also creates large ponding area. Construct area drain with bubbler outlet downhill from area to remove large pond area from blocking ramp access.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Remove and repave severely damaged asphalt areas S and N of cafeteria	1.250	370	SY	1.20	\$ 21.21	1.32	\$ 12,440
2 Crack fill deep cracks and fill depressions by drains in NE traffic area	1.184	560	LF	1.00	\$ 3.22	1.32	\$ 2,382
3 Replace rusting damaged chain link fence fabric	1.351	230	LF	0.50	\$ 60.00	1.32	\$ 9,115
4 Install concrete slab, bumpers, and screen wall at cafeteria	1.360	1	Each	1.10	\$ 23,000.00	1.32	\$ 33,421
5 Construct area drain	1.420	6,000	SF	1.10	\$ 1.29	1.32	\$ 11,247
Total of Maximum Allowable Construction Cost:							\$ 68,605
<b>Total Project Budget:</b>							<b>\$ 90,559</b>

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 Reseal coating and re-stripe	1.230	2,255	SY	1.00	\$ 12.86	1.32	\$ 38,308
2 Provide minimum handrails at steps into the public entry to graphics	10.260	12	LF	1.00	\$ 124.53	1.32	\$ 1,974
Total of Maximum Allowable Construction Cost:							\$ 40,282
Total Project Budget:							\$ 53,172

## A. Warren McClaskey Adult Center

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

### 2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
580.1	4.08.D04.1.	Roofing Improvements	\$ 384,553	\$ 507,611
580.2	4.04.B02.1.	Replace East Annex Wall Panels (Transite)	\$ 193,382	\$ 270,733
580.3	4.05.C01.1.	Resolve Abatement and Fumigation Problem Areas	\$ 232,788	\$ 325,903
580.4	4.05.C01.1.	Renovate Classroom and Office Areas	\$ 118,908	\$ 166,471
580.5	4.05.C01.1.	Corridor Improvements	\$ 116,132	\$ 162,586
580.6	4.08.A03.1.1.	HVAC Improvements	\$ 46,308	\$ 61,127
580.7	6.02.B03.3.	Construct Elevator/Restroom Addition	\$ 538,964	\$ 754,549
580.8	4.04.C09.1.	Renovate Restrooms	\$ 235,514	\$ 329,725
580.9	4.05.A03.2.1.	Continue Electrical Upgrades	\$ 499,213	\$ 698,898
580.10	8.06.E01.2.	Accessibility Improvements	\$ 73,640	\$ 97,203
580.11	2.02.F07.2.	Construct Storage Addition	\$ 316,636	\$ 443,290
580.12	2.03.F07.3.	Consider Support Office Modular	\$ 480,619	\$ 634,418
580.13	4.08.A03.1.1.	HVAC Modifications	\$ 283,507	\$ 374,229
580.14	6.04.A09.2.	Fire Rating Compliance	\$ 101,717	\$ 142,404
580.15	3.05.C01.1.	Modify Nurses Room	\$ 40,049	\$ 56,068
580.16	6.02.C01.1.	Replace Office/Support Area of East Wing	\$ 190,442	\$ 266,619
580.17	6.05.C01.1.	Renovate Small Appliance Shop 14	\$ 53,746	\$ 75,245
580.18	4.04.G01.1.	Renovation of East Wing Areas	\$ 139,231	\$ 194,923
580.19	4.05.G01.2.	Improvements in Cafeteria	\$ 17,913	\$ 25,080
580.20	3.04.C01.1.	Kitchen Area Improvements	\$ 184,042	\$ 257,659
580.21	6.04.G01.1.	Improvements to Modular Spaces B1 to B3	\$ 92,918	\$ 130,087
580.22	4.04.C01.1.	Improvements to the Auditorium	\$ 127,797	\$ 178,916
580.23	6.04.A02.4.	Structural Changes Option	\$ 1,276,657	\$ 1,787,319
580.24	4.08.A03.1.3.	HVAC System Replacement	\$ 2,096,440	\$ 2,767,302
580.25	4.08.C06.1.1.	ADA Improvements: Doors	\$ 16,262	\$ 21,466

Sacramento City Unified School District: School Data and Summary 2006

580.26	4.05.D02.1.	Exterior Improvements to Stucco Buildings	\$ 12,502	\$ 17,506
580.27	4.05.C05.2.1.	West Annex Improvements	\$ 1,115	\$ 1,561
580.28	4.06.E01.1.	Site Improvements (1)	\$ 68,605	\$ 90,559
580.29	4.06.G01.2.	Site Improvements (2)	\$ 40,282	\$ 53,172

Total of *Maximum Allowable Construction Cost:			\$ 7,979,882	
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<b>Total Project Budget:</b>			<b>\$ 10,892,625</b>	
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## 580 A. Warren McClaskey Adult Center

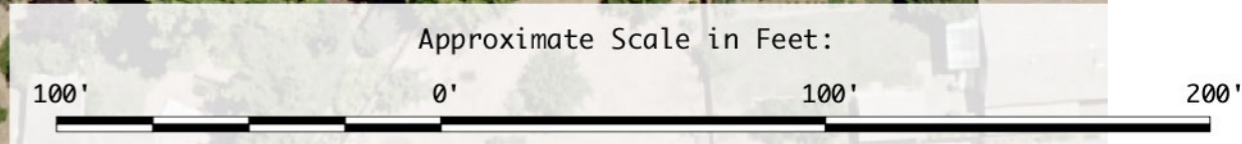
Criteria	Adequate	Comments on existing conditions and needed improvements
<b>1 Site</b>		
1.1 Size	✓	
1.2 Location	✓	
1.3 Safety	✓	
1.4 Contours	✓	
1.5 Development	✓	
1.6 Playfields		Needs upgrading
1.7 Pool		N/A
1.8 Parking	✓	
1.9 Landscaping	✓	
1.10 Other		N/A
<b>2 Space</b>		
2.1 Administration		Small and needs renovation
2.2 Health		Small and needs renovation
2.3 Teachers		Small and needs renovation
2.4 Audiovisual		Small and needs renovation
2.5 Library		N/A
2.6 Multipurpose	✓	
2.7 Stage	✓	
2.8 Kitchen		Needs renovation
2.9 Gymnasium	✓	Used for large groups
2.10 Showers		N/A
2.11 Toilets		Need renovation
2.12 Lockers		N/A
2.13 Storage		Small and needs renovation
2.14 Instructional Space		Small and needs refurbishing
2.15 Size		Small and needs renovation
2.16 Flexibility	✓	
2.17 Utilization	✓	
2.18 Expandability	✓	
2.19 Access for the handicapped		Have closed areas off due to no elevator rest is fair accessibility
2.20 Other		N/A



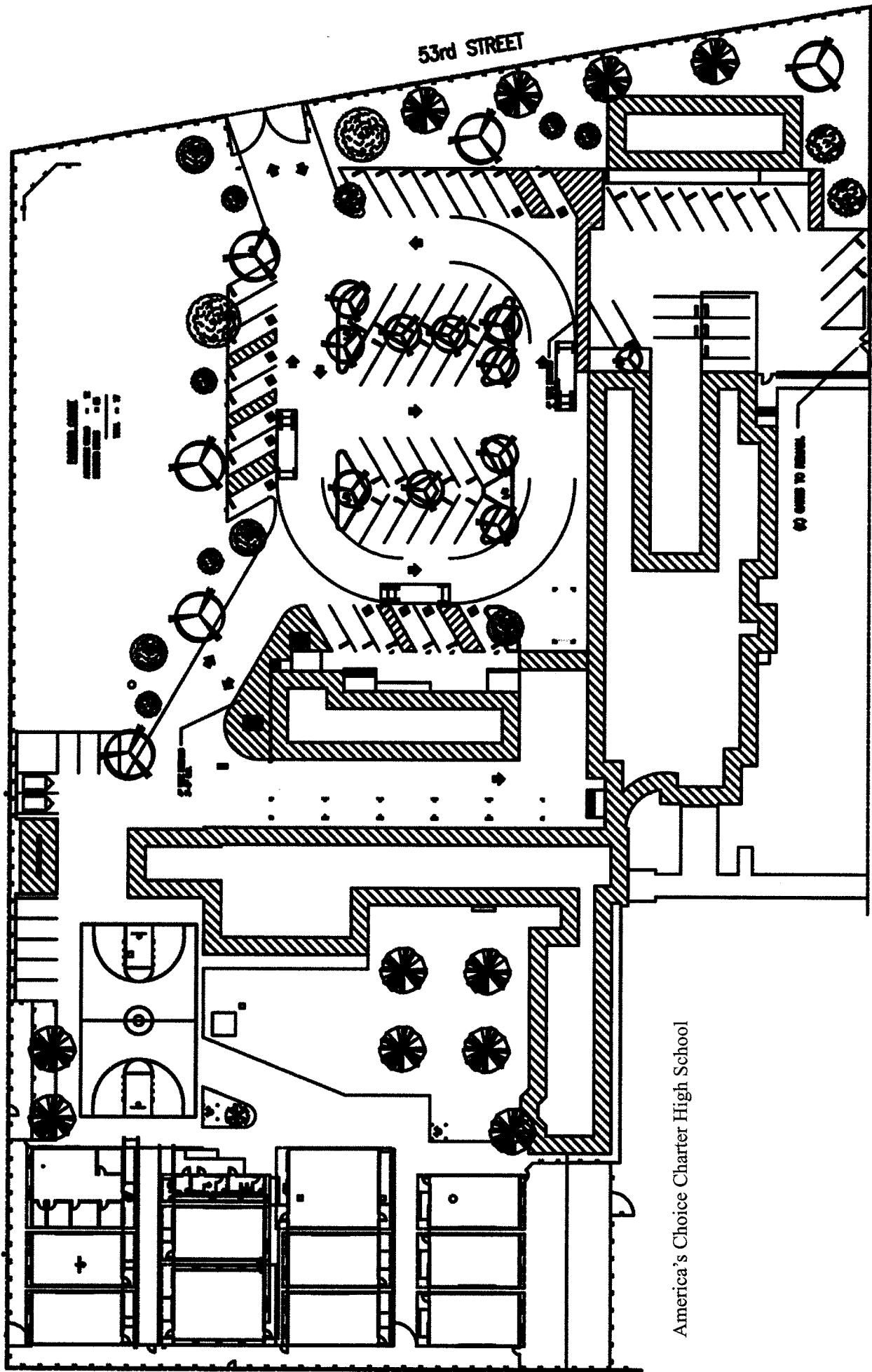
Criteria	Adequate	Comments on existing conditions and needed improvements
<b>3 Light</b>		
3.1 Quantity	✓	
3.2 Brightness	✓	
3.3 Reflectances	✓	
3.4 Windows	✓	
3.5 Screening	✓	
3.6 Audiovisual	✓	
3.7 Energy Factors		Old construction inefficient
3.8 Other		N/A
<b>4 Heat and Air</b>		
4.1 Temperature Comfort		Often too hot
4.2 Insulation		Limited
4.3 Air Exchange		Heating side a problem, open windows
4.4 Distribution		Heating side a problem, open windows
4.5 Exhaust		Limited except for windows
4.6 Conditions		Many old systems
4.7 Energy Factors	✓	
4.8 Other		
<b>5 Sound</b>		
5.1 Floor Absorption		All hard surfaces
5.2 Wall Absorption	✓	All plaster
5.3 Ceiling Absorption		All plaster
5.4 Ballast Absorption	✓	
5.5 Vent Absorption	✓	
5.6 Exterior Absorption	✓	
5.7 Interior Absorption	✓	
5.8 Isolation	✓	
<b>6 Aesthetics</b>		
6.1 Appropriateness		East annex area a poor image
6.2 Naturalness	✓	
6.3 Continuity	✓	
6.4 Screening	✓	
6.5 Other		
<b>7 Equipment</b>		
7.1 Quantity	✓	
7.2 Mobility	✓	
7.3 Flexibility	✓	
7.4 Maintenance	✓	
7.5 Instructional Walls		Need some improvements
7.6 Other		

Criteria	Adequate	Comments on existing conditions and needed improvements
<b>8 Maintenance</b>		
8.1 Turfed Areas		Needs upgrading and better sprinklers
8.2 Sprinklers		Need upgrades
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		Need renovation
8.14 Other		N/A







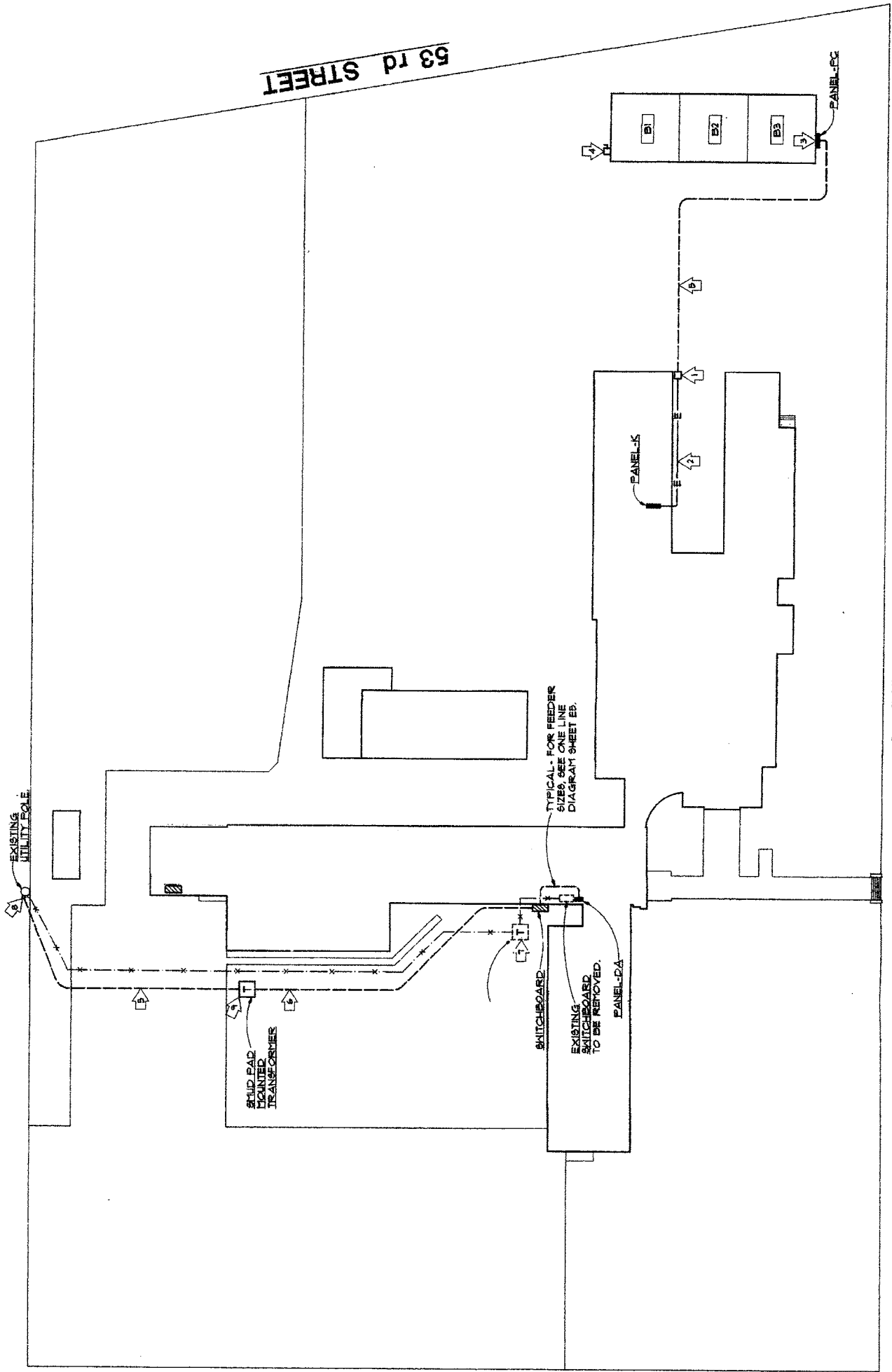


53rd STREET

J STREET

A Warren McClaskey Adult School

America's Choice Charter High School



**ELECTRICAL SITE PLAN**



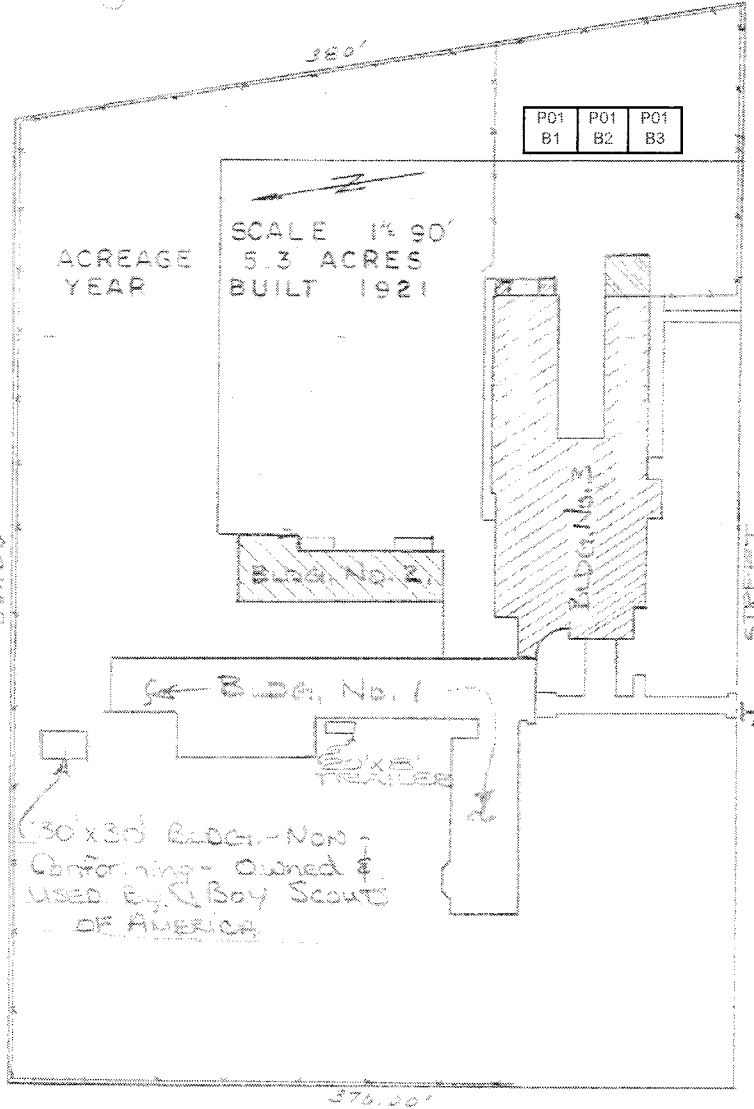
SCALE: 1" = 30'-0"

A Warren McClaskey Adult School Site

# SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

PROJECT: DIAGRAM OF BUILDING AREA  
 SCHOOL: EL DORADO  
 ADDRESS: 5241 J ST.

EXISTING	1-A
BASIC PLANS	2-A
FINAL PLANS	3-A



 ADEQUATE STRUCTURE (CONFORMING)

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

## Charles A. Jones Skills Center (Adult Ed)

5451 Lemon Hill Avenue  
 Sacramento CA 95824

Permanent building area: 102,062 GSF  
 Modular buildings: 5,760 GSF  
 Modular buildings are 5.3 % of the facility area  
 Site acres: 7.12

Score:	Possible Points	Total Earned	%
The Site	241	223.5	92.7
Physical Plant Assessment	354	317.0	89.5
Adequacy and Environment for Education	405	365.0	90.1
Total	1,000	905.5	90.6

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



### Participants:

Randy Gish, Vice-Principal  
 Brad Allen, Evaluator

**Notes from Principal's Meeting and Questionnaire**

**Date: 05-18-2005**

- The primary points of concern with the faculty are that the Financial Aid and Controller's Offices are inappropriate (location and size), sidewalks are uneven adjacent the Building B Upholstery Shop, replacement of a half dozen trees that have died, the parking lot needs re-stripping, HVAC inadequacies at AC-3, 4 & 25, doors (restroom signs with braille & hardware maintenance), minor roof leaks above rooms 200 & 204 and insufficient coverage of power (outlets at rooms 200 & 204) and multipurpose.
- The Charles A Jones Skills Center was completed in 1998.

**Summary Notes and Comments**

School Site:

The site is 7.12 acres and is marginally adequate for an enrollment of 1,100. Expansion of curriculum has created the need for the Florin site development. The site has a two-story modular unit. Landscape needs attention, especially the replacement of a half dozen trees that have died. The school has very little room for expansion; only the west (and possibly the east) side of the site has any room, but this is needed for parking. Vehicular circulation appears to be acceptable.

School Plant:

Generally, the classrooms are pleasant teaching environments. Few accessibility issues exist except for power and additional signage. The Financial Aid and Controller's offices need modifications due to function changes. Relatively minor re-roofing is needed. Upgrading doors (signage at restrooms & hardware) needs to be accomplished. Some HVAC controls and capacity need modification. The building is in good condition and well maintained.

Adequacy and Environment for Education:

Classrooms have adequate floor space allowing for multiple furniture arrangements for the various programs. There is only the multipurpose room for large groups, though the shop areas are quite large and could be used for groups, if needed. Changes in course offerings are not in planning, so the program spaces here are adequate for this time period. The development of the Florin site has allowed the program to expand for community demand without changing this location.

The Main Capital Investment Areas:

- Address accessibility power doors.
- Re-stripe the parking lot.
- Replace a half dozen trees that have died and check remaining landscape areas.
- Construct canopy between main buildings and consider north entry vestibule.
- Renovate two administration offices.
- Upgrade doors (signage and hardware).
- Relatively minor re-roofing.
- Correct HVAC control and capacity issues, especially AC-3, 4 and 25.
- Continue expansion of electrical / special system potentials to meet class and office requirements.



## 593 Charles A. Jones Skills Center (Adult Ed)

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
1	593.1	8.04.B03.1.	Accessibility Improvements	\$ 106,355	\$ 148,896
2	593.2	4.05.D02.3.	CMU Exterior Surfacing	\$ 76,278	\$ 106,789
	593.3	4.08.D04.1.	Roofing Upgrade	\$ 81,541	\$ 107,635
6	593.4	4.05.A03.2.1.	Electrical Improvements	\$ 122,132	\$ 170,984
7	593.5	4.06.D03.3.	Canopies	\$ 167,879	\$ 221,601
	593.6	3.06.E03.1.	Sidewalk Repair	\$ 528	\$ 697
	593.7	4.06.E02.1.	Landscape Improvement	\$ 139,855	\$ 184,608
8	593.8	4.08.A03.1.1.	Upgrade HVAC	\$ 67,140	\$ 88,625
5	593.9	4.08.E03.2.	Restripe Parking Lot(s)	\$ 21,246	\$ 28,044
4	593.10	4.05.C08.1.	Door Hardware	\$ 13,210	\$ 18,494
	593.11	4.05.C01.2.	Office Changes	\$ 53,580	\$ 75,012
3	593.12	4.05.C01.1.	Insulate Building B	\$ 248,789	\$ 348,305
6	593.13	4.05.A07.1.	Special Systems Upgrades	\$ 45,136	\$ 63,190
<b>Total of Maximum Allowable Construction Cost:</b>				<b>\$ 1,143,669</b>	
<b>Total Project Budget:</b>					<b>\$ 1,562,880</b>

**Facility** 
**ID** 
**Project Number**

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

**Project Name**

**Project Description**

Modify the main entry doors (N/S) to be an ADA power doors. Consider constructing a north side vestibule for ease of entry on rainy/windy days. Regarding the fire alarm, strobes need to be added to many spaces, usually in tandem with horns in building A (two dozen). Additional interior signage is needed, especially at restrooms and to include braille.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Add ADA entry power door	10.580	2	Each	1.50	\$ 3,732.39	1.32	\$ 14,791
2 Construct a vestibule	3.310	120	SF	1.50	\$ 345.00	1.32	\$ 82,034
3 Replace horns with strobes	5.401	24	Each	1.00	\$ 279.73	1.32	\$ 8,869
4 Add signage	0.000	10	Each	1.00	\$ 50.00	1.32	\$ 661
Total of Maximum Allowable Construction Cost:							\$ 106,355
<b>Total Project Budget:</b>							<b>\$ 148,896</b>

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 Repair and reseal CMU / sealant	4.533	19,120	SF	1.00	\$ 3.02	1.32	\$ 76,278
Total of Maximum Allowable Construction Cost:							\$ 76,278
<b>Total Project Budget:</b>							<b>\$ 106,789</b>

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-roofing	3.711	1,700	SF	1.00	\$ 36.31	1.32	\$ 81,541
Total of Maximum Allowable Construction Cost:							\$ 81,541
<b>Total Project Budget:</b>							<b>\$ 107,635</b>

**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 Expand electrical circuits	5.300	8,000	SF	1.00	\$ 10.73	1.32	\$ 113,395
2 Add emergency lighting where coverage low	5.400	8	Each	1.00	\$ 826.71	1.32	\$ 8,737
Total of Maximum Allowable Construction Cost:							\$ 122,132
<b>Total Project Budget:</b>							<b>\$ 170,984</b>

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	3.711	3,500	SF	1.00	\$ 36.31	1.32	\$ 167,879
Total of Maximum Allowable Construction Cost:							\$ 167,879
<b>Total Project Budget:</b>							<b>\$ 221,601</b>

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 Grind sidewalk smooth	0.000	1	Project	1.00	\$ 400.00	1.32	\$ 528
Total of Maximum Allowable Construction Cost:							\$ 528
<b>Total Project Budget:</b>							<b>\$ 697</b>

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 landscaping	1.320	1	Project	1.50	\$ 59,350.50	1.32	\$ 117,603
2 Add mature trees	1.315	6	Each	3.00	\$ 935.81	1.32	\$ 22,252
Total of Maximum Allowable Construction Cost:							\$ 139,855
<b>Total Project Budget:</b>							<b>\$ 184,608</b>



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	2,000	SF	1.00	\$ 4.96	1.32	\$ 13,104
2 Add an HVAC unit	6.250	5,000	SF	0.90	\$ 9.09	1.32	\$ 54,036
Total of Maximum Allowable Construction Cost:							\$ 67,140
<b>Total Project Budget:</b>							<b>\$ 88,625</b>

**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-stripe parking	1.240	400	Space	0.75	\$ 53.61	1.32	\$ 21,246
Total of Maximum Allowable Construction Cost:							\$ 21,246
<b>Total Project Budget:</b>							<b>\$ 28,044</b>

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 Repair door hardware	4.750	20	Each	1.00	\$ 500.00	1.32	\$ 13,210
Total of Maximum Allowable Construction Cost:							\$ 13,210
<b>Total Project Budget:</b>							<b>\$ 18,494</b>

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 offices	4.300	400	SF	1.00	\$ 101.40	1.32	\$ 53,580
Total of Maximum Allowable Construction Cost:							\$ 53,580
<b>Total Project Budget:</b>							<b>\$ 75,012</b>

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 Insulate Building B	7.830	39,483	SF	1.50	\$ 3.18	1.32	\$ 248,789
Total of Maximum Allowable Construction Cost:							\$ 248,789
<b>Total Project Budget:</b>							<b>\$ 348,305</b>

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 Expand phone / LAN jack availability	11.006	20	Drop	1.00	\$ 1,708.40	1.32	\$ 45,136
Total of Maximum Allowable Construction Cost:							\$ 45,136
<b>Total Project Budget:</b>							<b>\$ 63,190</b>

## Charles A. Jones Skills Center (Adult Ed)

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

### 2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
593.1	8.04.B03.1.	Accessibility Improvements	\$ 106,355	\$ 148,896
593.2	4.05.D02.3.	CMU Exterior Surfacing	\$ 76,278	\$ 106,789
593.3	4.08.D04.1.	Roofing Upgrade	\$ 81,541	\$ 107,635
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593.9	4.08.E03.2.	Restripe Parking Lot(s)	\$ 21,246	\$ 28,044
593.10	4.05.C08.1.	Door Hardware	\$ 13,210	\$ 18,494
593.11	4.05.C01.2.	Office Changes	\$ 53,580	\$ 75,012
593.12	4.05.C01.1.	Insulate Building B	\$ 248,789	\$ 348,305
593.13	4.05.A07.1.	Special Systems Upgrades	\$ 45,136	\$ 63,190
Total of *Maximum Allowable Construction Cost:			\$ 1,143,669	
<b>Total Project Budget:</b>				<b>\$ 1,562,880</b>

## 593 Charles A. Jones Skills Center (Adult Ed)

Criteria	Adequate	Comments on existing conditions and needed improvements
<b>1 Site</b>		
1.1 Size	✓	
1.2 Location	✓	
1.3 Safety	✓	
1.4 Contours	✓	
1.5 Development	✓	
1.6 Playfields		School is for 'young adults', many of whom are out of their teens, w
1.7 Pool		
1.8 Parking	✓	
1.9 Landscaping	✓	
1.10 Other		
<b>2 Space</b>		
2.1 Administration	✓	
2.2 Health		
2.3 Teachers	✓	
2.4 Audiovisual	✓	
2.5 Library		Books for various courses of study in several locations. Internet ba
2.6 Multipurpose	✓	
2.7 Stage		
2.8 Kitchen	✓	
2.9 Gymnasium		
2.10 Showers		
2.11 Toilets	✓	
2.12 Lockers	✓	
2.13 Storage	✓	
2.14 Instructional Space	✓	
2.15 Size	✓	Typical 32' x 34'
2.16 Flexibility	✓	
2.17 Utilization	✓	The small building 'C' including the greenhouse is only used for sto
2.18 Expandability	✓	
2.19 Access for the handicapped	✓	
2.20 Other		



Criteria	Adequate	Comments on existing conditions and needed improvements
<b>3 Light</b>		
3.1 Quantity	✓	Not enough at the skills building 'B'
3.2 Brightness	✓	
3.3 Reflectances	✓	
3.4 Windows	✓	Not enough at the skills building 'B'
3.5 Screening	✓	
3.6 Audiovisual	✓	
3.7 Energy Factors	✓	
3.8 Other		
<b>4 Heat and Air</b>		
4.1 Temperature Comfort	✓	
4.2 Insulation	✓	
4.3 Air Exchange	✓	One poor area in skills building 'B'
4.4 Distribution	✓	
4.5 Exhaust	✓	
4.6 Conditions	✓	
4.7 Energy Factors	✓	Maintenance personnel very astute to energy concerns.
4.8 Other		
<b>5 Sound</b>		
5.1 Floor Absorption	✓	Marginal in skills building 'B'
5.2 Wall Absorption	✓	
5.3 Ceiling Absorption	✓	
5.4 Ballast Absorption	✓	
5.5 Vent Absorption	✓	
5.6 Exterior Absorption	✓	Absorption marginal
5.7 Interior Absorption	✓	
5.8 Isolation	✓	
<b>6 Aesthetics</b>		
6.1 Appropriateness	✓	Superior
6.2 Naturalness	✓	
6.3 Continuity	✓	
6.4 Screening	✓	
6.5 Other		
<b>7 Equipment</b>		
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
<b>8 Maintenance</b>		
8.1 Turfed Areas	✓	Replacement of some dead plantings is needed
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		



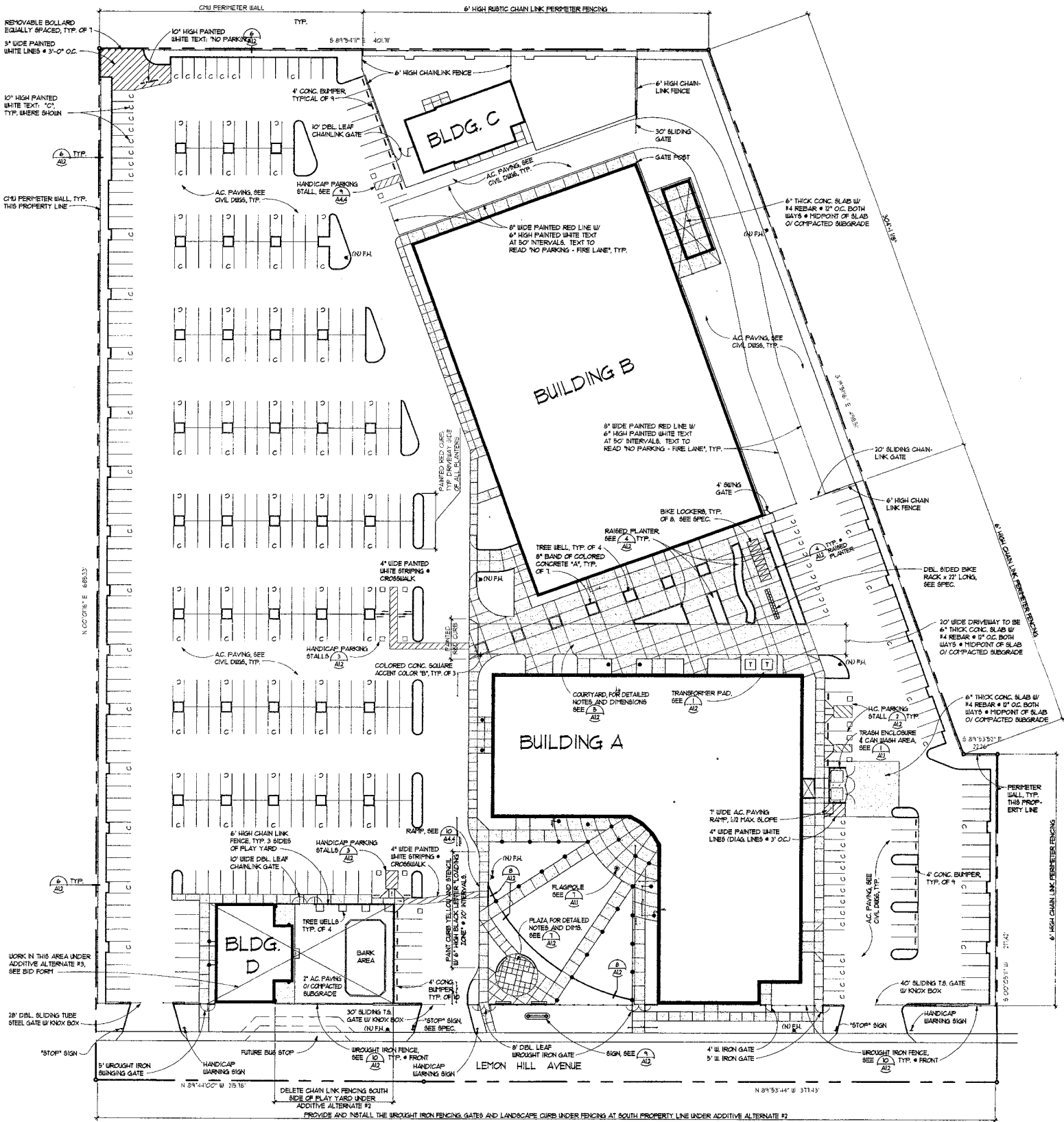


Approximate Scale in Feet:

100' 0' 100' 200'







**SITE PLAN**  
SCALE: 1" = 30'-0"

Charles A Jones Skills Center Site