Skills and Business Center

Portable Building Inventory Summary Sheet

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
P01/ 1, 2, 3, 4	Mod Tech, Inc.	No	02-101779	1999	6	4	5280
					Total Portable Classrooms	**4**	**5280**
					Total Portable Classrooms Over 20 Years Old	**0**	**0**

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

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P02/ HS	Enviroplex	No	02-101769	1998	7	1	2880

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

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P01/ RR	Mod Tech, Inc.	No	02-101779	1999	6	1	480

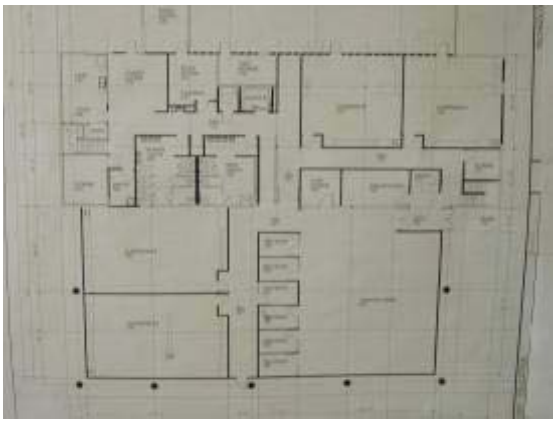
Florin Technology Education Center (Adult Ed)

2401 Florin Road
Sacramento CA 95822

Permanent building area: 27,972 GSF
Modular buildings: 5,280 GSF
Modular buildings are 15.9 % of the facility area
Site acres: 6.79

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:

Mary Prather, Principal
Brad Allen, Evaluator
Follow-up in October:
Wayne Sjolund, Project Manager

Bob Robie, Evaluator

Notes from Principal's Meeting and Questionnaire **Date: 05-18-2005**

• A Walgreens store is under construction next to the future main classroom building. It was still unfinished in October 2005, delaying the start of the renovation of the old car dealership into the main classroom and office facility for the school.
• The main modular classroom facility was completed for fall 2005 use at the north end of the main area of the site. It contains classrooms and restroom facilities. A dedicated parking area was part of the project.
• Three classroom / office and one restroom portable units are still placed along the west property line. They house the district's Matriculation and Orientation programs.
• The site is master planned to have a shop building with a two bay shop (drive-through bay) for semi truck maintenance training and three bay shop (pull-in) for light truck maintenance training.

Summary Notes and Comments

School Site:

The school is not scored since the main campus facilities are not completed yet.

The site is 6.79 acres and should be adequate for its current and proposed uses. The site is zoned into three areas: a northern modular construction classroom area with restrooms, center zone for a planned shop building, and the southern area where the old car dealership will be renovated into classrooms and offices during the 2005-06 school year.

The landscaping is in poor condition due to all of the construction. Additional signage is needed. The asphalt in the south area lot will need to be crack filled and seal coated. Lighting appears to be adequate. ADA concerns will be dealt with in the renovations. The traffic patterns with access off 24th St. and Florin allow for zoned activities on the site, with gates separating the center and northern areas from the southern area. Some better definition of the school front and side entry points is needed.

School Plant:

The north modular units are new and in excellent condition. The old car dealership building is still waiting for total renovation of its interior and creation of a two level classroom and office facility. With an approximate $1 million budget the renovation project hopes to provide new surfaces, ADA access, efficient layout of new classroom and office spaces, provisions for community activity room, a police substation, and installation of an elevator to an expanded second level.

Adequacy and Environment for Education:

The total number of classrooms 5 in the north area, 6 proposed in the renovated south building, and 2 in the proposed shop building should allow for expansion of the program. If demand in enrollment of program need changes the site has sufficient space to handle some additional construction. The construction of the shop building is necessary to the development of the curriculum.

The Main Capital Investment Areas:

• Complete the 2005-06 renovation of the old car dealership.
• Landscaping/irrigation needs upgrading.
• Continue parking area improvements.
• Install signage and site / facility entry identification.
• Construct the shop building.

595 Florin Technology Education Center (Adult E

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
595.1		2.00.F05.2.	Issue: The School is Under Construction	$ 0	**$ 0**
595.2		4.04.C01.2.	Continue Renovation Work	$ 627,943	**$ 879,120**
595.3		2.02.F05.2.	Construct the Truck Maintenance Garage	$ 6,595,921	**$ 9,234,290**
595.4		3.06.E03.2.	Site Improvements	$ 215,042	**$ 283,857**
595.5		4.06.E03.2.	Paving Area Improvements	$ 119,207	**$ 157,353**
595.6		4.06.E02.1.	Landscaping Improvements	$ 103,672	**$ 136,847**
			Total of Maximum Allowable Construction Cost:	$ 7,661,785	
			Total Project Budget:		**$ 10,691,467**

Facility Florin Technology Education Center (Adult Ed) **ID** 595 **Project Number** 595. 1

Category 2. **Type 1** 00. **Type 2** F05. **P/T** 2. **Priority**

Project Name

Issue: The School is Under Construction

Project Description

Florin Tech is still under construction as of the fall of 2005. It is anticipated that the main building will be renovated in the 2005-06 school year. The one million dollar plus renovation may not cover all desired improvements due to unusual bidding climate at this time. The projects described in this capital program reflect additional main building and adjacent site improvements and the construction of the master planned truck garage complex.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Issue: Continue improvements	0.000	0		1.00	$ 0.00	1.32	$ 0
						Total of Maximum Allowable Construction Cost:		$ 0
						Total Project Budget:		**$ 0**

Facility Florin Technology Education Center (Adult Ed) **ID** 595 **Project Number** 595.2

Category 4. **Type 1** 04. **Type 2** C01. **P/T** 2. **Priority**

Project Name

Continue Renovation Work

Project Description

It is assumed that part of the main building renovation will create shell space for future completion. Based on the floor plan displayed in the main building it is assumed that about one-third of the area will need to be finished.

Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Complete renovation	4.200	9,350	SF	1.00	$ 50.84	1.32	$ 627,943
					Total of Maximum Allowable Construction Cost:		$ 627,943
					Total Project Budget:		**$ 879,120**

Facility Florin Technology Education Center (Adult Ed) **ID** 595 **Project Number** 595. 3

Category 2. **Type 1** 02. **Type 2** F05. **P/T** 2. **Priority**

Project Name

Construct the Truck Maintenance Garage

Project Description

As part of the training program at Florin Tech a multi-bay large and utility truck garage building is planned with classrooms and support spaces. The main drive through bays for large trucks will have two main bays, with three small pull-in bays for utility trucks. There will be tool storage, two classrooms, offices, and parts storage. The facility will reflect a commercial shop environment with an educational element.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Construct high bay large truck bay	3.310	6,255	SF	1.10	$ 345.00	1.32	$ 3,135,753
2	Construct medium bay truck area with classrooms	3.220	7,820	SF	1.15	$ 262.46	1.32	$ 3,117,960
3	Develop site utility upgrades for oil separation, fuel, waste storage	6.370	20,000	SF	1.00	$ 8.65	1.32	$ 228,533
4	Relocate the modular units out of the general construction area	2.520	4	Per portab	1.00	$ 21,513.08	1.32	$ 113,675
						Total of Maximum Allowable Construction Cost:		$ 6,595,921
						Total Project Budget:		**$ 9,234,290**

Facility Florin Technology Education Center (Adult Ed) **ID** 595 **Project Number** 595.4

Category 3. **Type 1** 06. **Type 2** E03. **P/T** 2. **Priority**

Project Name

Site Improvements

Project Description

The site drop off, identity, and traffic flow patterns will need to be improved with signage and restriping in time to ensure safety of student walking between the north modular classroom complex the garage and the main building.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Install site ID signage	10.835	2	Each	1.00	$ 2,698.50	1.32	$ 7,129
2	Reconfigure parking - traffic areas for better drop-off and student walking safety	1.170	1	Each	1.00	$ 59,727.70	1.32	$ 78,900
3	Add site lighting and landscaping to identify a sense of route between north and south buildings	1.280	10	Per Pole	1.50	$ 6,510.90	1.32	$ 129,013
						Total of Maximum Allowable Construction Cost:		$ 215,042
						Total Project Budget:		**$ 283,857**

Facility Florin Technology Education Center (Adult Ed) **ID** 595 **Project Number** 595.5

Category 4. **Type 1** 06. **Type 2** E03. **P/T** 2. **Priority**

Project Name

Paving Area Improvements

Project Description

The paved areas around the main building need crack filling and top-coating to preserve the asphalt integrity.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Crack fill and seal coat the main lot	1.235	32,000	SF	1.50	$ 1.88	1.32	$ 119,207
						Total of Maximum Allowable Construction Cost:		$ 119,207
						Total Project Budget:		**$ 157,353**

Facility Florin Technology Education Center (Adult Ed) **ID** 595 **Project Number** 595.6

Category 4. **Type 1** 06. **Type 2** E02. **P/T** 1. **Priority**

Project Name

Landscaping Improvements

Project Description

The site landscaping with all of the construction has suffered. Replace irrigation systems and replant areas for new image and ease of maintenance.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Upgrade the landscaping	1.310	9,600	SF	1.50	$ 5.45	1.32	$ 103,672
					Total of Maximum Allowable Construction Cost:			$ 103,672
						Total Project Budget:		**$ 136,847**

Florin Technology Education Center (Adult Ed)

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

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
595.1	2.00.F05.2.	Issue: The School is Under Construction	$ 0	**$ 0**
595.2	4.04.C01.2.	Continue Renovation Work	$ 627,943	**$ 879,120**
595.3	2.02.F05.2.	Construct the Truck Maintenance Garage	$ 6,595,921	**$ 9,234,290**
595.4	3.06.E03.2.	Site Improvements	$ 215,042	**$ 283,857**
595.5	4.06.E03.2.	Paving Area Improvements	$ 119,207	**$ 157,353**
595.6	4.06.E02.1.	Landscaping Improvements	$ 103,672	**$ 136,847**
		Total of *Maximum Allowable Construction Cost:	$ 7,661,785	
			Total Project Budget:	**$ 10,691,467**

595 Florin Technology Education Center (Adult Ed)

Criteria	Adequate	Comments on existing conditions and needed improvements
1 Site		
1.1 Size	✔	
1.2 Location	✔	
1.3 Safety	✔	
1.4 Contours	✔	
1.5 Development	✔	
1.6 Playfields		School is for 'young adults', most of whom are out of their teens, w
1.7 Pool		
1.8 Parking	✔	
1.9 Landscaping	✔	
1.10 Other		
2 Space		
2.1 Administration	✔	
2.2 Health		
2.3 Teachers	✔	
2.4 Audiovisual	✔	
2.5 Library		
2.6 Multipurpose	✔	
2.7 Stage		
2.8 Kitchen		
2.9 Gymnasium		
2.10 Showers		Not applicable
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	✔	Could be improved
2.20 Other		

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

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

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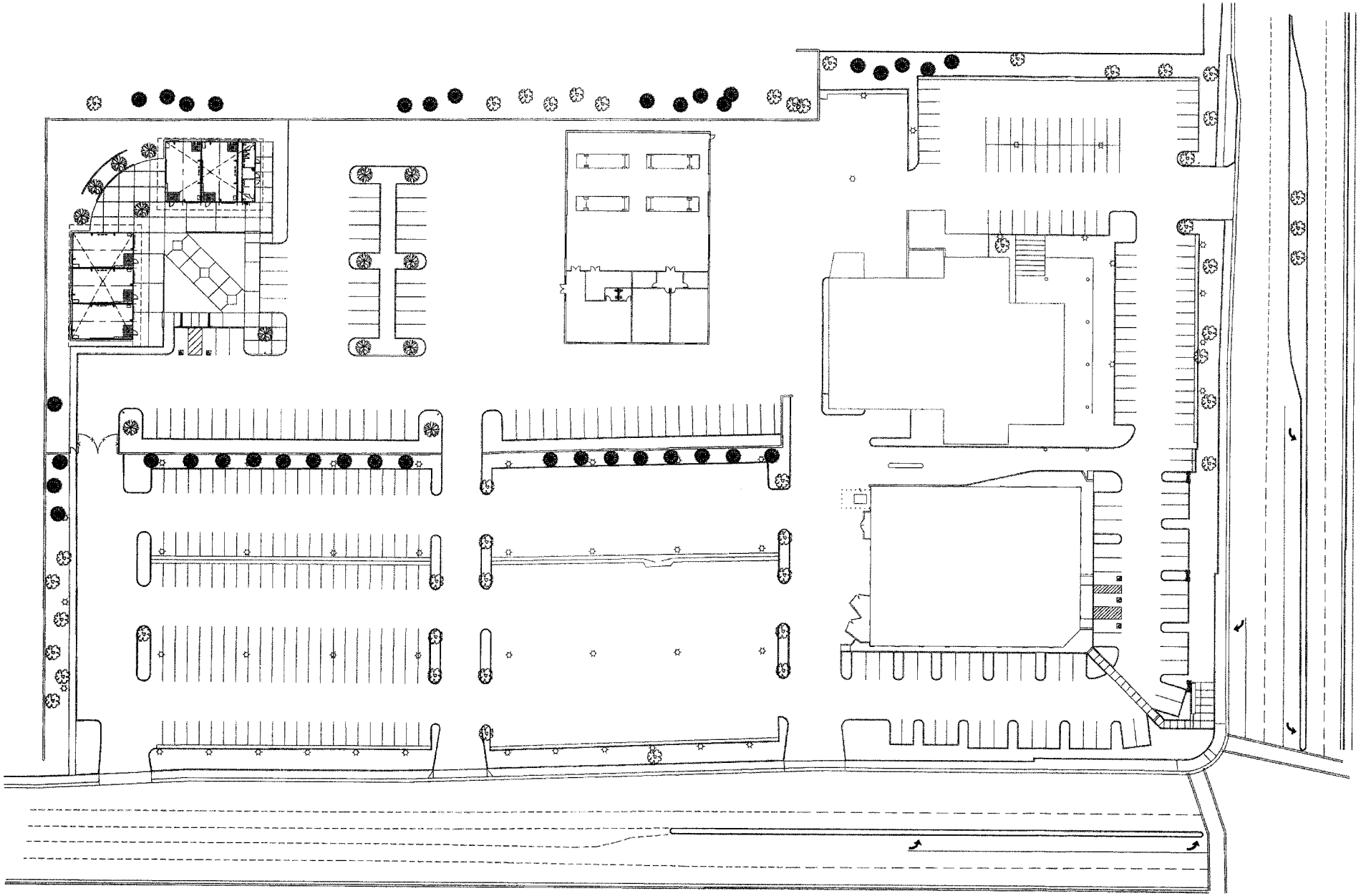

Florin Tech Site

Fremont School for Adults

2420 N Street
Sacramento, CA 95816

Permanent building area: 47,636 GSF
Modular buildings: 0 GSF
Modular buildings are 0.0 % of the facility area
Site acres: 2.50

Score:	Possible Points	Total Earned	%
The Site	241	198.0	82.2
Physical Plant Assessment	354	265.5	75.0
Adequacy and Environment for Education	405	299.0	73.8
Total	1,000	762.5	76.3

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

Participants:

John Miller, Principal
Bob Robie, Evaluator

Notes from Principal's Meeting and Questionnaire **Date: 10-06-05**

- Since the 2002 evaluation the main restrooms have been renovated and made accessible, and a few outlet / HVAC issues resolved. The school's plans for renovating the kitchen / cafeteria into a culinary arts teaching space were never realized.
- The programs are similar to the 2002 programs with more high school age students on site at times.

Summary Notes and Comments

School Site:

The site is adequate for parking and area for activities as long as a specialized programs, such as Fremont has, continues. The site has accessiblity to the first floor only and from the east parking area only into the old gym and the southeast door of the main hall system. Stairs access the halls from all other doors, including from the old gym into the main hall. The asphalt area needs some maintenance, but is generally in good condition.

Site landscaping exists on the north and west streetscapes and street trees on all elevations. It is in fair to good condition with need for irrigation system upgades. Students were using the front lawn and tree shade area of the west elevation for lunch time break.

School Plant:

The school does not comply with the Field's Act assessment criteria for K-12 schools, but has some day and evening programs for high school age students and a daytime pre-school program. The main thrust of the curriculum is for adults. Considerable structural enhancements are being recommended to further stiffen the building. Other then a major exterior wall crack at the apex of the west and north wings, there was no obvious seismic damage in the building. The building was built in 1921 /1923 with the cafeteria added in 1956. The structural systems would not comply with today's codes.

The school has wall, window, trim, flooring, lighting, HVAC, electrical, and special system problems. As a time warp facility, it has the potential for renovation but it was not qualified for the modernization program of the state. All hall floors are fracturing and will need some type of resurfacing of the conrete system.

The school has had the main restrooms renovated to code, a new roof, addition of window AC units, the boiler room ceiling repaired, and an electrical upgrade to meet the AC demand. Many of the spaces were refurbished, but that work is now dated and needs additional work. Areas not refurbished years ago are in a moderate to severe deteriorating condition.

Adequacy and Environment for Education:

For a small program the spaces are adequate in size. The classes need to be renovated to the level of the main office area. The main issues are electrical, technology, HVAC, flooring condition, trim and wall surfaces, and access to the second floor. The cafeteria area is not used often. The old gym has been nicely renovated to staff support space.

The school does not have Fields Act signage so it is assumed that it qualifies to have programs for K-12 students when appropriate. Its ADA, HVAC comfort, and electrical needs preclude many uses.

The Main Capital Investment Areas:

- Upgrade cooling (especially in computer labs) and later consider replacement of the HVAC system to meet ventilation and comfort needs.
- Renovate classrooms - surfaces, lighting, windows, blinds, acoustics, and electrical / special systems upgrades.
- Replace gutters, leaders and downspouts systems.
- Replace many of the exterior doors.

- Upgrade the technology and electrical systems, as well as fire and special systems to meet current requirements.
- Provide more locations of accessible entry into the building.
- Consider construction of an elevator.
- Crack-fill and seal coat the asphalt areas.
- Upgrade irrigation and landscape areas. Repair poor concrete sidewalk areas around the site perimeter.
- Renovate the classrooms and refinish / replace the windows.
- Consider relocation of some spaces (as the assistant principal) and the renovation of the support office spaces to the same level as the main office. Accommodate an ADA restroom on the second floor.
- Make structural changes after a detailed analysis.

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594 Fremont School for Adults

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
	594.1	4.04.C01.1.	Classroom and Support Area Improvements	$ 362,185	**$ 507,064**
	594.2	4.05.C01.2.	Restroom and Custodial Space Improvements	$ 10,866	**$ 15,216**
	594.3	4.05.D01.2.	Exterior and Window Improvements	$ 199,173	**$ 278,843**
	594.4	8.04.G01.2.	ADA/Restroom Upgrades	$ 246,567	**$ 345,190**
	594.5	8.02.F07.3.	Construct Elevator	$ 444,547	**$ 622,365**
	594.6	4.05.C01.1.	Improve Halls, Stairwells	$ 188,147	**$ 263,406**
	594.7	4.08.A03.1.1.	HVAC Improvements	$ 589,467	**$ 778,096**
	594.8	4.05.A03.2.1.	Upgrade Telephone System	$ 48,775	**$ 68,286**
	594.9	4.05.C01.1.	Repair Boiler Room Damage	$ 12,512	**$ 17,517**
	594.10	4.04.C01.1.	Relocate Student Access Vending Machines in East Hall	$ 15,953	**$ 22,335**
	594.11	4.04.C01.1.	Renovate Kitchen off Lounge	$ 11,283	**$ 15,796**
	594.12	4.04.C01.1.	Relocate Assistant Principal Office	$ 17,126	**$ 23,976**
	594.13	4.05.C01.1.	Lounge Changes (111)	$ 25,526	**$ 35,736**
	594.14	2.05.C01.1.	Modifications to Preschool	$ 16,648	**$ 23,306**
	594.15	8.06.E01.1.	Modification to Preschool Play Area	$ 20,771	**$ 27,417**
	594.16	4.06.E03.1.	Site Improvements	$ 156,826	**$ 207,011**
	594.17	4.05.G01.1.	Improve Cafeteria	$ 51,971	**$ 72,759**
	594.18	4.06.E01.1.	Remove Tree	$ 1,854	**$ 2,448**
	594.19	4.05.D04.1.	Roof/Gutter Improvements	$ 70,376	**$ 98,526**
	594.20	6.06.E07.1.	Install Fire Hydrant	$ 29,972	**$ 39,563**
	594.21	6.04.A09.1.	Upgrade Fire Alarm Systems (School-wide)	$ 59,816	**$ 83,742**
	594.22	4.05.A03.2.1.	Upgrade Electrical Service (School-wide)	$ 140,836	**$ 197,171**
	594.23	2.04.C01.2.	Renovate One Space for Offices	$ 69,510	**$ 97,314**
	594.24	2.04.C10.2.	Renovate One Space for Art	$ 93,257	**$ 130,559**
	594.25	4.05.A05.2.	Install Security Cameras	$ 37,819	**$ 52,946**
	594.26	6.04.C01.2.	Install Fire Rated Storage Area	$ 23,506	**$ 32,908**
	594.27	6.04.A09.2.	Fire Rating Compliance	$ 99,676	**$ 139,547**
	594.28	4.08.A03.1.3.	Future HVAC System Option	$ 2,278,433	**$ 3,007,531**
	594.29	6.04.A02.4.	Structural Changes Option	$ 3,034,364	**$ 4,248,108**
			Total of Maximum Allowable Construction Cost:	$ 8,357,762	
				Total Project Budget:	**$ 11,454,683**

Facility Fremont School for Adults **ID** 594 **Project Number** 594.1

Category 4. **Type 1** 04. **Type 2** C01. **P/T** 1. **Priority**

Project Name

Classroom and Support Area Improvements

Project Description

Renovate interiors of classrooms and offices to include painting jambs, frames, and trim elements; refinish doors; and patch walls/ceilings esp. in storage areas. Rooms 209, 208, 201, 203, 205, 116 and 110 have set the level of renovation. Rooms 219 1-3; 218/217 4-6;216/215 7-11; 214/212 12-16; 204/202 17-20; refurbish 201/203 and 205 see 21-22; renovate 207 space 23-27. Refurbish 122 space 28-31. Refurbish 121 space 32. Refurbish 119 space 33-36. Refurbish 115 - Book Room 37. Refurbish 113 - Copy Room 38-39. Refurbish 108 Space 40-43. Refurbish 107 Space 44-46. Refurbish 104 Space 47-53. Renovate 106 Space 54-57. Repair water damaged walls in open covered area by boiler room. Patch walls for the covered entry are by the boiler room. Two exits in 106 are required in this space per half-the-diagonal rule in the UBC. The clearance is not met now. Renovate 118 storage space 58-62. Upgrade lighting system (school-wide) 63. Replace blackout curtains (School-wide) 64. Improve acoustics with 2'x4' or acoustical tile ceiling 64. Replace vinyl sheet flooring (school-wide) 65-66. Replace chalkboard type surfaces (school-wide)67-68.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Repaint jamb, frame, trim elements	0.000	410	SF	1.10	$ 0.67	1.32	$ 399
2	Refinish entry and storage doors	0.000	4	Each	1.00	$ 40.15	1.32	$ 212
3	Patch walls/ceiling in s. storage area. Repair s. storage sill (1x8).	4.531	40	SF	1.00	$ 5.72	1.32	$ 302
4	Repair damaged window sill in CR. Repaint both.	0.000	32	SF	1.00	$ 1.21	1.32	$ 51
5	Repair and paint wall crack at south entry door (218).	4.520	40	SF	1.20	$ 1.98	1.32	$ 126
6	Refinish entry doors (both).	0.000	4	Each	1.00	$ 40.15	1.32	$ 212
7	Repair wall cracks by window and ceiling damage in s. storage of 216 and by door in 215.	4.520	110	SF	1.20	$ 1.98	1.32	$ 345
8	Repaint all trim elements 216/215. Repair sill damage.	4.522	820	LF	1.00	$ 1.13	1.32	$ 1,224
9	Paint walls and ceilings (both).	4.520	3,360	SF	1.00	$ 1.98	1.32	$ 8,788
10	Resurface damaged flooring in 216.	4.570	1,380	SF	1.00	$ 4.26	1.32	$ 7,766
11	Refinish doors in 216/215	0.000	8	Each	0.00	$ 40.15	1.32	$ 0
12	Repaint trim (214)	4.522	410	LF	1.00	$ 1.13	1.32	$ 612
13	Refinish doors in 214/212	0.000	8	Each	1.00	$ 40.15	1.32	$ 424
14	Patch wall cracks at old CB mounts 214/212, storage	4.520	280	SF	1.20	$ 1.98	1.32	$ 879

	for 214 and at entry in 212.							
15	Repair celing and wall damaged paint in storage areas for 214 and 212.	4.520	1,140	SF	1.20	$ 1.98	1.32	$ 3,578
16	Replace and paint wood trim and entry door	4.522	16	LF	2.00	$ 1.13	1.32	$ 48
17	Repaint trim in both	4.522	820	LF	1.10	$ 1.13	1.32	$ 1,346
18	Refinish all doors 204/202	0.000	8	Per door	1.00	$ 40.15	1.32	$ 424
19	Repaint storage room surfaces 204/202	4.520	1,140	SF	1.00	$ 1.98	1.32	$ 2,982
20	Consider relocating science to lower floor. Remove demo table.	4.620	1	Classroom	1.00	$ 6,012.55	1.32	$ 7,943
21	Patch and paint wall cracks in storage and N. wall 201.	4.520	570	SF	1.20	$ 1.98	1.32	$ 1,789
22	Replace missing closet door in 205 and repair other 205 closet door.	4.730	2	Per door	0.50	$ 1,067.43	1.32	$ 1,410
23	Patch wall/ceiling cracks in storage spaces.	4.520	125	SF	1.00	$ 1.98	1.32	$ 327
24	Paint all trim.	4.522	410	LF	1.10	$ 1.13	1.32	$ 673
25	Paint storage spaces.	4.520	1,140	SF	1.00	$ 1.98	1.32	$ 2,982
26	Paint walls in 207.	4.520	1,000	SF	1.00	$ 1.98	1.32	$ 2,616
27	Refinish doors after patching hole in one.	0.000	4	Each	1.10	$ 40.15	1.32	$ 233
28	Repair wall ceiling damage in storage spaces and paint	4.520	1,140	SF	1.10	$ 1.98	1.32	$ 3,280
29	Paint trim	4.522	410	LF	1.10	$ 1.13	1.32	$ 673
30	Refinish doors	0.000	4	Each	1.00	$ 40.15	1.32	$ 212
31	Repair and paint damage windows sills in CR and storage	0.000	22	SF	2.00	$ 1.55	1.32	$ 90
32	A storage space has ceiling wall damage over half the area, patch and paint	4.520	1,140	SF	1.10	$ 1.98	1.32	$ 3,280
33	Paint trim	4.522	410	LF	1.20	$ 1.13	1.32	$ 734
34	Repair jamb damage s. door	0.000	6	LF	1.00	$ 7.15	1.32	$ 57
35	Reinsulate steam pipe. Now damaged. Use metal protector	0.000	8	LF	1.00	$ 7.54	1.32	$ 80
36	Refinish doors and transom windows	0.000	6	Each	1.00	$ 40.15	1.32	$ 318
37	Paint walls, floor, ceiling and shelving	4.520	1,205	SF	1.10	$ 1.98	1.32	$ 3,467
38	Patch wall cracks and paint walls and trim	4.520	705	SF	1.10	$ 1.98	1.32	$ 2,028
39	Refinish doors (3)	0.000	3	Each	1.00	$ 40.15	1.32	$ 159
40	Strip and paint all walls	4.520	1,000	SF	1.10	$ 1.98	1.32	$ 2,877
41	Patch walls (N. by sink, by door on south end of	4.520	40	SF	2.00	$ 1.98	1.32	$ 209

	windows)							
42	Paint trim	4.522	410	LF	1.10	$ 1.13	1.32	$ 673
43	Add two 4'x' storage units to match trim	4.630	8	LF	1.00	$ 475.00	1.32	$ 5,020
44	Paint trim	4.522	410	LF	1.10	$ 1.13	1.32	$ 673
45	Refinish doors	0.000	4	LF	1.00	$ 40.15	1.32	$ 212
46	Add two 4'x7' storage units to match trim	4.630	8	LF	1.00	$ 475.00	1.32	$ 5,020
47	Touch up paint trim	4.522	410	LF	1.10	$ 1.13	1.32	$ 673
48	Repair wall area by the telephone where paint bubbling, in the storage repair wall and ceiling damage, repair walls cracks on hall wall of CR	4.520	160	SF	1.20	$ 1.98	1.32	$ 502
49	Paint storage rooms and patched areas in CR	4.520	1,300	SF	1.00	$ 1.98	1.32	$ 3,400
50	Reinsulate steam line adding metal protection	0.000	8	LF	1.00	$ 9.35	1.32	$ 99
51	Renovate space to add four student work areas for science with sink/hot and cold water/gas/power/data	4.630	40	SF	1.20	$ 475.00	1.32	$ 30,119
52	Repair damaged window sill boards	4.520	22	SF	1.20	$ 1.98	1.32	$ 69
53	Add locks to storage doors	4.750	2	Each	0.20	$ 500.00	1.32	$ 264
54	Repair damaged wall ares in CR and both storage areas	4.520	180	SF	1.20	$ 1.98	1.32	$ 565
55	Paint CR and storage	4.520	2,140	SF	1.00	$ 1.98	1.32	$ 5,597
56	Paint trim	4.522	410	LF	1.10	$ 1.13	1.32	$ 673
57	Note in N. storage the aluminum window frame appears to be rusting. Clean and touch up	4.520	12	SF	2.00	$ 1.98	1.32	$ 63
58	Patch wall	4.520	400	SF	1.50	$ 1.98	1.32	$ 1,569
59	Replace severely damaged entry doors including replacing frame with HM. Include removable mullion	4.760	2	Each	1.00	$ 2,142.70	1.32	$ 5,661
60	Paint room and trim	4.520	1,356	SF	1.00	$ 1.98	1.32	$ 3,547
61	Paint doors	0.000	2	SF	1.00	$ 40.15	1.32	$ 106
62	Create convenience ramp for dolly movement in/out of space (3-4" lip now)	1.160	42	SF	1.00	$ 46.45	1.32	$ 2,577
63	Upgrade lighting in 104, 106, 107, 108, 119, 121, 122, 202, 204, 207, 210, 216, 217, 218, 219	5.320	11,730	SF	1.00	$ 6.05	1.32	$ 93,747
64	Replace curtains for 104, 107, 108, 122, 202, 204, 207 and 217	4.790	1,160	SF	1.20	$ 4.32	1.32	$ 7,944
65	Asbestos containing material abatement with	4.592	8,280	SF	1.00	$ 3.04	1.32	$ 33,251

	removal of existing sheet flooring							
66	Install new flooring. Assume carpet for use of space for 104, 106, 107, 111, 121, 122, 202, 204, 207, 217, 218, and 219	4.570	9,520	SF	1.00	$ 4.26	1.32	$ 53,573
67	Abate any transite boards	4.592	120	SF	1.00	$ 3.04	1.32	$ 482
68	Inset new chalk/marker board surfaces in frames for 104, 107, 108, 119, 121, 122, 207, 217, 218, 219	0.000	960	SF	1.00	$ 9.07	1.32	$ 11,502
						Total of Maximum Allowable Construction Cost:		$ 362,185
						Total Project Budget:		**$ 507,064**

Facility Fremont School for Adults **ID** 594 **Project Number** 594.2

Category 4. **Type 1** 05. **Type 2** C01. **P/T** 2. **Priority**

Project Name

Restroom and Custodial Space Improvements

Project Description

Refurbish restrooms and custodial areas, surfaces, lighting, fixture replacement. Southeast men's and adjacent custodial closet. Renovate second floor central custodial closet 6-8. Refurbish NE custodial closet in Stairwell 9-10. In west wing the NE and SW custodial spaces need wall patching and paint all 11.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Paint floor. Patch walls and paint. 2nd floor	4.520	190	SF	1.20	$ 1.98	1.32	$ 596
2	Replace marred urinal. 2nd floor	10.920	1	Each	1.00	$ 3,328.89	1.32	$ 4,397
3	Refinish doors. 2nd floor	0.000	2	Each	1.00	$ 40.15	1.32	$ 106
4	Plate over holes left by EWC between rooms and add door stop in men's. 2nd floor	0.000	1	Each	1.00	$ 49.50	1.32	$ 65
5	Replace bare bulb fixtures. 2nd floor	5.300	48	SF	1.00	$ 10.73	1.32	$ 680
6	Clean, patch and paint walls, ceiling and floor	4.200	36	SF	1.00	$ 50.84	1.32	$ 2,418
7	Install FRP panels and tile splash guard around sink	0.000	32	SF	1.00	$ 4.07	1.32	$ 172
8	Install fan	6.252	1	Each	1.00	$ 958.39	1.32	$ 1,266
9	Patch walls and paint walls, ceiling and floor	4.520	216	SF	1.10	$ 1.98	1.32	$ 621
10	Repair window	0.000	1	Each	2.00	$ 40.15	1.32	$ 106
11	In west wing the NE and SW custodial spaces need wall patching and paint all	4.520	140	SF	1.20	$ 1.98	1.32	$ 439

Total of Maximum Allowable Construction Cost: $ 10,866

Total Project Budget: $ 15,216

Facility Fremont School for Adults **ID** 594 **Project Number** 594.3

Category 4. **Type 1** 05. **Type 2** D01. **P/T** 2. **Priority**

Project Name

Exterior and Window Improvements

Project Description

Finish on aluminum windows has faded (powdered in places), the sealant dry, and screens mission. The windows may need to be replaced if the conditions are not rectified. Replace exterior doors. Repair brick. Paint entry wrought iron/concrete overhang. Paint exterior doors/entries. Stabilize damage due to building movement. Renovate wood windows. Replace windows with aluminum window system.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Refinish faded surfaces.	4.200	102	SF	1.10	$ 50.84	1.32	$ 7,535
2	Window sealant starting to fail. Replace in time.	0.000	205	LF	1.50	$ 6.60	1.32	$ 2,681
3	Consider adding a screen on one openable window for space.	0.000	20	SF	1.00	$ 19.80	1.32	$ 523
4	The SE entry doors of east wing are severly rusted and damaged. Replace	4.760	2	Each	1.00	$ 2,142.70	1.32	$ 5,661
5	The east side doors of auditorium are severely damaged. Replace doors and install HM frames	4.760	3	Each	1.00	$ 2,142.70	1.32	$ 8,492
6	Repair brick damage below auditorium windows. Moss, step crack, and some displacement exist.	4.533	150	SF	2.00	$ 3.02	1.32	$ 1,197
7	Paint the rusting wrought iron overhang elements at SE (east) SE (west) SW (west) locations	0.000	3	Each	2.00	$ 77.00	1.32	$ 610
8	Paint doors, existing and proposed new	0.000	17	Each	1.50	$ 40.15	1.32	$ 1,352
9	Paint inset plastered area at NE end of west wing	4.520	360	SF	1.10	$ 1.98	1.32	$ 1,036
10	Repair plaster	4.530	300	SF	1.20	$ 9.69	1.32	$ 4,608
11	Paint affected area	4.520	300	SF	1.00	$ 1.98	1.32	$ 785
12	Exterior brick damage for same joint needs to be cleaned, elastomeric compound applied and install monitor for movement	4.535	54	LF	2.00	$ 10.93	1.32	$ 1,559
13	Scrape putty, seal and paint remaining wood windows, all widows	4.784	84	Each	1.50	$ 246.77	1.32	$ 41,074

	appear salvagable							
14	Plan to inset new (matching existing) aluminum windows and caulk for halls, 106, 108, 110, 111, 113, 116, 202, 204, 208, 209 RR, 210, 212, 214, and 215.	0.000	84	SF	1.00	$ 1,100.00	1.32	$ 122,060

Total of Maximum Allowable Construction Cost:	$ 199,173
Total Project Budget:	**$ 278,843**

Facility Fremont School for Adults **ID** 594 **Project Number** 594.4

Category 8. **Type 1** 04. **Type 2** G01. **P/T** 2. **Priority**

Project Name

ADA/Restroom Upgrades

Project Description

Renovate staff restroom by 209 1-2. Construct ramp into south end of east wing for access 3-5. Renovate west southside restrooms in north wing (Girls) 6-9. Renovate Eest southside restroom in north wing (Boys)10-13. Refurbish restroom of 113 14-16. Renovate existing assistant principal office to ADA men's room 17. Improve women's restoom in Lounge 18-20. Improve women's/men's restrooms off auditorium 21-23. Install accessible route signage 24. Install handrails on one side at entries to building 25. Relocate handicap parking spaces 26-27. Modify ramp into west wing at auditorium 28-31.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Modify interior so unisex ADA qualified space	10.912	1	Room	1.00	$ 23,898.00	1.32	$ 31,569
2	Replace door and hardware to comply with ADA	4.730	1	Per door	1.00	$ 1,067.43	1.32	$ 1,410
3	Construct concrete dog leg ramp up east entry south end east wing.	10.076	38	LF	1.10	$ 728.45	1.32	$ 40,223
4	Install guard/handrail system.	10.092	54	LF	1.00	$ 75.00	1.32	$ 5,350
5	Install power assisted door with bell to office. Install new HM frames.	4.760	1	Each	1.50	$ 2,142.70	1.32	$ 4,246
6	Reverse door and wing and refinish door	10.550	1	Each	1.00	$ 1,110.24	1.32	$ 1,467
7	Remove partitions, patch holes, and paint space	4.200	30	SF	1.00	$ 50.84	1.32	$ 2,015
8	Install occupied" type lockset with lever handles	4.750	1	Each	1.00	$ 500.00	1.32	$ 661
9	Refinish window	0.000	1	Each	1.00	$ 40.15	1.32	$ 53
10	Patch large wall hole and paint walls, ceiling and floor	4.520	526	SF	2.00	$ 1.98	1.32	$ 2,752
11	Install light over stalls	5.505	1	Each	1.00	$ 576.49	1.32	$ 762
12	Remove stalls and replace with one for remaining toilet	10.913	1	Each	1.00	$ 218.00	1.32	$ 288
13	Remove one toilet and install urinal	10.920	1	Each	1.00	$ 3,328.89	1.32	$ 4,397
14	Patch severe cracks in wall	4.520	20	SF	1.20	$ 1.98	1.32	$ 63
15	Paint plaster walls and ceiling	4.520	180	SF	1.00	$ 1.98	1.32	$ 471
16	Grout tile holes and steam	0.000	120	SF	1.00	$ 0.72	1.32	$ 114
17	Renovate space to unisex	6.400	130	SF	1.00	$ 250.39	1.32	$ 42,999

18	type lounge access space With new men's restroom work replumb toilets in women's	10.916	1	Stall	1.00	$ 7,400.00	1.32	$ 9,775
19	Modify sink and accessory for clearances	10.920	1	Each	1.00	$ 3,328.89	1.32	$ 4,397
20	Retile floor	4.580	90	SF	1.20	$ 14.06	1.32	$ 2,006
21	Paint floor (both)	4.520	100	SF	1.00	$ 1.98	1.32	$ 262
22	Add mirror (both)	10.920	10	SF	1.00	$ 3,328.89	1.32	$ 43,975
23	Patch wall damage and paint walls in men's	4.520	85	SF	1.10	$ 1.98	1.32	$ 245
24	Provide way finding signage from parking lot entry to parking space, to building entry, to office for wheelchair access	10.830	6	Each	1.00	$ 0.00	1.32	$ 0
25	Provide handrails on wide entry stairs into building at seven locations	10.260	49	LF	1.00	$ 124.53	1.32	$ 8,061
26	Paint over existing stripe new parking spaces. Make one for van.	10.003	5	Space	1.00	$ 153.47	1.32	$ 1,014
27	Add HC parking signage	10.820	5	Each	1.00	$ 193.36	1.32	$ 1,277
28	Ramp appears to be out of compliance. Add dog leg with landing to extend ramp to proper slope	10.076	16	LF	1.00	$ 728.45	1.32	$ 15,397
29	Install new handrails with proper horizontal elements and extensions	10.092	48	LF	1.00	$ 75.00	1.32	$ 4,756
30	Modify slab area by door to 2-3" drop to daycare door legal	1.160	256	SF	1.00	$ 46.45	1.32	$ 15,708
31	Modify door hardware so pull force in code	10.590	1	Each	1.00	$ 646.11	1.32	$ 854
				Total of Maximum Allowable Construction Cost:				$ 246,567
						Total Project Budget:		**$ 345,190**

Facility Fremont School for Adults **ID** 594 **Project Number** 594.5

Category 8. **Type 1** 02. **Type 2** F07. **P/T** 3. **Priority**

Project Name

Construct Elevator

Project Description

Construct an elevator off the side of the building and attach to each floor. Use existing stairs in SE area for secondary exiting required.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Construct elevator on SW area of east wing	10.651	1	Project	1.10	$ 299,032.97	1.32	$ 434,525
2	Masonry wall modifications for openings of elevator	4.710	60	SF	1.20	$ 105.37	1.32	$ 10,022
						Total of Maximum Allowable Construction Cost:		$ 444,547
						Total Project Budget:		**$ 622,365**

Facility Fremont School for Adults **ID** 594 **Project Number** 594.6

Category 4. **Type 1** 05. **Type 2** C01. **P/T** 1. **Priority**

Project Name

Improve Halls, Stairwells

Project Description

Improve surfaces, fixtures, flooring, doors, hardware, and damaged walls and ceilings in the halls. Improve halls, stairwells of first floor 10-18. The concrete floors (1st and 2nd floors) in halls have a two square scored pattern. Most areas have fizzured cracking with some shrinkage craking across the width of the halls 19. Repair hall tile 20. Repair hall tile cracking 21.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Repair broken glass in window of SW stairwell.	4.782	1	SF	1.10	$ 25.42	1.32	$ 37
2	Patch plaster damage in SW stairwell.	4.520	16	SF	1.10	$ 1.98	1.32	$ 46
3	Install additional hall lighting especially at CR door insets of west wing.	5.505	3	Each	1.00	$ 576.49	1.32	$ 2,285
4	Install exit lights at egress ways.	5.401	8	Each	1.20	$ 279.73	1.32	$ 3,547
5	Clean masonry walls of halls. Repaint plastered concrete columns.	4.533	6,215	SF	1.00	$ 3.02	1.32	$ 24,794
6	Install strobe/annunciator system in hall and CR as required.	10.700	24	Each	1.00	$ 434.67	1.32	$ 13,781
7	Refinish hall side of all doors and frames and transom windows.	0.000	90	Each	1.00	$ 40.15	1.32	$ 4,773
8	Install lever handled hardware on all public used spaces. Install knurled hardware on mech/cust/storage doors.	4.750	34	Each	1.10	$ 500.00	1.32	$ 24,703
9	Patch interior cracks and damage and paint	4.520	350	SF	1.20	$ 1.98	1.32	$ 1,099
10	Install additional lighting especially at CR door insets of west wing	5.505	4	Each	1.20	$ 576.49	1.32	$ 3,655
11	Install illuminated exit lights at egress ways	5.401	9	Each	1.20	$ 279.73	1.32	$ 3,991
12	Paint all stairwells	4.520	4,030	SF	1.00	$ 1.98	1.32	$ 10,541
13	Clean masonry walls of halls. Repaint plastered concrete columns	4.533	6,215	SF	1.00	$ 3.02	1.32	$ 24,794
14	Install strobe/annunciator system in hall and CR as needed	5.400	20	Each	1.00	$ 826.71	1.32	$ 21,842

15	Refinish hall side of all doors, frames and transom windows	0.000	24	Each	1.00	$ 40.15	1.32	$ 1,273
16	Install lever handled hardware on all public access spaces (not already done) install knurled hardware on mech/cust/storage spaces	4.750	24	Each	1.10	$ 500.00	1.32	$ 17,437
17	Patch plaster ceiling damage NW and NE stairwells	4.520	450	SF	1.20	$ 1.98	1.32	$ 1,412
18	Paint interior of remaining or replacement doors at all exterior exit locations	0.000	17	Each	1.10	$ 40.15	1.32	$ 992
19	Bead blast floor area and apply chemical resistant epoxy flooring system	4.583	5,220	SF	1.10	$ 3.40	1.32	$ 25,790
20	Fill holes in hall tile to match generally compromise of three holes	4.530	18	SF	1.00	$ 9.69	1.32	$ 230
21	Patch step and shear cracks and set monitoring devices to track further building movement	4.534	23	SF	1.20	$ 30.86	1.32	$ 1,125

Total of Maximum Allowable Construction Cost:	$ 188,147
Total Project Budget:	**$ 263,406**

Facility Fremont School for Adults **ID** 594 **Project Number** 594.7

Category 4. **Type 1** 08. **Type 2** A03.1. **P/T** 1. **Priority**

Project Name

HVAC Improvements

Project Description

All AC units are large capacity window units and very noisy. Often some teachers open hall doors and or transom windows for ventilation, violating fire code. Replace the AC units with quieter, high efficiency units. The computer lab in 120 seems to have only 40% of its air conditioning requirement.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Upgrade AC units	6.120	22	Classroom	1.10	$ 16,785.57	1.32	$ 536,604
2	Install AC in 215 lab	6.200	690	SF	1.20	$ 15.49	1.32	$ 16,943
3	Modify aluminum window system to reduce heat gain further in 120 and 215	4.790	324	SF	1.10	$ 4.32	1.32	$ 2,034
4	Install AC in lab 210	6.200	1,380	SF	1.20	$ 15.49	1.32	$ 33,886
						Total of Maximum Allowable Construction Cost:		$ 589,467
						Total Project Budget:		**$ 778,096**

Facility Fremont School for Adults **ID** 594 **Project Number** 594. 8

Category 4. **Type 1** 05. **Type 2** A03.2. **P/T** 1. **Priority**

Project Name

Upgrade Telephone System

Project Description

The telephone system would function better with phones in all spaces. Upgrade the main switches to allow for this.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Provide telephone system with call out, voice mail and paging features	11.113	1	School	1.00	$ 36,923.14	1.32	$ 48,775
						Total of Maximum Allowable Construction Cost:		$ 48,775
						Total Project Budget:		**$ 68,286**

Facility Fremont School for Adults **ID** 594 **Project Number** 594.9

Category 4. **Type 1** 05. **Type 2** C01. **P/T** 1. **Priority**

Project Name

Repair Boiler Room Damage

Project Description

The boiler room ceiling and walls have severe deterioration and need to be removed and replaced.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Replace severely damaged ceiling panels in boiler room	4.544	576	SF	2.00	$ 5.82	1.32	$ 8,857
2	Replace light fixtures so safety rated and better coverage	5.505	4	Each	1.20	$ 576.49	1.32	$ 3,655
						Total of Maximum Allowable Construction Cost:		$ 12,512
						Total Project Budget:		**$ 17,517**

Facility Fremont School for Adults **ID** 594 **Project Number** 594.10

Category 4. **Type 1** 04. **Type 2** C01. **P/T** 1. **Priority**

Project Name

Relocate Student Access Vending Machines in East Hall

Project Description

The vending machines neck hall down to 4'-8 or less than life safety code & UBC allow.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Relocate vending machine	0.000	1	Each	1.00	$ 450.00	1.32	$ 594
2	Renovate lounge	4.200	185	SF	1.10	$ 50.84	1.32	$ 13,667
3	Install new door to N. hall for student vending space	4.730	1	Per door	1.20	$ 1,067.43	1.32	$ 1,692
						Total of Maximum Allowable Construction Cost:		$ 15,953
						Total Project Budget:		**$ 22,335**

Facility Fremont School for Adults **ID** 594 **Project Number** 594.11

Category 4. **Type 1** 04. **Type 2** C01. **P/T** 1. **Priority**

Project Name

Renovate Kitchen off Lounge

Project Description

Renovate the old kitchen to a new copy room and coffee bar option.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Renovate existing kitchen to new copy room	4.200	140	SF	1.20	$ 50.84	1.32	$ 11,283
					Total of Maximum Allowable Construction Cost:			$ 11,283
						Total Project Budget:		**$ 15,796**

Facility Fremont School for Adults **ID** 594 **Project Number** 594.12

Category 4. **Type 1** 04. **Type 2** C01. **P/T** 1. **Priority**

Project Name

Relocate Assistant Principal Office

Project Description

Do refurbish work noted and install AC in office from copy room.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Relocate assistant principal to current copy room	4.200	170	SF	1.50	$ 50.84	1.32	$ 17,126
						Total of Maximum Allowable Construction Cost:		$ 17,126
						Total Project Budget:		**$ 23,976**

Facility Fremont School for Adults **ID** 594 **Project Number** 594.13

Category 4. **Type 1** 05. **Type 2** C01. **P/T** 1. **Priority**

Project Name

Lounge Changes (111)

Project Description

Twelve feet is to be taken from the west end of lounge for vending and new kitchenette for lounge.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Add casework	4.630	12	LF	1.50	$ 475.00	1.32	$ 11,295
2	Provide door access from kitchenette to copy room	4.730	1	Per door	1.20	$ 1,067.43	1.32	$ 1,692
3	Modify light fixtures and electrical	5.505	6	Each	2.00	$ 576.49	1.32	$ 9,139
4	Paint room	4.520	1,300	SF	1.00	$ 1.98	1.32	$ 3,400
						Total of Maximum Allowable Construction Cost:		$ 25,526
						Total Project Budget:		**$ 35,736**

Facility Fremont School for Adults **ID** 594 **Project Number** 594.14

Category 2. **Type 1** 05. **Type 2** C01. **P/T** 1. **Priority**

Project Name

Modifications to Preschool

Project Description

Some food is warmed in an old kitchenette area needing upgrading for new codes. Upgrade door and flooring problem areas.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Renovate part of area to kitchenette	4.630	12	LF	1.50	$ 475.00	1.32	$ 11,295
2	Replace door to hall that has air gap	4.730	1	Per door	1.00	$ 1,067.43	1.32	$ 1,410
3	Replace failing metal edge. Add treatment at carpet/tile edge	0.000	24	Per door	1.00	$ 3.03	1.32	$ 96
4	Remove VAT exposure and resurface all floors	4.590	400	SF	2.00	$ 3.64	1.32	$ 3,847
						Total of Maximum Allowable Construction Cost:		$ 16,648
						Total Project Budget:		**$ 23,306**

Facility Fremont School for Adults **ID** 594 **Project Number** 594.15

Category 8. **Type 1** 06. **Type 2** E01. **P/T** 1. **Priority**

Project Name

Modification to Preschool Play Area

Project Description

Make accessibility improvements to the play area and add more fall material.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Install handrails on steps down to play area	10.260	12	LF	1.00	$ 124.53	1.32	$ 1,974
2	Install horizontal element on platform and ramp railing	10.092	48	LF	0.50	$ 75.00	1.32	$ 2,378
3	Install extensions on ramp handrail including extending ramp outward	10.094	2	Each	1.00	$ 449.85	1.32	$ 1,189
4	Modify ramp slope, extending ramp outwards about nine feet	10.085	24	SF	0.50	$ 360.76	1.32	$ 5,719
5	Add play area fall materials 8"	0.000	160	LF	1.00	$ 45.00	1.32	$ 9,511
						Total of Maximum Allowable Construction Cost:		$ 20,771
						Total Project Budget:		**$ 27,417**

Facility Fremont School for Adults **ID** 594 **Project Number** 594.16

Category 4. **Type 1** 06. **Type 2** E03. **P/T** 1. **Priority**

Project Name

Site Improvements

Project Description

The center asphalt play area has deep fizzure type cracks. Fill cracks in asphalt/parking qreas. Build a dumpster enclosure. Sections of the east and north lots have severe asphalt fracturing. The school district is responsible for sidewalk safety and there are 10 locations with sidewalk uplift exceeding 1/2". Seal coat area at daycare play area.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Clean and fill cracked areas	1.234	1,200	LF	1.00	$ 4.09	1.32	$ 6,483
2	Install concrete slab, bumpers and screen wall at main entry to site parking area	1.360	1	Each	1.10	$ 23,000.00	1.32	$ 33,421
3	The general parking lot areas on the east and north sides have deep crack. Apply crack fill compound	1.234	4,500	LF	2.00	$ 4.09	1.32	$ 48,626
4	Repair asphalt	1.250	1,738	SY	1.10	$ 21.21	1.32	$ 53,566
5	Restripe repaired areas	1.240	25	Space	1.00	$ 53.61	1.32	$ 1,770
6	Correct sidewalk	1.155	640	SF	1.10	$ 10.98	1.32	$ 10,211
7	Seal coat area at daycare play area	0.000	1,126	LF	1.20	$ 1.54	1.32	$ 2,749
						Total of Maximum Allowable Construction Cost:		$ 156,826
						Total Project Budget:		**$ 207,011**

Facility Fremont School for Adults **ID** 594 **Project Number** 594.17

Category 4. **Type 1** 05. **Type 2** G01. **P/T** 1. **Priority**

Project Name

Improve Cafeteria

Project Description

Refurbish the cafeteria to allow for educational uses.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Install strobes and annunciators. Repair exit signs so they are illuminated	5.400	2	Each	1.00	$ 826.71	1.32	$ 2,184
2	Refinish plywood paneling systems	4.520	1,320	SF	1.00	$ 1.98	1.32	$ 3,453
3	Replace and treat for weather the side panels at the four exit doors	4.520	64	SF	2.00	$ 1.98	1.32	$ 335
4	Install AC units.	6.250	3,532	SF	1.00	$ 9.09	1.32	$ 42,412
5	Ramp up to entry/exit doors. Stripe the flared sides	10.031	18	LF	1.20	$ 65.32	1.32	$ 1,864
6	Putty joints in steel frame windows of east elevation brittle and failing in places.	0.000	676	LF	1.00	$ 1.93	1.32	$ 1,723
						Total of Maximum Allowable Construction Cost:		$ 51,971
						Total Project Budget:		**$ 72,759**

Facility Fremont School for Adults **ID** 594 **Project Number** 594.18

Category 4. **Type 1** 06. **Type 2** E01. **P/T** 1. **Priority**

Project Name

Remove Tree

Project Description

Remove large tree growing two feet from west elevation of auditorium.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Remove large tree growing two feet from west elevation of auditorium	1.315	1	Each	1.50	$ 935.81	1.32	$ 1,854
						Total of Maximum Allowable Construction Cost:		$ 1,854
						Total Project Budget:		**$ 2,448**

Facility Fremont School for Adults **ID** 594 **Project Number** 594.19

Category 4. **Type 1** 05. **Type 2** D04. **P/T** 1. **Priority**

Project Name

Roof/Gutter Improvements

Project Description

Replace gutters, lader boxes, and downspouts.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Most gutters, leader boxes and downspouts are original. Gutters are failing in general. Replace all unsound gutter elements	7.765	1,650	LF	1.20	$ 17.08	1.32	$ 44,674
2	Replace unsound downspouts	7.765	700	LF	1.00	$ 17.08	1.32	$ 15,794
3	Replace unsound leader boxes	0.000	25	Each	1.20	$ 250.00	1.32	$ 9,908
						Total of Maximum Allowable Construction Cost:		$ 70,376
						Total Project Budget:		**$ 98,526**

Facility Fremont School for Adults **ID** 594 **Project Number** 594.20

Category 6. **Type 1** 06. **Type 2** E07. **P/T** 1. **Priority**

Project Name

Install Fire Hydrant

Project Description

Normally a school of this size requires two fire hydrants within 175 feet of a structure. Only one fire hydrant on 24th street was found.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Install yard line for water	6.377	200	LF	1.00	$ 90.00	1.32	$ 23,778
2	Install hydrant	6.505	1	Each	1.00	$ 4,688.91	1.32	$ 6,194
						Total of Maximum Allowable Construction Cost:		$ 29,972
						Total Project Budget:		**$ 39,563**

Facility Fremont School for Adults **ID** 594 **Project Number** 594.21

Category 6. **Type 1** 04. **Type 2** A09. **P/T** 1. **Priority**

Project Name

Upgrade Fire Alarm Systems (School-wide)

Project Description

Upgrade fire alarm systems (school-wide).

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Install new panel & include pull station & zone alarm system	5.750	1	School	1.20	$ 37,733.96	1.32	$ 59,816
						Total of Maximum Allowable Construction Cost:		$ 59,816
						Total Project Budget:		**$ 83,742**

Facility Fremont School for Adults **ID** 594 **Project Number** 594.22

Category 4. **Type 1** 05. **Type 2** A03.2. **P/T** 1. **Priority**

Project Name

Upgrade Electrical Service (School-wide)

Project Description

Upgrade electrical service (school-wide)

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Upgrade power/outlets in 104, 106, 107, 108, 111, 121, 122, 204, 207, 216, 217, and 219	5.300	8,280	SF	1.20	$ 10.73	1.32	$ 140,836
						Total of Maximum Allowable Construction Cost:		$ 140,836
						Total Project Budget:		**$ 197,171**

Facility Fremont School for Adults **ID** 594 **Project Number** 594.23

Category 2. **Type 1** 04. **Type 2** C01. **P/T** 2. **Priority**

Project Name

Renovate One Space for Offices

Project Description

Renovate one of the small academic spaces for offices.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Private office space with sound privacy needed	4.200	690	SF	1.50	$ 50.84	1.32	$ 69,510
						Total of Maximum Allowable Construction Cost:		$ 69,510
						Total Project Budget:		**$ 97,314**

Facility Fremont School for Adults **ID** 594 **Project Number** 594.24

Category 2. **Type 1** 04. **Type 2** C10. **P/T** 2. **Priority**

Project Name

Renovate One Space for Art

Project Description

Modify a classroom space for art by adding water, sink and casework. Upgrade finishes and lighting for art.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	An art space with kiln, sinks, and casework needed	4.200	690	SF	1.20	$ 50.84	1.32	$ 55,608
2	Add casework	4.630	60	LF	1.00	$ 475.00	1.32	$ 37,649
						Total of Maximum Allowable Construction Cost:		$ 93,257
						Total Project Budget:		**$ 130,559**

Facility Fremont School for Adults **ID** 594 **Project Number** 594.25

Category 4. **Type 1** 05. **Type 2** A05. **P/T** 2. **Priority**

Project Name

Install Security Cameras

Project Description

Install security cameras around the facility and connect to the district server.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	School prefers camera coverage of exterior areas	11.006	8	Drop	1.20	$ 1,708.40	1.32	$ 21,665
2	Install controller	11.210	1	School	1.00	$ 12,228.31	1.32	$ 16,154
						Total of Maximum Allowable Construction Cost:		$ 37,819
						Total Project Budget:		**$ 52,946**

Facility Fremont School for Adults **ID** 594 **Project Number** 594.26

Category 6. **Type 1** 04. **Type 2** C01. **P/T** 2. **Priority**

Project Name

Install Fire Rated Storage Area

Project Description

Construct fire rated storage area in loft area of auditorium.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Construct fire rated storage area in loft area of auditorium	4.200	350	SF	1.00	$ 50.84	1.32	$ 23,506
						Total of Maximum Allowable Construction Cost:		$ 23,506
						Total Project Budget:		**$ 32,908**

Facility Fremont School for Adults **ID** 594 **Project Number** 594.27

Category 6. **Type 1** 04. **Type 2** A09. **P/T** 2. **Priority**

Project Name

Fire Rating Compliance

Project Description

The school may require area separation walls/doors in two locations in lieu of having a fire sprinkler system installed.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	The school may require area separation walls/doors in 2 locations	5.800	1	School	1.00	$ 75,455.12	1.32	$ 99,676
						Total of Maximum Allowable Construction Cost:		$ 99,676
						Total Project Budget:		**$ 139,547**

Facility Fremont School for Adults **ID** 594 **Project Number** 594.28

Category 4. **Type 1** 08. **Type 2** A03.1. **P/T** 3. **Priority**

Project Name

Future HVAC System Option

Project Description

The steam system is now 80+ years old within 15-20 years of its life span before systemic failure problems occur. Ceiling & ventilation/make-up air work may not be needed if operable windows function for code required air changes. The issue is that winter use of open windows is inefficient.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Remove steam system and abate asbestos	0.000	1	Each	2.00	$ 18,700.00	1.32	$ 49,405
2	Remove hall ceilings and install new rated ceiling furred down to allow case of at least one transom window for HVAC entry	4.540	5,220	SF	2.00	$ 1.98	1.32	$ 27,307
3	Install new 4-pipe HVAC system with HW boiler/packaged chiller piped to fan coil units & ventilation air system at each space	6.110	47,636	SF	1.00	$ 33.88	1.32	$ 2,131,972
4	Remove boilers and abate asbestos in units and throughout crawl spaces	0.000	1	Each	4.00	$ 13,200.00	1.32	$ 69,749
						Total of Maximum Allowable Construction Cost:		$ 2,278,433
						Total Project Budget:		**$ 3,007,531**

Facility Fremont School for Adults **ID** 594 **Project Number** 594.29

Category 6. **Type 1** 04. **Type 2** A02. **P/T** 4. **Priority**

Project Name

Structural Changes Option

Project Description

Fabrication and installation of 14 structural system frames to resist lateral forces. Construction of interior furr out walls to anchor infill masonry walls and cover structural frames. Compliant roof diaphragm. Assume exterior finish may need to be altered to cover installation damage. Make foundation changes. Add needed diaphragm cords around perimeter of outer walls.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Fabrication and installation of 14 structural system frames to resist lateral forces	4.390	14	Per locati	1.50	$ 24,555.38	1.32	$ 681,191
2	Construction of interior furr out walls to anchor infill masonry walls and cover structural frames	4.510	37,760	SF	1.50	$ 24.21	1.32	$ 1,811,427
3	Compliant roof diaphragm	0.000	29,250	SF	1.50	$ 1.76	1.32	$ 102,008
4	Assume exerior finish may need to be altered to cover installation damage	0.000	3,760	SF	1.50	$ 30.80	1.32	$ 229,474
5	Foundation changes	0.000	460	SF	1.50	$ 214.50	1.32	$ 195,515
6	Add needed diaphragm cords around perimeter of outer walls	0.000	1,450	LF	1.00	$ 7.70	1.32	$ 14,749
						Total of Maximum Allowable Construction Cost:		$ 3,034,364
						Total Project Budget:		**$ 4,248,108**

Fremont School for Adults

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

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
594.1	4.04.C01.1.	Classroom and Support Area Improvements	$ 362,185	**$ 507,064**
594.2	4.05.C01.2.	Restroom and Custodial Space Improvements	$ 10,866	**$ 15,216**
594.3	4.05.D01.2.	Exterior and Window Improvements	$ 199,173	**$ 278,843**
594.4	8.04.G01.2.	ADA/Restroom Upgrades	$ 246,567	**$ 345,190**
594.5	8.02.F07.3.	Construct Elevator	$ 444,547	**$ 622,365**
594.6	4.05.C01.1.	Improve Halls, Stairwells	$ 188,147	**$ 263,406**
594.7	4.08.A03.1.1.	HVAC Improvements	$ 589,467	**$ 778,096**
594.8	4.05.A03.2.1.	Upgrade Telephone System	$ 48,775	**$ 68,286**
594.9	4.05.C01.1.	Repair Boiler Room Damage	$ 12,512	**$ 17,517**
594.10	4.04.C01.1.	Relocate Student Access Vending Machines in East Hall	$ 15,953	**$ 22,335**
594.11	4.04.C01.1.	Renovate Kitchen off Lounge	$ 11,283	**$ 15,796**
594.12	4.04.C01.1.	Relocate Assistant Principal Office	$ 17,126	**$ 23,976**
594.13	4.05.C01.1.	Lounge Changes (111)	$ 25,526	**$ 35,736**
594.14	2.05.C01.1.	Modifications to Preschool	$ 16,648	**$ 23,306**
594.15	8.06.E01.1.	Modification to Preschool Play Area	$ 20,771	**$ 27,417**
594.16	4.06.E03.1.	Site Improvements	$ 156,826	**$ 207,011**
594.17	4.05.G01.1.	Improve Cafeteria	$ 51,971	**$ 72,759**
594.18	4.06.E01.1.	Remove Tree	$ 1,854	**$ 2,448**
594.19	4.05.D04.1.	Roof/Gutter Improvements	$ 70,376	**$ 98,526**
594.20	6.06.E07.1.	Install Fire Hydrant	$ 29,972	**$ 39,563**
594.21	6.04.A09.1.	Upgrade Fire Alarm Systems (School-wide)	$ 59,816	**$ 83,742**
594.22	4.05.A03.2.1.	Upgrade Electrical Service (School-wide)	$ 140,836	**$ 197,171**
594.23	2.04.C01.2.	Renovate One Space for Offices	$ 69,510	**$ 97,314**
594.24	2.04.C10.2.	Renovate One Space for Art	$ 93,257	**$ 130,559**
594.25	4.05.A05.2.	Install Security Cameras	$ 37,819	**$ 52,946**

594.26	6.04.C01.2.	Install Fire Rated Storage Area	$ 23,506	**$ 32,908**
594.27	6.04.A09.2.	Fire Rating Compliance	$ 99,676	**$ 139,547**
594.28	4.08.A03.1.3.	Future HVAC System Option	$ 2,278,433	**$ 3,007,531**
594.29	6.04.A02.4.	Structural Changes Option	$ 3,034,364	**$ 4,248,108**
		Total of *Maximum Allowable Construction Cost:	$ 8,357,762	
			Total Project Budget:	**$ 11,454,683**

594 Fremont School for Adults

Criteria	Adequate	Comments on existing conditions and needed improvements
1 Site		
1.1 Size	✔	
1.2 Location	✔	
1.3 Safety	✔	
1.4 Contours	✔	
1.5 Development	✔	
1.6 Playfields		None
1.7 Pool		N/A
1.8 Parking	✔	
1.9 Landscaping		Needs upgrading
1.10 Other		
2 Space		
2.1 Administration	✔	
2.2 Health		N/A
2.3 Teachers		Small needs renovation
2.4 Audiovisual		Small needs renovation
2.5 Library		None
2.6 Multipurpose		Small needs renovation
2.7 Stage	✔	
2.8 Kitchen		Small needs renovation
2.9 Gymnasium	✔	Used for offices
2.10 Showers		N/A
2.11 Toilets	✔	
2.12 Lockers		N/A
2.13 Storage	✔	
2.14 Instructional Space	✔	Need refurbishing
2.15 Size	✔	
2.16 Flexibility	✔	
2.17 Utilization	✔	
2.18 Expandability	✔	
2.19 Access for the handicapped		No elevator
2.20 Other		

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

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

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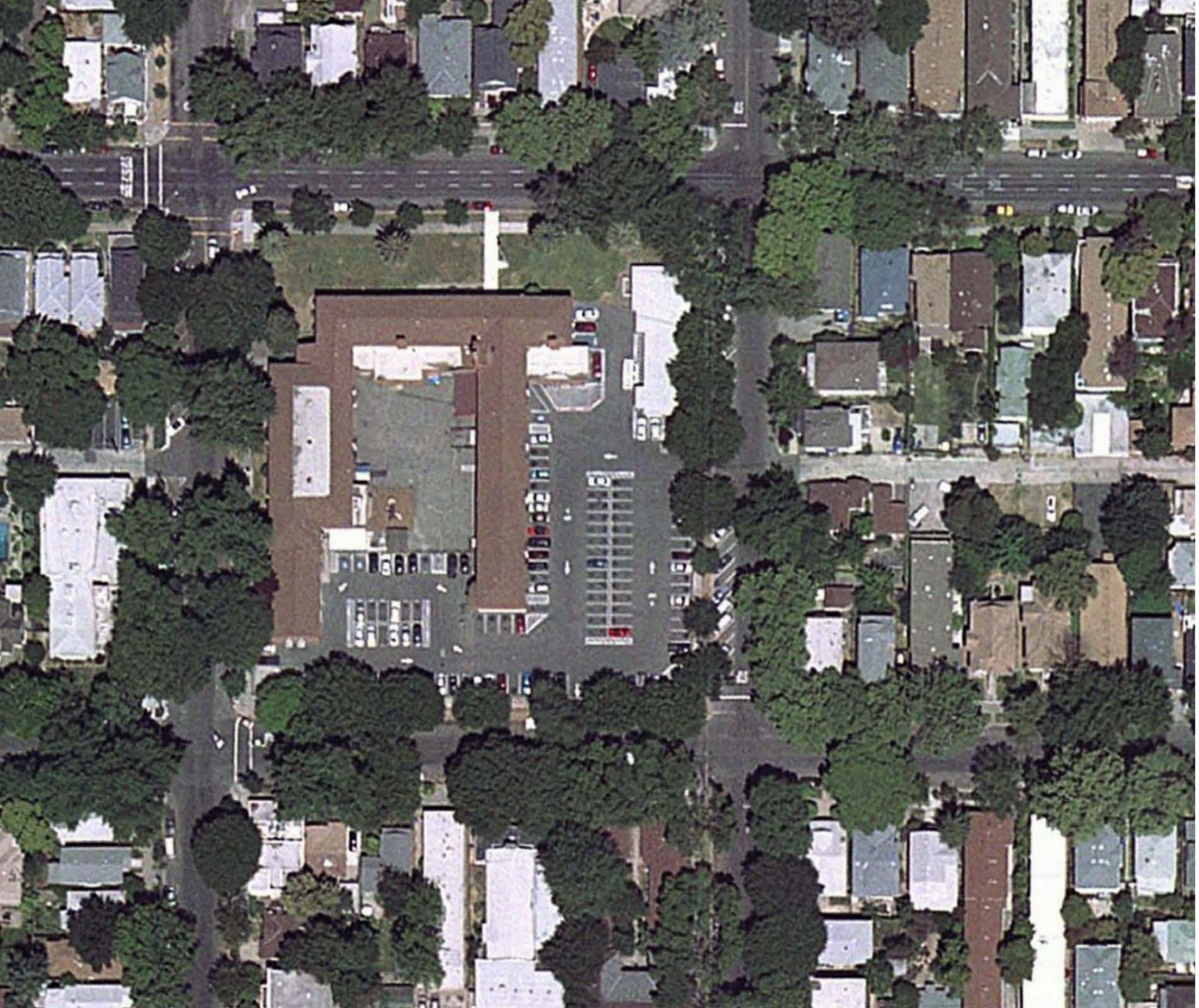
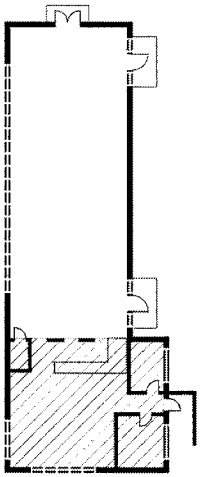
Freemont School for Adults

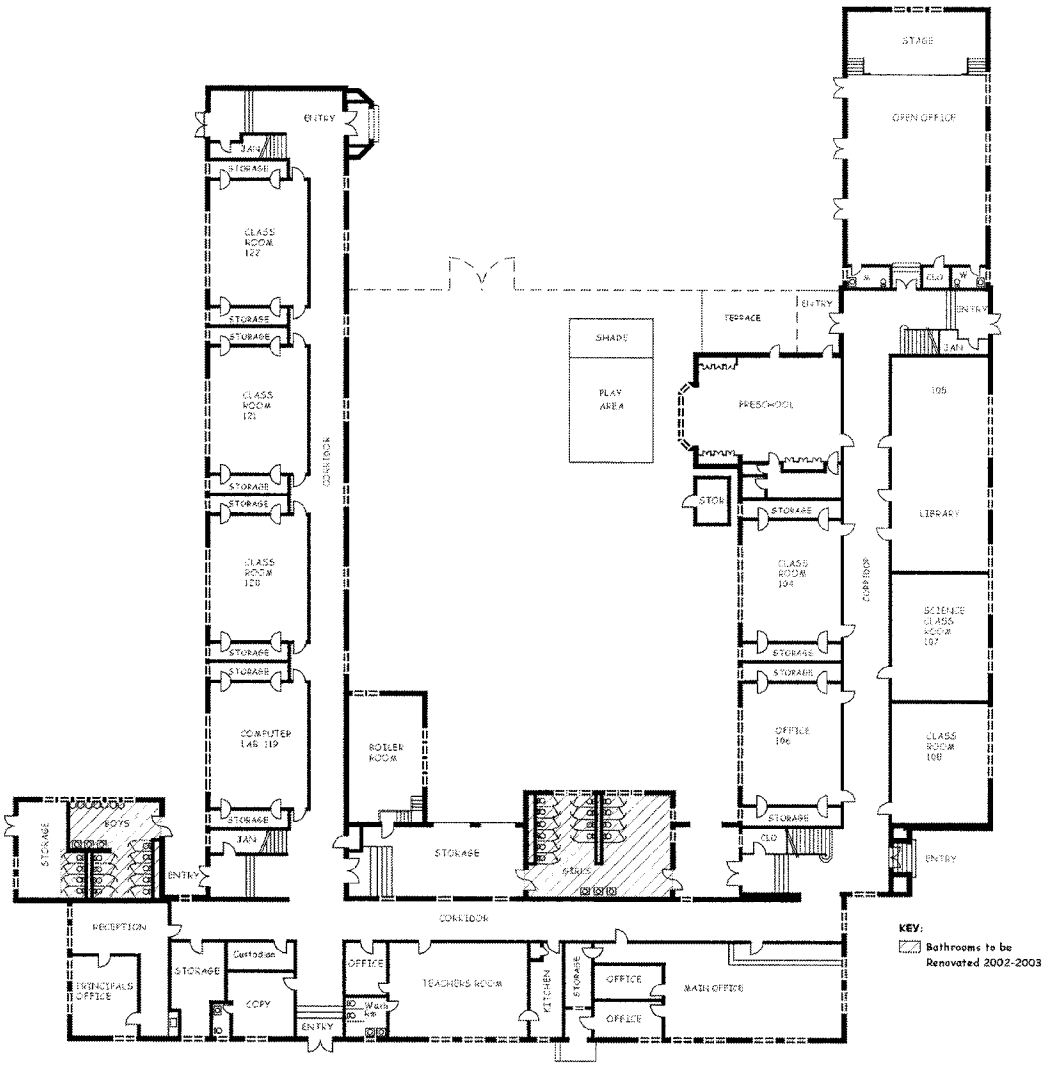


Approximate Scale in Feet:

70' 0' 70' 140'



CAFETERIA
3,534 GSF



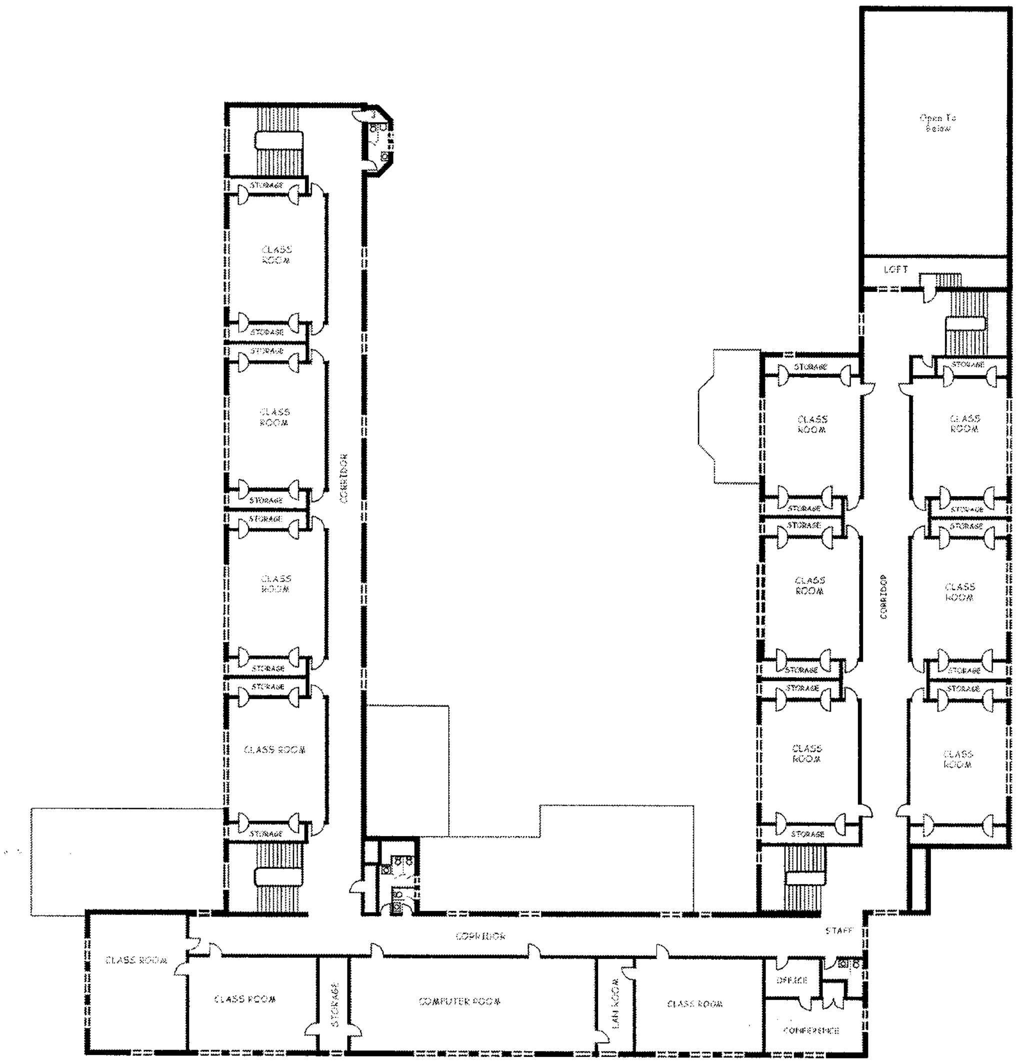
FIRST FLOOR PLAN
27,657 GSF

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
FREMONT SCHOOL FOR ADULTS

Architectural Research Consultants, Incorporated
November 2002

NORTH

Approx. Scale in Feet:
16 0 32
8 16



SECOND FLOOR PLAN

21,865 GSF

SACRAMENTO CITY
UNIFIED SCHOOL DISTRICT
FREMONT SCHOOL FOR ADULTS

Architectural Research Consultants, Incorporated
November 2002

NORTH

Approx. Scale in Feet:
16 0 32
8 16

Old Marshall School (Adult Ed)

2718 G Street
Sacramento, CA 95816

Permanent building area: 38,700 GSF
Modular buildings: 0 GSF
Modular buildings are 0.0 % of the facility area
Site acres: 1.18

Score:	Possible Points	Total Earned	%
The Site	241	173.0	71.8
Physical Plant Assessment	354	228.5	64.5
Adequacy and Environment for Education	405	296.0	73.1
Total	1,000	697.5	69.8

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

Participants:

Mary Prather, Principal of Adult ED.
Larry L. Olguin, Evaluator
Follow-up visit 10-21-05 by Bob Robie, Evaluator with custodian

Notes from Principal's Meeting and Questionnaire **Date: 05-20-05**

- There are no district buses or students that ride a district bus.
- Adequacy for parent or student drop-off is very poor. The site is too small to have a designated drop-off or pick-up zone.
- There are no programs in the school for the 05-06 year. Thirty five parking spaces are available for on site parking.
- The service trucks and trash pick-up vehicles have a hard time entering and leaving the site. A turn-around lane is not available and the vehicles have to back-up from the site parking lot into the alley to leave the site. Some of the service trucks park in the alley to make their deliveries.
- Pedestrian / vehicle conflicts occur at the corner of 28th and G Street.
- Landscaping on the site is only adequate between the buildings. There could be more shrubs and flowers on the curb side of 27th, 28th and G Street.
- Heating and cooling systems do not work well in either building. The original boiler is still in operation, the first floor is too hot and the second floor is too cold during the winter months. The window AC units are not sufficient for cooling and they detract from the aesthetics of the building.
- There are indications of mold in the basement storeroom.
- Sewer system, plumbing, and restrooms are very unsatisfactory.
- Hallways on both floors have poor light levels.
- there is a roof leak in the second floor Room #7 causing the plaster to break loose.
- Accessibility is a major issue for the campus. There is no accessibility for the handicapped into or around the buildings. There are steel stairs on both ends of the main building and a set of concrete stairs at the entry. The campus does not have ramps or an elevator for access.
- There is no room for portables to be added to the site.

Summary Notes and Comments

School Site:

The site is about 1.2 acres and houses two structures and a parking lot that wraps around the main building on three sides. The main two story building with a full basement has classrooms and offices and the annex building has space for dining, some classrooms and support spaces.

Sidewalks along 27th, 28th and G streets are in poor condition and need to be repaired. Some of them are uplifting over 1/2" and others are separating. Drop-off / pick-up zones are not on site and there is no place to construct these amenities. The parking is sufficient for the limited staffing now, but there is not enough area to construct additional spaces. Outside seating is located in front of the school between both buildings, with two tables and six benches. This area has sufficient landscaping, also. Additional street side and parking area landscaping would enhance the facility.

Garbage collection on campus is difficult. They have to enter the tight area from the alley and roll-out the dumpster to be able to access it for loading. Then the vehicle has to back out into the alley to leave campus.

School Plant:

The building was renovated in 1983. There have been some structural supports installed in the basement to correct first floor settling problems along the stairwell girt system telegraphing from the basement to first floor.

The foundation system is a spread footing with brick stem walls, that create the basement and extend to the first floor structural framing system, 9'-0" above finish grade. The primary structural foundation and stem walls do not show any structural cracks, poor mortar or shifting at this time. It appears that some stabilization work has been completed within the last five years. There have been some structural columns with spread footings added in the basement to correct settling in the first floor. This work is along the main girder beam in the center of the building. The exterior foundation

wall, that is above grade and makes-up the basement, has had an exterior coating applied with a color coat.

The upper walls, floors and trusses are wood construction, materials of actual dimension with rough sawn Douglas Fur. The interior walls and ceilings are finished with lath and plaster and some T & G carriage type planking. Sub-flooring is of wood construction as well with VAT, or carpet finishes. The partitioned basement have been modernized with 5/8" type "X" gyp board ceilings and separation walls from the storage areas. These separation walls are not rated construction. They only go to the underside of floor joist and not to the sub-flooring. The exterior walls are finished with lap siding.

The interior walls are smooth plaster and not insulated so the sound levels are very high. On the second floor there have been some partition walls added to make two classrooms out of one. These walls do not go all the way to the ceiling for cooling and heating reasons, so consequently there is no noise separation.

The HVAC system is made up of multiple miss-matched units. The basement has wall units for heating and cooling along with very little ventilation. The first two floors use the old boiler system for heating with the first floor too hot and stuffy in the winter, and the second floor too cold and drafty. Window AC units cool the rooms on the first and second floors. The units are undersized and oddly located causing drafty-cold to still-hot areas in the classroom. These units detract from the aesthetics of the facades.

The drinking fountains and plumbing fixtures need replacement. None of them are ADA compatible.

There has been a primary electrical system installed on site, but none of the secondary electrical other than work done in the basement has been upgraded. The classrooms are in major need of secondary electrical upgrades.

Adequacy and Environment for Education:

The site and facility are conducive for specialty programs or as a training center, but have no accessibility currently and therefore can not hold many programs in the buildings. Current program classes are being held at outreach sites around the district. For the Adult Education Program this campus could work for presentations, meetings and support administration if significant accessibility upgrades were made. The second floor area has been vacated by the MET HS. The site has limited parking on site so programs would have to be limited not to exceed the parking requirements on site and directly on the street for three sides of the site.

Use of the annex facility for K-12 programs is not possible due to its Fields Act assessment signage. The main building has no signage and it is assumed is allowed to house such programs. Due to its historic significance to the neighborhood and its generally fair to good condition, the building remains an asset to the area and should be preserved. Consider joint use functions with the city or other public agency once ADA, restroom, condition, and some structural issues are resolved.

The Main Capital Investment Areas:

- Site improvements.
- Basement renovation.
- First floor renovation.
- Second floor renovation.
- Handicapped accessibility through-out and restroom / elevator addition.
- Install new HVAC system.
- Special systems upgrades.
- Improve seismic resistance of the buildings.
- Renovate annex building.
- Repair Old Marshall exterior finishes and repaint in a few years.

560 Old Marshall School (Adult Ed)

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
	560.1	4.06.E03.1.	Site Improvements	$ 149,255	**$ 197,017**
	560.2	4.04.C01.2.	Basement Renovation	$ 135,131	**$ 189,182**
	560.3	4.04.C01.2.	First Floor Renovation	$ 166,196	**$ 232,674**
	560.4	4.04.C01.2.	Second Floor Renovation	$ 313,070	**$ 438,297**
	560.5	6.02.B03.1.	Elevator and Restrooms Addition	$ 2,237,959	**$ 3,133,143**
	560.6	4.08.A03.1.1.	Install New HVAC System	$ 1,703,347	**$ 2,248,417**
	560.7	4.05.A09.1.	Special Systems Upgrades	$ 100,870	**$ 141,218**
	560.8	6.04.A02.1.	Structural Change Requirements	$ 908,255	**$ 1,271,556**
	560.9	4.04.C01.2.	Renovate Annex Building	$ 166,787	**$ 233,501**
	560.10	4.08.D02.3.	Repair Exterior Finishes and Repaint	$ 165,497	**$ 218,457**
	560.11	4.08.D04.1.	Roofing Improvements 1	$ 469,405	**$ 619,615**
	560.12	4.08.D04.2.	Roofing Improvements 2	$ 150,066	**$ 198,087**
			Total of Maximum Allowable Construction Cost:	$ 6,665,838	
			Total Project Budget:		**$ 9,121,162**

Facility Old Marshall School (Adult Ed) **ID** 560 **Project Number** 560. 1

Category 4. **Type 1** 06. **Type 2** E03. **P/T** 1. **Priority**

Project Name

Site Improvements

Project Description

Existing sidewalks on 27th, 28th and G Street are cracking and uplifting above 1/2" in several places. This is causing a tripping hazard. The surrounding parking lot is cracking and separating in several areas, and especially at the tree located on the south lot. This tree needs to be removed because it is destroying the parking lot and it takes up two spaces. The trash bin does not have an enclosure, and its location is hard to get to with the service vehicle. Replace the sidewalks, crack fill the parking lot and repair the damaged areas, then resurface the lot. Relocate the trash bin and construct a trash enclosure on the south west corner off of 28th Street and the alley.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Remove tree from parking lot	0.000	1	Each	1.00	$ 3,500.00	1.32	$ 4,624
2	Remove and replace sidewalks	1.155	400	SF	1.20	$ 10.98	1.32	$ 6,962
3	Resurface parking lot	1.235	36,000	SF	1.20	$ 1.88	1.32	$ 107,286
4	Construct trash enclosure	1.360	1	Each	1.00	$ 23,000.00	1.32	$ 30,383
						Total of Maximum Allowable Construction Cost:		$ 149,255
						Total Project Budget:		**$ 197,017**

Facility Old Marshall School (Adult Ed) **ID** 560 **Project Number** 560. 2

Category 4. **Type 1** 04. **Type 2** C01. **P/T** 2. **Priority**

Project Name

Basement Renovation

Project Description

A little over a quarter of the basement is being used for administration services for Adult Ed. The remainder is storage, mechanical, and men and women restrooms on opposite corners of the building. The administration services have their own unisex restroom. An area approximately 20'-0" x 30'-0" is exposed dirt floor next to the mechanical room. The administration area has been modernized with gypsum board walls and ceilings, new carpet along with AC wall hung units, and secondary electrical. The remaining storage and mechanical areas are the original finishes of lath and plaster, VAT tile, exposed concrete brick walls and exposed ceiling joist. All the finishes are in very poor condition and need to be demolished. Before any work can start, all the stored material and equipment needs to be removed. The exposed dirt floor needs to have a concrete slab poured and the remainder of the space needs to be renovated. The administration services also needs to be relocated during construction for the modernization of the HVAC system. All the 3'-0" x 4'-4" windows that are covered with plywood need to have the windows restored. Remove restrooms and renovate into storage rooms once elevator and restroom addition constructed.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Relocate administration services stored material and equipment	0.000	1	Project	1.00	$ 5,500.00	1.32	$ 7,266
2	Demo wall and ceiling finishes	4.413	11,900	SF	1.50	$ 0.85	1.32	$ 20,043
3	Pour concrete slab	0.000	600	SF	1.50	$ 9.50	1.32	$ 11,295
4	Install new gypsum board on walls and ceilings	4.595	7,200	SF	1.00	$ 5.82	1.32	$ 55,355
5	Install new VCT floor finish	4.590	4,700	SF	1.00	$ 3.64	1.32	$ 22,600
6	Refurbish 3'-0"x4'-4" windows	4.720	385	SF	1.00	$ 10.18	1.32	$ 5,177
7	Demo restrooms	0.000	1	Project	1.00	$ 2,500.00	1.32	$ 3,303
8	Renovate restrooms into storage	4.100	400	SF	1.00	$ 19.10	1.32	$ 10,092
						Total of Maximum Allowable Construction Cost:		$ 135,131
						Total Project Budget:		**$ 189,182**

Facility Old Marshall School (Adult Ed) **ID** 560 **Project Number** 560. 3

Category 4. **Type 1** 04. **Type 2** C01. **P/T** 2. **Priority**

Project Name

First Floor Renovation

Project Description

The first floor has been upgraded with new carpet and modular office furniture in rooms # 4, 5, and both offices. The rest of the floors are VAT in poor condition. Lighting in the hallways is poor. The secondary electrical has been upgraded with wall surface raceways, along with the technology systems. There is no central clock, PA system or strobes lights. The entire floor has a fire suppression system along with wall hung fire extinguishers. Window units are used for cooling and they are not sized properly for the area. They also detract from the aesthetics of building since those windows are covered with plywood. None of the doors have smoke seals and the hardware is not ADA compliant. All the walls and ceilings are in fair condition other than a few finish cracks. Stairways need to have their handrails repaired and new tread and riser finishes installed. Mechanical, handicapped access, special systems and restrooms will be addressed in other CIP projects.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Remove window units and plywood	0.000	8	Each	1.00	$ 100.00	1.32	$ 1,057
2	Restore 3'-6"x8'-6" windows	4.720	960	SF	1.20	$ 10.18	1.32	$ 15,492
3	Install pendant hung light fixtures in hallway	5.300	2,090	SF	1.00	$ 10.73	1.32	$ 29,624
4	Replace door hardware and install smoke seals	4.730	11	Per door	1.00	$ 1,067.43	1.32	$ 15,511
5	Repair finish cracks and repaint walls and ceilings	4.521	39,800	SF	1.20	$ 1.09	1.32	$ 68,769
6	Install VCT floor finish in hallway	4.590	2,090	SF	1.20	$ 3.64	1.32	$ 12,060
7	Install new carpet in Classrooms # 1, 2 and 3	4.570	3,000	SF	1.20	$ 4.26	1.32	$ 20,259
8	Install new stair tread finishes and repair handrails	10.240	48	Each. Rise	3.50	$ 15.43	1.32	$ 3,424

Total of Maximum Allowable Construction Cost: $ 166,196

Total Project Budget: $ 232,674

Facility Old Marshall School (Adult Ed) **ID** 560 **Project Number** 560.4

Category 4. **Type 1** 04. **Type 2** C01. **P/T** 2. **Priority**

Project Name

Second Floor Renovation

Project Description

The second floor has had it's secondary electrical upgraded with surface mounted raceways, and surface mounted 2x4 fluorescent light fixtures. Walls have been constructed in rooms 6, 10, 11 and 12 to 8'-0" high to make two rooms out of one. The walls do not go all the way to the ceiling and the noise levels are very high. The lighting in the hallway is very poor and, in one area, the ceiling has been damaged from water entering the attic through a dormer window that is missing it's glass. Cooling is by window units which are undersized for the area. These windows have been covered with plywood and it does not enhance the aesthetics of building. None of doors have smoke seals or ADA locksets. All the floors are VAT other than carpet in the office in room #7 and they are all in poor condition. The walls and ceilings have minor finish cracks, other than the one damaged area, and are in need of being repaired and painted. Every classroom has old blackboards, casework, and desks that need to be replaced. The restrooms do not work and there is no handicapped access. See elevator/restroom addition, mechanical and special systems projects for additional, related work.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Demo separation walls	0.000	1	Project	1.20	$ 1,500.00	1.32	$ 2,378
2	Remove floor finishes	4.413	11,200	SF	1.20	$ 0.85	1.32	$ 15,091
3	Demo restroom and turn into storage closet	0.000	1	Project	1.00	$ 2,500.00	1.32	$ 3,303
4	Remove window units and plywood	0.000	8	Each	1.00	$ 100.00	1.32	$ 1,057
5	Restore 3'-6"x8'-6" windows	4.720	960	SF	1.20	$ 10.18	1.32	$ 15,492
6	Replace casework and blackboards	4.620	7	Classroom	1.50	$ 6,012.55	1.32	$ 83,397
7	Install VCT floor finish in hallway	4.590	1,540	SF	1.20	$ 3.64	1.32	$ 8,886
8	Install carpet in classrooms	4.570	9,660	SF	1.20	$ 4.26	1.32	$ 65,234
9	Install pendant hung light fixtures in hallway	5.300	1,540	SF	1.00	$ 10.73	1.32	$ 21,828
10	Replace door hardware and install smoke seals	10.565	13	Each	1.20	$ 506.75	1.32	$ 10,443
11	Repair finish cracks, repaint walls and ceilings	4.521	39,800	SF	1.50	$ 1.09	1.32	$ 85,961
						Total of Maximum Allowable Construction Cost:		$ 313,070
						Total Project Budget:		**$ 438,297**

Facility Old Marshall School (Adult Ed) **ID** 560 **Project Number** 560. 5

Category 6. **Type 1** 02. **Type 2** B03. **P/T** 1. **Priority**

Project Name

Elevator and Restrooms Addition

Project Description

The building is not handicap-accessible on any of the three levels and does not meet ADA or IBC requirements for restrooms. Construct an addition with an elevator, lobby and restrooms at each floor on the west end of the main building. Also construct a covered walkway to attach the main with the annex building at the dining area entrance. A quasi-detached addition is recommended to handle historic building interface issues. The addition is expected to be 3550 GSF for all three floors with lobby, stairs, elevator, elevator machine room, and janitor at each level and restrooms on first and second floors for men and women.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Install elevator	10.651	1	Project	1.00	$ 299,032.97	1.32	$ 395,023
2	Construct addition	3.310	3,550	SF	1.10	$ 345.00	1.32	$ 1,779,684
3	Run new sewer / water service lines	6.374	400	LF	2.00	$ 40.00	1.32	$ 42,272
4	Construct covered walkway	3.710	320	SF	1.10	$ 45.12	1.32	$ 20,980
						Total of Maximum Allowable Construction Cost:		$ 2,237,959
						Total Project Budget:		**$ 3,133,143**

Facility Old Marshall School (Adult Ed) **ID** 560 **Project Number** 560. 6

Category 4. **Type 1** 08. **Type 2** A03.1. **P/T** 1. **Priority**

Project Name

Install New HVAC System

Project Description

The existing heating system does not work properly. The first floor is too hot and the second floor is too cold during the winter. The cooling system consists of individual window units that are undersized for the spaces. Demo the existing system and install a new HVAC system in a new mechanical room with new chase ways for all three floors. On the first and second floors, install a sympathetic ceiling for mechanical upgrades and tie-ins to classrooms. The fire suppression system will have to be modified with the new ceiling system.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Remove old and prep for new HVAC in mechanical room	6.115	1	Boiler Rm	1.10	$ 104,908.88	1.32	$ 152,443
2	Install new HVAC system	6.100	34,500	SF	0.75	$ 39.66	1.32	$ 1,355,614
3	Construct fire rated mechanical walls	4.510	800	SF	1.00	$ 24.21	1.32	$ 25,585
4	Construct fire rated ceiling in mechanical room	4.595	600	SF	1.00	$ 5.82	1.32	$ 4,613
5	Construct fire rated chase ways	4.510	1,600	SF	2.00	$ 24.21	1.32	$ 102,341
6	Install sympathetic ceiling in hallways	4.544	3,700	SF	1.10	$ 5.82	1.32	$ 31,291
7	Install new fire rated door and hardware in mechanical room	4.731	1	Per door	1.00	$ 3,021.27	1.32	$ 3,991
8	Upgrade fire suppression system	6.500	3,700	SF	1.00	$ 5.62	1.32	$ 27,469
						Total of Maximum Allowable Construction Cost:		$ 1,703,347
						Total Project Budget:		**$ 2,248,417**

Facility Old Marshall School (Adult Ed) **ID** 560 **Project Number** 560. 7

Category 4. **Type 1** 05. **Type 2** A09. **P/T** 1. **Priority**

Project Name

Special Systems Upgrades

Project Description

The entire building has a fire suppression system, but the alarm needs to be upgraded and strobes installed. There is no central clock or PA system. Install a new fire alarm and clock/PA systems.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Install special systems upgrades	5.850	1	School	0.25	$ 221,250.64	1.32	$ 73,068
2	Install central clock, fire alarm and PA consoles	5.100	1	ES school	1.00	$ 21,045.97	1.32	$ 27,802
						Total of Maximum Allowable Construction Cost:		$ 100,870
						Total Project Budget:		**$ 141,218**

Facility Old Marshall School (Adult Ed) **ID** 560 **Project Number** 560. 8

Category 6. **Type 1** 04. **Type 2** A02. **P/T** 1. **Priority**

Project Name

Structural Change Requirements

Project Description

The Old Marshall and Annex are not seismic braced per current codes and may need to be upgraded following a structural analysis to determine if the upgrades are possible and economically feasible. The projects described are assumptions and not based on structural analysis. The main two-story portion may need to have seismic bracing installed in the four perimeter corners from the basement to the roof line as part of a future exterior surfaces upgrade project. There will need to be bracing installed in the roof attic to accept new roof sheathing for diaphragm work. The annex building will need new roof sheathing and some interior wall stiffening. See roofing project for additional work relating to structural stiffening.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Install seismic bracing in main building	4.390	12	Per locati	2.00	$ 24,555.38	1.32	$ 778,504
2	Install seismic bracing in Annex building	4.390	2	Per locati	2.00	$ 24,555.38	1.32	$ 129,751
						Total of Maximum Allowable Construction Cost:		$ 908,255
						Total Project Budget:		**$ 1,271,556**

Facility Old Marshall School (Adult Ed) **ID** 560 **Project Number** 560. 9

Category 4. **Type 1** 04. **Type 2** C01. **P/T** 2. **Priority**

Project Name

Renovate Annex Building

Project Description

The annex building has been upgraded in the administration/presentation area with new carpet, lay-in ceilings, secondary electrical, mechanical, and modular office furniture. Some of the ceiling tiles are stained from a leak and the kitchenette is only in fair condition and could be modernized. The roof appears to be in fair shape other than moss growing on the west side.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Continue refurbishing	4.100	5,000	SF	1.00	$ 19.10	1.32	$ 126,156
2	Renovate kitchenette	4.210	250	SF	1.00	$ 123.03	1.32	$ 40,631
						Total of Maximum Allowable Construction Cost:		$ 166,787
						Total Project Budget:		**$ 233,501**

Facility Old Marshall School (Adult Ed) **ID** 560 **Project Number** 560. 10

Category 4. **Type 1** 08. **Type 2** D02. **P/T** 3. **Priority**

Project Name

Repair Exterior Finishes and Repaint

Project Description

Some of the wood siding is pulling away from the structure, and some wood trim is showing weather damage. Repair the wood siding and repaint the exterior of the building.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Repair wood siding	0.000	1,200	SF	1.00	$ 10.00	1.32	$ 15,852
2	Repaint the exterior	4.520	15,300	SF	3.00	$ 1.98	1.32	$ 120,055
3	Prep for paint	4.541	5,000	SF	1.00	$ 4.48	1.32	$ 29,590
						Total of Maximum Allowable Construction Cost:		$ 165,497
						Total Project Budget:		**$ 218,457**

Facility Old Marshall School (Adult Ed) **ID** 560 **Project Number** 560. 11

Category 4. **Type 1** 08. **Type 2** D04. **P/T** 1. **Priority**

Project Name

Roofing Improvements 1

Project Description

The main 3-tab and BUR roof areas are in poor condition. Remove the roofing, install plywood sheathing for stiffness and reroof.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Remove roofing	7.103	19,550	SF	1.00	$ 3.18	1.32	$ 82,125
2	Install plywood sheathing and new roofing	7.101	19,550	SF	1.15	$ 13.04	1.32	$ 387,280
						Total of Maximum Allowable Construction Cost:		$ 469,405
						Total Project Budget:		**$ 619,615**

Facility Old Marshall School (Adult Ed) **ID** 560 **Project Number** 560. 12

Category 4. **Type 1** 08. **Type 2** D04. **P/T** 2. **Priority**

Project Name

Roofing Improvements 2

Project Description

The shingle roof on the annex building will need replacement. The annex building will also need new roof sheathing and some interior wall stiffening.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Remove the roofing	7.103	6,250	SF	1.00	$ 3.18	1.32	$ 26,255
2	Install new plywood sheathing and reroof	7.101	6,250	SF	1.15	$ 13.04	1.32	$ 123,811
						Total of Maximum Allowable Construction Cost:		$ 150,066
						Total Project Budget:		**$ 198,087**

Old Marshall School (Adult Ed)

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

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
560.1	4.06.E03.1.	Site Improvements	$ 149,255	**$ 197,017**
560.2	4.04.C01.2.	Basement Renovation	$ 135,131	**$ 189,182**
560.3	4.04.C01.2.	First Floor Renovation	$ 166,196	**$ 232,674**
560.4	4.04.C01.2.	Second Floor Renovation	$ 313,070	**$ 438,297**
560.5	6.02.B03.1.	Elevator and Restrooms Addition	$ 2,237,959	**$ 3,133,143**
560.6	4.08.A03.1.1.	Install New HVAC System	$ 1,703,347	**$ 2,248,417**
560.7	4.05.A09.1.	Special Systems Upgrades	$ 100,870	**$ 141,218**
560.8	6.04.A02.1.	Structural Change Requirements	$ 908,255	**$ 1,271,556**
560.9	4.04.C01.2.	Renovate Annex Building	$ 166,787	**$ 233,501**
560.10	4.08.D02.3.	Repair Exterior Finishes and Repaint	$ 165,497	**$ 218,457**
560.11	4.08.D04.1.	Roofing Improvements 1	$ 469,405	**$ 619,615**
560.12	4.08.D04.2.	Roofing Improvements 2	$ 150,066	**$ 198,087**
		Total of *Maximum Allowable Construction Cost:	$ 6,665,838	
			Total Project Budget:	**$ 9,121,162**

560 Old Marshall School (Adult Ed)

Criteria	Adequate	Comments on existing conditions and needed improvements
1 Site		
1.1 Size		Small only 1.4 acres
1.2 Location	✔	
1.3 Safety		No security system
1.4 Contours	✔	
1.5 Development		
1.6 Playfields		No room
1.7 Pool		No pool
1.8 Parking		Not enough
1.9 Landscaping		Minimal needs re-landscaping
1.10 Other		

2 Space		
2.1 Administration		
2.2 Health		There is none
2.3 Teachers	✔	
2.4 Audiovisual		
2.5 Library		No library
2.6 Multipurpose		No multipurpose room
2.7 Stage		No stage
2.8 Kitchen		No kitchen
2.9 Gymnasium		No gym
2.10 Showers		No showers
2.11 Toilets		Need to modernize / ADA compliance
2.12 Lockers		No lockers
2.13 Storage		Need additional storage
2.14 Instructional Space	✔	
2.15 Size	✔	
2.16 Flexibility	✔	
2.17 Utilization	✔	
2.18 Expandability		Would be tight
2.19 Access for the handicapped		Need to install an elevator/ no access
2.20 Other		

Criteria	Adequate	Comments on existing conditions and needed improvements
3 Light		
3.1 Quantity	✔	
3.2 Brightness	✔	
3.3 Reflectances	✔	
3.4 Windows		Need to be replaced
3.5 Screening		No screens
3.6 Audiovisual		No audiovisual
3.7 Energy Factors		Mechanical units/ cooling need to be modernized
3.8 Other		
4 Heat and Air		
4.1 Temperature Comfort		Cannot maintain a comfort zone
4.2 Insulation		None
4.3 Air Exchange	✔	
4.4 Distribution		Needs modernization/mechanical study
4.5 Exhaust		No exhaust fans
4.6 Conditions		Poor
4.7 Energy Factors		Poor
4.8 Other		
5 Sound		
5.1 Floor Absorption	✔	
5.2 Wall Absorption		Not good / floating partitions
5.3 Ceiling Absorption		Reverberates
5.4 Ballast Absorption		Lights need to be replaced
5.5 Vent Absorption	✔	
5.6 Exterior Absorption	✔	
5.7 Interior Absorption	✔	
5.8 Isolation		
6 Aesthetics		
6.1 Appropriateness	✔	
6.2 Naturalness	✔	
6.3 Continuity	✔	
6.4 Screening	✔	
6.5 Other		
7 Equipment		
7.1 Quantity		Need modernization
7.2 Mobility		Need modernization
7.3 Flexibility		None
7.4 Maintenance		Average
7.5 Instructional Walls	✔	
7.6 Other		

Criteria	Adequate	Comments on existing conditions and needed improvements
8 Maintenance		
8.1 Turfed Areas		None
8.2 Sprinklers		Need upgrades
8.3 Parking		Tight but no space to add
8.4 Hardcourt		None
8.5 Sidewalks		Need replacement
8.6 Exteriors		Needs to be repainted
8.7 Interiors		Needs repair
8.8 Roofing		Needs to be re-roofed
8.9 Windows		Need to be replaced
8.10 Fencing		None
8.11 Mechanical Equipment		Old and need to be replaced
8.12 Hardware		Need to be modernized for ADA
8.13 Plumbing Fixtures		Need to be replaced
8.14 Other		

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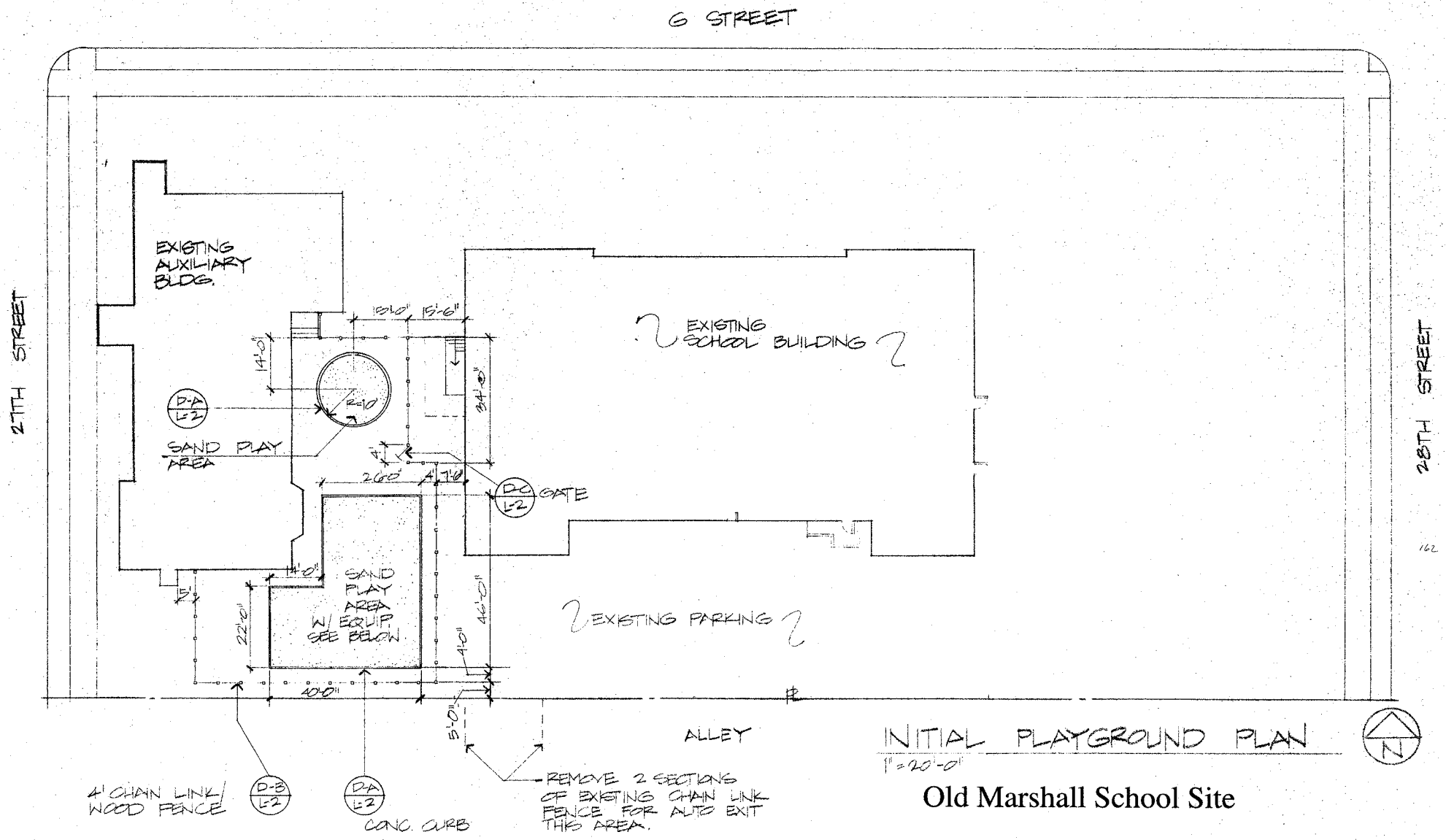
Old Marshal School

Approximate Scale in Feet:

50' 0' 50' 100'



INITIAL PLAYGROUND PLAN

1" = 20'-0"

Old Marshall School Site

Capital City Child Development Center

7222 25th Street
Sacramento, CA 95824

Permanent building area: 0 GSF
Modular buildings: 10,800 GSF
Modular buildings are 100.0 of the facility area
Site acres: 1.10

Score:	Possible Points	Total Earned	%
The Site	221	209.5	94.8
Physical Plant Assessment	349	344.0	98.6
Adequacy and Environment for Education	299	290.5	97.2
Total	869	844.0	97.1

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

Participants:

Site Eval before units opened in 2005
Bob Robie, Evaluator

Notes from Principal's Meeting and Questionnaire **Date: 8-17-05**

- This complex is a District Administration Child Development Department program.
- It was opened in September 2005.
- The facility is a direct education site for pre-K programs. The complex shares the site with the Capital City / Independent Studies School. They are separated by fences isolating students and families from each other. Entrances to the different administration areas are on opposite ends of the site.

Summary Notes and Comments

School Site:

The complex is an all modular construction facility located on a small site with Capital City / Independent Studies School. All site areas for play (courtyard, shade structure and playground) are on site behind a security fence. The overall condition of the site is excellent. Traffic access to the site is safe and off 24th Street one block from the busy Florin Ave. There is overflow parking available over a culvert (locked gate access).

School Plant:

The buildings are modular site adapted construction in excellent condition. The buildings are under one year warranty period.

Adequacy and Environment for Education:

The complex was designed specifically for an early childhood education mission. There are no issues to resolve.

The Main Capital Investment Areas:

- It has been recommended that a similar center be incorporated into the proposed second Capital City / Independent Studies School in the north area of the district.

572 Capital City Child Development Center

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
	572.1	2.00.F01.3.	Issue: Construct Second Child Development Center	$ 0	**$ 0**
			Total of Maximum Allowable Construction Cost:	$ 0	
			Total Project Budget:		**$ 0**

Facility Capital City Child Development Center **ID** 572 **Project Number** 572.1

Category 2. **Type 1** 00. **Type 2** F01. **P/T** 3. **Priority**

Project Name

Issue: Construct Second Child Development Center

Project Description

The current facility built in 2005 meets all needs of the program. Some discussion occurred on a second similar unit but it was decided to postpone action on this project. Type of construction would be the similar modular system and site adapted. The cost of doing another complex with similar construction would be about $6,290,000.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Construct modular center	3.220	10,800	SF	0.00	$ 262.46	1.32	$ 0
2	Develop the parking, courtyard and play areas	2.320	10,800	SF	0.00	$ 150.00	1.32	$ 0
						Total of Maximum Allowable Construction Cost:		$ 0
						Total Project Budget:		**$ 0**

Capital City Child Development Center

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

2006 CIP List

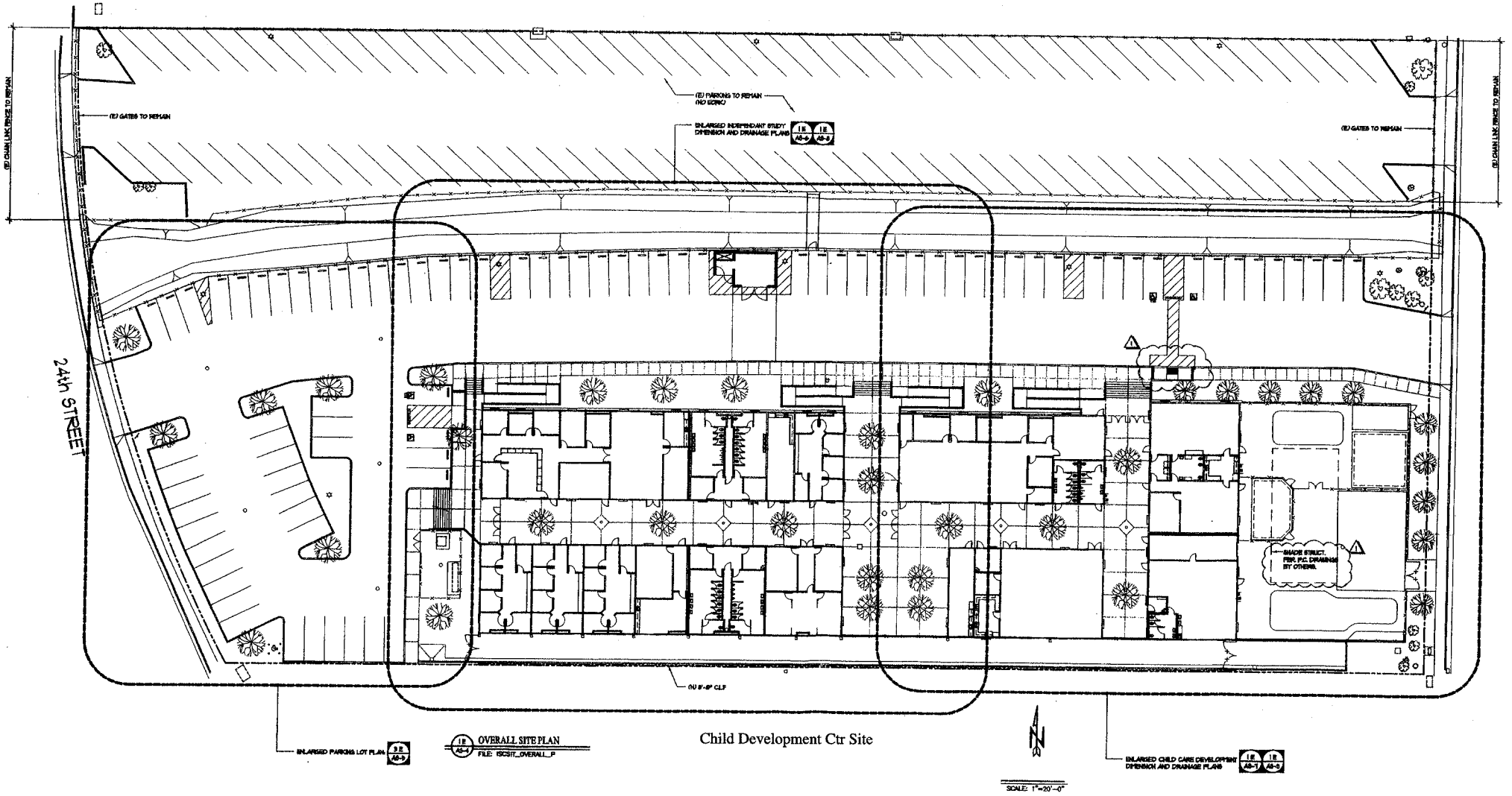
Number	Codes	Capital Improvement Project	MACC*	Project Budget
572.1	2.00.F01.3.	Issue: Construct Second Child Development Center	$ 0	**$ 0**
		Total of *Maximum Allowable Construction Cost:	$ 0	
			Total Project Budget:	**$ 0**

572 Capital City Child Development Center

Criteria	Adequate	Comments on existing conditions and needed improvements
1 Site		
1.1 Size	✔	
1.2 Location	✔	
1.3 Safety	✔	
1.4 Contours	✔	
1.5 Development	✔	
1.6 Playfields		None
1.7 Pool		N/A
1.8 Parking	✔	
1.9 Landscaping	✔	
1.10 Other	✔	
2 Space		
2.1 Administration	✔	
2.2 Health	✔	
2.3 Teachers	✔	
2.4 Audiovisual	✔	
2.5 Library		Limited use the classrooms
2.6 Multipurpose		Limited use the courtyard
2.7 Stage		Limited use the courtyard
2.8 Kitchen		Small
2.9 Gymnasium		Limited use the courtyard
2.10 Showers		N/A
2.11 Toilets	✔	
2.12 Lockers		N/A
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
3 Light		
3.1 Quantity	✔	
3.2 Brightness	✔	
3.3 Reflectances	✔	
3.4 Windows	✔	
3.5 Screening	✔	
3.6 Audiovisual	✔	
3.7 Energy Factors	✔	
3.8 Other	✔	
4 Heat and Air		
4.1 Temperature Comfort	✔	
4.2 Insulation	✔	
4.3 Air Exchange	✔	
4.4 Distribution	✔	
4.5 Exhaust	✔	
4.6 Conditions	✔	
4.7 Energy Factors	✔	
4.8 Other	✔	
5 Sound		
5.1 Floor Absorption	✔	
5.2 Wall Absorption	✔	
5.3 Ceiling Absorption	✔	
5.4 Ballast Absorption	✔	
5.5 Vent Absorption	✔	
5.6 Exterior Absorption	✔	
5.7 Interior Absorption	✔	
5.8 Isolation	✔	
6 Aesthetics		
6.1 Appropriateness	✔	
6.2 Naturalness	✔	
6.3 Continuity	✔	
6.4 Screening	✔	
6.5 Other	✔	
7 Equipment		
7.1 Quantity	✔	
7.2 Mobility	✔	
7.3 Flexibility	✔	
7.4 Maintenance	✔	
7.5 Instructional Walls	✔	
7.6 Other	✔	

Criteria	Adequate	Comments on existing conditions and needed improvements
8 Maintenance		
8.1 Turfed Areas		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	✔	


(E) CHAIN LINK FENCE TO REMAIN
(E) GATES TO REMAIN
(E) PARKING TO REMAIN (NO RESTRIPING)
ENLARGED INDEPENDANT STUDY DIMENSION AND DRAINAGE PLANS
1/E A5-5
1/E A5-5
(E) GATES TO REMAIN
(E) CHAIN LINK FENCE TO REMAIN
24th STREET
SHADE STRUCT. PER P.C. DRAWINGS BY OTHERS
(N) 8'-0" CLF
ENLARGED PARKING LOT PLAN
3/E A5-5
1/E A5-4
OVERALL SITE PLAN
FILE: 15CS11_OVERALL_P
Child Development Ctr Site
N
ENLARGED CHILD CARE DEVELOPMENT DIMENSION AND DRAINAGE PLANS
1/E A5-1
1/E A5-5
SCALE: 1"=20'-0"

Edward Kelley School

3340 Bradshaw Rd.
Sacramento, CA 95827

Permanent building area: 3,276 GSF
Modular buildings: 180 GSF
Modular buildings are 5.2 % of the facility area
Site acres: 1.06

Score:	Possible Points	Total Earned	%
The Site	221	168.5	76.2
Physical Plant Assessment	349	240.0	68.8
Adequacy and Environment for Education	299	236.5	79.1
Total	869	645.0	74.2

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

Participants:

Mrs. Parvin - Head teacher
Bob Robie - Evaluator

Notes from Principal's Meeting and Questionnaire **Date: 12-08-05**

- This 1869 school is the oldest continuously used education facility in California.
- The district is operating a pre-school program through Adult Education Department. There are a.m. and p.m. programs.
- The school was re-roofed, had its HVAC upgraded, was painted, had window action retrofitted, had new ADA ramp added to new side entry, and had some restroom remodeling a few years ago. There is a persistent roof leak in the stage area. Parents sometimes run into the condenser unit for the AC system since it stands on the ground near the parking area.
- The parents do a lot of the miscellaneous work around the school and raise funds for needed equipment.
- The district is working on upgrading the children restroom area.
- The building is on the State and National Register of Historic Places.
- Concerned with stained linoleum, poor food preparation area, problems in the student restrooms, no computer access to the Internet, loose nails and poor condition of the wood stage, and there is only one thermostat so one room is always too cold.
- The gazebo needs repair and should have the entire flooring system replaced. Street people use the gazebo for shelter at night.
- The fencing on three sides is horizontal farm fencing that is easily breached by students. Need to install more secure fencing so the children are not capable of getting into the parking lots and meandering into neighboring office areas.
- Also known as the Brighton School (added to the Historic Register in 1981 as Site - #81000168.

Summary Notes and Comments

School Site:

The site is small but adequate for a small pre-school program. There is a traffic light on Bradshaw Rd. to allow for access onto the site. Parking exists on two sides of the old 2 room school house with sufficient area for drop-off and pick-up functions as long as the end of the a.m. session does not coincide with the start of the p.m. session. The asphalt condition varies from fragmented in small areas to generally good condition. The front area is not landscaped so the streetscape is not well developed as the neighboring commercial sites. The site drains adequately with limited ponding areas. The rear play area is generally grassed with trees, tricycle path, and a play structure with soft fall zone. The play equipment is rated for 5 - 12 year olds per the posted sign with most of the users being pre-5 year olds. The area has many play opportunities and is sized for a population 4 times the existing.

The site perimeter fencing varies between a slated chain-link system to a low open corral type fencing painted white. The fencing on three sides is so open that children can easily pass between the cross members before a supervisor can reach them. There is concern for children seeing their parent and rushing into the traffic areas, or the ease for someone to reach over the low fence and take a child. The play area lawn is in fair to good condition and can be muddy with excessive rain. The central gazebo structure has dry rot of flooring and some structural members that needs to be replaced. There are multiple Morgan types storage sheds around the site for storing play equipment, gardening tools etc. The play yard has a long tricycle path that is in poor condition.

School Plant:

The building has been well maintained over its 136 years with a recent renovation project including a new roof, new HVAC, some electrical changes, exterior painting, upgraded window operation, ADA ramp and stairs with new handrails on public entries, addition of a staff restroom, and improvement of the playground equipment. The building is wood framed construction with a high ceilings and bell tower. Exterior planking is in good condition, painted and appears to be original in most areas. The front porch has been abandoned for use and shows more wear than most of the other areas of the building. The windows are large double hung units that have had some renovation.

The interior spaces still have the wood flooring in fair to good condition, except the stage where greater damaged and exposed nails exist. The wood flooring is generally covered by linoleum or carpet (in fair to poor condition.) The HVAC system is limited to one room with a transfer grille to the other classroom and no HVAC in the kitchen area. The kitchen area relies on the large opening to the adjacent classroom to capture heating/cooling. The thermostat is in the room without the HVAC unit so the rooms vary in temperature. The HVAC unit is plumbed per the code but remains exposed in the classroom. There appears to be no access to an open flame.

The original high plaster ceilings exist in good condition. Lighting is comprised of warehouse type basic fluorescent units. Most of the windows are in good interior condition with some putty damage and sill deterioration on the outside. The original trim and casework is in fair to good condition with many shelving areas chipping now. Test the paint and correct any lead issues and repaint the shelving and trim (especially areas that are child accessible). Special systems (telephone, fire, smoke and computer) need to be upgraded to current standards. The electrical panels are older type and the building could use addition outlets and better distribution.

The restrooms are in an exterior accessed addition with the staff unisex unit in fair to good condition and the crowded two stall unisex child restroom area in poor condition. SCUSD maintenance was preparing to upgrade the student restroom side where new flooring, new partitions, paint, new sink, hot water, and proper ventilation is required. The kitchen area has gas stove without hood, has small sink for washing, and could use upgraded counter and cabinets to replace the damaged ones.

There was no apparent seismic issue with the building. Inspection of the foundation in the crawl space still needs to be done. The general nature of the building construction type would lower the probability of damage to persons or building due to a seismic event.

Adequacy and Environment for Education:

The two class areas are adequate in size, natural lighting, and ambiance for use as a pre-school. There are no sinks in the rooms but there is a child height sink in the kitchen area next to the door to the play yard. The HVAC unit is gas fired heat with refrigerated air conditioning condenser for the cooling side. The distribution of conditioned air is limited and stratifies in the classrooms due to single point distribution and high ceilings. It is assumed that the building has very limited insulation either in the floor, walls, or roof systems. This comfort problem should be resolved for a program of such young children.

The stage is acceptable for performance once refurbished. The windows operate and the building is set off the busy Bradshaw Road enough to limited direct traffic generated pollution concerns. Though the school is in a dense commercial development area, the school's function for pre-K children is appropriate. The out in the country - rustic image of the building / spaces should be preserved. Some consideration to indoor restrooms and an upgraded kitchen area needs to be made that is sympathetic to the architecture and preservation of the experience. The district offers other sites that are fully accessible. This facility would require significant changes to meet ADA requirements and such changes would likely impose non-sympathetic modifications to the architecture.

The Main Capital Investment Areas:

- All proposed work is contingent on the State Historic Preservation Office agreeing with any changes to the building's original design. The key issue will be adding a unisex restroom inside and modifying the kitchen to meet health and mechanical code requirements.
- Repair the few roof leaks.
- Install street scape landscaping and replace damaged asphalt in the front drive area.
- Replace the open fencing sections with more secure fencing type to increase safety and security.
- Repair the damaged exterior putty and paint areas of the windows.
- Resurface the front porch raw wood areas. In five years repaint the exterior of the building.
- Upgrade the damaged tricycle path in the play yard since cracking and heaving in places.
- Enclose the front CR HVAC unit and install another unit in the kitchen area to handle that space and

the middle CR area.
• Special systems (telephone, fire, smoke and computer) need to be upgraded to current standards.
• It is assumed that the renovation of the student outdoor accessed restrooms will be done in 2006.
• Classroom areas need upgraded flooring, better lighting, electrical upgrades, re-painting, HVAC improvements, and resurface all painted shelving and trim areas.
• Construct a unisex restroom in the interior and renovate the kitchen to standards.

391 Edward Kelley School

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
1	391.1	4.08.D04.1.	Repair Roof Leak Areas	$ 1,674	**$ 2,210**
	391.2	4.06.E03.2.	Upgrade Front Streetscape/Asphalt Area	$ 55,946	**$ 73,849**
2	391.3	3.06.E04.2.1.	Replace Open Fencing Areas	$ 24,597	**$ 32,468**
3	391.4	3.06.E01.1.	Upgrade the Gazebo/Tricycle Path	$ 19,667	**$ 25,960**
	391.5	4.05.C06.2.1.	Repair and Refinish Exterior of Windows	$ 7,115	**$ 9,961**
7	391.6	4.05.D02.3.	Repaint the Exterior Wood Siding and Trim	$ 20,213	**$ 28,298**
	391.7	4.04.C01.2.	Enclose HVAC Units	$ 11,386	**$ 15,940**
5	391.8	4.08.A03.1.2.	Modify the HVAC	$ 57,630	**$ 76,072**
	391.9	4.05.A07.1.	Upgrade Special Systems	$ 11,318	**$ 15,846**
6	391.10	4.05.C01.2.	Continue Refurbishing of Interiors	$ 105,971	**$ 148,359**
4	391.11	6.04.C01.1.	Provide Interior Restroom and Renovate Kitchen	$ 52,983	**$ 74,176**
			Total of Maximum Allowable Construction Cost:	$ 368,500	
				Total Project Budget:	**$ 503,139**

Facility Edward Kelley School **ID** 391 **Project Number** 391. 1

Category 4. **Type 1** 08. **Type 2** D04. **P/T** 1. **Priority** 1

Project Name

Repair Roof Leak Areas

Project Description

There are some persistent roof leak areas in the front stage area. The roof was replaced within the last four years but some flashing issue remains in the bell tower area.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Resolve the roof leaks	7.214	250	SF	1.00	$ 5.07	1.32	$ 1,674
					Total of Maximum Allowable Construction Cost:			$ 1,674
						Total Project Budget:		**$ 2,210**

Facility Edward Kelley School **ID** 391 **Project Number** 391. 2

Category 4. **Type 1** 06. **Type 2** E03. **P/T** 2. **Priority**

Project Name

Upgrade Front Streetscape/Asphalt Area

Project Description

The front pavement area between the parking lots is fracturing and should be repaired and seal coated. The streetscape needs additional landscaping to meet area zoning requirements for neighboring land uses.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Repair and sealcoat the damaged paved area	1.235	1,500	SF	1.20	$ 1.88	1.32	$ 4,470
2	Install additional streetscape landscaping, with some asphalt demolition	1.310	6,500	SF	1.10	$ 5.45	1.32	$ 51,476
						Total of Maximum Allowable Construction Cost:		$ 55,946
						Total Project Budget:		**$ 73,849**

Facility Edward Kelley School **ID** 391 **Project Number** 391. 3

Category 3. **Type 1** 06. **Type 2** E04.2. **P/T** 1. **Priority** 2

Project Name

Replace Open Fencing Areas

Project Description

On three sides of the play area the fencing is an open "country style" pole and plank system that is easy for a child to crawl over or under to get to parents in parking area. his easy access fencing is a concern for safety of the children. Replace the fencing with a more appropriate style that allows front area viewing and side area visual blocking from the office area to the south and west directions.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Install east side (parking area) fencing that is low enough for easy viewing but provides security	1.351	120	LF	1.00	$ 60.00	1.32	$ 9,511
2	Install visual blocking and secure fencing to south and west	1.350	330	LF	1.10	$ 31.46	1.32	$ 15,086
						Total of Maximum Allowable Construction Cost:		$ 24,597
						Total Project Budget:		**$ 32,468**

Facility Edward Kelley School **ID** 391 **Project Number** 391. 4

Category 3. **Type 1** 06. **Type 2** E01. **P/T** 1. **Priority** 3

Project Name

Upgrade the Gazebo/Tricycle Path

Project Description

The gazebo has a rotting deck, steps, and part of the structural areas. It needs to be rebuilt with redwood elements. The tricycle path is well used but has severe cracking and crumbling in areas. It needs to have damaged areas removed and the whole path resurfaced with asphalt.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Rebuild the gazebo	0.000	1	Job	1.10	$ 4,000.00	1.32	$ 5,812
2	Recondition the tricycle path	10.023	300	LF	1.00	$ 34.96	1.32	$ 13,855
						Total of Maximum Allowable Construction Cost:		$ 19,667
						Total Project Budget:		**$ 25,960**

Facility Edward Kelley School **ID** 391 **Project Number** 391. 5

Category 4. **Type 1** 05. **Type 2** C06.2. **P/T** 1. **Priority**

Project Name

Repair and Refinish Exterior of Windows

Project Description

The renovated large single hung wood framed windows have putty damage, sill weathering and some paint peeling on the exterior surfaces.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Repair the windows putty and sill damage	4.784	12	Each	1.50	$ 246.77	1.32	$ 5,868
2	Repaint the window frames and sills	4.522	360	LF	1.00	$ 1.13	1.32	$ 537
3	Prep windows for painting	4.541	120	SF	1.00	$ 4.48	1.32	$ 710
						Total of Maximum Allowable Construction Cost:		$ 7,115
						Total Project Budget:		**$ 9,961**

Facility Edward Kelley School **ID** 391 **Project Number** 391.6

Category 4. **Type 1** 05. **Type 2** D02. **P/T** 3. **Priority** 7

Project Name

Repaint the Exterior Wood Siding and Trim

Project Description

In the next five years assume that the wood siding and trim will need to be repainted.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Repaint the exterior siding and trim	4.520	7,450	SF	1.00	$ 1.98	1.32	$ 19,486
2	Resurface the raw wood porch areas	4.521	505	SF	1.00	$ 1.09	1.32	$ 727
						Total of Maximum Allowable Construction Cost:		$ 20,213
						Total Project Budget:		**$ 28,298**

Facility Edward Kelley School **ID** 391 **Project Number** 391. 7

Category 4. **Type 1** 04. **Type 2** C01. **P/T** 2. **Priority**

Project Name

Enclose HVAC Units

Project Description

The classroom HVAC unit is code proper but installed in full view in the classroom. Enclose the unit and allow for similar construction in the adjacent classroom for an additional HVAC unit for that part of the building.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Construct two HVAC closets	4.300	85	SF	1.00	$ 101.40	1.32	$ 11,386
						Total of Maximum Allowable Construction Cost:		$ 11,386
						Total Project Budget:		**$ 15,940**

Facility Edward Kelley School **ID** 391 **Project Number** 391. 8

Category 4. **Type 1** 08. **Type 2** A03.1. **P/T** 2. **Priority** 5

Project Name

Modify the HVAC

Project Description

Modify the HVAC to allow for better efficiency for the middle classrooms and the kitchen areas.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Install new HVAC system for middle and kitchen areas	6.100	1,100	SF	1.00	$ 39.66	1.32	$ 57,630
						Total of Maximum Allowable Construction Cost:		$ 57,630
						Total Project Budget:		**$ 76,072**

Facility Edward Kelley School **ID** 391 **Project Number** 391. 9

Category 4. **Type 1** 05. **Type 2** A07. **P/T** 1. **Priority**

Project Name

Upgrade Special Systems

Project Description

In the building upgrade the fire alarm, security, telephone, and smoke detection systems. Allow for better computer connectivity in all spaces.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Upgrade the special systems	5.860	2,800	SF	3.00	$ 1.02	1.32	$ 11,318
					Total of Maximum Allowable Construction Cost:			$ 11,318
						Total Project Budget:		**$ 15,846**

Facility Edward Kelley School **ID** 391 **Project Number** 391. 10

Category 4. **Type 1** 05. **Type 2** C01. **P/T** 2. **Priority** 6

Project Name

Continue Refurbishing of Interiors

Project Description

The classroom areas need the casework/shelving replaced due to chipping paint, new sheet vinyl and carpet flooring, refinishing of exposed wood flooring, repainting of the walls, better lighting, and refurbished chalk/tackboards. Upgrade the electrical in this work.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Refurbish the interiors	4.100	2,800	SF	1.50	$ 19.10	1.32	$ 105,971
						Total of Maximum Allowable Construction Cost:		$ 105,971
						Total Project Budget:		**$ 148,359**

Facility Edward Kelley School **ID** 391 **Project Number** 391. 11

Category 6. **Type 1** 04. **Type 2** C01. **P/T** 1. **Priority** 4

Project Name

Provide Interior Restroom and Renovate Kitchen

Project Description

The interior kitchen area is not to code for range hood, proper casework, no ventilation, poor electrical, insufficient sinks for clean-up, and lighting. It would be helpful to have an interior restroom provided to allow for better supervised use and avoid the need to exit the building to use a restroom. (The exterior accessed student restroom repairs are expected to be done in 2006.)

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Provide kitchen upgrades	4.310	300	SF	0.25	$ 184.27	1.32	$ 18,257
2	Construct an interior restroom	10.912	1	Room	1.10	$ 23,898.00	1.32	$ 34,726
						Total of Maximum Allowable Construction Cost:		$ 52,983
						Total Project Budget:		**$ 74,176**

Edward Kelley School

Site: Good
Space: Average
Light: Average
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
391.1	4.08.D04.1.	Repair Roof Leak Areas	$ 1,674	**$ 2,210**
391.2	4.06.E03.2.	Upgrade Front Streetscape/Asphalt Area	$ 55,946	**$ 73,849**
391.3	3.06.E04.2.1.	Replace Open Fencing Areas	$ 24,597	**$ 32,468**
391.4	3.06.E01.1.	Upgrade the Gazebo/Tricycle Path	$ 19,667	**$ 25,960**
391.5	4.05.C06.2.1.	Repair and Refinish Exterior of Windows	$ 7,115	**$ 9,961**
391.6	4.05.D02.3.	Repaint the Exterior Wood Siding and Trim	$ 20,213	**$ 28,298**
391.7	4.04.C01.2.	Enclose HVAC Units	$ 11,386	**$ 15,940**
391.8	4.08.A03.1.2.	Modify the HVAC	$ 57,630	**$ 76,072**
391.9	4.05.A07.1.	Upgrade Special Systems	$ 11,318	**$ 15,846**
391.10	4.05.C01.2.	Continue Refurbishing of Interiors	$ 105,971	**$ 148,359**
391.11	6.04.C01.1.	Provide Interior Restroom and Renovate Kitchen	$ 52,983	**$ 74,176**
		Total of *Maximum Allowable Construction Cost:	$ 368,500	
			Total Project Budget:	**$ 503,139**

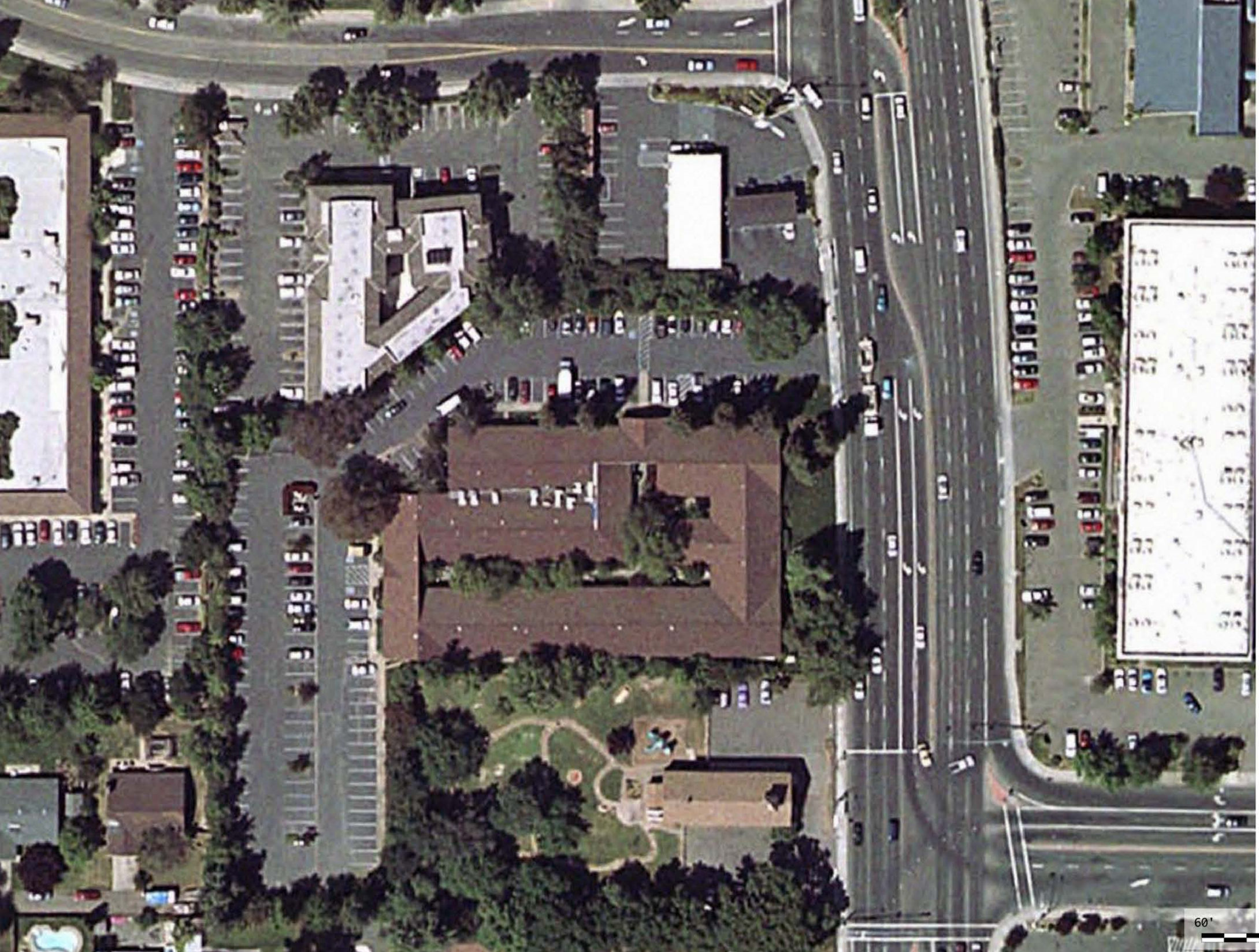
391 Edward Kelley School

Criteria	Adequate	Comments on existing conditions and needed improvements
1 Site		
1.1 Size	✔	
1.2 Location		On very busy street requiring own stop light
1.3 Safety	✔	
1.4 Contours	✔	
1.5 Development	✔	
1.6 Playfields	✔	
1.7 Pool		N/A
1.8 Parking	✔	
1.9 Landscaping	✔	
1.10 Other	✔	
2 Space		
2.1 Administration		Old storage for office
2.2 Health		None
2.3 Teachers		None
2.4 Audiovisual		None
2.5 Library		None
2.6 Multipurpose	✔	Use classroom
2.7 Stage	✔	
2.8 Kitchen		Old residential type space
2.9 Gymnasium	✔	Use classroom
2.10 Showers		N/A
2.11 Toilets		Need to go outside to use
2.12 Lockers		N/A
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	✔	Limited into classrooms and use of staff toilet from exterior
2.20 Other		

Criteria	Adequate	Comments on existing conditions and needed improvements
3 Light		
3.1 Quantity	✔	
3.2 Brightness	✔	
3.3 Reflectances	✔	
3.4 Windows	✔	
3.5 Screening		None
3.6 Audiovisual		Limited
3.7 Energy Factors		Built in 1869
3.8 Other		
4 Heat and Air		
4.1 Temperature Comfort		Fair but problems with stratification and kitchen often cold
4.2 Insulation		Built in 1869
4.3 Air Exchange		Fair but problems with stratification and kitchen often cold
4.4 Distribution		Fair but problems with stratification and kitchen often cold
4.5 Exhaust		Use windows
4.6 Conditions	✔	
4.7 Energy Factors	✔	
4.8 Other		
5 Sound		
5.1 Floor Absorption	✔	
5.2 Wall Absorption	✔	
5.3 Ceiling Absorption		18 feet tall
5.4 Ballast Absorption	✔	
5.5 Vent Absorption	✔	
5.6 Exterior Absorption		High traffic noise at times
5.7 Interior Absorption	✔	
5.8 Isolation	✔	
6 Aesthetics		
6.1 Appropriateness	✔	
6.2 Naturalness	✔	
6.3 Continuity	✔	
6.4 Screening	✔	
6.5 Other	✔	
7 Equipment		
7.1 Quantity	✔	
7.2 Mobility	✔	
7.3 Flexibility	✔	
7.4 Maintenance	✔	
7.5 Instructional Walls	✔	
7.6 Other	✔	

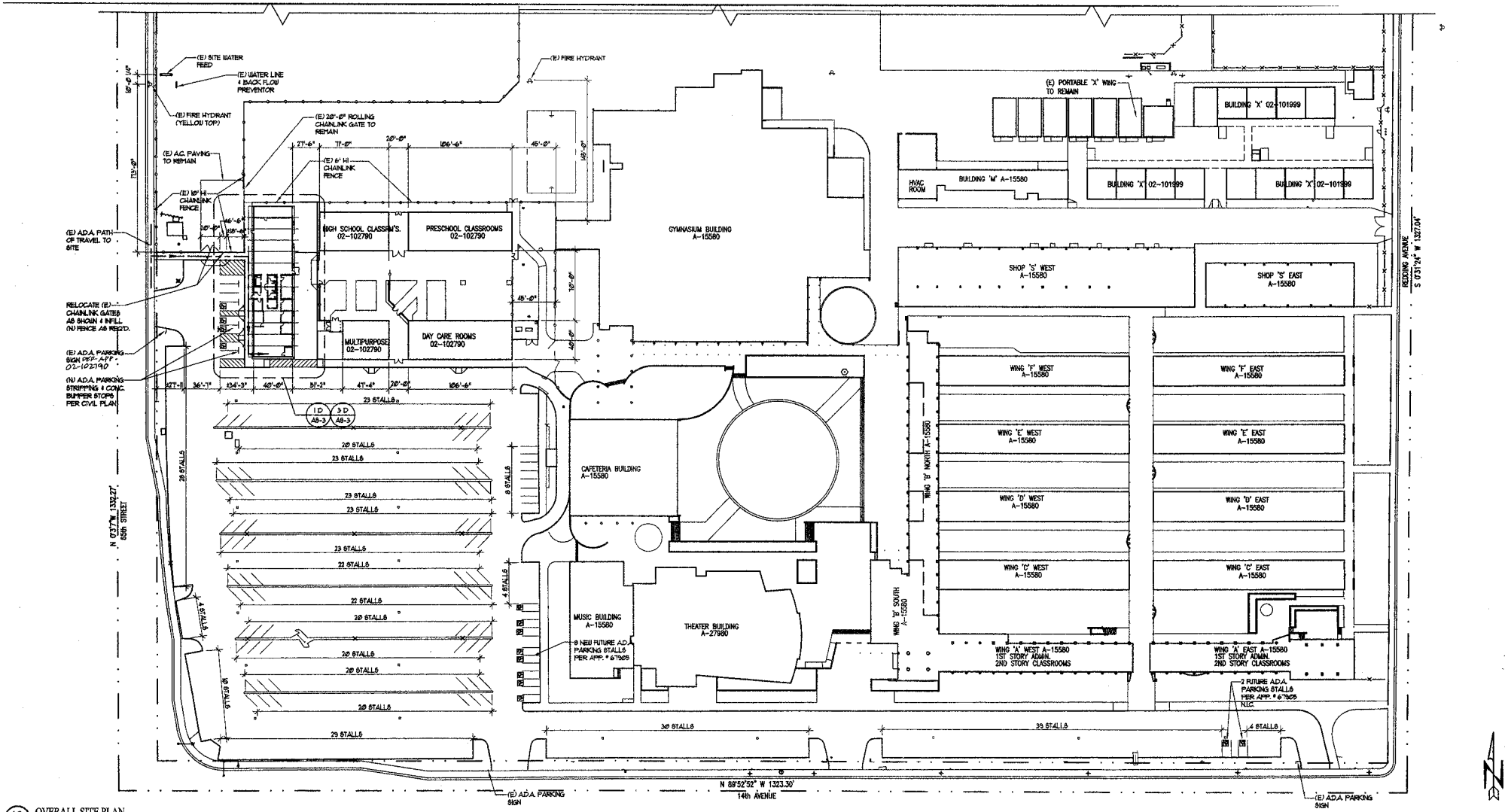
Criteria	Adequate	Comments on existing conditions and needed improvements
8 Maintenance		
8.1 Turfed Areas	✔	Need some work
8.2 Sprinklers	✔	Need some work
8.3 Parking	✔	Need some work
8.4 Hardcourt		N/A
8.5 Sidewalks	✔	
8.6 Exteriors	✔	
8.7 Interiors	✔	
8.8 Roofing	✔	
8.9 Windows	✔	Need some work
8.10 Fencing		Need to upgrade three sides of fencing for security
8.11 Mechanical Equipment	✔	
8.12 Hardware	✔	
8.13 Plumbing Fixtures	✔	Being repaired in 2006
8.14 Other		

Edward Kelley School



Approximate Scale in Feet:

60' 0' 60' 120'



1C A8-2 OVERALL SITE PLAN

FILE: AFOSIT_ALL_P.dwg

SCALE: 1"=50'-0"

Family Education Ctr. (65th St.)

Family Education Center

3535 65th Street
Sacramento, CA 95820

Permanent building area: 0 GSF
Modular buildings: 25,440 GSF
Modular buildings are 100.0 of the facility area
Site acres: 0.00

Score:	Possible Points	Total Earned	%
The Site	221	213.5	96.6
Physical Plant Assessment	349	336.0	96.3
Adequacy and Environment for Education	299	279.5	93.5
Total	869	829.0	95.4

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

Participants:

Bob Robie, Evaluator
Staff in different buildings

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

- This complex is a District Administration Child Development Department program.
- The complex has been open for 2-3 years and provides district child development registration, counseling, pre-K programs, and eduction offerings for teens in Hiram Johnson High School.
- The complex is all modular construction that has been site adapt into a well designed secure early childhood education facility.

Summary Notes and Comments

School Site:

The Family Education Center shares site area with Hiram Johnson High School using the NW area of the parking lot for the complex and parking / drop-off areas. There is the possibility to have direct gate access between the high school and child development areas but the gate was locked. The site is fully developed with new parking areas, and fenced,landscaped, courtyard/play yard areas between the modular buildings. Fencing is adequate for security with access to back modular classrooms only possible by doors from the front units in lieu of gates in the fencing (gates have only one-way egress action).

School Plant:

The modular buildings are in excellent condition with few issues. The complex has no planned expansion. The only issue is the lack of cover over the sidewalk between the main office building and the childhood education modulars.

Adequacy and Environment for Education:

The complex was specifically designed for the early childhood functions and meets all state and district program requirements. The office area in the west building has been renovated to meet changing requirements. Though crowded the office building seemed to meet program need of housing staff and allowing a comfortable and private area for parents to enroll their children.

The Main Capital Investment Areas:

- Install canopy along the drive between the education area from the main administration building.

522 Family Education Center

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
	522.1	2.05.F07.1.	Family Education Center Canopy	$ 115,117	**$ 161,164**
			Total of Maximum Allowable Construction Cost:	$ 115,117	
			Total Project Budget:		**$ 161,164**

Facility Family Education Center **ID** 522 **Project Number** 522.1

Category 2. **Type 1** 05. **Type 2** F07. **P/T** 1. **Priority**

Project Name

Family Education Center Canopy

Project Description

The Family Education Center and Head Start program is located on the high school site. The public parking, approach and playground areas are well done. It was constructed over the last three years using modular construction. The layout, security, and condition is excellent. One of the classrooms in this complex is used by high school students for parenting classes. There are no observed condition issues. No programmatic issues were brought up in interviews with staff. The only suggested improvement is constructing a covered walk from the main offices to and between the education areas of the complex.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Construct a covered walk system	3.711	2,000	SF	1.20	$ 36.31	1.32	$ 115,117
						Total of Maximum Allowable Construction Cost:		$ 115,117
						Total Project Budget:		**$ 161,164**

Family Education Center

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

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
522.1	2.05.F07.1.	Family Education Center Canopy	$ 115,117	**$ 161,164**
		Total of *Maximum Allowable Construction Cost:	$ 115,117	
			Total Project Budget:	**$ 161,164**

522 Family Education Center

Criteria	Adequate	Comments on existing conditions and needed improvements
1 Site		
1.1 Size	✔	
1.2 Location	✔	
1.3 Safety	✔	
1.4 Contours	✔	
1.5 Development	✔	
1.6 Playfields	✔	
1.7 Pool		N/A
1.8 Parking	✔	
1.9 Landscaping	✔	
1.10 Other	✔	
2 Space		
2.1 Administration	✔	
2.2 Health	✔	
2.3 Teachers	✔	
2.4 Audiovisual	✔	
2.5 Library	✔	
2.6 Multipurpose	✔	
2.7 Stage	✔	
2.8 Kitchen	✔	
2.9 Gymnasium		N/A
2.10 Showers		N/A
2.11 Toilets	✔	
2.12 Lockers		N/A
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
3 Light		
3.1 Quantity	✔	
3.2 Brightness	✔	
3.3 Reflectances	✔	
3.4 Windows	✔	
3.5 Screening	✔	
3.6 Audiovisual	✔	
3.7 Energy Factors	✔	
3.8 Other	✔	
4 Heat and Air		
4.1 Temperature Comfort	✔	
4.2 Insulation	✔	
4.3 Air Exchange	✔	
4.4 Distribution	✔	
4.5 Exhaust	✔	
4.6 Conditions	✔	
4.7 Energy Factors	✔	
4.8 Other	✔	
5 Sound		
5.1 Floor Absorption	✔	
5.2 Wall Absorption	✔	
5.3 Ceiling Absorption	✔	
5.4 Ballast Absorption	✔	
5.5 Vent Absorption	✔	
5.6 Exterior Absorption	✔	
5.7 Interior Absorption	✔	
5.8 Isolation	✔	
6 Aesthetics		
6.1 Appropriateness	✔	
6.2 Naturalness	✔	
6.3 Continuity	✔	
6.4 Screening	✔	
6.5 Other	✔	
7 Equipment		
7.1 Quantity	✔	
7.2 Mobility	✔	
7.3 Flexibility	✔	
7.4 Maintenance	✔	
7.5 Instructional Walls	✔	
7.6 Other	✔	

Criteria	Adequate	Comments on existing conditions and needed improvements
8 Maintenance		
8.1 Turfed Areas	✔	
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	✔	

Hiram W. Johnson

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

Approximate Scale in Feet:

150' 0' 150' 300'

709 Special Education Early Intervention for Autis

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
	709.1	2.01.F03.2.	North - Early Intervention Center for Autistic Children	$ 2,464,739	**$ 3,450,634**
	709.2	2.01.F03.2.	South - Early Intervention Center for Autistic Children	$ 2,464,739	**$ 3,450,634**
			Total of Maximum Allowable Construction Cost:	$ 4,929,478	
				Total Project Budget:	**$ 6,901,267**

Facility Special Education Early Intervention for Autistic **ID** 709 **Project Number** 709. 1

Category 2. **Type 1** 01. **Type 2** F03. **P/T** 2. **Priority**

Project Name

North - Early Intervention Center for Autistic Children

Project Description

This facility is not in the current planning cycle. It is being proposed to handle the growing caseload of autistic students in the district. There are two centers proposed, one in the south and one in the north area of the district. They will function as half day programs for pre-K and kindergarten students with family support services and staff training opportunities for home school staff. The intent of the centers is to provide a focused very early age education for students showing signs of autism. Each center to have four classrooms 900 ea, two support spaces (restrooms/storage/ office) 300 ea, conference 300, four offices (4 @ 160), waiting/reception 100, observation room 160, nurse 350, lounge 220, OT/PT space 450 = 6420/.8 = 8025 GSF. Provide parking for twice the student occupancy, drop off zone, play area, and garden area. The construction type is similar to Capitol City Independent Studies School.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Construct center	2.320	8,025	SF	1.20	$ 150.00	1.32	$ 1,908,185
2	Site development for building	2.320	8,025	SF	0.35	$ 150.00	1.32	$ 556,554
						Total of Maximum Allowable Construction Cost:		$ 2,464,739
						Total Project Budget:		**$ 3,450,634**

Facility Special Education Early Intervention for Autistic **ID** 709 **Project Number** 709. 2

Category 2. **Type 1** 01. **Type 2** F03. **P/T** 2. **Priority**

Project Name

South - Early Intervention Center for Autistic Children

Project Description

This facility is not in the current planning cycle. It is being proposed to handle the growing caseload of autistic students in the district. There are two centers proposed one in the south and one in the north area of the district. They will function as half day programs for pre-K and kindergarten students with family support services and staff training opportunities for home school staff. The intent of the centers is to provide a focused very early age education for students showing signs of autism. Each center to have four classrooms 900 ea, two support spaces (restroom/storage/office) 300 ea, conference 300, four offices (4 @ 160), waiting/reception 100, observation room 160, nurse 350, lounge 220, OT/PT space 450 = 6420/.8 = 8025 GSF. Provide parking for twice the student occupancy, drop off zone, play area, and garden area. The construction type is similar to Capitol City Independent Studies School. Cost of this unit could be $2,556,000

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Construct center	2.320	8,025	SF	1.20	$ 150.00	1.32	$ 1,908,185
2	Site development for building	2.320	8,025	SF	0.35	$ 150.00	1.32	$ 556,554
				Total of Maximum Allowable Construction Cost:				$ 2,464,739
						Total Project Budget:		**$ 3,450,634**

710 Special Education Life Skills / Training Cente

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
	710.1	2.01.F03.3.	Program Site 1 - Life Skills/Training/Transition Program	$ 1,540,270	**$ 2,156,377**
	710.2	2.01.F03.3.	Option - Program Site 2 - Life Skills/Training/Transition Program	$ 0	**$ 0**
			Total of Maximum Allowable Construction Cost:	$ 1,540,270	
				Total Project Budget:	**$ 2,156,377**

Facility Special Education Life Skills / Training Centers **ID** 710 **Project Number** 710. 1

Category 2. **Type 1** 01. **Type 2** F03. **P/T** 3. **Priority**

Project Name

Program Site 1 - Life Skills/Training/Transition Program

Project Description

Currently students 18-22 with disabilities requiring transition program education under the law are housed in programs at CAL State, CSU at Sacramento, Sacramento City College and in a mall location. The district desires to set up three centers around the district to house up to 40 students total. The sites would have two classrooms (2@960) with restroom 60 ea, project/OT/PT room 600, storage 200, restroom 300, two offices (2@160), reception 100, dining/kitchenette 300, nursing 300, break room 150 = 4010/.8 = 5015 GSF. Include parking, gardens, recreation area, and easy access to public transportation. The construction type is similar to Capital City Independent Studies.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Construct center (land not included)	2.320	5,015	SF	1.20	$ 150.00	1.32	$ 1,192,467
2	Site development for building	2.320	5,015	SF	0.35	$ 150.00	1.32	$ 347,803
						Total of Maximum Allowable Construction Cost:		$ 1,540,270
							Total Project Budget:	**$ 2,156,377**

Facility Special Education Life Skills / Training Centers **ID** 710 **Project Number** 710. 2

Category 2. **Type 1** 01. **Type 2** F03. **P/T** 3. **Priority**

Project Name

Option - Program Site 2 - Life Skills/Training/Transition Program

Project Description

Currently students 18-22 with disabilities requiring transition program education under the law are housed in programs at CAL State, CSU at Sacramento, Sacramento City College and in a mall location. The district desires to set up three centers around the district to house up to 40 students total. The sites would have twoclassrooms (2@960) with restroom 60 ea, project/OT/PT room 600, storage 200, restroom 300, two offices (2@160), reception 100, dining/kitchenette 300, nursing 300, break room 150 = 4010/.8 = 5015 GSF. Include parking, gardens, recreation area, and easy access to public transportation. The construction type is similar to Capital City Independent Studies. This facility would be planned after the running of the first unit. The estimated cost of this unit is 1,751,990

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Construct center (land not included)	2.320	5,015	SF	0.00	$ 150.00	1.32	$ 0
2	Site development for the building	2.320	5,015	SF	0.00	$ 150.00	1.32	$ 0
						Total of Maximum Allowable Construction Cost:		$ 0
						Total Project Budget:		**$ 0**

708 Special Education Therapy Center

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
	708.1	2.01.F03.1.	Proposed Facility for Emotionally Disturbed Students	$ 0	**$ 0**
			Total of Maximum Allowable Construction Cost:	$ 0	
			Total Project Budget:		**$ 0**

Facility Special Education Therapy Center **ID** 708 **Project Number** 708. 1

Category 2. **Type 1** 01. **Type 2** F03. **P/T** 1. **Priority**

Project Name

Proposed Facility for Emotionally Disturbed Students

Project Description

This facility is being planned under the current planning cycle. This facility is for K-12 emotionally disturbed students and is intended as support for students, family and home school staff. The school is not to replace the opportunity of being at a home school some of the time. This facility is to be housed in Marian Anderson site after 2007 per Board action March 2006. Cost for new facility estimated at $12,549,500.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Construct a new therapy facility (land not included)	2.320	1	SF	0.00	$ 9,500,000.0	1.32	$ 0
						Total of Maximum Allowable Construction Cost:		$ 0
						Total Project Budget:		**$ 0**

Marian Anderson Elementary School

2850 49th Street
Sacramento, CA 95819

Permanent building area: 30,532 GSF
Modular buildings: 8,753 GSF
Modular buildings are 22.3 % of the facility area
Site acres: 6.04

Score:	Possible Points	Total Earned	%
The Site	271	218.0	80.4
Physical Plant Assessment	354	291.0	82.2
Adequacy and Environment for Education	375	304.0	81.1
Total	1,000	813.0	81.3

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

Participants:

Dr. Herbert Walls, Sr., Principal
Leslie Buerk, Evaluator

Notes from Principal's Meeting and Questionnaire **Date: 02/22/05**

- Routes of egress during real emergencies are a major concern.
- The landscape plan of the schools oasis area was never completed with sod, grass or an irrigation system after the demolition of six portable buildings.
- Water ponds near rooms 1,2,3 and 4 during heavy rains.
- The current heating and cooling systems break down during the school year. Frequent break downs leave some rooms very hot and others extremely cold.
- Restrooms, both student and staff, have poor ventilation, are not heated, and students and mens restrooms do not have hot water. Restrooms are extremely cold in the winter.
- Classrooms do not meet the 20% continuous ventilation requirement established by the federal government.
- There are malfunctioning ballasts in the light fixtures.
- Additional outlets are needed in the principals office.
- Electrical upgrades are needed to support computers in classrooms.
- The school is not equipped with emergency lighting.
- The school does not have a central TV system or smoke alarm system.
- There are reported roof leaks in Room C.
- Many areas of the main building have walls that show signs of cracking.
- Unusual floor problems are reported in the cafeteria, Childrens Center, Room R,
- The library and Rooms O, U, and W have problems with excessive false burglar alarms.
- The site cannot monitor people entering the schools campus at the southeast and northeast entrances.
- The perimeter gates are not secured. Vandals and indigents slide under the fence and do damage to the school.
- The site contains old school ground equipment that is hazardous and lighting is reported to be insufficient.
- The school needs ADA compliance access to the stage and in the multipurpose room.
- The landscape irrigation system needs to be repaired.
- After school programs include tutorials and SES (Supplementary Education Services)
- The playground is sometimes used by the community, but civic permits are required. Use is only permitted between the hours of 2 PM and 6 PM.
- There are not enough age appropriate student restrooms on campus.
- A bus / parent drop-off area is needed. Buses park in the red zone. There is no separate kindergarten drop-off area.
- The principal would like to see a crosswalk installed to move students across the street in the event of an emergency.
- There is minimal visitor parking, but overall parking is OK. Visitor parking is not identified.
- Portable Classroom 10 was relocated.
- LD class is basically self-contained, with students mainstreaming for lunch and recess only.
- Resource teacher goes into classrooms to work with students.
- The Childrens Center operates from 7 AM to 6 PM. Before and after school programs are provided for older students.
- The alarm system triggers easily, possibly due to window leaks.
- The security gates are missing some parts and need to be repaired or replaced.
- There are no music, art or PE classes.
- Additional playground equipment is needed.
- There is no computer lab; however, there are computers in the classrooms.
- The landscape irrigation system was disrupted when portables were added.

Summary Notes and Comments

<u>School Site:</u>

The site is in an industrial and business area, and is minimally sized, at 6.04 acres. There are no

flashing lights at the school entry, and the parent drop-off and bus lanes are poorly configured. New portable classrooms have been placed on the site, but are sited away from the permanent buildings. The school has a nice outdoor stage area that is used throughout the year. Playground paving is in poor condition in some areas, and playground equipment is lacking. The administrative offices are difficult to find, due to inadequate signage and poor building configuration. Note: The district is in the process of converting Marian Anderson into the district Special Education Therapy Center. Revisions to the physical plant are in progress for the 2005-06 school year.

School Plant:

The school has not been modernized or renovated since construction. The schools emergency systems have not been updated. Fire extinguishers are missing from classrooms, and alarm enunciators, smoke detectors, and emergency lighting need to be installed throughout. Most support spaces are undersized, including administrative areas, the nurses office, and the kitchen. Note: The district is in the process of converting Marian Anderson into the district Special Education Therapy Center. Revisions to the physical plant are in progress for the 2005-06 school year.

Adequacy and Environment for Education:

Most classrooms on campus have one or more walls that are movable. In some instances, these are the folding curtain type movable partition that does not afford any sound proofing. In other areas, the movable partitions are of solid panel construction which provides better sound insulation, but limits power locations and usable wall space. Classrooms are small, and do not typically have access to teacher planning areas and adequate storage. There is no project lab available on campus. The multipurpose room needs to be refurbished, but has a good stage configuration. Note: The district is in the process of converting Marian Anderson into the district Special Education Therapy Center. Revisions to the physical plant are in progress for the 2005-06 school year.

The Main Capital Investment Areas:

- Drop-off area reconfiguration.
- Renovating existing buildings.
- Building additions needed include: restrooms, a teacher's workroom and lounge
- Issue: Expand and renovate the administration area.
- HVAC system replacement.
- Electrical upgrades.
- Install security camera system.
- Construct additional age appropriate student restrooms.

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111 Marian Anderson Elementary School

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
2	111.1	4.05.E03.1.	Access and Parking Improvements	$ 233,476	**$ 326,866**
1	111.2	4.06.E10.1.1.	Grassed Area Drainage and Landscape Improvements	$ 276,484	**$ 364,958**
	111.3	4.06.E06.1.	Playground Improvements	$ 151,942	**$ 200,563**
4	111.4	4.06.E01.1.	Site Improvements	$ 293,473	**$ 387,385**
	111.5	4.06.E06.1.	Playground Upgrades	$ 110,863	**$ 146,339**
	111.6	2.00.F07.1.	Issue: Administration Renovation	$ 0	**$ 0**
	111.7	4.05.C01.1.	Multipurpose Room Improvements	$ 145,582	**$ 203,815**
	111.8	9.03.F02.1.	Portable Classroom Replacement	$ 1,604,670	**$ 2,118,165**
	111.9	8.05.B03.1.	Door Hardware Improvements	$ 9,861	**$ 13,805**
	111.10	4.08.A03.2.1.	Electrical Upgrades	$ 691,193	**$ 912,374**
	111.11	8.05.B03.1.	Plumbing Improvements	$ 6,380	**$ 8,932**
3	111.12	4.02.C09.1.	Restroom Addition	$ 119,075	**$ 166,706**
	111.13	3.15.A05.1.	Security System Installation	$ 38,722	**$ 51,112**
	111.14	4.08.A03.1.1.	HVAC Upgrades	$ 1,366,474	**$ 1,803,746**
	111.15	4.05.C01.1.	Children's Center Improvements	$ 293,462	**$ 410,846**
	111.16	2.05.F07.1.	Kitchen Upgrades	$ 286,873	**$ 401,622**
	111.17	4.00.E01.2.	Issue: Relocate Portable Classrooms	$ 0	**$ 0**
	111.18	4.05.C01.1.	Classroom Upgrades	$ 0	**$ 0**
	111.19	3.05.A07.1.	Special Systems Upgrades	$ 0	**$ 0**
	111.20	2.02.F02.1.	Construct Media Center Adddition / Renovation	$ 0	**$ 0**
	111.21	2.02.F02.2.	Construct a Project Lab / Computer Lab	$ 0	**$ 0**
	111.22	2.02.F02.1.	Kindergarten / Special Education Addition / Renovation	$ 0	**$ 0**
			Total of Maximum Allowable Construction Cost:	$ 5,628,530	
			Total Project Budget:		**$ 7,517,233**

Facility Marian Anderson Elementary School **ID** 111 **Project Number** 111. 1

Category 4. **Type 1** 05. **Type 2** E03. **P/T** 1. **Priority** 2

Project Name

Access and Parking Improvements

Project Description

Install flashing school signs on 49th street. Building signage is lacking and new signage should be provided. The student drop-off areas, bus lanes, and parking are not well configured and are problematic at busy times. The asphalt is failing in these areas. Add parking ID signs. A portion of the staff parking lot on the north side of the site was not resurfaced in conjunction with expansion. Top coat, seal, and stripe. Replace damaged sidewalks at the front of the main building. Remove paving, construct new drop off lanes and parking, reconfigure all for the improved circulation, including provisions for service vehicles.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Install flashing school signs	0.000	2		1.00	$ 7,500.00	1.32	$ 19,815
2	Install building signage	10.825	1	Each	1.00	$ 451.56	1.32	$ 597
3	Remove existing bus lane and reconfigure	1.110	1	Project	1.00	$ 146,931.34	1.32	$ 194,096
4	Add parking ID signs	10.816	6	Each	1.00	$ 364.00	1.32	$ 2,885
5	Resurface and re-stripe staff parking	1.230	700	SY	1.20	$ 12.86	1.32	$ 14,270
6	Replace sidewalk	1.155	125	SF	1.00	$ 10.98	1.32	$ 1,813
7	Remove existing bus lane and reconfigure	1.110	1	Project	0.00	$ 146,931.34	1.32	$ 0
						Total of Maximum Allowable Construction Cost:		$ 233,476
						Total Project Budget:		**$ 326,866**

Facility Marian Anderson Elementary School **ID** 111 **Project Number** 111. 2

Category 4. **Type 1** 06. **Type 2** E10.1. **P/T** 1. **Priority** 1

Project Name

Grassed Area Drainage and Landscape Improvements

Project Description

The grass play field does not drain during the wet season and should be re-contoured to provide adequate drainage. The planting area between the administrative offices and the classroom buildings has standing water and also needs drainage improvements. The school image would benefit from landscape improvements at the front of the property, particularly in the planter areas. Add three interceptors and connect to the city drainage system, where allowed. Replace the irrigation system throughout the school. Separate the irrigation from the domestic water system.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Prep, crown and reseed the grass field	1.830	87,160	SF	0.80	$ 1.37	1.32	$ 126,192
2	Separate irrigation from domestic water supply	0.000	1	Job	1.00	$ 37,500.00	1.32	$ 49,538
3	General landscape improvements	1.310	14,400	SF	0.50	$ 5.45	1.32	$ 51,836
4	Install drainage interceptors	1.410	1	Acre	1.00	$ 37,031.21	1.32	$ 48,918
						Total of Maximum Allowable Construction Cost:		$ 276,484
						Total Project Budget:		**$ 364,958**

Facility Marian Anderson Elementary School **ID** 111 **Project Number** 111. 3

Category 4. **Type 1** 06. **Type 2** E06. **P/T** 1. **Priority**

Project Name

Playground Improvements

Project Description

Remove and replace the asphalt play area at the west side of the Children's Center play area where the tree roots have buckled the surface causing tripping hazards. The kindergarten play area is in poor condition. Resurface the play area and re-stripe. The main playground asphalt is cracked throughout with grass coming through the cracks.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Resurface kindergarten play area	1.650	2,500	SF	1.20	$ 4.50	1.32	$ 17,834
2	Prep, clean stripe with seal coat main play area	1.235	45,000	SF	1.20	$ 1.88	1.32	$ 134,108

Total of Maximum Allowable Construction Cost:	$ 151,942
Total Project Budget:	**$ 200,563**

Facility Marian Anderson Elementary School **ID** 111 **Project Number** 111. 4

Category 4. **Type 1** 06. **Type 2** E01. **P/T** 1. **Priority** 4

Project Name

Site Improvements

Project Description

The main entrance is not easily identified. New portable buildings placed on the site are far from the rest of campus and are not connected by covered walkways. Fencing on the north side of the property is in poor condition and should be replaced. There is insufficient facility storage available in these buildings, and a storage shed is needed. The security gates on campus need to be refurbished or replaced, as people have gained access through them. Construct trash enclosures. Construct a shade structure suitable as an outdoor assembly area and develop a fenced garden areas. Construct covered walkways to the portables.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Enhance main entrance	3.710	1,250	SF	1.00	$ 45.12	1.32	$ 74,504
2	Construct a shade structure and develop a garden area	3.720	1,200	SF	1.20	$ 60.25	1.32	$ 114,610
3	Repair / replace security gates	0.000	1	Job	2.00	$ 5,000.00	1.32	$ 13,210
4	Replace perimeter fencing	1.351	300	LF	1.00	$ 60.00	1.32	$ 23,778
5	Construct a new storage building	0.000	1	Job	1.00	$ 5,000.00	1.32	$ 6,605
6	Construct dumpster enclosures	1.360	2	Each	1.00	$ 23,000.00	1.32	$ 60,766
7	Construct covered walkways	3.711	3,000	SF	0.00	$ 36.31	1.32	$ 0
						Total of Maximum Allowable Construction Cost:		$ 293,473
						Total Project Budget:		**$ 387,385**

Facility Marian Anderson Elementary School **ID** 111 **Project Number** 111. 5

Category 4. **Type 1** 06. **Type 2** E06. **P/T** 1. **Priority**

Project Name

Playground Upgrades

Project Description

Clean, crack fill, seal and re-stripe asphalt play area.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Clean, seal and re-stripe asphalt play area	1.235	37,200	SF	1.20	$ 1.88	1.32	$ 110,863
						Total of Maximum Allowable Construction Cost:		$ 110,863
						Total Project Budget:		**$ 146,339**

Facility Marian Anderson Elementary School **ID** 111 **Project Number** 111. 6

Category 2. **Type 1** 00. **Type 2** F07. **P/T** 1. **Priority**

Project Name

Issue: Administration Renovation

Project Description

Issue: The administration area is undersized and there is no conference room. Construct an addition to the administration and expand the existing administration offices into the current teacher's lounge and re-configure to improve layout. Enlarge the nurse's office to 300 sf. Provide a 300 sf conference room, provide adequate office areas, and replace or modify the reception desk to meet ADA. Provide display area and reconfigure electrical to meet current needs. Provide a new teacher's lounge and workroom. Note: Due to special use as a Special Education Therapy Center, this project is does not include costs.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Construct an addition to the administration area	3.410	1,000	SF	0.00	$ 296.53	1.32	$ 0
2	Renovate administration area	4.200	1,225	SF	0.00	$ 50.84	1.32	$ 0
						Total of Maximum Allowable Construction Cost:		$ 0
						Total Project Budget:		**$ 0**

Facility Marian Anderson Elementary School **ID** 111 **Project Number** 111. 7

Category 4. **Type 1** 05. **Type 2** C01. **P/T** 1. **Priority**

Project Name

Multipurpose Room Improvements

Project Description

Refurbish the multipurpose room and add sound panels.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Refurbish the multipurpose and stage	4.100	3,800	SF	1.20	$ 19.10	1.32	$ 115,054
2	Add sound panels	4.906	1,000	SF	1.00	$ 23.11	1.32	$ 30,528
						Total of Maximum Allowable Construction Cost:		$ 145,582
						Total Project Budget:		**$ 203,815**

Facility Marian Anderson Elementary School **ID** 111 **Project Number** 111. 8

Category 9. **Type 1** 03. **Type 2** F02. **P/T** 1. **Priority**

Project Name

Portable Classroom Replacement

Project Description

Replace six portable classrooms that are over twenty years old.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Replace modular classrooms	2.321	6	CR	1.20	$ 159,750.00	1.32	$ 1,519,414
2	Upgrade portable area and utilities	2.520	6	Per portab	0.50	$ 21,513.08	1.32	$ 85,256
						Total of Maximum Allowable Construction Cost:		$ 1,604,670
						Total Project Budget:		**$ 2,118,165**

Facility Marian Anderson Elementary School **ID** 111 **Project Number** 111. 9

Category 8. **Type 1** 05. **Type 2** B03. **P/T** 1. **Priority**

Project Name

Door Hardware Improvements

Project Description

Install an automatic door opener to the main entrance and the entrance to the Children's Center. Install tactile, knurled hardware on all mechanical and storage room doors. Install a stage lift.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Install automatic door openers	10.580	2	Each	1.00	$ 3,732.39	1.32	$ 9,861
2	Install tactile hardware	10.566	7	Each	0.00	$ 397.52	1.32	$ 0
3	Install a stage lift	10.103	1	Each	0.00	$ 12,218.53	1.32	$ 0
						Total of Maximum Allowable Construction Cost:		$ 9,861
						Total Project Budget:		**$ 13,805**

Facility Marian Anderson Elementary School **ID** 111 **Project Number** 111. 10

Category 4. **Type 1** 08. **Type 2** A03.2. **P/T** 1. **Priority**

Project Name

Electrical Upgrades

Project Description

Upgrade primary and secondary electrical service to school. Upgrade electrical distribution service to the permanent facility. The school still has old Federal Pacific electrical panels. Electrical panels throughout the facilities are not located in separate electrical closets. Adequate clearances have not been maintained. Re-establish electrical panel clearances as per code. In some cases, electrical panels are located inside classrooms and should remain locked at all times.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Upgrade primary electrical service	5.610	1	School	1.00	$ 111,782.53	1.32	$ 147,665
2	Upgrade secondary electrical service	5.640	1	School	1.00	$ 83,843.29	1.32	$ 110,757
3	Upgrade electrical distribution service	5.300	30,532	SF	1.00	$ 10.73	1.32	$ 432,771
						Total of Maximum Allowable Construction Cost:		$ 691,193
						Total Project Budget:		**$ 912,374**

Facility Marian Anderson Elementary School **ID** 111 **Project Number** 111. 11

Category 8. **Type 1** 05. **Type 2** B03. **P/T** 1. **Priority**

Project Name

Plumbing Improvements

Project Description

Install a compliant drinking fountain in the multipurpose room.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Install drinking fountain	10.672	1	Each	1.40	$ 3,449.64	1.32	$ 6,380
						Total of Maximum Allowable Construction Cost:		$ 6,380
						Total Project Budget:		**$ 8,932**

Facility Marian Anderson Elementary School **ID** 111 **Project Number** 111. 12

Category 4. **Type 1** 02. **Type 2** C09. **P/T** 1. **Priority** 3

Project Name

Restroom Addition

Project Description

The school does not have sufficient age appropriate student restrooms. Construct additional restrooms. It is assumed that existing space will be renovated for this addition.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Construct age appropriate restrooms	6.400	300	SF	1.20	$ 250.39	1.32	$ 119,075
					Total of Maximum Allowable Construction Cost:			$ 119,075
						Total Project Budget:		**$ 166,706**

Facility Marian Anderson Elementary School **ID** 111 **Project Number** 111. 13

Category 3. **Type 1** 15. **Type 2** A05. **P/T** 1. **Priority**

Project Name

Security System Installation

Project Description

Install security camera system in strategic locations per district standards. Provide and connect controller and interface with computer net.

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

Facility Marian Anderson Elementary School **ID** 111 **Project Number** 111. 14

Category 4. **Type 1** 08. **Type 2** A03.1. **P/T** 1. **Priority**

Project Name

HVAC Upgrades

Project Description

School HVAC system is all electrical, inefficient and needs to be replaced. Replace HVAC system in the permanent buildings.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Replace HVAC system	6.110	30,532	SF	1.00	$ 33.88	1.32	$ 1,366,474
						Total of Maximum Allowable Construction Cost:		$ 1,366,474
						Total Project Budget:		**$ 1,803,746**

Facility Marian Anderson Elementary School **ID** 111 **Project Number** 111. 15

Category 4. **Type 1** 05. **Type 2** C01. **P/T** 1. **Priority**

Project Name

Children's Center Improvements

Project Description

The Children's Center needs to be refurbished throughout, with the exception of the restrooms which have already been updated. Scope is to include the small administrative area and the corridor. Note: Part or all of the work addressed in this project may be included in other scheduled improvement projects by the school district.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Refurbish Children's Center classrooms	4.200	3,900	SF	1.00	$ 50.84	1.32	$ 261,923
2	Refurbish Children's Center administration and corridor	4.100	1,250	SF	1.00	$ 19.10	1.32	$ 31,539
						Total of Maximum Allowable Construction Cost:		$ 293,462
						Total Project Budget:		**$ 410,846**

Facility Marian Anderson Elementary School **ID** 111 **Project Number** 111. 16

Category 2. **Type 1** 05. **Type 2** F07. **P/T** 1. **Priority**

Project Name

Kitchen Upgrades

Project Description

The kitchen is in need of refurbishment and equipment upgrades. Include an office area, a staff restroom and dry good storage. Dry goods are stored in the multipurpose storage area. Upgrade the equipment and walk-in unit (s). Because of site constraints, there is no recommendation at this time to expand.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Kitchen area upgrades	4.310	975	SF	1.00	$ 184.27	1.32	$ 237,335
2	Upgrade equipment and walk-in(s)	0.000	3		1.00	$ 12,500.00	1.32	$ 49,538
						Total of Maximum Allowable Construction Cost:		$ 286,873
						Total Project Budget:		**$ 401,622**

Facility Marian Anderson Elementary School **ID** 111 **Project Number** 111. 17

Category 4. **Type 1** 00. **Type 2** E01. **P/T** 2. **Priority**

Project Name

Issue: Relocate Portable Classrooms

Project Description

The newest portable classrooms are poorly located on the site. They have been placed far from common use facilities and are not well integrated into the overall site plan. As future construction projects are developed, thought should be given to better integration of these facilities.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Issue: Portable classroom relocation	0.000	0		1.00	$ 0.00	1.32	$ 0
						Total of Maximum Allowable Construction Cost:		$ 0
						Total Project Budget:		**$ 0**

Facility Marian Anderson Elementary School **ID** 111 **Project Number** 111. 18

Category 4. **Type 1** 05. **Type 2** C01. **P/T** 1. **Priority**

Project Name

Classroom Upgrades

Project Description

Replace curtains with mini blinds. Grades 4-6 are in portable classrooms and do not have access to small group instruction areas, teacher planning centers or storage. Convert two portables to provide these functions.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Renovate portable for classroom support	2.100	2	Classroom	0.00	$ 9,565.35	1.32	$ 0
2	Replace curtains with mini blinds	4.790	1,000	SF	0.00	$ 4.32	1.32	$ 0
						Total of Maximum Allowable Construction Cost:		$ 0
						Total Project Budget:		**$ 0**

Facility Marian Anderson Elementary School **ID** 111 **Project Number** 111. 19

Category 3. **Type 1** 05. **Type 2** A07. **P/T** 1. **Priority**

Project Name

Special Systems Upgrades

Project Description

Install fire extinguishers in all classrooms. Upgrade emergency systems including lighting, enunciators and smoke detectors.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Install fire extinguishers	0.000	9		0.00	$ 150.00	1.32	$ 0
2	Upgrade fire alarm system	5.860	30,532	SF	0.00	$ 1.02	1.32	$ 0
3	Install emergency lighting	5.400	12	Each	0.00	$ 826.71	1.32	$ 0
						Total of Maximum Allowable Construction Cost:		$ 0
						Total Project Budget:		**$ 0**

Facility Marian Anderson Elementary School **ID** 111 **Project Number** 111. 20

Category 2. **Type 1** 02. **Type 2** F02. **P/T** 1. **Priority**

Project Name

Construct Media Center Adddition / Renovation

Project Description

Construct an addition to the media center for a computer and audio/visual lab. Renovate the existing space.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Construct media center addition	3.410	1,800	SF	0.00	$ 296.53	1.32	$ 0
2	Renovate existing media center	4.200	1,360	SF	0.00	$ 50.84	1.32	$ 0
						Total of Maximum Allowable Construction Cost:		$ 0
						Total Project Budget:		**$ 0**

Facility Marian Anderson Elementary School **ID** 111 **Project Number** 111. 21

Category 2. **Type 1** 02. **Type 2** F02. **P/T** 2. **Priority**

Project Name

Construct a Project Lab / Computer Lab

Project Description

This school does not have a visual arts or science space for teachers to expand their students' exposure to these areas of curriculum. This space has a lab with storage casework/sink/DF (1200), curriculum storage (200), kiln space (100) and ceramics (dirty projects) space (300)= 1800/.08=2250 gsf. There is no computer lab at this school. A new computer lab should be 1000 sf with 100 sf of storage and server room. 1100/0.8=1375. The existing Library at this school is in a converted classroom and is not adequate for the current enrollment. A media center with storage should be 2400/0.8= 3000. The classroom currently occupied by the library will need to be refurbished.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Construct a project lab	3.210	2,250	SF	0.00	$ 278.00	1.32	$ 0
2	Construct a computer lab	3.210	1,375	SF	0.00	$ 278.00	1.32	$ 0
						Total of Maximum Allowable Construction Cost:		$ 0
						Total Project Budget:		**$ 0**

Facility Marian Anderson Elementary School **ID** 111 **Project Number** 111. 22

Category 2. **Type 1** 02. **Type 2** F02. **P/T** 1. **Priority**

Project Name

Kindergarten / Special Education Addition / Renovation

Project Description

Marian Anderson houses the district's 4-th grade class for autistic students, currently housed in a portable classroom. Classrooms are inefficient and undersized. Construct an addition to provide adequate space and renovate existing space. (1250x3= 3750/.8= 4688 sf).

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1		3.410	4,688	SF	0.00	$ 296.53	1.32	$ 0
2	Provide age appropriate play area	1.640	1	Project	0.00	$ 35,838.19	1.32	$ 0
3	Renovate existing space	4.300	2,125	SF	0.00	$ 101.40	1.32	$ 0
						Total of Maximum Allowable Construction Cost:		$ 0
						Total Project Budget:		**$ 0**

Marian Anderson Elementary School

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

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
111.1	4.05.E03.1.	Access and Parking Improvements	$ 233,476	**$ 326,866**
111.2	4.06.E10.1.1.	Grassed Area Drainage and Landscape Improvements	$ 276,484	**$ 364,958**
111.3	4.06.E06.1.	Playground Improvements	$ 151,942	**$ 200,563**
111.4	4.06.E01.1.	Site Improvements	$ 293,473	**$ 387,385**
111.5	4.06.E06.1.	Playground Upgrades	$ 110,863	**$ 146,339**
111.6	2.00.F07.1.	Issue: Administration Renovation	$ 0	**$ 0**
111.7	4.05.C01.1.	Multipurpose Room Improvements	$ 145,582	**$ 203,815**
111.8	9.03.F02.1.	Portable Classroom Replacement	$ 1,604,670	**$ 2,118,165**
111.9	8.05.B03.1.	Door Hardware Improvements	$ 9,861	**$ 13,805**
111.10	4.08.A03.2.1.	Electrical Upgrades	$ 691,193	**$ 912,374**
111.11	8.05.B03.1.	Plumbing Improvements	$ 6,380	**$ 8,932**
111.12	4.02.C09.1.	Restroom Addition	$ 119,075	**$ 166,706**
111.13	3.15.A05.1.	Security System Installation	$ 38,722	**$ 51,112**
111.14	4.08.A03.1.1.	HVAC Upgrades	$ 1,366,474	**$ 1,803,746**
111.15	4.05.C01.1.	Children's Center Improvements	$ 293,462	**$ 410,846**
111.16	2.05.F07.1.	Kitchen Upgrades	$ 286,873	**$ 401,622**
111.17	4.00.E01.2.	Issue: Relocate Portable Classrooms	$ 0	**$ 0**
111.18	4.05.C01.1.	Classroom Upgrades	$ 0	**$ 0**
111.19	3.05.A07.1.	Special Systems Upgrades	$ 0	**$ 0**
111.20	2.02.F02.1.	Construct Media Center Adddition / Renovation	$ 0	**$ 0**
111.21	2.02.F02.2.	Construct a Project Lab / Computer Lab	$ 0	**$ 0**
111.22	2.02.F02.1.	Kindergarten / Special Education Addition / Renovation	$ 0	**$ 0**
		Total of *Maximum Allowable Construction Cost:	$ 5,628,530	
			Total Project Budget:	**$ 7,517,233**

111 Marian Anderson Elementary School

Criteria	Adequate	Comments on existing conditions and needed improvements
1 Site		
1.1 Size	✔	
1.2 Location	✔	
1.3 Safety		No flashing signs or school signage
1.4 Contours	✔	
1.5 Development	✔	
1.6 Playfields		Asphalt surfaces poor
1.7 Pool		N/A
1.8 Parking		Asphalt surfaces poor
1.9 Landscaping	✔	
1.10 Other		

2 Space		
2.1 Administration		Needs refurbishment
2.2 Health		Enlarge Nurse's office
2.3 Teachers	✔	
2.4 Audiovisual	✔	
2.5 Library		Expand and refurbish
2.6 Multipurpose		Refurbish
2.7 Stage	✔	
2.8 Kitchen		Refurbish
2.9 Gymnasium		N/A
2.10 Showers		N/A
2.11 Toilets		Refurbish
2.12 Lockers		N/A
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		No auto door openers
2.20 Other		

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

Criteria	Adequate	Comments on existing conditions and needed improvements
8 Maintenance		
8.1 Turfed Areas		Recontour for drainage and resod
8.2 Sprinklers		Upgrade
8.3 Parking		Resurface asphalt
8.4 Hardcourt		Resurface hard surface
8.5 Sidewalks	✔	
8.6 Exteriors	✔	
8.7 Interiors		Refurbish
8.8 Roofing	✔	
8.9 Windows	✔	
8.10 Fencing		Replace
8.11 Mechanical Equipment	✔	
8.12 Hardware		Refurbish and upgrade
8.13 Plumbing Fixtures		Refurbish
8.14 Other		

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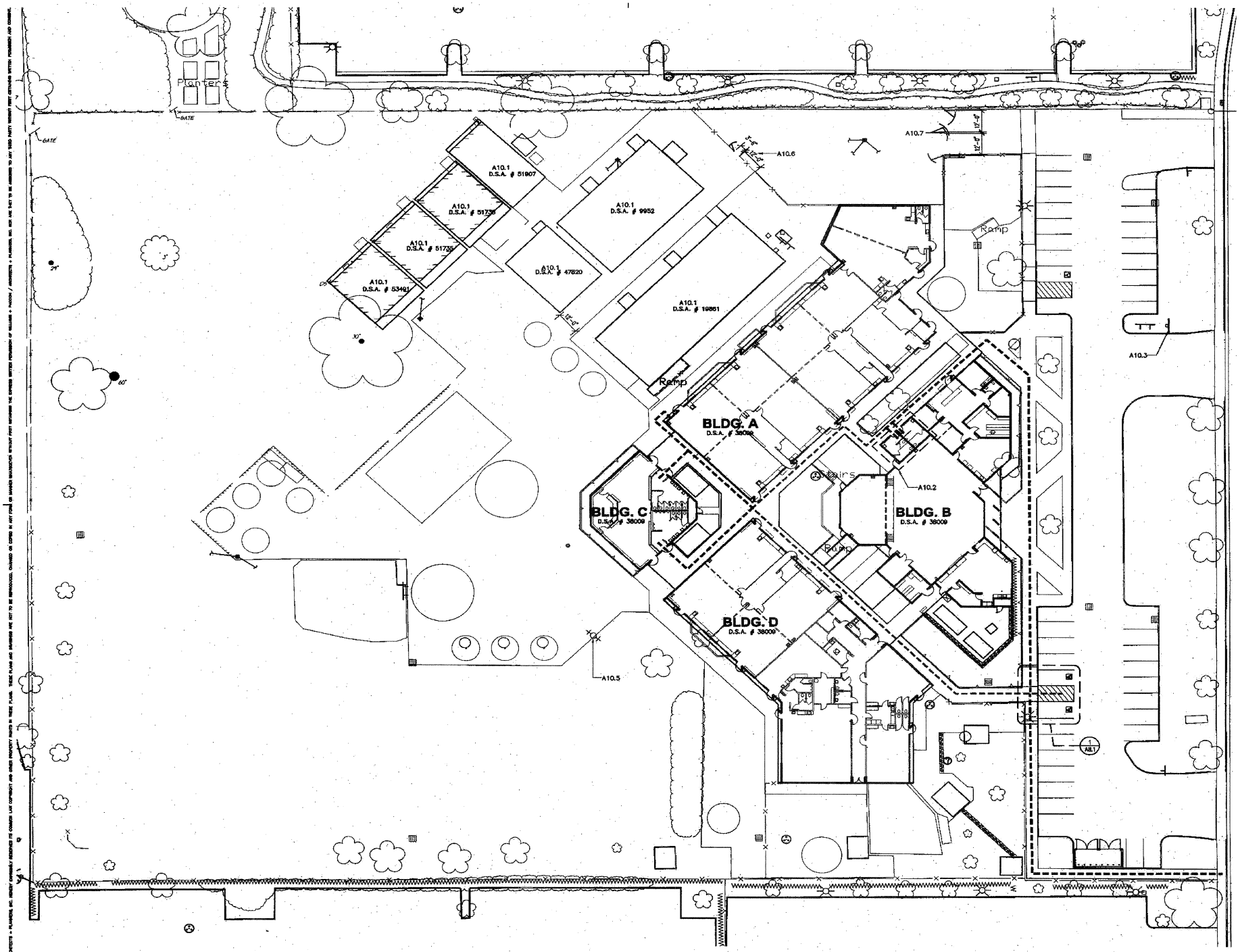
Marian Anderson

Approximate Scale in Feet:

60' 0' 60' 120'



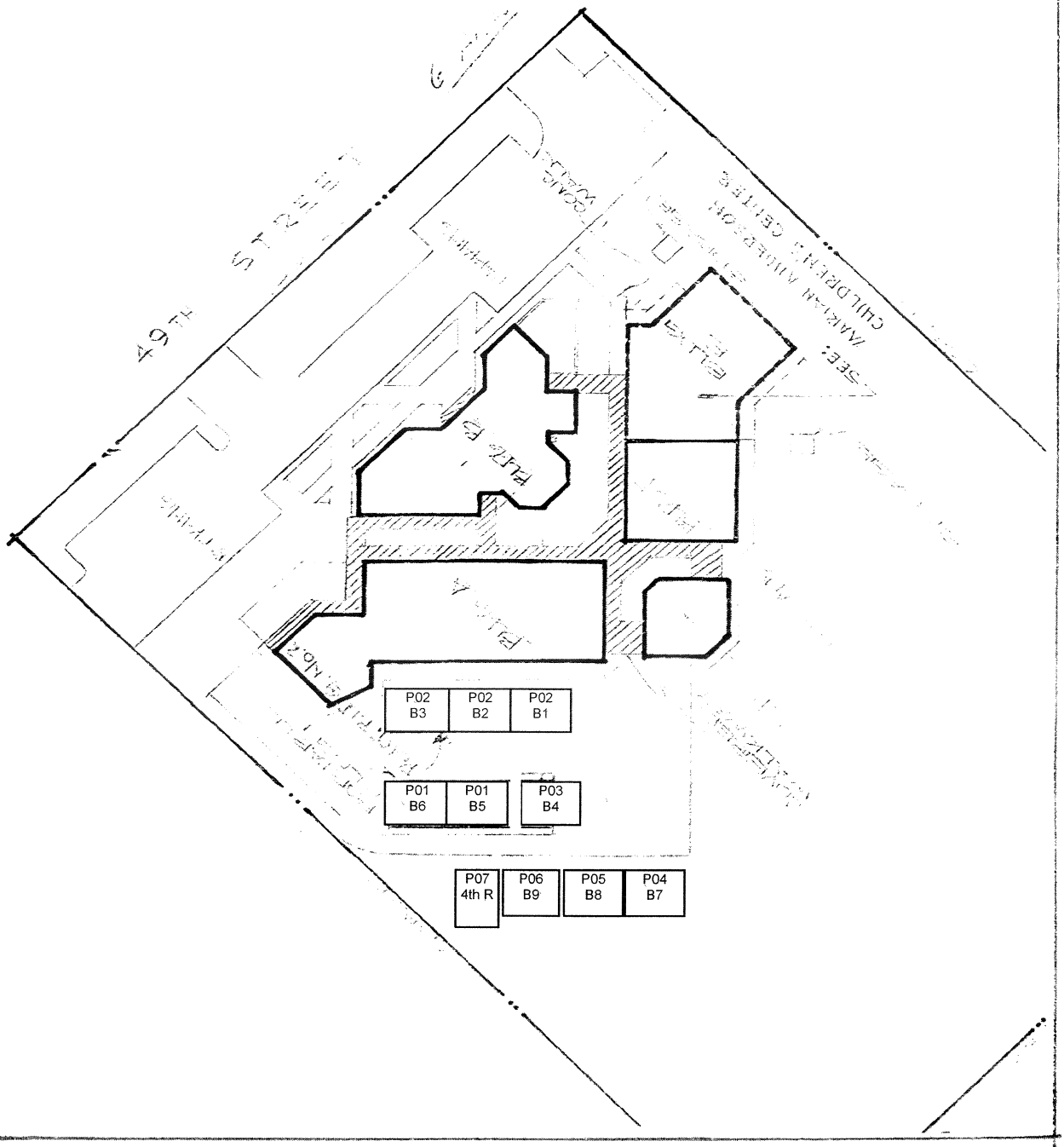
Marian Anderson ES Site

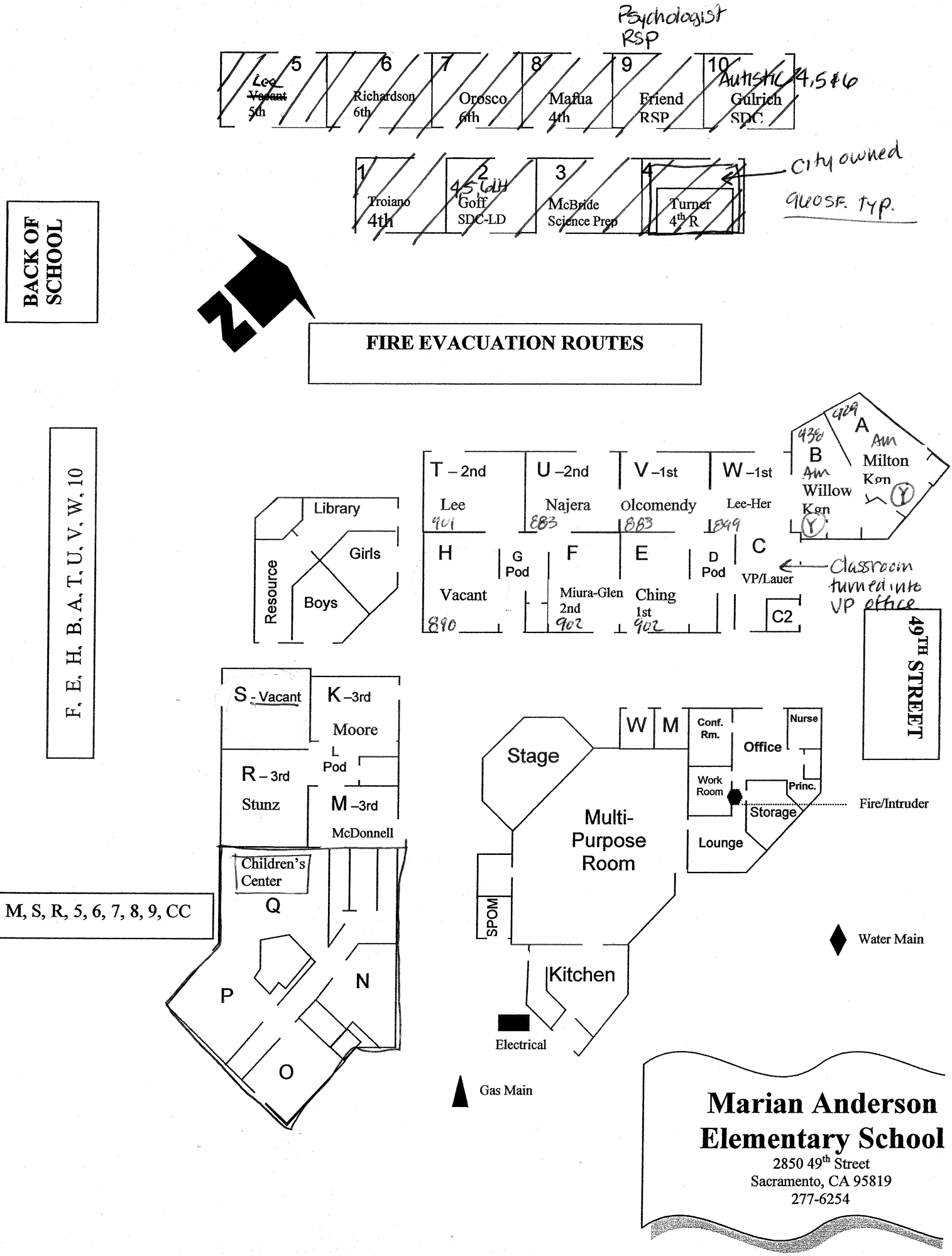
DIAGRAM OF BLDG AREAS

MARKHAM ANDERSON ELEMENTARY SCHOOL
2850 49th STREET
SACRAMENTO, CALIFORNIA

SACRAMENTO CITY UNIFIED SCHOOL DIST.
SACRAMENTO COUNTY, CALIFORNIA

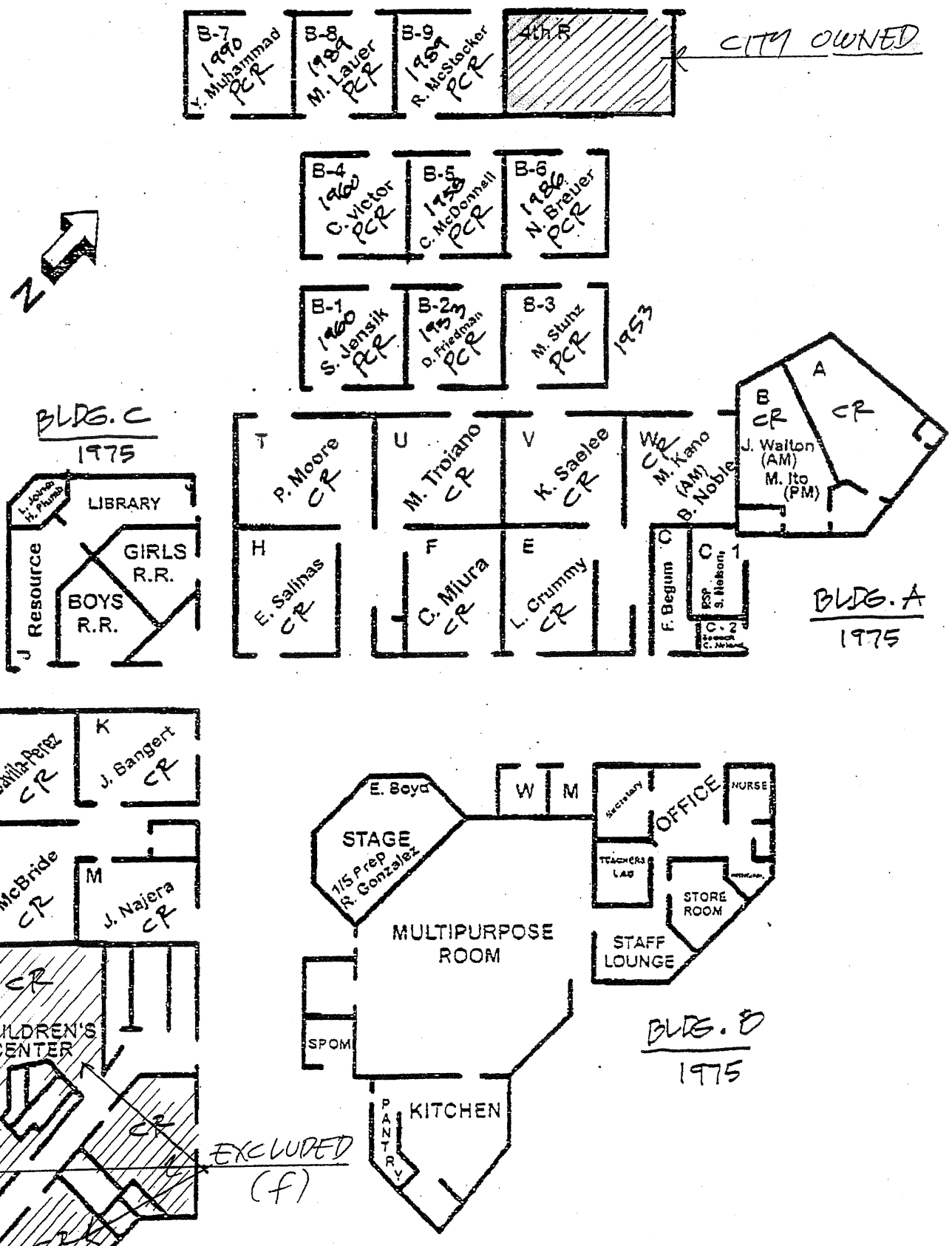
OLA FORM 3A





Marian Anderson Elementary School

2850 49th Street
Sacramento, CA 95819
277-6254



MARIAN ANDERSON ELEMENTARY SCHOOL

MAY 2002

Marian Anderson Elementary School

Portable Building Inventory Summary Sheet

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
P02/ B1	Unknown	No	19861	1960	45	1	982.5
P02/ B2	Unknown	No	19861	1960	45	1	982.5
P02/ B3	Unknown	No	17378	1958	47	1	982.5
P03/ B4	Doupnik	Yes	47820	1986	19	1	960
P01/ B5	Unknown	No	9952	1953	52	1	982.5
P01/ B6	Unknown	No	9952	1953	52	1	982.5
P04/ B7	Modular Specialties	Yes	53491	1990	15	1	960
P05/ B8	Modular Specialties	Yes	51735	1989	16	1	960
P06/ B9	Modular Specialties	Yes	51735	1989	16	1	960
					Total Portable Classrooms	**9**	**8752.5**
					Total Portable Classrooms Over 20 Years Old	**5**	**4912.5**

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

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P07/ 4th R	Doupnik	Yes	51907	1990	15	1	960

Sacramento City Unified School District
School Capacity Worksheet

Marian Anderson Elementary School

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
A	Kindergarten	40	Permanent	20	AM & PM for District Loading
B	Kindergarten	20	Permanent	20	AM & PM for District Loading
C	Office	33	Permanent	0	
E	1	20	Permanent	20	
F	2	20	Permanent	20	
H	Kindergarten	40	Permanent	20	AM & PM for District Loading
K	3	20	Permanent	20	
M	3	20	Permanent	20	
R	3	20	Permanent	20	
S	Vacant	33	Permanent	33	
T	2	20	Permanent	20	
U	2	20	Permanent	20	
V	1	20	Permanent	20	
W	1	20	Permanent	20	
1	4	33	Portable	33	
2	RSP	33	Portable	0	
3	Academic Prep	33	Portable	33	
5	6	33	Portable	33	
6	6	33	Portable	33	
7	5	33	Portable	33	
8	5	33	Portable	33	
9	RSP	33	Portable	0	
10	SDC Severe	9	Portable	9	
Maximum Capacity (2)		619		**480**	
Working Capacity (3)		557		**432**	

Note: (1) Based on contract maximums.
(2) Maximum capacity is defined as 100% of contract loading in each classroom.
(3) Working capacity is defined as 90% of maximum capacity.
District loading does not account for any programs other than CSR and SDC.
One 4th R portable classroom excluded.
Children's Center not included in school capacity.

2002/03 CBED Enrollment = 462

Children's Center

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
1	Pre-School	20	Permanent	20	
2	Pre-School	20	Permanent	20	
3	Pre-School	20	Permanent	20	
4	Pre-School	20	Permanent	20	
Maximum Capacity (2)		80		**80**	
Working Capacity (3)		72		**72**	

16th and N Admin Complex

1619 and 1621 N Strret
Sacramento. CA 95814

Permanent building area: 49,606 GSF
Modular buildings: 0 GSF
Modular buildings are 0.0 % of the facility area
Site acres: 1.18

Score:	Possible Points	Total Earned	%
The Site	241	111.0	46.1
Physical Plant Assessment	354	170.5	48.2
Adequacy and Environment for Education	405	210.0	51.9
Total	1,000	491.5	49.2

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

Participants:

SCUSD Security Director
Bob Robie, Evaluator

Notes from Principal's Meeting and Questionnaire **Date: 11-14-05**

- The building is classified per the Fields Act as a site not allowed for educational uses for students pre-K to 12th grade.
- The annex (two story CMU building) is leased to the Unity Council for 50 years.
- The main historic facility is vacant. It was the main district administration offices prior to relocation to the Capital Mall high rise then to the Serna Center.
- The district maintains the facility at a minimum level to prevent any building system failures.
- The building has a severe pigeon infestation problem, so the second floor has been locked off to prevent exposure to bird feces and associated viral / bacterial problems.

Summary Notes and Comments

School Site:

The 1.18 acre site is located in the central development corridor with a new state office building west of 16th Street. There is minimum parking available for visitors and the current two story brick and two story CMU, bunker type facilities use up 48% of the site area leaving very little space available for student use except for grassed and landscaped quadrangles. The remainder of the site is paved and/or street right-of-way. The overall condition of the site is fair to good, with asphalt areas on the east side in the worst condition.

School Plant:

The site has two buildings which include a historic, two story brick-facade building and a two story CMU, bunker type structure. Only the CMU building has a potential use without significant renovation. The CMU building was not available for evaluation.

The two story brick-facade building was abandoned over four years ago by the district and has been partially occupied by charter-type programs off and on since then. Renovation of the building has been limited to that required to meet specific needs and charter programs. The following condition and code issues would render legal occupancy impossible:

- Restrooms are old, needing major renovation and cannot meet ADA requirements due to a level changes (down) into the areas.
- The corridors in the annex wings are too narrow and have improper existing options.
- The building size, as well as, open stairwells require a fire protection sprinkler system which has not been installed.
- The building has significant pigeon infestation, lead, and asbestos contamination issues.
- The HVAC system does not meet ventilation and comfort level requirements and would need to be completely replaced.
- The clay-tile roof system should be removed to unload the roof structure and allow for structural upgrades, re-sheathing and re-roofing with asphalt or other roofing system.
- The exterior wall systems do not meet seismic codes for x-bracing (due to large window walls), shear, brick attachment and floor-to-wall connection requirements.
- The windows are deteriorated and require replacement.
- There are several dead-end corridors with an occupancy rating of corridor rooms over 10.
- Most interior partitions are not rated, not appropriate for speech privacy, and are finished with dated colors and textures.
- There is significant wall and ceiling damage due to roof leaks.

A total "gutting" of the interior and rebuilding of the walls, roof, HVAC, plumbing, electrical and special systems is required. The removal of the building would be more cost effective since the costs to preserve the integrity of the building, as well as reconstruction, would nearly equal the cost of a new structure.

Adequacy and Environment for Education:

The facility was partially used as an arts academy in 2004-05. The considerable code violations relating to exiting, fire resistance, seismic, asphalt / lead, ADA, noncompliance with the Fields Act and general condition make future use of the buildings for a school impossible. HMR Architects completed a study for the redesign of the site as a specialty school. The design developed a required three-story reconstruction over the old buildings with an estimated cost of construction of $28-30 million. The high cost of this project reflects the high cost of the demolition of the buildings and the three story new construction in a dense and difficult construction zone. The overall design accommodated a 400-500 student school, but did not resolve the commuting and drop off issues of the site, the ability to park staff and visitors and the distorted student / site area ratio.

The use of the site for a school has no compelling driver for providing services for this neighborhood area that could not be covered by other area school facilities.

The Main Capital Investment Areas:

• Consider the demolition of the historic building and clearing of the site for sale or redevelopment by the district for other more appropriate uses such as, office, business, residential or government facilities.

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802 16th and N Admin Complex

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
	802.1	2.00.F01.1.	Issue: Study for New School Use	$ 0	**$ 0**
	802.2	4.06.D01.2.	Clear All Site Improvements For Other Development	$ 1,730,426	**$ 2,284,162**
			Total of Maximum Allowable Construction Cost:	$ 1,730,426	
				Total Project Budget:	**$ 2,284,162**

Facility 16th and N Admin Complex **ID** 802 **Project Number** 802.1

Category 2. **Type 1** 00. **Type 2** F01. **P/T** 1. **Priority**

Project Name

Issue: Study for New School Use

Project Description

The site and facility was studied for reuse as a new school site. The resulting design required removal of all structures and the construction of a three-story school for about $28-30 million.

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

Facility 16th and N Admin Complex **ID** 802 **Project Number** 802.2

Category 4. **Type 1** 06. **Type 2** D01. **P/T** 2. **Priority**

Project Name

Clear All Site Improvements For Other Development

Project Description

The cost of construction of a new facility on this site exceeded $450/GSF. this warrants the removal of all improvements on-site and selling or developing the site for revenue production.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Removal of all structures	4.400	49,606	SF	1.00	$ 17.33	1.32	$ 1,135,627
2	Site clearing and preparation for other uses	1.260	51,400	SY	2.00	$ 4.38	1.32	$ 594,799
						Total of Maximum Allowable Construction Cost:		$ 1,730,426
						Total Project Budget:		**$ 2,284,162**

16th and N Admin Complex

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

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
802.1	2.00.F01.1.	Issue: Study for New School Use	$ 0	**$ 0**
802.2	4.06.D01.2.	Clear All Site Improvements For Other Development	$ 1,730,426	**$ 2,284,162**
		Total of *Maximum Allowable Construction Cost:	$ 1,730,426	
			Total Project Budget:	**$ 2,284,162**

802 16th and N Admin Complex

Criteria	Adequate	Comments on existing conditions and needed improvements
1 Site		
1.1 Size		Too small for school over 100 students
1.2 Location		In congested central business area
1.3 Safety		No site for recreation, no traffic safety
1.4 Contours	✔	
1.5 Development	✔	
1.6 Playfields		No room
1.7 Pool		N/A
1.8 Parking		Need double the available spaces and have limited street spaces.
1.9 Landscaping	✔	For central courtyard the area is well designed and maintained.
1.10 Other		

2 Space		
2.1 Administration	✔	
2.2 Health		Too small
2.3 Teachers		Too small
2.4 Audiovisual		Too small
2.5 Library		Too small
2.6 Multipurpose		Too small
2.7 Stage		Too small
2.8 Kitchen		Old and broken equipment
2.9 Gymnasium		None
2.10 Showers		None
2.11 Toilets		Not ADA and damaged
2.12 Lockers		None
2.13 Storage		Too small
2.14 Instructional Space		Vary and many on dead-end corridors and improper divider walls b
2.15 Size		Too small
2.16 Flexibility		Too small
2.17 Utilization		Spaces too varied for good utilization
2.18 Expandability		Too small
2.19 Access for the handicapped		None
2.20 Other		N/A

Criteria	Adequate	Comments on existing conditions and needed improvements
3 Light		
3.1 Quantity		Too few fixtures
3.2 Brightness		Old fixtures
3.3 Reflectances		Old fixtures
3.4 Windows		All need to be replaced due to poor maintenance
3.5 Screening		None
3.6 Audiovisual		None
3.7 Energy Factors		Poor envelope rating
3.8 Other		N/A
4 Heat and Air		
4.1 Temperature Comfort		Cooling and ventilation issues
4.2 Insulation		Limited and none in roof system
4.3 Air Exchange		In winter limited
4.4 Distribution		Not well designed
4.5 Exhaust		None but use of windows many broken
4.6 Conditions		Could be restored but ineffective
4.7 Energy Factors	✔	
4.8 Other		N/A
5 Sound		
5.1 Floor Absorption		All hard
5.2 Wall Absorption		Poor divider wall construction
5.3 Ceiling Absorption		Many plaster and reflective. Others old 2 by 4 lay-in in poor conditi
5.4 Ballast Absorption		Old fixtures
5.5 Vent Absorption		N/A
5.6 Exterior Absorption		Noisy street
5.7 Interior Absorption		Walls too thin for privacy
5.8 Isolation		Only in wing areas
6 Aesthetics		
6.1 Appropriateness	✔	For the historic context yes
6.2 Naturalness		Not appropriate to modern architecture in area
6.3 Continuity		Form, spaces, and image not significant
6.4 Screening		N/A
6.5 Other		N/A
7 Equipment		
7.1 Quantity		Vacant
7.2 Mobility		Vacant
7.3 Flexibility		Vacant
7.4 Maintenance		N/A
7.5 Instructional Walls		Many damaged
7.6 Other		N/A

Criteria	Adequate	Comments on existing conditions and needed improvements
8 Maintenance		
8.1 Turfed Areas		None
8.2 Sprinklers		Old systems needing replacement
8.3 Parking		Areas need overlay
8.4 Hardcourt		None
8.5 Sidewalks	✔	
8.6 Exteriors		Windows and some brick areas damaged
8.7 Interiors		Abandoned, pigeon infested, and smells
8.8 Roofing		Old clay tile needs replacement
8.9 Windows		Need replacement
8.10 Fencing	✔	
8.11 Mechanical Equipment		Old many past life expectation
8.12 Hardware	✔	Many ADA lever units
8.13 Plumbing Fixtures		Old and many damaged fixtures
8.14 Other		N/A

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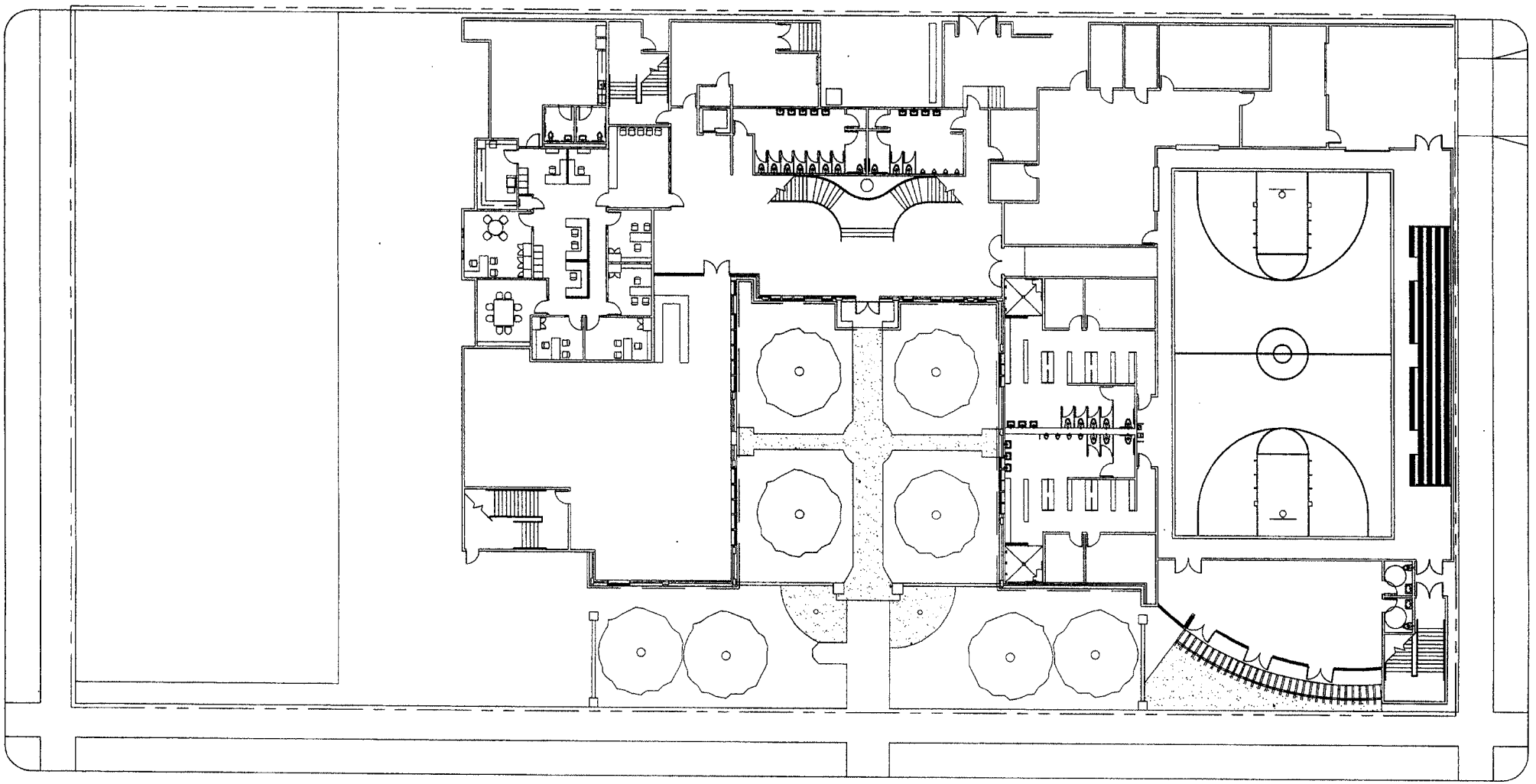
16th and N St. Admin Complex

Approximate Scale in Feet:

40' 0' 40' 80'



NORTH

SITE PLAN (W/ FIRST FLOOR)

SCALE: 1"=40'-0"

16th and N St. Admin Complex Site

800 District

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
800.1		7.08.G01.6.	Maintenance Supplies Fund (10 yr)	$ 26,420,000	**$ 26,420,000**
800.2		7.06.E10.1.1.	Grounds Shop: Mowing Equipment	$ 501,980	**$ 662,614**
800.3		7.06.E07.2.	Grounds Shop: Modem Controlled Irrigation Time Clock System	$ 1,122,982	**$ 1,482,336**
800.4		5.15.A06.1.	Technology Department: Expand District Bandwidth/Connectivity	$ 792,600	**$ 792,600**
800.5		5.15.A03.1.1.	Technology Department: Overheating/High Noise Server Fund	$ 409,510	**$ 409,510**
800.6		5.08.A06.6.	Technology Department: Computer Refresh Fund (10 yr)	$ 24,834,800	**$ 24,834,800**
800.7		5.09.A07.6.	Transportation Dept: Bus Replacement Fund (10yr)	$ 25,699,431	**$ 25,699,431**
800.8		3.15.A05.1.	Special Systems Shop: Intrusion Alarm Fund	$ 2,658,513	**$ 2,658,512**
800.9		2.04.C01.2.	Special Education: Expand Emotionally Disturbed Student Spaces Fund	$ 464,207	**$ 649,890**
800.10		2.04.F03.2.	Special Education: Expand OT/PT Spaces Fund	$ 514,366	**$ 720,112**
800.11		5.09.A01.6.	Media Center Services: Book Purchase Fund (10yr)	$ 7,278,710	**$ 7,278,710**
800.12		6.05.B02.6.	Paint Shop: Lead Management Fund (10yr)	$ 3,427,995	**$ 3,427,995**
800.13		7.05.C05.2.6.	Paint Shop: Annual School Painting Fund (10yr)	$ 7,604,635	**$ 10,646,489**
800.14		6.05.B02.6.	Asbestos/HAZMAT Abatement Fund (10yr)	$ 4,216,632	**$ 5,903,285**
800.15		5.12.G01.6.	Site Development Master Planning Fund	$ 2,700,325	**$ 3,294,397**
800.16		4.00.G01.6.	Contingency Fund	$ 0	**$ 0**
800.17		2.09.F07.6.	Program Equipment Upgrades Fund (10 yr)	$ 11,228,500	**$ 11,228,500**
800.18		7.09.F07.6.	Maintenance Vehicle / Equipment Replacement Fund	$ 1,970,932	**$ 1,970,932**
800.19		7.15.A06.6.	Maintain Energy Management Systems	$ 5,614,250	**$ 5,614,250**
			Total of Maximum Allowable Construction Cost:	$ 127,460,368	
			Total Project Budget:		**$ 133,694,364**

Facility District **ID** 800 **Project Number** 800.1

Category 7. **Type 1** 08. **Type 2** G01. **P/T** 6. **Priority**

Project Name

Maintenance Supplies Fund (10 yr)

Project Description

A supplement to the maintenance budgets is expected at the rate of $2,000,000 per year escalated yearly by inflation. Over the 10 year period an allocation of about $13,000,000 is expected.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Maintenance supplies fund	0.002	10	Fund	1.00	$ 2,000,000.0	1.32	$ 26,420,000
						Total of Maximum Allowable Construction Cost:		$ 26,420,000
						Total Project Budget:		**$ 26,420,000**

Facility District **ID** 800 **Project Number** 800. 2

Category 7. **Type 1** 06. **Type 2** E10.1. **P/T** 1. **Priority**

Project Name

Grounds Shop: Mowing Equipment

Project Description

Many mowers are old and difficult to adjust creating mowing heights too low for efficient water conservation. Many schools have "hardpan" type fields where yearly aeration of fields would help resolve marsh affects. Consider purchase of new mowers and aeration machines.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Purchase mowers	0.000	5		1.00	$ 70,000.00	1.32	$ 462,350
2	Purchase Aeration machine	0.000	1		1.00	$ 30,000.00	1.32	$ 39,630
						Total of Maximum Allowable Construction Cost:		$ 501,980
						Total Project Budget:		**$ 662,614**

Facility District **ID** 800 **Project Number** 800. 3

Category 7. **Type 1** 06. **Type 2** E07. **P/T** 2. **Priority**

Project Name

Grounds Shop: Modem Controlled Irrigation Time Clock System

Project Description

There are only two schools capable of setting up remote control of irrigation system time clocks. This project sets up the district base station and service to the 80 some sites where remote controllers can create significant cost savings to support the slow rebuilding of the grassed fields in the district.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Set up central control station	0.000	1		1.00	$ 35,000.00	1.32	$ 46,235
2	Install remote control stations	0.000	78		1.00	$ 9,500.00	1.32	$ 978,861
3	Change out controller clocks	0.000	78		1.00	$ 950.00	1.32	$ 97,886
						Total of Maximum Allowable Construction Cost:		$ 1,122,982
						Total Project Budget:		**$ 1,482,336**

Facility	District	ID	800	Project Number	800. 4

Category	5.	Type 1	15.	Type 2	A06.	P/T	1.	Priority	

Project Name

Technology Department: Expand District Bandwidth/Connectivity

Project Description

The district needs to expand its ability to offer more over its WAN, expand training opportunities for staff at their work locations, and enhance reliability. A shift to a capability of 10 gigabyte (wire or fiber) is desired. This is a prior estimate of costs so new technologies may be less expensive.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Expand broadband capabilities	0.002	1	Fund	1.00	$ 600,000.00	1.32	$ 792,600
						Total of Maximum Allowable Construction Cost:		$ 792,600
						Total Project Budget:		**$ 792,600**

Facility District **ID** 800 **Project Number** 800. 5

Category 5. **Type 1** 15. **Type 2** A03.1. **P/T** 1. **Priority**

Project Name

Technology Department: Overheating/High Noise Server Fund

Project Description

There are many locations where vacated mechanical boiler room type spaces were retrofitted for server or switches. Many of these spaces are poorly ventilated or cooled. WIth the shift to more reliable high performance servers there is sometimes high frequency/noise problem for the room where the unit is located. Since these units are often in classrooms or offices some additional sound proofing is required.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Upgrade overheating spaces	0.002	1	Fund	1.00	$ 150,000.00	1.32	$ 198,150
2	Resolve noise problems	0.002	1	Fund	1.00	$ 160,000.00	1.32	$ 211,360
						Total of Maximum Allowable Construction Cost:		$ 409,510
						Total Project Budget:		**$ 409,510**

Facility District **ID** 800 **Project Number** 800.6

Category 5. **Type 1** 08. **Type 2** A06. **P/T** 6. **Priority**

Project Name

Technology Department: Computer Refresh Fund (10 yr)

Project Description

Currently 95% of all servers and computers are more than five years old. Propose to refresh servers and computers (not peripherals) at 40 servers per year and 2800 computers/year or about 20 % of the inventory.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Refresh servers	0.002	400	Fund	1.00	$ 3,250.00	1.32	$ 1,717,300
2	Refresh computers	0.002	28,000	Fund	1.00	$ 625.00	1.32	$ 23,117,500
						Total of Maximum Allowable Construction Cost:		$ 24,834,800
						Total Project Budget:		**$ 24,834,800**

Facility District **ID** 800 **Project Number** 800. 7

Category 5. **Type 1** 09. **Type 2** A07. **P/T** 6. **Priority**

Project Name

Transportation Dept: Bus Replacement Fund (10yr)

Project Description

The district has 202 transportation type vehicles of which 177 were identified in need of replacement over the coming ten years. (See FCMAT 2005 Report). Of these 177 vehicles, 28 are large transit buses, 48 large conventional buses, and 104 small conventional buses. Currently the state is replacing buses in the pre-1977 bracket and the district has taken advantage of this program in the past. Most of the district buses would qualify under the next program pre-1987, but the timeline and funding is not known yet. Since the industry standard life expectancy of buses is less than 15 years the district's inventory generally exceeds this value. The bus replacement costs reflect 2005-06 quotes and are higher than early years due to a change in the law for seat belts. Currently the 202 bus inventory has sufficient downed vehicles that some students are on the bus for 2-2.5 hours. This yearly renewal fund is expected to require 10 years to cycle. or about $2,700,000 per year.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Replace large transit buses	0.002	28	Each	1.00	$ 144,000.00	1.32	$ 5,326,272
2	Replace large conventional buses	0.002	45	Each	1.00	$ 125,000.00	1.32	$ 7,430,625
3	Replace small conventional buses	0.002	104	Ea	1.00	$ 94,207.00	1.32	$ 12,942,534
						Total of Maximum Allowable Construction Cost:		$ 25,699,431
						Total Project Budget:		**$ 25,699,431**

Facility District **ID** 800 **Project Number** 800. 8

Category 3. **Type 1** 15. **Type 2** A05. **P/T** 1. **Priority**

Project Name

Special Systems Shop: Intrusion Alarm Fund

Project Description

Most schools in the district do not have intrusion alarm capability. The shop is asking for the ability to slowly install systems around the district on a highest need first priority system.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Create district central controller	0.002	1	Fund	1.00	$ 75,000.00	1.32	$ 99,075
2	Install intrusion systems in ES and K-8 schools	0.002	64	Job	1.00	$ 15,500.00	1.32	$ 1,310,432
3	Install intrusion systems in MS, Adult and Small HS	0.002	23	Ea	1.00	$ 31,000.00	1.32	$ 941,873
4	Install intrusion systems in comprehensive HS	0.002	5	Ea	1.00	$ 46,500.00	1.32	$ 307,133
						Total of Maximum Allowable Construction Cost:		$ 2,658,513
						Total Project Budget:		**$ 2,658,512**

Facility District **ID** 800 **Project Number** 800. 9

Category 2. **Type 1** 04. **Type 2** C01. **P/T** 2. **Priority**

Project Name

Special Education: Expand Emotionally Disturbed Student Spaces Fund

Project Description

Special Education desires to expand site based program spaces for emotionally disturbed students. The plan is to renovate available classrooms at two HS, 2 MS, and 2 ES locations. The renovations would not have to be extensive. 6*960 = 5760 SF

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Renovate classrooms	4.200	5,760	SF	1.20	$ 50.84	1.32	$ 464,207
						Total of Maximum Allowable Construction Cost:		$ 464,207
						Total Project Budget:		**$ 649,890**

Facility District **ID** 800 **Project Number** 800. 10

Category 2. **Type 1** 04. **Type 2** F03. **P/T** 2. **Priority**

Project Name

Special Education: Expand OT/PT Spaces Fund

Project Description

Special Education would like to expand offering specialized OT/PT clinic space in vacant classroom at two to four sites in the future. 4*960=3840 SF. More extensive remodeling is needed adding sink, closets, office and HVAC changes.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Renovate classrooms into OT/PT space	4.300	3,840	SF	1.00	$ 101.40	1.32	$ 514,366
						Total of Maximum Allowable Construction Cost:		$ 514,366
						Total Project Budget:		**$ 720,112**

Facility District **ID** 800 **Project Number** 800. 11

Category 5. **Type 1** 09. **Type 2** A01. **P/T** 6. **Priority**

Project Name

Media Center Services: Book Purchase Fund (10yr)

Project Description

Currently the funding for purchasing books is very limited, in the case of HS down to cents per student. The desire of the district is to purge outdated books from the libraries and move toward a district average 15-20 books/student ratio at schools. ES = about 10,000; MS at 18,000 and HS at 30,000. Part of the problem is the size of media centers around the district. Purchasing one book for every four students per year would establish a fund to move toward this goal. This equates to 14,500 books per year over many years. Allocating $465,000 per year (over ten years) for books and magazines is being proposed.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Provide Book purchase fund (5 years)	0.002	14,500	Fund	10.00	$ 38.00	1.32	$ 7,278,710
						Total of Maximum Allowable Construction Cost:		$ 7,278,710
						Total Project Budget:		**$ 7,278,710**

Facility District **ID** 800 **Project Number** 800. 12

Category 6. **Type 1** 05. **Type 2** B02. **P/T** 6. **Priority**

Project Name

Paint Shop: Lead Management Fund (10yr)

Project Description

The district currently supports modernization and the in-house eight year painting cycle with "loose" lead containing paint abatement. The district does not have a comprehensive survey of painted areas. The district desires to be proactive in knowing what painted surfaces are problem areas to better schedule abatement and make accurate estimate for painting work. The district will continue to have schools needing an abatement project for loose lead containing paint in original school buildings. Once the abatement is done then all affected surfaces will need to be painted. Over the time of this capital program 10 schools are expected to need major abatement work, so the estimate is based on that number. The value assigned would be divided by eight (painting cycle) and allocated to the Painting Department yearly to cover work. As part of this program, purchase of a lead analyzer and payment to survey the schools is also recommended.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Abate loose lead painted surfaces fund	0.002	10	SF	1.00	$ 187,500.00	1.32	$ 2,476,875
2	Paint the affected areas	0.002	10	Fund	1.00	$ 62,500.00	1.32	$ 825,625
3	Purchase a lead analyzer	0.002	1	Each	1.00	$ 20,000.00	1.32	$ 26,420
4	Conduct a survey	0.002	1	Project	1.00	$ 75,000.00	1.32	$ 99,075
						Total of Maximum Allowable Construction Cost:		$ 3,427,995
						Total Project Budget:		**$ 3,427,995**

Facility District **ID** 800 **Project Number** 800. 13

Category 7. **Type 1** 05. **Type 2** C05.2. **P/T** 6. **Priority**

Project Name

Paint Shop: Annual School Painting Fund (10yr)

Project Description

The district would like to fully paint a school every 7-8 years. In order to do this about 522,000 SF of building needs to be done each year (8 ES, 1 MS and 0.67 HS each year). State deferred maintenance funds help with some of this work. The estimated costs are for eight years of work and would be annually distributed. See the Lead Abatement Program for supporting funds for the same period of time.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Develop a yearly painting cycle for schools	4.521	528,140	SF	10.00	$ 1.09	1.32	$ 7,604,635
						Total of Maximum Allowable Construction Cost:		$ 7,604,635
						Total Project Budget:		**$ 10,646,489**

Facility District **ID** 800 **Project Number** 800.14

Category 6. **Type 1** 05. **Type 2** B02. **P/T** 6. **Priority**

Project Name

Asbestos/HAZMAT Abatement Fund (10yr)

Project Description

With the end of modernization funding in about a year the ability of responding to the presence of asbestos and other HAZMAT needs is limited. This fund assumes that some disturbance will happen yearly that will need to be handled by out-of-district contractor.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Provide funding for abatement	4.592	105,000	SF	10.00	$ 3.04	1.32	$ 4,216,632
						Total of Maximum Allowable Construction Cost:		$ 4,216,632
						Total Project Budget:		**$ 5,903,285**

Facility District **ID** 800 **Project Number** 800. 15

Category 5. **Type 1** 12. **Type 2** G01. **P/T** 6. **Priority**

Project Name

Site Development Master Planning Fund

Project Description

There are 78 sites that could use the planning process developed doing Elder Creek ES Site Development Master Plan. The process would enable the school and operations group to understand the ability of each site to meet the educational needs of that school population and would allow the FMP to be fine tuned for upcoming funding program discussions. This is a continuation of the planning promoted by Measure I in 2002.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Continue Site Development Master Planning	9.310	78	Study	2.00	$ 13,103.54	1.32	$ 2,700,325
						Total of Maximum Allowable Construction Cost:		$ 2,700,325
						Total Project Budget:		**$ 3,294,397**

Facility District **ID** 800 **Project Number** 800. 16

Category 4. **Type 1** 00. **Type 2** G01. **P/T** 6. **Priority**

Project Name

Contingency Fund

Project Description

As part of any capital master plan the district should provide 10% of the bond / fund value as a contingency to handle unknowns in a district with so many old facilities. It is estimated that the value for any 5 year period be between $25 and 30 million.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Contingency will be assigned in bonding level discussions	0.000	1		1.00	$ 0.00	1.32	$ 0
						Total of Maximum Allowable Construction Cost:		$ 0
						Total Project Budget:		**$ 0**

Facility District **ID** 800 **Project Number** 800.17

Category 2. **Type 1** 09. **Type 2** F07. **P/T** 6. **Priority**

Project Name

Program Equipment Upgrades Fund (10 yr)

Project Description

In order to reinforce the emergence of new programs or revive older programs as music and art, the district will need to have funds available to build and replace damaged inventories of equipment. Art, science, musical instruments, OT/PT, major athletic equipment, band uniforms, choir uniforms, etc can all qualify for the fund. A recommended fund value determined on a sliding scale by school level and student count would be $850,000/year increasing yearly for inflation.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Program Equipment Fund	0.002	10		1.00	$ 850,000.00	1.32	$ 11,228,500
				Total of Maximum Allowable Construction Cost:				$ 11,228,500
						Total Project Budget:		**$ 11,228,500**

Facility District **ID** 800 **Project Number** 800.18

Category 7. **Type 1** 09. **Type 2** F07. **P/T** 6. **Priority**

Project Name

Maintenance Vehicle / Equipment Replacement Fund

Project Description

Maintenance vehicles have a 8-10 life expectancy and with 86 vehicles and 15 large vehicles an annual replacement process would keep the fleet viable. The average cost of $21,000 for trucks and $50,000 for large equipment are the base line for calculations. It is assumed that the replacement would start in year 4 of the 10 year cycle.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Replace maintenance vehicles / equipment	0.002	52	Each	1.00	$ 21,000.00	1.32	$ 1,442,532
2	Upgrade heavy equipment	0.002	8	Each	1.00	$ 50,000.00	1.32	$ 528,400
						Total of Maximum Allowable Construction Cost:		$ 1,970,932
						Total Project Budget:		**$ 1,970,932**

Facility District **ID** 800 **Project Number** 800.19

Category 7. **Type 1** 15. **Type 2** A06. **P/T** 6. **Priority**

Project Name

Maintain Energy Management Systems

Project Description

Since the 2001 modernization program started, the district has invested hundreds of millions of dollars in new HVAC especially refrigerated air conditioning. In order to maximize the efficiency of the system installation and maintenance of the energy management system is recommended.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	EMS continuation work	0.002	10	Fund	1.00	$ 425,000.00	1.32	$ 5,614,250
						Total of Maximum Allowable Construction Cost:		$ 5,614,250
						Total Project Budget:		**$ 5,614,250**

Operations Support Services

425 First Ave.
Sacramento, CA 95818

Permanent building area: 39,065 GSF
Modular buildings: 1,150 GSF
Modular buildings are 2.9 % of the facility area
Site acres: 1.45

Score:	Possible Points	Total Earned	%
The Site	221	157.0	71.0
Physical Plant Assessment	349	286.5	82.1
Adequacy and Environment for Education	299	228.0	76.3
Total	869	671.5	77.3

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

Participants:

Bill West, Director Facilities Maintenance
Shop Supervisors
Bob Robie, Evaluator

Notes from Principal's Meeting and Questionnaire **Date: 8-11-2005**

- There is a concern that the maintenance budget is not growing to keep up with inflation, new GSF and the need to complete modernization work that did not have enough funding.
- The maintenance group is split between this location, the custodial support group across the street on leased land and the site maintenance group on the Redding site with transportation and warehouse functions.
- The parking for employees is a problem in this crowded, commercially zoned area. The district vehicles can barely fit on the site.
- The older building shops are in a condition level not equitable with the other shops. Only part of the grounds shop area in the old H.C. Muddox building at the Redding site are worse.
- There are fewer staff to do more work than before.

Summary Notes and Comments

School Site:

The site is small for maintenance functions, requiring distribution of groups on three separate sites (one leased). The site is fully developed to meet the needs of the district functions. Other than office and supervisory staff, there are no parking spaces for employees on district land. Most find space on the sides of nearby streets. The parking and road surfaces are good except for some damage at drain inlets in the main parking / drive area of the shops. Unusual for a shop complex, there is only one way in and out of the shop area for trucks. There is no emergency egress from the site except through the south side buildings with private land bordering the site to the north and west.

There is only one way in and out of the main traffic area of the complex. The emergency exit is often blocked by TV station equipment or SCUSD objects being stored. There is no direct public ADA access.

School Plant:

The facility is split into an older (1930's) brick facility on the east end of the 'U' shaped complex and newer CMU and frame additions making up the other sides. The older wing area is in generally poor condition except for its roof and parts of its HVAC system. The remainder of the facility has been renovated to an acceptable level for shops and offices except for the welding areas and parts of the paint booth areas. The electrical system is nearing capacity and is the wrong configuration for some shop uses. The roofing is in good condition except for the lower south roof area that is to be redone in 2005-06. HVAC systems are responsive to general swings in temperature, but extreme variations stress the systems in the shops.

Restrooms have not been modified for ADA. The special systems seem to be complete with some need for additional strobes and PA annunciators.

Adequacy and Environment for Education:

With the growth of the HVAC shop and relocation of the grounds shops to the Redding site, this complex is again at site capacity for its given functions. Consideration of purchasing the land to the west of the site would allow for additional shop opportunities, safer parking for maintenance vehicles, and some staff parking. There is no availability at this time.

The Main Capital Investment Areas:

- Consider purchase of land.
- Construct shop / storage facility on new land.
- Upgrade electrical and some HVAC.
- Replace old wing of shops.

- Renovate the locksmith, welding and restroom areas so better spaces and ADA restrooms.
- Make building access improvements.

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801 Operations Support Services

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
	801.1	2.11.G01.3.	Purchase of Site to West	$ 4,406,034	**$ 4,458,465**
	801.2	2.02.F07.3.	Construct a Storage/Shop Area on New Land	$ 1,895,986	**$ 2,654,381**
	801.3	4.02.G01.2.	Replacement of the East Oldest Shop Building	$ 3,165,652	**$ 4,431,912**
	801.4	4.08.D04.1.	Roof Improvements 1	$ 100,207	**$ 132,273**
	801.5	4.06.E05.1.	Reconstruct the Drainage Inlets	$ 71,802	**$ 94,779**
	801.6	4.04.A03.1.2.	Supplemental HVAC	$ 302,535	**$ 423,549**
	801.7	4.08.A03.2.1.	Upgrade Primary Electrical Service	$ 221,497	**$ 292,376**
	801.8	6.04.A03.1.1.	Welding Shop HVAC/Plumbing Improvements	$ 16,270	**$ 22,779**
	801.9	8.05.G01.1.	Upgrade Building Accessibility	$ 180,864	**$ 253,211**
	801.10	8.06.E08.1.	Custodial Building Area Accessibility Upgrades	$ 12,000	**$ 15,840**
			Total of Maximum Allowable Construction Cost:	$ 10,372,847	
			Total Project Budget:		**$ 12,779,565**

Facility Operations Support Services **ID** 801 **Project Number** 801. 1

Category 2. **Type 1** 11. **Type 2** G01. **P/T** 3. **Priority**

Project Name

Purchase of Site to West

Project Description

The current site is small, crowded for traffic, and has only one entry/exit point. The land to the west abutting this site would allow for expansion of parking for employees (most park on streets around the area), expansion of parking for shop vehicles, and relocation of some shops which are now crowded. Currently, the custodial services group occupies a portable office building on leased land across 5th St. from the shops. This is an area requiring 10 parking spaces and storage for two trailers.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Purchase land and buildings	8.110	28,350	SF	5.00	$ 23.53	1.32	$ 4,406,034
						Total of Maximum Allowable Construction Cost:		$ 4,406,034
						Total Project Budget:		**$ 4,458,465**

Facility Operations Support Services **ID** 801 **Project Number** 801. 2

Category 2. **Type 1** 02. **Type 2** F07. **P/T** 3. **Priority**

Project Name

Construct a Storage/Shop Area on New Land

Project Description

Build half open storage and half securable shop space.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Construct new storage and shop expansion areas	3.240	4,200	SF	1.50	$ 227.82	1.32	$ 1,895,986
						Total of Maximum Allowable Construction Cost:		$ 1,895,986
						Total Project Budget:		**$ 2,654,381**

Facility Operations Support Services **ID** 801 **Project Number** 801. 3

Category 4. **Type 1** 02. **Type 2** G01. **P/T** 2. **Priority**

Project Name

Replacement of the East Oldest Shop Building

Project Description

The eastern old shop area appears to date from the 1930-40s. It has stress cracking in the exterior masonry walls, a saw tooth structured roof system with persistent maintenance issues, and an interior environment substantially substandard when compared to the other site shops. Abate and remove this facility. Construct a new shop facility allowing for exiting from the shop(s) to the street side in at least one area.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Remove the building	4.400	9,220	SF	1.00	$ 17.33	1.32	$ 211,073
2	Replace the shop building	3.240	9,350	SF	1.05	$ 227.82	1.32	$ 2,954,579
						Total of Maximum Allowable Construction Cost:		$ 3,165,652
						Total Project Budget:		**$ 4,431,912**

Facility Operations Support Services **ID** 801 **Project Number** 801. 4

Category 4. **Type 1** 08. **Type 2** D04. **P/T** 1. **Priority**

Project Name

Roof Improvements 1

Project Description

The roof over the north side low bay area of the main south building needs to be replaced.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Remove old roofing	7.103	5,185	SF	0.50	$ 3.18	1.32	$ 10,891
2	Install new roofing system	7.101	5,185	SF	1.00	$ 13.04	1.32	$ 89,316
						Total of Maximum Allowable Construction Cost:		$ 100,207
						Total Project Budget:		**$ 132,273**

Facility Operations Support Services **ID** 801 **Project Number** 801. 5

Category 4. **Type 1** 06. **Type 2** E05. **P/T** 1. **Priority**

Project Name

Reconstruct the Drainage Inlets

Project Description

The drainage inlets in the parking lot serving the shops on site are sluggish and showing cracking and wear. Remove the area surface and inlets units and reconstruct new concrete ringed, reinforced units.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Rebuild the drainage inlet areas and resurface area to match	1.202	1,155	SY	1.00	$ 47.06	1.32	$ 71,802
						Total of Maximum Allowable Construction Cost:		$ 71,802
						Total Project Budget:		**$ 94,779**

Facility Operations Support Services **ID** 801 **Project Number** 801. 6

Category 4. **Type 1** 04. **Type 2** A03.1. **P/T** 2. **Priority**

Project Name

Supplemental HVAC

Project Description

Since this is an all year functioning site, the HVAC needs are not effective on very hot days of July through August for the main south and east wing shops and offices. Consider adding additional cooling or modifying the insulation quality of the building to make the work areas less extreme in temperature swing from early morning to late afternoon.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Upgrade south and east wing HVAC	6.200	29,570	SF	0.50	$ 15.49	1.32	$ 302,535
						Total of Maximum Allowable Construction Cost:		$ 302,535
						Total Project Budget:		**$ 423,549**

Facility Operations Support Services **ID** 801 **Project Number** 801. 7

Category 4. **Type 1** 08. **Type 2** A03.2. **P/T** 1. **Priority**

Project Name

Upgrade Primary Electrical Service

Project Description

The main service is capable of using about 2/3 of the capacity due to the configuration. The MDP and service type needs to be upgraded, especially if the district were able to expand the site to the west.

Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade the service	5.650	1	School	1.00	$ 167,673.79	1.32	$ 221,497
					Total of Maximum Allowable Construction Cost:		$ 221,497
						Total Project Budget:	**$ 292,376**

Facility Operations Support Services **ID** 801 **Project Number** 801. 8

Category 6. **Type 1** 04. **Type 2** A03.1. **P/T** 1. **Priority**

Project Name

Welding Shop HVAC/Plumbing Improvements

Project Description

The welding shop has a sink draining into a floor drain that is ponding. Excavate the slab area and repair the piping and venting so that it is code operational. The shop has two roof ventilators and a garage door that ventilate the area. Install a welding hood/fan unit.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Reconstruct the floor drain to sink area	6.400	15	SF	1.00	$ 250.39	1.32	$ 4,961
2	Add a welding hood	6.385	1	Each	1.50	$ 5,707.32	1.32	$ 11,309
						Total of Maximum Allowable Construction Cost:		$ 16,270
						Total Project Budget:		**$ 22,779**

Facility Operations Support Services **ID** 801 **Project Number** 801. 9

Category 8. **Type 1** 05. **Type 2** G01. **P/T** 1. **Priority**

Project Name

Upgrade Building Accessibility

Project Description

Since the office area of the complex is public space, the front entry steps, restroom access and the hardware on the office doors should be made accessible. Once some shop expansion is possible, then the hardware shop can be moved and the restrooms renovated to meet ADA requirements. The front steps will have to be adapted with a ramp (loosing one parking space in an area very short of spaces). Include a sign for space and directions. The intent of the law could be met by having an ADA parking space in the shop area for visitors, but that places the space in a more hazardous area and in an area with conflicts in traffic early in the morning and from 2:00 P.M. on.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Construct a front area ramp	10.074	15	LF	1.00	$ 833.03	1.32	$ 16,506
2	Replace hardware sets	10.566	25	Each	1.00	$ 397.52	1.32	$ 13,128
3	Reconstruct the restrooms to code	6.400	450	SF	1.00	$ 250.39	1.32	$ 148,844
4	Install signage	10.825	4	Each	1.00	$ 451.56	1.32	$ 2,386
				Total of Maximum Allowable Construction Cost:				$ 180,864
						Total Project Budget:		**$ 253,211**

Facility Operations Support Services **ID** 801 **Project Number** 801. 10

Category 8. **Type 1** 06. **Type 2** E08. **P/T** 1. **Priority**

Project Name

Custodial Building Area Accessibility Upgrades

Project Description

The custodial service building portable has a noncompliant ramp and there is no hard surface parking area and connector path.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Install compliant ramp	2.620	1	Per portab	1.00	$ 7,081.94	1.32	$ 9,355
2	Construct an ADA parking space	10.002	1	Space	0.50	$ 4,004.10	1.32	$ 2,645
						Total of Maximum Allowable Construction Cost:		$ 12,000
						Total Project Budget:		**$ 15,840**

Operations Support Services

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

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
801.1	2.11.G01.3.	Purchase of Site to West	$ 4,406,034	**$ 4,458,465**
801.2	2.02.F07.3.	Construct a Storage/Shop Area on New Land	$ 1,895,986	**$ 2,654,381**
801.3	4.02.G01.2.	Replacement of the East Oldest Shop Building	$ 3,165,652	**$ 4,431,912**
801.4	4.08.D04.1.	Roof Improvements 1	$ 100,207	**$ 132,273**
801.5	4.06.E05.1.	Reconstruct the Drainage Inlets	$ 71,802	**$ 94,779**
801.6	4.04.A03.1.2.	Supplemental HVAC	$ 302,535	**$ 423,549**
801.7	4.08.A03.2.1.	Upgrade Primary Electrical Service	$ 221,497	**$ 292,376**
801.8	6.04.A03.1.1.	Welding Shop HVAC/Plumbing Improvements	$ 16,270	**$ 22,779**
801.9	8.05.G01.1.	Upgrade Building Accessibility	$ 180,864	**$ 253,211**
801.10	8.06.E08.1.	Custodial Building Area Accessibility Upgrades	$ 12,000	**$ 15,840**
		Total of *Maximum Allowable Construction Cost:	$ 10,372,84	
			Total Project Budget:	**$ 12,779,565**

801 Operations Support Services

Criteria	Adequate	Comments on existing conditions and needed improvements
1 Site		
1.1 Size		Small requiring custodians and grounds off site
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		Not enough for SCUSD trucks and employees
1.9 Landscaping		None
1.10 Other		
2 Space		
2.1 Administration	✔	
2.2 Health	✔	
2.3 Teachers		N/A
2.4 Audiovisual		N/A
2.5 Library	✔	
2.6 Multipurpose		N/A
2.7 Stage		N/A
2.8 Kitchen		N/A
2.9 Gymnasium		N/A
2.10 Showers		N/A
2.11 Toilets		Old and need ADA upgrade
2.12 Lockers		N/A
2.13 Storage	✔	
2.14 Instructional Space	✔	Shops all but three good
2.15 Size	✔	Shops all but three good
2.16 Flexibility	✔	Shops all but three good
2.17 Utilization	✔	Shops all but three good
2.18 Expandability	✔	Shops all but three good
2.19 Access for the handicapped		Limited to rear shop yard area doors
2.20 Other		

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

Criteria	Adequate	Comments on existing conditions and needed improvements
8 Maintenance		
8.1 Turfed Areas		N/A
8.2 Sprinklers		N/A
8.3 Parking	✔	
8.4 Hardcourt		N/A
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 improvements
8.14 Other		

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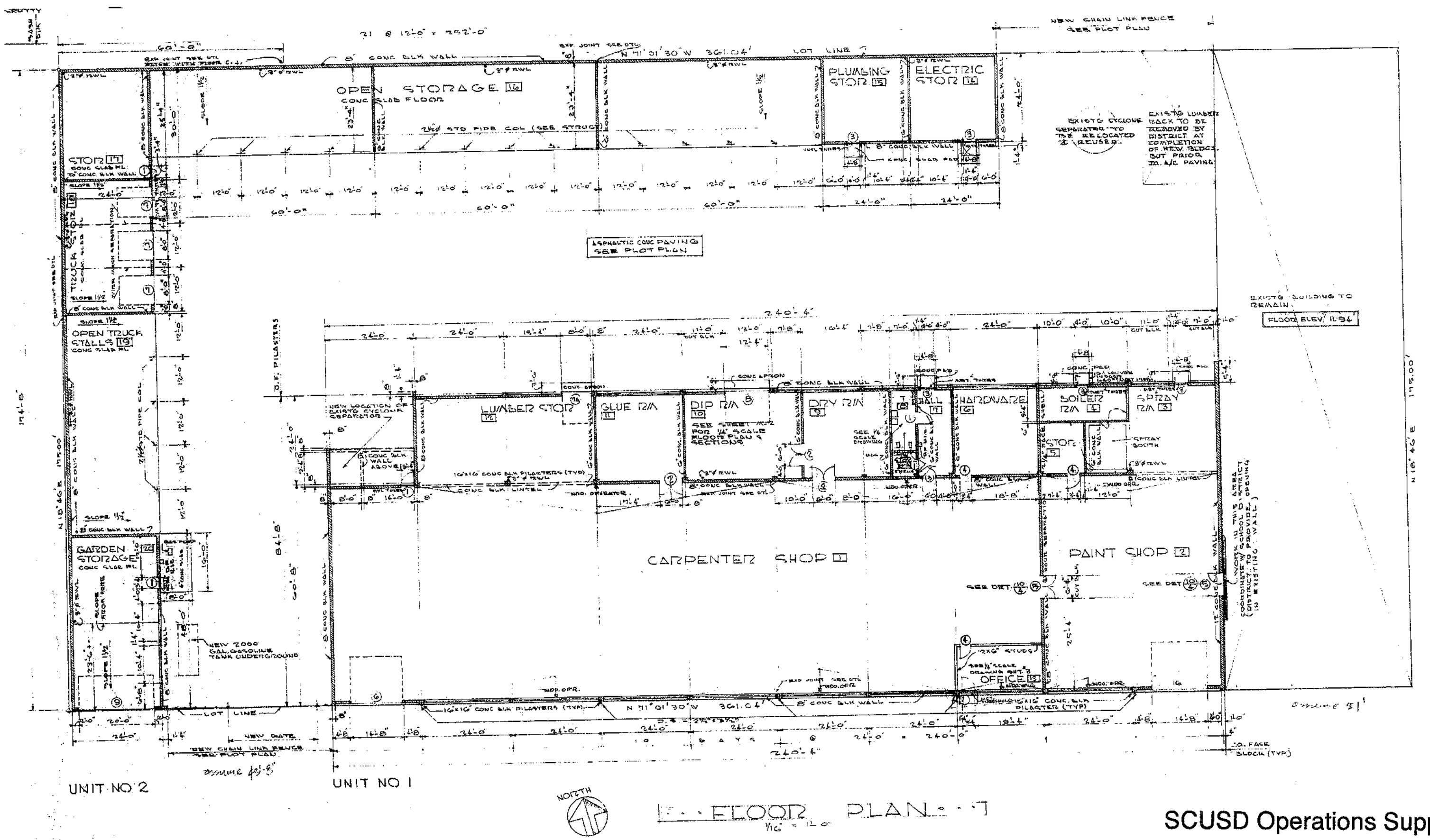
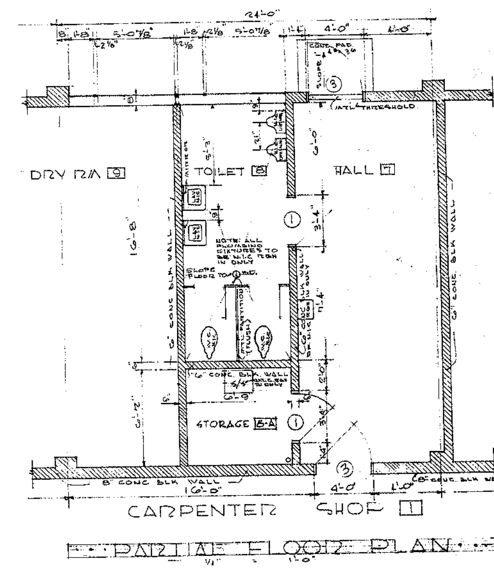
Operations Support Services

Approximate Scale in Feet:

50' 0' 50' 100'





SCUSD Operations Support Services

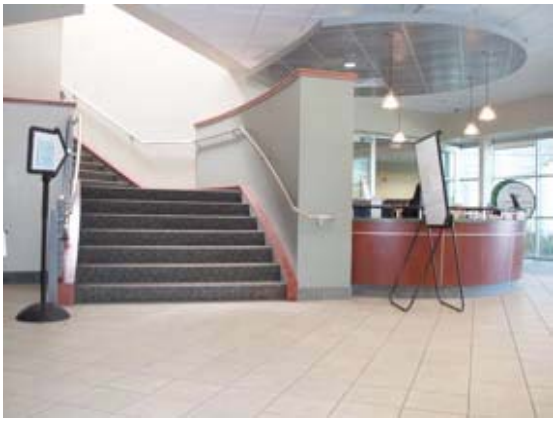
Serna Center

5735 47th Avenue
Sacramento, CA 95824

Permanent building area: 155,000 GSF
Modular buildings: 0 GSF
Modular buildings are 0.0 % of the facility area
Site acres: 16.00

Score:	Possible Points	Total Earned	%
The Site	221	208.0	94.1
Physical Plant Assessment	349	335.0	96.0
Adequacy and Environment for Education	299	291.0	97.3
Total	869	834.0	96.0

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



Participants:

Mike Ward, Facilities Operations Specialist
Robert Woodward, Evaluator

Notes from Principal's Meeting and Questionnaire **Date: 05/25/2005**

- Issues discussed during the meeting are addressed in the main capital investment areas below.

Summary Notes and Comments

School Site:

The Serna Center was opened in the summer of 2002 and is situated on a site of approximately 16 acres. There is xeriscape landscaping and some grass immediately adjacent to the building, in the parking and a strip that parallels 47th. The balance of the site accommodates parking for approximately 400 employees and an estimated 200 visitors daily. Genesis High School is located immediately to the west of the building and the two facilities share access entrances and some parking. There is a shaded outdoor dining area on the north side of the facility.

The site is adequate for the purpose and functioning of the center. It is impeccably maintained and has excellent curb appeal.

School Plant:

The building is a two level office structure designed with consideration for ADA compliance, todays technology needs and ease of maintenance. Exterior surfaces are finished with a synthetic stucco system applied over framed walls or precast concrete walls at the building corners. Aluminum fixed glass window walls and skylights provide natural light to the interior. Interior spaces include perimeter private offices around open general office spaces constructed of modular office, mid height partitioning. There are many meeting and conference rooms on each level to accommodate business gatherings and instruction. The facility includes a full service kitchen and bistro dining area that provides meals for the employees as well as catering for business gatherings. Both interior and exterior dining spaces are provided. Restrooms are generously sized and ADA compliant. Four stairwells and two elevators serve the second level. Automatic doors are provided at the main entrance and the employee entrance on the east side.

Adequacy and Environment for Education:

The facility is well designed and functions adequately as an administrative and teacher training center. Some minor design deficiencies were noted by staff and are addressed in various capital improvement recommendations for the facility.

The Main Capital Investment Areas:

- Consider an electronic gate system for the employee parking area to replace the existing manual gate.
- Install a public address system.
- Install a restroom for the receiving / kitchen area..
- Install a barrel wash area at the service entrance to the kitchen.
- Investigate solutions to the slick tile flooring encountered when the floor is wet.
- Provide additional facility and custodial storage.
- Consider several service equipment issues including, carpet maintenance equipment and a special ladder to safely reach ceilings over cubicle areas

825 Serna Center

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
	825.1	4.06.E01.1.	Install Electric Gate	$ 33,025	**$ 43,593**
	825.2	4.05.D04.1.	Install Parapet Caps	$ 12,830	**$ 17,962**
	825.3	3.05.A07.1.	Install Communication System	$ 41,703	**$ 58,384**
	825.4	3.02.C09.1.	Construct Restroom	$ 31,569	**$ 44,197**
	825.5	3.05.D01.1.	Install Barrel Wash Area	$ 19,815	**$ 27,741**
	825.6	4.02.G01.1.	Construct Storage Facility	$ 572,891	**$ 802,048**
	825.7	4.00.G01.1.	Issue: Equipment	$ 0	**$ 0**
	825.8	3.00.C02.1.	Issue: Restroom Floors	$ 0	**$ 0**
	825.9	4.05.C01.3.	Changes to Space Systems Layout	$ 555,084	**$ 777,118**
			Total of Maximum Allowable Construction Cost:	$ 1,266,917	
				Total Project Budget:	**$ 1,771,043**

Facility Serna Center **ID** 825 **Project Number** 825. 1

Category 4. **Type 1** 06. **Type 2** E01. **P/T** 1. **Priority**

Project Name

Install Electric Gate

Project Description

Staff believes that the site access for employees would benefit considerably with the installation of an electric gate for the employee parking lot. The existing manual gate presents a security issue and safety issues because people tend to block traffic when opening or closing.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Install electric gate	0.000	1		1.00	$ 25,000.00	1.32	$ 33,025
				Total of Maximum Allowable Construction Cost:				$ 33,025
						Total Project Budget:		**$ 43,593**

Facility Serna Center **ID** 825 **Project Number** 825. 2

Category 4. **Type 1** 05. **Type 2** D04. **P/T** 1. **Priority**

Project Name

Install Parapet Caps

Project Description

Install metal parapet caps on the portions of the roof where the synthetic stucco surface wraps over.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Install metal parapet caps	7.600	875	LF	1.00	$ 11.10	1.32	$ 12,830
					Total of Maximum Allowable Construction Cost:			$ 12,830
						Total Project Budget:		**$ 17,962**

Facility Serna Center **ID** 825 **Project Number** 825.3

Category 3. **Type 1** 05. **Type 2** A07. **P/T** 1. **Priority**

Project Name

Install Communication System

Project Description

The facility does not have a public address system which creates issues when attempting to reach people within the facility. This is also considered a safety issue in instances where evacuation of the building or certain portions is required.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Install a two-way communication system	5.100	1	ES school	1.50	$ 21,045.97	1.32	$ 41,703
						Total of Maximum Allowable Construction Cost:		$ 41,703
						Total Project Budget:		**$ 58,384**

Facility Serna Center **ID** 825 **Project Number** 825.4

Category 3. **Type 1** 02. **Type 2** C09. **P/T** 1. **Priority**

Project Name

Construct Restroom

Project Description

Construct an accessible restroom for the kitchen/receiving area.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Construct an accessible restroom	10.912	1	Room	1.00	$ 23,898.00	1.32	$ 31,569
						Total of Maximum Allowable Construction Cost:		$ 31,569
						Total Project Budget:		**$ 44,197**

Facility Serna Center **ID** 825 **Project Number** 825.5

Category 3. **Type 1** 05. **Type 2** D01. **P/T** 1. **Priority**

Project Name

Install Barrel Wash Area

Project Description

The service area to the kitchen does not have a barrel wash area for maintenance of containers. This project will require the installation of a drain, hose bib and repair of concrete and surrounding finishes.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Install barrel wash area	0.000	1		1.00	$ 15,000.00	1.32	$ 19,815
				Total of Maximum Allowable Construction Cost:				$ 19,815
						Total Project Budget:		**$ 27,741**

Facility Serna Center **ID** 825 **Project Number** 825.6

Category 4. **Type 1** 02. **Type 2** G01. **P/T** 1. **Priority**

Project Name

Construct Storage Facility

Project Description

The facility does not have sufficient storage capacity and there is no space available in the facility to convert for that purpose. Construct a storage addition.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Construct a separate storage facility	3.210	2,400	SF	0.65	$ 278.00	1.32	$ 572,891
						Total of Maximum Allowable Construction Cost:		$ 572,891
						Total Project Budget:		**$ 802,048**

Facility Serna Center **ID** 825 **Project Number** 825. 7

Category 4. **Type 1** 00. **Type 2** G01. **P/T** 1. **Priority**

Project Name

Issue: Equipment

Project Description

Issue: Although equipment is not necessarily considered a capital improvement expenditure, staff requested that several pertinent equipment shortages necessary for the proper operation of this facility be addressed. These include a special ladder that will allow maintenance to reach over the office cubicle furniture to replace and/or maintain light fixtures; a small forklift to assist in the handling of bulk material deliveries and carpet maintenance equipment to allow on site maintenance people to clean the carpet as needed rather than have to schedule through the central maintenance operation of the district.

Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Issue: Equipment	0.000	1		1.00	$ 0.00	1.32	$ 0
				Total of Maximum Allowable Construction Cost:			$ 0
					Total Project Budget:		**$ 0**

Facility Serna Center **ID** 825 **Project Number** 825. 8

Category 3. **Type 1** 00. **Type 2** C02. **P/T** 1. **Priority**

Project Name

Issue: Restroom Floors

Project Description

Issue: The restroom floor tile is extremely slick when wet and has been the source of several complaints and near mishaps. District should investigate potential sealants with the tile manufacturer that could be applied to relieve the problem. Replacement of the tile may be a necessary option if sealants do not prove to be beneficial in the correction of the problem.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Issue: Restroom floor tile	0.000	1		1.00	$ 0.00	1.32	$ 0
					Total of Maximum Allowable Construction Cost:			$ 0
						Total Project Budget:		**$ 0**

Facility Serna Center **ID** 825 **Project Number** 825.9

Category 4. **Type 1** 05. **Type 2** C01. **P/T** 3. **Priority**

Project Name

Changes to Space Systems Layout

Project Description

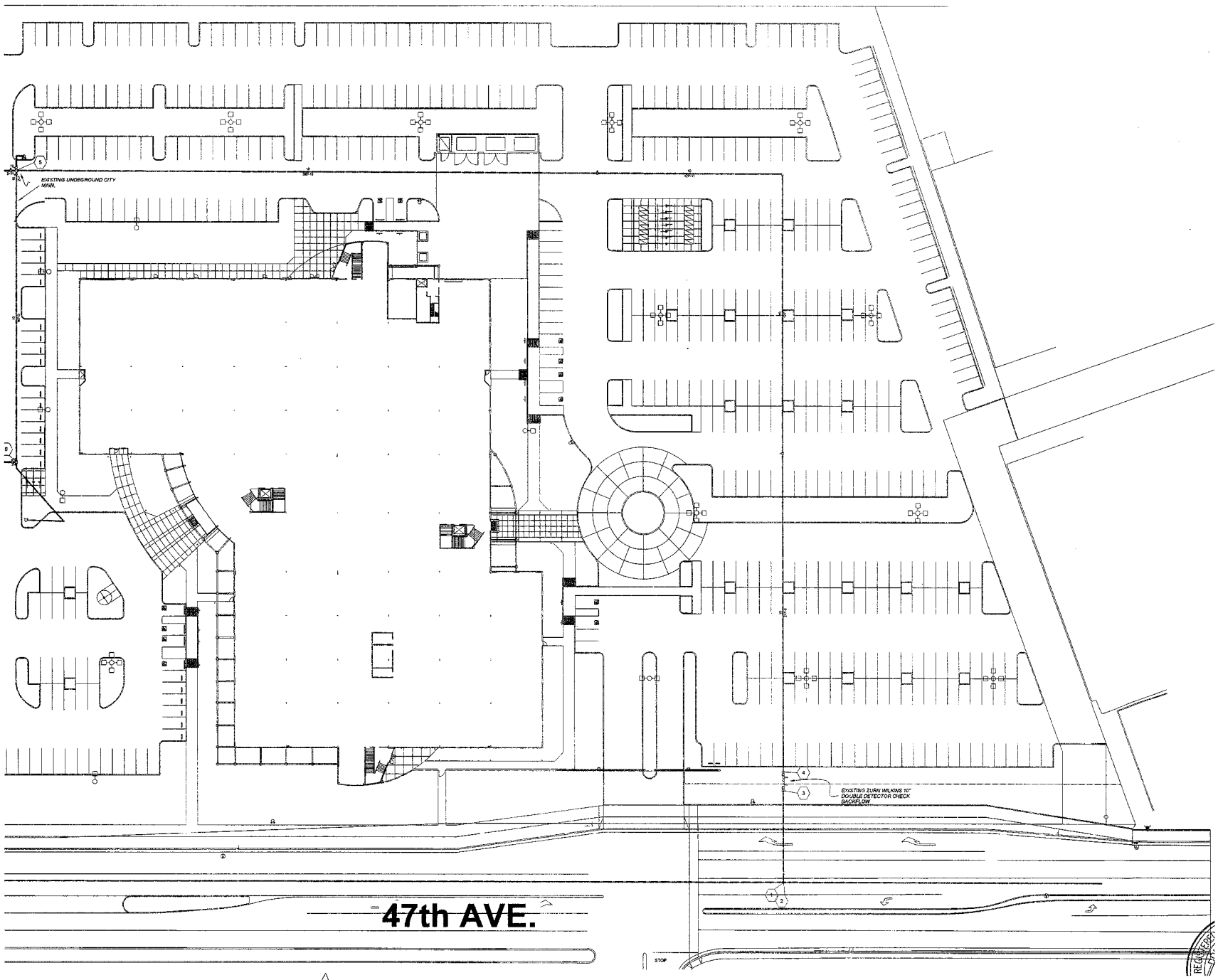
The administration is considering the reconfiguration of some areas of the Serna Center to meet changing staffing requirements. The space planning study is to be conducted in 2006-07. About 200 stations of the systems furniture is estimated at this point to be candidates for change.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Redesign and configure the landscape office systems as needed	4.100	22,000	SF	1.00	$ 19.10	1.32	$ 555,084
						Total of Maximum Allowable Construction Cost:		$ 555,084
						Total Project Budget:		**$ 777,118**

Serna Center

Approximate Scale in Feet:

100' 0' 100' 200'



Serna Center Site

Transportation and Grounds Complex

3101 Redding Ave
Sacramento, CA 95820

Permanent building area: 22,160 GSF
Modular buildings: 0 GSF
Modular buildings are 0.0 % of the facility area
Site acres: 10.68

Score:	Possible Points	Total Earned	%
The Site	221	169.5	76.7
Physical Plant Assessment	349	207.0	59.3
Adequacy and Environment for Education	299	180.5	60.4
Total	869	557.0	64.1

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

Participants:

Rose Haines, Director of Transportation Services
Tom Greer, Supervisor Grounds Shop
Bob Robie, Evaluator

Notes from Principal's Meeting and Questionnaire **Date: 8-23-05**

The Redding Complex houses the following district programs: warehouse / purchasing, print shop, nutrition services, most of the grounds shop from maintenance and operations, and bus transportation hub and shops. This part of the site work concerns itself with programs impacted by being in parts of the old H.C. Muddox ES and associated site areas (3/4 of the Redding site). The transportation complex is only in old school facilities. The grounds shop is in part of the old building, but also has two newer metal shop / storage buildings with associated site storage areas and parking on the northeast quadrant of the site. Transportation has offices, shops and storage yards for buses in line for repair, as well as, parking for the district bus fleet of 187 buses. 80 % of students for special education programs and 20% for students outside their home school walk radius. There is no planning for vendor supported transportation. The Redding site is a good centrally located site with easy access to Highways 50, 99, and 80.

The district transportation group recently underwent a FCMAT (Fiscal & Crisis Management Assistance Team assessment). The findings were:
- Consider removing the existing building. They noted at least four shops need to be constructed.
- Completely renovate the bus parking area.
- Add sufficient parking to meet staff needs.
- Implement a compressed natural gas slow-fill design automated fueling system.

The bus drivers (up to 225) do not have parking. They often use the slot where the bus is, park on the street, and/or double park on site. Cal State University is building apartments on the old driving range land north of the warehouse, so on-street parking competition may get worse. The facility has termites, ants, mice, snakes, and smells. The restrooms are antiquated, cold, and lack fixture count for the number of people.

The 1987 radio system is having more and more problems. The activity and special education buses need to be under a replacement fund.

Summary Notes and Comments

School Site:

The main area of the site is used by these two groups, transportation services and grounds shop. Only the large truck activity by the warehouse and around the nutritional services building is the site as negatively impacted as by the bus traffic. The old Muddox school facility sits adjacent to the street as expected for school use. But, as a vehicle maintenance facility, the uses across the street from R-1 housing is not appropriate. When the shops / offices are replaced consider the relocation of the functions further away from the housing area.

The main drive areas of the paved bus yard need replacement due to the crumbling of the asphalt by buses turning. The general parking lanes have fair to good condition asphalt needing some repair and overlay to match new areas. Consider the re-striping of the lot to maximize the parking of bus drivers on site. The dirt lots by nutritional services will need to be paved, but these spaces are often filled by nutritional services. The fueling station was recently reconstructed to meet new EPA requirements so no work in this area is required. The perimeter fencing, south side drainage ditch, and south wash rack area all need upgrading to portray a friendlier image to the neighborhood.

School Plant:

The H.C. Muddox School facility is in poor condition and qualifies for removal due to: not meeting fire code construction type for garage occupancy, for severe termite and ant problems, for poor energy efficiency, for structural changes to the shops that compromise the resistance of the frames to seismic events, for having hazardous shop occupancy near office occupancy areas without fire separation, for non-compliance to ADA and restroom fixture requirements, and general poor environment when compared to Serna Center, Skills Center, and Operations quality of contruction.

The grounds and transportation operations should be rehoused in separate areas of the site to centralize the functions: grounds in the northeast quadrant where there are two shops for grounds already, and transportation in the main southern 2/3rds of the site. In the fall, the restrooms for the drivers are to be renovated. There are still limited areas with hot water to wash greasy hands, and all drivers are required to do safety and fluids check.

Adequacy and Environment for Education:

The spaces are in a "make do" mode with extreme constraints of space. The old cafeteria and kindergarten rooms have been retrofitted into bus shop areas. Classroom wings have been cut up into office and small shop uses. The distribution of support spaces to the user shop areas is distant and is better consolidated. There are areas with small gas engine, fertilizers, and chemicals that impact neighboring office area air quality. The facilities need replacement to meet operational, health, and functional requirements of the two organizations.

The Main Capital Investment Areas:

- Remove the H.C. Muddox ES complex and associated storage buildings and asphalt area. There will be hazmat and asbestos issues with this demolition.
- Replace the shop and office functions for both user groups.
- Replace the severely damaged asphalt areas. Crack fill damaged areas and either seal-coat or overlay the worn asphalt areas of the bus parking lot.
- Construct new bus shops and a separate office support building.
- Construct new grounds office and small motor and pest control / fertilizer shops.
- Add security camera system and upgrade the radio system.
- Establish a bus replacement fund.
- Upgrade the perimeter fencing, ditches, and functional areas to reduce negative impact on residential areas.

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844 Transportation and Grounds Complex

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
	844.1	3.06.E01.1.	Issue: Parking Problems at the Redding Site	$ 0	**$ 0**
	844.2	3.02.F07.1.	Replace the Transportation Offices and Shops in the old Muddox Facility	$ 8,280,394	**$ 11,592,552**
	844.3	3.02.F07.1.	Replace Grounds Shops/Office in Old Muddox Building	$ 1,155,649	**$ 1,617,908**
	844.4	3.06.E03.1.	Redding Site Paving/Parking Improvements	$ 141,739	**$ 187,096**
	844.5	4.08.E03.2.	Redding Site Paving/Parking Improvements 2	$ 221,445	**$ 292,307**
	844.6	4.06.E01.1.	Transportation Wash Bay Improvements	$ 318,794	**$ 420,808**
	844.7	3.15.A05.1.	Redding Site Camera Security System	$ 88,371	**$ 116,650**
	844.8	3.08.A09.1.	Transportation Radio System Upgrade	$ 361,544	**$ 477,238**
			Total of Maximum Allowable Construction Cost:	$ 10,567,936	
			Total Project Budget:		**$ 14,704,559**

Facility Transportation and Grounds Complex **ID** 844 **Project Number** 844.1

Category 3. **Type 1** 06. **Type 2** E01. **P/T** 1. **Priority**

Project Name

Issue: Parking Problems at the Redding Site

Project Description

The Redding site houses Purchasing, Warehouse, Print Shop, Nutritional Services, Grounds Shop and the Transportation groups. All groups have sufficient, albeit marginal, parking, except the transportation group with its hundreds of bus drivers has a problem finding sufficient parking unless they park in the space the bus vacates. With the future development of the land to the north of the site from recreational use to high density housing, competition for street parking may become more problematic. Keep this issue in mind as some proposed redevelopment of the Redding site is realized.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Issue: Parking problems	0.000	1		1.00	$ 0.00	1.32	$ 0
					Total of Maximum Allowable Construction Cost:			$ 0
						Total Project Budget:		**$ 0**

Facility Transportation and Grounds Complex **ID** 844 **Project Number** 844.2

Category 3. **Type 1** 02. **Type 2** F07. **P/T** 1. **Priority**

Project Name

Replace the Transportation Offices and Shops in the old Muddox Facility

Project Description

The current transportation office and most of the shop complex is in a modified old H.C. Muddox ES facility from 1942. It is in poor condition and is an example of "make due" retrofit work for shops. During the evaluation, seven buses were being worked on outside (some on portable lifts) with three units inside the small shop bays. A new complex is recommended to resolve condition, structural, termites, HVAC, ADA, OSHA, and code/regulation issues. Relocation of the complex away from the street frontage is recommended. The condition score for this group of buildings was 59.3 out of 100. The administration building would house six trainers, training room with storage; six administrators (director, secretary, reception, conference, files, storage, and three support offices), nine staff in communications with a radio room, and a large lounge with kitchenette, storage, and restrooms. 5450/.7=7785 GSF for administration.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Material abatement	4.592	15,495	SF	1.00	$ 3.04	1.32	$ 62,225
2	Demolition of structures	4.400	15,495	SF	1.20	$ 17.33	1.32	$ 425,671
3	Hazmat abatement (est)	4.412	4,600	SF	2.00	$ 10.73	1.32	$ 130,404
4	Pave area impacted and fence	1.202	4,110	SY	1.00	$ 47.06	1.32	$ 255,503
5	Construct transportation offices	3.410	7,785	SF	1.00	$ 296.53	1.32	$ 3,049,510
6	Construct 5 bay or 3 double bay shops w/ support storage and offices (metal buildings)	3.310	8,520	SF	0.80	$ 345.00	1.32	$ 3,106,358
7	Construct tire shop with storage (metal building)	3.310	2,940	SF	0.80	$ 345.00	1.32	$ 1,071,912
8	Construct sheltered slab area for waiting (in progress) vehicles	3.710	2,500	SF	1.20	$ 45.12	1.32	$ 178,811

Total of Maximum Allowable Construction Cost: $ 8,280,394

Total Project Budget: $ 11,592,552

Facility Transportation and Grounds Complex **ID** 844 **Project Number** 844.3

Category 3. **Type 1** 02. **Type 2** F07. **P/T** 1. **Priority**

Project Name

Replace Grounds Shops/Office in Old Muddox Building

Project Description

The offices for hazardous material supervisor, supervisors, group meetings, shop for small engines and storage will need to be relocated with the demolition for the transportation complex. Locate in the proximity of the current new shop area.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Construct to match pre-engineered steel buildings	3.240	4,800	SF	0.80	$ 227.82	1.32	$ 1,155,649
						Total of Maximum Allowable Construction Cost:		$ 1,155,649
						Total Project Budget:		**$ 1,617,908**

Facility Transportation and Grounds Complex **ID** 844 **Project Number** 844.4

Category 3. **Type 1** 06. **Type 2** E03. **P/T** 1. **Priority**

Project Name

Redding Site Paving/Parking Improvements

Project Description

The site is nearly fully paved with three condition problems: areas where buses and delivery trucks turn slowly crumbling the asphalt through to the base; areas fracturing due to traffic that is alligatoring but still intact; and the graveled parking areas that need paving to control drainage. This project is health/safety to resolve the crumbling areas as soon as possible.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Remove and replace crumbling asphalt	1.202	1,900	SY	1.20	$ 47.06	1.32	$ 141,739
						Total of Maximum Allowable Construction Cost:		$ 141,739
						Total Project Budget:		**$ 187,096**

Facility Transportation and Grounds Complex **ID** 844 **Project Number** 844.5

Category 4. **Type 1** 08. **Type 2** E03. **P/T** 2. **Priority**

Project Name

Redding Site Paving/Parking Improvements 2

Project Description

The site is nearly fully paved with three condition problems: areas where buses and delivery trucks turn slowly crumbling the asphalt through to the base; areas fracturing, due to traffic, that are alligatoring but still intact; and the graveled parking areas that need paving to control drainage. This project is cyclic renewal to repair damaged areas that are not trip hazards and to pave gravel areas.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Repair fragmenting areas and resurface	1.230	3,800	SY	1.00	$ 12.86	1.32	$ 64,555
2	Pave gravel areas	1.210	13,500	SF	1.15	$ 7.65	1.32	$ 156,890
						Total of Maximum Allowable Construction Cost:		$ 221,445
						Total Project Budget:		**$ 292,307**

Facility Transportation and Grounds Complex **ID** 844 **Project Number** 844.6

Category 4. **Type 1** 06. **Type 2** E01. **P/T** 1. **Priority**

Project Name

Transportation Wash Bay Improvements

Project Description

The open wash bay slab needs replacement and the shed/controls need to be rehoused with a DOT allowed sand separation pit built to collect oils, etc. The department prefers a washing brush system for the buses in lieu of the open rack system. They hope to share with food services and M&O.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Replace damaged concrete	1.155	1,200	SF	3.00	$ 10.98	1.32	$ 52,216
2	Construct separation pit	0.000	1	Job	1.00	$ 35,000.00	1.32	$ 46,235
3	Construct wash building with automated brush system / controls shed area (metal building)	3.210	750	SF	0.80	$ 278.00	1.32	$ 220,343
						Total of Maximum Allowable Construction Cost:		$ 318,794
						Total Project Budget:		**$ 420,808**

Facility Transportation and Grounds Complex **ID** 844 **Project Number** 844.7

Category 3. **Type 1** 15. **Type 2** A05. **P/T** 1. **Priority**

Project Name

Redding Site Camera Security System

Project Description

The main bus and grounds equipment areas could use a security camera system to record movement and vandalism on site.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Install camera system	11.006	16	Drop	2.00	$ 1,708.40	1.32	$ 72,217
2	Install controller and connection to district	11.210	1	School	1.00	$ 12,228.31	1.32	$ 16,154
						Total of Maximum Allowable Construction Cost:		$ 88,371
						Total Project Budget:		**$ 116,650**

Facility Transportation and Grounds Complex **ID** 844 **Project Number** 844. 8

Category 3. **Type 1** 08. **Type 2** A09. **P/T** 1. **Priority**

Project Name

Transportation Radio System Upgrade

Project Description

Replace dated and unreliable radio systems in the buses. New buses come with updated units. Some upgrade of the central radio controller system is also needed.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Upgrade the central radio system	0.000	1	Job	1.00	$ 225,000.00	1.32	$ 297,225
2	Replace about half of the radios	11.024	95	Scanner	1.00	$ 512.52	1.32	$ 64,319
						Total of Maximum Allowable Construction Cost:		$ 361,544
						Total Project Budget:		**$ 477,238**

Transportation and Grounds Complex

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

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
844.1	3.06.E01.1.	Issue: Parking Problems at the Redding Site	$ 0	**$ 0**
844.2	3.02.F07.1.	Replace the Transportation Offices and Shops in the old Muddox Facility	$ 8,280,394	**$ 11,592,552**
844.3	3.02.F07.1.	Replace Grounds Shops/Office in Old Muddox Building	$ 1,155,649	**$ 1,617,908**
844.4	3.06.E03.1.	Redding Site Paving/Parking Improvements	$ 141,739	**$ 187,096**
844.5	4.08.E03.2.	Redding Site Paving/Parking Improvements 2	$ 221,445	**$ 292,307**
844.6	4.06.E01.1.	Transportation Wash Bay Improvements	$ 318,794	**$ 420,808**
844.7	3.15.A05.1.	Redding Site Camera Security System	$ 88,371	**$ 116,650**
844.8	3.08.A09.1.	Transportation Radio System Upgrade	$ 361,544	**$ 477,238**
		Total of *Maximum Allowable Construction Cost:	$ 10,567,93	
			Total Project Budget:	**$ 14,704,559**

844 Transportation and Grounds Complex

Criteria	Adequate	Comments on existing conditions and needed improvements
1 Site		
1.1 Size	✔	
1.2 Location	✔	
1.3 Safety		Multiple traffic conflicts
1.4 Contours	✔	
1.5 Development		Poor arrangement of shops
1.6 Playfields		N/A
1.7 Pool		N/A
1.8 Parking		Most of areas damaged
1.9 Landscaping		Nearly none and in poor condition
1.10 Other		

2 Space		
2.1 Administration		Needs major renovation
2.2 Health		Needs major renovation
2.3 Teachers		Needs major renovation
2.4 Audiovisual		Needs major renovation
2.5 Library		Needs major renovation
2.6 Multipurpose		Needs major renovation
2.7 Stage		Needs major renovation
2.8 Kitchen		Needs major renovation
2.9 Gymnasium		Needs major renovation
2.10 Showers		Needs major renovation
2.11 Toilets		Needs major renovation
2.12 Lockers		Needs major renovation
2.13 Storage		Needs major renovation
2.14 Instructional Space		Needs major renovation
2.15 Size		Needs major renovation
2.16 Flexibility		Needs major renovation
2.17 Utilization		Needs major renovation
2.18 Expandability		Needs major renovation
2.19 Access for the handicapped		Needs major renovation
2.20 Other		Needs major renovation

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

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

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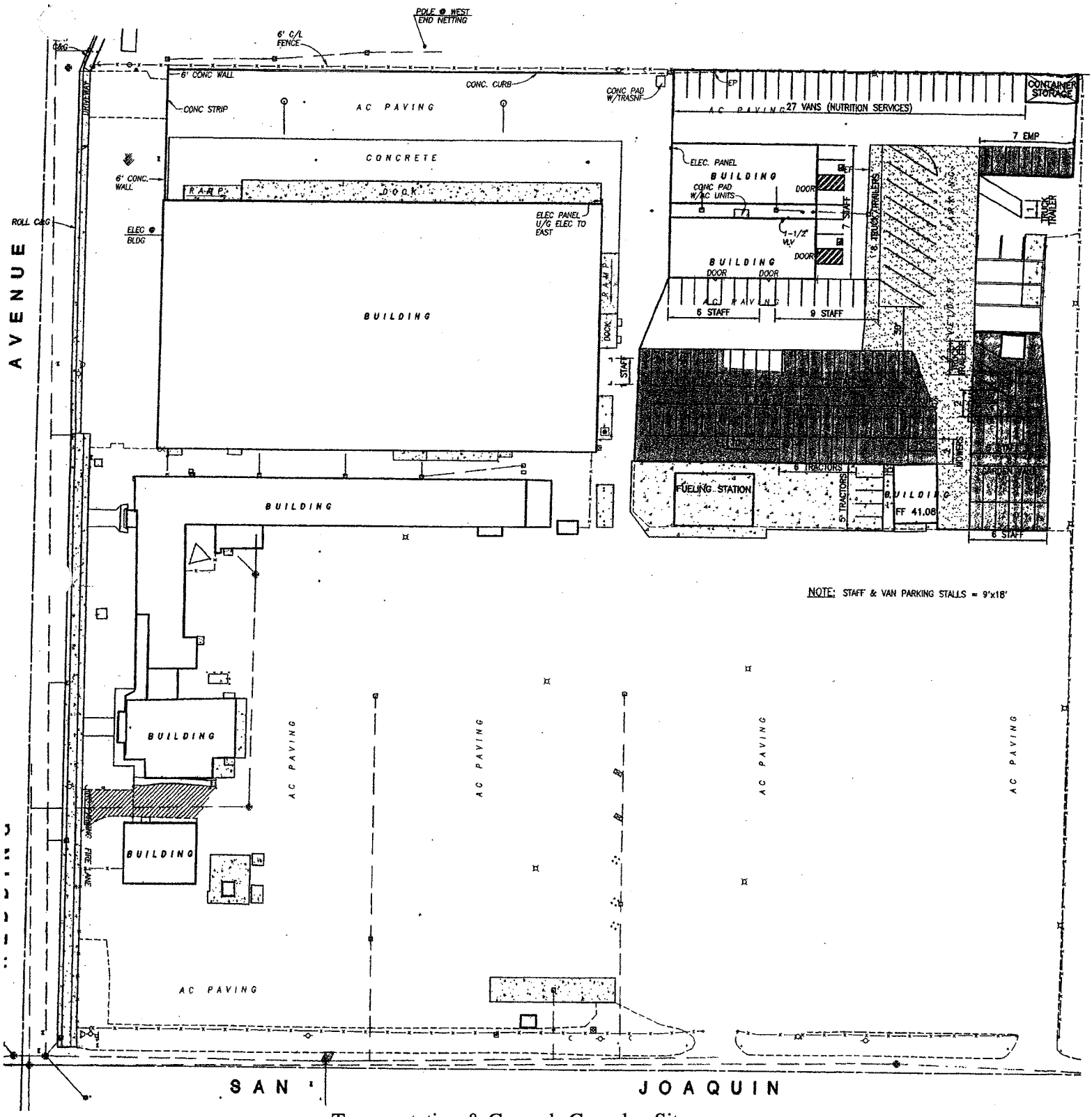
Transportation and Warehouse

Approximate Scale in Feet:

80' 0' 80' 160'



Transportation & Grounds Complex Site

Warehouse / Print Shop / Nutrition Services

3051 Redding Ave
Sacramento, CA 95820

Permanent building area: 59,470 GSF
Modular buildings: 0 GSF
Modular buildings are 0.0 % of the facility area
Site acres: 10.68

Score:	Possible Points	Total Earned	%
The Site	221	169.5	76.7
Physical Plant Assessment	349	324.0	92.8
Adequacy and Environment for Education	299	265.0	88.6
Total	869	758.5	87.3

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

Participants:

Marc Lemieux, Nutrition Services and supervisors
Nancy Miyashiro, Purchasing, the Warehouse, and the Print Shop
Bob Robie, Evaluator

Notes from Principal's Meeting and Questionnaire **Date: 8-23-05**

The Redding Complex houses the following district programs: warehouse / purchasing, print shop, nutrition services, most of the grounds shop from maintenance and operations, and bus transportation hub and shops. The district is using the facilities in this report as follows:

- Nutrition services operates now under the food service "just in time" model where most food is prepared by a vendor and delivered to school for warming or minimal preparation. There is no central kitchen and the warehouse's large freezers and refrigeration vaults are empty now. There is no expectation that this model will change. The office building for this department is in good condition with main issues needed: ADA upgrades, some HVAC, and surfaces upgrades.
- Print Shop is new facility with no issues, but upgrading equipment to meet demand and changing technologies.
- Purchasing is in newly renovated office space within the warehouse. The warehouse could use about 25% more storage to allow for archiving of records now off site in leased areas and library services processing functions now at Leonardo Da Vinci School. The location is cental and works well for the asset inventory control functions. The warehouse has been upgraded to make it more comfortable.

Summary Notes and Comments

School Site:

The site for the warehouse, print shop, and nutrition services is fair to good with some asphalt damage created by large trucks turning. There is adequate parking. The nutrition services lot is only half paved and needs the other half paved. The site is efficient. The road loop around nutrition services and the print shop can be a tight turning radius for large trucks if vehicles are parked oddly by the print shop.

School Plant:

The print shop is new. The nutrition services building is in fair to good condition with ADA upgrades and surfaces renewal needed, only. The warehouse has received a new roof, better lighting, braced racks, and renovated office area so it has few needs: replace old roll doors, replace old dock bumpers, and lifts. The warehouse is sprinklered and has had some HVAC upgrades.

Adequacy and Environment for Education:

All spaces meet functional requirements. The warehouse is considering the leasing out of the large freezer and refrigeration vault rooms. All areas are well laid out and safe. The warehouse could use about a 25% increase in space if the transportation complex is relocated further away from the warehouse south elevation.

The Main Capital Investment Areas:

- Purchase new printer for the print shop.
- Refurbish the nutrition services building.
- Resurface damaged asphalt areas of the driveways.
- If the transportation complex is relocated, consider expanding the warehouse to allow archiving and library services functions to move to this site.

830 Warehouse / Print Shop / Nutrition Services

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
	830.1	4.05.G01.2.	Warehouse Improvements	$ 204,828	**$ 286,760**
	830.2	5.02.F08.3.	Warehouse/Records Expansion	$ 3,469,747	**$ 4,857,646**
	830.3	5.00.A01.1.	Issue: Nutrition Services Food Distribution Model	$ 0	**$ 0**
	830.4	4.05.C01.3.	Refurbish the Nutrition Services Building	$ 157,442	**$ 220,419**
	830.5	4.09.A01.2.	Printshop Technology Upgrades	$ 40,185	**$ 49,025**
1	830.6	4.09.G01.3.	Purchase Truck	$ 85,865	**$ 104,755**
	830.7	4.08.G01.1.	Electric Pallet Jack	$ 26,420	**$ 34,874**
			Total of Maximum Allowable Construction Cost:	$ 3,984,487	
			Total Project Budget:		**$ 5,553,480**

Facility Warehouse / Print Shop / Nutrition Services **ID** 830 **Project Number** 830. 1

Category 4. **Type 1** 05. **Type 2** G01. **P/T** 2. **Priority**

Project Name

Warehouse Improvements

Project Description

The warehouse was built in 1965 and has been upgraded over the years, with HVAC, new roof, modernized purchasing area, and ADA. The large roll doors are beginning to show wear as are the dock bumpers and movable dock leveler ramps. The exterior of the CMU building needs to be repainted.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Replace the roll doors	4.770	7	Per pair	1.15	$ 10,521.89	1.32	$ 111,890
2	Replace dock bumpers	0.000	16	Each	1.00	$ 185.00	1.32	$ 3,910
3	Replace dock leveler ramps	0.000	5	Each	1.00	$ 825.00	1.32	$ 5,449
4	Paint the exterior CMU walls	4.520	26,375	SF	1.05	$ 1.98	1.32	$ 72,435
5	Continue strobes and pull station installation	5.860	3,000	SF	1.00	$ 1.02	1.32	$ 4,042
6	Prep for paint	4.541	1,200	SF	1.00	$ 4.48	1.32	$ 7,102
						Total of Maximum Allowable Construction Cost:		$ 204,828
						Total Project Budget:		**$ 286,760**

Facility Warehouse / Print Shop / Nutrition Services **ID** 830 **Project Number** 830. 2

Category 5. **Type 1** 02. **Type 2** F08. **P/T** 3. **Priority**

Project Name

Warehouse/Records Expansion

Project Description

The warehouse is used by multiple users from library services, to operations for staging equipment and materials for projects, to records, to purchasing services. There is a lot of storage of records around Sacramento that could be located in a new addition to the warehouse to reduce operational rent/lease costs. This addition to the south would have to be coordinated with the replacement project for the transportation group. Part of this new storage could house an archiving service to speed up the data management process for old records.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Build an addition to the warehouse	3.230	12,500	SF	0.85	$ 247.21	1.32	$ 3,469,747
						Total of Maximum Allowable Construction Cost:		$ 3,469,747
						Total Project Budget:		**$ 4,857,646**

Facility Warehouse / Print Shop / Nutrition Services **ID** 830 **Project Number** 830. 3

Category 5. **Type 1** 00. **Type 2** A01. **P/T** 1. **Priority**

Project Name

Issue: Nutrition Services Food Distribution Model

Project Description

The current model for food preparation and serving is based on "just-in-time" contract with a food provider that delivers to all schools pre-prepared foods for minimal prep and serving. This eliminates the need for centralized district kitchen, freezers and refrigeration space. This FMP does not provide any funding for a change in this model. There is funding identified at all schools to upgrade the food preparation kitchens, serving experience, and equipment including adding space for restrooms and storage as well as upgrading all surfaces/HVAC not yet done by modernization. District Nutrition Services has proposed the option to consider construction of a bakery for the district to control snack quality and reduce costs for this area of the district's "just-in-time" contract. This option is not yet well developed so a cost estimate is difficult.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Issue: No central district facilities	0.000	1		1.00	$ 0.00	1.32	$ 0
						Total of Maximum Allowable Construction Cost:		$ 0
						Total Project Budget:		**$ 0**

Facility Warehouse / Print Shop / Nutrition Services **ID** 830 **Project Number** 830. 4

Category 4. **Type 1** 05. **Type 2** C01. **P/T** 3. **Priority**

Project Name

Refurbish the Nutrition Services Building

Project Description

The Nutrition Services building is a steel building construction with tenant developed interiors. In time, the building will need surfaces upgrades (carpet, paint, and lighting upgrades). Changes will need to address ADA hardware and hall clearance issues with door swings.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Refurbish interiors	4.100	4,160	SF	1.50	$ 19.10	1.32	$ 157,442
					Total of Maximum Allowable Construction Cost:			$ 157,442
						Total Project Budget:		**$ 220,419**

Facility Warehouse / Print Shop / Nutrition Services **ID** 830 **Project Number** 830. 5

Category 4. **Type 1** 09. **Type 2** A01. **P/T** 2. **Priority**

Project Name

Printshop Technology Upgrades

Project Description

Modify the photo room other uses.

	Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1	Renovate the photo room	4.300	300	SF	1.00	$ 101.40	1.32	$ 40,185
					Total of Maximum Allowable Construction Cost:			$ 40,185
						Total Project Budget:		**$ 49,025**

Facility Warehouse / Print Shop / Nutrition Services **ID** 830 **Project Number** 830. 6

Category 4. **Type 1** 09. **Type 2** G01. **P/T** 3. **Priority** 1

Project Name

Purchase Truck

Project Description

Purchase a new Diamond Spec 4200 DBA truck (cab and box to replace the existing 1989 Ford truck which has approximately 88,000 miles.

Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Purchase new truck	0.000	1		1.00	$ 65,000.00	1.32	$ 85,865
			Total of Maximum Allowable Construction Cost:				$ 85,865
					Total Project Budget:		**$ 104,755**

Facility Warehouse / Print Shop / Nutrition Services **ID** 830 **Project Number** 830. 7

Category 4. **Type 1** 08. **Type 2** G01. **P/T** 1. **Priority**

Project Name

Electric Pallet Jack

Project Description

Purchase electric pallet jack (Brown WP2300 Series) for delivery of paper, furniture and textbooks to schools.

Description	Cost Code	Qnty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Purchase pallet jack	0.000	5		1.00	$ 4,000.00	1.32	$ 26,420
			Total of Maximum Allowable Construction Cost:				$ 26,420
					Total Project Budget:		**$ 34,874**

Warehouse / Print Shop / Nutrition Services

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

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
830.1	4.05.G01.2.	Warehouse Improvements	$ 204,828	**$ 286,760**
830.2	5.02.F08.3.	Warehouse/Records Expansion	$ 3,469,747	**$ 4,857,646**
830.3	5.00.A01.1.	Issue: Nutrition Services Food Distribution Model	$ 0	**$ 0**
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830.5	4.09.A01.2.	Printshop Technology Upgrades	$ 40,185	**$ 49,025**
830.6	4.09.G01.3.	Purchase Truck	$ 85,865	**$ 104,755**
830.7	4.08.G01.1.	Electric Pallet Jack	$ 26,420	**$ 34,874**
		Total of *Maximum Allowable Construction Cost:	$ 3,984,487	
			Total Project Budget:	**$ 5,553,480**

830 Warehouse / Print Shop / Nutrition Services

Criteria	Adequate	Comments on existing conditions and needed improvements
1 Site		
1.1 Size	✔	
1.2 Location	✔	
1.3 Safety	✔	
1.4 Contours	✔	
1.5 Development	✔	
1.6 Playfields		N/A
1.7 Pool		N/A
1.8 Parking	✔	
1.9 Landscaping		None
1.10 Other		

2 Space		
2.1 Administration	✔	
2.2 Health		N/A
2.3 Teachers		N/A
2.4 Audiovisual		N/A
2.5 Library		N/A
2.6 Multipurpose		N/A
2.7 Stage		N/A
2.8 Kitchen		N/A
2.9 Gymnasium		N/A
2.10 Showers		N/A
2.11 Toilets	✔	
2.12 Lockers		N/A
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	✔	

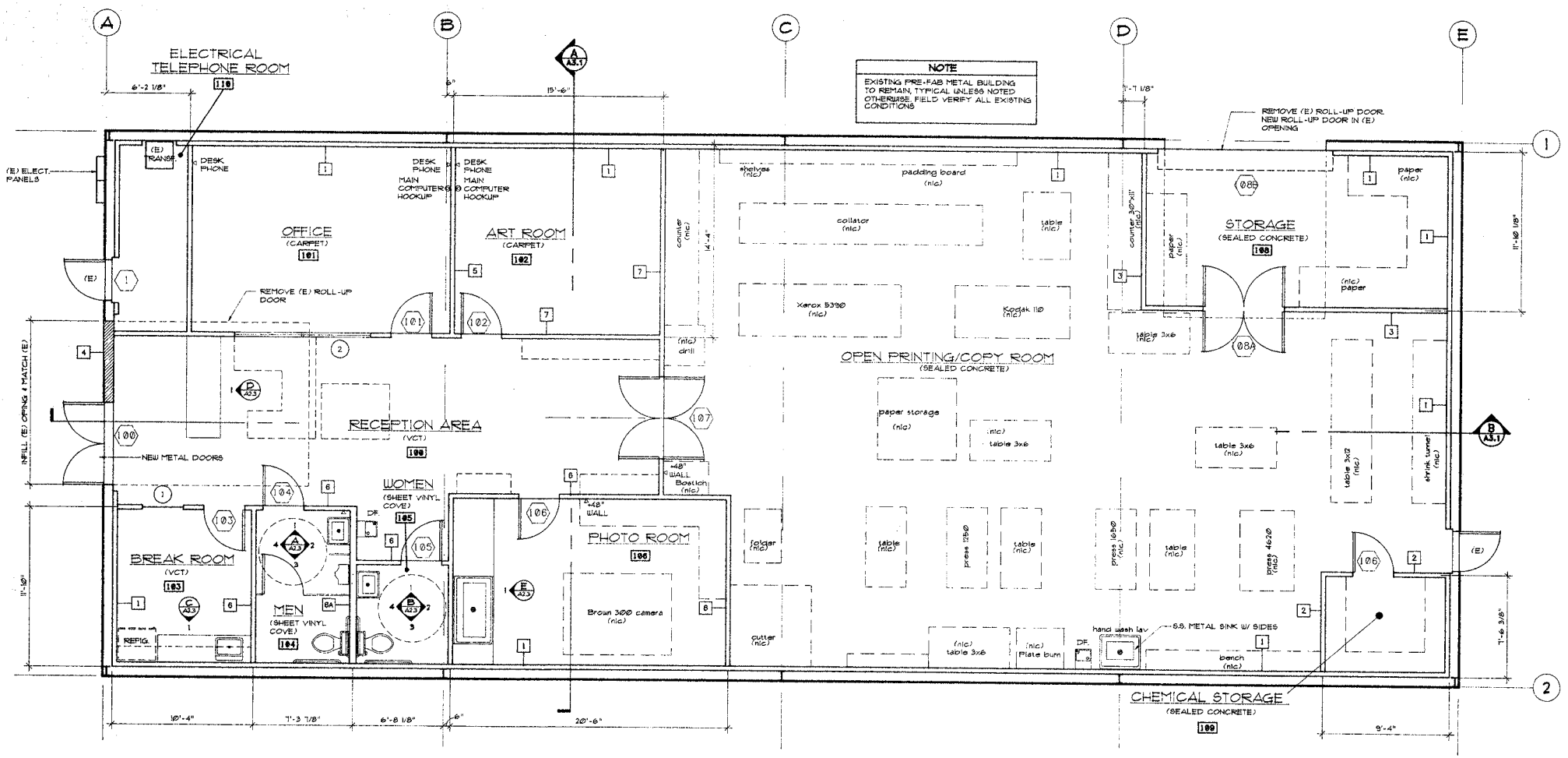
Criteria	Adequate	Comments on existing conditions and needed improvements
3 Light		
3.1 Quantity	✔	
3.2 Brightness	✔	
3.3 Reflectances	✔	
3.4 Windows	✔	
3.5 Screening	✔	
3.6 Audiovisual	✔	
3.7 Energy Factors	✔	
3.8 Other	✔	
4 Heat and Air		
4.1 Temperature Comfort	✔	
4.2 Insulation	✔	
4.3 Air Exchange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

Criteria	Adequate	Comments on existing conditions and needed improvements
8 Maintenance		
8.1 Turfed Areas		N/A
8.2 Sprinklers		N/A
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	✔	

Warehouse / Print Shop /
Nutrition Services

Approximate Scale in Feet:

80' 0' 80' 160'



FLOOR PLAN / PRINT SHOP

SCALE: 1/4"=1'-0"