



Facilities Master Plan 2006 - 2015

Binder 2 Facility Data Files ES A.M. Winn – J. Smith



9/2006

7

Facilities Master Plan Facility Data Files

7.1 FACILITY DETAIL INFORMATION

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

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

7.1.1 Assessment Documentation Explanation

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

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

Exhibit 7-1
*SCUSD Facilities
Summary Report -
Page 1*

DRAFT



Sacramento City Unified School District - School Data and Summary 2005



Albert Einstein Middle School
 9325 Miranda Drive
 Sacramento, CA 95826

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

Score:	Possible Points	Total Earned	%
The Site	248	184.0	74.8
Physical Plant Assessment	354	269.0	76.0
Adequacy and Environment for Education	403	336.0	76.5
Total	1,009	759.0	75.9

Excellent = 90-100% Adequacy = 70-89% Borderline = 50-69% Poor = 30-49% Very Inadequate = 0%

Participants:
 Lois Peterson - Principal
 GR Nolan - Evaluator

ARC 20209.002 SCUSD Facilities Master Plan 1

Exhibit 7-2
SCUSD Facilities
Capital Improvement
Project Summary

DRAFT

Sacramento City Unified School District: School Data and Summary 2006

410 Albert Einstein Middle School

Priority	Number	Code	Capital Improvement Project	MACC*	Project Budget
4	410.1	4-6.T05.1	Roach/Drainage Problem Areas	\$ 51,656	\$ 68,168
1	410.2	4-6.T10.1.2	Classroom Area Improvements	\$ 388,210	\$ 512,456
	410.3	2-4.F02.1	Expand Media Center	\$ 635,541	\$ 889,813
	410.4	4-6.T01.1	Site Improvements	\$ 65,739	\$ 86,809
	410.5	4-6.T02.2	Landscape Improvements	\$ 251,464	\$ 331,954
	410.6	4-6.T02.1	Parking Area Landscape	\$ 47,932	\$ 63,209
	410.7	4-6.T03.1	Parking Improvements	\$ 142,135	\$ 187,619
	410.8	J-5.A05.1	Upgrade Security Camera System	\$ 26,952	\$ 36,577
	410.9	4-4.C00.2.3	Window Replacement	\$ 562,272	\$ 787,188
2	410.10	4-4.C01.2	Continue Gym / Locker Room Renovations	\$ 404,829	\$ 558,759
	410.11	4-5.C01.2	Building E: Classroom Refurbishment	\$ 355,548	\$ 497,768
	410.12	4-4.C01.2	Continue Cafeteria / Kitchen Renovation	\$ 687,474	\$ 962,465
	410.13	2-0.F07.2	Contract Storage Addition	\$ 238,325	\$ 333,655
	410.14	4-5.C01.2	Plant Manager's Area Renovations	\$ 149,930	\$ 208,670
	410.15	4-5.A03.2.1	Continue Secondary Electrical Upgrades	\$ 607,826	\$ 866,957
	410.16	6-4.A03.1.1	HVAC and Plumbing Improvements	\$ 724,238	\$ 1,033,954
3	410.17	4-8.D04.1	Road Improvements 1	\$ 262,875	\$ 348,987
	410.18	4-8.D04.2	Road Improvements 2	\$ 1,752,101	\$ 2,312,773
Total of Maximum Allowable Construction Cost:				\$ 7,411,404	
Total Project Budget:				\$ 10,135,788	

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

Exhibit 7-3
SCUSD
Facilities Capital
Improvement
Project Detail Sheet

DRAFT

Sacramento City Unified School District: School Data and Summary 2006

Facility: ID: Project Name:

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

Project Name:

Project Description:

Description	Cost Code	Qty.	Unit	Seq.	Unit Cost	Infl. #	Subtotal Cost
1 Replace concrete walks, pathways and courtyards	1.155	87,000	SP	1.20	\$ 10.98	1.32	\$ 1,446,660
2 Crack fill, resal and re-strip asphalt play surface	1.235	150,000	SP	1.40	\$ 3.88	1.32	\$ 524,231
3 Remove locker concrete base and patch concrete	1.355	900	SP	1.40	\$ 10.98	1.32	\$ 13,276
4 Construct courtyard with seating	1.340	7,200	SP	1.00	\$ 11.13	1.32	\$ 105,660
5 Construct a shade structure at new courtyard	3.711	2,800	SP	1.00	\$ 36.31	1.22	\$ 138,841
6 Install site lighting	1.281	75,000	SP	1.00	\$ 1.13	1.32	\$ 111,955
7 Construct dumpster enclosures	1.360	4	12K0	1.00	\$ 23,000.00	1.22	\$ 124,132
Total of Maximum Allowable Construction Cost:							\$ 2,496,762
Total Project Budget:							\$ 3,295,722

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Coding

Project Descriptions outline the problem to be estimated

MACC

TPC

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

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

7.1.2 List of Facilities in this Binder

The following schools are tabbed in this binder:

Elementary Schools

- A. M. Winn Elementary School
- Abraham Lincoln Elementary School
- Alice Birney Elementary School
- Bear Flag Elementary School
- Bowling Green Charter Elementary School
- Bret Harte Elementary School
- Camellia Basic Elementary School
- Caroline Wenzel Elementary School
- Cesar E. Chavez Elementary School
- Clayton B. Wire Elementary School
- Collis P. Huntington Elementary School
- Crocker/ Riverside Elementary School
- David Lubin Elementary School
- Earl Warren Elementary School
- Edward Kemble Elementary School
- Elder Creek Elementary School
- Ethel I. Baker Elementary School
- Ethel Phillips Elementary School
- Freeport Elementary School
- Fruit Ridge Elementary School

- Golden Empire Elementary School
- H. W. Harkness Elementary School
- Hollywood Park Elementary School
- Hubert H. Bancroft Elementary School
- Isador Cohen Elementary School
- James W. Marshall Elementary School
- Jedediah Smith Elementary School

7.1.3 Coding Explanation

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

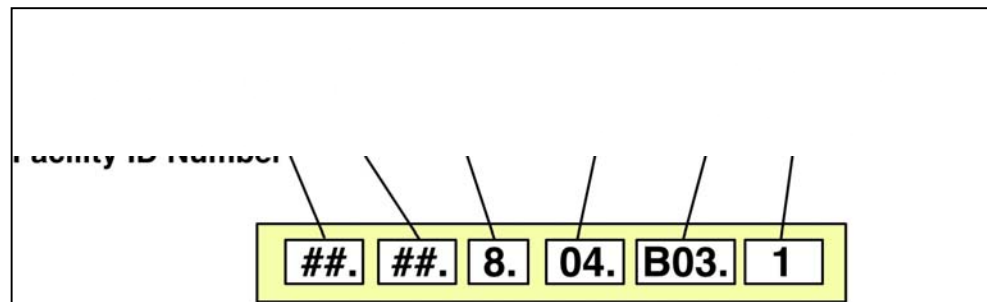
7.1.4 Facility Inventory Data

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

SCUSD Capital Outlay Coding Categories

Capital Outlay Coding Categories

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



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

A. M. Winn Elementary School

3351 Explorer Drive
 Sacramento, Ca 95827

Permanent building area: 23,146 GSF
 Modular buildings: 11,679 GSF
 Modular buildings are 33.5 % of the facility area
 Site acres: 10.00

Score:	Possible Points	Total Earned	%
The Site	271	232.5	85.8
Physical Plant Assessment	354	305.0	86.2
Adequacy and Environment for Education	375	282.0	75.2
Total	1,000	819.5	82.0

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



Participants:

Stephan Brown, Principal
 Leslie Buerk, Evaluator

Notes from Principal's Meeting and Questionnaire

Date: 11-01-05

- Modernization is scheduled for this spring. The scope is to include flooring, lights, interior and exterior paint, and casework. Wheelchair access to the stage is also planned.
- Electrical service in the administration area is good.
- The cafeteria does not have adequate lighting.
- The school is not fire sprinklered, with the exception of the cafeteria.
- The roofs used to leak, but seem to be OK now.
- Many students walk to and from school.
- After school programs available include START, a theater arts program. a reading club that meets in the library, a science club that meets in a classroom once a week, and tutoring for 4th, 5th and 6th grade, that also meet in a classroom.
- Breakfast is served from 8:00 – 8:30. The cafeteria is of sufficient size.
- Overflow event parking is absorbed by the surrounding neighborhood streets.
- HVAC is centrally operated.
- Some areas have excessive noise from HVAC units, specifically Classrooms 7 & 10.
- The nurse is on campus Thursdays and Fridays for a couple of hours. The office staff is required to know first aid and can administer medications.
- There are 520 students at the school
- Lack of sufficient storage is a big issue. The teacher workroom is used for storage.
- There is one vacant portable on campus.
- There are conflicts between pedestrians and vehicles at the site. Vanguard and Explorer drives are busy streets.
- There are drainage issues at various locations on campus.
- Student restroom condition is ranked low. Staff is average.
- Older classrooms do not have enough outlets.
- Paving issues reported outside the cafeteria, on the main playground (uneven surfaces), and on the north side of Room 18.
- The double doors to the administration area and the back door of the kitchen have persistent opening/closing problems.
- The school has had problems with vandalism.
- There is currently no ADA access to the stage.
- The attendance clerk shares office space with the nurse.
- At present, the speech room is not equipped with internet access.
- There is a parent education class at the school.

Summary Notes and Comments

School Site:

The site is adequately sized at 10 acres. The school was developed without adequate parent drop-off and bus lanes, and the placement of buildings on the site now limits the redevelopment of these amenities. The west side of the site; however, can easily accommodate these functions, although the relationship to the front door of the school is less than desirable. Crossing areas do not have adequate signs or flashing lights. The school has many portable classroom buildings that are well integrated into the site, although covered walkways do not extend to those areas. The playgrounds are well developed, but in need of resurfacing. An additional play structure is needed to allow separation of age groups. The grass play fields should be re-contoured to improve drainage. The school has room for expansion, if needed.

School Plant:

The buildings were modernized, as scheduled, in the summer of 2005, subsequent to the field evaluation. A modernization evaluation confirming work completed under the modernization process was conducted in August 2006. In general, all permanent buildings are in need of refurbishing. The administrative offices are poorly configured and undersized. The multipurpose room and kitchen are

also undersized. The kitchen can be expanded to the south; however, the multipurpose room cannot be easily enlarged. The roofs are in fair to good condition, with some ponding occurring at the eaves. The roof over the multipurpose room was installed over older roofing and should be removed and replaced. The distribution of electrical outlets in the classrooms is poor.

Adequacy and Environment for Education:

The school does not have a computer lab or a project lab. Classrooms are generally small, and the second grade and two first grade classes are in half-sized classrooms. Some permanent classroom spaces have been subdivided to provide space for educational support programs. These spaces tend to not afford sufficient privacy between users. Because of limited office type support space, the speech pathologist works from an electrical closet, an unsafe environment. Consideration should be given to reducing the number of portable classrooms. There are not enough restrooms on site.

The Main Capital Investment Areas:

- Address traffic issues during the drop-off / pick-up times.
- Construct a computer lab, a project lab for art / science and a media center addition.
- Construct additional restrooms
- Construct a staff lounge / workroom.
- Consider a classroom addition to reduce modular percentage.
- The play area and some paving / drainage problem areas need upgrades.
- Refurbish portable classrooms.
- Upgrade exterior doors and windows.
- Replace the roof on the multipurpose building.

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10 A. M. Winn Elementary School

Priority Project #	Codes	Capital Improvement Project	MACC*	Project Budget
10.1	4.06.E03.1.	Parking Improvements	\$ 78,523	\$ 103,651
10.2	4.04.E03.1.	Access Improvements	\$ 599,547	\$ 839,366
10.3	4.06.E06.1.	Playground Improvements	\$ 490,375	\$ 647,295
10.4	4.06.E01.1.	Site Improvements	\$ 615,833	\$ 812,900
10.5	4.06.E10.1.1.	Drainage and Landscape Improvements	\$ 746,336	\$ 985,164
10.6	4.05.D01.1.	Exterior Building Improvements	\$ 718,875	\$ 1,006,425
10.7	2.02.F02.2.	Kindergarten Addition	\$ 1,523,959	\$ 2,133,543
10.8	4.03.C01.1.	Portable Classroom Improvements	\$ 128,077	\$ 169,062
10.9	4.04.F07.1.	Kitchen Improvements	\$ 33,025	\$ 46,235
10.10	2.02.F02.2.	Construct a Project Lab / Computer Lab	\$ 1,464,361	\$ 2,050,106
10.11	2.02.F02.1.	Media Center Addition / Refurbishment	\$ 880,648	\$ 1,232,907
10.12	4.04.D04.1.	Roofing Improvements	\$ 72,056	\$ 100,878
10.13	3.15.A05.1.	Security System Installation	\$ 38,722	\$ 51,112
10.14	4.05.A03.2.1.	Continue Electrical / Lighting Improvements	\$ 309,198	\$ 432,877
10.15	4.02.C01.1.	Administration Modifications	\$ 355,798	\$ 498,117
10.16	2.02.F01.2.	Construct a Pre-Kindergarten Program Space	\$ 650,844	\$ 911,182
10.17	2.02.F02.2.	Classroom Addition	\$ 969,508	\$ 1,357,312
Total of Maximum Allowable Construction Cost:			\$ 9,675,685	
Total Project Budget:				\$ 13,378,133

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

Project Name

Project Description

The staff parking area is in fair shape, but has some cracking and should be repaired. The asphalt paving is failing at the pedestrian gate to Explorer Avenue and the asphalt surfaces pond water between the Healthy Start building and portable Classroom 26. Correct drainage and replace the asphalt. Seal the asphalt area in front of the Healthy Start building to the street. Replace the portion of sidewalk along the multipurpose building that is damaged.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Clean and crack fill asphalt paving	1.234	500	LF	1.00	\$ 4.09	1.32	\$ 2,701
2 Seal and re-stripe the parking lot	1.235	25,000	SF	1.00	\$ 1.88	1.32	\$ 62,087
3 Replace damaged asphalt paving	1.203	350	SY	0.30	\$ 60.00	1.32	\$ 8,322
4 Correct drainage and overlay asphalt	1.250	100	SY	1.00	\$ 21.21	1.32	\$ 2,802
5 Replace concrete sidewalk	1.155	180	SF	1.00	\$ 10.98	1.32	\$ 2,611
Total of Maximum Allowable Construction Cost:							\$ 78,523
Total Project Budget:							\$ 103,651

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

Project Name

Project Description

There are no flashing school signs, crosswalk signs, or crossing guards. There is no parent drop-off lane. Parents circulate through the buses, use the staff parking area, or pick up the students from Vanguard Street. Create a bus lane and a parent drop-off lane at Vanguard Street, reserving the existing drop-off area for kindergartners. Construct additional staff parking and drive pad access from Vanguard. Construct trash dumpster enclosures.

Description	Cost Code	Qty.	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 Construct a bus lane	1.110	1	Project	1.00	\$ 146,931.34	1.32	\$ 194,096
3 Construct a parent drop-off lane	1.120	1	Project	1.00	\$ 166,517.20	1.32	\$ 219,969
4 Construct additional staff parking with access from Vanguard	1.220	30	Space	1.00	\$ 3,387.00	1.32	\$ 134,227
5 Construct two drive pads for access from Vanguard	1.140	2	Project	1.00	\$ 11,900.00	1.32	\$ 31,440
Total of Maximum Allowable Construction Cost:							\$ 599,547
Total Project Budget:							\$ 839,366

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Add play structure	1.620	1	Project	1.00	\$ 238,915.17	1.32	\$ 315,607
2 Overlay damaged asphalt	1.230	4,000	SY	1.50	\$ 12.86	1.32	\$ 101,928
3 Re-seal and re-stripe asphalt play surface	1.235	35,000	SF	0.80	\$ 1.88	1.32	\$ 69,537
4 Add site seating	0.000	1	EA Seat	1.00	\$ 2,500.00	1.32	\$ 3,303
Total of Maximum Allowable Construction Cost:							\$ 490,375
Total Project Budget:							\$ 647,295

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Site lighting is limited to building mounted lighting and is inadequate. Add exterior pole lighting to supplement. The walkways to the modular classrooms are not protected from the elements. Provide canopies over the walkways. Replace the site seating benches located between the classrooms. Construct trash dumpster enclosures.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace bench seating	0.000	1		1.00	\$ 5,000.00	1.32	\$ 6,605
2 Install site lighting	1.280	8	Per Pole	1.00	\$ 6,510.90	1.32	\$ 68,807
3 Construct walkway covers	3.711	10,000	SF	1.00	\$ 36.31	1.32	\$ 479,655
4 Construct dumpster enclosures	1.360	2	Each	1.00	\$ 23,000.00	1.32	\$ 60,766
5 Construct a storage building	0.000	1		0.00	\$ 5,000.00	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 615,833
Total Project Budget:							\$ 812,900

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

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Resolve the gopher problem and aerate the grass fields	1.260	26,100	SY	0.50	\$ 4.38	1.32	\$ 75,507
2 Upgrade irrigation system in grass areas	1.830	235,000	SF	0.50	\$ 1.37	1.32	\$ 212,648
3 Upgrade the front irrigation system	1.330	32,400	SF	1.00	\$ 3.07	1.32	\$ 131,397
4 Separate irrigation from domestic water	0.000	1	Project	1.00	\$ 37,500.00	1.32	\$ 49,538
5 Install drainage interceptors	1.410	1	Acre	1.00	\$ 37,031.21	1.32	\$ 48,918
6 Upgrade general landscaping	1.320	2	Project	1.00	\$ 59,350.50	1.32	\$ 156,804
7 Construct a shade structure	3.710	1,200	SF	1.00	\$ 45.12	1.32	\$ 71,524
Total of Maximum Allowable Construction Cost:							\$ 746,336
Total Project Budget:							\$ 985,164

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

The windows on the permanent buildings are the original steel frame windows and are in need of upgrading. Most exterior doors open into the path of travel. Provide barriers at primary doors for pedestrian safety. The trim on the building exterior is peeling and oxidized and will need to be scraped and painted prior to painting. The stucco portions of the north walls of the permanent classroom wings are cracking throughout. Color coat to prevent further deterioration. Provide barriers at primary doors for pedestrian safety. Exterior doors are deteriorating and many have corroded areas along the bottom edge.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install barriers exterior doors	10.092	175	LF	1.00	\$ 75.00	1.32	\$ 17,338
2 Replace windows	4.710	4,200	SF	1.20	\$ 105.37	1.32	\$ 701,537
3 Prep, prime and paint building trim	4.520	1,750	SF	0.00	\$ 1.98	1.32	\$ 0
4 Apply stucco color coat	4.531	800	SF	0.00	\$ 5.72	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 718,875
Total Project Budget:							\$ 1,006,425

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

Project Name

Project Description

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

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

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

Project Name

Project Description

The second grade classes are in half sized classrooms. By constructing a new classroom pod (4 classrooms plus support spaces – see other projects), the second grade portables can be converted for use as classroom support, each containing a small-group instruction area (240), a teacher planning center (300), and storage (100). Classrooms 13, 14 and 15 need upgraded carpet. Classrooms 18, 22, 23, and 24 need to be refurbished. Classrooms 22 and 23 also need upgrades to fire alarm systems and additional outlets.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate portable classrooms 13-15	2.100	2	Classroom	2.00	\$ 9,565.35	1.32	\$ 50,543
2 Replace carpet	4.570	3,000	SF	1.00	\$ 4.26	1.32	\$ 16,882
3 Refurbish portable classroom 18, 22-24	2.100	4	Classroom	1.20	\$ 9,565.35	1.32	\$ 60,652
Total of Maximum Allowable Construction Cost:							\$ 128,077
Total Project Budget:							\$ 169,062

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

Project Name

Project Description

The kitchen is old with a lot of original equipment. There is no walk-in unit. The dishwasher needs to be removed and a 3-compartment pot sink installed. Resurface walls with FRP, lay a new heat seamed vinyl floor, paint, upgrade the hood (and fire suppression system) and replace wood shelving. Modify the serving are, if needed when the kitchen is organized and upgrade the equipment, Add AC as needed.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade equipment and walk-in unit options	0.000	2		1.00	\$ 12,500.00	1.32	\$ 33,025
2 Renovate existing kitchen	4.310	1,030	SF	0.00	\$ 184.27	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 33,025
Total Project Budget:							\$ 46,235

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

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

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

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

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

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish the existing library	4.200	1,282	SF	1.10	\$ 50.84	1.32	\$ 94,709
2 Construct an addition to the library	3.410	1,824	SF	1.10	\$ 296.53	1.32	\$ 785,939
Total of Maximum Allowable Construction Cost:							\$ 880,648
Total Project Budget:							\$ 1,232,907

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace roof on multipurpose	7.101	4,183	SF	1.00	\$ 13.04	1.32	\$ 72,056
Total of Maximum Allowable Construction Cost:							\$ 72,056
Total Project Budget:							\$ 100,878

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

Project Name

Project Description

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

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install secondary electrical upgrades	5.640	1	School	1.00	\$ 83,843.29	1.32	\$ 110,757
2 Electrical distribution and outlet upgrades	5.300	14,000	SF	1.00	\$ 10.73	1.32	\$ 198,441
3 Upgrade the lighting in the multipurpose	5.300	3,200	SF	0.00	\$ 10.73	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 309,198
Total Project Budget:							\$ 432,877

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

Project Name

Project Description

The administration offices lack space and are poorly configured. Expand the offices, including the nurse's office, into the current staff lounge and main corridor, reconfiguring the layout to improve efficiency. The renovation should include office space for the attendance officer, a conference room, an adequate reception / lobby area, and a compliant restroom for the nurse's office. Coordinate work with other addition projects. Enhance the main building entrance for improved aesthetics and presence.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate administration area	4.300	2,100	SF	1.00	\$ 101.40	1.32	\$ 281,294
2 Enhance the main entrance	3.710	1,250	SF	1.00	\$ 45.12	1.32	\$ 74,504
Total of Maximum Allowable Construction Cost:							\$ 355,798
Total Project Budget:							\$ 498,117

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

District child development is anticipating that a pre-kindergarten program space will be located at this site. Provide a program space similar to Earl Warren ES. The program will be housed in a portable building, with adjacent parking and play area as is possible.

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

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct permanent classroom addition	3.210	2,400	SF	1.10	\$ 278.00	1.32	\$ 969,508
Total of Maximum Allowable Construction Cost:							\$ 969,508
Total Project Budget:							\$ 1,357,312

A. M. Winn Elementary School

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

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
10.1	4.06.E03.1.	Parking Improvements	\$ 78,523	\$ 103,651
10.2	4.04.E03.1.	Access Improvements	\$ 599,547	\$ 839,366
10.3	4.06.E06.1.	Playground Improvements	\$ 490,375	\$ 647,295
10.4	4.06.E01.1.	Site Improvements	\$ 615,833	\$ 812,900
10.5	4.06.E10.1.1.	Drainage and Landscape Improvements	\$ 746,336	\$ 985,164
10.6	4.05.D01.1.	Exterior Building Improvements	\$ 718,875	\$ 1,006,425
10.7	2.02.F02.2.	Kindergarten Addition	\$ 1,523,959	\$ 2,133,543
10.8	4.03.C01.1.	Portable Classroom Improvements	\$ 128,077	\$ 169,062
10.9	4.04.F07.1.	Kitchen Improvements	\$ 33,025	\$ 46,235
10.10	2.02.F02.2.	Construct a Project Lab / Computer Lab	\$ 1,464,361	\$ 2,050,106
10.11	2.02.F02.1.	Media Center Addition / Refurbishment	\$ 880,648	\$ 1,232,907
10.12	4.04.D04.1.	Roofing Improvements	\$ 72,056	\$ 100,878
10.13	3.15.A05.1.	Security System Installation	\$ 38,722	\$ 51,112
10.14	4.05.A03.2.1.	Continue Electrical / Lighting Improvements	\$ 309,198	\$ 432,877
10.15	4.02.C01.1.	Administration Modifications	\$ 355,798	\$ 498,117
10.16	2.02.F01.2.	Construct a Pre-Kindergarten Program Space	\$ 650,844	\$ 911,182
10.17	2.02.F02.2.	Classroom Addition	\$ 969,508	\$ 1,357,312
Total of *Maximum Allowable Construction Cost:			\$ 9,675,685	
Total Project Budget:			\$ 13,378,133	

10 A. M. Winn Elementary School

Criteria	Adequate	Comments on existing conditions and needed improvements
1 Site		
1.1 Size	✓	
1.2 Location	✓	
1.3 Safety		No flashing school signs or signage
1.4 Contours		Drainage issues
1.5 Development	✓	
1.6 Playfields		Additional play structure and repair hard play surfaces
1.7 Pool		N/A
1.8 Parking		Insufficient
1.9 Landscaping		Improvements needed
1.10 Other		
2 Space		
2.1 Administration		Renovate admin
2.2 Health		Renovate admin
2.3 Teachers		Need teachers lounge and workroom
2.4 Audiovisual	✓	
2.5 Library		Need expansion and renovation
2.6 Multipurpose		Need renovation
2.7 Stage		Need a stage lift
2.8 Kitchen		Need expansion and renovation
2.9 Gymnasium		N/A
2.10 Showers		N/A
2.11 Toilets		Need refurbishment and additional restrooms
2.12 Lockers		N/A
2.13 Storage		Need a storage building
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		Need to be replaced with energy efficient windows
3.5 Screening		Same as windows
3.6 Audiovisual	✓	
3.7 Energy Factors		Windows and exterior doors need replacement
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		Need upgrades
8.2 Sprinklers		Need upgrades
8.3 Parking		Need additional
8.4 Hardcourt		Need refurbishment
8.5 Sidewalks	✓	
8.6 Exteriors		Need repainting
8.7 Interiors		Need refurbishing
8.8 Roofing		Replace multipurpose
8.9 Windows		Replace
8.10 Fencing		Replace
8.11 Mechanical Equipment	✓	
8.12 Hardware		Replace exterior and interior
8.13 Plumbing Fixtures		Need refurbishing
8.14 Other		



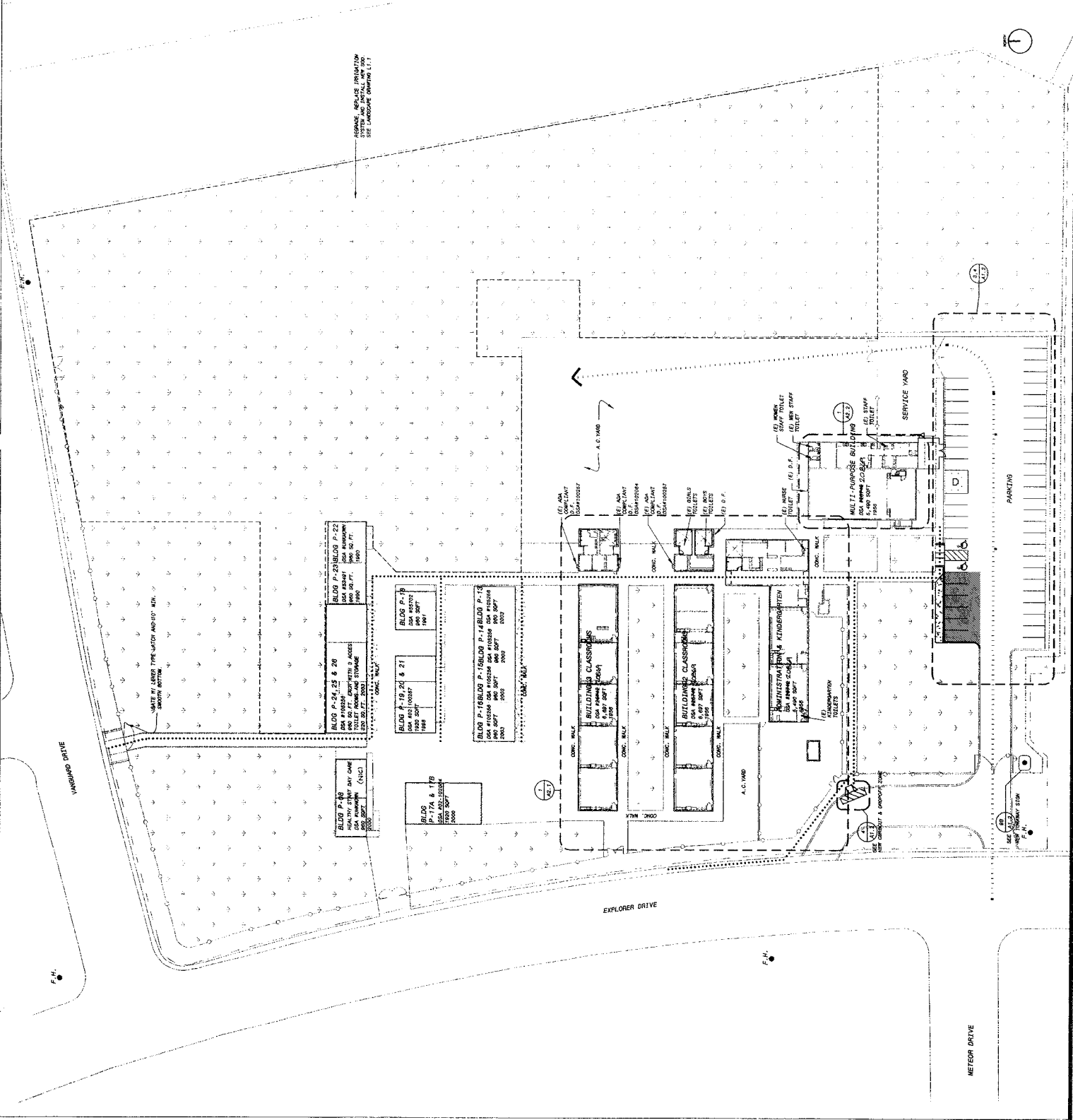
Approximate Scale in Feet:

80' 0' 80' 160'



AM Winn ES 7/10
 2003 Mod
 Site

REMOVE EXISTING UTILIZATION
 SYSTEMS AND INSTALL NEW 200
 SEE LANDSCAPE DRAWING L.17



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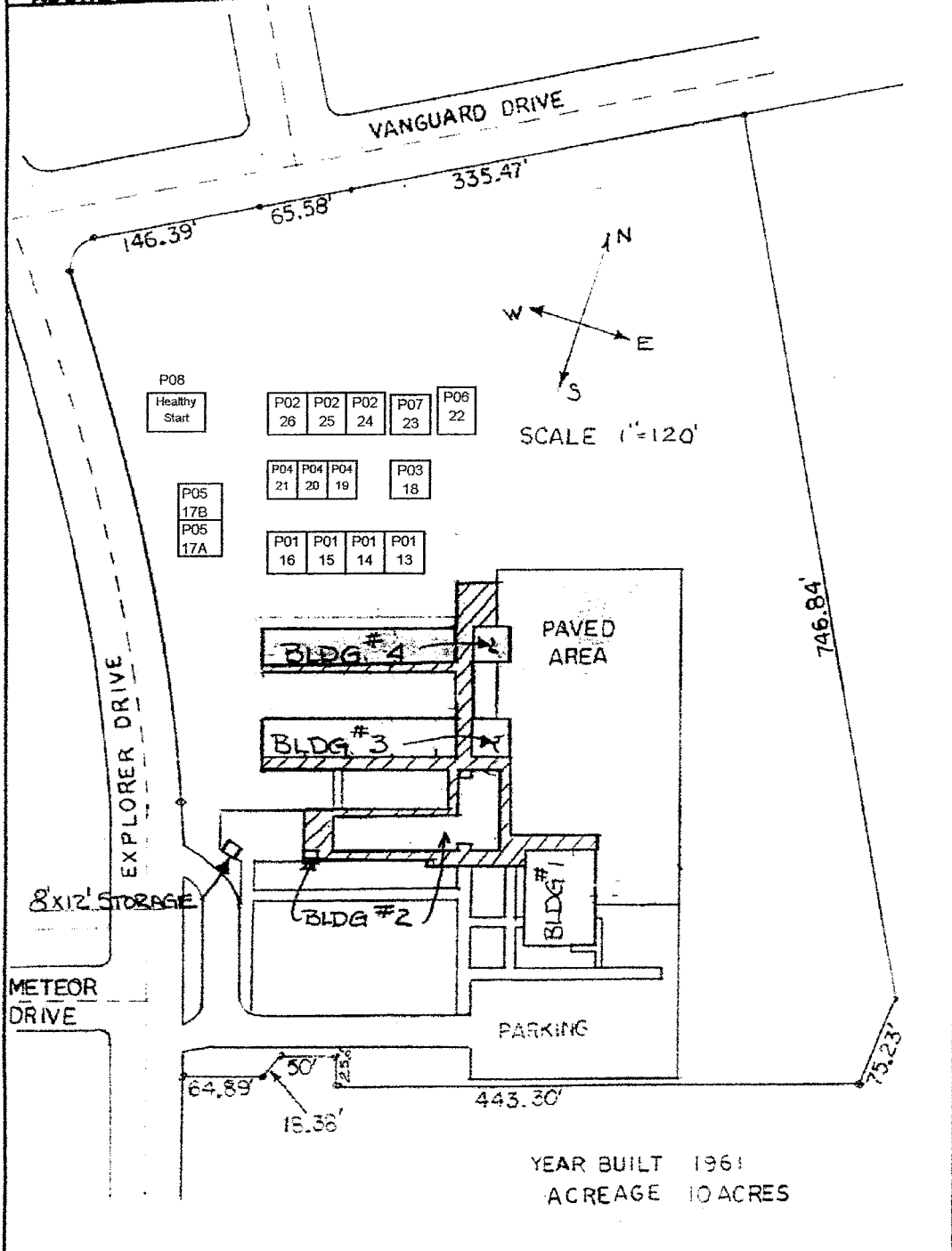
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SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

PROJECT: DIAGRAM OF BUILDING AREA
 SCHOOL: AM WINN
 ADDRESS: 3351 EXPLORER DRIVE

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



YEAR BUILT 1961
 ACREAGE 10 ACRES

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

DATE: 9/69 SHEET 1 OF 7 SHEETS
 OFFICE OF SCHOOL PLANNING
 CALIFORNIA DEPARTMENT OF EDUCATION

**A. M. Winn
Elementary School**
3351 Explorer Drive
Sacramento, CA 95827
288-5880



Healthy Start	
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17B VAC	1
17A VAC	1

28 AM Kindergarten 9:00	29 SDC 9:00	30 SDC 9:00	31 SDC 9:00	32 SDC 9:00	33 SDC 9:00	34 SDC 9:00	35 SDC 9:00
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18 VAC	19 VAC	20 VAC	21 VAC	22 VAC	23 VAC	24 VAC	25 VAC	26 VAC	27 VAC
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13 VAC	14 VAC	15 VAC	16 VAC	17 VAC
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12 KOH SDC non-sevne	11 4th	10 4th	9 MUSIC PE Prep	8 Library	Boys PM Custodian	Girls Men's
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7 Resp	6 i	5 1st	4 1st	3B 1st	3A 1st	500	Storage Girls	Book Room	Boys
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Woman	AC	Heating	Custodian	Office	Princ.
2 Kindergarten AM + PM 12:30	1 preschool AM + PM	Lounge RR			

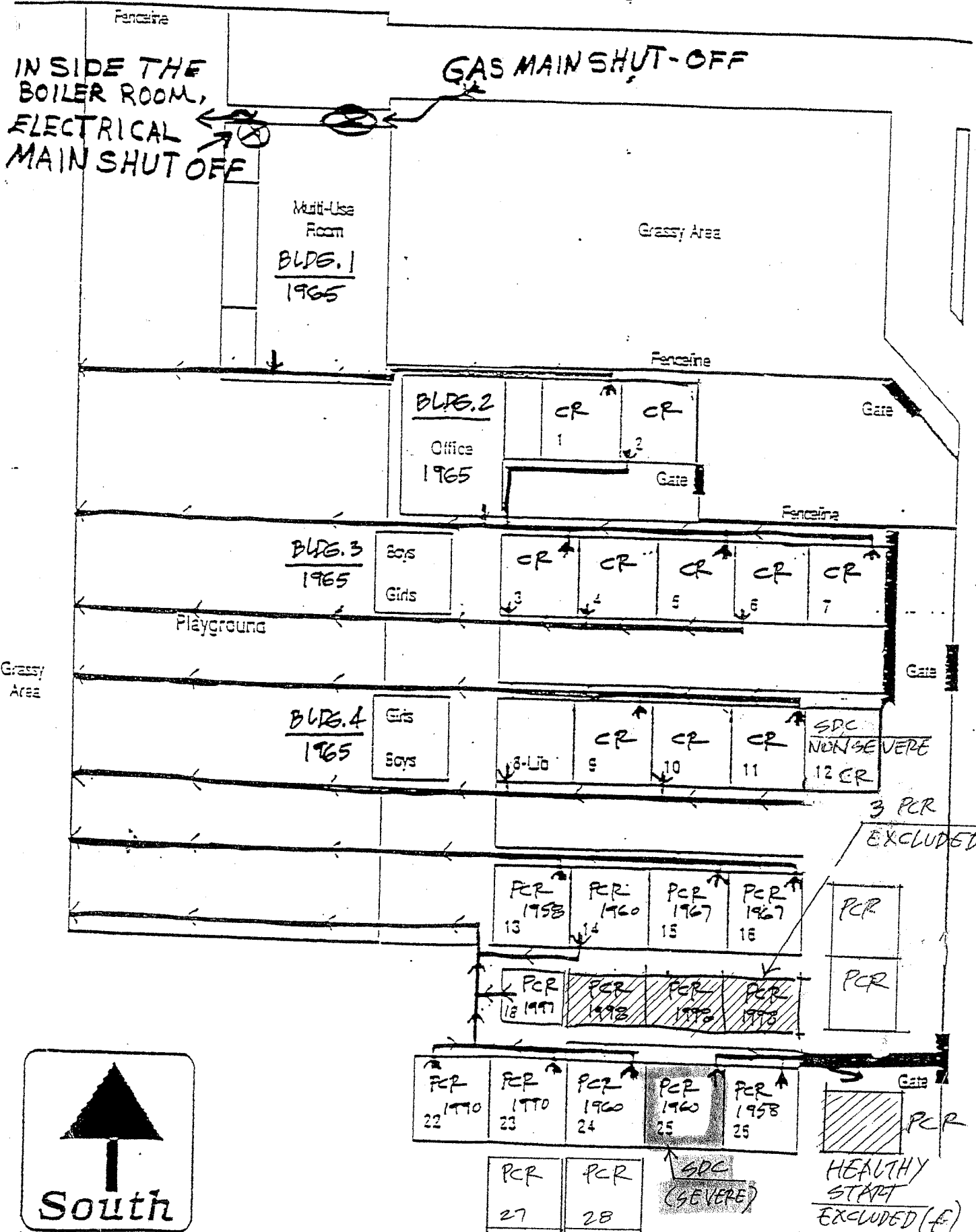
Playground

Boys	Girls	Kitchen	Stage

/// Portable Building
⊙ = Kindergarten less than 1350 sf

Fire Escape Plan

A.M. WINN



MAY 2002

A.M. Winn Elementary School
 Portable Building Inventory Summary Sheet

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
P01/ 13	Unknown	No	14506	1956	46	1	982.5
P01/ 14	Unknown	No	15441	1957	45	1	982.5
P01/ 15	Unknown	No	17378	1958	44	1	982.5
P01/ 16	Unknown	No	28948	1967	35	1	900
P05/ 17A, 17B	Douppnik	No	02-102064	2000	2	2	1920
P03/ 18	Douppnik	Yes	55702	1991	11	1	960
P04/ 19, 20, 21	Douppnik	Yes	02-100257	1998	4	3	1920
P06/ 22	Unknown	Yes				1	960
P07/ 23	Modular Specialties	Yes	53491	1990	12	1	960
P02/ 24	Unknown	No	19861	1960	42	1	982.5
P02/ 25	Unknown	No	19861	1960	42	1	982.5
P02/ 26	Unknown	No	19861	1960	42	1	982.5
Total Portable Classrooms						15	13515
Total Portable Classrooms Over 20 Years Old						7	6795

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

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P08/ HS	Aurora Modular	Yes		2000	2	1	960

Sacramento City Unified School District School Capacity Worksheet

A.M. Winn Elementary School

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
1	Preschool	33	Permanent	0	
2	Kindergarten	40	Permanent	40	AM & PM for District Loading
3A	1	20	Permanent	20	*Old Room 3 Divided
3B	1	20	Permanent	20	*Old Room 3 Divided
4	1	20	Permanent	20	
5	1	20	Permanent	20	
6	Aide	33	Permanent	0	
7	RSP	33	Permanent	0	
9	Music/PE Prep	33	Permanent	0	
10	4	33	Permanent	33	
11	4	33	Permanent	33	
12	SDC Non-Severe	15	Permanent	15	
13	3	20	Portable	20	
14	3	20	Portable	20	
15	3	20	Portable	20	
16	3	20	Portable	20	
17A	6	33	Portable	33	
17B	6	33	Portable	33	
18	5/6	33	Portable	33	
19	2	20	Portable	20	*
20	2	20	Portable	20	*
21	2	20	Portable	20	*
22	3	20	Portable	20	
23	5	33	Portable	33	
24	2	20	Portable	20	
25	SDC Severe	9	Portable	9	
26	Kindergarten	40	Portable	40	AM & PM for District Loading
P08	Healthy Start	33	Portable	0	
Maximum Capacity (2)		727		562	
Working Capacity (3)		654		506	

Note: (1) Based on contract maximums.

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

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

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

*Classrooms less than 700 square feet.

2002/03 CBED Enrollment = 558

Abraham Lincoln Elementary School

3324 Glenmore Drive
 Sacramento, CA 95827

Permanent building area: 20,374 GSF
 Modular buildings: 9,761 GSF
 Modular buildings are 32.4 % of the facility area
 Site acres: 6.61

Score:	Possible Points	Total Earned	%
The Site	271	218.0	80.4
Physical Plant Assessment	354	303.0	85.6
Adequacy and Environment for Education	375	277.0	73.9
Total	1,000	798.0	79.8

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



Participants:
 Faye Sharpe, Principal
 Gary Nolen, Evaluator

Notes from Principal's Meeting and Questionnaire

Date: 1/11/05

- The bus drop-off / pick-up in front is dangerous.
- Security fence should be installed to secure campus enclosure.
- Site drainage is very poor and restricts access for staff, ADA students, and other students throughout the facility.

Summary Notes and Comments

School Site:

While the 6.61-acre site is below the recommended 7.5-acre minimum, its size is adequate for its current enrollment of 471 students. During rainy seasons, standing water and muddy conditions minimize grass play areas for students. The playground areas are good and have new play structures. The site is fully developed and its modular units have been well integrated into the campus. The schools small site and street side area limits the ability to have on site drop-off / pick-up areas for students. Currently, street-parking, stopping, and drop off, which occurs on both sides of the Glenmore Drive, is dangerous. Actions should be taken to slow traffic speeds and create safer street crossing zones in the area. Also, the limited number of street signs, announcing a school zone as well as the speed limit, should be increased and installed on all streets leading to the school site. Limited expansion of the school, if necessary, is possible and suggested on the west side of the permanent classrooms, requiring relocating the hard surface play area to an area immediately west of the portable classrooms. This would also permit the expansion of the parking lot to the west.

School Plant:

During the summer of 2003, as part of the schools modernization, portable classrooms A 1,2,3, 4 and B 1,2,3 were demolished and rebuilt. Portable classrooms C 1,2,3, 4 received a fire sprinkler system only. Eight other classrooms and their two common areas, all located within the original constructed school buildings, received upgrading and refurbishing. In 2004, the PA system and clocks for the entire school and the Media Center were upgraded.

Adequacy and Environment for Education:

The schools computer lab is located in the Media Center with dispersed workstations in classrooms. While all classrooms have adequate floor space, more storage and casework storage is needed. The media center is small per standards.

The office functions were relocated and enlarged. The teachers' lounge also functions as a work room and conference room. Accessible staff restrooms need to be added and a separate workroom should be constructed. Overall, the modernization adequately upgraded classroom and media center spaces. Completion of the upgrade is still needed.

The Main Capital Investment Areas:

- Add school zone signage.
- Construct student drop-off lane.
- Add site fencing and gates for security due to the location of the administration.
- Construct an outdoor classroom / shade structure.
- Site drainage study.
- Resolve water ponding in center courtyard, playground and other locations.
- Refurbish teachers' lounge and workroom.
- Renovate student restrooms and make ADA accessible.
- Add ADA staff restrooms to teachers' lounge.
- Renovate portion of old media center into facility / custodial storage.
- Renovate the kitchen and upgrade the equipment.
- Construct addition for new media center, art / science / project lab, and custodial closet.
- Re-sod old hard-surface playground area.
- Add playground equipment with soft landing areas.
- Resurface the asphalt play area.

97 Abraham Lincoln Elementary School

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
6	97.1	3.06.E01.1.	School Zone Improvements	\$ 22,626	\$ 29,866
	97.2	4.06.E01.1.	Site Improvements	\$ 302,340	\$ 399,089
3	97.3	4.06.E10.1.1.	Drainage Improvements	\$ 440,557	\$ 581,535
	97.4	4.08.A03.1.1.	HVAC Upgrades	\$ 911,848	\$ 1,203,640
2	97.5	4.04.C09.1.	Restroom Renovations	\$ 291,073	\$ 407,503
5	97.6	4.02.C01.2.	Teachers' Lounge / Workroom Expansion & Renovation	\$ 527,607	\$ 738,648
7	97.7	2.02.F02.2.	Construct a Media Center Addition / Renovation	\$ 1,084,055	\$ 1,517,677
	97.8	2.04.F07.1.	Kitchen Renovation	\$ 325,130	\$ 455,182
	97.9	2.02.F01.2.	Construct a Project Lab	\$ 908,914	\$ 1,272,480
8	97.10	4.06.E06.2.	Playground Improvements	\$ 313,962	\$ 414,429
	97.11	4.05.A03.2.1.	Electrical Upgrades	\$ 547,210	\$ 766,093
4	97.12	2.02.F07.1.	Cafeteria Addition	\$ 1,180,725	\$ 1,653,014
	97.13	2.00.F02.3.	Issue: Kindergarten/ Storage Addition	\$ 0	\$ 0
1	97.14	3.06.E03.1.	Drop-off Area Improvements	\$ 263,963	\$ 348,431
Total of Maximum Allowable Construction Cost:				\$ 7,120,010	
Total Project Budget:					\$ 9,787,587

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

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install flashing school zone lights	0.000	2	Each	1.00	\$ 7,500.00	1.32	\$ 19,815
2 Install school zone signs	10.816	2	Each	1.00	\$ 364.00	1.32	\$ 962
3 Construct speed bumps	1.250	60	SY	1.10	\$ 21.21	1.32	\$ 1,849
Total of Maximum Allowable Construction Cost:							\$ 22,626
Total Project Budget:							\$ 29,866

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

Project Name

Project Description

Demolish old hard surface playground on west side of school due to asphalt deterioration. Add concrete sidewalks on west side for site access to all existing buildings and new additions. Continue fence replacement along south and east sides of school for security of site. Construct an outdoor classroom with shade and garden area.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Provide concrete sidewalk	1.150	13,300	SF	1.00	\$ 7.84	1.32	\$ 137,743
2 Provide drive pads	1.140	2	Project	1.00	\$ 11,900.00	1.32	\$ 31,440
3 Provide fencing - 6' high	1.351	475	LF	1.00	\$ 60.00	1.32	\$ 37,649
4 Construct shade structure	3.720	1,200	SF	1.00	\$ 60.25	1.32	\$ 95,508
Total of Maximum Allowable Construction Cost:							\$ 302,340
Total Project Budget:							\$ 399,089

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Areas of ponding are located at various locations as indicated by site drawing mark up. They exist especially in and around the central courtyard on the northwest side, landscaped areas on all sides of the buildings and the grassed field (s). Crown, aerate, reseed the grassed areas and upgrade the irrigation system. Add drainage interceptors and connect to city drainage system where allowed. Separate the irrigation from the domestic water system.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Complete miscellaneous drainage improvements	1.410	1	Acre	1.00	\$ 37,031.21	1.32	\$ 48,918
2 Separate irrigation from the domestic water system	0.000	1	Job	1.00	\$ 37,500.00	1.32	\$ 49,538
3 Prep, re-contour, reseed, upgrade the irrigation system in the grass fields	1.830	162,000	SF	1.00	\$ 1.37	1.32	\$ 293,183
4 Install drainge interceptors	1.410	1	Acre	1.00	\$ 37,031.21	1.32	\$ 48,918
Total of Maximum Allowable Construction Cost:							\$ 440,557
Total Project Budget:							\$ 581,535

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade HVAC	6.110	20,374	SF	1.00	\$ 33.88	1.32	\$ 911,848
Total of Maximum Allowable Construction Cost:							\$ 911,848
Total Project Budget:							\$ 1,203,640

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

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate restrooms	6.400	800	SF	1.10	\$ 250.39	1.32	\$ 291,073
Total of Maximum Allowable Construction Cost:							\$ 291,073
Total Project Budget:							\$ 407,503

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct teachers' lounge addition	3.410	1,000	SF	1.10	\$ 296.53	1.32	\$ 430,888
2 Renovate existing teachers' lounge space	4.200	500	SF	1.00	\$ 50.84	1.32	\$ 33,580
3 Construct staff restrooms	10.912	2	Room	1.00	\$ 23,898.00	1.32	\$ 63,139
Total of Maximum Allowable Construction Cost:							\$ 527,607
Total Project Budget:							\$ 738,648

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

The existing media center is housed in a converted classroom and undersized. Construct an addition to the media center and refurbish the existing space. The media center size (3160 sf) is predicated on the district's recent addition of a media center to Bowling Green ES, which includes storage and an area for computers. Include a 200 sf storage addition.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a media center / storage addition	3.410	2,360	SF	1.10	\$ 296.53	1.32	\$ 1,016,895
2 Renovate the existing media center space	4.200	1,000	SF	1.00	\$ 50.84	1.32	\$ 67,160
Total of Maximum Allowable Construction Cost:							\$ 1,084,055
Total Project Budget:							\$ 1,517,677

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate the kitchen spae	4.310	1,200	SF	1.00	\$ 184.27	1.32	\$ 292,105
2 Upgrade the equipment and walk-in unit (s)	0.000	2	Each	1.00	\$ 12,500.00	1.32	\$ 33,025
Total of Maximum Allowable Construction Cost:							\$ 325,130
Total Project Budget:							\$ 455,182

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

Project Name

Project Description

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

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Resurface the asphalt play ground and re-stripe	1.230	8,500	SY	1.00	\$ 12.86	1.32	\$ 144,399
2 Install play structures	1.630	1	Project	1.00	\$ 128,359.61	1.32	\$ 169,563
Total of Maximum Allowable Construction Cost:							\$ 313,962
Total Project Budget:							\$ 414,429

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

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

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade the primary electrical system	5.610	1	School	1.00	\$ 111,782.53	1.32	\$ 147,665
2 Upgrade the secondary electrical system	5.640	1	School	1.00	\$ 83,843.29	1.32	\$ 110,757
3 Upgrade the electrical distribution system	5.300	20,374	SF	1.00	\$ 10.73	1.32	\$ 288,788
Total of Maximum Allowable Construction Cost:							\$ 547,210
Total Project Budget:							\$ 766,093

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

Project Name

Project Description

The school uses the cafeteria as PE space for inclement days (no PE teacher in this school year). The current expanding stage unit is in poor condition. There is no table or chair storage for the cafeteria. The PE equipment storage by the main restrooms is very poor. The restrooms serving the cafeteria are partially renovated, small and non-ADA compliant. Construct an addition for PE / chair / table storage / allowing for a PE office desk area (400), an ADA-compliant unisex restroom (40), a stage (1200) and storage for parents organization / after-school program (200). 1840 / 0.8 = 2300 GSF.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct an addition to the cafeteria	3.310	2,300	SF	1.10	\$ 345.00	1.32	\$ 1,153,035
2 Add graphics to the cafeteria and paint to match addition	4.521	4,170	SF	2.00	\$ 1.09	1.32	\$ 12,009
3 Construct a ramp to new stage	10.073	24	LF	1.00	\$ 494.61	1.32	\$ 15,681
Total of Maximum Allowable Construction Cost:							\$ 1,180,725
Total Project Budget:							\$ 1,653,014

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

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

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

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a drop-off lane	1.120	1	Project	1.20	\$ 166,517.20	1.32	\$ 263,963
Total of Maximum Allowable Construction Cost:							\$ 263,963
Total Project Budget:							\$ 348,431

Abraham Lincoln Elementary School

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

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
97.1	3.06.E01.1.	School Zone Improvements	\$ 22,626	\$ 29,866
97.2	4.06.E01.1.	Site Improvements	\$ 302,340	\$ 399,089
97.3	4.06.E10.1.1.	Drainage Improvements	\$ 440,557	\$ 581,535
97.4	4.08.A03.1.1.	HVAC Upgrades	\$ 911,848	\$ 1,203,640
97.5	4.04.C09.1.	Restroom Renovations	\$ 291,073	\$ 407,503
97.6	4.02.C01.2.	Teachers' Lounge / Workroom Expansion & Renovation	\$ 527,607	\$ 738,648
97.7	2.02.F02.2.	Construct a Media Center Addition / Renovation	\$ 1,084,055	\$ 1,517,677
97.8	2.04.F07.1.	Kitchen Renovation	\$ 325,130	\$ 455,182
97.9	2.02.F01.2.	Construct a Project Lab	\$ 908,914	\$ 1,272,480
97.10	4.06.E06.2.	Playground Improvements	\$ 313,962	\$ 414,429
97.11	4.05.A03.2.1.	Electrical Upgrades	\$ 547,210	\$ 766,093
97.12	2.02.F07.1.	Cafeteria Addition	\$ 1,180,725	\$ 1,653,014
97.13	2.00.F02.3.	Issue: Kindergarten/ Storage Addition	\$ 0	\$ 0
97.14	3.06.E03.1.	Drop-off Area Improvements	\$ 263,963	\$ 348,431
Total of *Maximum Allowable Construction Cost:			\$ 7,120,010	
Total Project Budget:				\$ 9,787,587

97 Abraham Lincoln Elementary School

Criteria Adequate Comments on existing conditions and needed improvements

1 Site		
1.1 Size		Small
1.2 Location	✓	
1.3 Safety		Access / Drop off improvements
1.4 Contours		Drainage issues
1.5 Development	✓	
1.6 Playfields		Drainage issues
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		Small
2.6 Multipurpose		Small
2.7 Stage	✓	
2.8 Kitchen		Refurbish
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		Improvements needed
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		Drainage/irrigation upgrades
8.2 Sprinklers		Irrigation upgrades
8.3 Parking	✓	
8.4 Hardcourt	✓	
8.5 Sidewalks	✓	
8.6 Exteriors	✓	
8.7 Interiors	✓	
8.8 Roofing	✓	
8.9 Windows	✓	
8.10 Fencing	✓	
8.11 Mechanical Equipment	✓	
8.12 Hardware	✓	
8.13 Plumbing Fixtures	✓	
8.14 Other		

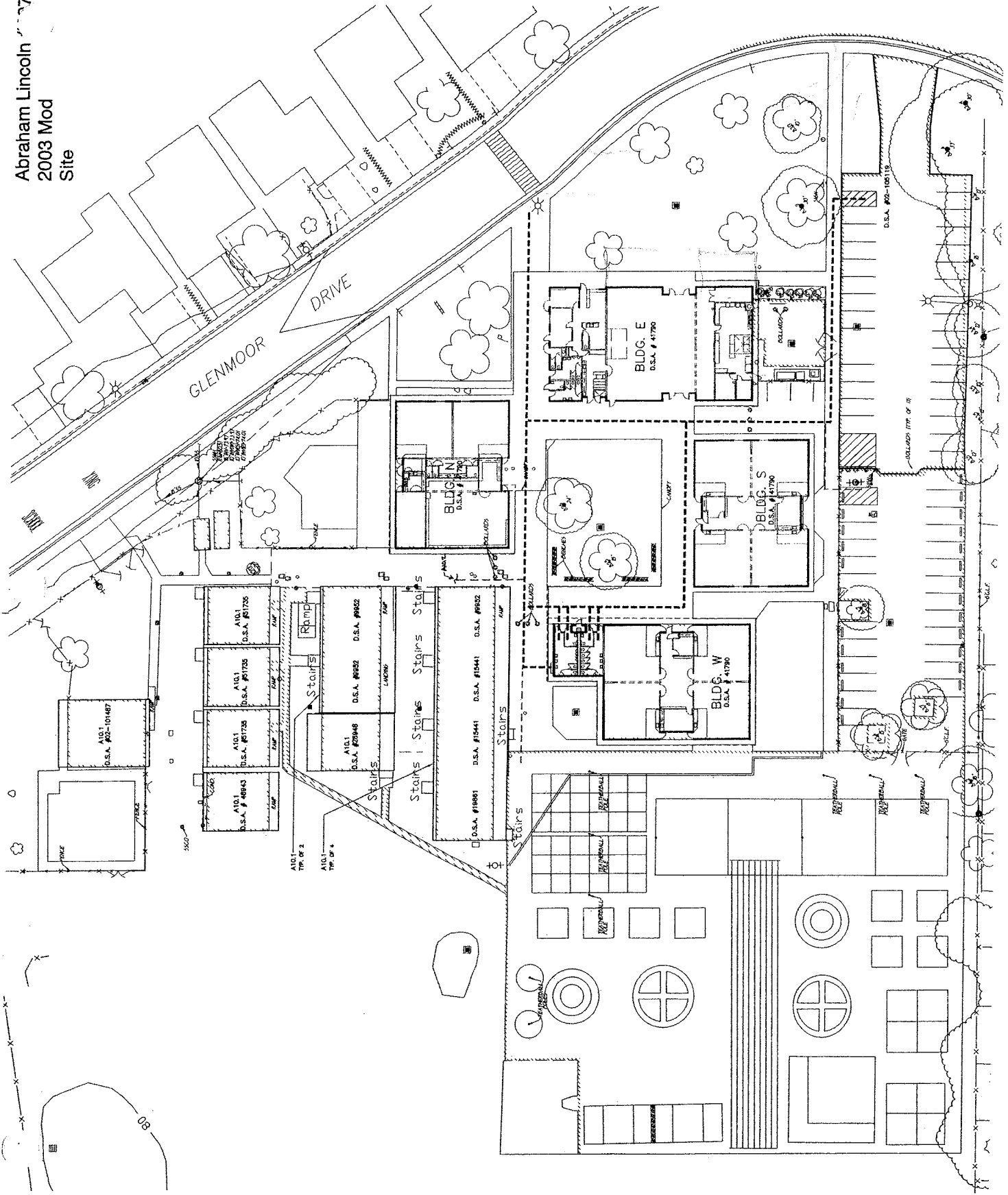
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Approximate Scale in Feet:



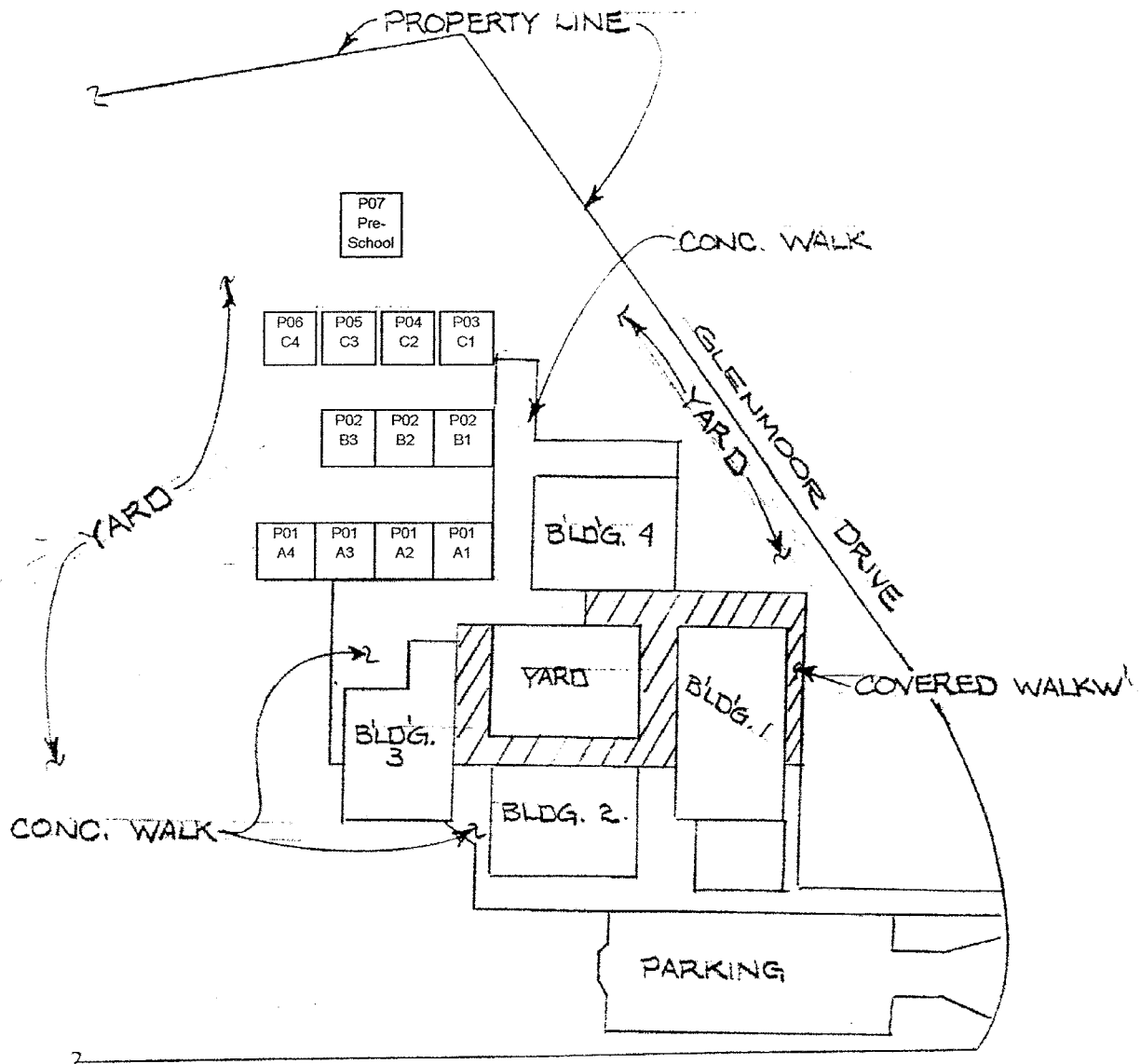
Abraham Lincoln
2003 Mod
Site



1 EXISTING SITE PLAN

1"=20'-0"

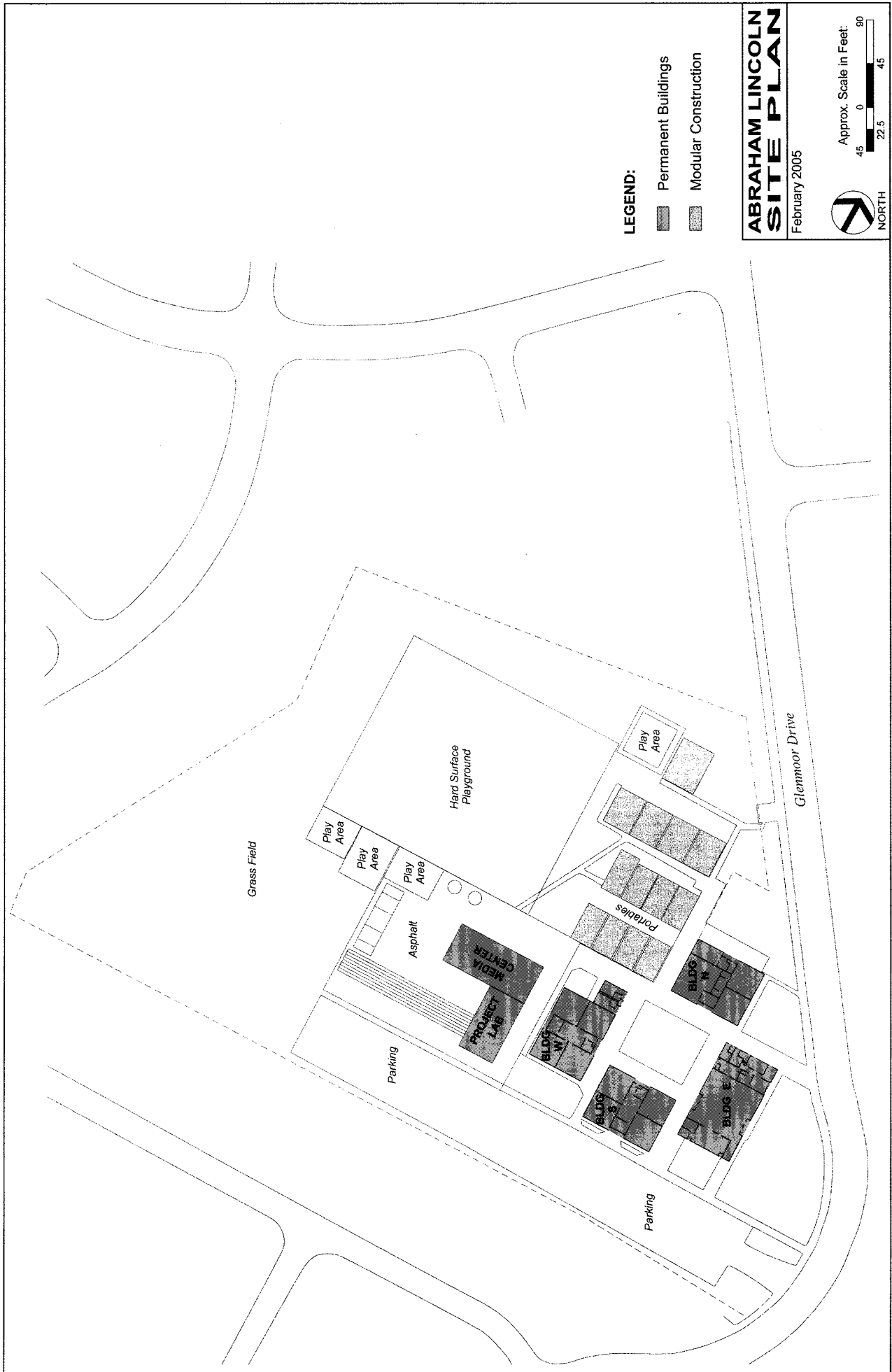




SITE PLAN

ABRAHAM LINCOLN
 ELEMENTARY SCHOOL
 SMITHLEE DRIVE
 SCALE - 1" = 80'





LEGEND:

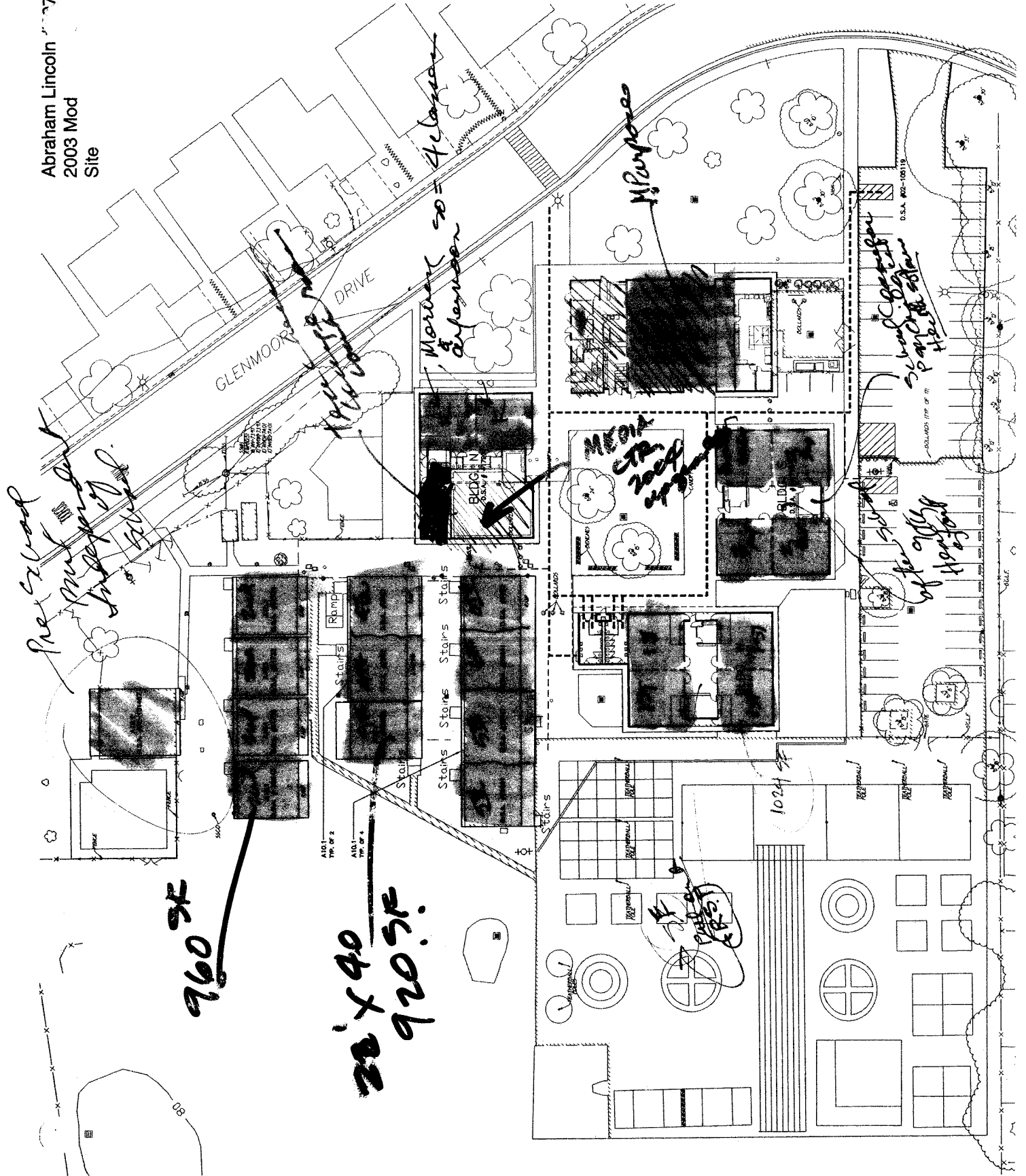
- Permanent Buildings
- Modular Construction

**ABRAHAM LINCOLN
SITE PLAN**

February 2005

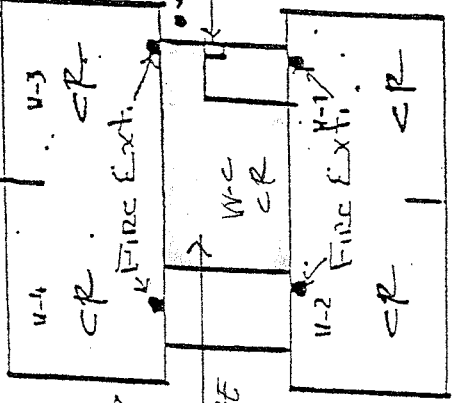
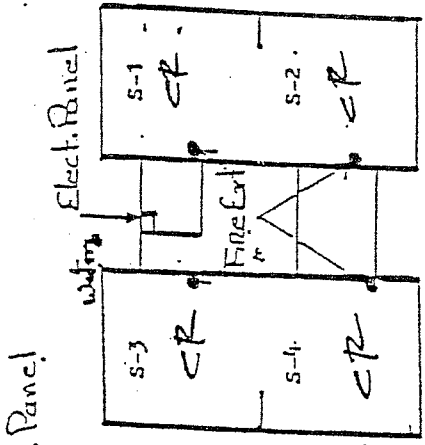
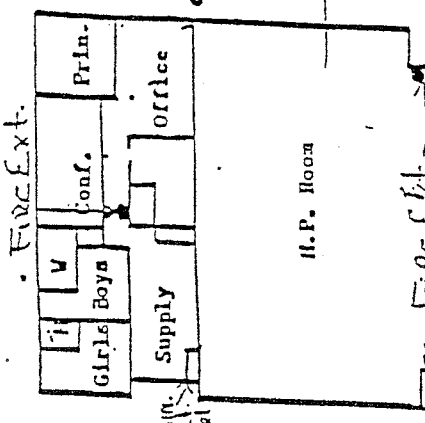
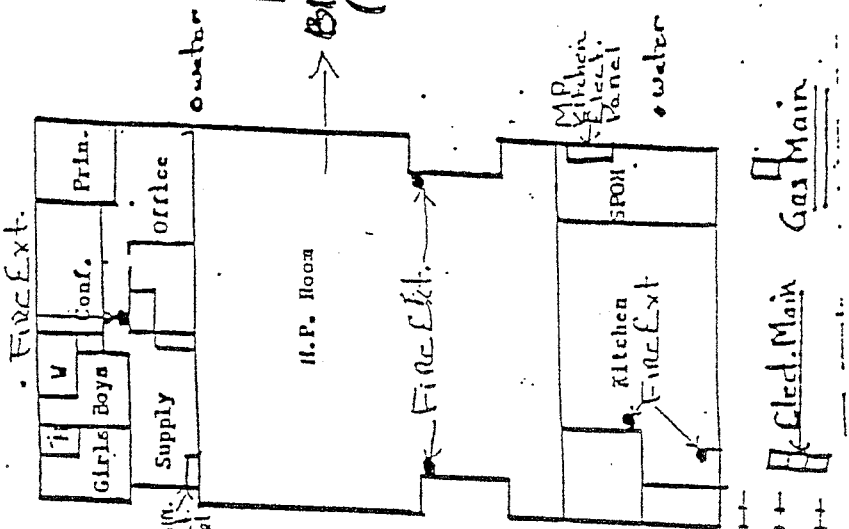
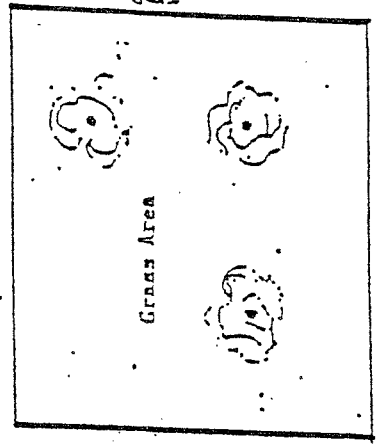
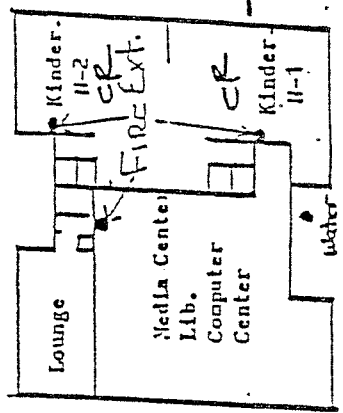
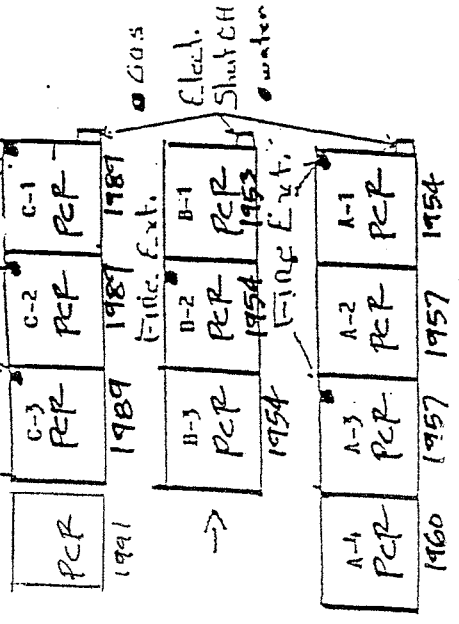


Approx. Scale in Feet:
 45 0 45
 22.5



ABRAHAM LINCOLN

EXCLUDED
(f)



Abraham Lincoln Elementary School
Portable Building Inventory Summary Sheet

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
P01/ A1	Unknown	No	9952	1954	48	1	982.5
P01/ A2	Unknown	No	15441	1957	45	1	982.5
P01/ A3	Unknown	No	15441	1957	45	1	982.5
P01/ A4	Unknown	No	19861	1960	42	1	982.5
P02/ B1	Unknown	No	9952	1954	48	1	982.5
P02/ B2	Unknown	No	9952	1954	48	1	982.5
P02/ B3	Unknown	No	28948	1967	35	1	900
P03/ C1	Modular Specialties	Yes	51735	1989	13	1	960
P04/ C2	Modular Specialties	Yes	51735	1989	13	1	960
P05/ C3	Modular Specialties	Yes	51735	1989	13	1	960
P06/ C4	Douppnik	Yes	48943	1987	15	1	960
Total Portable Classrooms						11	10635
Total Portable Classrooms Over 20 Years Old						7	6795

Note: There is one "PreSchool" building on this campus.

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P07/ PreSchool	Douppnik	Yes	02-101487	2001	1	1	1440

Sacramento City Unified School District School Capacity Worksheet

Abraham Lincoln Elementary School

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
N1	Kindergarten	40	Permanent	40	AM & PM for District Loading
N2	Kindergarten	40	Permanent	40	AM & PM for District Loading
S-C	Healthy Start	20	Permanent	0	*
S1	3	20	Permanent	20	
S2	3	20	Permanent	20	
S3	3	20	Permanent	20	
S4	3	20	Permanent	20	
W-C	SDC Non-Severe	15	Permanent	15	*
W1	1	20	Permanent	20	
W2	1	20	Permanent	20	
W3	1	20	Permanent	20	
W4	1	20	Permanent	20	
A1	6	33	Portable	33	
A2	6	33	Portable	33	
A3	5	33	Portable	33	
A4	5	33	Portable	33	
B1	4	33	Portable	33	
B2	4	33	Portable	33	
B3	5	33	Portable	33	
C1	2	20	Portable	20	
C2	2	20	Portable	20	
C3	3	20	Portable	20	
C4	3	20	Portable	20	
Pre-Sch	PreSchool	33	Portable	0	

Maximum Capacity (2)

619

566

Working Capacity (3)

557

509

Note: (1) Based on contract maximums.

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

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

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

*Classrooms less than 700 square feet.

2002/03 CBED Enrollment = 549

Alice Birney Elementary School

6251 13th Street
 Sacramento, CA 95831

Permanent building area: 23,867 GSF
 Modular buildings: 7,749 GSF
 Modular buildings are 24.5 % of the facility area
 Site acres: 10.07

Score:	Possible Points	Total Earned	%
The Site	271	220.5	81.4
Physical Plant Assessment	354	305.0	86.2
Adequacy and Environment for Education	375	305.0	81.3
Total	1,000	830.5	83.1

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



Participants:
 Judy Foote – Principal
 GR Nolen – Evaluator

Notes from Principal's Meeting and Questionnaire

Date: 02-03-2005

- Hard-surface playground needs to be replaced, the uneven surface and cracks make it unsafe.
- Site has drainage problems at east side of playground.
- Many area drains on east side of school are clogged up and do not drain.
- The openings in the perimeter fencing pose site and facility security problems, especially at the open-door student restrooms.
- Portable special education classrooms are too small and are not appropriate in size or configuration as teaching spaces.
- Staff lounge is in a bad location with no real privacy for staff.
- Work room and staff lounge are not connected, limiting their use and efficiency.
- Staff restrooms are in inappropriate locations and the men's restroom needs to be upgraded.
- Special education portable classrooms on east side of school use service drive as the means of bringing children to the classroom. This arrangement does not work and causes conflicts with bus entry and exit.
- The media center is too small.
- The nurse's office restroom, although remodeled, is not ADA accessible.
- The heating system control/thermostats do not always work and room temperatures become unbearable.

Summary Notes and Comments

School Site:

The site at 10.07 acres is adequate for the school. Drainage and landscaping problems exist due to the "hard-pan" soil. Trees that were planted several years ago on the east side of the playground have not grown. A site drainage and grading study should be made before improvements are made in the original sub-surface drain pipe system, especially on the east side of the school, which has become clogged with sand and sediment. Sidewalks, on the north side of the classroom wings, are too narrow and need to be replaced due to tree root problems, causing a tilt toward the classrooms and water running into the classrooms. The service drive, used as a bus drop-off for special education students attending classes held in the portables on the east side, is in conflict with the staff parking and service delivery. The current use of the service drive is unsafe and steps should be taken to relocate the SE classrooms in an area of the site where a dedicated bus drop-off lane is possible to construct and supervise. Site security is compromised by the openings in the perimeter fence, required by fire code as a means of egress. A security camera system is suggested as a means of providing some form of security to the site. Trash bins/dumpsters in the service drive, having no enclosure, should be enclosed and located in an appropriate place where garbage trucks have access.

School Plant:

The school went through a complete modernization several years ago; however the quality of work in many areas was inadequate. Custodial closets lack the code required fire sprinkler system and exhaust fans. Door hardware in many locations is inferior, with lock-out problems routinely occurring. Exterior doors in many locations do not have kick plates and show signs of deterioration. Restrooms lack a public address system. The remodeled restroom in the nurse's office is not ADA; it is too narrow and lacks the required 5' turning radius. The men's staff restroom was not remodeled or upgraded in the modernization. The cafeteria/kitchen serving window roll-down shutters need to be replaced. The serving counter in the kitchen needs to be replaced as do the wooden shelving units in the kitchen store room. The kitchen also needs a hand-wash sink. The media center is too small and needs to be enlarged. An art/science project lab needs to be added to the school. The administration offices and the supporting spaces, such as the teacher's lounge, workroom and staff restrooms, are poorly arranged and located. While the administration offices received surface improvements during modernization, spaces are insufficient in size. Remodeling of the existing administration and relocating support facilities associated with administration is recommended. Also recommended the removal of portable classrooms, especially the older units, and the building of a permanent classroom building.

Adequacy and Environment for Education:

The environment of the school, its location within the community and its well kept grounds make the environment at Alice Birney ES a good experience. The small size of the school enhances the experience for children; however the 47% of classrooms being portable classrooms diminishes the quality of the environment. Effort should be made to replace the portable classrooms with a permanent and/or modulars to serve the students, teachers, and the community as an "environment" for educating children.

The Main Capital Investment Areas:

- Site drainage study.
- Structural study of grade beams; (possibly modified during modernization).
- Construct dumpster enclosure.
- Remove and replace concrete sidewalks on north side of classroom wings.
- Remove and replace asphalt playground.
- Remove and replace east side drainage field and area drains.
- Remove and relocate portable classrooms.
- Construct new media center, art/science project lab, parent education room addition.
- Construct new kindergarten and early childhood addition.
- Construct new bus drop-off lane.
- Renovate administration offices and old kindergarten/day care into new administration.
- Install security camera system.
- Install fire sprinkler system in custodial closets.
- Install exhaust fans in custodial closets.
- Remodel men's staff restroom.

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04 Alice Birney Elementary School

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
2	04.1	4.04.A04.2.	Plumbing Upgrades	\$ 170,442	\$ 238,618
	04.2	4.06.E01.1.	Site Improvements	\$ 123,468	\$ 162,979
1	04.3	4.06.E06.3.	Playground Improvements	\$ 146,619	\$ 193,536
	04.4	3.06.E03.1.	Bus / Site Access Improvements	\$ 224,481	\$ 296,314
	04.5	4.05.C01.1.	Kitchen Renovation	\$ 292,645	\$ 409,703
	04.6	2.00.F02.2.	Issue: Classroom Addition / Renovation	\$ 0	\$ 0
	04.7	8.04.C09.1.	Restroom Renovation	\$ 63,139	\$ 88,394
	04.8	4.06.E03.2.	New Parking Area	\$ 257,678	\$ 340,135
	04.9	4.08.A03.1.1.	Continue HVAC Improvements	\$ 12,414	\$ 16,386
3	04.10	4.06.E10.1.1.	Drainage and Landscaping Improvements	\$ 667,587	\$ 881,214
	04.11	2.02.F02.2.	Construct a Project Lab	\$ 1,486,563	\$ 2,081,188
4	04.12	4.12.A02.1.	Structural Study	\$ 5,717	\$ 6,975
	04.13	4.05.A03.2.1.	Continue Electrical Improvements	\$ 449,056	\$ 628,678
	04.14	3.15.A05.1.	Security System Installation	\$ 38,722	\$ 51,112
	04.15	4.05.A03.2.1.	Clock System Upgrade	\$ 66,050	\$ 92,470
	04.16	3.05.A09.1.	Continue Fire Alarm Upgrades	\$ 40,389	\$ 56,544
	04.17	4.02.F07.2.	Administration Area Renovation / Addition	\$ 1,674,644	\$ 2,344,502
	04.18	2.02.F02.1.	Construct a Media Center	\$ 990,896	\$ 1,387,253
Total of Maximum Allowable Construction Cost:				\$ 6,710,510	
Total Project Budget:					\$ 9,276,003

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

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace buried water service line	6.375	432	LF	1.30	\$ 52.05	1.32	\$ 38,615
2 Replace interior and accessible water lines	6.373	2,530	LF	1.20	\$ 32.87	1.32	\$ 131,827
Total of Maximum Allowable Construction Cost:							\$ 170,442
Total Project Budget:							\$ 238,618

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Construct a two-bin dumpster enclosure. Remove and replace concrete sidewalks on north side of classroom wings with 5' wide ADA accessible sidewalk. Remove old bike enclosure and other asphalt paths around portable classroom units.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct dumpster enclosure	1.360	1	Each	1.00	\$ 23,000.00	1.32	\$ 30,383
2 Remove old concrete sidewalks on north side of classroom wings	4.411	2,000	SF	1.00	\$ 4.96	1.32	\$ 13,104
3 Replace concrete sidewalks	10.025	670	LF	1.00	\$ 62.33	1.32	\$ 55,166
4 Remove 5' asphalt walkways around portables and in other locations	4.410	985	SF	1.00	\$ 5.15	1.32	\$ 6,701
5 Replace old asphalt walkways with concrete	10.025	220	LF	1.00	\$ 62.33	1.32	\$ 18,114
Total of Maximum Allowable Construction Cost:							\$ 123,468
Total Project Budget:							\$ 162,979

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Repair and prep old playground asphalt	1.235	49,950	SF	1.00	\$ 1.88	1.32	\$ 124,050
2 Re-stripe play areas	0.000	1	Project	1.00	\$ 6,000.00	1.32	\$ 7,926
3 Seal coat playground asphalt	1.235	5,360	SF	1.10	\$ 1.88	1.32	\$ 14,643
Total of Maximum Allowable Construction Cost:							\$ 146,619
Total Project Budget:							\$ 193,536

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct bus turn-off lane	1.110	1	Project	1.00	\$ 146,931.34	1.32	\$ 194,096
2 Clean, prep, stripe with seal coat kitchen service drive and parking area	1.235	8,955	SF	1.00	\$ 1.88	1.32	\$ 22,240
3 Construct bus turn-off concrete curbs and gutters	1.211	240	LF	1.00	\$ 25.69	1.32	\$ 8,145
Total of Maximum Allowable Construction Cost:							\$ 224,481
Total Project Budget:							\$ 296,314

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Renovate the existing kitchen and upgrade the equipment, including, remove and replace kitchen serving counter, two serving counter roll down window covers and storage room shelving. Install kitchen hand-wash sink.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate the kitchen	4.310	1,039	SF	1.00	\$ 184.27	1.32	\$ 252,914
2 Remove and replace two roll-down serving counter window covers	0.000	1	Project	1.00	\$ 2,200.00	1.32	\$ 2,906
3 Upgrade equipment and walk-in option	0.000	2	Project	1.00	\$ 12,500.00	1.32	\$ 33,025
4 Kitchen hand-wash sink - install	6.361	1	Each	1.00	\$ 2,876.49	1.32	\$ 3,800
Total of Maximum Allowable Construction Cost:							\$ 292,645
Total Project Budget:							\$ 409,703

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Renovate classrooms 5, 6, 7, into 1 pre-kindergarten and 1 kindergarten classroom , adjacent to play yard. Construct a 5-classroom wing addition 2 classrooms (replacing rooms 5 & 6) and (OT/RSP/speech spaces, custodial closet, facility storage (5 X 960 SF = 4800 SF/0.8 = 6000 GSF). The estimated probable cost of construction for this project for permanent construction and reduction of portable percentage is \$2,918,000.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a 5-classroom wing addition	3.210	6,000	SF	0.00	\$ 278.00	1.32	\$ 0
2 Relocate portables	2.520	3 Per portab		0.00	\$ 21,513.08	1.32	\$ 0
3 Renovate classrooms	4.300	2,790	SF	0.00	\$ 101.40	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
Total Project Budget:							\$ 0

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate restrooms for ADA compliance	10.912	2	Room	1.00	\$ 23,898.00	1.32	\$ 63,139
Total of Maximum Allowable Construction Cost:							\$ 63,139
Total Project Budget:							\$ 88,394

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

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Relocate portables	2.520	4	Per portab	1.20	\$ 21,513.08	1.32	\$ 136,410
2 Construct parking area	1.210	12,000	SF	1.00	\$ 7.65	1.32	\$ 121,268
Total of Maximum Allowable Construction Cost:							\$ 257,678
Total Project Budget:							\$ 340,135

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Fire sprinklers- add	6.500	990	SF	1.00	\$ 5.62	1.32	\$ 7,350
2 Exhaust fans - add	6.252	4	Each	1.00	\$ 958.39	1.32	\$ 5,064
Total of Maximum Allowable Construction Cost:							\$ 12,414
Total Project Budget:							\$ 16,386

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Resolve the gopher problem	1.260	29,700	SY	0.50	\$ 4.38	1.32	\$ 85,922
2 Prep, re-contour, reseed, upgrade the irrigation system in the grass fields	1.830	267,000	SF	1.00	\$ 1.37	1.32	\$ 483,209
3 Separate irrigation from domestic water	0.000	1	Project	1.00	\$ 37,500.00	1.32	\$ 49,538
4 Install drainage interceptors	1.410	1	Acre	1.00	\$ 37,031.21	1.32	\$ 48,918
Total of Maximum Allowable Construction Cost:							\$ 667,587
Total Project Budget:							\$ 881,214

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

This school does not have a visual arts or science space for teachers to expand their students' exposure to these areas of 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. Construct a parent space (960/.8= 1200 GSF).

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct project lab / parent education room addition	3.410	3,450	SF	1.10	\$ 296.53	1.32	\$ 1,486,563
Total of Maximum Allowable Construction Cost:							\$ 1,486,563
Total Project Budget:							\$ 2,081,188

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Perform structural study	9.500	1	Study	1.00	\$ 4,328.12	1.32	\$ 5,717
Total of Maximum Allowable Construction Cost:							\$ 5,717
Total Project Budget:							\$ 6,975

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade secondary electrical distribution	5.640	1	School	1.00	\$ 83,843.29	1.32	\$ 110,757
2 Electrical distribution and outlet upgrades	5.300	23,867	SF	1.00	\$ 10.73	1.32	\$ 338,299
Total of Maximum Allowable Construction Cost:							\$ 449,056
Total Project Budget:							\$ 628,678

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

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

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

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

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade fire alarm system	5.860	29,975	SF	1.00	\$ 1.02	1.32	\$ 40,389
Total of Maximum Allowable Construction Cost:							\$ 40,389
Total Project Budget:							\$ 56,544

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

The current administration area is small, dated, and needs to be expanded to centralize student/ family services. Construct an administration addition w/ restrooms for the multipurpose room between the current administration and the multipurpose/cafeteria building (3,075 SF /0.8) = 3,845 GSF. Construct a new entry element.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct an administration addition	3.410	3,845	SF	1.10	\$ 296.53	1.32	\$ 1,656,763
2 Construct a new entry element	3.710	250	SF	1.20	\$ 45.12	1.32	\$ 17,881
Total of Maximum Allowable Construction Cost:							\$ 1,674,644
Total Project Budget:							\$ 2,344,502

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a media center addition	3.410	1,910	SF	1.10	\$ 296.53	1.32	\$ 822,996
2 Renovate existing media center space	4.200	1,250	SF	1.00	\$ 50.84	1.32	\$ 83,950
Total of Maximum Allowable Construction Cost:							\$ 990,896
Total Project Budget:							\$ 1,387,253

Alice Birney Elementary School

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

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
04.1	4.04.A04.2.	Plumbing Upgrades	\$ 170,442	\$ 238,618
04.2	4.06.E01.1.	Site Improvements	\$ 123,468	\$ 162,979
04.3	4.06.E06.3.	Playground Improvements	\$ 146,619	\$ 193,536
04.4	3.06.E03.1.	Bus / Site Access Improvements	\$ 224,481	\$ 296,314
04.5	4.05.C01.1.	Kitchen Renovation	\$ 292,645	\$ 409,703
04.6	2.00.F02.2.	Issue: Classroom Addition / Renovation	\$ 0	\$ 0
04.7	8.04.C09.1.	Restroom Renovation	\$ 63,139	\$ 88,394
04.8	4.06.E03.2.	New Parking Area	\$ 257,678	\$ 340,135
04.9	4.08.A03.1.1.	Continue HVAC Improvements	\$ 12,414	\$ 16,386
04.10	4.06.E10.1.1.	Drainage and Landscaping Improvements	\$ 667,587	\$ 881,214
04.11	2.02.F02.2.	Construct a Project Lab	\$ 1,486,563	\$ 2,081,188
04.12	4.12.A02.1.	Structural Study	\$ 5,717	\$ 6,975
04.13	4.05.A03.2.1.	Continue Electrical Improvements	\$ 449,056	\$ 628,678
04.14	3.15.A05.1.	Security System Installation	\$ 38,722	\$ 51,112
04.15	4.05.A03.2.1.	Clock System Upgrade	\$ 66,050	\$ 92,470
04.16	3.05.A09.1.	Continue Fire Alarm Upgrades	\$ 40,389	\$ 56,544
04.17	4.02.F07.2.	Administration Area Renovation / Addition	\$ 1,674,644	\$ 2,344,502
04.18	2.02.F02.1.	Construct a Media Center	\$ 990,896	\$ 1,387,253
Total of *Maximum Allowable Construction Cost:			\$ 6,710,510	
Total Project Budget:				\$ 9,276,003

04 Alice Birney Elementary School

Criteria Adequate Comments on existing conditions and needed improvements

1 Site		
1.1 Size	✓	
1.2 Location	✓	
1.3 Safety		Fencing, security system
1.4 Contours		Drainage issues
1.5 Development	✓	
1.6 Playfields	✓	
1.7 Pool		N/A
1.8 Parking		New area needed
1.9 Landscaping		Improvements needed
1.10 Other		
2 Space		
2.1 Administration		Small, inefficient
2.2 Health	✓	
2.3 Teachers		Small, inefficient
2.4 Audiovisual	✓	
2.5 Library		Small, inefficient
2.6 Multipurpose	✓	
2.7 Stage	✓	
2.8 Kitchen	✓	
2.9 Gymnasium		N/A
2.10 Showers		N/A
2.11 Toilets		Upgrade
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		Improvements needed
4.2 Insulation	✓	
4.3 Air Exchange	✓	
4.4 Distribution	✓	
4.5 Exhaust	✓	
4.6 Conditions	✓	
4.7 Energy Factors	✓	
4.8 Other		
5 Sound		
5.1 Floor Absorption	✓	
5.2 Wall Absorption	✓	
5.3 Ceiling Absorption	✓	
5.4 Ballast Absorption	✓	
5.5 Vent Absorption	✓	
5.6 Exterior Absorption	✓	
5.7 Interior Absorption	✓	
5.8 Isolation	✓	
6 Aesthetics		
6.1 Appropriateness	✓	
6.2 Naturalness	✓	
6.3 Continuity	✓	
6.4 Screening	✓	
6.5 Other		
7 Equipment		
7.1 Quantity	✓	
7.2 Mobility	✓	
7.3 Flexibility	✓	
7.4 Maintenance	✓	
7.5 Instructional Walls	✓	
7.6 Other		

Criteria Adequate Comments on existing conditions and needed improvements

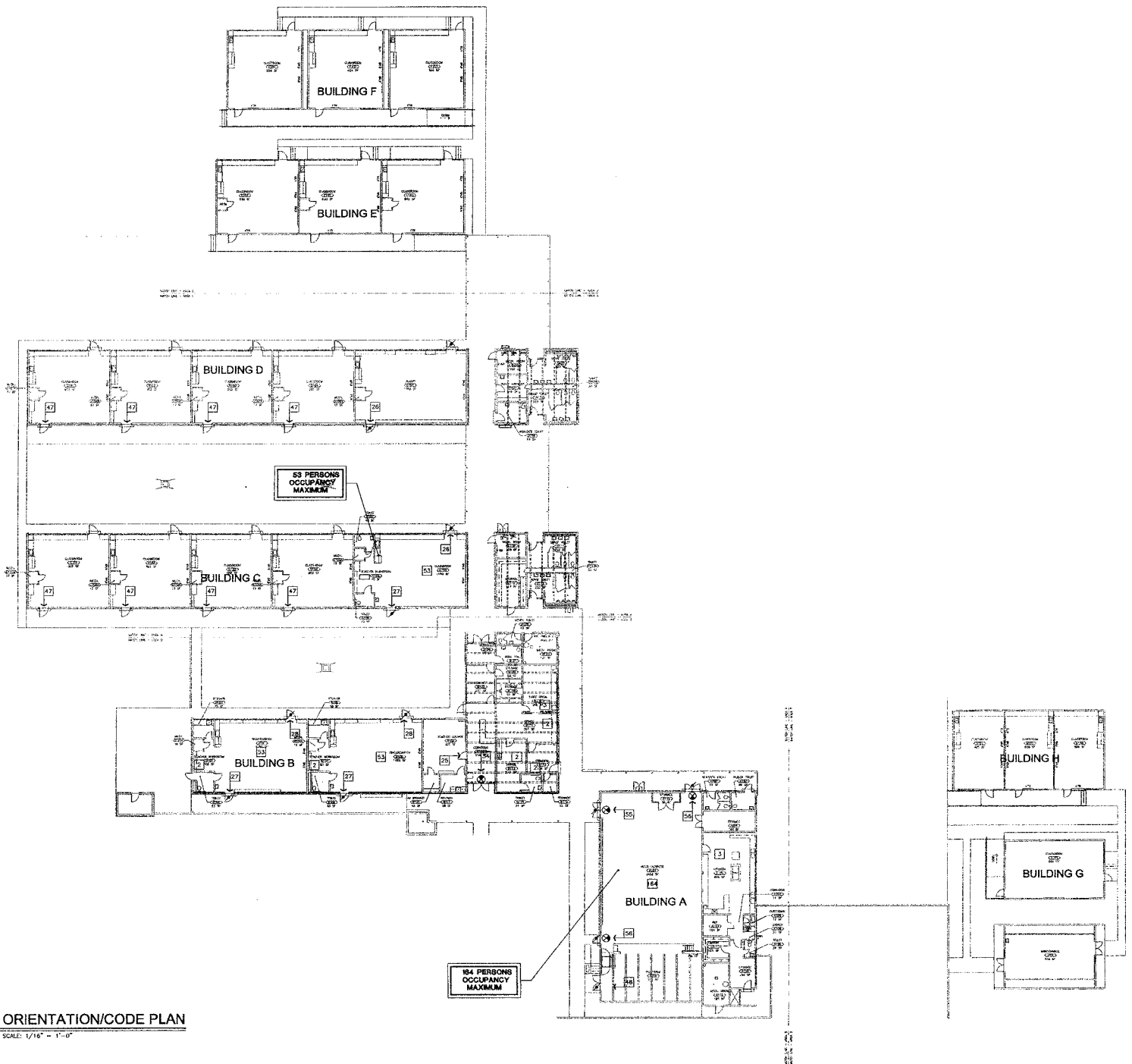
8 Maintenance		
8.1 Turfed Areas		Improvements needed
8.2 Sprinklers		Improvements needed
8.3 Parking		Upgrade/add
8.4 Hardcourt	✓	
8.5 Sidewalks	✓	Uneven, rough
8.6 Exteriors	✓	
8.7 Interiors	✓	
8.8 Roofing	✓	
8.9 Windows	✓	
8.10 Fencing	✓	
8.11 Mechanical Equipment	✓	
8.12 Hardware	✓	
8.13 Plumbing Fixtures	✓	
8.14 Other		

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SITE PLAN
 SCALE: 1" = 30'-0"
 NORTH



ORIENTATION/CODE PLAN
 NORTH SCALE: 1/16" = 1'-0"

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

PROJECT: DIAGRAM OF BUILDING AREA

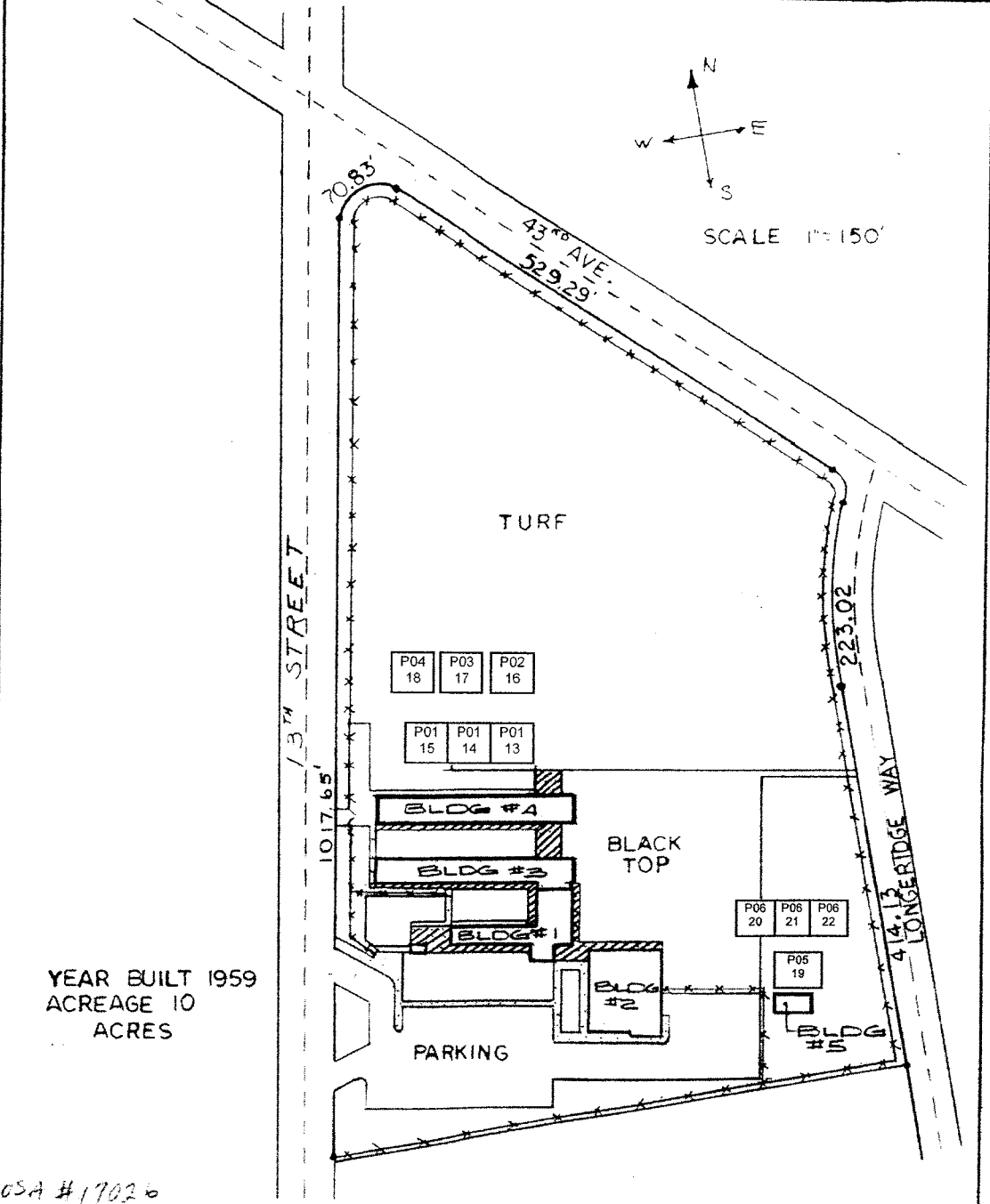
SCHOOL: ALICE BIRNEY

ADDRESS: 6251 13TH STREET

EXISTING X 1-A

BASIC PLANS 2-A

FINAL PLANS 3-A



YEAR BUILT 1959
ACREAGE 10
ACRES

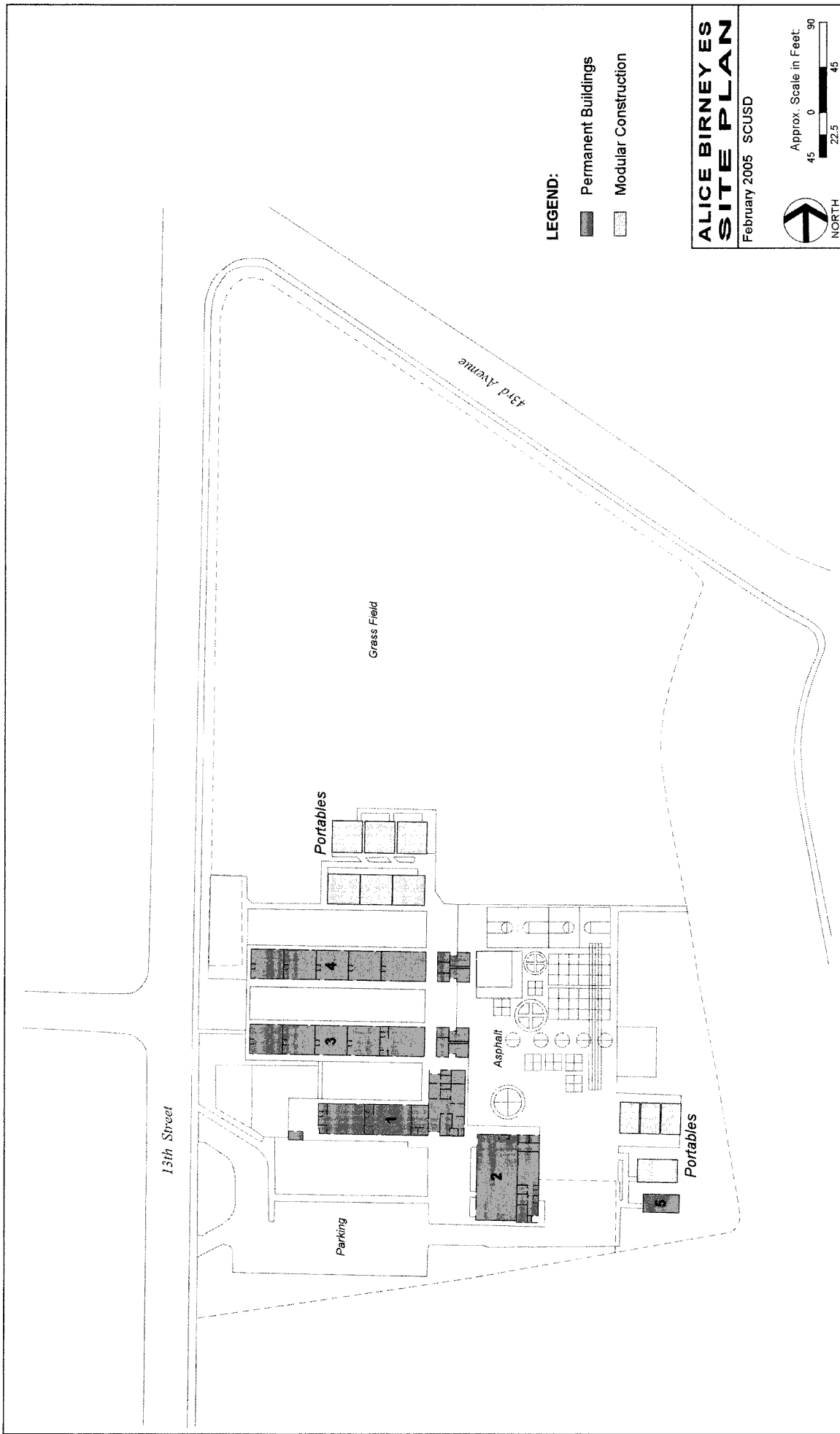
OSA #17026

ABOVE IS MEASURED IN ACCORDANCE WITH
ART. 2022 SUB CHAPTER 6 TITLE 5 CALIF.
ADMINISTRATIVE CODE _____

DATE: 9/69 SHEET 1 OF 6 SHEETS

OFFICE OF SCHOOL PLANNING

CALIFORNIA DEPARTMENT OF EDUCATION

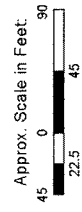


LEGEND:

-  Permanent Buildings
-  Modular Construction

**ALICE BIRNEY ES
SITE PLAN**

February 2005 SCUSD



18	17	16
6 Thomas	5 Innes	4 Reid

15	14	13
Reading Achondo	LH4-6 Golbaker	SH4-6 Downing

12	11	10	9	8
Trevor	Noring / Levesque	2 Tsotoo	Open	8 Madeline Ch Library Takikawa

Afternoon
vacant

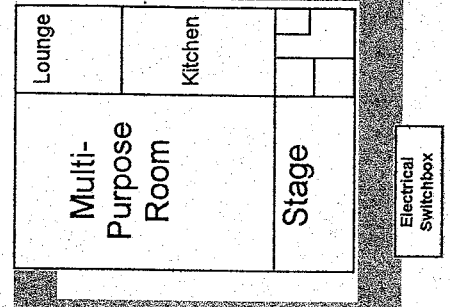
7	6	5	4	3
Music Kith	I.A.	1/2 Marquez	CHI Hepper	3 Sheffield

Boiler	Boys
Cust.	Girls
RR	

Boys	Girls
PE	

RR	Copy	Office	Princ.
Stor	Stor	Nurse	

RR	RR	RR	RR
2 K Lavy	1 Pre-K Rutledge		



Playground

20	21	22
OT Anjo	RSP Pete	Speech Karatomi

19 4th R

Storage

ATBona

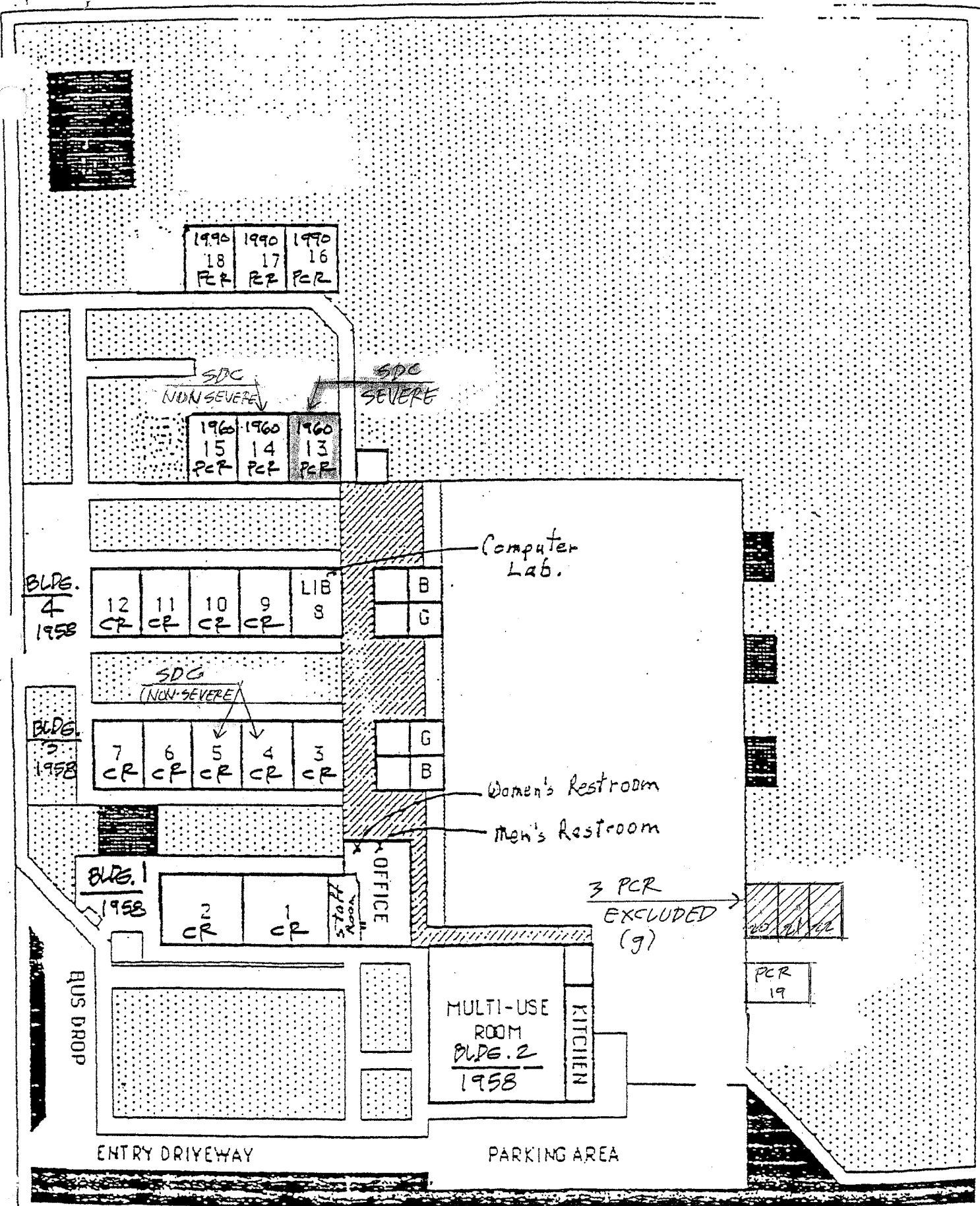
*3 removed
max children
at various
times
of day.
S.P.*

*off ten
of ten
Program*

*Completed
Garden
Site Plan*

Parking

no health n



Alice Birney School

MAY 2002

Alice Birney Elementary School

Portable Building Inventory Summary Sheet

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
P01/ 13	Unknown	No	19861	1960	45	1	982.5
P01/ 14	Unknown	No	19861	1960	45	1	982.5
P01/ 15	Unknown	No	19861	1960	45	1	982.5
P02/ 16	Modular Specialties	Yes	53491	1990	15	1	960
P03/ 17	Doupnik	Yes	55702	1991	14	1	960
P04/ 18	Doupnik	Yes	55702	1991	14	1	960
P05/ 19	Doupnik	Yes	51443	1990	15	1	960
P06/ 20, 21, 22	Doupnik	Yes	02-100257	1998	7	3	1920
Total Portable Classrooms						10	8707.5
Total Portable Classrooms Over 20 Years Old						3	2947.5

Sacramento City Unified School District School Capacity Worksheet

Alice Birney Elementary School

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
1	CH Pre-Kinder/Kindergarten	15	Permanent	15	SDC Non-Severe
2	Kindergarten	40	Permanent	20	AM & PM for District Loading
3	Kindergarten	40	Permanent	20	AM & PM for District Loading
4	CH Kindergarten/1	15	Permanent	15	SDC Non-Severe
5	1	20	Permanent	20	
6	Vacant	20	Permanent	20	
7	Prep	20	Permanent	20	
9	2	20	Permanent	20	
10	1/2	20	Permanent	20	
11	3	20	Permanent	20	
12	2/3	20	Permanent	20	
13	SDC Severe	9	Portable	9	
14	SDC Non-Severe	15	Portable	15	
15	5/6	33	Portable	33	
16	4	33	Portable	33	
17	5	33	Portable	33	
18	6	33	Portable	33	
19	Prep	33	Portable	0	
20	Vacant	20	Portable	20	
21	RSP	33	Portable	0	
22	Speech	33	Portable	0	
Maximum Capacity (2)		525		386	
Working Capacity (3)		473		347	

Note: (1) Based on contract maximums.

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

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

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

2002/03 CBED Enrollment = 298

Bear Flag Elementary School

6620 Gloria Drive
 Sacramento, CA 95831

Permanent building area: 23,067 GSF
 Modular buildings: 4,643 GSF
 Modular buildings are 16.8 % of the facility area
 Site acres: 9.70

Score:	Possible Points	Total Earned	%
The Site	271	218.0	80.4
Physical Plant Assessment	354	301.0	85.0
Adequacy and Environment for Education	375	302.0	80.5
Total	1,000	821.0	82.1

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



Participants:
 Linda Le Maire – Principal
 GR Nolen – Evaluator

Notes from Principal's Meeting and Questionnaire

Date: 02-02-2005

- Hard-surfaced playground needs to be replaced and expanded; uneven surface and cracks make it unsafe.
- Additional play structure for separation of grade levels at recess would improve play.
- Site has drainage problems at east side of playground.
- A hard-surfaced track is desired.
- A sandy area for volleyball is desired.
- Two additional basketball courts (total of 4) are desired,
- Parking lot expansion is needed.
- Many area drains on east side of school are clogged up and do not drain.
- The openings in the perimeter fencing pose site and facility security problems, especially at the open- door student restrooms.
- Wellness (parent) Center Addition (w/ kitchenette, restrooms) is desired.
- Portable special education classrooms are not appropriate in size or configuration as teaching spaces.
- Staff lounge is in a bad location with no real privacy for staff. The space is also too small and the one staff toilet opens directly into the eating / gathering area.
- Work room and staff lounge need to be connected, with conference / planning room addition.
- Art / science project lab addition is needed.
- Staff restrooms are in inappropriate locations and the men's restroom needs to be upgraded.
- The media center is too small.
- The heating system control / thermostats do not always work and room temperatures become unbearable.
- An outdoor shade structure addition is desired.
- Music / keyboard room addition is desired.
- Dance classroom addition is desired.
- Technology upgrades (computer hook-ups in wrong place, no cable, old low-power computers need to be replaced).
- Wall mounted TV's in classrooms, and cable hook-ups are desired.
- Counselor and speech therapist offices are needed.

Summary Notes and Comments

School Site:

The 9.7 acre site is adequate for the school. Due to "hard-pan " soil conditions, drainage as well as landscape problems exist at the site. Trees, planted several years ago on the east side of the playground, are not taking root properly and are not showing signs of growth. Site drainage and grading studies should be made prior to making any improvements in the existing site drainage system, especially on the east side of the school where area drains have become clogged with sand and sediment. The site lacks security, due to perimeter fence openings, installed as a means of egress required by current fire code. Trash bins in the service drive do not have an enclosure. These need to be enclosed and located in an appropriate place for garbage truck access. Concrete and asphalt sidewalks throughout the site are in need of replacement, especially those located on the north side of all classroom wings

School Plant:

The school received a complete modernization several years ago. Workmanship and materials in numerous areas was poor. The door hardware, in numerous locations is inferior, with lock-out problems routinely occurring. Also, exterior doors in many locations do not have kick plates and show signs of deterioration. Restrooms do not have a public address (PA) system. The men's staff restroom was not remodeled or upgraded in the modernization. The media center is too small and needs to be enlarged. An art / science project lab needs to be added to the school. The

administration offices and the supporting spaces, such as the teacher's lounge, workroom and staff restrooms, are poorly arranged and located. Remodeling of the administration and relocating the various support facilities, associated with an efficiently run administration, is recommended. Also recommended, is the removal of the excess portables, especially the older units.

Adequacy and Environment for Education:

Bear Flag ES's environment, its location within the community and its well kept grounds make it a good experience for students, as well as staff. The school's small size adds to the sense that the school is an appropriate place where children can be educated; however, the excessive number of portable classrooms diminishes what otherwise can be considered as a quality educational environment. Effort should be made to replace portable classrooms, which do not provide adequate service of the students and teachers.

The Main Capital Investment Areas:

- Remove, expand and replace asphalt playground.
- Play structure addition.
- Drainage study.
- Parking lot expansion.
- Remove and replace concrete and asphalt sidewalks on site.
- Dumpster enclosure addition.
- Security camera system installation.
- Renovation of administration offices.
- Renovation of men's staff restroom.
- Renovation of old media center into classroom use.
- Renovation of kindergarten and daycare center into new administration.
- Media Center addition.
- Art/Science project lab addition.
- Kindergarten and daycare center addition.
- Bus-parent drop-off lane addition (west side).
- Exterior door hardware upgrade.
- Public address system (installed in student and staff restrooms).
- Renovate kitchen.

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17 Bear Flag Elementary School

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
5	17.1	4.06.E01.2.	Site Improvements	\$ 195,499	\$ 258,058
1	17.2	4.06.E06.1.	Playground Improvements	\$ 608,894	\$ 803,740
2	17.3	4.06.E03.1.	Parking Improvements	\$ 304,006	\$ 401,287
	17.4	4.06.E10.1.1.	Grassed Field / Landscape Improvements	\$ 809,492	\$ 1,068,528
	17.5	4.05.A07.1.	Special Systems Upgrades	\$ 33,980	\$ 47,572
	17.6	4.04.C01.2.	Administration Expansion / Upgrade	\$ 953,384	\$ 1,334,739
8	17.7	2.02.F02.2.	Construct a Project Lab	\$ 908,914	\$ 1,272,480
	17.8	4.05.A03.2.1.	Clock System Upgrades	\$ 66,050	\$ 92,470
	17.9	2.02.F02.1.	Kindergarten / Pre-school Addition	\$ 1,763,848	\$ 2,469,387
3	17.10	3.15.A05.1.	Security Systems Installation	\$ 38,722	\$ 51,112
6	17.11	4.04.A01.1.	Building Improvements – Exterior	\$ 31,585	\$ 44,220
4	17.12	9.04.G01.1.	Portable Replacement	\$ 1,197,243	\$ 1,676,140
7	17.13	4.04.C01.1.	Kitchen Improvements	\$ 327,817	\$ 458,944
	17.14	4.05.A03.2.1.	Continue Electrical Improvements	\$ 437,716	\$ 612,803
7	17.15	2.02.F02.1.	Construct a Media Center	\$ 1,361,605	\$ 1,906,247
Total of Maximum Allowable Construction Cost:				\$ 9,038,755	
Total Project Budget:					\$ 12,497,727

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

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Concrete sidewalk - replace	10.043	2,010	SF	1.00	\$ 21.32	1.32	\$ 56,609
2 Asphalt sidewalk - replace	10.027	205	LF	1.10	\$ 58.27	1.32	\$ 17,358
3 Dumpster enclosure - construct	1.360	1	Each	1.00	\$ 23,000.00	1.32	\$ 30,383
4 Fencing (6' high chain link) - Install	1.351	1,150	LF	1.00	\$ 60.00	1.32	\$ 91,149
Total of Maximum Allowable Construction Cost:							\$ 195,499
Total Project Budget:							\$ 258,058

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Repair and prep asphalt play ground- east side	1.235	70,280	SF	1.00	\$ 1.88	1.32	\$ 174,539
2 Construct east side pre-school, and kindergarten asphalt playgrounds	1.650	25,000	SF	1.00	\$ 4.50	1.32	\$ 148,613
3 Play structure - install	1.620	1	Project	0.50	\$ 238,915.17	1.32	\$ 157,803
4 Construct basketball courts	1.661	2	Project	1.00	\$ 48,425.03	1.32	\$ 127,939
Total of Maximum Allowable Construction Cost:							\$ 608,894
Total Project Budget:							\$ 803,740

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

Project Name

Project Description

Construct a 12 space visitor parking lot. Locate west of existing lot and connect to main entry drop-off lane. Construct a new bus turn-off lane on the west side of the school. Coordinate with the relocation of portable classroom units and new pre-school, kindergarten classroom addition project and neighborhood association approval.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Parking lot paving	1.220	12	Space	1.10	\$ 3,387.00	1.32	\$ 59,060
2 Bus turn-off lane - construct	1.110	1	Project	1.10	\$ 146,931.34	1.32	\$ 213,506
3 Construct drivepads	1.140	2	Project	1.00	\$ 11,900.00	1.32	\$ 31,440
Total of Maximum Allowable Construction Cost:							\$ 304,006
Total Project Budget:							\$ 401,287

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Prep, re-contour, reseed, upgrade the irrigation system in the grass fields	1.830	280,000	SF	1.00	\$ 1.37	1.32	\$ 506,736
2 Resolve the gopher problem	1.260	31,000	SY	0.50	\$ 4.38	1.32	\$ 89,683
3 Install drainage interceptors	1.410	2	Acre	1.00	\$ 37,031.21	1.32	\$ 97,836
4 Upgrade the front irrigation system	1.330	16,200	SF	1.00	\$ 3.07	1.32	\$ 65,699
5 Separate the irrigation from domestic water	0.000	1	Project	1.00	\$ 37,500.00	1.32	\$ 49,538
Total of Maximum Allowable Construction Cost:							\$ 809,492
Total Project Budget:							\$ 1,068,528

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Restroom public address system - install	5.105	11	Classroom	1.00	\$ 2,338.44	1.32	\$ 33,980
Total of Maximum Allowable Construction Cost:							\$ 33,980
Total Project Budget:							\$ 47,572

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

Project Name

Project Description

Renovate administrative offices, pre-school and kindergarten wing into new administrative offices (architectural plan to unify all administration functions and support spaces into one area). Renovate the staff lounge. Renovate old media center for classroom use. Remove and replace old chair storage room in multipurpose room and relocate in current teachers' lounge room. Coordinate last two projects with remodeling of administrative offices and consolidation of administrative spaces in old kindergarten / pre-school classroom wing.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovation - general	4.300	5,645	SF	1.00	\$ 101.40	1.32	\$ 756,144
2 Renovation - level 1 (staff lounge)	4.100	425	SF	1.00	\$ 19.10	1.32	\$ 10,723
3 Renovation - level 2 (old media center)	4.200	1,285	SF	1.00	\$ 50.84	1.32	\$ 86,300
4 Wall demolition (chair storage room) - remove	4.412	150	SF	0.50	\$ 10.73	1.32	\$ 1,063
5 Chair storage room enclosure - construct	3.210	270	SF	1.00	\$ 278.00	1.32	\$ 99,154
Total of Maximum Allowable Construction Cost:							\$ 953,384
Total Project Budget:							\$ 1,334,739

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

Project Name

Project Description

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

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

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

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Addition - pre-school and kindergarten wing	3.410	3,700	SF	1.10	\$ 296.53	1.32	\$ 1,594,285
2 Provide an age appropriate play area	1.630	1	Project	1.00	\$ 128,359.61	1.32	\$ 169,563
Total of Maximum Allowable Construction Cost:							\$ 1,763,848
Total Project Budget:							\$ 2,469,387

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

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

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Exterior door hardware - replace	4.730	16	Per door	1.00	\$ 1,067.43	1.32	\$ 22,561
2 Kickplates - install	4.730	16	Per door	0.40	\$ 1,067.43	1.32	\$ 9,024
Total of Maximum Allowable Construction Cost:							\$ 31,585
Total Project Budget:							\$ 44,220

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace modulars	2.321	5	CR	1.00	\$ 159,750.00	1.32	\$ 1,055,149
2 Upgrade portable site area	2.520	5 Per portab		1.00	\$ 21,513.08	1.32	\$ 142,094
Total of Maximum Allowable Construction Cost:							\$ 1,197,243
Total Project Budget:							\$ 1,676,140

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

Project Name

Project Description

The kitchen is old with a lot of original equipment. There is no walk-in unit. The dishwasher needs to be removed and a 3-compartment pot sink installed. Resurface walls with FRP, install a new heat sealed vinyl floor, paint, upgrade the hood (and fire suppression system at gas units), and replace all wood shelving. Modify the serving experience, if needed, when the kitchen is reorganized and upgrade the equipment. Add air conditioning as needed. Construct a kitchen manager's office in the old teachers' lounge.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish existing kitchen	4.310	1,030	SF	1.00	\$ 184.27	1.32	\$ 250,723
2 Upgrade equipment and walk-in opotion	0.000	2		1.00	\$ 12,500.00	1.32	\$ 33,025
3 Kitchen managers office - construct	3.210	120	SF	1.00	\$ 278.00	1.32	\$ 44,069
Total of Maximum Allowable Construction Cost:							\$ 327,817
Total Project Budget:							\$ 458,944

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

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

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

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

Bear Flag Elementary School

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

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
17.1	4.06.E01.2.	Site Improvements	\$ 195,499	\$ 258,058
17.2	4.06.E06.1.	Playground Improvements	\$ 608,894	\$ 803,740
17.3	4.06.E03.1.	Parking Improvements	\$ 304,006	\$ 401,287
17.4	4.06.E10.1.1.	Grassed Field / Landscape Improvements	\$ 809,492	\$ 1,068,528
17.5	4.05.A07.1.	Special Systems Upgrades	\$ 33,980	\$ 47,572
17.6	4.04.C01.2.	Administration Expansion / Upgrade	\$ 953,384	\$ 1,334,739
17.7	2.02.F02.2.	Construct a Project Lab	\$ 908,914	\$ 1,272,480
17.8	4.05.A03.2.1.	Clock System Upgrades	\$ 66,050	\$ 92,470
17.9	2.02.F02.1.	Kindergarten / Pre-school Addition	\$ 1,763,848	\$ 2,469,387
17.10	3.15.A05.1.	Security Systems Installation	\$ 38,722	\$ 51,112
17.11	4.04.A01.1.	Building Improvements – Exterior	\$ 31,585	\$ 44,220
17.12	9.04.G01.1.	Portable Replacement	\$ 1,197,243	\$ 1,676,140
17.13	4.04.C01.1.	Kitchen Improvements	\$ 327,817	\$ 458,944
17.14	4.05.A03.2.1.	Continue Electrical Improvements	\$ 437,716	\$ 612,803
17.15	2.02.F02.1.	Construct a Media Center	\$ 1,361,605	\$ 1,906,247
Total of *Maximum Allowable Construction Cost:			\$ 9,038,755	
Total Project Budget:			\$ 12,497,727	

17 Bear Flag Elementary School

Criteria Adequate Comments on existing conditions and needed improvements

1 Site		
1.1 Size	✓	
1.2 Location	✓	
1.3 Safety		Fencing
1.4 Contours		Uneven surfaces
1.5 Development	✓	
1.6 Playfields		Improvements needed
1.7 Pool		N/A
1.8 Parking		Improvements needed
1.9 Landscaping		Improvements needed
1.10 Other		
2 Space		
2.1 Administration		Upgrade/expand
2.2 Health	✓	
2.3 Teachers	✓	
2.4 Audiovisual	✓	
2.5 Library		Small, inefficient
2.6 Multipurpose	✓	
2.7 Stage	✓	
2.8 Kitchen		Improvements needed
2.9 Gymnasium		N/A
2.10 Showers		N/A
2.11 Toilets	✓	
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		

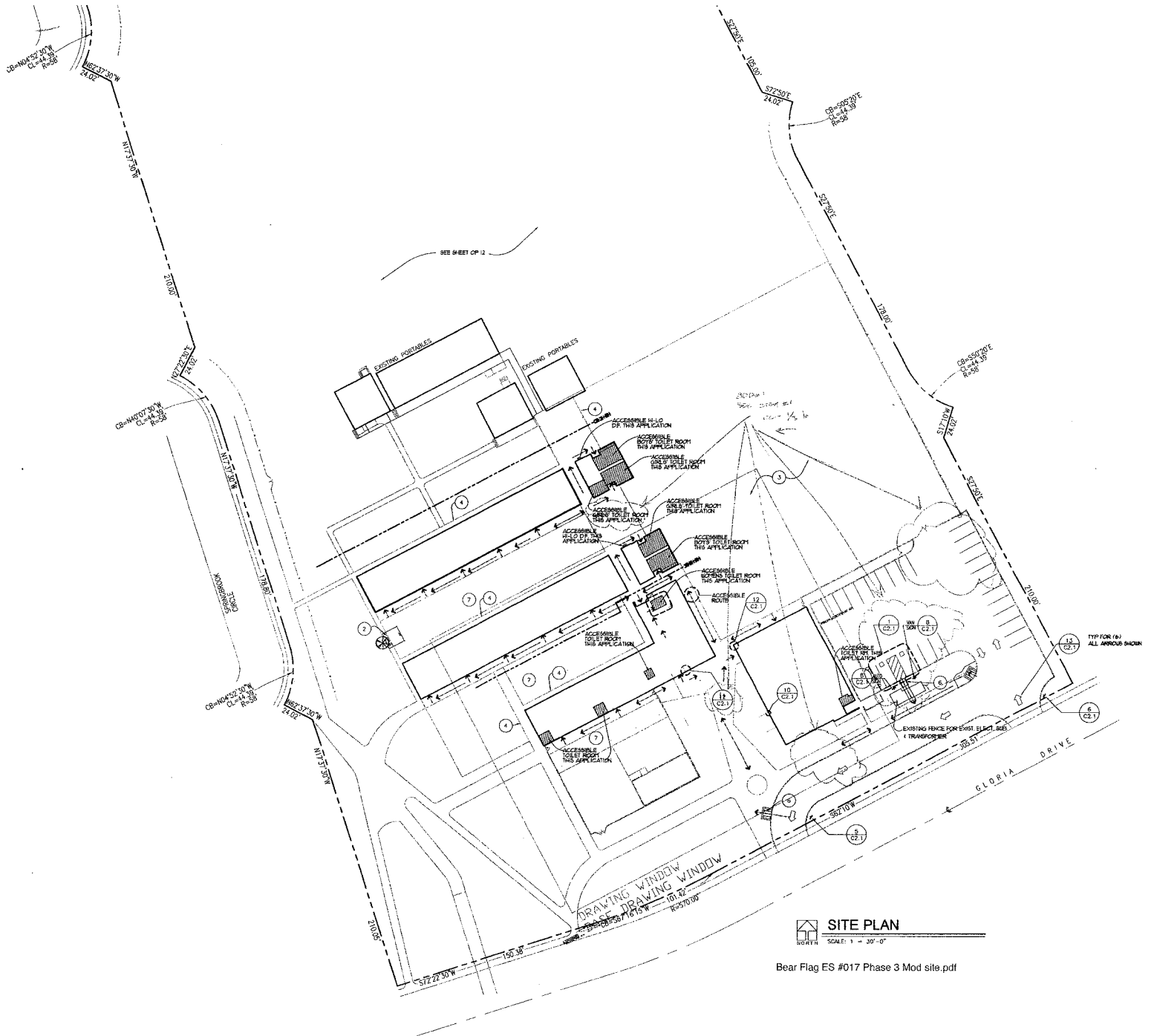
Criteria	Adequate	Comments on existing conditions and needed improvements
3 Light		
3.1 Quantity	✓	
3.2 Brightness	✓	
3.3 Reflectances	✓	
3.4 Windows	✓	
3.5 Screening	✓	
3.6 Audiovisual	✓	
3.7 Energy Factors	✓	
3.8 Other		
4 Heat and Air		
4.1 Temperature Comfort	✓	
4.2 Insulation	✓	
4.3 Air Exchange	✓	
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	✓	Fencing
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		Drainage issues and improvements
8.2 Sprinklers		Upgrade
8.3 Parking		Expand
8.4 Hardcourt	✓	
8.5 Sidewalks		Uneven, rough
8.6 Exteriors		Improvements needed
8.7 Interiors	✓	
8.8 Roofing	✓	
8.9 Windows	✓	
8.10 Fencing	✓	
8.11 Mechanical Equipment	✓	
8.12 Hardware	✓	
8.13 Plumbing Fixtures	✓	
8.14 Other		



Approximate Scale in Feet:





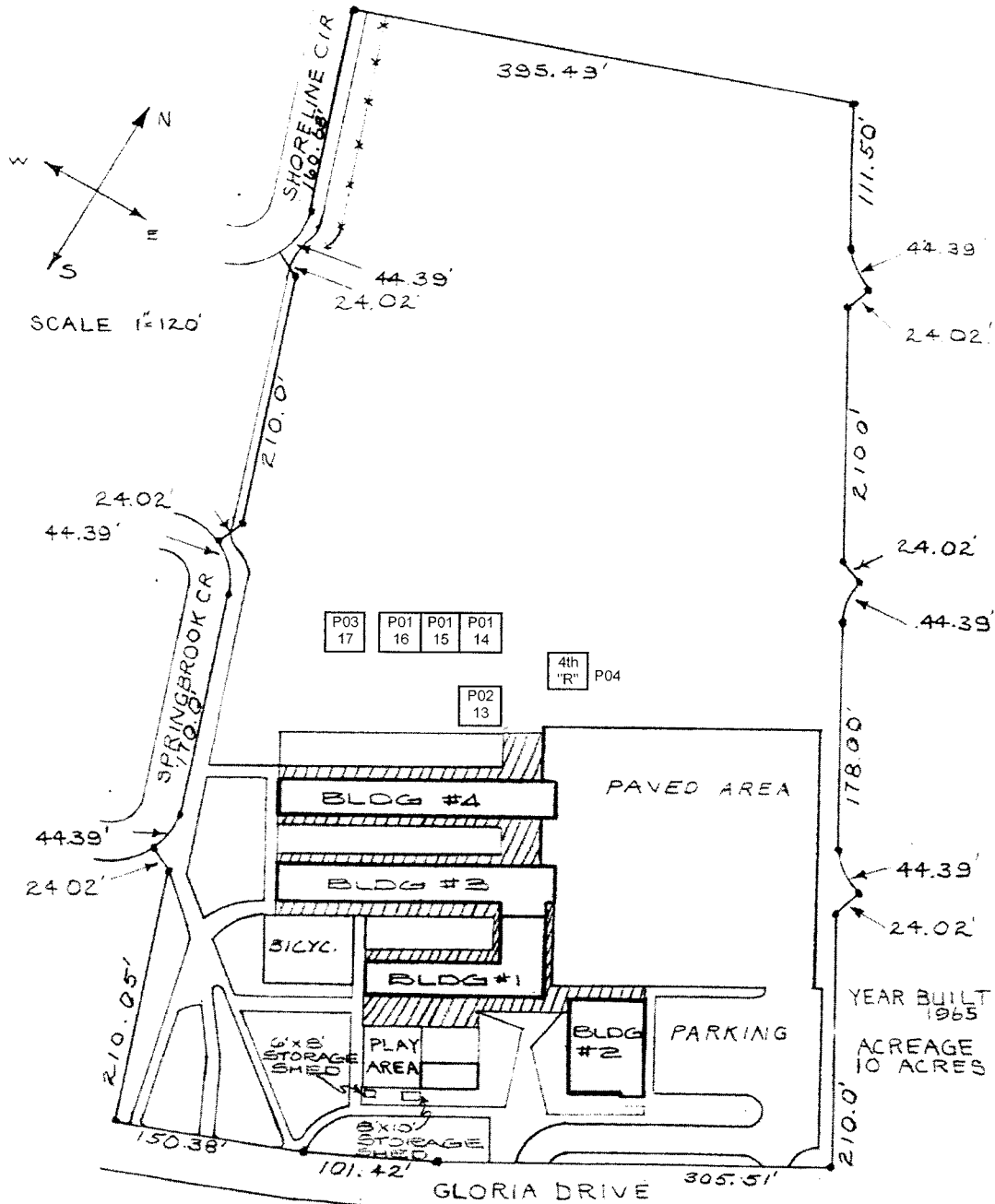
SITE PLAN

Bear Flag ES #017 Phase 3 Mod site.pdf

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

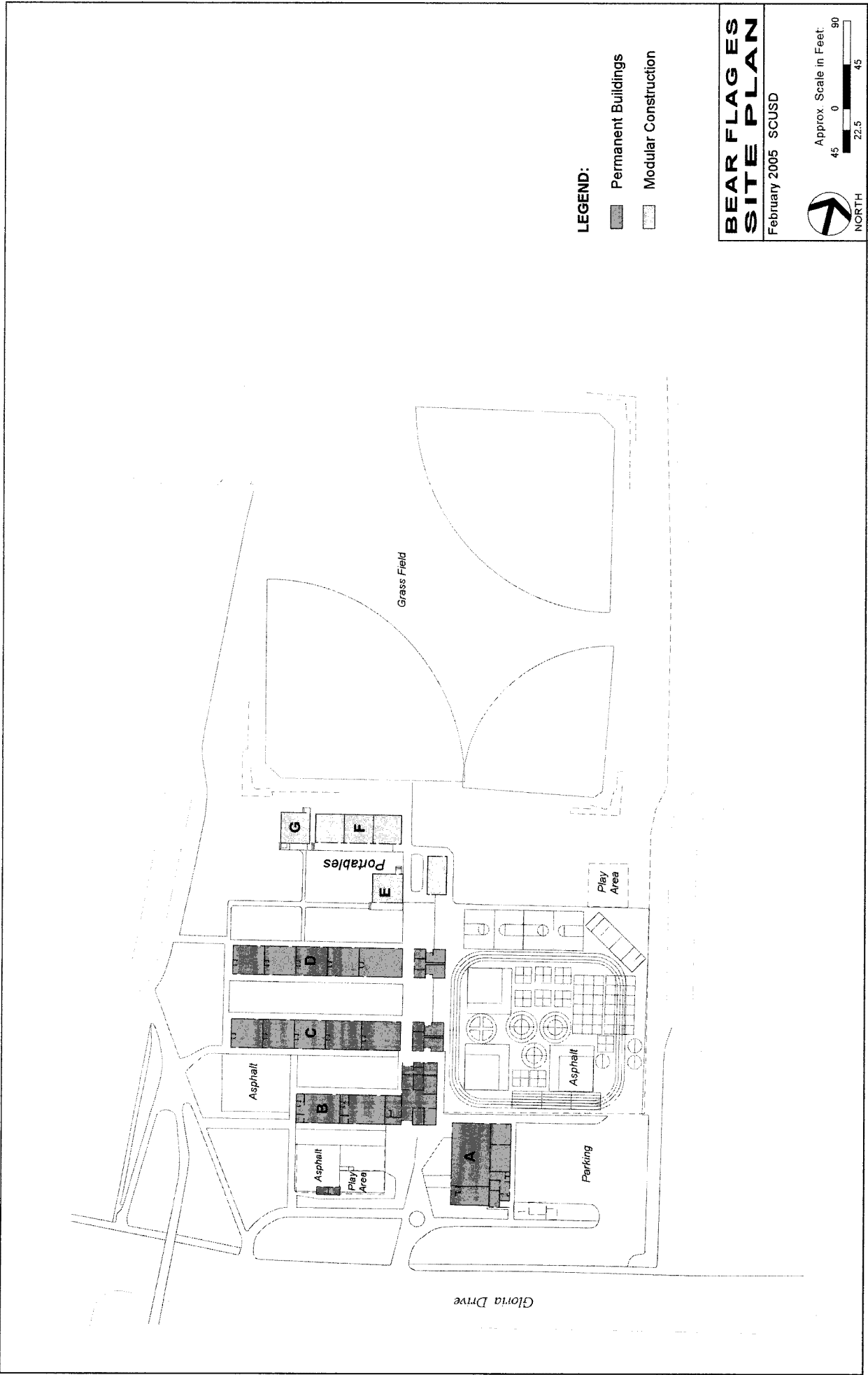
PROJECT: DIAGRAM OF BUILDING AREA
 SCHOOL: BEAR FLAG
 ADDRESS: 6620 GLORIA DRIVE

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





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

DATE: 9/69 SHEET 1 OF 7 SHEETS
 OFFICE OF SCHOOL PLANNING
 CALIFORNIA DEPARTMENT OF EDUCATION



LEGEND:

-  Permanent Buildings
-  Modular Construction

**BEAR FLAGES
SITE PLAN**

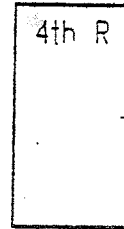
February 2005 SCUSD



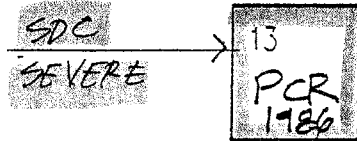
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BEAR FLAG

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PCR	PCR	PCR	PCR
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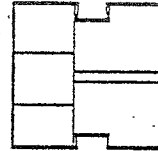


CITY OWNED
HEALTHY START



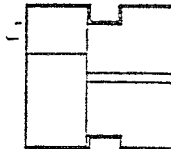
Bldg 4 1958

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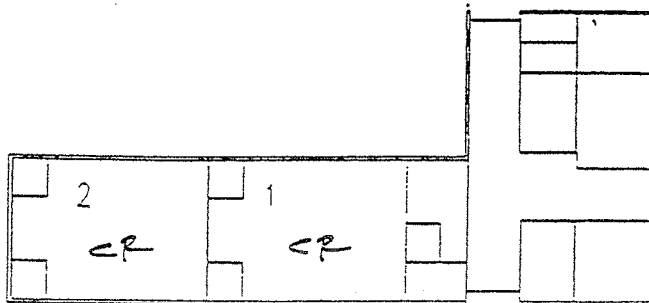


Bldg 3 1958

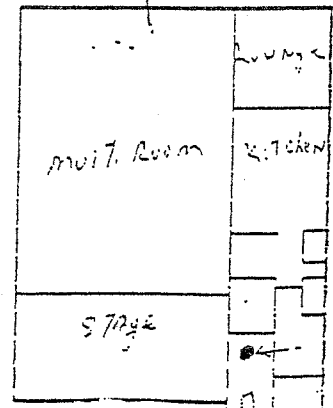
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Bldg 2 1958

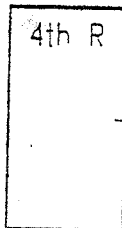
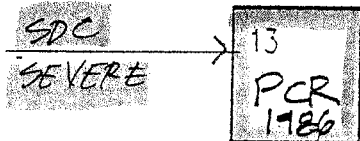


Bldg 1 1958



BEAR FLAG

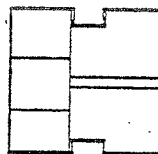
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CITY OWNED

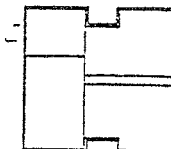
Bldg 4 1958

12 CR	11 CR	10 CR	9 CR	8 LIB.
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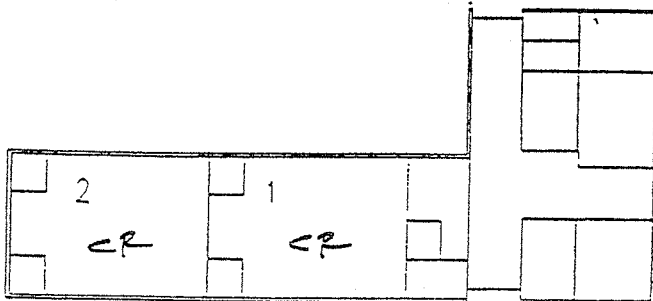


Bldg 3 1958

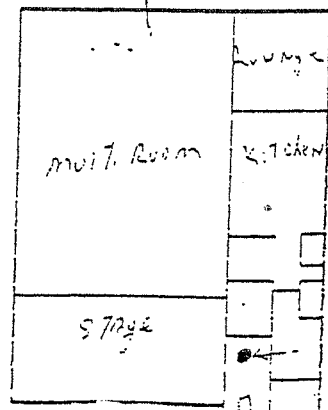
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Bldg 2 1958



Bldg 1 1958



Bear Flag Elementary School
 Portable Building Inventory Summary Sheet

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
P02/ 13	Unknown	No	9952	1952	53	1	982.5
P01/ 14	Unknown	No	28948	1967	38	1	900
P01/ 15	Unknown	No	28948	1967	38	1	900
P01/ 16	Unknown	No	28948	1967	38	1	900
P03/ 17	Douppnik	Yes	47820	1986	19	1	960
Total Portable Classrooms						5	4642.5
Total Portable Classrooms Over 20 Years Old						4	3682.5

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

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P04/ 4th R	CD Spectrum	Yes	51497	1989	16	1	960

Sacramento City Unified School District School Capacity Worksheet

Bear Flag Elementary School

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
1	Kindergarten	40	Permanent	40	AM & PM for District Loading
2	Kindergarten	40	Permanent	40	AM & PM for District Loading
3	1	20	Permanent	20	
4	1	20	Permanent	20	
5	2	20	Permanent	20	
6	3	20	Permanent	20	
7	2	20	Permanent	20	
9	4	33	Permanent	33	
10	4/5	33	Permanent	33	
11	3	20	Permanent	20	
12	2	20	Permanent	20	
13	SDC Severe	9	Portable	9	
14	1	20	Portable	20	
15	5	33	Portable	33	
16	Computer Lab	33	Portable	0	
17	6	33	Portable	33	
Maximum Capacity (2)		414		381	
Working Capacity (3)		373		343	

Note: (1) Based on contract maximums.

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

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

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

One 4th R portable classroom excluded.

2002/03 CBED Enrollment = 324

Bowling Green Charter Elementary School

4211 Turnbridge Drive
 Sacramento, CA 95823

Permanent building area: 40,865 GSF
 Modular buildings: 20,305 GSF
 Modular buildings are 33.2 % of the facility area
 Site acres: 14.00

Score:	Possible Points	Total Earned	%
The Site	271	226.5	83.6
Physical Plant Assessment	354	310.5	87.7
Adequacy and Environment for Education	375	289.5	77.2
Total	1,000	826.5	82.7

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



Participants:

Dr. Dennis Mah, Director
 Leslie Buerk, Evaluator

Notes from Principal's Meeting and Questionnaire

Date: 2/1/2005

- Funding for the orthopedic handicapped program is through the district office.
- Bowling Green Charter School leases the buildings they are in from the Sacramento School District.
- The plant manager is James Hernandez, John Ginn is the Principal.
- There are 6 different departments in the school: Bi-lingual; OH; Math and Science; Multi-age; Traditional Primary; Traditional Intermediate.
- The West Wing campus was built in August of 2004, and consists entirely of portables.
- The BF Annex and all portable classrooms were constructed in August of 1999.
- 85% of the students coming to the school qualify for free / reduced lunch.
- Approximately half of the students are from the surrounding neighborhood, while an additional 350+ come from other areas.
- The library has been upgraded.
- 6 buses served the school last year, but busing was discontinued for financial reasons. The result was a reduction in enrollment of 100 students.
- The school is hiring a landscape architect to develop six different views or landscaped areas on campus. These would be located at the drop-off area, the main entry to the school, the main quad, the playground, and the arboretum.
- There are only 17 parking spaces available for the Annex. They have an agreement with the apartment complex next door to allow visitor and overflow staff parking in their parking lot. There is a gate from the apartments onto campus.
- Walkways connect the Annex to the rest of the campus.
- The school director would like the image of the school to enhance the neighborhood.
- Phase 1 of modernization is planned for this summer. It includes upgrades to the HVAC, electrical, a new bell system and restroom renovation.
- California Children's Services has space in the OH building.
- The school is on a boiler system
- Landscape improvements are planned at the library.
- There are separate multipurpose rooms used for lunch at each of the 3 campuses. Food is cooked in the main cafeteria then brought by cart to the satellite cafeterias.
- Each wing or campus has an administrative office and a nurses station.
- OH has their own nurse that is full time, and a second nurse rotates between the three campuses.

Summary Notes and Comments

School Site:

The site, at 14 acres, is above the standard requirement for elementary schools. There are drainage issues at the main grass fields. They retain much of the moisture that collects during heavy rains and are unusable when wet. The site is fully developed and has its modular units located on the west side, the BF Annex, also to the west and to the north. Staff notes that landscaping is poor and that improvements are needed for a better curb appeal. The parking area surfaces need to be sealed and re-striped. There is need for a parent drop off of Turnbridge Road and a separate kindergarten drop area with parking. Staff has expressed concern over the pick-up / drop-off issue and it is regarded as a safety problem. The playground areas are in good condition; however, the asphalt play area needs to be resurfaced and additional playground equipment is needed. There is no shade structure or area that is suitable as an outdoor teaching space.

The site is large enough to offer several options for expansion, if the need is evident. The perimeter fence is deemed, by staff, to be inadequate to stop pedestrian traffic through the site and inhibit vandalism. There are no covered walks between the buildings on site.

School Plant:

Bowling Green has been a Charter School since 1993 and its enrollment is for primary and intermediate grade levels. The school has six departments, including, bilingual, orthopedic

handicapped, math/ science, multi-age classrooms, traditional primary and traditional intermediate instruction.

The buildings have been partially modernized under the state mandated program. The original school was constructed in 1957 as an elementary school for 450 students and currently includes portable classrooms in the west wing and BF annex. The current enrollment is approximately 700 students. Portable classrooms in the BF annex were constructed in 1999 and those in the west wing in 2004. Both remain in good condition. The original, main buildings and the OH wing are older and both in need of refurbishment.

The school roofs in the main and OH classroom buildings are in need of replacement. All other roofing is in good condition.

With the exception of the portable restrooms, the restrooms throughout the school are in poor condition and in need of refurbishment.

Adequacy and Environment for Education:

There is no project lab or computer lab at this school, although there are computers in each classroom. There are no music or science programs offered. All classrooms have adequate floor space and are approximately 960 gsf. Newer portable classrooms offer a superior learning environment than the older, permanent classrooms. There has been minimal refurbishment over the years. The OH classrooms are separated by folding partitions in lieu of permanent walls that present result issues with regards to noise and privacy.

There are two kindergarten classrooms that offer four separate, half-day classes. All classrooms have most of the amenities, including a restroom.

The media center is also housed in a converted classroom and small per standards, but it has been refurbished since 1999. The administration area is poorly laid out and inefficient. Multipurpose rooms are in need of refurbishment.

The Main Capital Investment Areas:

- Construct parent drop-off / pick-up lane.
- Correct drainage issues at the grass fields, replace certain areas of grass surface, and add trees for shade.
- Repair and resurface asphalt surfaces at the existing parking areas and the asphalt play area.
- Replace damaged concrete walks around the perimeter of the site and between classrooms.
- Provide covered walkways to all classroom locations.
- Refurbish classroom interiors.
- Enhance site lighting for security.
- Refurbish the multipurpose rooms.
- Replace perimeter fencing at front of school.
- Refurbish existing restrooms and add staff restrooms.
- ADA hardware throughout is needed. Automatic door openers are needed at the main entrance.
- Electrical outlets are lacking in classrooms.
- Consider refurbishing of existing administration area and an addition for more efficient use of space.
- Construct a music, science, art space.

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24 Bowling Green Charter Elementary School

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
2	24.1	4.06.E03.1.	Student Drop-off and Pick-up Process	\$ 537,750	\$ 709,830
8	24.2	4.06.E03.1.	Site Access and Parking Improvements	\$ 421,668	\$ 556,601
4	24.3	4.06.E10.1.1.	Grassed Field Improvements	\$ 49,538	\$ 65,390
5	24.4	4.06.E01.1.	Site Improvements	\$ 411,880	\$ 543,682
3	24.5	2.04.C01.1.	Kitchen Renovation	\$ 337,991	\$ 473,187
9	24.6	4.05.D01.1.	Exterior Building Improvements	\$ 70,512	\$ 98,717
10	24.7	4.08.D04.2.	Roofing Replacement	\$ 572,449	\$ 755,633
6	24.8	4.05.C01.1.	Classroom / Restroom Improvements	\$ 3,351,840	\$ 4,692,576
	24.9	8.05.C08.1.	ADA Hardware Improvements	\$ 13,805	\$ 19,328
	24.10	3.15.A05.1.	Security Camera Installation	\$ 38,722	\$ 51,112
	24.11	3.05.A09.1.	Upgrade Fire Alarm System	\$ 46,147	\$ 64,606
	24.12	4.08.A03.1.1.	Continue HVAC Improvements	\$ 208,369	\$ 275,048
	24.13	4.05.C01.1.	Multipurpose Room Upgrades and Storage Addition	\$ 779,361	\$ 1,091,105
7	24.14	2.02.F07.2.	Administration Improvements / Addition	\$ 442,976	\$ 620,167
1	24.15	2.02.F02.2.	Science / Performing Arts Addition	\$ 1,788,024	\$ 2,503,234
Total of Maximum Allowable Construction Cost:				\$ 9,071,032	
				Total Project Budget:	\$ 12,520,215

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

There is loop drive adjacent to the BF Annex that can serve as a parent drop off; however, it is not effective for the entire school. There are no pull-in lanes or parent drop-off areas off of Turn-bridge Drive. There are no flashing school zone lights and signs are minimal. Cars park along the roll curbs to drop-off or pick-up children on both sides of street. The process is orderly and monitored by staff and a crossing guard is provided. However, there is still a dangerous situation with the congestion of drivers, students and buses. Construct a parent drop off lane off of Turn-bridge Drive. Install flashing school signs on Turn-bridge and Franklin Blvd. Install directional signs to main entrance and administration. Landscape campus for beautification and creation of student gardens. Create a butterfly garden to compliment the science lab.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a parent drop off lane	1.120	1	Project	1.00	\$ 166,517.20	1.32	\$ 219,969
2 Install flashing school zone signs	0.000	4	Each	1.20	\$ 7,500.00	1.32	\$ 47,556
3 Install directional / way finding signage	10.825	6	Each	1.00	\$ 451.56	1.32	\$ 3,579
4 Construct drive pads for drop-off lane	1.140	2	Project	1.00	\$ 11,900.00	1.32	\$ 31,440
5 Landscape campus	1.320	3	Project	1.00	\$ 59,350.50	1.32	\$ 235,206
Total of Maximum Allowable Construction Cost:							\$ 537,750
Total Project Budget:							\$ 709,830

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Replace damaged concrete walks and pathways to Classrooms 36-39 (Note: This project may be omitted if the school elects to relocate the portable classrooms to the west wing cluster. Re-seal and re-stripe the parking areas and the asphalt play areas. Construct additional parking at the BF Annex. Install compliant ADA walkways between main buildings and west wing. Develop the old portable area into a useable grass field.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace damaged concrete walks at perimeter	1.155	500	SF	1.00	\$ 10.98	1.32	\$ 7,252
2 Seal and re-stripe parking areas	1.235	85,000	SF	1.00	\$ 1.88	1.32	\$ 211,096
3 Seal and re-stripe asphalt play areas	1.235	27,600	SF	1.00	\$ 1.88	1.32	\$ 68,544
4 Construct additional parking at Annex	1.220	25	Space	1.00	\$ 3,387.00	1.32	\$ 111,856
5 Install ADA compliant walks to west wing	1.150	200	SF	1.00	\$ 7.84	1.32	\$ 2,071
6 Reinstate existing modular classroom site	1.830	11,520	SF	1.00	\$ 1.37	1.32	\$ 20,849
Total of Maximum Allowable Construction Cost:							\$ 421,668
Total Project Budget:							\$ 556,601

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

The grass playing field has drainage issues and ponding problems that create standing water and mud after heavy rainfall or watering, especially in the goal areas. This renders the field unusable and reduces the amount of play area available to the students. Replace the irrigation system at the front and rear of the school and separate the irrigation from the domestic water supply. Install interceptors connecting to the city storm sewer system where allowed. Note: Grass field improvements are addressed with Fern Bacon Middle School improvements.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Prep, re-contour, reseed, upgrade the irrigation system in the grass fields	1.830	150,000	SF	0.00	\$ 1.37	1.32	\$ 0
2 Install drainage interceptors	1.410	2	Acre	0.00	\$ 37,031.21	1.32	\$ 0
3 Separate irrigation from the domestic water supply	0.000	1	Job	1.00	\$ 37,500.00	1.32	\$ 49,538
Total of Maximum Allowable Construction Cost:							\$ 49,538
Total Project Budget:							\$ 65,390

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

Project Name

Project Description

Replace the existing short fencing around the site with 6' chain link for security and to stop general foot traffic across the site. Construct a shade structure and outdoor teaching area. Provide covered walkways between the West Wing, BF Annex and the main buildings. Replace damaged concrete walks and pathways to the classrooms. Additional site lighting is needed for improved access and security.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace existing fence	1.350	3,000	LF	1.00	\$ 31.46	1.32	\$ 124,676
2 Construct a shaded outdoor, teaching / gathering area with seating	3.710	1,200	SF	1.00	\$ 45.12	1.32	\$ 71,524
3 Construct covered walkways between classrooms and buildings	3.711	3,600	SF	1.00	\$ 36.31	1.32	\$ 172,676
4 Install additional site lighting	1.280	5	Per Pole	1.00	\$ 6,510.90	1.32	\$ 43,004
Total of Maximum Allowable Construction Cost:							\$ 411,880
Total Project Budget:							\$ 543,682

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

The kitchen is generally in poor condition and inefficient. There is no formal serving area and the storage and service entrance is a poorly configured. Renovate the existing kitchen space, including a staff restroom, and allowing a serving area adjacent to the multipurpose room. Upgrade the equipment and walk-in unit (s). Add three compartment sink in Annex Kitchen with hot with capabilities.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate kitchen area	4.310	1,185	SF	1.00	\$ 184.27	1.32	\$ 288,453
2 Upgrade kitchen equipment and walk-in(s)	0.000	3	Job	1.00	\$ 12,500.00	1.32	\$ 49,538
Total of Maximum Allowable Construction Cost:							\$ 337,991
Total Project Budget:							\$ 473,187

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Paint exterior surfaces of BF Annex	4.520	12,600	SF	1.20	\$ 1.98	1.32	\$ 39,548
2 Install window screens	0.000	1	Job	1.00	\$ 10,000.00	1.32	\$ 13,210
3 Prep for painting	4.541	3,000	SF	1.00	\$ 4.48	1.32	\$ 17,754
Total of Maximum Allowable Construction Cost:							\$ 70,512
Total Project Budget:							\$ 98,717

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

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace roofing	7.101	33,232	SF	1.00	\$ 13.04	1.32	\$ 572,449
Total of Maximum Allowable Construction Cost:							\$ 572,449
Total Project Budget:							\$ 755,633

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Refurbish the main classroom and OH building interiors. Include casework replacement, repaint, ceilings, walls, electrical and floors. Replace existing folding partitions in the OH building with permanent partitions. Replace the carpet in Classroom BF9. Refurbish the PE classroom in the west wing. Remodel student restrooms adding ventilation. Electrical outlets in Classrooms 4, 5 & 6 are not functioning.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish the main and the OH classroom interiors, including carpet	4.200	33,500	SF	1.20	\$ 50.84	1.32	\$ 2,699,818
2 Replace the carpet in BF9	4.570	960	SF	1.00	\$ 4.26	1.32	\$ 5,402
3 Refurbish the PE classroom	4.200	960	SF	1.00	\$ 50.84	1.32	\$ 64,473
4 Renovate student restrooms	6.400	1,760	SF	1.00	\$ 250.39	1.32	\$ 582,147
Total of Maximum Allowable Construction Cost:							\$ 3,351,840
Total Project Budget:							\$ 4,692,576

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install automatic door openers	10.580	2	Each	1.40	\$ 3,732.39	1.32	\$ 13,805
Total of Maximum Allowable Construction Cost:							\$ 13,805
Total Project Budget:							\$ 19,328

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

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

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade fire alarm system	5.710	1	School	0.25	\$ 139,734.55	1.32	\$ 46,147
Total of Maximum Allowable Construction Cost:							\$ 46,147
Total Project Budget:							\$ 64,606

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Conduct HVAC study	9.410	1	Study	1.00	\$ 4,328.12	1.32	\$ 5,717
2 Install air conditioning in classrooms 1-5	6.150	4,800	SF	1.00	\$ 31.96	1.32	\$ 202,652
Total of Maximum Allowable Construction Cost:							\$ 208,369
Total Project Budget:							\$ 275,048

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish multipurpose rooms	4.200	8,750	SF	1.20	\$ 50.84	1.32	\$ 705,176
2 Lower section of reception desk for ADA compliance	10.942	1	Section	1.00	\$ 558.00	1.32	\$ 737
3 Add storage addition to the PE classroom	3.210	200	SF	1.00	\$ 278.00	1.32	\$ 73,448
Total of Maximum Allowable Construction Cost:							\$ 779,361
Total Project Budget:							\$ 1,091,105

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish administration	4.200	1,500	SF	1.50	\$ 50.84	1.32	\$ 151,109
2 Enhance the main entrance	3.710	1,200	SF	1.00	\$ 45.12	1.32	\$ 71,524
3 Construct storage addition	3.210	600	SF	1.00	\$ 278.00	1.32	\$ 220,343
Total of Maximum Allowable Construction Cost:							\$ 442,976
Total Project Budget:							\$ 620,167

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

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct an addition	3.410	4,000	SF	1.10	\$ 296.53	1.32	\$ 1,723,551
2 Expand the media center	4.200	960	SF	1.00	\$ 50.84	1.32	\$ 64,473
Total of Maximum Allowable Construction Cost:							\$ 1,788,024
Total Project Budget:							\$ 2,503,234

Bowling Green Charter Elementary School

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

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
24.1	4.06.E03.1.	Student Drop-off and Pick-up Process	\$ 537,750	\$ 709,830
24.2	4.06.E03.1.	Site Access and Parking Improvements	\$ 421,668	\$ 556,601
24.3	4.06.E10.1.1.	Grassed Field Improvements	\$ 49,538	\$ 65,390
24.4	4.06.E01.1.	Site Improvements	\$ 411,880	\$ 543,682
24.5	2.04.C01.1.	Kitchen Renovation	\$ 337,991	\$ 473,187
24.6	4.05.D01.1.	Exterior Building Improvements	\$ 70,512	\$ 98,717
24.7	4.08.D04.2.	Roofing Replacement	\$ 572,449	\$ 755,633
24.8	4.05.C01.1.	Classroom / Restroom Improvements	\$ 3,351,840	\$ 4,692,576
24.9	8.05.C08.1.	ADA Hardware Improvements	\$ 13,805	\$ 19,328
24.10	3.15.A05.1.	Security Camera Installation	\$ 38,722	\$ 51,112
24.11	3.05.A09.1.	Upgrade Fire Alarm System	\$ 46,147	\$ 64,606
24.12	4.08.A03.1.1.	Continue HVAC Improvements	\$ 208,369	\$ 275,048
24.13	4.05.C01.1.	Multipurpose Room Upgrades and Storage Addition	\$ 779,361	\$ 1,091,105
24.14	2.02.F07.2.	Administration Improvements / Addition	\$ 442,976	\$ 620,167
24.15	2.02.F02.2.	Science / Performing Arts Addition	\$ 1,788,024	\$ 2,503,234
Total of *Maximum Allowable Construction Cost:			\$ 9,071,032	
			Total Project Budget:	\$ 12,520,215

24 Bowling Green Charter Elementary School

Criteria Adequate Comments on existing conditions and needed improvements

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

Criteria	Adequate	Comments on existing conditions and needed improvements
3 Light		
3.1 Quantity	✓	
3.2 Brightness	✓	
3.3 Reflectances	✓	
3.4 Windows	✓	
3.5 Screening	✓	
3.6 Audiovisual	✓	
3.7 Energy Factors	✓	
3.8 Other		
4 Heat and Air		
4.1 Temperature Comfort		Upgrade
4.2 Insulation	✓	
4.3 Air Exchange	✓	
4.4 Distribution	✓	
4.5 Exhaust	✓	
4.6 Conditions		Upgrade
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		

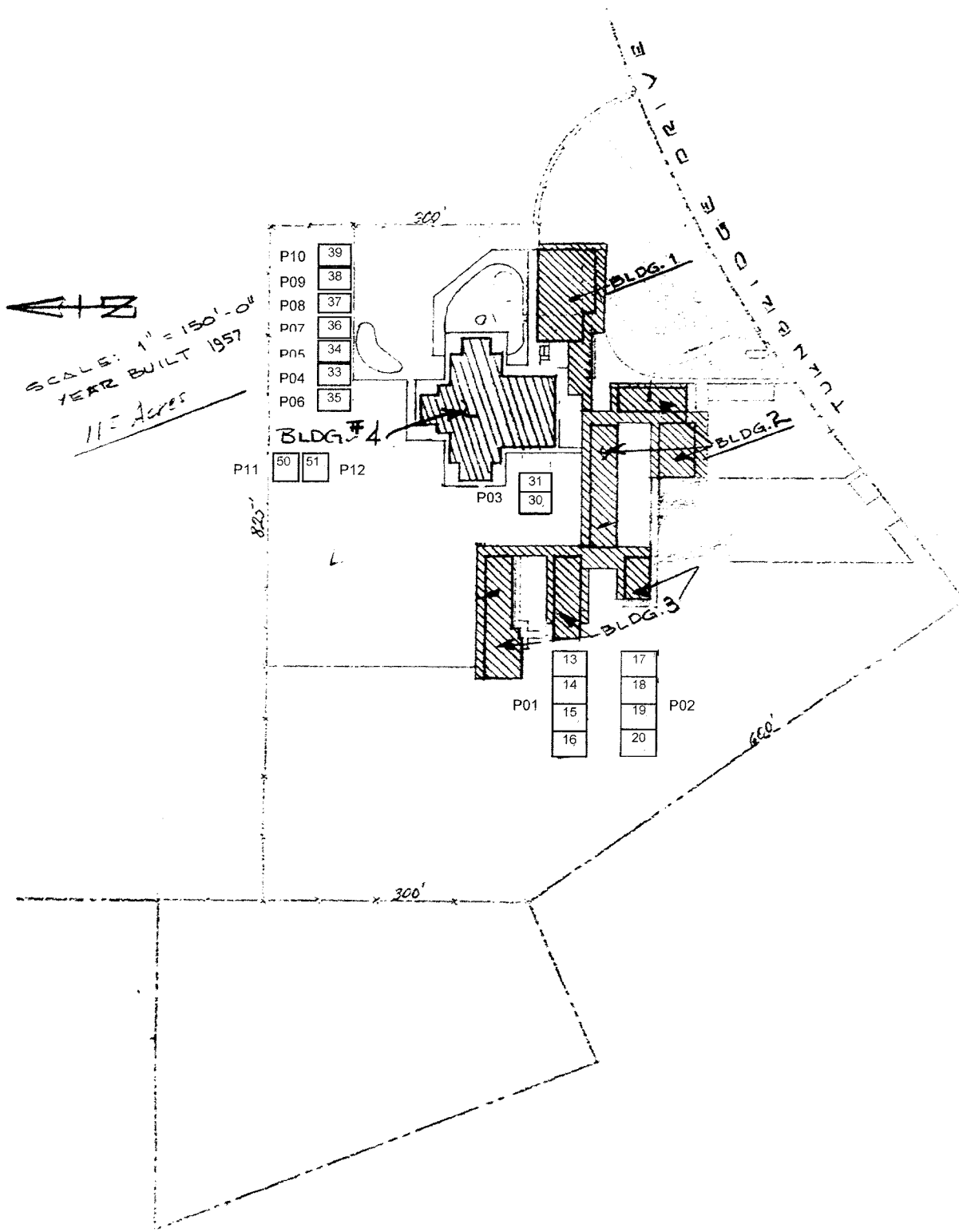
Criteria Adequate Comments on existing conditions and needed improvements

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

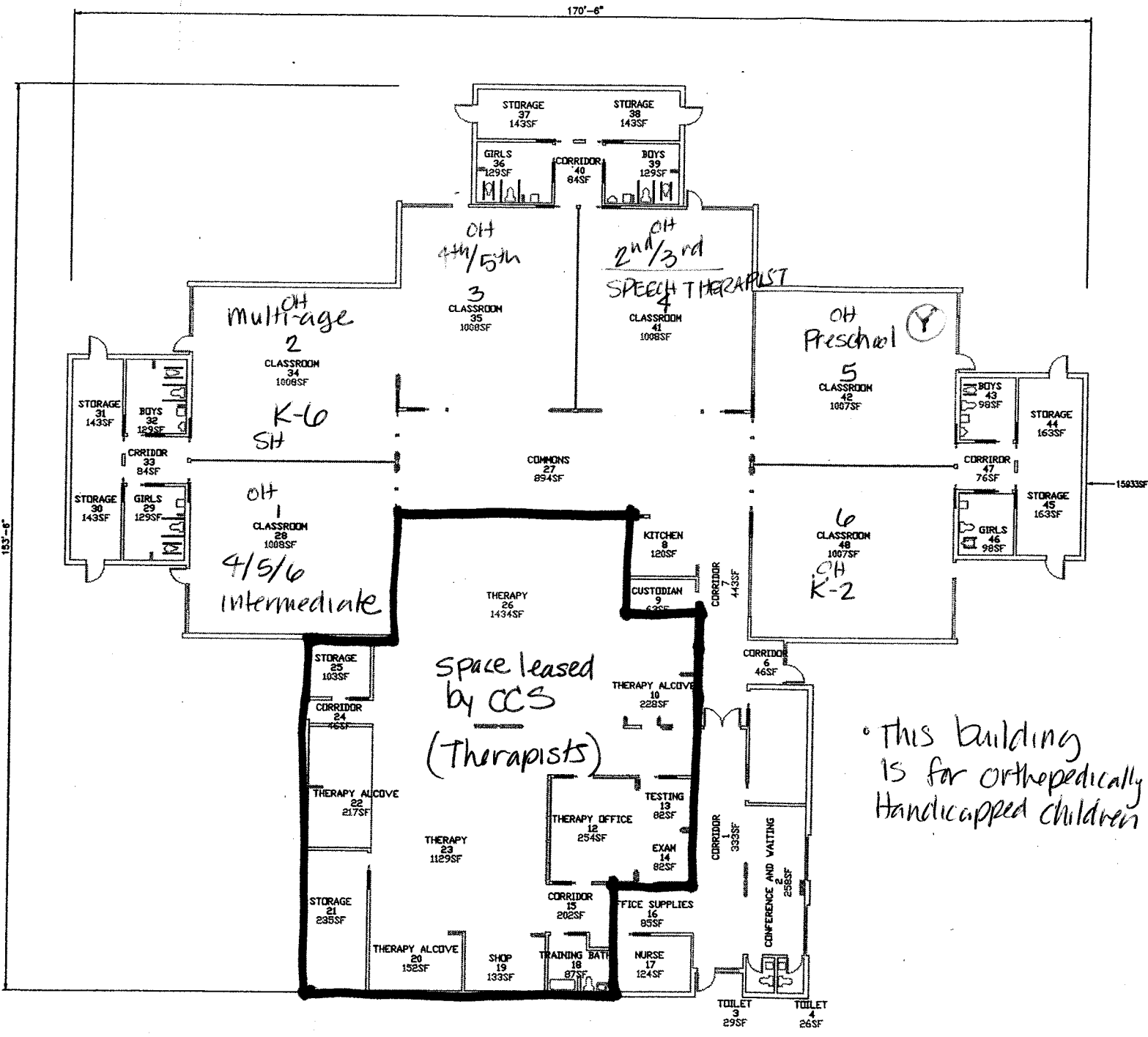


Approximate Scale in Feet:



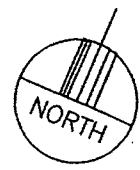
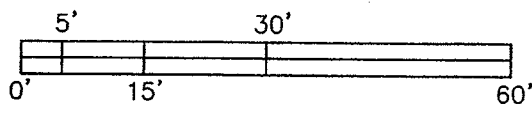


Bowling Green Elementary School



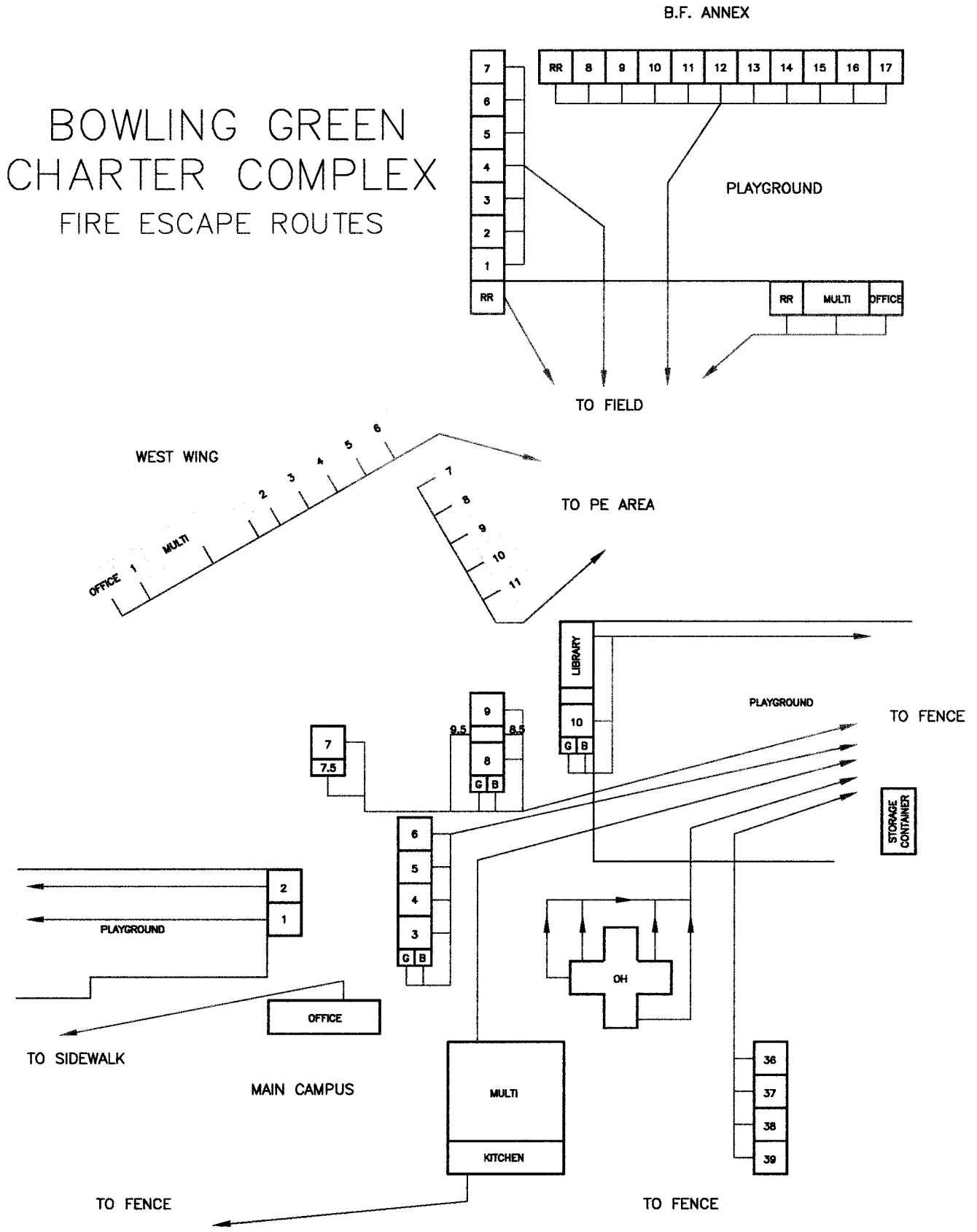
This building is for orthopedically Handicapped children

BUILDING AREA



024	BOWLING GREEN ELEMENTARY
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BOWLING GREEN CHARTER COMPLEX FIRE ESCAPE ROUTES



Bowling Green Elementary School

Portable Building Inventory Summary Sheet

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
P01/ 13	Unknown	No	30540	1969	36	1	900
P01/ 14	Unknown	No	17378	1958	47	1	982.5
P01/ 15	Unknown	No	17378	1958	47	1	982.5
P01/ 16	Unger Construction	No	34230	1970	35	1	900
P02/ 17	Unknown	No	9952	1954	51	1	982.5
P02/ 18	Unknown	No	13158	1955	50	1	982.5
P02/ 19	Unknown	No	17378	1958	47	1	982.5
P02/ 20	Unknown	No	19861	1960	45	1	982.5
P03/ 30	Unknown	No	13158	1955	50	1	982.5
P03/ 31	Unknown	No	9952	1952	53	1	982.5
P04/ 33	Douppnik	Yes	55702	1991	14	1	960
P05/ 34	Douppnik	Yes	55702	1991	14	1	960
P06/ 35	Douppnik	Yes	53668	1990	15	1	960
P07/ 36	Douppnik	Yes	53914	1994	11	1	960
P08/ 37	Douppnik	Yes	58351	1992	13	1	960
P09/ 38	Douppnik	Yes	PC# 269	1997	8	1	960
P10/ 39	Douppnik	Yes	PC# 269	1997	8	1	960
P11/ 50	Douppnik	Yes	PC# 269	1998	7	1	960
P12/ 51	Douppnik	Yes	PC# 269	1998	7	1	960
Total Portable Classrooms						19	18300
Total Portable Classrooms Over 20 Years Old						10	9660

Bowling Green Charter School

Portable Building Inventory Summary Sheet

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
P01/ BF1	Douponik	No	02-100894	1999	6	1	960
P01/ BF2	Douponik	No	02-100894	1999	6	1	960
P01/ BF3	Douponik	No	02-100894	1999	6	1	960
P01/ BF4	Douponik	No	02-100894	1999	6	1	960
P01/ BF5	Douponik	No	02-100894	1999	6	1	960
P01/ BF6	Douponik	No	02-100894	1999	6	1	960
P01/ BF7	Douponik	No	02-100893	1999	6	1	960
P02/ BF8	Douponik	No	02-100894	1999	6	1	960
P02/ BF9	Douponik	No	02-100894	1999	6	1	960
P02/ BF10	Douponik	No	02-100894	1999	6	1	960
P02/ BF11	Douponik	No	02-100894	1999	6	1	960
P02/ BF12	Douponik	No	02-100894	1999	6	1	960
P02/ BF13	Douponik	No	02-100894	1999	6	1	960
P02/ BF14	Douponik	No	02-100894	1999	6	1	960
P02/ BF15	Douponik	No	02-100894	1999	6	1	960
P02/ BF16	Douponik	No	02-100894	1999	6	1	960
P02/ BF17	Douponik	No	02-100894	1999	6	1	960
Total Portable Classrooms						17	16320
Total Portable Classrooms Over 20 Years Old						0	0

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

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P03/ RRN	Douponik	No	02-100893	1999	6	1	960
P01/ RRS	Douponik	No	02-100892	1999	6	1	480
P02/ RRW	Douponik	No	02-100893	1999	6	1	960

Note: There is one portable "Multi-Use/ Cafeteria" building on this campus.

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P03/ MP	Douponik	No	02-100894	1999	6	1	1920

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

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P03/ Office	Douponik	No	47820	1986	19	1	960

Sacramento City Unified School District School Capacity Worksheet

Bowling Green Charter Elementary School

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
1	Kindergarten	40	Permanent	40	AM & PM for District Loading
2	Kindergarten	40	Permanent	20	AM & PM for District Loading
3	1	20	Permanent	20	
4	1	20	Permanent	20	
5	1	20	Permanent	20	
6	1	20	Permanent	20	
7	RSP/ELD Resource	33	Permanent	0	
8	3	20	Permanent	20	
9	2	20	Permanent	20	
10	PE	33	Permanent	0	
13	Staff Room	33	Portable	0	
14	2	20	Portable	20	
15	2	20	Portable	20	
16	2	20	Portable	20	
17	3	20	Portable	20	
18	3	20	Portable	20	
19	3	20	Portable	20	
20	3	20	Portable	20	
30	4	33	Portable	25	
31	4	33	Portable	25	
32	BF Office	33	Portable	0	
33	5	33	Portable	25	
34	5	33	Portable	25	
35	6	33	Portable	25	**
36	5	33	Portable	25	**
37	5	33	Portable	25	**
38	4	33	Portable	25	**
39	4	33	Portable	25	**
50	6	33	Portable	25	**
51	6	33	Portable	25	**
BF1	Pre-Kindergarten	40	Portable	0	
BF2	Kindergarten	40	Portable	20	AM & PM for District Loading
BF3	PE	33	Portable	0	
BF4	Kindergarten	40	Portable	20	AM & PM for District Loading
BF5	2	20	Portable	20	
BF6	Primary MA	20	Portable	20	
BF7	1	20	Portable	20	
BF8	1	20	Portable	20	
BF9	Primary MA	20	Portable	20	
BF10	Intermediate MA	33	Portable	25	
BF11	3 Spanish	20	Portable	20	
BF12	Intermediate MA	33	Portable	25	
BF13	Intermediate MA	33	Portable	25	
BF14	4 Spanish	33	Portable	25	
BF15	6 Spanish	33	Portable	25	
BF16	5 Spanish	33	Portable	25	

Sacramento City Unified School District School Capacity Worksheet

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
BF17	Spanish Resource	33	Portable	25	
OH1	OH Inter	9	Permanent	9	
OH2	OH Primary	9	Permanent	9	
OH3	OH Sh	9	Permanent	9	
OH4	OH Kinder	9	Permanent	9	
OH5	OH Pre-Kgn	9	Permanent	9	
OH6	OH Pre-Kgn	9	Permanent	9	
Maximum Capacity (2)		1393		984	
Working Capacity (3)		1254		886	

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.

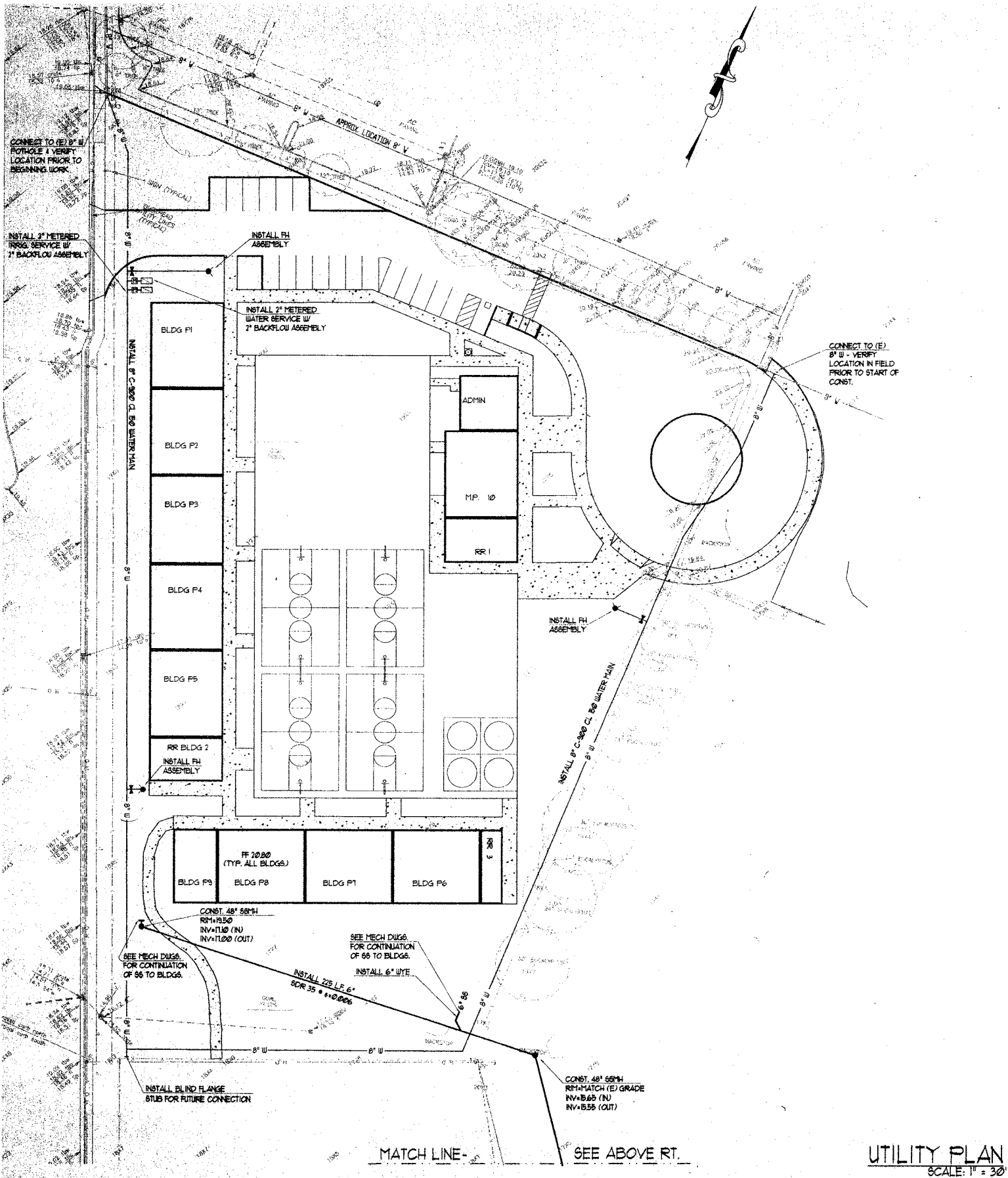
**Leased portable classrooms to reduce class size, not to increase school capacity.

2002/03 CBED Enrollment = 971



Approximate Scale in Feet:





Bowling Green ES #024 Satellite Add Site.pdf

UTILITY PLAN
SCALE: 1" = 30'

Bret Harte Elementary School

2751 9th Avenue
 Sacramento, CA 95818

Permanent building area: 35,313 GSF
 Modular buildings: 1,920 GSF
 Modular buildings are 5.2 % of the facility area
 Site acres: 5.05

Score:	Possible Points	Total Earned	%
The Site	271	219.5	81.0
Physical Plant Assessment	354	291.0	82.2
Adequacy and Environment for Education	375	290.5	77.5
Total	1,000	801.0	80.1

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



Participants:
 Ramona Bishop, Principal
 Leslie Buerk, Evaluator

Notes from Principal's Meeting and Questionnaire

Date: 02-03-2005

- All three student pick-up and delivery areas are problematic. There are no drop-off lanes at any of these locations. Parents double park on the street.
- Staff park on the street to avoid vandalism in the staff parking lot.
- Staff parking is limited and additional parking is needed.
- Visitors park on the street. Occasionally, parking is allowed on the playground for special events, although typically, the neighborhood streets absorb the additional cars.
- There is one crosswalk on Franklin with a crossing guard. The school is currently working with the city for additional crosswalks.
- Playground drainage is a problem.
- The older HVAC units are high maintenance.
- The kitchen is not large enough to accommodate storage coolers. They are located in the adjacent multipurpose room. The coolers are noisy and disruptive. An attempt was made to have them relocated, but there was not enough funding available.
- The multipurpose room operates at maximum capacity.
- There are sufficient restrooms on site. They are scheduled to be refurbished.
- The school does not have emergency lighting.
- The PA, fire alarm system and clock system are all new.
- The computer lab is currently in pod area 32. The school would like to move it into room 33E.
- There are 23 staff members. The lounge / workroom is considered adequately sized, but ineffectively used. The office managers office houses copy machines for staff use.
- Joint use programs include the Childrens Center, used for preschool and before and after school programs; 4th R (25 students), and START (150 students). Occasionally the library or multipurpose rooms are used for community functions.
- Enrollment fluctuates by approximately 15 students. Space is available to accommodate up to 30 additional students by reassigning the PE room.
- There is limited office space.
- The assistant principal is not currently located in the administration area.
- Better signage is needed.
- Capital improvement priorities are: exterior paint, HVAC overhaul, enlarging the multipurpose room and relocating the refrigeration units.

Notes from Plant Manager Meeting

Date: 2/3/05

- The Childrens Center is maintained separately.
- HVAC has been upgraded in some areas.
- Sewer lines are original to the school. They are generally OK since being cleaned out 1-2 years ago.
- Landscape sprinklers are OK.
- Additional outlets were installed, but not hooked up.
- The roof of the main building was replaced last year (2004). Dry rot was repaired.

Summary Notes and Comments

School Site:

The site at 5.05 acres is below standards, but is functional for a school of this enrollment. There are only three portable classrooms on site, with additional portable buildings used by the Healthy Start and 4th R programs. A separate building houses a Childrens Center that operates independently of the school. The entrance to the school is not well defined, and building signage is limited. Neighboring streets do not have adequate signage and there are no flashing lights. There are also no student drop-off lanes or bus lanes, causing parents to double park on the neighborhood streets. The playground is well used and has been recently resurfaced. There are drainage issues with the grass play fields rendering them unusable during the wet season. The site has limited room for expansion.

School Plant:

Bret Harte ES has been well maintained. The multipurpose room is a good space, although it needs

refurbishing and is small for the current student population. The kitchen is undersized at less than 500 sf and cannot accommodate the necessary equipment, in particular, coolers and freezers that currently line the walls of the multipurpose room. The chair storage room off the multipurpose room is used for the storage of kitchen dry goods. The building housing the Childrens Center is in very poor condition and the layout of the interior spaces is inefficient. The roof of the Childrens Center shows signs of leaking throughout. The balance of the facility roofs are in good condition. The electrical service needs to be upgraded (pacific panels). Some upgrades have been made to the restrooms, but general refurbishment is still needed. The administration offices are undersized, and there is no conference room or workroom available.

Adequacy and Environment for Education:

Classrooms are small, most falling below 900 sf, and are arranged in pods which are centered around shared used space. In some instances, multi-use pod space has been converted to other uses due to lack of appropriate space on campus. Many classrooms have movable partitions between learning spaces that limit usable wall space and are acoustically insufficient. There are no true project labs available, but a portable classroom is used for music. It is too small for the program and does not allow instrument storage. The media center is too small to adequately provide services such as a computer area, reading areas, and workspace.

The Main Capital Investment Areas:

- Construct a parent drop-off zone and additional parking.
- Correct drainage issues on play field.
- Resurface the kindergarten and Childrens Center play areas.
- Replace wood fences.
- Improve site lighting.
- Renovation of the Childrens Center.
- Refurbishing classroom and teaching areas.
- ADA improvements.
- Electrical service upgrades.
- Emergency lighting.
- Additions: media center, computer lab.
- Multipurpose / Kitchen remodel.

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29 Bret Harte Elementary School

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
	29.1	3.06.E03.1.	Access and Parking Improvements	\$ 742,034	\$ 979,484
	29.2	4.06.E10.1.1.	Grassed Field Improvements	\$ 406,930	\$ 537,147
3	29.3	4.06.E06.1.	Play Area Improvements	\$ 18,626	\$ 24,586
2	29.4	4.06.E01.1.	Site / Fencing Improvements	\$ 254,790	\$ 336,323
4	29.5	4.08.D04.1.	Roofing Improvements	\$ 177,923	\$ 234,858
5	29.6	4.05.D01.1.	Exterior Building Improvements	\$ 305,872	\$ 428,220
	29.7	4.05.C01.1.	Classroom Improvements	\$ 919,722	\$ 1,287,611
6	29.8	4.04.C01.1.	Administration Renovation / Expansion	\$ 316,524	\$ 443,133
	29.9	8.05.B03.1.	ADA Upgrades	\$ 39,773	\$ 55,682
	29.10	2.02.F02.1.	Construct a Media Center Addition	\$ 1,361,605	\$ 1,906,247
	29.11	4.08.A03.1.1.	Continue HVAC Upgrades	\$ 1,206,861	\$ 1,593,056
	29.12	4.05.A03.2.1.	Continue Electrical Improvements	\$ 644,058	\$ 901,681
1	29.13	4.04.C01.1.	Multipurpose / Kitchen Building Remodel	\$ 619,688	\$ 867,564
	29.14	4.04.C01.2.	Children's Center Renovation	\$ 1,403,955	\$ 1,965,537
	29.15	2.02.F02.2.	Create a Project Lab and Construct a Computer Lab	\$ 949,839	\$ 1,329,775
Total of Maximum Allowable Construction Cost:				\$ 9,368,200	
Total Project Budget:					\$ 12,890,903

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

Project Name

Project Description

Primary access to the school is from 9th street. There are no flashing lights or school crossing signs. There are no parent or bus pick-up / drop off areas. Parents double park on the street. There is not sufficient room on the site at the front of the school to create a drop-off area, but there is on the north and east sides, near the pre-school and kindergarten classrooms. Create new drop-off / pick up area, relocating the Healthy Start portable as required. There are 60 staff members and only 20 parking spots available. Construct an additional 70 parking spaces (60x1.5= 90-20= 70 total need). There is no visitor parking, visitors park on the street. Construct five additional parking spaces for visitors. Staff parking asphalt surface has failed and needs to be replaced. Add a sidewalk from the parking lot to the staff lounge and to the sidewalk leading to the backstage ramp. Replace the collapsed areas of sidewalks at the front of the building. Provide ramps at the two entrances to Building 2 that have steps. Construct a new marquee sign.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install flashing school signs on Franklin	0.000	2		1.00	\$ 7,500.00	1.32	\$ 19,815
2 Construct school marquee sign	10.815	1	Each	1.00	\$ 3,597.84	1.32	\$ 4,753
3 Construct a parent drop-off lane	1.120	1	Project	1.00	\$ 166,517.20	1.32	\$ 219,969
4 Construct drive pads for drop-off lanes	1.140	4	Project	1.00	\$ 11,900.00	1.32	\$ 62,880
5 Construct additional staff / visitor parking	1.220	75	Space	1.00	\$ 3,387.00	1.32	\$ 335,567
6 Install parking space identification signage	10.816	6	Each	1.00	\$ 364.00	1.32	\$ 2,885
7 Replace staff asphalt parking lot	1.201	1,100	SY	1.20	\$ 36.00	1.32	\$ 62,774
8 Replace damaged sidewalks	1.155	200	SF	1.00	\$ 10.98	1.32	\$ 2,901
9 Construct new sidewalks	1.150	200	SF	1.00	\$ 7.84	1.32	\$ 2,071
10 Relocate the Healthy Start portable	2.520	1	Per portab	1.00	\$ 21,513.08	1.32	\$ 28,419
Total of Maximum Allowable Construction Cost:							\$ 742,034
Total Project Budget:							\$ 979,484

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

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Re-contour the grass play fields and reseed	1.830	78,400	SF	1.00	\$ 1.37	1.32	\$ 141,886
2 Install area interceptors	1.410	1	Acre	1.20	\$ 37,031.21	1.32	\$ 58,702
3 Upgrade general landscaping	1.320	2	Project	1.00	\$ 59,350.50	1.32	\$ 156,804
4 Separate irrigation from domestic water system	0.000	1	Job	1.00	\$ 37,500.00	1.32	\$ 49,538
Total of Maximum Allowable Construction Cost:							\$ 406,930
Total Project Budget:							\$ 537,147

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

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Crack fill, seal and re-stripe the asphalt play areas	1.235	5,000	SF	1.50	\$ 1.88	1.32	\$ 18,626
Total of Maximum Allowable Construction Cost:							\$ 18,626
Total Project Budget:							\$ 24,586

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

The main entrance of the school is difficult to identify and should be enhanced. Improve site lighting for security. Provide seating at front of building. The wooden fencing / screens at the front of the building and the chain link on the west should be restored with wrought iron fencing per district standards. The stucco screen wall at the back of the kitchen is in poor condition and should be rebuilt. Construct an outdoor teaching / gathering area with seating.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Enhance the main entrance	3.710	1,200	SF	1.00	\$ 45.12	1.32	\$ 71,524
2 Install additional site lighting	1.280	4	Per Pole	1.00	\$ 6,510.90	1.32	\$ 34,404
3 Replace stucco screen wall	1.370	10	LF	1.50	\$ 303.00	1.32	\$ 6,004
4 Construct a shaded outside teaching area	3.710	1,200	SF	1.00	\$ 45.12	1.32	\$ 71,524
5 Replace the wood / chain link fencing	1.351	750	LF	1.20	\$ 60.00	1.32	\$ 71,334
Total of Maximum Allowable Construction Cost:							\$ 254,790
Total Project Budget:							\$ 336,323

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

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace worn / damaged roofing at Children's Center	7.101	9,600	SF	1.00	\$ 13.04	1.32	\$ 165,368
2 Replace mechanical screens	4.520	2,400	SF	2.00	\$ 1.98	1.32	\$ 12,555
Total of Maximum Allowable Construction Cost:							\$ 177,923
Total Project Budget:							\$ 234,858

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

Project Name

Project Description

Exterior trim is peeling on the Children's Center. Prep work will be required prior to painting. Exterior trim on the main campus buildings also needs to be repainted. Paint recently installed exterior conduit to match the buildings. The building exteriors, in general, and exterior doors need to be repainted. Four exterior doors at the Children's Center and four exterior doors at the main campus (Media Center, Multipurpose) swing into the path of travel and a protective barrier is needed. Replace the deteriorating wood windows in the Children's Center.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Paint exterior walls	4.520	36,000	SF	1.00	\$ 1.98	1.32	\$ 94,161
2 Prep, prime and repaint building trim.	4.522	4,500	LF	1.00	\$ 1.13	1.32	\$ 6,717
3 Replace the windows in Children's Center	4.780	26	Each	1.50	\$ 2,252.06	1.32	\$ 116,024
4 Install protective barriers at exterior doors	10.092	24	LF	1.50	\$ 75.00	1.32	\$ 3,567
5 Repaint exterior doors (118 doors)	4.520	5,500	SF	1.00	\$ 1.98	1.32	\$ 14,386
6 Prep for painting	4.541	12,000	SF	1.00	\$ 4.48	1.32	\$ 71,017
Total of Maximum Allowable Construction Cost:							\$ 305,872
Total Project Budget:							\$ 428,220

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Continue refurbishing of permanent classrooms, pod multi-use spaces, and teacher prep areas including all finishes, refurbishing existing casework but installing new countertops and modifying sinks to meet ADA requirements. Adequate teacher planning areas are not available in the grades 1-3 pods. The classroom common areas are large enough to create planning areas in a portion of the open area and still provide adequate space for small group instruction. Provide a 300 sf area within each of the pods. Replace the window curtains with blinds in the classrooms. Movable partitions between classrooms are not used and do not provide adequate sound isolation. They should be replaced with permanent partitions.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Continue refurbishing of classroom pods	4.100	23,700	SF	1.00	\$ 19.10	1.32	\$ 597,977
2 Construct teacher planning areas	4.350	900	SF	1.20	\$ 153.65	1.32	\$ 219,209
3 Replace classroom curtains with blinds	4.790	2,500	SF	1.00	\$ 4.32	1.32	\$ 14,267
4 Replace movable partitions	4.510	1,840	SF	1.50	\$ 24.21	1.32	\$ 88,269
Total of Maximum Allowable Construction Cost:							\$ 919,722
Total Project Budget:							\$ 1,287,611

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

The administrative offices and wellness center are undersized and poorly configured. Expand the administrative offices and wellness center into the existing media center space. Include renovation of the main entrance corridor near the administration offices as part of the scope. The existing teacher's lounge is large enough to accommodate both the lounge and teacher's workroom, if renovated. Renovate, including upgrading kitchenette.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate and expand administrative offices	4.200	2,600	SF	1.50	\$ 50.84	1.32	\$ 261,923
2 Renovate teacher's lounge / workroom	4.200	813	SF	1.00	\$ 50.84	1.32	\$ 54,601
Total of Maximum Allowable Construction Cost:							\$ 316,524
Total Project Budget:							\$ 443,133

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

Project Name

Project Description

The sidewalk to the Franklin entrance of the Children's Center is ramped, but does not meet requirements. There are no automatic door openers on campus. Install an automatic door opener at the main entrance of the facility and the Children's Center. Openers at other locations should be based on individual need. Install knurled, tactile hardware at mechanical and storage rooms.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct ADA compliant ramp	10.072	8	LF	1.00	\$ 728.45	1.32	\$ 7,698
2 Install ramp handrail	10.092	8	LF	1.00	\$ 75.00	1.32	\$ 793
3 Install automatic door opener	10.580	2	Each	1.00	\$ 3,732.39	1.32	\$ 9,861
4 Install tactile hardware at mechanical / storage	10.565	32	Each	1.00	\$ 506.75	1.32	\$ 21,421
Total of Maximum Allowable Construction Cost:							\$ 39,773
Total Project Budget:							\$ 55,682

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

The media center is undersized and its current location would provide needed space for the administration area. Construct an addition for a new media center. The media center size (3160 sf) is predicated on the district's recent addition of a media center to Bowling Green ES, which includes storage and an area for computers.

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

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install hood	6.252	1	Each	2.00	\$ 958.39	1.32	\$ 2,532
2 Upgrade exhaust fans	6.252	15	Each	1.00	\$ 958.39	1.32	\$ 18,991
3 Upgrade the HVAC system throughout the permanent buildings	6.110	35,313	SF	0.75	\$ 33.88	1.32	\$ 1,185,338
Total of Maximum Allowable Construction Cost:							\$ 1,206,861
Total Project Budget:							\$ 1,593,056

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade secondary electrical system	5.640	1	School	1.00	\$ 83,843.29	1.32	\$ 110,757
2 Upgrade electrical distribution system	5.300	35,313	SF	1.00	\$ 10.73	1.32	\$ 500,538
3 Install emergency lighting throughout	5.400	30	Each	1.00	\$ 826.71	1.32	\$ 32,763
Total of Maximum Allowable Construction Cost:							\$ 644,058
Total Project Budget:							\$ 901,681

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

Project Name

Project Description

The multipurpose room is poorly configured and ineffective and contains the freezer for the kitchen. The kitchen is undersized and in poor condition. Expand the kitchen including storage and a staff restroom. Upgrade equipment and walk-in unit (s). Renovate the teacher's dining area and lounge. Remodel the multipurpose room after relocation of the freezer.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Expand the kitchen	3.540	500	SF	1.10	\$ 344.15	1.32	\$ 250,042
2 Renovate the existing kitchen space	4.310	500	SF	1.00	\$ 184.27	1.32	\$ 121,710
3 Upgrade the equipment and walk-in unit	0.000	2		1.00	\$ 12,500.00	1.32	\$ 33,025
4 Renovate the multipurpose and teacher's dining area	4.200	3,200	SF	1.00	\$ 50.84	1.32	\$ 214,911
Total of Maximum Allowable Construction Cost:							\$ 619,688
Total Project Budget:							\$ 867,564

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

The Children's Center is in very poor condition and does not provide spaces appropriate for the programatic needs. Classrooms are undersized and a portion of the building is unused as it contains an abandoned kitchen area. There are plumbing, electrical and ADA issues throughout the facility. Renovate the building, including modifying the floor plan to provide appropriate spaced.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate the Children's Center	4.350	6,917	SF	1.00	\$ 153.65	1.32	\$ 1,403,955
Total of Maximum Allowable Construction Cost:							\$ 1,403,955
Total Project Budget:							\$ 1,965,537

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate multipurpose to a project lab	4.300	2,850	SF	1.00	\$ 101.40	1.32	\$ 381,756
2 Construct a computer lab	3.210	1,375	SF	1.10	\$ 278.00	1.32	\$ 555,447
3 Renovate the portable classroom	2.100	1 Classroom		1.00	\$ 9,565.35	1.32	\$ 12,636
Total of Maximum Allowable Construction Cost:							\$ 949,839
Total Project Budget:							\$ 1,329,775

Bret Harte Elementary School

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

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
29.1	3.06.E03.1.	Access and Parking Improvements	\$ 742,034	\$ 979,484
29.2	4.06.E10.1.1.	Grassed Field Improvements	\$ 406,930	\$ 537,147
29.3	4.06.E06.1.	Play Area Improvements	\$ 18,626	\$ 24,586
29.4	4.06.E01.1.	Site / Fencing Improvements	\$ 254,790	\$ 336,323
29.5	4.08.D04.1.	Roofing Improvements	\$ 177,923	\$ 234,858
29.6	4.05.D01.1.	Exterior Building Improvements	\$ 305,872	\$ 428,220
29.7	4.05.C01.1.	Classroom Improvements	\$ 919,722	\$ 1,287,611
29.8	4.04.C01.1.	Administration Renovation / Expansion	\$ 316,524	\$ 443,133
29.9	8.05.B03.1.	ADA Upgrades	\$ 39,773	\$ 55,682
29.10	2.02.F02.1.	Construct a Media Center Addition	\$ 1,361,605	\$ 1,906,247
29.11	4.08.A03.1.1.	Continue HVAC Upgrades	\$ 1,206,861	\$ 1,593,056
29.12	4.05.A03.2.1.	Continue Electrical Improvements	\$ 644,058	\$ 901,681
29.13	4.04.C01.1.	Multipurpose / Kitchen Building Remodel	\$ 619,688	\$ 867,564
29.14	4.04.C01.2.	Children's Center Renovation	\$ 1,403,955	\$ 1,965,537
29.15	2.02.F02.2.	Create a Project Lab and Construct a Computer Lab	\$ 949,839	\$ 1,329,775
Total of *Maximum Allowable Construction Cost:			\$ 9,368,200	
			Total Project Budget: \$ 12,890,903	

29 Bret Harte Elementary School

Criteria Adequate Comments on existing conditions and needed improvements

1 Site		
1.1 Size		Small for this enrollment
1.2 Location	✓	
1.3 Safety		Need flashing and directional signage
1.4 Contours		Need to recontour grass fields
1.5 Development	✓	
1.6 Playfields		Resurface hard play areas and refurbish grass
1.7 Pool		N/A
1.8 Parking		Need added parking
1.9 Landscaping		General refurbishment needed
1.10 Other		
2 Space		
2.1 Administration		Undersized
2.2 Health	✓	
2.3 Teachers	✓	
2.4 Audiovisual	✓	
2.5 Library		Undersized need new
2.6 Multipurpose		Need new
2.7 Stage	✓	
2.8 Kitchen		Needs new and renovation
2.9 Gymnasium		N/A
2.10 Showers		N/A
2.11 Toilets		Need refurbishing
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		Replace movable partitions
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 grass and resod
8.2 Sprinklers		Install irrigation system
8.3 Parking		Renovate existing and add parking
8.4 Hardcourt		Replace hard surface play areas
8.5 Sidewalks	✓	
8.6 Exteriors		Need paint
8.7 Interiors		Need refurbishing
8.8 Roofing	✓	
8.9 Windows	✓	
8.10 Fencing		Replace wood fencing
8.11 Mechanical Equipment	✓	
8.12 Hardware	✓	
8.13 Plumbing Fixtures		Renovate restrooms
8.14 Other		



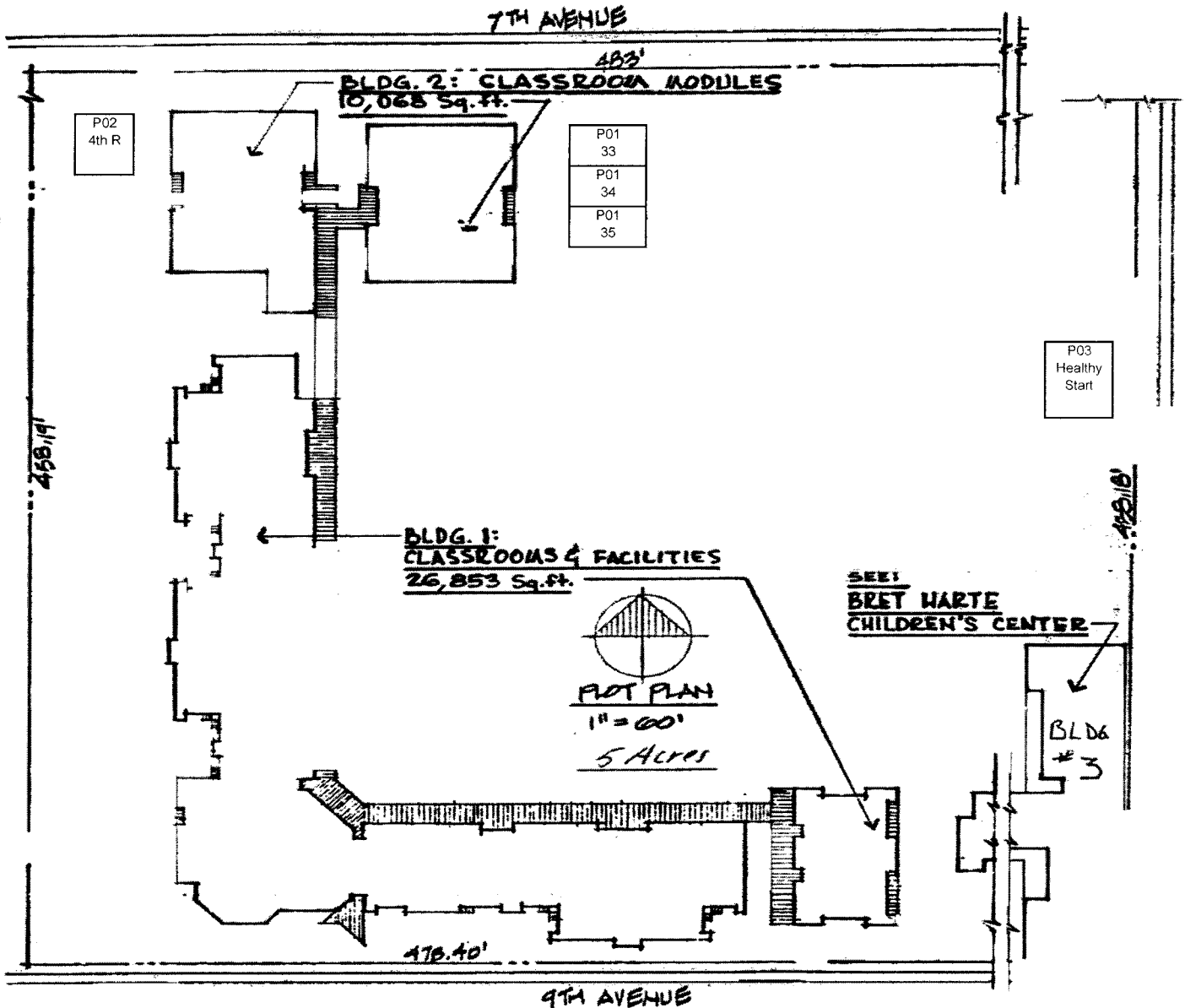
Approximate Scale in Feet:



DRAWING OF BUILDING AREA

BRET HARTE ELEMENTARY SCHOOL
2731 9th AVENUE
SACRAMENTO, CALIFORNIA

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
SACRAMENTO COUNTY, CALIFORNIA



MEASURED IN ACCORDANCE WITH ARTICLE 10.22
 SUBCHAPTER 8, TITLE 8, CALIF. ADMIN. CODE

BLDG. 1: CLASSROOMS & FACILITIES	26,853 SQ.FT.
BLDG. 2: CLASSROOM MODULES	10,068 " "
TOTAL	36,921 SQ.FT.

SHEET OF 8

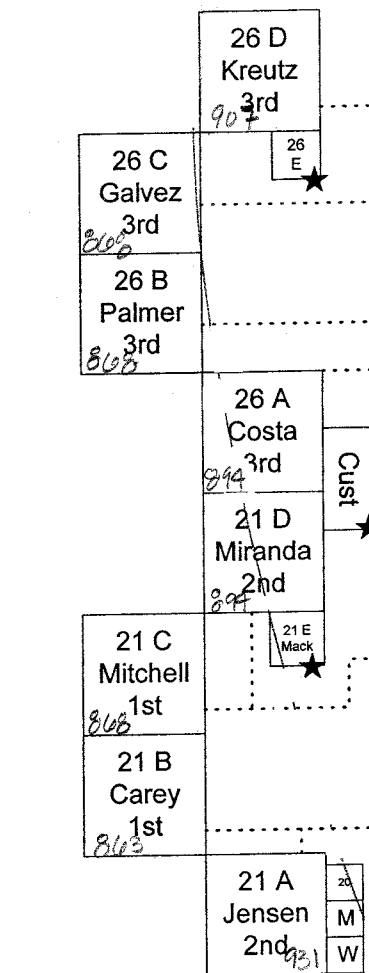
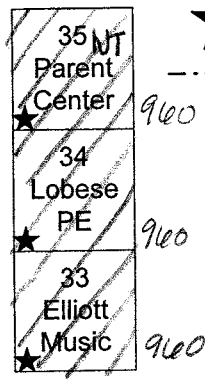
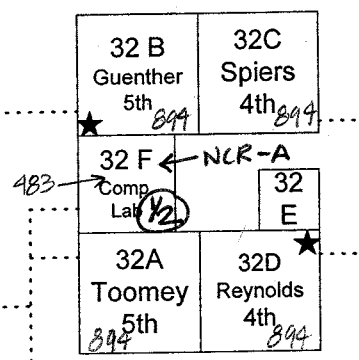
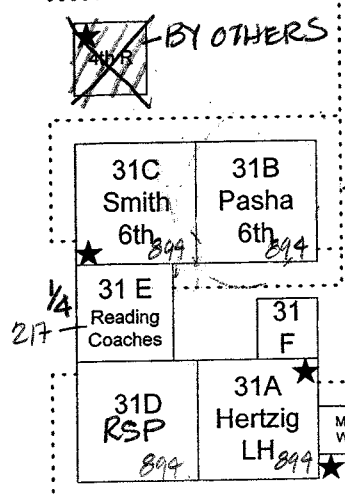
Bret Harte Elementary School

31B 31C 31E 32B 32C
 -----7th Avenue-----

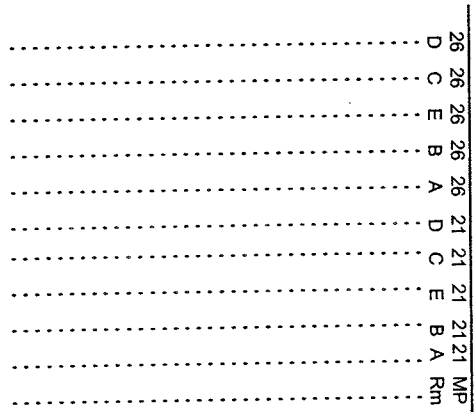
Please POST

★ = Fire Extinguishers
 ----- = Fire Drill Route

Bret Harte
 Elementary School
 2751 - 9th Avenue
 Sacramento, CA 95818
 277-6261 - Phone
 277-6456 - Fax
 Office
 Ext. 1000 OR 0
 8/25/04



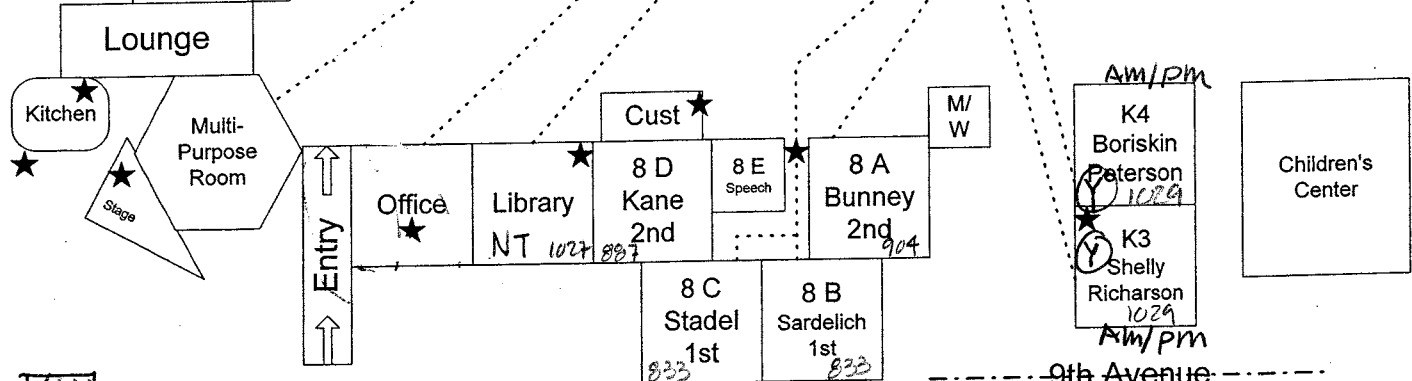
Playground



Office 8 8 8 8 K K
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Franklin Boulevard



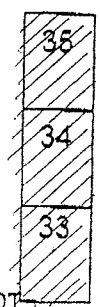
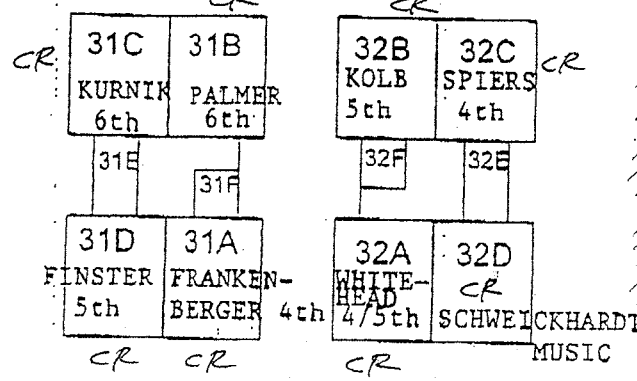
▨ modular classroom

-----9th Avenue-----

2001-2002 SCHOOL MAP
FIRE DRILL ROUTE

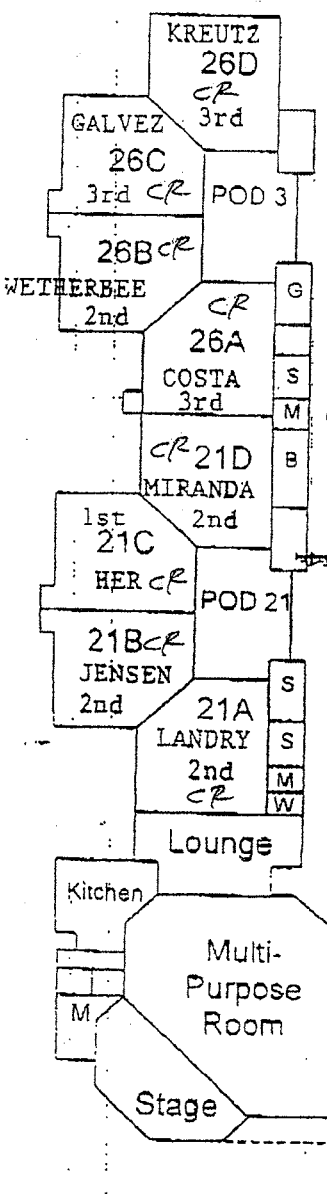
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PCR 3 PCR
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 POLLI - RSP
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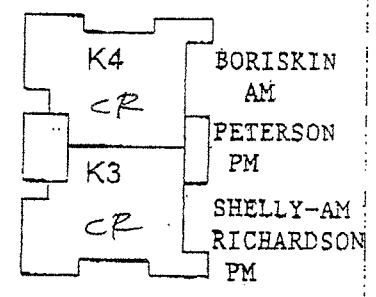
Bret Harte
 Elementary School
 2751 9th Avenue
 Sacramento, CA 95818
 277-6261



32 32 32 31 31 31
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 S M P R
 O F F I C E
 M E N T E R
 C E N T E R
 8 8 8 8 8
 D C E / B A
 P O D
 K K
 3 4

Playground

Healthy Start
 PCR MANASALA
 EXCLUDED
 (f)



9th Avenue

Bret Harte Elementary School

Portable Building Inventory Summary Sheet

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
P01/ 33, 34, 35	Douppnik	Yes	02-100257	1998	7	3	1920
Total Portable Classrooms						3	1920
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)
P03/ Healthy Start	None	Yes				1	960

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

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P02/ 4th R	Douppnik	Yes	51907	1990	15	1	960

Sacramento City Unified School District School Capacity Worksheet

Bret Harte Elementary School

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
K3	Kindergarten	40	Permanent	40	AM & PM for District Loading
K4	Kindergarten	40	Permanent	40	AM & PM for District Loading
8A	2	20	Permanent	20	
8B	1	20	Permanent	20	
8C	1	20	Permanent	20	
8D	1	20	Permanent	20	
21A	2	20	Permanent	20	
21B	3	20	Permanent	20	
21C	1	20	Permanent	20	
21D	2	20	Permanent	20	
26A	4	33	Permanent	33	
26B	2/3	20	Permanent	20	
26C	3	20	Permanent	20	
26D	3	20	Permanent	20	
31A	6	33	Permanent	33	
31B	6	33	Permanent	33	
31C	5	33	Permanent	33	
31D	Vacant	33	Permanent	33	
32A	4/5	33	Permanent	33	
32B	5/6	33	Permanent	33	
32C	4	33	Permanent	33	
32D	Music	33	Permanent	0	
33	RSP	33	Portable	0	*
34	SDC Non-Severe	15	Portable	15	*
35	Parent Center	33	Portable	0	*
HS	Healthy Start	33	Portable	0	

Maximum Capacity (2)

711

579

Working Capacity (3)

640

521

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.

*Classrooms less than 700 square feet.

Children's Center not included in school capacity.

2002/03 CBED Enrollment = 537

Children's Center

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
1	Childcare	20	Permanent	20	
15	Childcare	20	Permanent	20	
18	Childcare	20	Permanent	20	

Maximum Capacity (2)

60

60

Working Capacity (3)

54

54

Camellia Basic Elementary School

6600 Cougar Drive
 Sacramento, CA 95828

Permanent building area: 24,067 GSF
 Modular buildings: 11,140 GSF
 Modular buildings are 31.6 % of the facility area
 Site acres: 9.98

Score:	Possible Points	Total Earned	%
The Site	271	238.5	88.0
Physical Plant Assessment	354	265.5	75.0
Adequacy and Environment for Education	375	315.0	84.0
Total	1,000	819.0	81.9

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



Participants:

Don Ogden, Principal
 Bob Woodward and Larry Olguin, Evaluators

Notes from Principal's Meeting and Questionnaire

Date: 01/11/05

- There is a high principal turnover in the district. Mr. Ogden has been principal at Camellia Basic for seven years.
- Camellia Basic was constructed in the 1961 on a ten acre site and originally intended for an enrollment of 250–300 students. Enrollment today is 500 students. Modernization work has been completed.
- There are drainage issues around and under the portables. Water ponds around them and infiltrates the crawl space through air vents. There are no handrails on the stairs of several portables. Stairs and ramps are very weathered.
- There may be mold issues, in particular, portable classroom #15.
- There is poor lighting in the permanent classrooms and there are not sufficient electrical outlets. Site lighting is also poor. There is not sufficient emergency lighting when power goes out.
- Technology improvements are good. There is no PA system, but one is scheduled to be installed. There is a security system that automatically dials the police when set off; however, Mr. Ogden notes that the police do not typically show up. There is a central TV system., but no central clock system. All classrooms have telephones.
- Roof leaks in portable classroom #14.
- The inner school is not visible and prone to vandalism, as is the play structure.
- There is no bus service to this school as of September 2004. There are two dismissal times. Five, separate, half day kindergartens classes are offered. No pre-kindergarten programs are offered.
- All HVAC units have been replaced; however, the principal feels that the thermostats are too complicated. Teachers program them and the units tend to run all of the time, even on down times, which increases utility bills. Suggests a timer override.
- The back fence needs improvement. The principal would like to have wrought iron, to make it harder to scale.
- Asphalt walkways around school do not hold up.
- There is not sufficient parking for the staff. They park on the street. The parent pick-up / drop off area is not adequate for the current population. Daily traffic on Cougar causes safety issues. Elder Creek is one block from the school and is a major traffic artery. Students must cross this street daily.
- The kitchen is not in great condition.
- Emergency people have difficulty accessing the back of the school.
- There are no special education programs.

Summary Notes and Comments

School Site:

The site, at 9.98 acres, is right at the standard requirement for elementary schools. The grass fields retain much of the moisture that collects during heavy rains and are unusable when wet. There are drainage issues on the site, in particular, at the portable classrooms, where water ponds against the buildings and infiltrates the crawl space below the floor. The site is fully developed and has had its modular units well integrated into the campus, although they tend to bunch at the south end. The current parking area is inadequate for the staff and visitors. Staff expressed concern over the traffic on Cougar, the only street with direct access to the site, and on Elder Creek, a major four lane thoroughfare with substantial traffic. The playground areas are excellent and all, including the kindergarten area, are new. There is no shade structure or area that is suitable as an outdoor teaching space.

There is adequate area for expansion to the school if needed and for improvements to the site. Possible areas include, off the media center, near the kindergartens, and off the cafeteria.

School Plant:

The buildings have been partially modernized and there are additional improvements scheduled, pending adequate funding. Modular classrooms range in construction age from 1954 to 1999, with the majority being 1990 or newer. SCUSD Planning and Construction also has new concrete walkways

and the remodel of the office areas planned as future improvements at this site. The electrical system was upgraded to handle new HVAC and increased technology demands. The school roofs are in fair condition though there is a substantial amount of ponding. Replacement could be needed within the next 3–5 year period. The restrooms do not meet standards for ADA requirements. Restrooms are in need of refurbishment and there are not sufficient staff restrooms.

Adequacy and Environment for Education:

The school has converted one of the classrooms into a computer lab. All classrooms, except kindergartens have adequate floor space, at approximately 960 gsf. All classrooms need more casework storage. The media center is also housed in a converted classroom and small per standards. The administration area is sufficient in total size, but is not well organized in its present configuration. The kitchen is in need of refurbishment. The school is well maintained and there is equity among the classrooms.

The Main Capital Investment Areas:

- Correct drainage issues around portable classrooms, grass areas and parking lot. Drainage may be contributing to possible mold issues in Classroom #15.
- Asphalt access pathways are damaged and in poor condition.
- Poor site lighting is a security issue.
- Site access is difficult for emergency service providers.
- Replace perimeter fencing at front of school.
- The parent drop off lane is inadequate for the current enrollment and school population.
- Staff parking is inadequate for the current staff. There are 32 spaces for a staff of 50. Special event parking must use the playgrounds.
- Traffic on Cougar, the only street that accesses the site, and Elder Creek, a four lane thoroughfare, creates hazards for walkers. Need school flashing signs.
- Renovation of the kitchen is needed.
- Electrical outlets are lacking in classrooms.
- Refurbishing of administration area for more efficient use of space.

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35 Camellia Basic Elementary School

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
1	35.1	3.06.E01.1.	Student Drop-off / Pick-up Process	\$ 261,522	\$ 345,210
	35.2	4.06.E10.1.1.	Grassed Field Improvements	\$ 279,433	\$ 368,851
	35.3	3.06.E03.1.	Site Access and Parking	\$ 216,203	\$ 285,387
	35.4	2.02.F01.2.	Construct a Pre-kindergarten Program Space	\$ 650,844	\$ 911,182
	35.5	4.06.E01.1.	Site Improvements	\$ 567,809	\$ 749,509
	35.6	4.08.D04.2.	Roofing Improvements	\$ 788,489	\$ 1,040,805
	35.7	8.04.B03.1.	Exterior Door Hardware	\$ 5,917	\$ 8,283
	35.8	4.05.C01.2.	Continue Classroom Upgrades	\$ 900,638	\$ 1,260,893
2	35.9	2.02.F07.2.	Administration Addition / Renovation	\$ 1,067,191	\$ 1,494,068
	35.10	3.15.G01.1.	Mold Study	\$ 5,717	\$ 7,547
3	35.11	2.04.C01.1.	Kitchen Renovation	\$ 270,048	\$ 378,067
	35.12	2.02.F02.2.	Construct a Project Lab	\$ 908,914	\$ 1,272,480
	35.13	9.04.F02.2.	Replace Portable Classrooms	\$ 239,449	\$ 335,228
4	35.14	3.15.A05.1.	Security Camera Installation	\$ 38,722	\$ 51,112
	35.15	2.05.C01.1.	Multipurpose Room Upgrades	\$ 205,173	\$ 287,242
	35.16	4.05.A07.1.	Special Systems Upgrades	\$ 27,802	\$ 38,922
	35.17	8.00.B03.1.	Issue: Electrical Outlets	\$ 0	\$ 0
	35.18	2.00.F02.2.	Issue: Kindergarten Program Spaces	\$ 0	\$ 0
Total of Maximum Allowable Construction Cost:				\$ 6,433,871	
Total Project Budget:					\$ 8,834,786

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

Project Name

Project Description

The only access to the school is from Cougar Drive. Existing signs on Cougar are minimal at best and there are no flashing school signs. Elder Creek is a major four-lane street that walking students must cross to access the school. There are no signs on Elder Creek. A crossing guard is provided on Cougar, but not on Elder Creek. Construct a parent drop-off lane.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install flashing school zone lights on Cougar Drive and Elder Creek	0.000	4	Each	1.00	\$ 7,500.00	1.32	\$ 39,630
2 Install improved school zone signs on Cougar Drive and add signage to Elder Creek	10.816	4	Each	1.00	\$ 364.00	1.32	\$ 1,923
3 Construct a parent drop-off lane	1.120	1	Project	1.00	\$ 166,517.20	1.32	\$ 219,969
Total of Maximum Allowable Construction Cost:							\$ 261,522
Total Project Budget:							\$ 345,210

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

Project Name

Project Description

The site is practically flat and does not drain well, in particular, around the portable classrooms. Water ponds in several areas on site and consistently ponds around the portables, eventually infiltrating the crawl space under the portable through vents. Grade levels around the portables is above the height of the vent, in some instances. Re-contour, aerate and reseed grass field. Install drainage interceptors and connect to city drainage system, where allowed. Replace irrigation in the front area. Separate irrigation from domestic water system.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Prep, re-contour, reseed, upgrade the irrigation system in the grass fields	1.830	100,000	SF	1.00	\$ 1.37	1.32	\$ 180,977
2 Install drainage interceptors	1.410	1	Acre	1.00	\$ 37,031.21	1.32	\$ 48,918
3 Separate the irrigation from the domestic water system	0.000	1	Job	1.00	\$ 37,500.00	1.32	\$ 49,538
Total of Maximum Allowable Construction Cost:							\$ 279,433
Total Project Budget:							\$ 368,851

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

Project Name

Project Description

Staff notes that there is not sufficient parking at this site for staff, visitors and parents. (Total staff of 51 x 1.5= 77 spaces needed, have 50. Add three spaces for visitors for a total of 30). Overflow parking must park on the surrounding neighborhood streets. In addition, staff notes that emergency vehicles have difficulty accessing the back of the school and tend to block off fire truck access to the site. It is recommended that a second site entrance with parking be created south of the school with access from the adjoining residential street. Existing parking needs crack fill, re-seal and re-stripe. A concrete valley gutter should be installed to control drainage through the parking lot. Install handrails at exterior stairs and landings to CR #23-25.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Create additional parking	1.220	30	Space	1.00	\$ 3,387.00	1.32	\$ 134,227
2 Install drive pad	1.140	1	Project	1.00	\$ 11,900.00	1.32	\$ 15,720
3 Crack fill existing staff parking off of Cougar Drive	1.234	1,000	LF	1.00	\$ 4.09	1.32	\$ 5,403
4 Install concrete valley gutter	1.150	700	SF	1.20	\$ 7.84	1.32	\$ 8,700
5 Re-seal and re-stripe existing parking	1.235	21,000	SF	1.00	\$ 1.88	1.32	\$ 52,153
6 Add guard rail to landings and stairs	10.092	40	LF	0.00	\$ 75.00	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 216,203
Total Project Budget:							\$ 285,387

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

Project Name

Project Description

District child development is anticipating that a pre-kindergarten program space will be located at this site. Provide a program space similar to Earl Warren ES. The program will be housed in a portable building, with adjacent parking and play area as is possible.

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

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

Project Name

Project Description

Construct a shade structure suitable for outdoor assembly. Replace existing chain link fencing at perimeter with 6' fence. Covered walkway needs to be added to portable classrooms. Replace basketball goals. Add a trash enclosure. Existing site lighting at parking and around the school buildings is not adequate. Site lighting should be added to parking areas, portables and other pedestrian areas.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install a shade structure and outdoor teaching area	3.720	1,200	SF	1.00	\$ 60.25	1.32	\$ 95,508
2 Replace perimeter fencing	1.351	800	LF	1.00	\$ 60.00	1.32	\$ 63,408
3 Construct covered walkways to portable classrooms	3.711	5,040	SF	1.00	\$ 36.31	1.32	\$ 241,746
4 Replace existing basketball goals	0.000	8	Each	1.20	\$ 250.00	1.32	\$ 3,170
5 Construct trash enclosures	1.360	2	Each	1.00	\$ 23,000.00	1.32	\$ 60,766
6 Install site lighting	1.280	12	Per Pole	1.00	\$ 6,510.90	1.32	\$ 103,211
Total of Maximum Allowable Construction Cost:							\$ 567,809
Total Project Budget:							\$ 749,509

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

Project Name

Project Description

Existing mineral cap roofing is aged, blistering in a couple of areas and there is a substantial amount of standing water on the roof after a rainfall. Roof will need to be replaced within the next 3-5 years. The gutter at portable Classrooms #15 & #16 is damaged and does not channel run-off appropriately. Water ponds below the gutter and eventually seeps into the under-floor crawl space.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace mineral cap roof	7.101	45,695	SF	1.00	\$ 13.04	1.32	\$ 787,135
2 Repair/replace damaged gutter at portable classrooms	7.765	60	LF	1.00	\$ 17.08	1.32	\$ 1,354
Total of Maximum Allowable Construction Cost:							\$ 788,489
Total Project Budget:							\$ 1,040,805

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

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install automatic door opener	10.580	1	Each	1.20	\$ 3,732.39	1.32	\$ 5,917
Total of Maximum Allowable Construction Cost:							\$ 5,917
Total Project Budget:							\$ 8,283

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace window drapes with blinds	4.790	1,800	SF	1.20	\$ 4.32	1.32	\$ 12,327
2 Continue classroom upgrades	4.100	35,207	SF	1.00	\$ 19.10	1.32	\$ 888,311
Total of Maximum Allowable Construction Cost:							\$ 900,638
Total Project Budget:							\$ 1,260,893

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

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct administration addition	3.410	2,165	SF	1.10	\$ 296.53	1.32	\$ 932,872
2 Administration area renovation	4.200	2,000	SF	1.00	\$ 50.84	1.32	\$ 134,319
Total of Maximum Allowable Construction Cost:							\$ 1,067,191
Total Project Budget:							\$ 1,494,068

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Classrooms #15 & #16 are not occupied due largely to the smell in the classrooms and staff's complaints of illness when the room is occupied. The principal notes that there are other rooms with similar problems, particularly, the portable classrooms. The problem may be associated with water accumulation under the classrooms, caused by poor drainage and vents that are located below the water ponding water line. A study should be conducted to determine the extent of the problem, probable solutions and identify costs for correction measures. Site drainage is addressed in previous capital improvement projects.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Conduct a mold study	9.610	1	Study	1.00	\$ 4,328.12	1.32	\$ 5,717
Total of Maximum Allowable Construction Cost:							\$ 5,717
Total Project Budget:							\$ 7,547

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate kitchen space	4.210	1,560	SF	1.00	\$ 123.03	1.32	\$ 253,535
2 Upgrade the equipment and walk-in(s)	0.000	1	Job	1.00	\$ 12,500.00	1.32	\$ 16,513
Total of Maximum Allowable Construction Cost:							\$ 270,048
Total Project Budget:							\$ 378,067

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

The school does not have a visual arts or science space for teachers. This space includes a lab with storage casework/sink/DF (1200), curriculum storage (200), kiln space (100) and ceramics space (300). =1800/0.8= 2250 GSF

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

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

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

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

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

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish the multipurpose room	4.200	3,055	SF	1.00	\$ 50.84	1.32	\$ 205,173
Total of Maximum Allowable Construction Cost:							\$ 205,173
Total Project Budget:							\$ 287,242

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

The school does not have a public address system, but staff notes that a system is to be installed. Work had not begun at the time of the evaluation. The 1999 Summary of School Site Priorities includes Technology Infrastructure for this site. There were no deficiencies noted during this evaluation nor was the issue addressed by the principal's interview or questionnaire.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade special systems	5.100	1	ES school	1.00	\$ 21,045.97	1.32	\$ 27,802
Total of Maximum Allowable Construction Cost:							\$ 27,802
Total Project Budget:							\$ 38,922

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

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

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Issue: There are currently four kindergarten spaces which are smaller than the state's recommended 1350 SF. The district has received an exception to their kindergarten spaces' size, if space is new (or newly renovated with adjacent restrooms). At this site there are four half-day program spaces, one of which does not have the basics. None of the classrooms are within the kindergarten play area and only one meets the state size requirement. If the state recommended classroom size was required, additional class space of 1350 SF each would be needed for three classrooms. The estimated probable cost of construction for three new classrooms (5065 GSF) is \$534,000.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Issue: Kindergarten spaces	3.410	1,350	SF	0.00	\$ 296.53	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
Total Project Budget:							\$ 0

Camellia Basic Elementary School

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

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
35.1	3.06.E01.1.	Student Drop-off / Pick-up Process	\$ 261,522	\$ 345,210
35.2	4.06.E10.1.1.	Grassed Field Improvements	\$ 279,433	\$ 368,851
35.3	3.06.E03.1.	Site Access and Parking	\$ 216,203	\$ 285,387
35.4	2.02.F01.2.	Construct a Pre-kindergarten Program Space	\$ 650,844	\$ 911,182
35.5	4.06.E01.1.	Site Improvements	\$ 567,809	\$ 749,509
35.6	4.08.D04.2.	Roofing Improvements	\$ 788,489	\$ 1,040,805
35.7	8.04.B03.1.	Exterior Door Hardware	\$ 5,917	\$ 8,283
35.8	4.05.C01.2.	Continue Classroom Upgrades	\$ 900,638	\$ 1,260,893
35.9	2.02.F07.2.	Administration Addition / Renovation	\$ 1,067,191	\$ 1,494,068
35.10	3.15.G01.1.	Mold Study	\$ 5,717	\$ 7,547
35.11	2.04.C01.1.	Kitchen Renovation	\$ 270,048	\$ 378,067
35.12	2.02.F02.2.	Construct a Project Lab	\$ 908,914	\$ 1,272,480
35.13	9.04.F02.2.	Replace Portable Classrooms	\$ 239,449	\$ 335,228
35.14	3.15.A05.1.	Security Camera Installation	\$ 38,722	\$ 51,112
35.15	2.05.C01.1.	Multipurpose Room Upgrades	\$ 205,173	\$ 287,242
35.16	4.05.A07.1.	Special Systems Upgrades	\$ 27,802	\$ 38,922
35.17	8.00.B03.1.	Issue: Electrical Outlets	\$ 0	\$ 0
35.18	2.00.F02.2.	Issue: Kindergarten Program Spaces	\$ 0	\$ 0
Total of *Maximum Allowable Construction Cost:			\$ 6,433,871	
Total Project Budget:				\$ 8,834,786

35 Camellia Basic Elementary School

Criteria Adequate Comments on existing conditions and needed improvements

1 Site		
1.1 Size	✓	
1.2 Location	✓	
1.3 Safety		CIP for construction of a drop off lane
1.4 Contours		CIP for correction of drainage at grass fields
1.5 Development	✓	
1.6 Playfields	✓	
1.7 Pool		N/A
1.8 Parking		CIP for construction of additional parking
1.9 Landscaping	✓	
1.10 Other		
2 Space		
2.1 Administration		CIP for renovation and expansion of administration
2.2 Health	✓	
2.3 Teachers	✓	
2.4 Audiovisual	✓	
2.5 Library		CIP for renovation and expansion of the media center
2.6 Multipurpose	✓	
2.7 Stage	✓	
2.8 Kitchen		CIP for refurbishment of the kitchen
2.9 Gymnasium		N/A
2.10 Showers		N/A
2.11 Toilets		CIP for renovation of staff and student restrooms
2.12 Lockers		N/A
2.13 Storage	✓	
2.14 Instructional Space		CIP for refurbishment of classrooms
2.15 Size	✓	
2.16 Flexibility	✓	
2.17 Utilization	✓	
2.18 Expandability	✓	
2.19 Access for the handicapped		CIP for installation of automatic 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		CIP to correct drainage issues
8.2 Sprinklers	✓	
8.3 Parking		CIP for construction of additional parking
8.4 Hardcourt	✓	
8.5 Sidewalks	✓	
8.6 Exteriors	✓	
8.7 Interiors		CIP for refurbishment of interiors
8.8 Roofing		CIP for replacement of roofing in next 3-5 years
8.9 Windows	✓	
8.10 Fencing	✓	
8.11 Mechanical Equipment	✓	
8.12 Hardware	✓	
8.13 Plumbing Fixtures		CIP for renovation of staff and student restrooms
8.14 Other		

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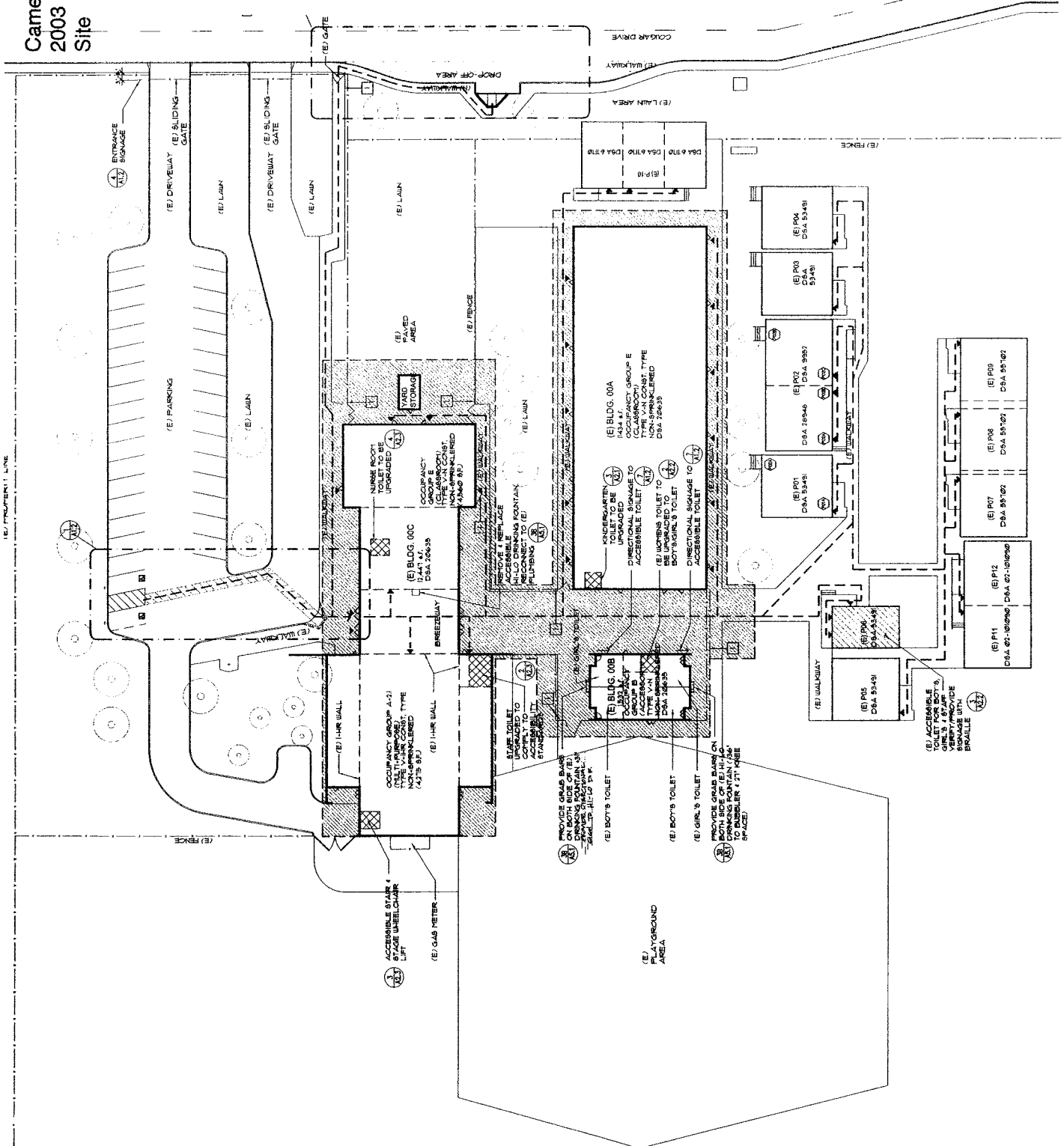


Approximate Scale in Feet:



1" = 70'

Camellia Basic #035
2003 Mod
Site



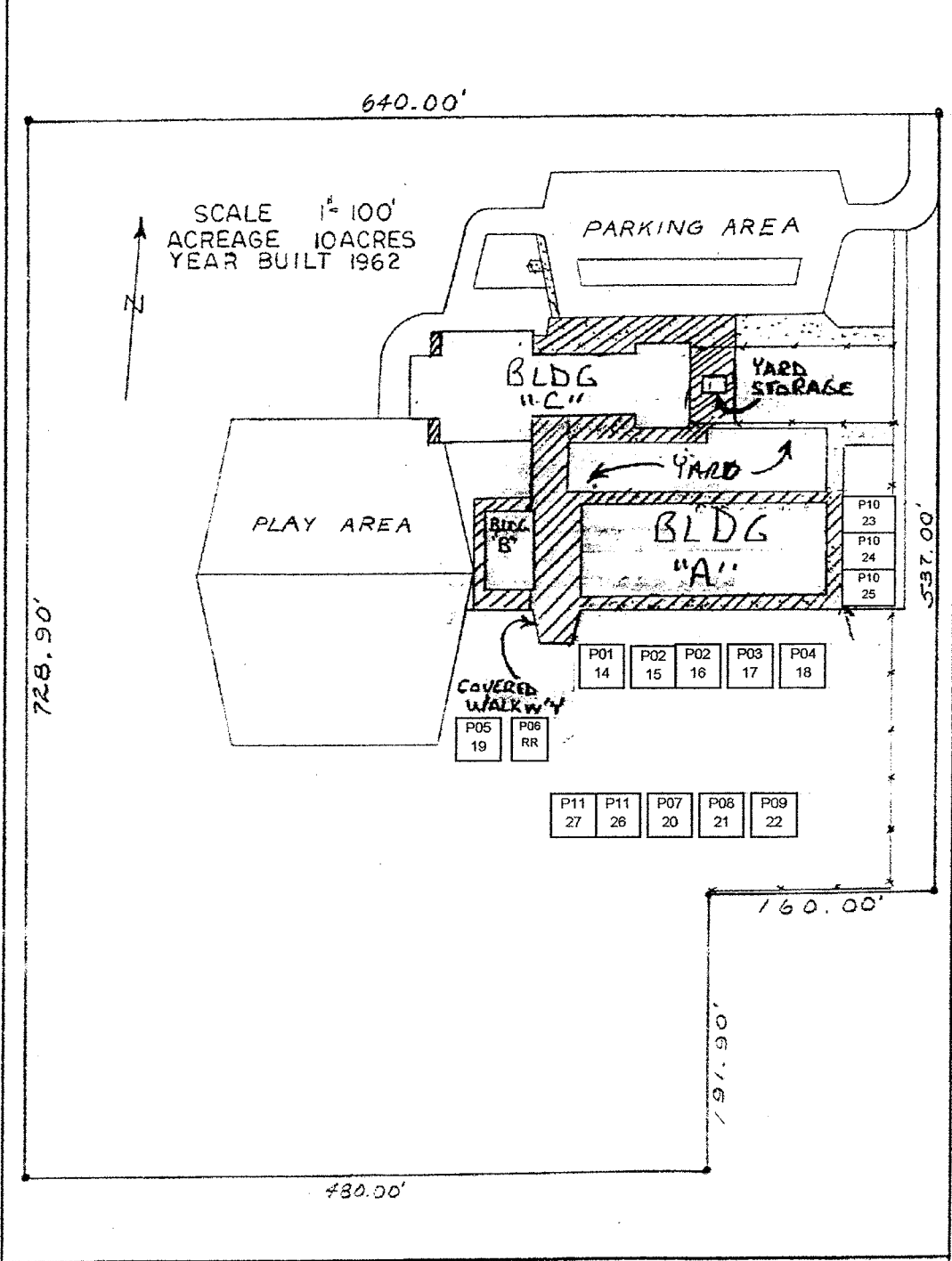
SCALE: 1" = 20'-0"

1 OVERALL SITE PLAN

SACRAMENTO CITY UNIFIED SCH. DISTRICT

PROJECT: DIAGRAM OF BUILDING AREA
 SCHOOL: CAMELLIA
 ADDRESS: 6600 COUGAR DRIVE

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



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

DATE: 2/69 SHEET 1 OF 4 SHEETS
 OFFICE OF SCHOOL PLANNING
 CALIFORNIA DEPARTMENT OF EDUCATION

3.85



LEGEND:

-  Permanent Buildings
-  Modular Construction

**CAMELLIA BASICS
SITE PLAN**

February 2005 SCUSD



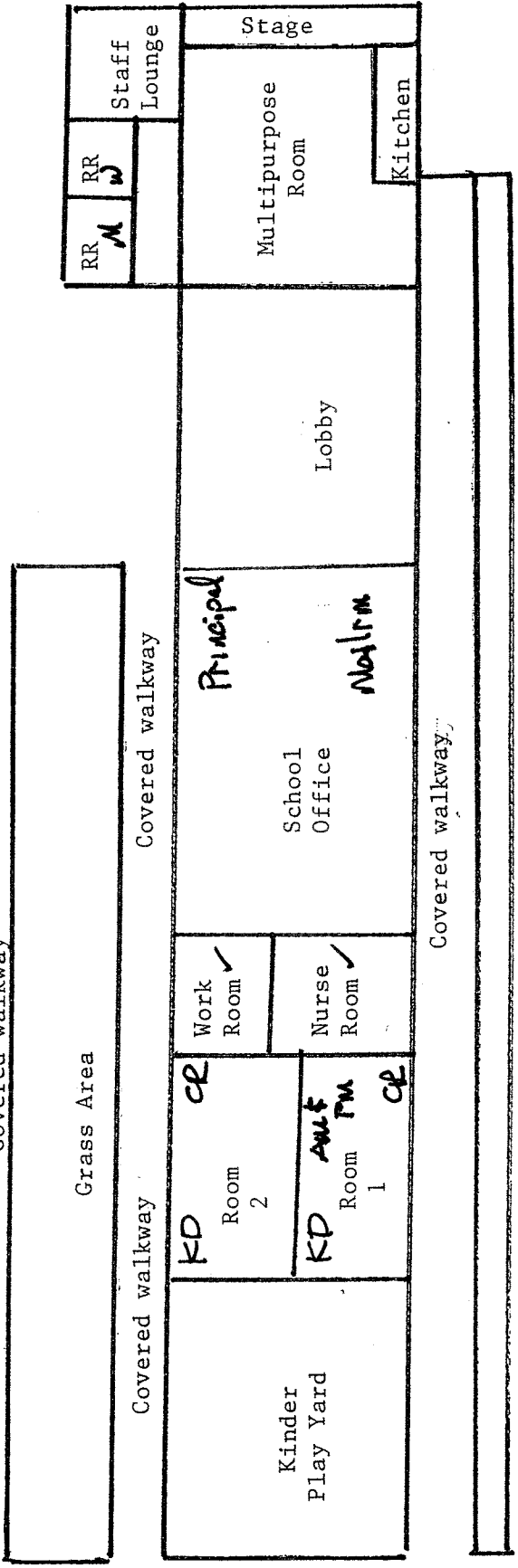
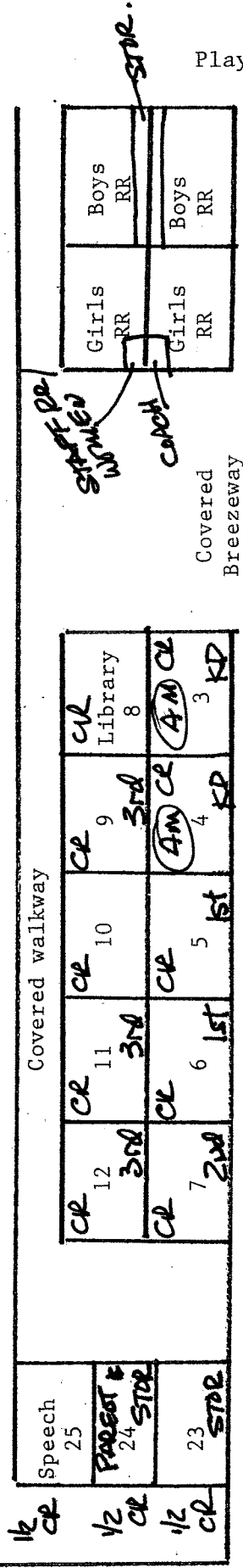
Approx. Scale in Feet:
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 17.5 35

Camellia Basic School
 6600 Cougar Drive
 Sacramento, CA 95828
 916-382-5980

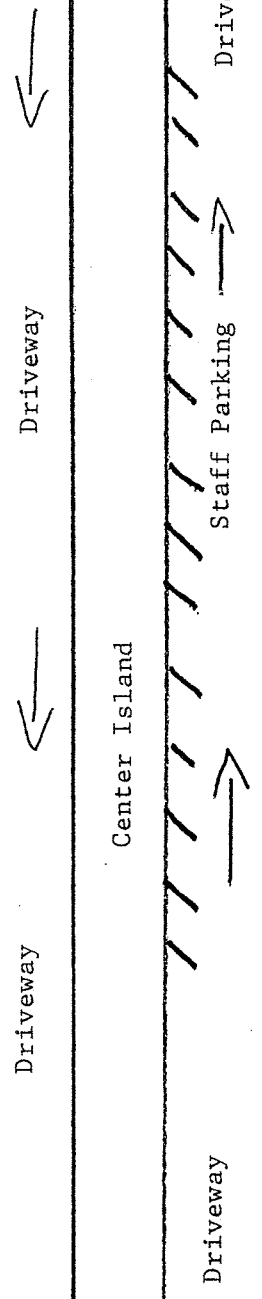
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CR	18	5th	17	2nd	16	COMPUTER LAB	15	EMPTY	14	5th
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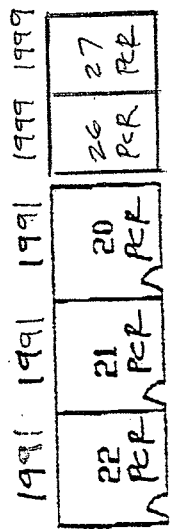
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= PORTABLES

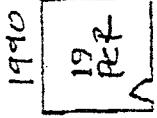
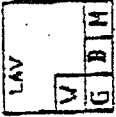
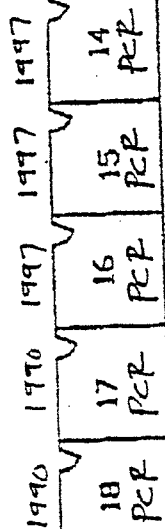


MAP OF: CAMELLIA BASIC ELEMENTARY SCHOOL



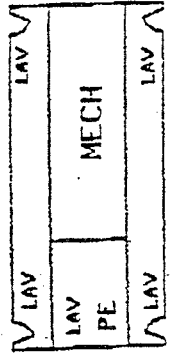
TOILETS

3 PCR EXCLUDED (91)

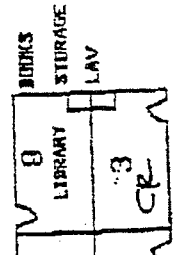


PATIO AREA

COVERED WALKWAY

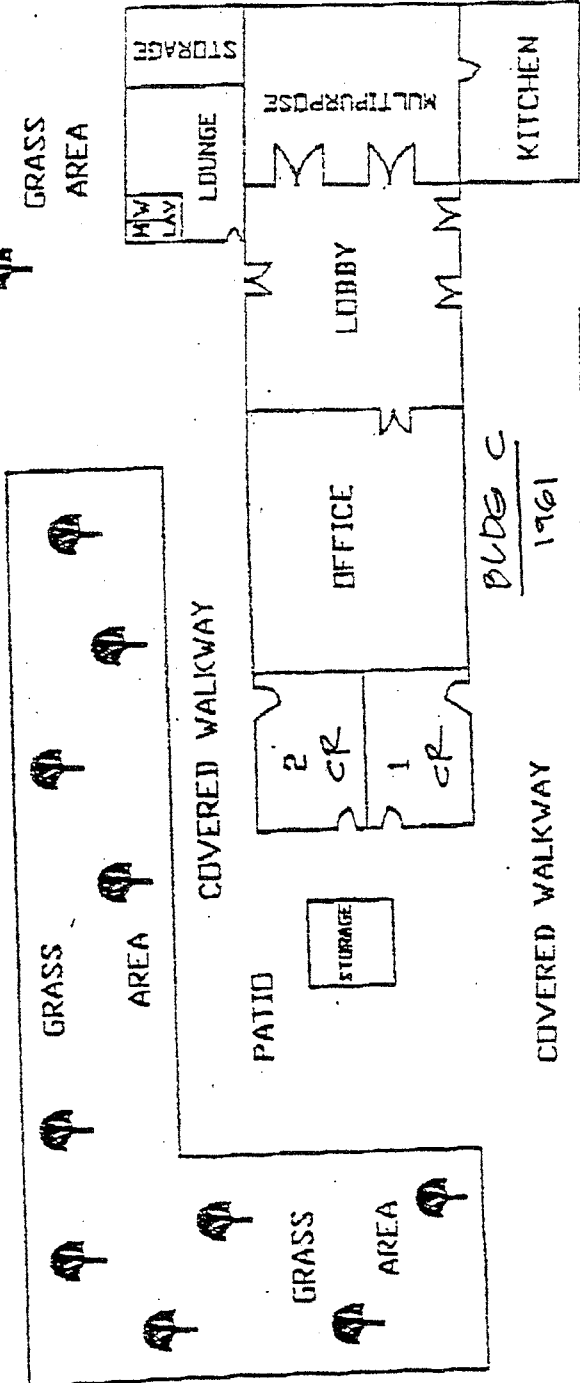
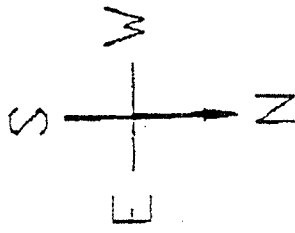


BLDG. B 1961



BLDG. C 1961

COVERED WALKWAY



COVERED WALKWAY

PARKING LOT

MAY 2002

Camellia Elementary School
 Portable Building Inventory Summary Sheet

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
P01/ 14	Modular Specialties	Yes	53491	1990	16	1	960
P02/ 15	Unknown	No	28949	1967	39	1	900
P02/ 16	Unknown	No	9952	1954	52	1	982.5
P03/ 17	Modular Specialties	Yes	53491	1990	16	1	960
P04/ 18	Modular Specialties	Yes	53491	1990	16	1	960
P05/ 19	Modular Specialties	Yes	53491	1990	16	1	960
P07/ 20	Douppnik	Yes	55702	1991	15	1	960
P08/ 21	Douppnik	Yes	55702	1991	15	1	960
P09/ 22	Douppnik	Yes	55702	1991	15	1	960
P10/ 23, 24, 25	Douppnik	Yes	67170	1997	9	3	1920
P11/ 26, 27	Douppnik	Yes	02-101090	1999	7	2	1920
Total Portable Classrooms						14	12442.5
Total Portable Classrooms Over 20 Years Old						2	1882.5

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

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P06/ RR	Modular Specialties	No	53491	1990	16	1	640

Sacramento City Unified School District School Capacity Worksheet

Camellia Basic Elementary School

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
1	Kindergarten	40	Permanent	40	AM & PM for District Loading
2	Kindergarten	40	Permanent	20	AM & PM for District Loading
3	Kindergarten	40	Permanent	20	AM & PM for District Loading
4	Kindergarten	40	Permanent	20	AM & PM for District Loading
5	1	20	Permanent	20	
6	1	20	Permanent	20	
7	2	20	Permanent	20	
9	3	20	Permanent	20	
10	3	20	Permanent	20	
11	3	20	Permanent	20	
12	3	20	Permanent	20	
14	5	33	Portable	33	
15	Prep/Speech	33	Portable	0	
16	6	33	Portable	33	
17	2	20	Portable	20	
18	5	33	Portable	33	
19	6	33	Portable	33	
20	6	33	Portable	33	
21	4	33	Portable	33	
22	4	33	Portable	33	
23	1	20	Portable	20	*
24	2	20	Portable	20	*
25	Speech	20	Portable	0	*
26	4	33	Portable	33	
27	5	33	Portable	33	

Maximum Capacity (2)

710

597

Working Capacity (3)

639

537

Note: (1) Based on contract maximums.

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

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

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

*Classrooms less than 700 square feet.

2002/03 CBED Enrollment = 539

Caroline Wenzel Elementary School

6870 Greenhaven Dr.
 Sacramento, CA 95831

Permanent building area: 26,639 GSF
 Modular buildings: 10,090 GSF
 Modular buildings are 27.5 % of the facility area
 Site acres: 10.00

Score:	Possible Points	Total Earned	%
The Site	271	230.5	85.1
Physical Plant Assessment	354	290.0	81.9
Adequacy and Environment for Education	375	292.0	77.9
Total	1,000	812.5	81.3

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



Participants:

Kyle Villegas, Principal
 Leslie Buerk, Evaluator

Notes from Principal's Meeting and Questionnaire

Date: 01-12-05

- There are drainage issues at the front drop-off area.
- The school participates in CON CAP, a program which buses students from another school when that school reaches capacity.
- There is no crossing guard. The school uses a portable sign during high traffic times.
- Vandals occasionally get onto the school property through the adjacent park. Because the school uses the parks play fields, security fencing is not a viable option.
- At least twice as much visitor parking is needed.
- Outdoor areas are popular with staff. Additional shade trees are needed.
- The new blacktop has areas that pond.
- In many cases, older kids use the city bus system to pickup younger siblings.
- The main building is on a boiler system. There is not enough ventilation. Classrooms were originally built as open spaces. When they enclosed the spaces, the mechanical was not adequately reconfigured and it does not work well, air-conditioning included. Modernization is to provide units for heating / cooling and the removal of the the boiler and chiller. The existing boiler room will be used for storage. The music room has the most HVAC issues with regard to heating and cooling, and it has no windows or ventilation.
- There have been problems with mold in the area of the principal's office in the area that was expanded. Room 4 also appears to have areas of mold on the walls.
- Rooms 9 & 10 may have a roof leak. Water was coming down the walls two years ago. Some repairs were made, but water still travels down the outside of the brick wall.
- Water infiltrates into the principals office at the floor level.
- The multipurpose room has carpet on one half. Staff would prefer VCT.
- The wall between the multipurpose room and the library is a movable partition, and there is virtually no acoustic separation.
- The plumbing system needs to be upgraded. Toilets tend to back up.
- The main building blows fuses. Electrical service is being upgraded as part of the modernization.
- There is no emergency lighting in the school.
- There have been several break-ins in the staff parking lot on the east side. One possible deterrent would be a security gate.
- There is a new PE curriculum using the vacant classroom.
- There is limited facility storage. It is anticipated that the amount of additional storage space created when the boilers are removed will be enough.

Summary Notes and Comments

School Site:

The site, at 10.0 acres, is adequate for elementary schools with this enrollment. There is not enough parking for visitors on site and the parent drop off lane is currently in the staff parking, although there is a drive through bus lane at the front. There are no flashing school signs on Greenhaven Drive, the only access to the site. Additional directional signage to the main entrance is needed.

The site is fully developed and adjoins a park at the rear. A fence to separate the two areas would be desirable. The school's modular units are well integrated into the campus. There are no covered walkways between buildings and there is no covered outdoor teaching area. Site lighting is lacking in the rear.

There is very little room for expansion on this site without infringement into parking and existing play areas.

School Plant:

Caroline Wenzel ES was originally constructed in 1967 on a ten acre site intended for an enrollment of 350. Modular buildings have been added to the original construction and the current enrollment is

approximately 400 students. It is not a year round school. The school has not been through the modernization process, but it is eligible for modernization improvements which are currently scheduled for the 2004/05 school year. There is a cluster of 10 modular classrooms on site, two of them vacant. Modular classrooms are 1989 or newer.

Scheduled future Measure I projects include supplemental renovations and electrical upgrades. Programmatic enhancements are needed including a project lab, computer lab, basic classroom upgrades and a need for additional facility storage. The restrooms are in fair to good condition, but are in need of refurbishment. The roof at this site was not accessible during the evaluation and it's condition could not be visually determined. There are staff reports of roof leaks and evidence from stained soffits and ceilings that there have been leaks in the past.

Adequacy and Environment for Education:

Caroline Wenzel provides a high degree of equity among the classrooms. Classroom pods are arranged around a central, multi-use area and circulation works very well. Classrooms are in good general condition; however, surfaces are showing signs of wear and refurbishment of interior surfaces is needed. The HVAC and electrical systems are problematic; however, staff notes that planned modernization projects will address these issues.

Overcrowding only presents itself in that the site area available for future expansion is limited without impacting play areas. There is no project lab or computer lab.

The Main Capital Investment Areas:

- Install flashing school signs and directional signage.
- Refurbish asphalt surfaces, including parking and play areas.
- Upgrade landscaping and additional site lighting.
- Repair or replace damaged concrete walks and exterior surfaces that have separated due to moisture or movement of the structure.
- Refurbish interior finishes.
- Replace HVAC system (may be done under the modernization process).
- Update sewer lines to minimize clogging.
- Construct additional facility storage.
- Construct a project and computer lab.

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37 Caroline Wenzel Elementary School

Priority Project #	Codes	Capital Improvement Project	MACC*	Project Budget
37.1	3.06.E09.1.	Student Drop-off / Pick-up Process	\$ 25,943	\$ 34,245
37.2	4.06.E03.1.	Site Access and Parking Improvements	\$ 271,775	\$ 358,742
37.3	4.06.E02.1.	Landscaping Improvements	\$ 306,457	\$ 404,524
37.4	4.06.E01.1.	Site Improvements	\$ 268,849	\$ 354,881
37.5	4.12.D01.1.	Exterior Cracking	\$ 56,576	\$ 69,023
37.6	4.08.D04.1.	Correct Roof Leaks	\$ 39,135	\$ 51,658
37.7	3.05.D04.1.	Prevent Roof Access by Students	\$ 16,645	\$ 23,302
37.8	2.02.F07.2.	Construct a Storage Addition	\$ 110,171	\$ 154,240
37.9	4.06.E07.2.	Replace / Repair Sewer Lines	\$ 18,494	\$ 24,412
37.10	4.05.C01.2.	Building Interior Improvements	\$ 965,685	\$ 1,351,958
37.11	4.05.C08.1.	Doors / Hardware / Natural Light Improvements	\$ 117,306	\$ 164,229
37.12	4.04.C09.1.	Restroom / Plumbing Refurbishment	\$ 263,859	\$ 369,402
37.13	4.05.A03.2.1.	Electrical Upgrades	\$ 636,012	\$ 890,416
37.14	2.02.F02.2.	Construct a Computer Lab / Project Lab	\$ 1,464,361	\$ 2,050,106
37.15	2.02.F01.2.	Construct a Pre-kindergarten Program Space	\$ 578,751	\$ 810,252
37.16	3.15.A05.1.	Security System Installation	\$ 41,868	\$ 55,266
37.17	2.02.F07.2.	Kitchen Addition and Renovation	\$ 471,961	\$ 660,745
Total of Maximum Allowable Construction Cost:			\$ 5,653,848	
Total Project Budget:				\$ 7,827,402

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

Project Name

Project Description

There is a drive-through at the front of the school that can serve as a parent drop-off lane with the addition of adequate signs and striping. This would improve the current arrangement of using the staff parking area. There are no flashing school zone lights, school signs are minimal and there is no formal crosswalk across Greenhaven Drive. There is a potentially dangerous situation with the congestion of drivers, students and some buses. Re-stripe the drive through lane and erect appropriate directional and identification signs for the parent drop-off lane. Re-stripe and provide appropriate directional signs for a kindergarten drop-off zone in the staff parking area. Install flashing school signs on Greenhaven, install directional / way finding signs and stripe a crosswalk across the street.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install flashing school signs	0.000	2	Project	1.00	\$ 7,500.00	1.32	\$ 19,815
2 Install directional signage for school zone, kindergarten drop-off and parent drop off lanes	10.825	6	Each	1.00	\$ 451.56	1.32	\$ 3,579
3 Re-stripe drop-off lanes and crosswalk	1.240	12	Space	3.00	\$ 53.61	1.32	\$ 2,549
Total of Maximum Allowable Construction Cost:							\$ 25,943
Total Project Budget:							\$ 34,245

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace damaged concrete walks at perimeter	1.155	150	SF	1.00	\$ 10.98	1.32	\$ 2,176
2 Add concrete sideswalks	1.150	100	SF	1.00	\$ 7.84	1.32	\$ 1,036
3 Crack fill, seal and re-stripe staff parking area	1.235	19,000	SF	1.00	\$ 1.88	1.32	\$ 47,186
4 Crack fill, seal and re-stripe asphalt play area	1.235	44,100	SF	1.00	\$ 1.88	1.32	\$ 109,521
5 Construct additional visitor parking	1.220	25	Space	1.00	\$ 3,387.00	1.32	\$ 111,856
Total of Maximum Allowable Construction Cost:							\$ 271,775
Total Project Budget:							\$ 358,742

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Aerate the grass fields and correct the gopher problem. Replace the irrigation system in the front lawns. General landscaping upgrades are needed to improve the overall appearance and "curb-appeal" of the grounds, including the installation of additional trees.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Resolve the gopher problem	1.260	29,780	SY	0.50	\$ 4.38	1.32	\$ 86,153
2 Complete general landscaping upgrades	1.320	2	Project	1.00	\$ 59,350.50	1.32	\$ 156,804
3 Install trees	1.315	12	Each	1.00	\$ 935.81	1.32	\$ 14,834
4 Replace the irrigation system in the front lawns	1.330	12,000	SF	1.00	\$ 3.07	1.32	\$ 48,666
Total of Maximum Allowable Construction Cost:							\$ 306,457
Total Project Budget:							\$ 404,524

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

Project Name

Project Description

Install 6' fencing to separate the public park and school grounds, include lockable man gates. Construct a shade structure and outdoor teaching area, including seating. Provide covered walkways between the main building and the modular classrooms. Replace the existing basketball goals. Install additional site seating at random locations. Install additional site lighting for security. Construct a dumpster enclosure.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct fence with gates	1.351	500	LF	1.40	\$ 60.00	1.32	\$ 55,482
2 Construct an outdoor teaching / gathering area with seating	3.710	1,200	SF	1.00	\$ 45.12	1.32	\$ 71,524
3 Construct covered walkways	3.711	1,000	SF	1.00	\$ 36.31	1.32	\$ 47,966
4 Replace the existing basketball goals	0.000	6		1.00	\$ 1,000.00	1.32	\$ 7,926
5 Install site seating	0.000	6		1.00	\$ 500.00	1.32	\$ 3,963
6 Install a trash dumpster enclosure near kitchen service entrance	1.360	1	Each	1.00	\$ 23,000.00	1.32	\$ 30,383
7 Install additional site lighting	1.280	6	Per Pole	1.00	\$ 6,510.90	1.32	\$ 51,605
Total of Maximum Allowable Construction Cost:							\$ 268,849
Total Project Budget:							\$ 354,881

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Conduct study	9.500	1	Study	1.00	\$ 4,328.12	1.32	\$ 5,717
2 Make corrections	0.000	1	Job	1.00	\$ 38,500.00	1.32	\$ 50,859
Total of Maximum Allowable Construction Cost:							\$ 56,576
Total Project Budget:							\$ 69,023

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Correct roof leaks	7.100	2,500	SF	1.00	\$ 11.85	1.32	\$ 39,135
Total of Maximum Allowable Construction Cost:							\$ 39,135
Total Project Budget:							\$ 51,658

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct roof access barriers	1.351	140	LF	1.50	\$ 60.00	1.32	\$ 16,645
Total of Maximum Allowable Construction Cost:							\$ 16,645
Total Project Budget:							\$ 23,302

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct storage addition	3.210	300	SF	1.00	\$ 278.00	1.32	\$ 110,171
Total of Maximum Allowable Construction Cost:							\$ 110,171
Total Project Budget:							\$ 154,240

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace main sewer line	6.374	250	LF	1.40	\$ 40.00	1.32	\$ 18,494
Total of Maximum Allowable Construction Cost:							\$ 18,494
Total Project Budget:							\$ 24,412

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish building interior spaces	4.100	24,500	SF	1.50	\$ 19.10	1.32	\$ 927,243
2 Install window screens	0.000	1		1.00	\$ 7,500.00	1.32	\$ 9,908
3 Replace curtains with mini-blinds	4.790	5,000	SF	1.00	\$ 4.32	1.32	\$ 28,534
Total of Maximum Allowable Construction Cost:							\$ 965,685
Total Project Budget:							\$ 1,351,958

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install automatic door openers	10.580	2	Each	1.40	\$ 3,732.39	1.32	\$ 13,805
2 Replace multipurpose room interior doors	10.305	6	Each	1.20	\$ 2,124.03	1.32	\$ 20,202
3 Install skylights	4.780	20	Each	1.40	\$ 2,252.06	1.32	\$ 83,299
Total of Maximum Allowable Construction Cost:							\$ 117,306
Total Project Budget:							\$ 164,229

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish restrooms	6.400	750	SF	1.00	\$ 250.39	1.32	\$ 248,074
2 Enlarge restroom in nurses' area	10.912	1	Room	0.50	\$ 23,898.00	1.32	\$ 15,785
Total of Maximum Allowable Construction Cost:							\$ 263,859
Total Project Budget:							\$ 369,402

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade primary electrical	5.610	1	School	1.00	\$ 111,782.53	1.32	\$ 147,665
2 Upgrade the secondary	5.640	1	School	1.00	\$ 83,843.29	1.32	\$ 110,757
3 Upgrade electrical distribution	5.300	26,639	SF	1.00	\$ 10.73	1.32	\$ 377,590
Total of Maximum Allowable Construction Cost:							\$ 636,012
Total Project Budget:							\$ 890,416

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

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

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

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Site adapt a modular pre-K unit	2.324	1	2 CR	1.00	\$ 363,830.00	1.32	\$ 480,619
2 Provide for parking	1.220	5	Space	1.00	\$ 3,387.00	1.32	\$ 22,371
3 Construct an age appropriate play area	1.640	1	Project	1.00	\$ 35,838.19	1.32	\$ 47,342
4 Install site utilities etc.	2.520	1	Per portab	1.00	\$ 21,513.08	1.32	\$ 28,419
Total of Maximum Allowable Construction Cost:							\$ 578,751
Total Project Budget:							\$ 810,252

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install security camera system	11.006	10	Drop	1.00	\$ 1,708.40	1.32	\$ 22,568
2 Provide and connect controller and interface with computer net	11.211	1	School	1.00	\$ 14,610.45	1.32	\$ 19,300
Total of Maximum Allowable Construction Cost:							\$ 41,868
Total Project Budget:							\$ 55,266

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a kitchen addition	3.540	650	SF	1.10	\$ 344.15	1.32	\$ 325,055
2 Renovate the existing kitchen area	4.310	400	SF	1.00	\$ 184.27	1.32	\$ 97,368
3 Upgrade the equipment and walk-in(s)	0.000	3		1.00	\$ 12,500.00	1.32	\$ 49,538
Total of Maximum Allowable Construction Cost:							\$ 471,961
Total Project Budget:							\$ 660,745

Caroline Wenzel Elementary School

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

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
37.1	3.06.E09.1.	Student Drop-off / Pick-up Process	\$ 25,943	\$ 34,245
37.2	4.06.E03.1.	Site Access and Parking Improvements	\$ 271,775	\$ 358,742
37.3	4.06.E02.1.	Landscaping Improvements	\$ 306,457	\$ 404,524
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37.10	4.05.C01.2.	Building Interior Improvements	\$ 965,685	\$ 1,351,958
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37.14	2.02.F02.2.	Construct a Computer Lab / Project Lab	\$ 1,464,361	\$ 2,050,106
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Total of *Maximum Allowable Construction Cost:			\$ 5,653,848	
Total Project Budget:				\$ 7,827,402

37 Caroline Wenzel Elementary School

Criteria Adequate Comments on existing conditions and needed improvements

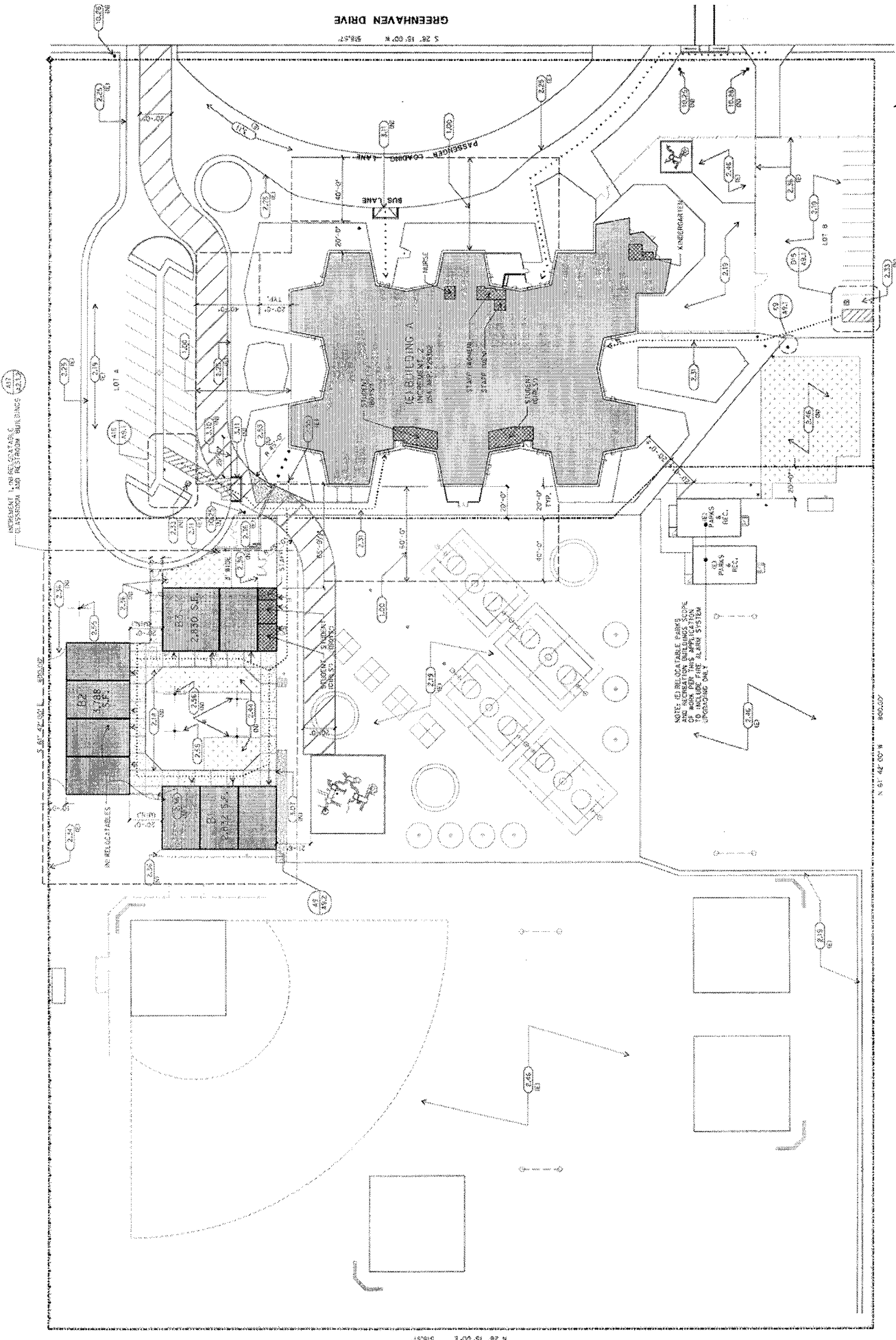
1 Site		
1.1 Size	✓	
1.2 Location	✓	
1.3 Safety		Access, security cameras
1.4 Contours		Drainage issues
1.5 Development	✓	
1.6 Playfields		Drainage issues
1.7 Pool		N/A
1.8 Parking		Improvement needed
1.9 Landscaping		Improvement needed
1.10 Other		
2 Space		
2.1 Administration	✓	
2.2 Health	✓	
2.3 Teachers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

Criteria	Adequate	Comments on existing conditions and needed improvements
3 Light		
3.1 Quantity		Insufficient natural light
3.2 Brightness	✓	
3.3 Reflectances	✓	
3.4 Windows		Insufficient natural light
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		Improvement needed
8.2 Sprinklers		Improvement needed
8.3 Parking		Improvement needed
8.4 Hardcourt	✓	
8.5 Sidewalks	✓	
8.6 Exteriors		Improvement needed
8.7 Interiors		Improvement needed
8.8 Roofing		Improvement needed
8.9 Windows		Improvement needed
8.10 Fencing	✓	
8.11 Mechanical Equipment	✓	
8.12 Hardware	✓	
8.13 Plumbing Fixtures		Improvement needed
8.14 Other		





Caroline Wenzel ES #37 2004 MOD Site.pdf




DISTRICT: SACRAMENTO CITY UNIFIED

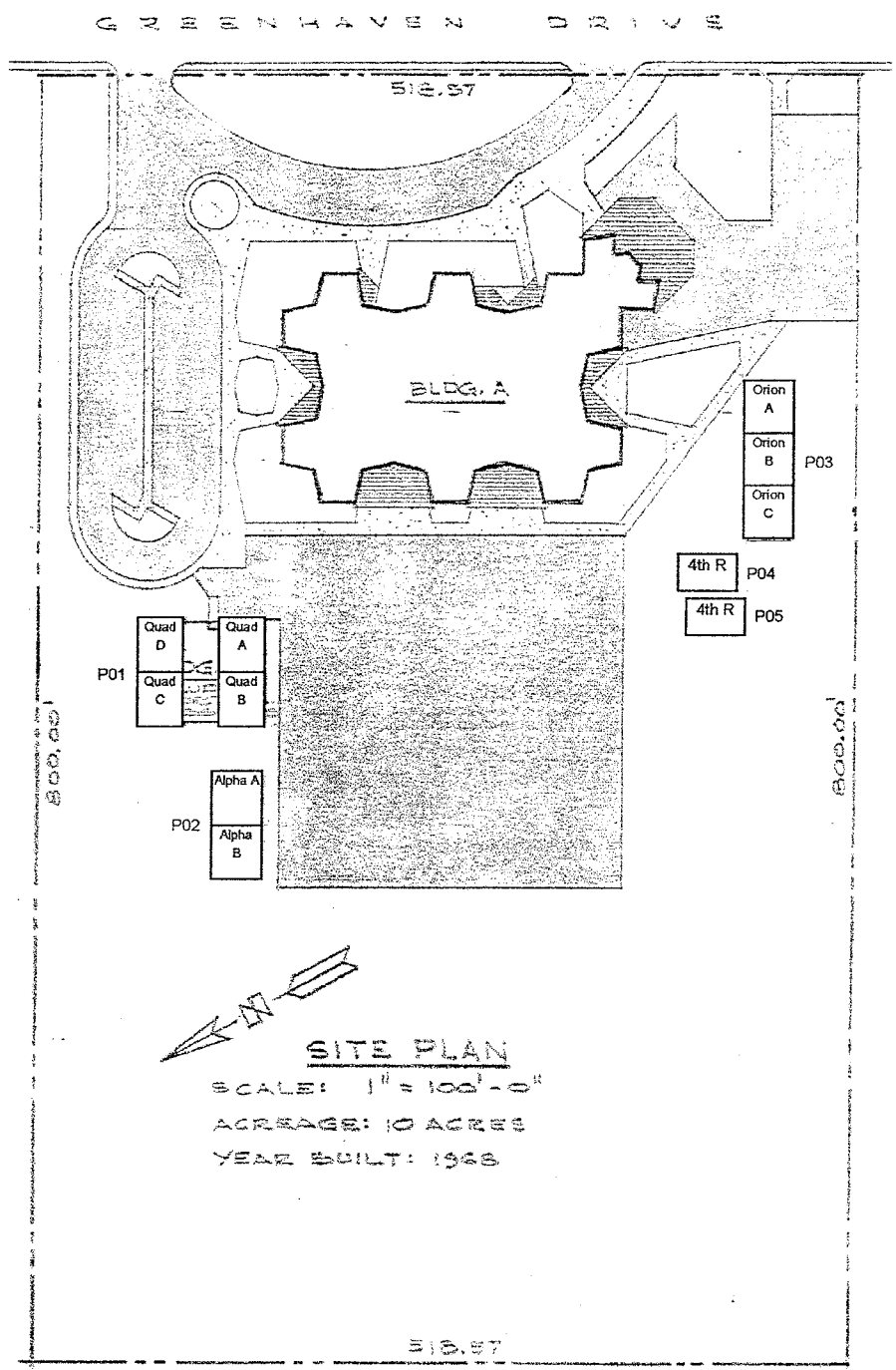
DIAGRAM OF BUILDING AREAS

COUNTY: SACRAMENTO

PROJECT: CAROLINE WENZEL ELEMENTARY

ADDRESS: 6870 GREENHAVEN DR., SACRAMENTO

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



SITE PLAN

SCALE: 1" = 100'-0"

ACREAGE: 10 ACRES

YEAR BUILT: 1968

Above is measured in accordance with Article 2022, Subchapter 8, Title 5, California Administrative Code.

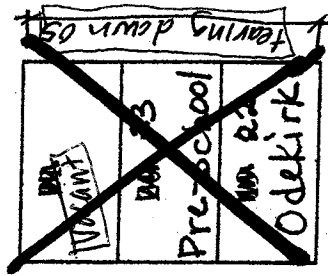
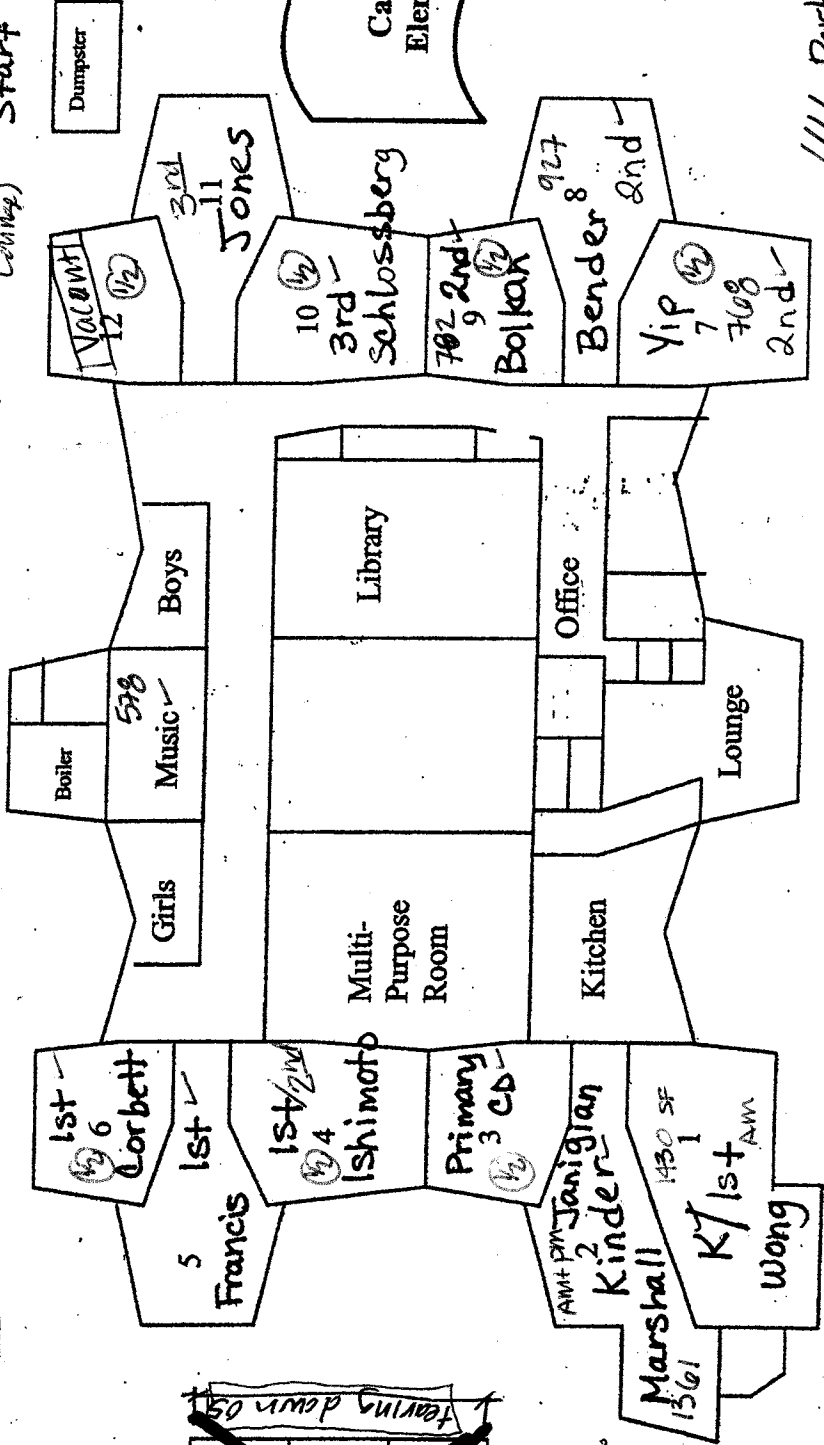
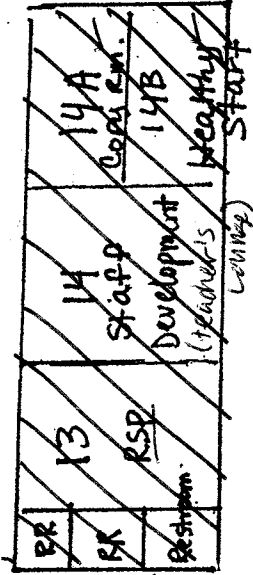
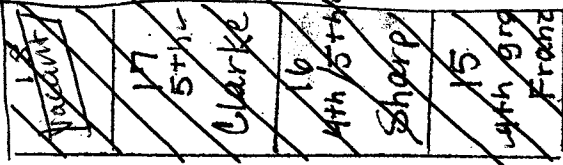
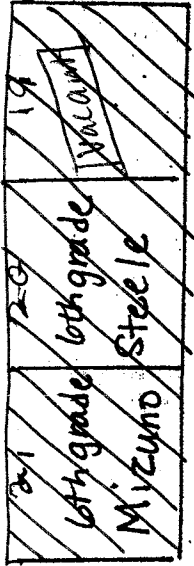
Office of School Planning
CALIFORNIA DEPARTMENT OF EDUCATION

ARCHITECT

Date:

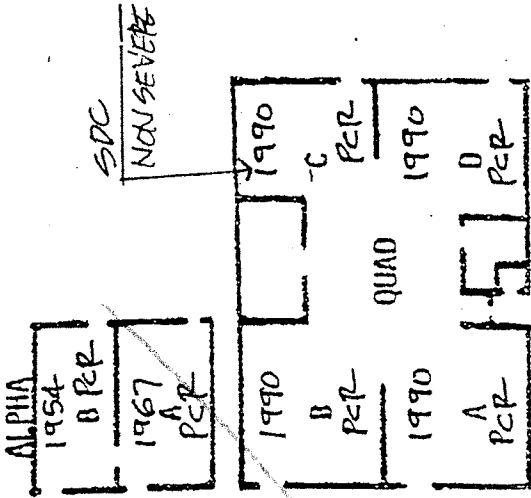
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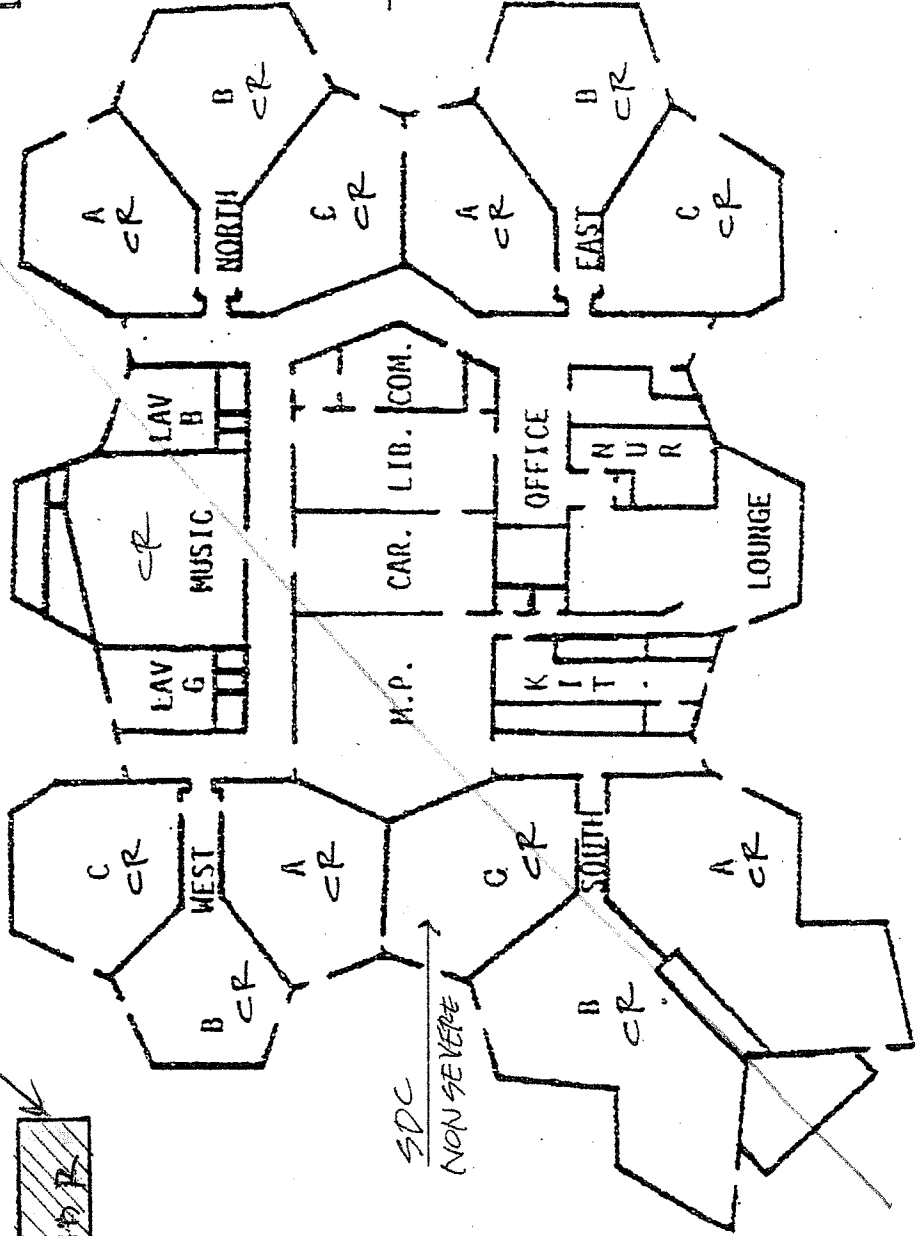
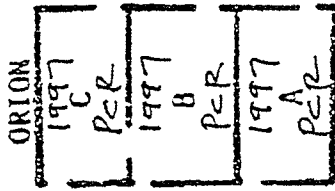


1111 Portside Building

CAROLYN KENTZDL



CITY OWNED



BUDGE 1
1961

SDC
NON SEVERE

MAY 2002

Caroline Wenzel K-8 School
 Portable Building Inventory Summary Sheet

Building #/							
Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
P01/ Quad A	Unknown	No	32147	1960	42	1	982.5
P01/ Quad B	Unknown	No	32147	1960	42	1	982.5
P01/ Quad C	Unknown	No	32147	1960	42	1	982.5
P01/ Quad D	Unknown	No	32147	1960	42	1	982.5
P02/ Alpha A	Unknown	No	9952	1954	48	1	982.5
P02/ Alpha B	Unknown	No	9952	1955	47	1	982.5
P03/ Orion A	Unknown	No	19861	1960	42	1	982.5
P03/ Orion B	Unknown	No	19861	1960	42	1	982.5
P03/ Orion C	Unknown	No	19861	1960	42	1	982.5
						9	8842.5
Total Portable Classrooms Over 20 Years Old						9	8842.5

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

Building #/							
Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
P04/ 4th R	CD Spectrum	Yes	51510	1989	13	1	960
P05/ 4th R	CD Spectrum	Yes	51510	1989	13	1	960

Sacramento City Unified School District School Capacity Worksheet

Caroline Wenzel Elementary School

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
1	Kindergarten	40	Permanent	40	AM & PM for District Loading
2	Kindergarten	40	Permanent	20	AM & PM for District Loading
3	SDC Non-Severe	15	Permanent	15	
4	1/2	20	Permanent	20	
5	1	20	Permanent	20	
6	1	20	Permanent	20	
Music	Music	33	Permanent	0	
12	3	20	Permanent	20	
11	3	20	Permanent	20	
10	3	20	Permanent	20	
9	2	20	Permanent	20	
8	2	20	Permanent	20	
7	2	20	Permanent	20	
13	6	33	Portable	33	
14	5	33	Portable	33	
15	6	33	Portable	33	
16	5	33	Portable	33	
17	4	33	Portable	33	
18	4	33	Portable	33	
19	SDC Non-Severe	15	Portable	15	
20	Pre-School	33	Portable	0	
21	RSP	33	Portable	0	
Maximum Capacity (2)		587		468	
Working Capacity (3)		528		421	

Note: (1) Based on contract maximums.

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

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

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

Two 4th R portable classrooms excluded.

2002/03 CBED Enrollment = 407

Cesar E. Chavez Elementary School

7500 32nd Street
 Sacramento, CA 95822

Permanent building area: 0 GSF
 Modular buildings: 34,400 GSF
 Modular buildings are 100.0 of the facility area
 Site acres: 5.00

Score:	Possible Points	Total Earned	%
The Site	271	200.5	74.0
Physical Plant Assessment	354	325.5	91.9
Adequacy and Environment for Education	375	310.0	82.7
Total	1,000	836.0	83.6

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



Participants:

Corrie Buckmaster, Principal
 Brad Allen, Evaluator

Notes from Principal's Meeting and Questionnaire

Date: 04-08-2005

- The questionnaire was discussed including renovations (past, present and future).
- The primary points of concern with the faculty are a lack of storage; the need for offices for the school nurse and counselor; additional electrical outlets in the library; and repair of a major crack in the foundation of the cafeteria.
- Modernization is not applicable for this four year old school (entirely modular).
- The school is not multi-track (not year-round).
- There is no pre-kindergarten program.
- Cesar E. Chavez was constructed in 2000.

Summary Notes and Comments

School Site:

The site is 6.67 acres, but has only 4.5 acres of useable land for the school and is marginally adequate for a school of this enrollment at approximately 400 and small per standards. The campus is constructed entirely of modular units and they are well integrated into the campus. The playground areas are good with most of the play structures new. The school has little room for expansion. Realistically, only the north west corner of the property is available for an addition. Some minor in-fill could be designed.

Additional site lighting is needed for security. Food deliveries are made through the parking area at the front of the school, not an optimal arrangement.

School Plant:

Generally, the classrooms are pleasant teaching environments. Additional office space and storage are needed. A project lab is needed. The school has new roofs, structures are only four years old. These are metal roofs and were not specifically observed or photographed.

HVAC is adequate and allows for increased technology capability.

The facility is still in good condition. No major problems were noted.

Adequacy and Environment for Education:

The school does not have a proper computer lab; an average of three computers are distributed in almost every classroom. The media center is very small. Classrooms appear to have adequate floor space. There is only one area for large groups. The cafeteria is used for PE and as an auditorium. The current enrollment is approximately 400, so adding a larger multipurpose space is not warranted.

The Main Capital Investment Areas:

- Construct an outdoor classroom.
- Consider the need for a project lab relating to science, music with a PE office / storage element.
- Site lighting needs improvement.
- Construct a new library with a computer lab area.
- Renovate old library for storage and needed offices.

98 Cesar E. Chavez Elementary School

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
1	98.1	2.02.F02.2.	Construct a Media Center	\$ 920,772	\$ 1,289,080
4	98.2	4.05.A02.1.	Cafeteria Floor Structure	\$ 13,210	\$ 18,494
5	98.3	2.04.C01.1.	Interior Improvements for Needed Administration Functions	\$ 205,309	\$ 287,431
	98.4	2.00.F01.1.	Issue: Size of Facility	\$ 0	\$ 0
2	98.5	2.02.F02.2.	Construct a Project Lab	\$ 718,345	\$ 1,005,684
6	98.6	3.06.E01.1.	Street School Zone Lights	\$ 39,630	\$ 52,312
3	98.7	4.04.A03.2.2.	Site Lighting Improvements	\$ 51,605	\$ 72,248
	98.8	2.06.E01.2.	Construct a Shade Structure	\$ 113,698	\$ 150,082
	98.9	4.06.D03.2.	Construct Covered Walkways	\$ 62,584	\$ 82,610
Total of Maximum Allowable Construction Cost:				\$ 2,125,153	
Total Project Budget:					\$ 2,957,941

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

Project Name

Project Description

The current media center is small and the space could be better utilized as a needed administration and storage area. Construct a library, using modular construction (about 3160 GSF) with a fourth modular (1200 sf) for a computer lab. This allows for joint use of the lab by the media center. Upgrade the modular area and utilities.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct Media Center and Computer Lab modular units	2.320	4,360	SF	1.00	\$ 150.00	1.32	\$ 863,934
2 Build out the site area	2.520	2 Per portab		1.00	\$ 21,513.08	1.32	\$ 56,838
Total of Maximum Allowable Construction Cost:							\$ 920,772
Total Project Budget:							\$ 1,289,080

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Remediate cafeteria foundation	0.000	1	Project	1.00	\$ 10,000.00	1.32	\$ 13,210
Total of Maximum Allowable Construction Cost:							\$ 13,210
Total Project Budget:							\$ 18,494

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate the old media center	4.300	1,000	SF	1.50	\$ 101.40	1.32	\$ 200,924
2 Add an exterior door	4.760	1	Each	1.00	\$ 2,142.70	1.32	\$ 2,831
3 Construct a sidewalk	1.150	150	SF	1.00	\$ 7.84	1.32	\$ 1,554
Total of Maximum Allowable Construction Cost:							\$ 205,309
Total Project Budget:							\$ 287,431

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

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

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

Project Name

Project Description

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. Space may also be used for other instruction, such as music. Portable construction is recommended at this site.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a project lab	2.321	3	CR	1.00	\$ 159,750.00	1.32	\$ 633,089
2 Upgrade portable area and utilities	2.520	3	Per portab	1.00	\$ 21,513.08	1.32	\$ 85,256
Total of Maximum Allowable Construction Cost:							\$ 718,345
Total Project Budget:							\$ 1,005,684

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

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install flashing school zone lights	0.000	4	Each	1.00	\$ 7,500.00	1.32	\$ 39,630
Total of Maximum Allowable Construction Cost:							\$ 39,630
Total Project Budget:							\$ 52,312

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Add exterior lighting	1.280	6	Per Pole	1.00	\$ 6,510.90	1.32	\$ 51,605
Total of Maximum Allowable Construction Cost:							\$ 51,605
Total Project Budget:							\$ 72,248

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a shade structure with slab and seating	3.720	1,200	SF	1.10	\$ 60.25	1.32	\$ 105,059
2 Develop a fenced garden area	1.310	1,000	SF	1.20	\$ 5.45	1.32	\$ 8,639
Total of Maximum Allowable Construction Cost:							\$ 113,698
Total Project Budget:							\$ 150,082

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct canopies	3.710	1,000	SF	1.05	\$ 45.12	1.32	\$ 62,584
Total of Maximum Allowable Construction Cost:							\$ 62,584
Total Project Budget:							\$ 82,610

Cesar E. Chavez Elementary School

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

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
98.1	2.02.F02.2.	Construct a Media Center	\$ 920,772	\$ 1,289,080
98.2	4.05.A02.1.	Cafeteria Floor Structure	\$ 13,210	\$ 18,494
98.3	2.04.C01.1.	Interior Improvements for Needed Administration Functions	\$ 205,309	\$ 287,431
98.4	2.00.F01.1.	Issue: Size of Facility	\$ 0	\$ 0
98.5	2.02.F02.2.	Construct a Project Lab	\$ 718,345	\$ 1,005,684
98.6	3.06.E01.1.	Street School Zone Lights	\$ 39,630	\$ 52,312
98.7	4.04.A03.2.2.	Site Lighting Improvements	\$ 51,605	\$ 72,248
98.8	2.06.E01.2.	Construct a Shade Structure	\$ 113,698	\$ 150,082
98.9	4.06.D03.2.	Construct Covered Walkways	\$ 62,584	\$ 82,610
Total of *Maximum Allowable Construction Cost:			\$ 2,125,153	
Total Project Budget:				\$ 2,957,941

98 Cesar E. Chavez Elementary School

Criteria Adequate Comments on existing conditions and needed improvements

1 Site		
1.1 Size		Shares with Kemble
1.2 Location	✓	
1.3 Safety	✓	
1.4 Contours	✓	
1.5 Development	✓	
1.6 Playfields		Could share with Kemble, but doesn't
1.7 Pool		N/A
1.8 Parking	✓	
1.9 Landscaping	✓	Marginal
1.10 Other		
2 Space		
2.1 Administration	✓	
2.2 Health	✓	
2.3 Teachers	✓	
2.4 Audiovisual	✓	
2.5 Library	✓	Classroom
2.6 Multipurpose	✓	Minimal
2.7 Stage		
2.8 Kitchen	✓	
2.9 Gymnasium		
2.10 Showers		
2.11 Toilets		
2.12 Lockers		
2.13 Storage	✓	Marginal
2.14 Instructional Space	✓	
2.15 Size	✓	Typical 22' x 36'
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	✓	Marginal
6.2 Naturalness	✓	Marginal
6.3 Continuity	✓	
6.4 Screening	✓	
6.5 Other		
7 Equipment		
7.1 Quantity	✓	
7.2 Mobility	✓	
7.3 Flexibility	✓	
7.4 Maintenance	✓	
7.5 Instructional Walls	✓	
7.6 Other		

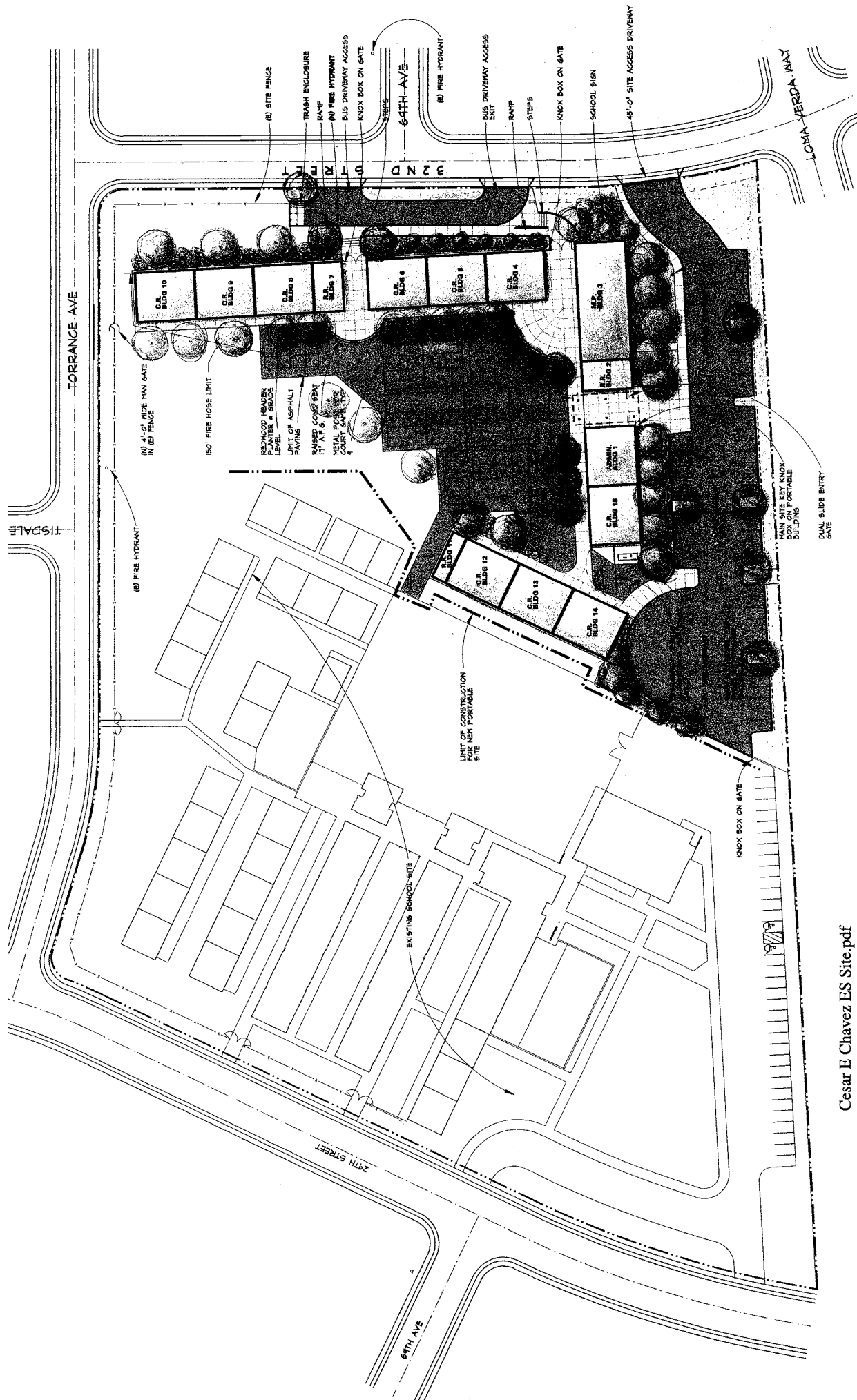
Criteria	Adequate	Comments on existing conditions and needed improvements
8 Maintenance		
8.1 Turfed Areas	✓	
8.2 Sprinklers	✓	
8.3 Parking	✓	
8.4 Hardcourt	✓	
8.5 Sidewalks	✓	
8.6 Exteriors	✓	
8.7 Interiors	✓	
8.8 Roofing	✓	
8.9 Windows	✓	
8.10 Fencing	✓	
8.11 Mechanical Equipment	✓	
8.12 Hardware	✓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



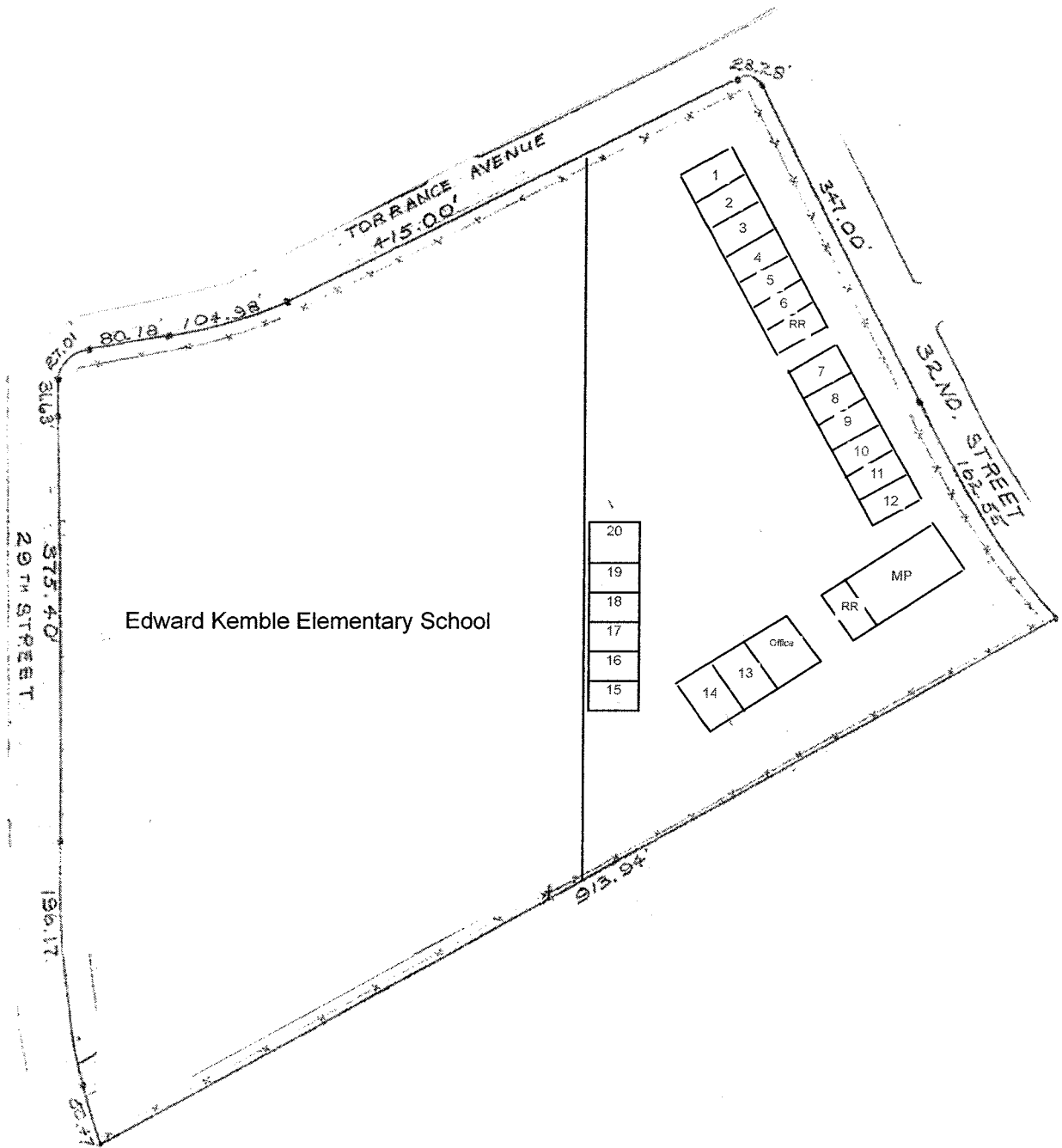
Approximate Scale in Feet:

70' 0' 70' 140'





Cesar E Chavez ES Site.pdf



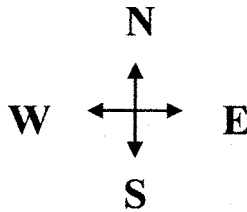
Cesar Chavez Elementary School

Cesar Chavez Intermediate School

7500 32nd Street
Sacramento, CA 95822

School Map

Rest Room	Rest Room
Room 20	
Room 19 (Gr. 5) Ms. Hashimoto	
Room 18 (Gr. 5) Ms. Ludu	
Room 17 (Gr. 5) Ms. Ahmadzai	
Room 16 (Gr. 5) Mr. Dixon	
Room 15 Coral	



Room 1 (Gr. 6) Monique Wilbur
Room 2 (RSP) Ms. Carter
Room 3 (Gr. 6) Mrs. Williams
Room 4 (Gr. 6) Mr. Rivas
Room 5 (Gr. 6) Ms. Gambirazio
Room 6 (Gr. 6) Mrs. Torres

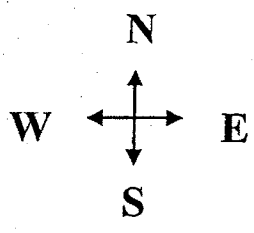
Room 7 (Gr. 4) Ms. Simes
Room 8 (Gr. 4) Ms. Gibson
Room 9 (Gr. 4) Ms. Bazzani
Room 10 (Gr. 4) Mrs. Iniquez
Room 11 (Science) Mr. Chen
Room 12 (LH) Mr. Arnett

Rm. 14 Mr. Ruiz	Rm. 13 Library	Staff Lounge	Administration Office Mr. Torres , Princ. <i>Connie Buckmaster</i> Ms. Brazelton, Off. Mngr. Ms. Gonzalez, Comm. Liaison Ms. Denison, TSA Office Clerk Ms. Griffin, Nurse	Plant Mngr. Mr. Robinson	Cafeteria/Multi. Ms. Underwood, Manager
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FIRE / EVACUATION MAP

Cesar Chavez Intermediate School
 7500 32nd Street
 Sacramento, CA 95822

2004-2005
School Map



GATE KEY:
 1. Dixon
 2. Hashimoto

Rest Room	Rest Room
Room 20	
Room 19 (Gr. 5) Ms. Hashimoto	
Room 18 (Gr. 5) Vacant	
Room 17 (Gr. 5) Mr. Arnett	
Room 16 (Gr. 5) Mr. Dixon	
Room 15 Coral	

GATE KEY:
 1. Gambirazio
 2. Torres

Room 1 (Gr. 6) Ms. Celeste
Room 2 (Gr. 6) Ms. Carter
Room 3 (Gr. 6) Mrs. Williams
Room 4 (Gr. 6) Mr. Rivas
Room 5 (Gr. 6) Ms. Gambirazio
Room 6 (Gr. 6) Mrs. Torres

GATE KEY:
 1. Chen
 2. Arnett

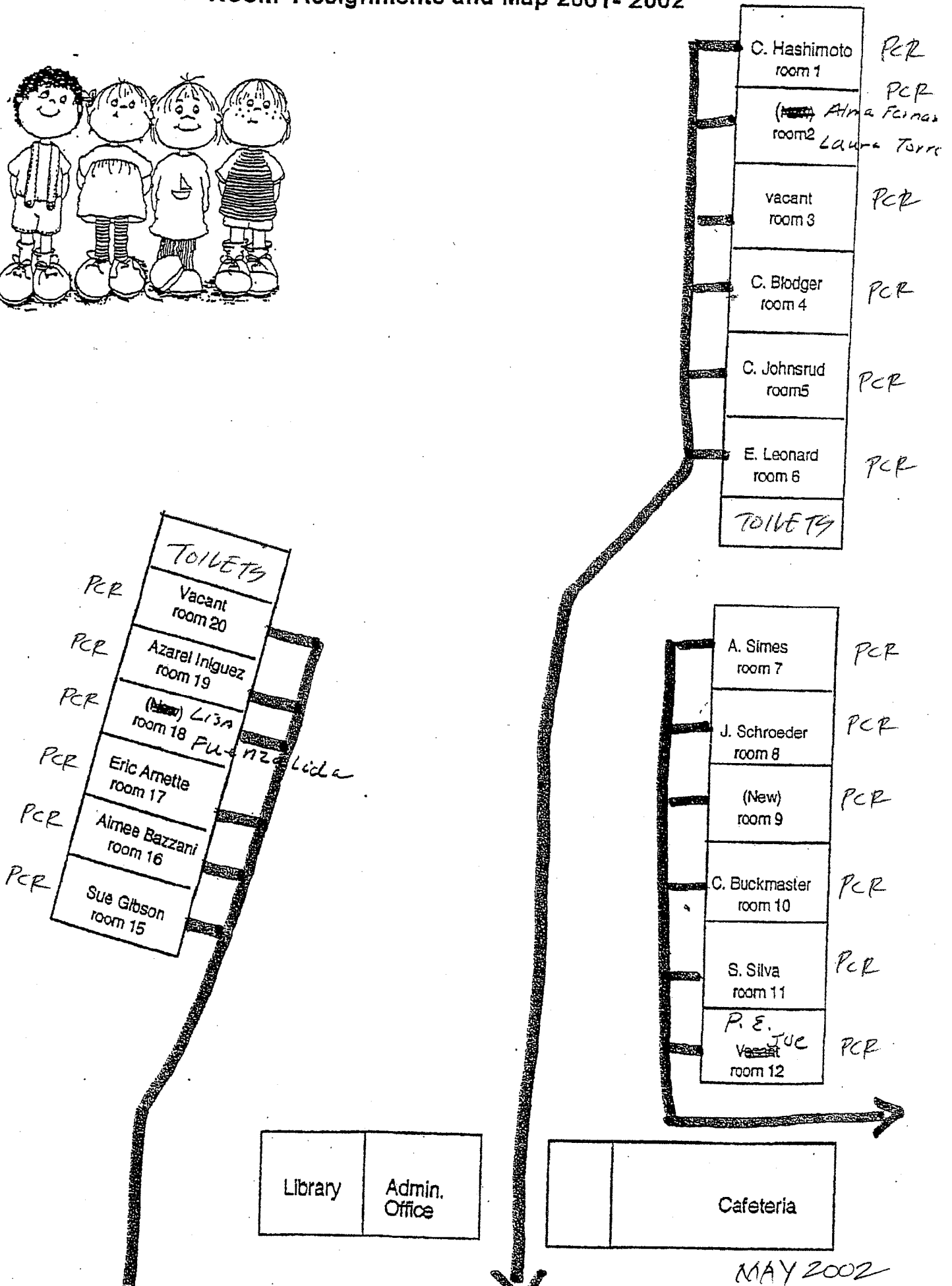
Room 7 (Gr. 4) Ms. Simes
Room 8 (Gr. 4) Ms. Gibson
Room 9 (Gr. 4) Bazzani
Room 10 (Gr. 4) Mr. Iniquez
Room 11 (Science)
Room 12 (LH)

GATE KEY:
 1. Frank
 2. Corrie
 3. Roberto

Rm. 14 Mr. Ruiz	Rm. 13 Library	Staff Lounge	Administration Office Mr. Tanaka, Princ. Ms. Brazelton, Off. Mngr. Ms. Gonzalez, Comm. Liaison Ms. Denison, TSA Office Clerk Ms. Griffin, Nurse
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Plant Mngr. Mr. Robinson	Cafeteria/Multi. Ms. Underwood, Manager
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Cesar Chavez Intermediate School Room Assignments and Map 2001-2002



MAY 2002

Cesar Chavez Intermediate School

Portable Building Inventory Summary Sheet

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
P01/ 1	Douppnik	No	02-103351	2001	4	1	960
P01/ 2	Douppnik	No	02-103351	2001	4	1	960
P01/ 3	Douppnik	No	02-103351	2001	4	1	960
P01/ 4	Douppnik	No	02-103351	2001	4	1	960
P01/ 5	Douppnik	No	02-103351	2001	4	1	960
P01/ 6	Douppnik	No	02-103351	2001	4	1	960
P02/ 7	Douppnik	No	02-103351	2001	4	1	960
P02/ 8	Douppnik	No	02-103351	2001	4	1	960
P02/ 9	Douppnik	No	02-103351	2001	4	1	960
P02/ 10	Douppnik	No	02-103351	2001	4	1	960
P02/ 11	Douppnik	No	02-103351	2001	4	1	960
P02/ 12	Douppnik	No	02-103351	2001	4	1	960
P04/ 13	Douppnik	No	02-103351	2001	4	1	960
P04/ 14	Douppnik	No	02-103351	2001	4	1	960
P05/ 15	Douppnik	No	02-103351	2001	4	1	960
P05/ 16	Douppnik	No	02-103351	2001	4	1	960
P05/ 17	Douppnik	No	02-103351	2001	4	1	960
P05/ 18	Douppnik	No	02-103351	2001	4	1	960
P05/ 19	Douppnik	No	02-103351	2001	4	1	960
P05/ 20	Douppnik	No	02-103351	2001	4	1	1440
Total Portable Classrooms						20	19680
Total Portable Classrooms Over 20 Years Old						0	0

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

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P01/ RR	Douppnik	No	02-103351	2001	4	1	960
P03/ RR	Douppnik	No	02-103351	2001	4	1	960

Note: There is one "Multi-Use/ Cafeteria" building on this campus.

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P03/ MU	Douppnik	No	02-103351	2001	4	1	3840

Note: There is one "Administration/ Office" building on this campus.

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P04/ Office	Douppnik	No	02-103351	2001	4	1	1440

Sacramento City Unified School District School Capacity Worksheet

Cesar E. Chavez Intermediate Elementary School

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
1	6	33	Portable	33	
2	RSP	33	Portable	0	
3	6	33	Portable	33	
4	Speech	33	Portable	0	
5	6	33	Portable	33	
6	6	33	Portable	33	
7	4	33	Portable	33	
8	4	33	Portable	33	
9	Vacant	33	Portable	33	
10	4	33	Portable	33	
11	Science	33	Portable	0	
12	LH Intermediate	15	Portable	15	SDC Non-Severe
15	Overflow	33	Portable	33	
16	5	33	Portable	33	
17	5	33	Portable	33	
18	5	33	Portable	33	
19	5	33	Portable	33	
20	5 ELL	15	Portable	15	

Maximum Capacity (2)

558

459

Working Capacity (3)

502

413

Note: (1) Based on contract maximums.

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

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

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

2002/03 CBED Enrollment = 390

Clayton B. Wire Elementary School

5100 El Paraiso Avenue
 Sacramento, CA 95824

Permanent building area: 21,245 GSF
 Modular buildings: 14,400 GSF
 Modular buildings are 40.4 % of the facility area
 Site acres: 9.34

Score:	Possible Points	Total Earned	%
The Site	271	204.5	75.5
Physical Plant Assessment	354	282.0	79.7
Adequacy and Environment for Education	375	258.0	68.8
Total	1,000	744.5	74.5

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



Participants:

Yolanda Luna , Principal
 GR Nolen, Evaluator

Notes from Principal's Meeting and Questionnaire

Date: 1/12/05

- Facility design and space is very undersized for current enrollment.
- Administration offices are too small.
- Kitchen is too small.
- HVAC with remote control does not work well and has ongoing adjustment / balancing problems.
- Staff / visitor parking needs to be enlarged.
- Site drainage is a problem.
- Bathrooms need to be upgraded and renovated.
- Facility needs additional storage.
- A sidewalk needs to be constructed in front of the Daycare Center for students walking to and from school.

Summary Notes and Comments

School Site:

The 9.34 acre site is near the minimum standard in size for elementary schools and adequate for the schools current enrollment of 642 students. The site is fully developed with portable units well integrated into the built campus of classroom and support spaces. While the school has sufficient acreage, drop-off and pick-up functions for students on site are limited in their design solution. The current double sided parking and stopping in the street to drop-off/pick-up students is dangerous. Actions to slow traffic down and create safe crossing zones should be taken. The grassy playground areas are good and play structures are new. While the school has some room for expansion, if needed, addition locations are limited due to the configuration of the building complex. Additions could be added south of the built classroom wing in the current hard-surface playground and portables removed. A new hard-surface playground could be relocated to the south of the current portable classroom locations. The administration and kitchen could be added to on the east side in the current parking lot, with a new parking lot for 25 cars being located on the west side.

School Plant:

The school buildings received a limited modernization and are in need of upgrading throughout with the exception of four portable classroom units. The school roofs, with the exception of the multipurpose, are new and in good condition. There is quality of space differences between the older building classrooms and the portable classroom units with the original building classrooms being more appropriate in their configuration for use as a classroom. Both student and staff restrooms need to be upgraded and made ADA accessible. The hard-surface playgrounds need to be crack filled, resealed and game areas re-striped.

Adequacy and Environment for Education:

The school is showing its age and in need of renovation throughout. While efforts have been made to accommodate the increase in enrollment, the schools core facilities, i.e. administrative offices, staff and student restrooms, cafeteria, kitchen, media center, custodial closets, facility storage closets, etc. were designed for a much smaller student enrollment. Numerous space improvements and additions need to be added to the school if it is to continue to adequately serve and educate the growing student enrollment.

The Main Capital Investment Areas:

- Address traffic issues during the drop-off and pick-up times.
- Install a concrete sidewalk in front of the daycare center on the south side of El Paraiso Avenue.
- Add additional parking.
- Address and correct site drainage issues.
- Construct addition for an art / science project lab.
- Enlarge and consolidate the existing administration offices to include teachers lounge, nurse, work room, conference room, office supply and records storage, men and women staff ADA accessible restrooms.

- Construct an outdoor shaded classroom area.
- Renovation, upgrade and make existing staff and student restrooms ADA accessible.
- Resolve HVAC problems with off-site control of thermostats.
- Renovate the kitchen and add ADA accessible staff toilet, hand washing sink, storage and office space for cafeteria manager.
- Refurbish multipurpose and stage area.
- Add additional facility storage.
- Construct a two-bin dumpster enclosure.

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40 Clayton B. Wire Elementary School

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
8	40.1	3.00.E03.1.	Issue: Parking Lot/ Drop-off Lane Joint Use and Access	\$ 0	\$ 0
	40.2	4.00.D02.1.	Issue: School Exterior Painting	\$ 0	\$ 0
	40.3	4.08.A03.1.1.	Continue HVAC Upgrades	\$ 556,522	\$ 734,609
	40.4	4.06.E01.1.	Site Improvements	\$ 125,785	\$ 166,036
	40.5	4.06.E03.2.	Parking Improvements	\$ 212,832	\$ 280,938
	40.6	4.06.E06.2.	Playground Improvements	\$ 334,616	\$ 441,694
2	40.7	2.04.F07.1.	Kitchen Renovation	\$ 363,103	\$ 508,345
	40.8	4.04.C01.2.	Classroom Renovation	\$ 1,393,758	\$ 1,951,261
7	40.9	4.04.C01.2.	Kindergarten Area Renovation	\$ 560,202	\$ 784,282
1	40.10	2.02.F07.1.	Administration Addition / Renovation	\$ 839,923	\$ 1,175,892
	40.11	2.02.F02.2.	Construct a Project Lab	\$ 665,853	\$ 932,194
5	40.12	4.02.C09.1.	Restroom Improvements	\$ 317,225	\$ 444,115
4	40.13	9.04.C01.2.	Replace Portable Classrooms	\$ 478,898	\$ 670,456
	40.14	4.06.E10.1.1.	Grassed Field Improvements	\$ 506,378	\$ 668,419
	40.15	4.05.A03.2.1.	Clock System Upgrade	\$ 66,050	\$ 66,050
	40.16	3.15.A05.1.	Security System Installation	\$ 38,722	\$ 51,112
	40.17	4.08.D04.2.	Roofing Upgrades	\$ 80,979	\$ 106,892
6	40.18	4.05.A03.2.1.	Electrical Upgrades	\$ 411,891	\$ 576,647
	40.19	2.02.F02.1.	Construct a Media Center Addition / Renovation	\$ 1,012,426	\$ 1,417,397
3	40.20	4.02.G01.1.	Multipurpose Building Upgrades	\$ 660,445	\$ 795,355
	40.21	3.05.A09.1.	Fire Alarm System Upgrades	\$ 28,626	\$ 40,076
Total of Maximum Allowable Construction Cost:				\$ 8,654,234	
Total Project Budget:				\$ 11,811,772	

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

Project Name

Project Description

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

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Issue: School exterior painting	4.520	38,175	SF	0.00	\$ 1.98	1.32	\$ 0
2 Prep for painting	4.592	9,455	SF	0.00	\$ 3.04	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
Total Project Budget:							\$ 0

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade HVAC units and control regulation	6.100	21,245	SF	0.50	\$ 39.66	1.32	\$ 556,522
Total of Maximum Allowable Construction Cost:							\$ 556,522
Total Project Budget:							\$ 734,609

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct concrete sidewalk	10.025	290	LF	1.00	\$ 62.33	1.32	\$ 23,878
2 Construct dumpster enclosure	1.360	1	Each	1.00	\$ 23,000.00	1.32	\$ 30,383
3 Construct shade structure	3.710	1,200	SF	1.00	\$ 45.12	1.32	\$ 71,524
Total of Maximum Allowable Construction Cost:							\$ 125,785
Total Project Budget:							\$ 166,036

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Construct a new parking lot and turn around for drop-off access on the west side of the school. (Total need is 58 staff x 1.5= 87, have 66. Need 21 additional and 4 for visitors). Add striping to new west side parking lot. Clean, prep, stripe with seal coat east parking lot/service drive. Remove existing west side hard surface playground. Remove existing east side asphalt in east parking lot for expansion of service drive and facility storage addition. Coordinate with relocation projects for administration offices and two kindergarten classrooms.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct parking lot and turn-around	1.220	25	Space	1.40	\$ 3,387.00	1.32	\$ 156,598
2 Restripe west side parking lot	1.240	66	Space	1.00	\$ 53.61	1.32	\$ 4,674
3 Clean, prep, stripe with seal coat east parking lot / service drive	1.235	6,240	SF	1.00	\$ 1.88	1.32	\$ 15,497
4 Remove existing west side hard surface playground	1.203	365	SY	1.00	\$ 60.00	1.32	\$ 28,930
5 Remove existing east side asphalt	1.203	90	SY	1.00	\$ 60.00	1.32	\$ 7,133
Total of Maximum Allowable Construction Cost:							\$ 212,832
Total Project Budget:							\$ 280,938

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace damaged hard surfaced play area	1.650	43,560	SF	0.50	\$ 4.50	1.32	\$ 129,471
2 Relocate east-side kindergarten play structure	1.640	1	Project	1.00	\$ 35,838.19	1.32	\$ 47,342
3 Install play equipment	1.620	1	Project	0.50	\$ 238,915.17	1.32	\$ 157,803
Total of Maximum Allowable Construction Cost:							\$ 334,616
Total Project Budget:							\$ 441,694

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate kitchen space	4.310	1,130	SF	1.20	\$ 184.27	1.32	\$ 330,078
2 Upgrade equipment and walk-in units (s)	0.000	2		1.00	\$ 12,500.00	1.32	\$ 33,025
Total of Maximum Allowable Construction Cost:							\$ 363,103
Total Project Budget:							\$ 508,345

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate classrooms interior surfaces	4.300	7,350	SF	1.00	\$ 101.40	1.32	\$ 984,528
2 Replace windows	4.710	2,940	SF	1.00	\$ 105.37	1.32	\$ 409,230
Total of Maximum Allowable Construction Cost:							\$ 1,393,758
Total Project Budget:							\$ 1,951,261

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

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate classrooms for kindergarten	4.350	2,760	SF	1.00	\$ 153.65	1.32	\$ 560,202
Total of Maximum Allowable Construction Cost:							\$ 560,202
Total Project Budget:							\$ 784,282

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Construct an addition (1535 SF, for total administration area of 3750 sf) to the existing kindergarten, Building 006 and renovate the existing 1,250 sf old kindergarten classroom to create a new administration space to include nurse's office with unisex ADA restroom, teachers' lounge with men and women staff ADA restrooms, teachers' work room and administrative storage. Renovate old administration offices to house new offices for school counselor's office with restrooms and resource specialist's office and other uses as determined by school.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct an administration addition	3.410	1,535	SF	1.10	\$ 296.53	1.32	\$ 661,413
2 Renovate old kindergarten interior	4.200	1,250	SF	1.20	\$ 50.84	1.32	\$ 100,739
3 Renovate old administration office interiors	4.200	965	SF	1.20	\$ 50.84	1.32	\$ 77,771
Total of Maximum Allowable Construction Cost:							\$ 839,923
Total Project Budget:							\$ 1,175,892

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

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate existing spaces	4.350	1,285	SF	1.00	\$ 153.65	1.32	\$ 260,819
2 Construct a project lab addition	3.410	940	SF	1.10	\$ 296.53	1.32	\$ 405,034
Total of Maximum Allowable Construction Cost:							\$ 665,853
Total Project Budget:							\$ 932,194

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Student restroom renovation	6.400	730	SF	1.00	\$ 250.39	1.32	\$ 241,459
2 Provide ADA accessible staff restrooms	10.912	2	Room	1.20	\$ 23,898.00	1.32	\$ 75,766
Total of Maximum Allowable Construction Cost:							\$ 317,225
Total Project Budget:							\$ 444,115

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

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace modular classrooms	2.321	2	CR	1.00	\$ 159,750.00	1.32	\$ 422,060
2 Upgrade portable area and utilities	2.520	2 Per portab		1.00	\$ 21,513.08	1.32	\$ 56,838
Total of Maximum Allowable Construction Cost:							\$ 478,898
Total Project Budget:							\$ 670,456

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

Project Name

Project Description

The fields pond and prevent use during rainy season. Re-grade, aerate the grass fields. Replace the irrigation system throughout. Install drainage interceptors and connect to the city drainage system, where allowed. Separate the irrigation from the domestic water system.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Separate the irrigation from the domestic water system	0.000	1	Job	1.00	\$ 37,500.00	1.32	\$ 49,538
2 Prep, re-contour, reseed, upgrade the irrigation system in the grass fields	1.830	225,400	SF	1.00	\$ 1.37	1.32	\$ 407,922
3 Install drainage interceptors	1.410	1	Acre	1.00	\$ 37,031.21	1.32	\$ 48,918
Total of Maximum Allowable Construction Cost:							\$ 506,378
Total Project Budget:							\$ 668,419

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

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

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

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

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Reroof multipurpose building	7.101	4,701	SF	1.00	\$ 13.04	1.32	\$ 80,979
Total of Maximum Allowable Construction Cost:							\$ 80,979
Total Project Budget:							\$ 106,892

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade secondary electrical system	5.640	1	School	1.00	\$ 83,843.29	1.32	\$ 110,757
2 Upgrade electrical distribution system	5.300	21,245	SF	1.00	\$ 10.73	1.32	\$ 301,134
Total of Maximum Allowable Construction Cost:							\$ 411,891
Total Project Budget:							\$ 576,647

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

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

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a media center addition	3.410	2,200	SF	1.10	\$ 296.53	1.32	\$ 947,953
2 Renovate the existing media center space	4.200	960	SF	1.00	\$ 50.84	1.32	\$ 64,473
Total of Maximum Allowable Construction Cost:							\$ 1,012,426
Total Project Budget:							\$ 1,417,397

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish multipurpose building	4.200	4,185	SF	1.20	\$ 50.84	1.32	\$ 337,276
2 Construct facility storage addition	0.002	800	SF	1.10	\$ 278.00	1.32	\$ 323,169
Total of Maximum Allowable Construction Cost:							\$ 660,445
Total Project Budget:							\$ 795,355

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade fire alarm system	5.860	21,245	SF	1.00	\$ 1.02	1.32	\$ 28,626
Total of Maximum Allowable Construction Cost:							\$ 28,626
Total Project Budget:							\$ 40,076

Clayton B. Wire Elementary School

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

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
40.1	3.00.E03.1.	Issue: Parking Lot/ Drop-off Lane Joint Use and Access	\$ 0	\$ 0
40.2	4.00.D02.1.	Issue: School Exterior Painting	\$ 0	\$ 0
40.3	4.08.A03.1.1.	Continue HVAC Upgrades	\$ 556,522	\$ 734,609
40.4	4.06.E01.1.	Site Improvements	\$ 125,785	\$ 166,036
40.5	4.06.E03.2.	Parking Improvements	\$ 212,832	\$ 280,938
40.6	4.06.E06.2.	Playground Improvements	\$ 334,616	\$ 441,694
40.7	2.04.F07.1.	Kitchen Renovation	\$ 363,103	\$ 508,345
40.8	4.04.C01.2.	Classroom Renovation	\$ 1,393,758	\$ 1,951,261
40.9	4.04.C01.2.	Kindergarten Area Renovation	\$ 560,202	\$ 784,282
40.10	2.02.F07.1.	Administration Addition / Renovation	\$ 839,923	\$ 1,175,892
40.11	2.02.F02.2.	Construct a Project Lab	\$ 665,853	\$ 932,194
40.12	4.02.C09.1.	Restroom Improvements	\$ 317,225	\$ 444,115
40.13	9.04.C01.2.	Replace Portable Classrooms	\$ 478,898	\$ 670,456
40.14	4.06.E10.1.1.	Grassed Field Improvements	\$ 506,378	\$ 668,419
40.15	4.05.A03.2.1.	Clock System Upgrade	\$ 66,050	\$ 66,050
40.16	3.15.A05.1.	Security System Installation	\$ 38,722	\$ 51,112
40.17	4.08.D04.2.	Roofing Upgrades	\$ 80,979	\$ 106,892
40.18	4.05.A03.2.1.	Electrical Upgrades	\$ 411,891	\$ 576,647
40.19	2.02.F02.1.	Construct a Media Center Addition / Renovation	\$ 1,012,426	\$ 1,417,397
40.20	4.02.G01.1.	Multipurpose Building Upgrades	\$ 660,445	\$ 795,355
40.21	3.05.A09.1.	Fire Alarm System Upgrades	\$ 28,626	\$ 40,076
Total of *Maximum Allowable Construction Cost:			\$ 8,654,234	
Total Project Budget:				\$ 11,811,772

40 Clayton B. Wire Elementary School

Criteria Adequate Comments on existing conditions and needed improvements

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

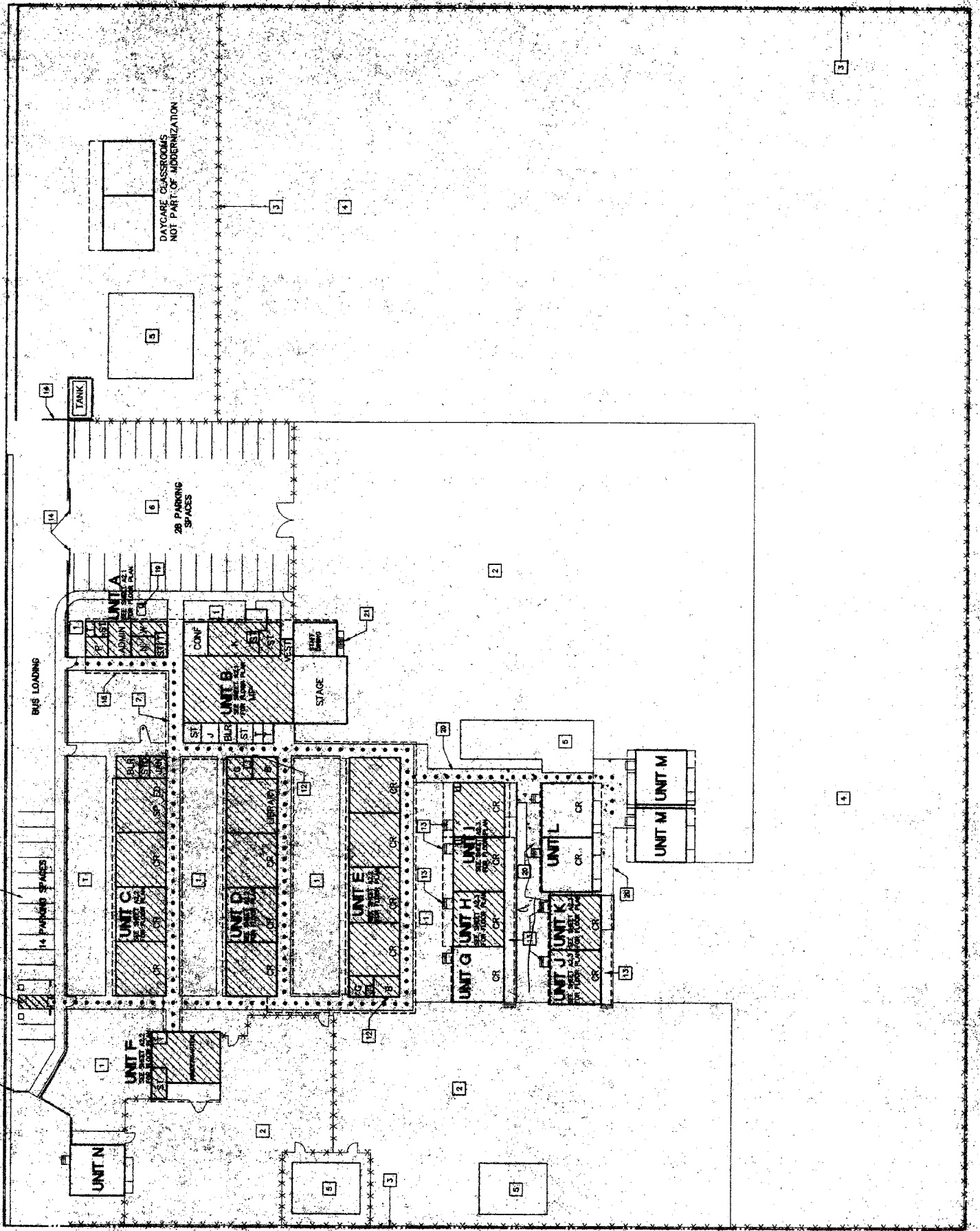
Criteria	Adequate	Comments on existing conditions and needed improvements
3 Light		
3.1 Quantity	✓	
3.2 Brightness	✓	
3.3 Reflectances	✓	
3.4 Windows	✓	
3.5 Screening	✓	
3.6 Audiovisual	✓	
3.7 Energy Factors	✓	
3.8 Other		
4 Heat and Air		
4.1 Temperature Comfort	✓	
4.2 Insulation	✓	
4.3 Air Exchange	✓	
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		Improvements needed
7.6 Other		

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



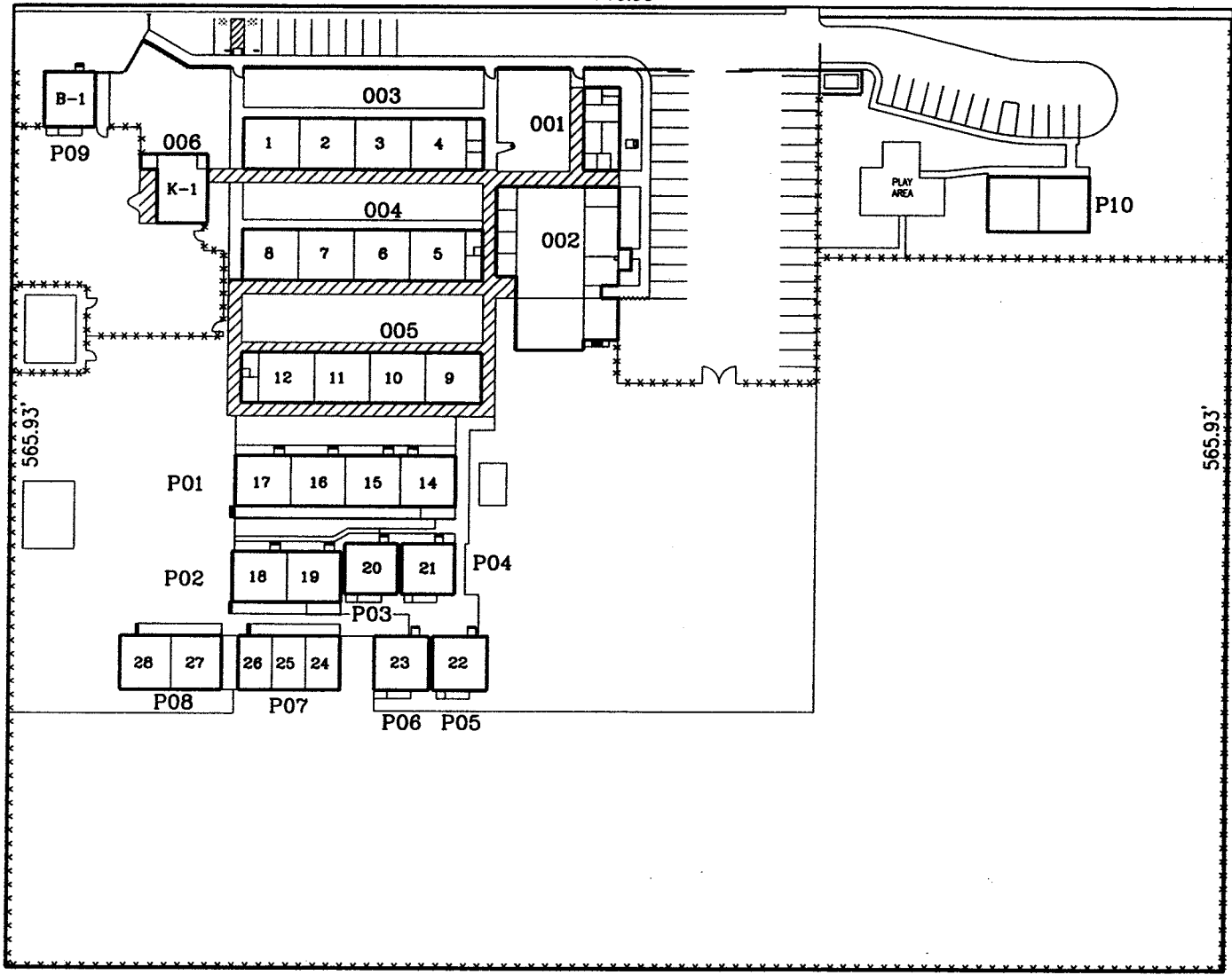
Approximate Scale in Feet:
70' 0' 70' 140'

EL PARAISO AVE.



EL PARAISO AVENUE

716.90'



716.90'



NORTH

Scale 1"=100'

SITE AREA: 9.34 ACRES

A.P.N. 037-0231-005

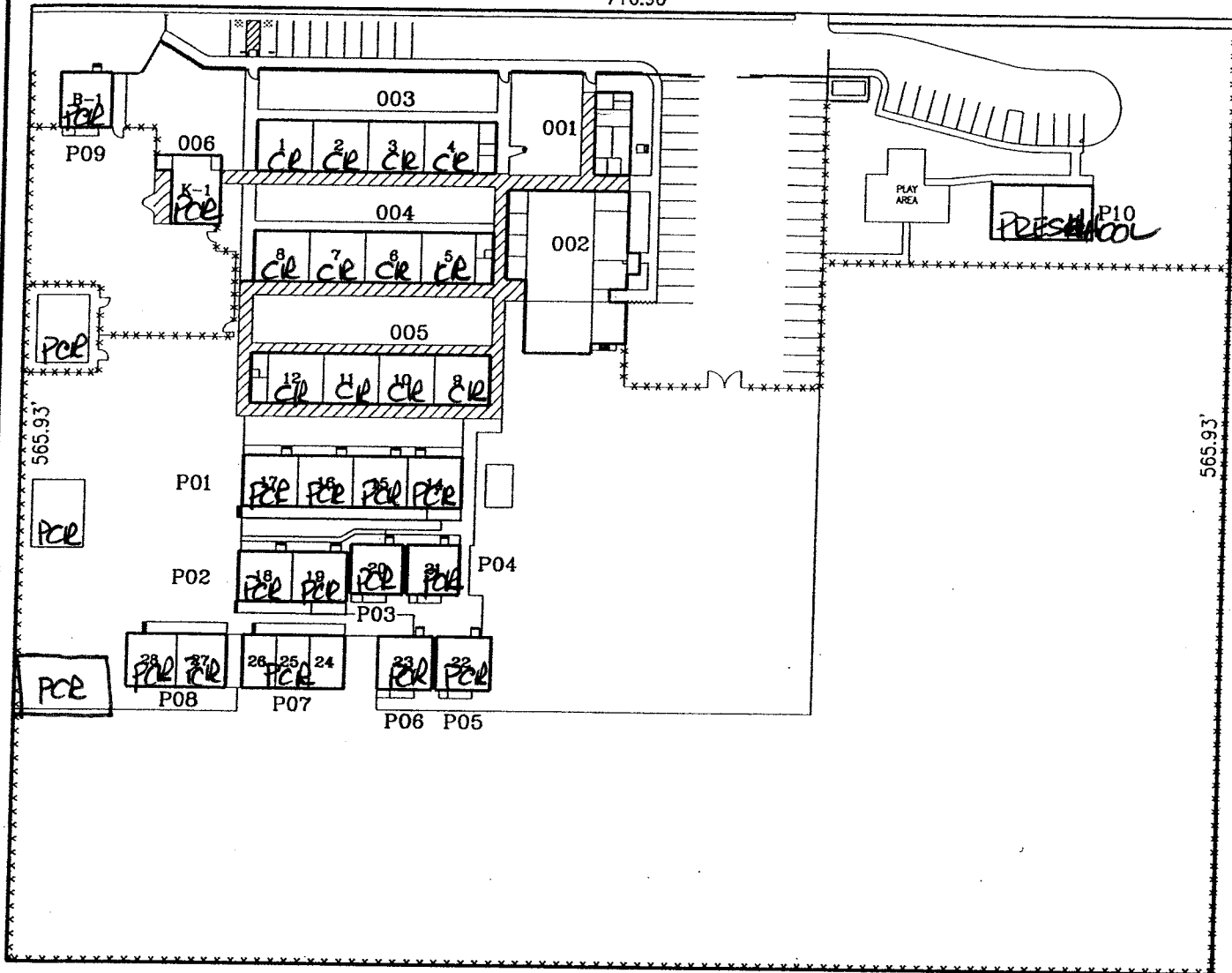
040 - Clayton B. Wire Elementary School
5100 El Paraiso Avenue
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

EXISTING SITE DIAGRAM

OCTOBER 2001

EL PARAISO AVENUE

716.90'



565.93'

716.90'



NORTH

Scale 1"=100'

SITE AREA: 9.34 ACRES

A.P.N. 037-0231-005

040 - Clayton B. Wire Elementary School
5100 El Paraiso Avenue
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

EXISTING SITE DIAGRAM

OCTOBER 2001

C. B. Wire Elementary School

B-1 Peake (AM) Chivaro (PM) PCR

K-1 Cook (AM) Nichol (PM) CF

Kinder

Play area

P. E.
Playground

1 Bazett (2nd) CF	2 Auld (2nd) CF	3 Fisher (2nd) CF	4 Fain (2nd) CF	Storage PM Office
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8 Johnson (3rd) CF	7 Andrews (3rd) CF	6 Computer Lab CF	5 McMillan Library	Girls Boys
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12 Choy Boys (2nd) CF	11 Robello (3rd) CF	10 Shergill (3rd) CF	9 Stump (3rd) CF
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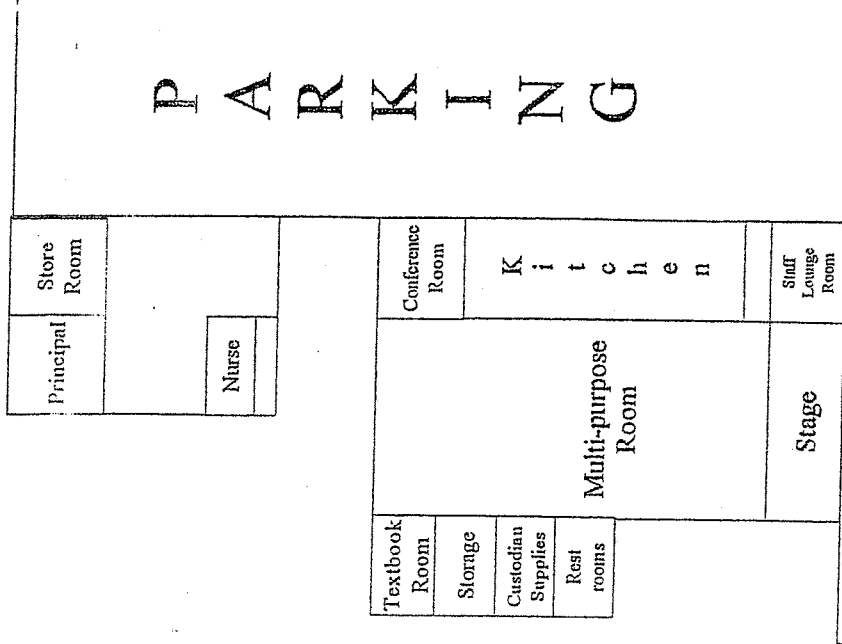
17 Stark (4th) PCR	16 Do (5/6) PCR	15 Guirich (5E) PCR	14 Walsh (5E) PCR
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18 Lindemann (4th) PCR	19 Miguel (5th) PCR	20 Loyd (4th) PCR	21 Tran (5/6) PCR
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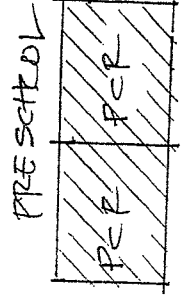
28 Sucehou (1st) PCR	27 Vervalin (1st) PCR
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26 Xiong (1st) PCR	25 Anderson (1st) PCR	24 R. Shergill (1st) PCR	23 Calvert (6th) PCR	22 Cruz (6th) PCR
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EXCLUDED (9)



Primary & Intermediate Playground



EXCLUDED (f)

C.B. Wire Elementary School
 Portable Building Inventory Summary Sheet

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
P01/ 14	Unknown	No	14596	1956	50	1	960
P01/ 15	Unknown	No	16532	1957	49	1	960
P01/ 16	Unknown	No	16532	1957	49	1	960
P01/ 17	Unknown	No	19861	1960	46	1	982.5
P02/ 18	Unknown	No	9952	1952	54	1	982.5
P02/ 19	Unknown	No	13158	1955	51	1	982.5
P03/ 20	Modular Specialties	Yes	51735	1989	17	1	960
P04/ 21	Modular Specialties	Yes	51735	1989	17	1	960
P05/ 22	Modular Specialties	Yes	51735	1989	17	1	960
P06/ 23	Modular Specialties	Yes	51735	1989	17	1	960
P07/ 24, 25, 26	Douppnik	Yes	02-100257	1998	8	3	1920
P08/ 27, 28	Douppnik	Yes	02-101090	1999	7	2	1920
P09/ 13	Douppnik	Yes	48943	1987	19	1	960
Total Portable Classrooms						16	14467.5
Total Portable Classrooms Over 20 Years Old						6	5827.5

Note: There are two "Head Start" buildings on this campus.

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P10/ HS	Modular Specialties	Yes	53491	1990	16	1	960
P11/ HS	Modular Specialties	Yes	53491	1990	16	1	960

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

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P02/ RR	Enviroplex	No		2002	4	1	480

Sacramento City Unified School District School Capacity Worksheet

Clayton B. Wire Elementary School

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
K-1	Kindergarten	40	Permanent	40	AM & PM for District Loading
B-1	Kindergarten	40	Permanent	20	AM & PM for District Loading
1	2	20	Permanent	20	
2	2	20	Permanent	20	
3	2	20	Permanent	20	
4	2	20	Permanent	20	
6	Comp. Lab	33	Permanent	0	
7	3	20	Permanent	20	
8	3	20	Permanent	20	
9	3	20	Permanent	20	
10	3	20	Permanent	20	
11	3	20	Permanent	20	
12	2	20	Permanent	20	
14	SDC Severe	9	Portable	9	
15	4	33	Portable	33	
16	4	33	Portable	33	
17	6	33	Portable	33	
18	6	33	Portable	33	
19	5	33	Portable	33	
20	6	33	Portable	33	
21	4	33	Portable	33	
22	5	33	Portable	33	
23	5	33	Portable	33	
24	1	20	Portable	20	*
25	1	20	Portable	20	*
26	1	20	Portable	20	*
27	1	20	Portable	20	
28	1	20	Portable	20	
33	Resource	33	Portable	0	
34	RSP	33	Portable	0	
C010	Head Start Preschool	33	Portable	0	
C011	Head Start Preschool	33	Portable	0	

Maximum Capacity (2)

851

666

Working Capacity (3)

766

599

Note: (1) Based on contract maximums.

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

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

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

*Classrooms less than 700 square feet.

2002/03 CBED Enrollment = 626

Collis P. Huntington Elementary School

5921 26th Street
 Sacramento, CA 95822

Permanent building area: 23,130 GSF
 Modular buildings: 9,120 GSF
 Modular buildings are 28.3 % of the facility area
 Site acres: 10.70

Score:	Possible Points	Total Earned	%
The Site	271	227.0	83.8
Physical Plant Assessment	354	286.0	80.8
Adequacy and Environment for Education	375	314.0	83.7
Total	1,000	827.0	82.7

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



Participants:
 Ronald Nishamura, Principal
 Brad Allen, Evaluator

Notes from Principal's Meeting and Questionnaire

Date: 02-02-2005

- The questionnaire was discussed, including renovations (past, present and future).
- The primary points of concern with the faculty are vehicular circulation including parking, site ramps, sanitary sewer, poor drainage in the play field, power (including emergency lights), PA, security (cameras), lounge, basketball goals and inability to lock-down the school (fencing at the rear). With the light rail lines adjacent to the school's east property line, this fence should be better than chain link. Wrought iron or something similar would preclude most of the "cutting through" that occurs with the chain link.
- Modernization work has been completed at Huntington.
- The school is not multi-track (not year-round).
- There is a pre-kindergarten program/Head Start and a very nice Children's Center on the site.
- Collis P. Huntington was originally built in 1956.

Summary Notes and Comments

School Site:

The site is 10.7 acres and is adequate for a school of this enrollment. The drop-off area is very congested and far from optimum. There is an excellent crossing guard present. Food deliveries, made through the parking area, create additional congestion problems. The muddy condition of the grass areas eliminates a quarter of the play area for students during recess creating a sense of being crowded. The site is almost fully developed and has had its modular units well integrated into the campus. The playground areas are good with most of the play structure areas fairly new.

The school has room for some expansion, if needed. The north or south sides of the property would be best for an addition. Some in-fill could be designed, especially if modulars were relocated and/or removed.

There is a children's center on the northwest corner of the site. It consists of ten classrooms and ancillary facilities.

School Plant:

The buildings have nearly all been upgraded under the state modernization process. Three of the modulars will exceed twenty years in this program period.

HVAC units have been replaced, adding cooling. Technology capability has been improved.

There is no fire suppression system in the kitchen hood.

The school has newer roofs.

There is some quality of space differences between the older building classrooms and the modular classroom units.

Generally, the classrooms are pleasant teaching environments.

Adequacy and Environment for Education:

The school does not have a proper computer lab; four computers are distributed in almost every classroom.

Classrooms have adequate floor space. Some classrooms need more casework storage.

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

The library is small and undersized. Renovation and an addition are needed.

Administration area is also small and inefficient. Teacher's lounge and workroom could be larger.

Modernization has upgraded most spaces, but continued improvements are needed.

The Main Capital Investment Areas:

- Address traffic issues (including parking) during the drop-off and pick-up times.
- Improve landscape / irrigation and add some asphalt area to the play area.
- Remediate the poor drainage in the play field.
- Address accessibility issues such as conforming ramps, locksets (levers), a TTY phone power doors

and signage.

- Upgrade safety with fire extinguishers and audible/visual enunciators.
- Replace the sanitary sewer from the property line back to Building 3.
- Consider minor roof repairs, window replacement, exterior painting, canopy and gutter/downspout repair/replacement.
- Upgrade the fencing at the rear of the site.
- Construct a shade structure.
- Provide some additional (general) storage and upgrade maintenance spaces.
- Increase the size of the teacher's lounge or relocate to a larger space and consider an additional teacher planning area.
- Continue the refurbishing of the older classrooms, kindergarten, administration, kitchen, and eventually, the small group/parent education and maintenance areas including custodial and engineering. Certain spaces, untouched in the modernization process, still need renovation including added power outlets, emergency lighting, exit lights, PA, additional security cameras and LAN/TV.
- Consider additional renovation of the older restrooms.

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43 Collis P. Huntington Elementary School

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
6	43.1	4.06.E01.1.	Site Improvements	\$ 174,768	\$ 230,694
	43.2	8.04.B03.1.	Site Access Improvements	\$ 36,685	\$ 51,360
1	43.3	4.08.A03.1.1.	Continue HVAC / Plumbing Improvements	\$ 121,281	\$ 160,091
7	43.4	4.05.D01.1.	Exterior Building Improvements	\$ 529,300	\$ 741,019
	43.5	2.02.F02.2.	Construct Project Lab / Computer Lab	\$ 1,413,866	\$ 1,979,413
2	43.6	4.05.A03.2.1.	Clock System Upgrade	\$ 66,050	\$ 92,470
4	43.7	4.05.A03.2.2.	Continue Electrical Improvements	\$ 572,987	\$ 802,182
	43.8	2.02.F02.1.	Kindergarten Addition	\$ 1,523,959	\$ 2,133,543
	43.9	4.05.C01.2.	Children's Center Refurbishing	\$ 253,326	\$ 354,656
	43.10	3.06.E03.1.	Drop-off / Parking Improvements	\$ 507,327	\$ 669,671
5	43.11	4.04.C09.1.	Restroom Renovation	\$ 628,454	\$ 879,835
	43.12	4.06.E10.1.1.	Grassed Field / Landscaping Improvements	\$ 356,167	\$ 470,140
	43.13	3.04.C01.1.	Kitchen Area Renovation	\$ 311,230	\$ 435,723
3	43.14	2.02.F02.1.	Construct a Media Center Addition / Renovation	\$ 938,355	\$ 1,313,697
	43.15	2.04.F07.2.	Administration Expansion / Renovation	\$ 574,113	\$ 803,759
	43.16	4.08.D04.1.	Roofing Improvements	\$ 61,077	\$ 80,622
	43.17	3.15.A05.1.	Security System Installation	\$ 38,722	\$ 51,112
	43.18	8.05.B03.1.	ADA Compliance	\$ 48,486	\$ 67,880
	43.19	9.04.A01.3.	Replace Modular Classrooms	\$ 0	\$ 0
Total of Maximum Allowable Construction Cost:				\$ 8,156,153	
Total Project Budget:					\$ 11,317,868

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Part of the standard addresses the need for an outdoor class area that allows a shaded picnic/project/assembly area. The east fence needs upgrading to wrought iron or other durable material. Install additional asphalt play area from CR 7 to 21.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Add asphalt at play area	1.650	4,000	SF	1.00	\$ 4.50	1.32	\$ 23,778
2 Construct outdoor teaching area	3.720	1,200	SF	1.00	\$ 60.25	1.32	\$ 95,508
3 Upgrade the east fence	1.351	700	LF	1.00	\$ 60.00	1.32	\$ 55,482
Total of Maximum Allowable Construction Cost:							\$ 174,768
Total Project Budget:							\$ 230,694

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace ramps	10.072	30	LF	1.10	\$ 728.45	1.32	\$ 31,755
2 Install an automatic door opener	10.580	1	Each	1.00	\$ 3,732.39	1.32	\$ 4,930
Total of Maximum Allowable Construction Cost:							\$ 36,685
Total Project Budget:							\$ 51,360

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

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace sanitary sewer	6.374	250	LF	1.00	\$ 40.00	1.32	\$ 13,210
2 Upgrade HVAC	6.250	9,000	SF	1.00	\$ 9.09	1.32	\$ 108,071
Total of Maximum Allowable Construction Cost:							\$ 121,281
Total Project Budget:							\$ 160,091

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

Project Name

Project Description

Existing windows need to be replaced at Buildings 2, 3 & 4, preferably with double-pane units with easy casing operation. The exterior surfaces need to be re-painted. Canopy soffits and fascia repair is needed throughout. Gutters and downspouts need to be replaced throughout. Covered walkways need to connect the modulars and tie them back to the main buildings.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace gutters and downspouts	7.765	3,000	LF	1.00	\$ 17.08	1.32	\$ 67,688
2 Replace windows	4.710	2,000	SF	1.00	\$ 105.37	1.32	\$ 278,388
3 Paint the exterior	4.520	15,000	SF	1.10	\$ 1.98	1.32	\$ 43,157
4 Repair canopy soffit/fascia	7.605	3,000	LF	1.10	\$ 11.67	1.32	\$ 50,873
5 Construct canopies	3.710	1,000	SF	1.00	\$ 45.12	1.32	\$ 59,604
6 Prep for paint	4.541	5,000	SF	1.00	\$ 4.48	1.32	\$ 29,590
Total of Maximum Allowable Construction Cost:							\$ 529,300
Total Project Budget:							\$ 741,019

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

This school does not have a visual arts or science lab space for teachers to expand their students' exposure to these areas of the curriculum. This space should have a lab with storage cabinetry (1200), kiln (100), general storage (200) and curriculum storage (300) = $1800/0.8 = 2250$ GSF. Refurbish the lounge. There is no computer lab at this school. A new lab should be 1000 sf + 100 sf of storage and a server room. ($1100/.8 = 1375$ sf)

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a project lab	3.210	2,250	SF	1.10	\$ 278.00	1.32	\$ 908,914
2 Construct a computer lab	3.210	1,375	SF	1.00	\$ 278.00	1.32	\$ 504,952
Total of Maximum Allowable Construction Cost:							\$ 1,413,866
Total Project Budget:							\$ 1,979,413

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

Project Name

Project Description

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

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

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install electrical distribution upgrades	5.300	23,130	SF	1.20	\$ 10.73	1.32	\$ 393,423
2 Install secondary electrical upgrades	5.640	1	School	1.00	\$ 83,843.29	1.32	\$ 110,757
3 Install additional site lighting	1.280	8	Per Pole	1.00	\$ 6,510.90	1.32	\$ 68,807
Total of Maximum Allowable Construction Cost:							\$ 572,987
Total Project Budget:							\$ 802,182

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Construct a two-classroom addition for kindergarten classrooms and storage. Access would be through the existing parking area. Asphalt play area would require reconfiguration and re-striping addressed in other capital improvement projects in this evaluation. A new kindergarten play area will be required; however, equipment from the existing play area can be relocated. (1250x2 + 200/0.8= 3375 sf). Note: At this school there are 2 half-day program spaces provided in one classroom room and one AM class in the second classroom. The addition provides for similar facilities. If all-day kindergarten were required, this addition would not provide sufficient classrooms. The addition should be designed with future expansion capabilities. This project allows for the administration expansion.

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

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish the Children's Center	4.100	7,750	SF	1.00	\$ 19.10	1.32	\$ 195,541
2 Upgrade the playground	1.640	1	Project	1.00	\$ 35,838.19	1.32	\$ 47,342
3 Upgrade fire alarm system in the Children's Center	5.860	7,750	SF	1.00	\$ 1.02	1.32	\$ 10,443
Total of Maximum Allowable Construction Cost:							\$ 253,326
Total Project Budget:							\$ 354,656

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Student drop-off / pick-up is poor. The drive lane for this is not fully utilized in the afternoon. Some parents double-park, make u-turns and discharge students as traffic moves quite fast adjacent to this activity. Study is needed for remediating of this situation. Only 48 parking spaces are available; there are approximately 56 staff and the minimum expectation that 10% more in visiting parents would yield at least 62 spaces needed. Clean, prep, crack fill, seal and re-stripe existing parking areas.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Provide student drop-off	1.120	1	Project	1.10	\$ 166,517.20	1.32	\$ 241,966
2 Add parking (approximately 14 spaces)	1.220	14	Space	1.10	\$ 3,387.00	1.32	\$ 68,903
3 Install flashing school zone lights	0.000	2	Each	1.00	\$ 7,500.00	1.32	\$ 19,815
4 Install school zone signs	10.816	2	Each	1.00	\$ 364.00	1.32	\$ 962
5 Construct drive pads	1.140	2	Project	1.00	\$ 11,900.00	1.32	\$ 31,440
6 Clean, prep, crack fill, seal and re-stripe existing parking	1.235	48,000	SF	1.21	\$ 1.88	1.32	\$ 144,241
Total of Maximum Allowable Construction Cost:							\$ 507,327
Total Project Budget:							\$ 669,671

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate restrooms	6.400	1,900	SF	1.00	\$ 250.39	1.32	\$ 628,454
Total of Maximum Allowable Construction Cost:							\$ 628,454
Total Project Budget:							\$ 879,835

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

The grass field has severe ponding / percolation problems creating standing water and mud areas. The students are unable to use the grassed areas so the site density at recess is greater than needed. Re-countour the field to create positive drainage, replace the old irrigation system throughout and aerate the grass area not contoured. Install 2 interceptors connecting to the city storm water system where allowed. Separate irrigation from domestic water system.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install drainage interceptors	1.410	1	Acre	1.00	\$ 37,031.21	1.32	\$ 48,918
2 Separate irrigation from domestic water system	0.000	1	Job	1.00	\$ 37,500.00	1.32	\$ 49,538
3 Prep, re-contour, reseed and upgrade the irrigation system in the grass fields	1.830	284,800	SF	0.50	\$ 1.37	1.32	\$ 257,711
Total of Maximum Allowable Construction Cost:							\$ 356,167
Total Project Budget:							\$ 470,140

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

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

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

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

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

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

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

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Expand administration	4.200	2,524	SF	1.50	\$ 50.84	1.32	\$ 254,266
2 Reconfigure and refurbish the existing administration area	4.200	2,465	SF	1.50	\$ 50.84	1.32	\$ 248,323
3 Enhance the main entrance	3.710	1,200	SF	1.00	\$ 45.12	1.32	\$ 71,524
Total of Maximum Allowable Construction Cost:							\$ 574,113
Total Project Budget:							\$ 803,759

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Repair metal standing seam roofs	7.210	1,200	SF	1.00	\$ 15.34	1.32	\$ 24,317
2 Repair roofing at multipurpose	7.101	2,134	SF	1.00	\$ 13.04	1.32	\$ 36,760
Total of Maximum Allowable Construction Cost:							\$ 61,077
Total Project Budget:							\$ 80,622

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

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

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install lever lock / latch sets	10.566	40	Each	1.00	\$ 397.52	1.32	\$ 21,005
2 Install a TTY phone	10.663	1	Phone	1.00	\$ 2,722.63	1.32	\$ 3,597
3 Install audio / visual enunciators	5.860	15,000	SF	1.00	\$ 1.02	1.32	\$ 20,211
4 Install fire extinguishers	0.000	12		1.00	\$ 100.00	1.32	\$ 1,585
5 Install identification signage	10.870	10	Each	1.00	\$ 158.05	1.32	\$ 2,088
Total of Maximum Allowable Construction Cost:							\$ 48,486
Total Project Budget:							\$ 67,880

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace modulars	2.321	3	CR	0.00	\$ 159,750.00	1.32	\$ 0
2 Upgrade portable area and utilities	2.520	3	Per portab	0.00	\$ 21,513.08	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
Total Project Budget:							\$ 0

Collis P. Huntington Elementary School

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

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
43.1	4.06.E01.1.	Site Improvements	\$ 174,768	\$ 230,694
43.2	8.04.B03.1.	Site Access Improvements	\$ 36,685	\$ 51,360
43.3	4.08.A03.1.1.	Continue HVAC / Plumbing Improvements	\$ 121,281	\$ 160,091
43.4	4.05.D01.1.	Exterior Building Improvements	\$ 529,300	\$ 741,019
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43.9	4.05.C01.2.	Children's Center Refurbishing	\$ 253,326	\$ 354,656
43.10	3.06.E03.1.	Drop-off / Parking Improvements	\$ 507,327	\$ 669,671
43.11	4.04.C09.1.	Restroom Renovation	\$ 628,454	\$ 879,835
43.12	4.06.E10.1.1.	Grassed Field / Landscaping Improvements	\$ 356,167	\$ 470,140
43.13	3.04.C01.1.	Kitchen Area Renovation	\$ 311,230	\$ 435,723
43.14	2.02.F02.1.	Construct a Media Center Addition / Renovation	\$ 938,355	\$ 1,313,697
43.15	2.04.F07.2.	Administration Expansion / Renovation	\$ 574,113	\$ 803,759
43.16	4.08.D04.1.	Roofing Improvements	\$ 61,077	\$ 80,622
43.17	3.15.A05.1.	Security System Installation	\$ 38,722	\$ 51,112
43.18	8.05.B03.1.	ADA Compliance	\$ 48,486	\$ 67,880
43.19	9.04.A01.3.	Replace Modular Classrooms	\$ 0	\$ 0
Total of *Maximum Allowable Construction Cost:			\$ 8,156,153	
Total Project Budget:			\$ 11,317,868	

43 Collis P. Huntington Elementary School

Criteria Adequate Comments on existing conditions and needed improvements

1 Site		
1.1 Size	✓	
1.2 Location	✓	
1.3 Safety	✓	
1.4 Contours	✓	
1.5 Development	✓	
1.6 Playfields	✓	
1.7 Pool		N/A
1.8 Parking	✓	
1.9 Landscaping	✓	Replace dead plantings
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		Multipurpose used for athletics
2.10 Showers		
2.11 Toilets	✓	
2.12 Lockers		
2.13 Storage	✓	
2.14 Instructional Space	✓	
2.15 Size	✓	Typical 30' x 33'
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		

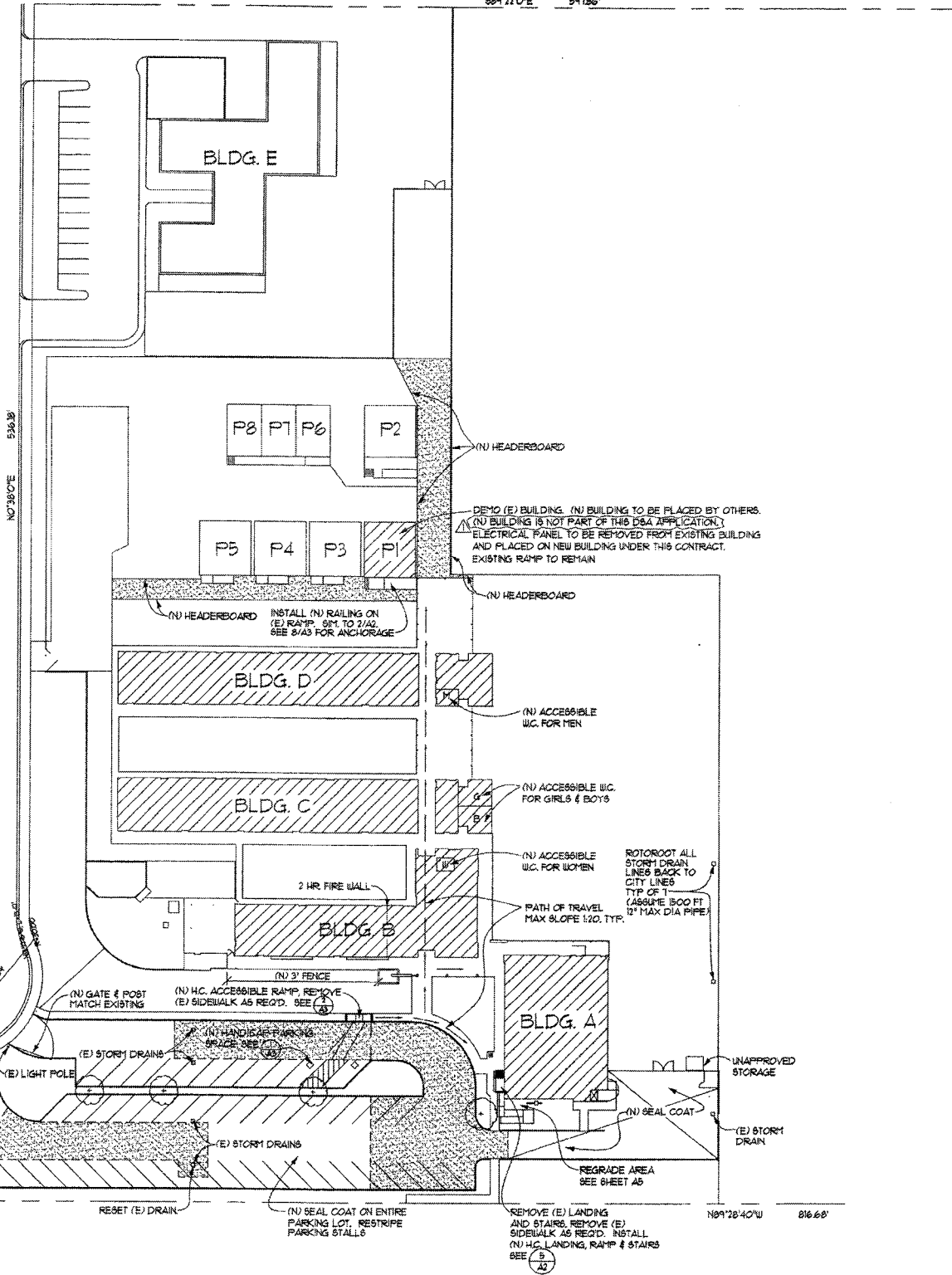
Criteria	Adequate	Comments on existing conditions and needed improvements
8 Maintenance		
8.1 Turfed Areas	✓	
8.2 Sprinklers	✓	Needs some improvement
8.3 Parking	✓	
8.4 Hardcourt	✓	
8.5 Sidewalks	✓	
8.6 Exteriors	✓	
8.7 Interiors	✓	
8.8 Roofing	✓	
8.9 Windows	✓	
8.10 Fencing	✓	
8.11 Mechanical Equipment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



Approximate Scale in Feet:



88°12'0"E 591.86'



Collis P. Huntington ES #043 2000 MOD Site.pdf

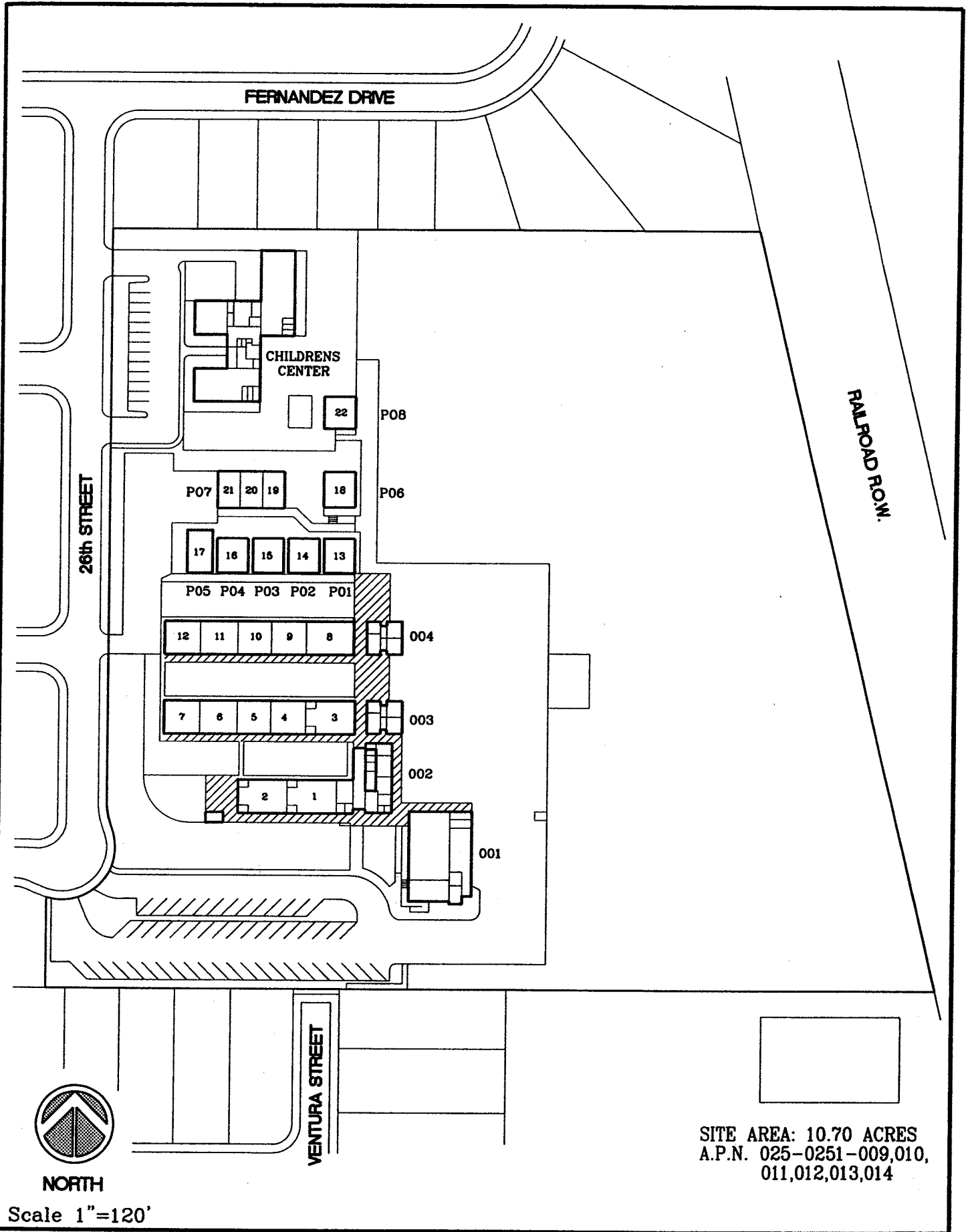


SITE PLAN

SCALE: 1" = 40' - 0"

LEGEND

- EXISTING BUILDING TO BE MODERNIZED
- EXISTING BUILDING (NOT PART OF THIS CONTRACT)
- EXISTING PAVING
- REMOVE (E) PAVING AND BASE AS REQUIRED (WHERE OCCURS) INSTALL (N) BASE, GRADING, AND A.C. PAVING. SEE SPEC



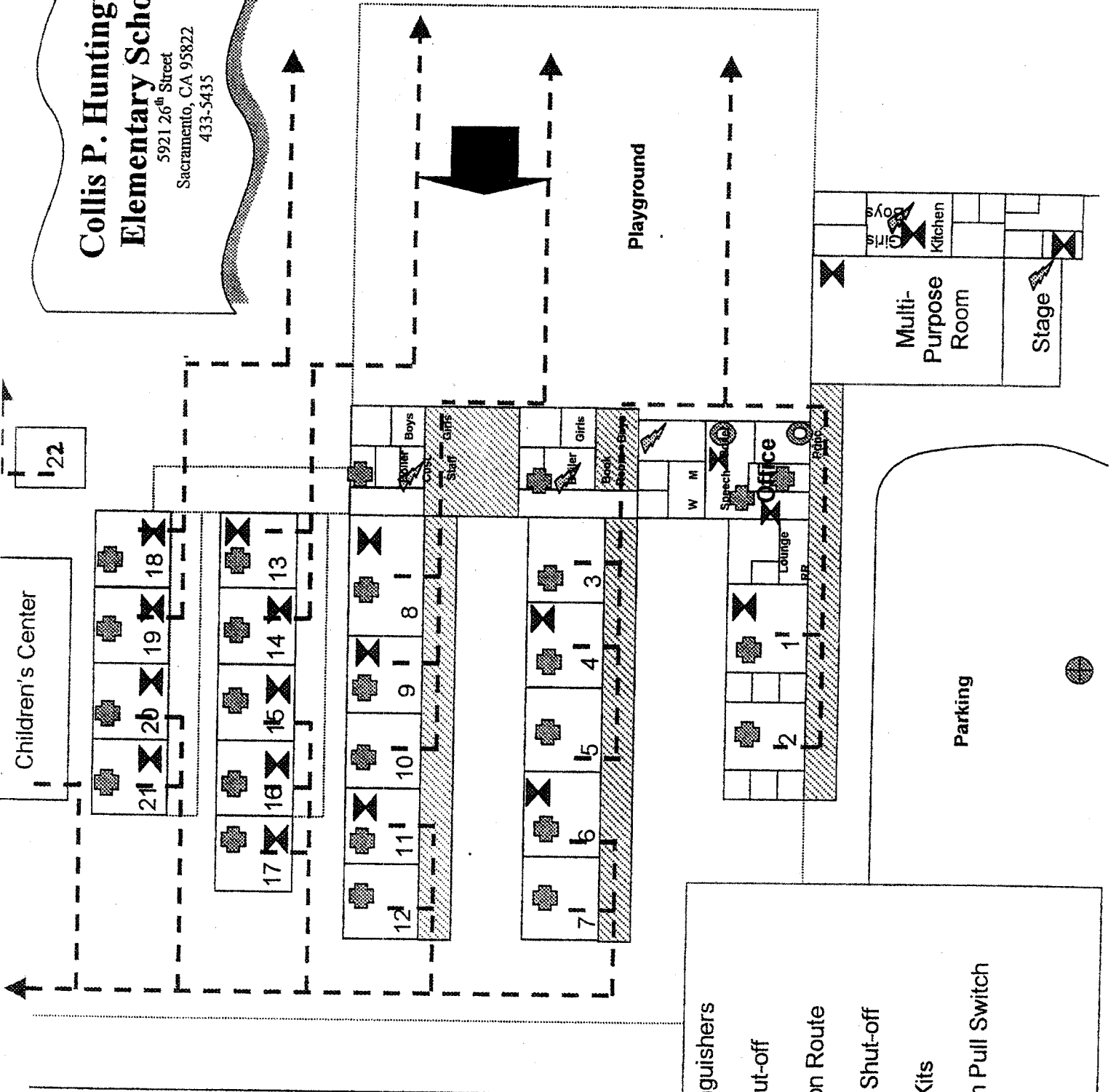
SITE AREA: 10.70 ACRES
 A.P.N. 025-0251-009,010,
 011,012,013,014

043 - Collis P. Huntington Elementary School
 5921 - 26th Street
 SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

EXISTING SITE DIAGRAM
 OCTOBER 2001

Collis P. Huntington Elementary School

5921 26th Street
Sacramento, CA 95822
433-5435



122

Children's Center

26th Street

	Fire Extinguishers
	Water Shut-off
	Evacuation Route
	Electrical Shut-off
	First Aid Kits
	Fire Alarm Pull Switch
	Gas Main

C.P. Huntington Elementary School

Portable Building Inventory Summary Sheet

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
P01/ 13	Douppnik	Yes	02-102015	2000	6	1	960
P02/ 14	Modular Specialties	Yes	53491	1990	16	1	960
P03/ 15	Douppnik	Yes	55702	1991	15	1	960
P04/ 16	Douppnik	Yes	55702	1991	15	1	960
P05/ 17	Modtech, Inc.	No		2000	6	1	960
P06/ 18	Modtech, Inc.	Yes	02-101502	1999	7	1	960
P07/ 19, 20, 21	Douppnik	Yes	02-100257	1998	8	3	1920
Total Portable Classrooms						9	7680
Total Portable Classrooms Over 20 Years Old						0	0

Note: There is one "PreSchool" building on this campus.

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P08/ PreSchool	Douppnik	Yes	02-102784	2000	6	1	1440

Sacramento City Unified School District School Capacity Worksheet

Collis P. Huntington Elementary School

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
1	Kindergarten	40	Permanent	20	AM & PM for District Loading
2	Kindergarten	40	Permanent	20	AM & PM for District Loading
3	1	20	Permanent	20	
4	1	20	Permanent	20	
5	Vacant	20	Permanent	20	Prep
6	3	20	Permanent	20	
7	Vacant	33	Permanent	33	PE Coach
9	3	20	Permanent	20	
10	5/6	33	Permanent	33	
11	4/5	33	Permanent	33	
12	SDC Non-Severe	15	Permanent	15	Primary
13	5	33	Portable	33	
14	Computer Lab	33	Portable	0	
15	4	33	Portable	33	
16	5	33	Portable	33	
17	RSP	33	Portable	0	
18	2/3	20	Portable	20	
19	SDC Non-Severe	15	Portable	15	* Intermediate
20	2	20	Portable	20	*
21	2	33	Portable	33	*
Maximum Capacity (2)		547		441	
Working Capacity (3)		492		397	

- 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.
 Children's Center not included in school capacity.
 *Classrooms less than 700 square feet.

2002/03 CBED Enrollment = 399

Children's Center

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
25	Pre-School	20	Permanent	20	
26	Pre-School	20	Permanent	20	
27	Pre-School	20	Permanent	20	
22	Pre-School	20	Portable	20	
Maximum Capacity (2)		80		80	
Working Capacity (3)		72		72	

Crocker/ Riverside Elementary School

2970 Riverside Boulevard
 Sacramento, CA 95818

Permanent building area: 29,387 GSF
 Modular buildings: 3,860 GSF
 Modular buildings are 11.6 % of the facility area
 Site acres: 3.68

Score:	Possible Points	Total Earned	%
The Site	271	205.0	75.6
Physical Plant Assessment	354	272.0	76.8
Adequacy and Environment for Education	375	300.0	80.0
Total	1,000	777.0	77.7

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



Participants:
 Alvin Lee , Principal
 Brad Allen, Evaluator

Notes from Principal's Meeting and Questionnaire

Date: 01-12-2005

- The questionnaire was discussed including renovations (past, present and future). The primary points of concern with the faculty are vehicular circulation & parking including visitors, poor drainage in the play field and primary asphalt area, heating equipment capability, plumbing fixture age & pressure, inability to lock-down the school (fencing), lack of general storage and small lounge.
- Modernization is scheduled in the summer of 2005 at Riverside.
- The school is not multi-track (not year-round).
- There is no pre-kindergarten program.
- Crocker/Riverside was originally built in 1939.
- Administration is poorly added on to a classroom 'quad'.

Summary Notes and Comments

School Site:

The site at 3.68 acres is below standards and is inadequate for a school of this enrollment (hence the two-story classroom addition solutions). The muddy condition of the grass areas eliminates almost half of the play area for students during recess creating the sense of being crowded, which further compounds the size issue. The playground areas are good. Half of the play structure areas are new. The site is fully developed and has had its modular units well integrated into the campus. The lack of acreage complicates the ability to have drop-off and pick-up functions for students on site. The current double loaded parking and stopping in the street process is dangerous requiring action to slow traffic and create safe crossing zones. Food deliveries are made in the faculty parking area. If needed, the only probable area the school has for any expansion is the northeast corner of the site.

School Plant:

Virtually all areas have received new roofs in the last year and a half. The electrical system was upgraded, primarily to handle new HVAC and increased technology capability. If they cook, a fire suppression system in the kitchen hood should be incorporated. There is some quality of space differences between the older building classrooms and the portable classroom units that needs to be resolved. A two story addition is currently under construction with occupancy anticipated for fall 2005. This building will be comprised of six classrooms. Most of the existing classrooms are quite pleasant teaching environments.

Adequacy and Environment for Education:

Classrooms appear to have adequate floor space. Most classrooms could use more casework storage. The new library is adequate for the enrollment. The office functions were renovated several years ago. Better general storage is needed for these administrative areas. Overall, the renovation of classroom, offices, cafeteria / kitchen and new library spaces is sufficient. Completion of upgrades to meet standards is still needed. The administration does not function well as it is not on the periphery of the campus.

The Main Capital Investment Areas:

- Address traffic issues during the drop-off and pick-up times.
- Remediate the poor drainage in the play field as well as the primary asphalt area.
- Address the site issue regarding complete fencing.
- Improve landscaping / irrigation.
- Partially replace the sanitary sewer to the property line.
- Remediate roof problems (ponding).
- Continue upgrades pertaining to ADA including, extinguishers, a TTY phone and power doors.
- Construct a project lab.

- Construct an outdoor teaching area.
- Continue the refurbishing of the older areas including finishes in the auditorium, classrooms, the kindergarten area, administration area and the kitchen.
- Continue work relative to HVAC repairs and controls.
- Continue work in electrical upgrades including secondary panels and security system improvements.
- Upgrade the domestic water system (primarily fixtures). Consider renovation of the oldest restrooms at that time.
- Provide additional storage, especially adjacent the administrative area.
- Increase the size of the lounge or relocate to a larger space.

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300 Crocker/ Riverside Elementary School

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
	300.1	8.04.B03.1.	Accessibility Improvements	\$ 8,527	\$ 11,938
4	300.2	4.06.E10.1.1.	Grassed Field Improvements	\$ 226,208	\$ 298,594
	300.3	4.05.C01.1.	Building 3 Refurbishment	\$ 5,627	\$ 7,878
	300.4	3.06.E03.1.	Parent Drop-off / Pick-up Process	\$ 328,965	\$ 434,234
1	300.5	4.06.E01.1.	Site Improvements	\$ 101,681	\$ 134,219
	300.6	4.08.D04.1.	Roof Improvements	\$ 396,280	\$ 523,090
	300.7	4.08.A03.1.1.	HVAC Upgrades	\$ 1,207,548	\$ 1,593,963
	300.8	4.05.C01.2.	Kindergarten Upgrades	\$ 188,047	\$ 263,266
6	300.9	4.04.C01.2.	Kitchen / Teachers' Lounge Renovation	\$ 297,937	\$ 417,111
	300.10	2.02.F02.2.	Construct a Project Lab	\$ 908,914	\$ 1,272,480
3	300.11	4.05.C01.2.	Multipurpose Improvements	\$ 273,449	\$ 382,828
	300.12	4.05.A03.2.2.	Continue Electrical Improvements	\$ 263,649	\$ 369,109
	300.13	3.00.G01.2.	Issue: Overall Density	\$ 0	\$ 0
5	300.14	4.05.C06.2.2.	Window Replacement	\$ 112,747	\$ 157,846
	300.15	3.00.E03.1.	Issue: Parking and Land Area Acquisition	\$ 0	\$ 0
2	300.16	3.15.A05.1.	Security System Installation	\$ 38,722	\$ 51,112
	300.17	2.02.F01.2.	Construct a Pre-kindergarten Program Space	\$ 650,844	\$ 911,182
	300.18	2.02.F06.2.	PE Storage and Facility Storage Addition	\$ 323,169	\$ 452,437
	300.19	4.05.C01.1.	Administration Upgrades	\$ 0	\$ 0
	300.20	4.05.D01.1.	Exterior Building Improvements	\$ 0	\$ 0
Total of Maximum Allowable Construction Cost:				\$ 5,332,314	
Total Project Budget:					\$ 7,281,287

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Add a TTY telephone	10.663	1	Phone	1.00	\$ 2,722.63	1.32	\$ 3,597
2 Add ADA power entry door	10.580	1	Each	1.00	\$ 3,732.39	1.32	\$ 4,930
Total of Maximum Allowable Construction Cost:							\$ 8,527
Total Project Budget:							\$ 11,938

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

The grass field in back of the school has severe ponding/ percolation problems creating standing water and mud, so the area is in need of at least a couple of area drains. This precludes students from using the entire area such that the site density at play time is higher than desired. Ponding occurs at the asphalt area between the field and the school. Crown, prep, aerate and reseed the grass field areas. Replace the irrigation system in the front lawns and upgrade the irrigation elsewhere. Install drainage interceptors and connect to city drainage system where allowed. Separate the irrigation from the domestic water system.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Prep, re-contour, reseed, upgrade the irrigation system in the grass fields	1.830	87,120	SF	0.50	\$ 1.37	1.32	\$ 78,834
2 Separate irrigation from domestic water system	0.000	1		1.00	\$ 37,500.00	1.32	\$ 49,538
3 Install drainage interceptors	1.410	2	Acre	1.00	\$ 37,031.21	1.32	\$ 97,836
Total of Maximum Allowable Construction Cost:							\$ 226,208
Total Project Budget:							\$ 298,594

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace flooring	4.570	1,000	SF	1.00	\$ 4.26	1.32	\$ 5,627
Total of Maximum Allowable Construction Cost:							\$ 5,627
Total Project Budget:							\$ 7,878

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

A student drop-off / pick-up lane is needed parallel to Riverside Boulevard, the only access to the site. With the site so small, Riverside Boulevard acts as the drop-off / pick-up zone for the school. There are no pull-out lanes, flashing school zone lights or directional signs. Cars park along the roll curbs (some double-park & make u-turns) and discharge students as traffic moves quite fast adjacent to this activity. Though generally orderly and not rushed, the process could certainly cause a dangerous situation if drivers and students do not pay close attention.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a drop-off / pick-up lane	1.120	1	Project	1.40	\$ 166,517.20	1.32	\$ 307,957
2 Install flashing school zone lights	0.000	2	Each	1.00	\$ 7,500.00	1.32	\$ 19,815
3 Install school zone signs	10.825	2	Each	1.00	\$ 451.56	1.32	\$ 1,193
Total of Maximum Allowable Construction Cost:							\$ 328,965
Total Project Budget:							\$ 434,234

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

The site is not entirely surrounded with security fence, so this should be completed at the northeast corner around the parking area. The district standards note the need for an outdoor class area that allows a shaded teaching / gathering area and gardening.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install security fence	1.351	200	LF	1.00	\$ 60.00	1.32	\$ 15,852
2 Construct outdoor teaching area	3.710	1,200	SF	1.20	\$ 45.12	1.32	\$ 85,829
Total of Maximum Allowable Construction Cost:							\$ 101,681
Total Project Budget:							\$ 134,219

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Though the BUR is only a few years old, severe ponding occurs, especially on classroom buildings 1A & B, low roofs at the auditorium and the high roof of multipurpose. Re-roof adding a taper. Some of this work may be covered under warranty agreements.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Re-roof	7.101	23,005	SF	1.00	\$ 13.04	1.32	\$ 396,280
Total of Maximum Allowable Construction Cost:							\$ 396,280
Total Project Budget:							\$ 523,090

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

The sanitary sewer from the property line back to the 1st building requires servicing with far too much frequency; partial replacement is expected. The HVAC system is having control and performance problems. About 75% of the original units need replacement.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace sanitary sewer	6.374	1,000	LF	1.00	\$ 40.00	1.32	\$ 52,840
2 Upgrade HVAC equipment	6.100	29,387	SF	0.75	\$ 39.66	1.32	\$ 1,154,708
Total of Maximum Allowable Construction Cost:							\$ 1,207,548
Total Project Budget:							\$ 1,593,963

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

The kindergarten spaces are almost 1400 SF, fulfilling the state's recommended 1350 SF. At this school, there are half-day program spaces with restrooms carved from the classroom space. Play area fencing is suitable. The kindergarten classrooms are in need of refurbishing. Refurbish the interior surfaces including floors and re-painting of walls.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish kindergarten classrooms	4.200	2,800	SF	1.00	\$ 50.84	1.32	\$ 188,047
Total of Maximum Allowable Construction Cost:							\$ 188,047
Total Project Budget:							\$ 263,266

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate the kitchen space	4.310	1,000	SF	1.00	\$ 184.27	1.32	\$ 243,421
2 Upgrade equipment and walk-in unit (s)	0.000	2		1.00	\$ 12,500.00	1.32	\$ 33,025
3 Renovate the teachers' lounge	4.200	320	SF	1.00	\$ 50.84	1.32	\$ 21,491
Total of Maximum Allowable Construction Cost:							\$ 297,937
Total Project Budget:							\$ 417,111

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

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

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace multipurpose wood floor	4.561	4,000	SF	1.00	\$ 18.49	1.32	\$ 97,701
2 Add acoustic wall insulation panels	4.910	1	Project	0.50	\$ 150,320.51	1.32	\$ 99,287
3 Install a lift to the stage	10.103	1	Each	1.10	\$ 12,218.53	1.32	\$ 17,755
4 Replace the ceiling	4.542	4,000	SF	1.20	\$ 3.50	1.32	\$ 22,193
5 Renovate the kitchenette including equipment upgrades	4.310	300	SF	0.50	\$ 184.27	1.32	\$ 36,513
Total of Maximum Allowable Construction Cost:							\$ 273,449
Total Project Budget:							\$ 382,828

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade electrical distribution	5.300	29,387	SF	0.50	\$ 10.73	1.32	\$ 208,271
2 Upgrade the secondary electrical system	5.640	1	School	0.50	\$ 83,843.29	1.32	\$ 55,378
Total of Maximum Allowable Construction Cost:							\$ 263,649
Total Project Budget:							\$ 369,109

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Issue: Density	0.000	0	0.0	1.00	\$ 0.00	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
Total Project Budget:							\$ 0

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace windows	4.710	675	SF	1.20	\$ 105.37	1.32	\$ 112,747
Total of Maximum Allowable Construction Cost:							\$ 112,747
Total Project Budget:							\$ 157,846

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Issue: The site is too small to handle more than the existing 22 parking spaces. There are approximately 40 staff (40 x 1.5= 60 need, have 22. Include 4 spaces for visitors for a total need of 42 spaces). Assuming that a drop-off / pick-up lane has precedence over space available, the area between Riverside Boulevard and the easternmost buildings, no logical space remains for additional surface parking. Additional parking can only be added on this site if adjacent property is purchased. The estimated probable cost of construction including the purchase of additional property and construction of additional parking is \$2,200,000.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Issue: Additinal parking	1.220	42	Space	0.00	\$ 3,387.00	1.32	\$ 0
2 Issue: Purchase land adjacent to multipurpose building area	0.000	1	Purchase	0.00	\$ 1,500,000.0	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
Total Project Budget:							\$ 0

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

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

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

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

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct storage addition	3.210	800	SF	1.10	\$ 278.00	1.32	\$ 323,169
Total of Maximum Allowable Construction Cost:							\$ 323,169
Total Project Budget:							\$ 452,437

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish administration	4.200	3,010	SF	0.00	\$ 50.84	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
Total Project Budget:							\$ 0

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Paint exterior	4.520	17,000	SF	0.00	\$ 1.98	1.32	\$ 0
2 Prep for paint	4.541	5,675	SF	0.00	\$ 4.48	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
Total Project Budget:							\$ 0

Crocker/ Riverside Elementary School

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

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
300.1	8.04.B03.1.	Accessibility Improvements	\$ 8,527	\$ 11,938
300.2	4.06.E10.1.1.	Grassed Field Improvements	\$ 226,208	\$ 298,594
300.3	4.05.C01.1.	Building 3 Refurbishment	\$ 5,627	\$ 7,878
300.4	3.06.E03.1.	Parent Drop-off / Pick-up Process	\$ 328,965	\$ 434,234
300.5	4.06.E01.1.	Site Improvements	\$ 101,681	\$ 134,219
300.6	4.08.D04.1.	Roof Improvements	\$ 396,280	\$ 523,090
300.7	4.08.A03.1.1.	HVAC Upgrades	\$ 1,207,548	\$ 1,593,963
300.8	4.05.C01.2.	Kindergarten Upgrades	\$ 188,047	\$ 263,266
300.9	4.04.C01.2.	Kitchen / Teachers' Lounge Renovation	\$ 297,937	\$ 417,111
300.10	2.02.F02.2.	Construct a Project Lab	\$ 908,914	\$ 1,272,480
300.11	4.05.C01.2.	Multipurpose Improvements	\$ 273,449	\$ 382,828
300.12	4.05.A03.2.2.	Continue Electrical Improvements	\$ 263,649	\$ 369,109
300.13	3.00.G01.2.	Issue: Overall Density	\$ 0	\$ 0
300.14	4.05.C06.2.2.	Window Replacement	\$ 112,747	\$ 157,846
300.15	3.00.E03.1.	Issue: Parking and Land Area Acquisition	\$ 0	\$ 0
300.16	3.15.A05.1.	Security System Installation	\$ 38,722	\$ 51,112
300.17	2.02.F01.2.	Construct a Pre-kindergarten Program Space	\$ 650,844	\$ 911,182
300.18	2.02.F06.2.	PE Storage and Facility Storage Addition	\$ 323,169	\$ 452,437
300.19	4.05.C01.1.	Administration Upgrades	\$ 0	\$ 0
300.20	4.05.D01.1.	Exterior Building Improvements	\$ 0	\$ 0
Total of *Maximum Allowable Construction Cost:			\$ 5,332,314	
Total Project Budget:			\$ 7,281,287	

300 Crocker/ Riverside Elementary School

Criteria Adequate Comments on existing conditions and needed improvements

1 Site		
1.1 Size		Marginal
1.2 Location	✓	
1.3 Safety	✓	Drop-off/pick-up needs improvement
1.4 Contours	✓	
1.5 Development	✓	
1.6 Playfields		Minimal and poorly drained
1.7 Pool		N/A
1.8 Parking		Insufficient
1.9 Landscaping	✓	Needs some improvement
1.10 Other		
2 Space		
2.1 Administration	✓	
2.2 Health	✓	Insufficient
2.3 Teachers	✓	
2.4 Audiovisual	✓	
2.5 Library	✓	New
2.6 Multipurpose	✓	
2.7 Stage	✓	
2.8 Kitchen	✓	
2.9 Gymnasium	✓	Multipurpose and/or auditorium can be used
2.10 Showers		
2.11 Toilets	✓	
2.12 Lockers		
2.13 Storage	✓	
2.14 Instructional Space	✓	
2.15 Size	✓	Typical approximately 26' x 28'
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	✓	Play field drainage needs improvement
8.2 Sprinklers	✓	
8.3 Parking	✓	
8.4 Hardcourt	✓	
8.5 Sidewalks	✓	
8.6 Exteriors	✓	
8.7 Interiors	✓	
8.8 Roofing	✓	
8.9 Windows	✓	
8.10 Fencing	✓	
8.11 Mechanical Equipment	✓	
8.12 Hardware	✓	
8.13 Plumbing Fixtures	✓	
8.14 Other		

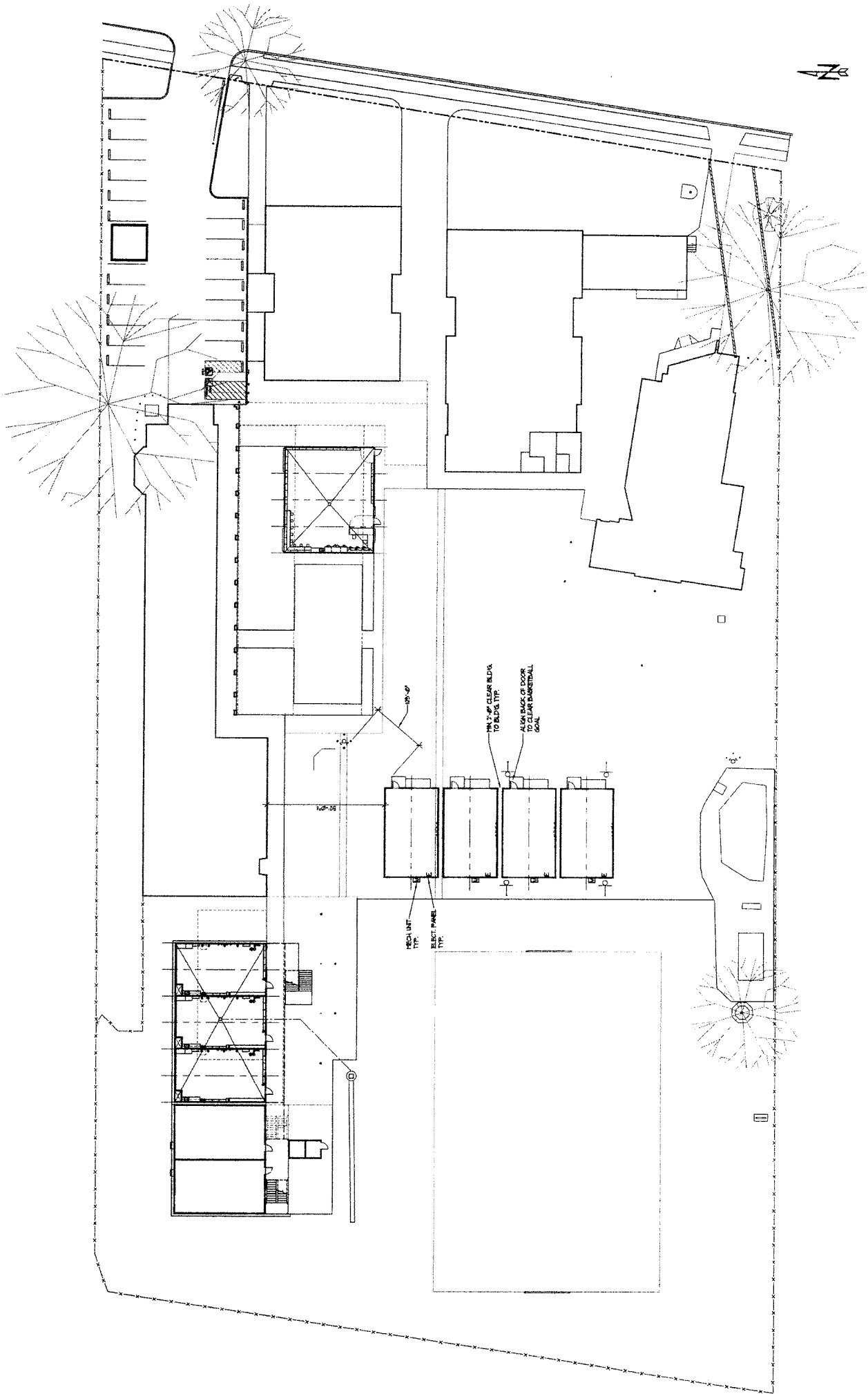
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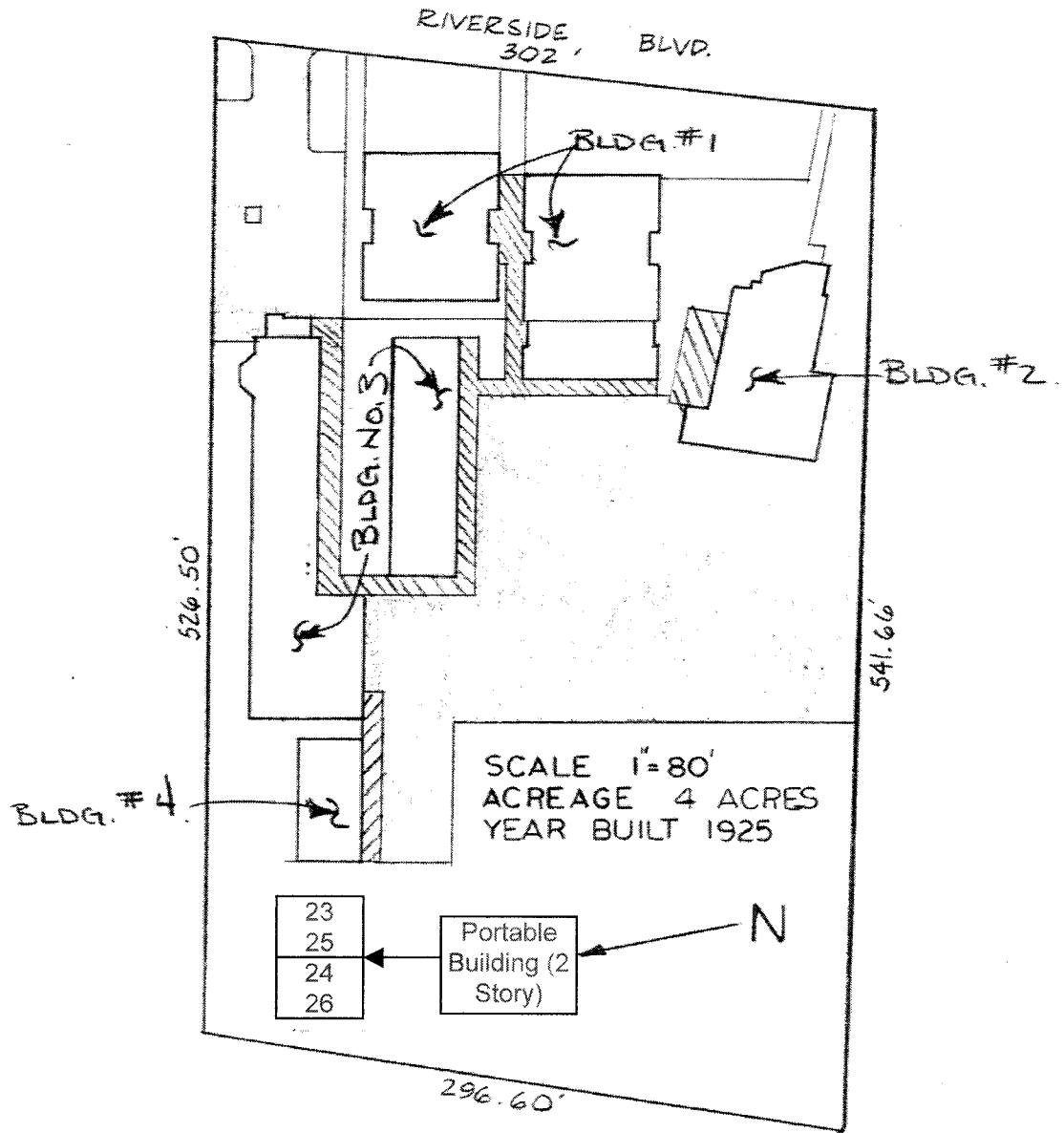
Approximate Scale in Feet:

60' 0' 60' 120'

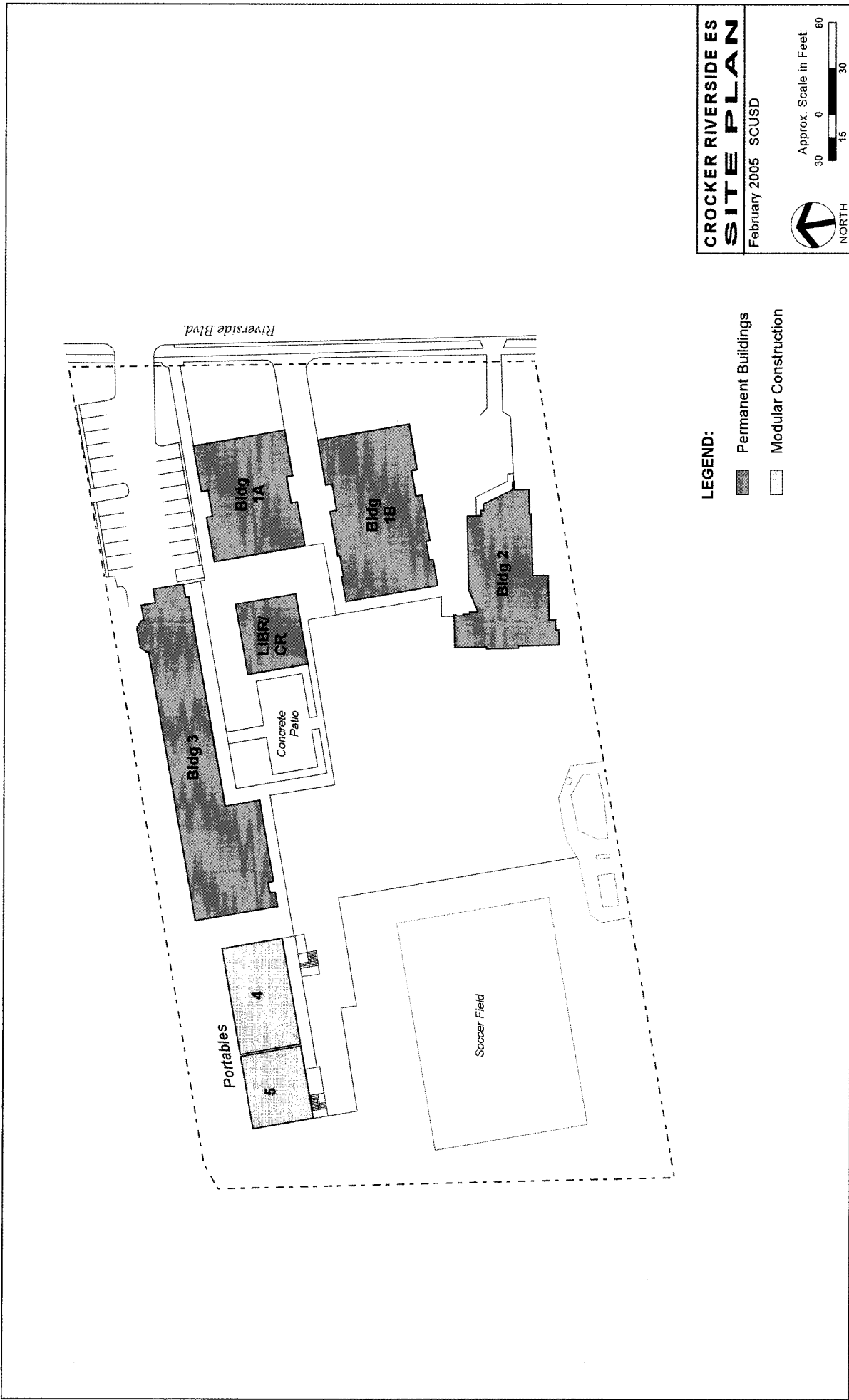




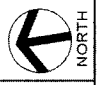
RIVERSIDE



Crocker/ Riverside Elementary School



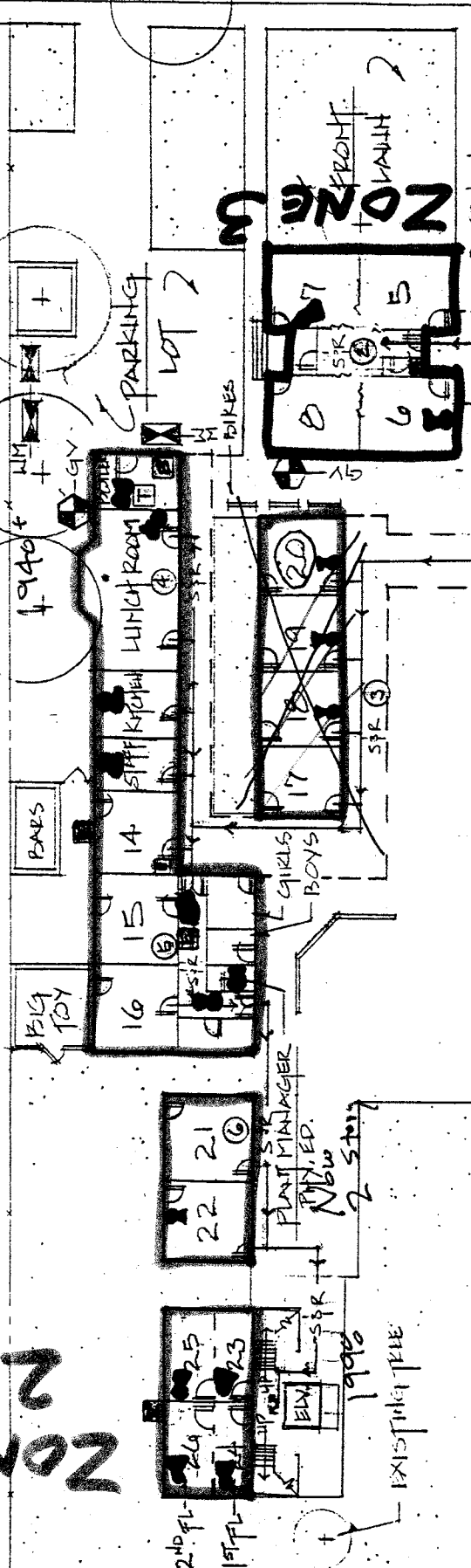
CROCKER RIVERSIDE ES
SITE PLAN
 February 2005 SCUSD



- LEGEND:**
- Permanent Buildings
 - Modular Construction

ROBERTSON WAY
RESIDENTIAL STREET

ZONE 2

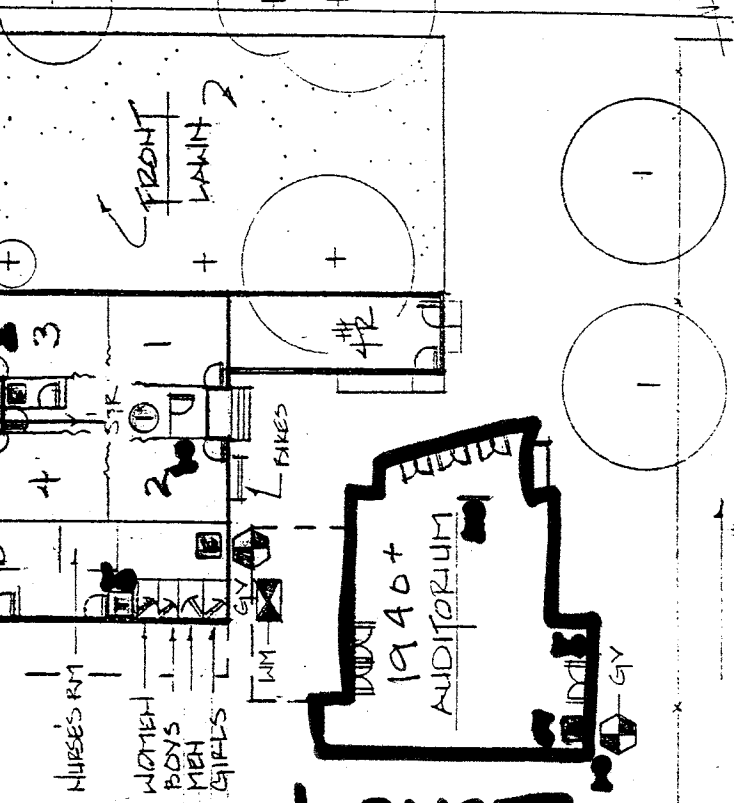


CROCKER / RIVERSIDE
2970 RIVERSIDE BOULEVARD

Emergency Information

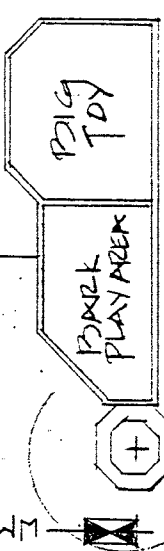
- Student/staff assembly: Auditorium
- Eng. student/staff evacuation routes:
- North - Odd fellows Lawn Cemetery
- South - Willamland Park north
- Incident command center: Rm. 20
- Search and rescue routes: see plan + s.r.
- Utility shut-off locations: see plan
- Fire hoses and extinguishers: see legend
- First aid kits and eng. supplies: Nurse's off.
- First aid center: Nurse's off. & Rm. 4
- Temporary morgue: Rm. 7
- Cafeteria or Kitchen: see plan
- Haz. materials storage areas: Plant Mgr.'s off.
- Eng. toilet facilities: on grass play area

- G.V. - Gas Valve
- W.M. - Water Main
- E.B. - Electrical Box
- T.P.B. - Telephone PBX Box



ZONE 4

ASPHALT PLAY AREA

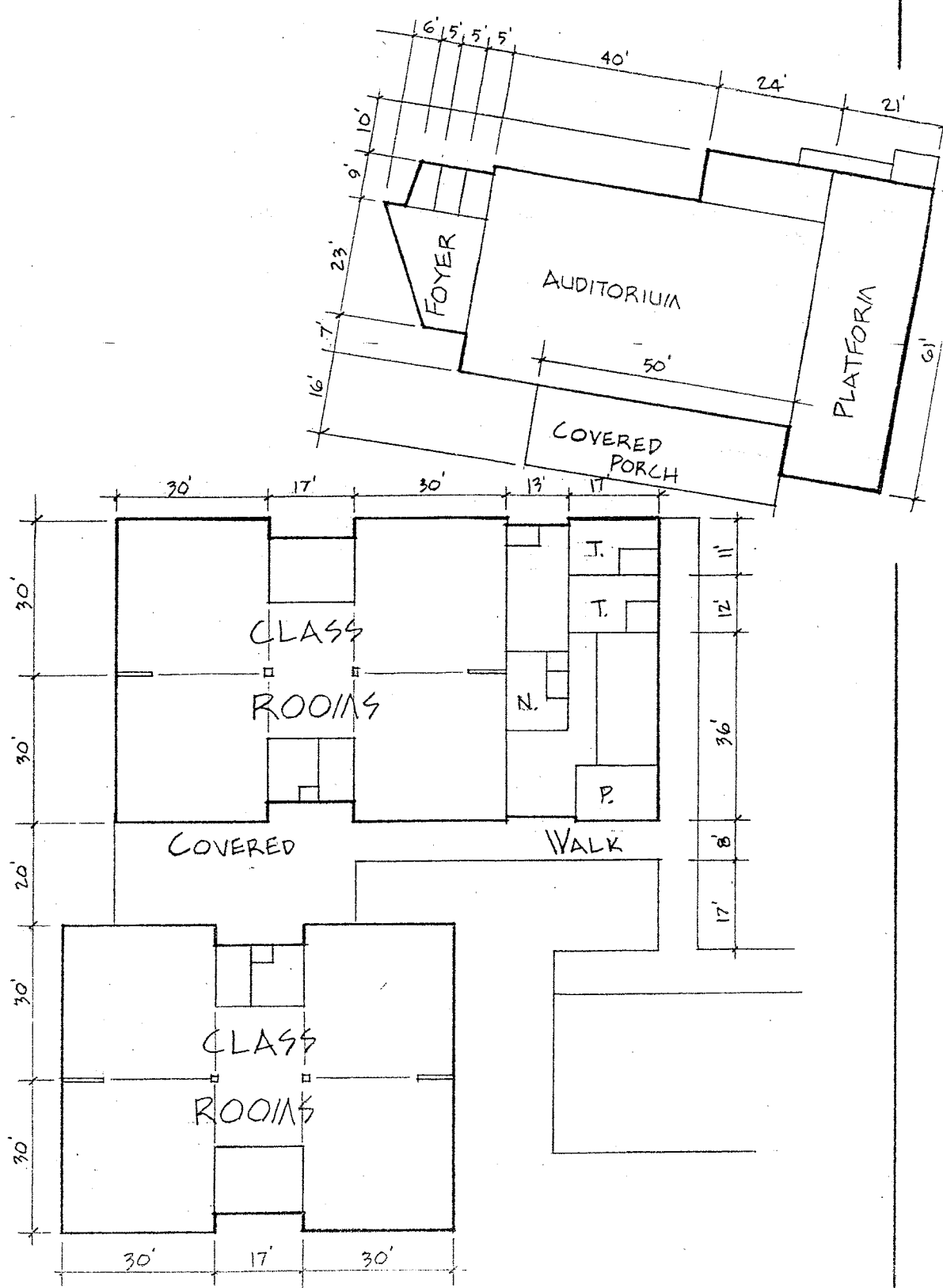


PERKINS WAY
RESIDENTIAL STREET

RIVERSIDE BLVD

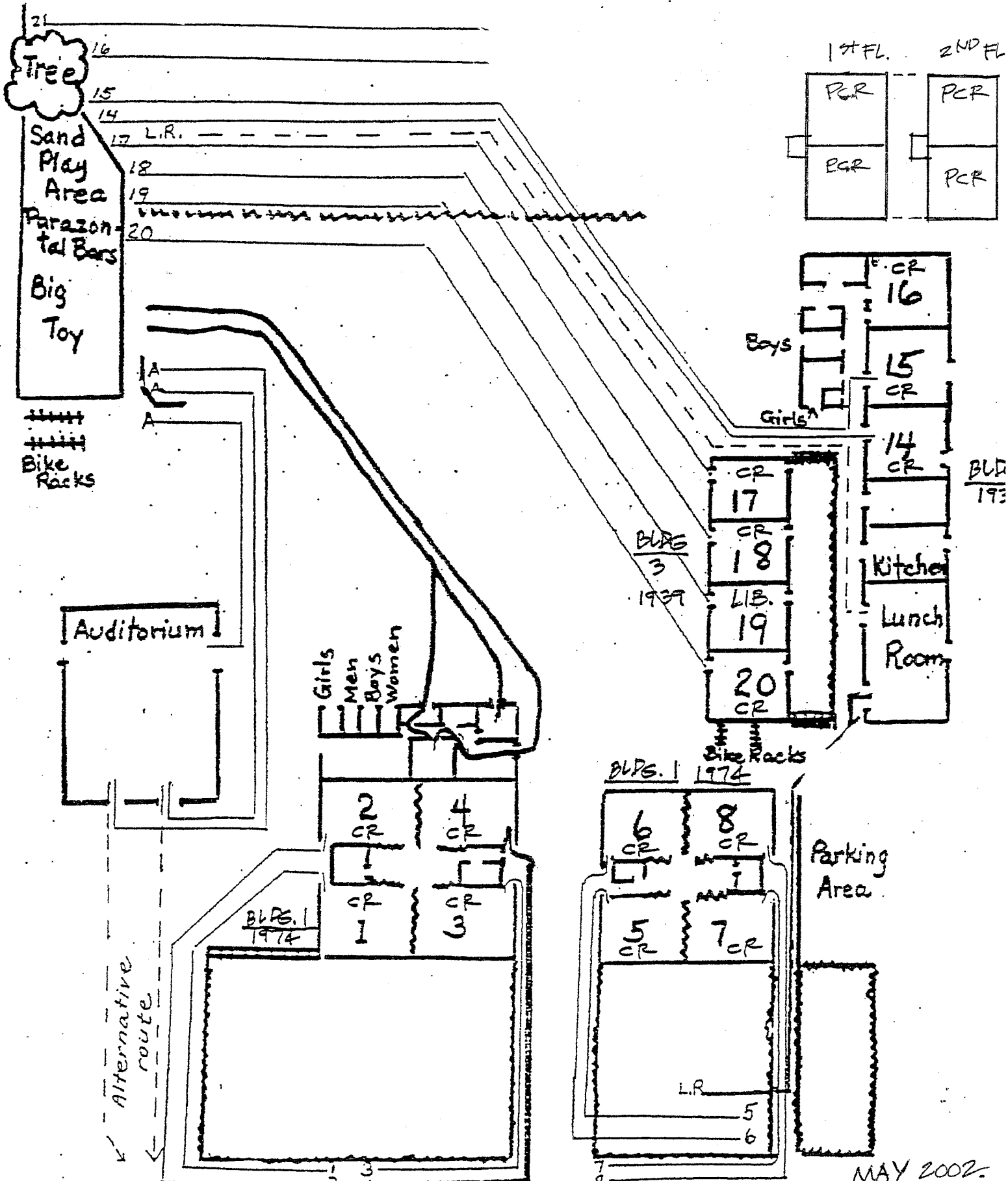
Crocker-Riverside

SCALE: 1" = 30"



Crocker/Riverside Elementary School

2970 Riverside Boulevard



Crocker/ Riverside Elementary School

Portable Building Inventory Summary Sheet

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
P01/ 23,24,25,26	Enviroplex	No	02-102064	2000	6	4	3840
Total Portable Classrooms						4	3840
Total Portable Classrooms Over 20 Years Old						0	0

Sacramento City Unified School District School Capacity Worksheet

Crocker/Riverside Elementary School

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
1	1	20	Permanent	20	
2	1	20	Permanent	20	
3	1	20	Permanent	20	
4	2	20	Permanent	20	
5	3	20	Permanent	20	
6	2	20	Permanent	20	
7	3	20	Permanent	20	
8	2	20	Permanent	20	
14	Kindergarten	40	Permanent	40	AM & PM for District Loading
15	Kindergarten	40	Permanent	40	AM & PM for District Loading
16	3/4	20	Permanent	20	
17	3	20	Permanent	20	
18	Music Prep	33	Permanent	0	
20	2	20	Permanent	20	
21	4	33	Permanent	33	
22	5	33	Permanent	33	
23	4	33	Portable	33	
24	5	33	Portable	33	
25	6	33	Portable	33	
26	6	33	Portable	33	

Maximum Capacity (2)

531

498

Working Capacity (3)

478

448

Note: (1) Based on contract maximums.

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

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

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

2002/03 CBED Enrollment = 488

David Lubin Elementary School

3535 M Street
 Sacramento, CA 95816

Permanent building area: 26,853 GSF
 Modular buildings: 7,734 GSF
 Modular buildings are 22.4 % of the facility area
 Site acres: 4.95

Score:	Possible Points	Total Earned	%
The Site	271	213.0	78.6
Physical Plant Assessment	354	299.0	84.5
Adequacy and Environment for Education	375	311.0	82.9
Total	1,000	823.0	82.3

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



Participants:

Mary Lynne Hernandez, Principal
 Bob Woodward, Evaluator

Notes from Principal's Meeting and Questionnaire

Date: 01/12/05

- David Lubin ES is not a year round school, although they do offer some summer classes.
- They do receive CSR funding.
- Special Education programs include the communicably handicapped, i.e., deaf students.
- A pre-kindergarten program is shared with the kindergarten classrooms. Also, GATE, a program for the gifted and talented.
- A computer lab is partially set up, but not in use. Its completion is pending staff decision to have a computer lab or locate computer units to the individual classrooms.
- There are no programs for fine arts and music at this time. Some vocal music programs are offered after school hours which include vocals, music and violins.
- Buses line up on M & K Streets. The special education buses use K Street at the back of the school. The front of school is very congested with buses, students and parents at the end of the day. There is a crossing guard and crosswalk, but signage is limited and there are no flashing signs. There are a substantial number of walk-in students.

Summary Notes and Comments

School Site:

The site at 4.95 acres is below the recommended site size in the standards. The muddy condition of the grass areas eliminates half of the play area for students during recess creating the sense of being crowded. Staff notes that this condition existed prior to the recent rains and that there has been little use of the field since October 2004. The site is fully developed and has had its modular units well integrated into the campus. The lack of acreage complicates the ability to have drop-off and pick-up functions for students on site and additional parking for staff and visitors, although a resolution is not out of the question. The loading and unloading of students on M Street mixed with bus loading and pedestrian traffic is dangerous requiring action to slow traffic and create safe cross zones. The playground areas are in good condition and include a new play structure; however, additional play structures are needed for a population of this size and separation of age groups. Site fencing, in particular at the front, needs to be replaced to increase security.

Expansion of the school would be problematic as it would consume existing play areas. Administration may wish to consider limiting the school enrollment to control the population.

School Plant:

The buildings are currently scheduled to go through additional state established modernization process during the 2005-2006 school year. Portable classrooms vary in age from 1952 to 1998. The expansion and renovation of the media center is needed. There is some quality of space differences between the classrooms in the three permanent buildings and in the modular buildings. All restrooms need renovation.

Adequacy and Environment for Education:

The school does not currently have a computer lab, although attempts at creating one are in progress. Staff is still debating dispersing the workstations into the classrooms. All classrooms except kindergarten have adequate floor space. Classrooms in Building 002 need a general refurbishing and more casework storage. The media center is very functional and adequately sized. The administration area is poorly designed and inefficient. Renovation and an addition are needed. Renovations and refurbishment are needed throughout to bring equity to the environment

The Main Capital Investment Areas:

- Address traffic issues during the drop-off and pick-up times.
- Construct an addition to the administration area and renovate existing.
- Replace damaged site concrete and asphalt play areas.
- A computer lab and a project lab for art/science are recommended.

- Site fencing and drainage issues need addressing.
- Additional playground equipment is needed.
- Construct a shade structure and recondition the grassed areas now ponding water.
- All restrooms need renovation and refurbishment.
- Certain spaces untouched in the modernization will need renovation.

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59 David Lubin Elementary School

Priority Project #	Codes	Capital Improvement Project	MACC*	Project Budget
59.1	3.06.E03.1.	Student Drop-off / Pick-up Process	\$ 269,448	\$ 355,672
59.2	4.06.E03.1.	Parking Improvements	\$ 374,564	\$ 494,423
59.3	4.06.E10.1.1.	Grassed Field Improvements	\$ 183,858	\$ 242,692
59.4	4.06.E01.2.	Site Improvements	\$ 401,887	\$ 530,491
59.5	8.06.G01.1.	Site Access Improvements	\$ 106,222	\$ 140,213
59.6	2.02.F02.2.	Kindergarten Classroom Addition	\$ 1,346,524	\$ 1,885,134
59.7	9.04.G01.1.	Replace / Refurbish Portable Classrooms	\$ 1,329,804	\$ 1,861,726
59.8	4.05.C06.1.2.	Exterior Building Improvements	\$ 9,416	\$ 13,183
59.9	4.08.A03.1.1.	HVAC Upgrades	\$ 1,322,001	\$ 1,745,041
59.10	4.05.C01.2.	Classroom Improvements	\$ 338,765	\$ 474,272
59.11	2.02.F02.2.	Construct a Project Lab	\$ 1,296,717	\$ 1,815,404
59.12	2.02.F07.2.	Administration Addition	\$ 344,710	\$ 482,594
59.14	4.04.C09.1.	Continue Restroom Renovation	\$ 196,952	\$ 275,733
59.15	4.05.A03.2.1.	Electrical Improvements	\$ 190,312	\$ 266,436
59.16	2.02.F07.1.	Kitchen Addition / Renovation	\$ 401,336	\$ 561,869
59.17	4.06.E06.1.	Playground Improvements	\$ 305,401	\$ 403,130
59.18	2.02.F01.2.	Construct a Pre-kindergarten Program Space	\$ 578,751	\$ 810,252
59.19	2.02.F02.2.	Construct a Media Center Addition / Renovation	\$ 896,033	\$ 1,254,447
59.20	4.04.F01.2.	Multipurpose Renovation	\$ 296,480	\$ 415,073
59.21	4.04.A03.2.1.	Clock System Upgrade	\$ 66,050	\$ 92,470
59.22	4.04.G01.1.	Security Camera Installation	\$ 38,722	\$ 54,210
59.23	3.05.A09.1.	Fire Alarm / Special Systems Upgrades	\$ 0	\$ 0
Total of Maximum Allowable Construction Cost:			\$ 10,293,953	
Total Project Budget:				\$ 14,174,464

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

Project Name

Project Description

The site is small and the two approach streets, M & K, act as the drop off zone for the school. There are no pull-in lanes or flashing school zone lights and directional way-finding signs are lacking. Cars park along the roll curbs to drop-off or pick-up children on both sides of M Street. In addition, buses pick up students along the same streets, Special Education on K and regular students on M. The process is orderly and well monitored by staff and a crossing guard is provided; however, there is still a dangerous situation with the congestion of drivers, students and buses. Construct a parent drop-off lane. (Note: A study will be needed to determine the most efficient process for the construction of a drop off lane. Relocation of other site features and/or structures may be required).

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install flashing school zone signs on M and K Streets	0.000	4	Each	1.20	\$ 7,500.00	1.32	\$ 47,556
2 Install school zone signs at crosswalks	10.816	4	Each	1.00	\$ 364.00	1.32	\$ 1,923
3 Construct a parent drop-off lane	1.120	1	Project	1.00	\$ 166,517.20	1.32	\$ 219,969
Total of Maximum Allowable Construction Cost:							\$ 269,448
Total Project Budget:							\$ 355,672

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Crack fill, re-seal and re-stripe the staff parking area and install a concrete valley gutter to improve drainage. Crack fill and re-seal the access lane from K Street. Reconstruct kitchen service area. Add additional staff parking in area immediately north of existing parking and east of main building (65 staff x 1.5= 98 total need, have 32).

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Crack fill asphalt	1.234	1,000	LF	1.00	\$ 4.09	1.32	\$ 5,403
2 Re-seal and re-stripe asphalt	1.235	17,400	SF	1.00	\$ 1.88	1.32	\$ 43,213
3 Install concrete valley gutter at staff parking	1.150	540	SF	1.00	\$ 7.84	1.32	\$ 5,593
4 Reconstruct kitchen service area	1.220	4	Space	1.40	\$ 3,387.00	1.32	\$ 25,056
5 Construct additional staff parking	1.220	66	Space	1.00	\$ 3,387.00	1.32	\$ 295,299
Total of Maximum Allowable Construction Cost:							\$ 374,564
Total Project Budget:							\$ 494,423

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

Project Name

Project Description

The grass play field has severe ponding problems that render the area unusable by students due to standing water and mud. On a small site such as this, it seriously reduces the play area available to the students. Re-contour, aerate and reseed the grassed field replacing and/or repairing the irrigation system as required. Replace the irrigation system in the front and courts. Install drainage interceptors and connect to city drainage, where allowed. Separate the irrigation from the domestic water system.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Prep, re-contour, reseed, upgrade the irrigation system in the grass fields	1.830	49,500	SF	1.00	\$ 1.37	1.32	\$ 89,584
2 Replace the irrigation at front and courts	1.330	5,000	SF	1.00	\$ 3.07	1.32	\$ 20,277
3 Install drainage interceptors	1.410	0	Acre	1.00	\$ 37,031.21	1.32	\$ 24,459
4 Separate irrigation from domestic water system	0.000	1	Job	1.00	\$ 37,500.00	1.32	\$ 49,538
Total of Maximum Allowable Construction Cost:							\$ 183,858
Total Project Budget:							\$ 242,692

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

Project Name

Project Description

Construct a shade structure suitable as an outdoor assembly area and develop a fenced garden areas. Construct covered walkways to all portable classrooms, where missing. Replace existing wood clad chain link fence at the front of the school with wrought iron per district standards. Replace rusted chain link fencing at the back of the school (K Street). Add site lighting throughout. Repair cracked and damaged site concrete walks around perimeter of play area and in front of Building 002. Construct trash enclosures.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a shade structure	3.710	1,200	SF	1.00	\$ 45.12	1.32	\$ 71,524
2 Construct walkway covers to portables	3.711	2,000	SF	1.00	\$ 36.31	1.32	\$ 95,931
3 Replace chain link fencing	1.351	625	LF	1.00	\$ 60.00	1.32	\$ 49,538
4 Add site lighting	1.280	6	Per Pole	1.00	\$ 6,510.90	1.32	\$ 51,605
5 Replace damaged concrete walks and pathways	1.155	5,000	SF	1.00	\$ 10.98	1.32	\$ 72,523
6 Construct trash enclosures	1.360	2	Each	1.00	\$ 23,000.00	1.32	\$ 60,766
Total of Maximum Allowable Construction Cost:							\$ 401,887
Total Project Budget:							\$ 530,491

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

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install accessible ramps to Building 002	10.072	80	LF	1.20	\$ 728.45	1.32	\$ 92,379
2 Install an automatic door opener at main entrance	10.580	1	Each	1.20	\$ 3,732.39	1.32	\$ 5,917
3 Install ramp handrails for ramp to Building 002	10.092	80	LF	1.00	\$ 75.00	1.32	\$ 7,926
4 Install concrete ramp at main entrance	10.043	50	SF	0.00	\$ 21.32	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 106,222
Total Project Budget:							\$ 140,213

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

Project Name

Project Description

The kindergarten spaces at David Lubin are all under the state's recommendation of 1350 SF. The district has received an exception to the kindergarten space size, if space is new (or newly renovated with adjacent restrooms). At this site two classrooms are housed in spaces of 1152 SF where basics are met. However, two are in small portable classrooms of only 640 SF which is inadequate. We recommend that two new classrooms be constructed. $1250 \times 2 / 0.8 = 3125$ SF.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct kindergarten classrooms	3.410	3,125	SF	1.10	\$ 296.53	1.32	\$ 1,346,524
Total of Maximum Allowable Construction Cost:							\$ 1,346,524
Total Project Budget:							\$ 1,885,134

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

Project Name

Project Description

There are two portable classrooms (#7 & #8) that are over twenty years old. Replace the portables and upgrade the portable area and utilities. Complete unfinished soffits on portable classroom overhangs on the remaining units. Refurbish portable CR's 9-12, including painting of exterior surfaces.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace modular classrooms	2.321	2	CR	1.10	\$ 159,750.00	1.32	\$ 464,265
2 Upgrade portable area and utilities	2.520	20	Per portab	1.40	\$ 21,513.08	1.32	\$ 795,726
3 Complete soffits on portable classroom overhangs	4.511	720	SF	0.80	\$ 12.04	1.32	\$ 9,161
4 Refurbish portable CR's 9-12	2.100	4	Classroom	1.20	\$ 9,565.35	1.32	\$ 60,652
Total of Maximum Allowable Construction Cost:							\$ 1,329,804
Total Project Budget:							\$ 1,861,726

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish exterior doors	4.520	3,000	SF	1.20	\$ 1.98	1.32	\$ 9,416
2 Power wash walls	4.533	20,000	SF	0.00	\$ 3.02	1.32	\$ 0
3 Repaint exterior walls	4.520	20,000	SF	0.00	\$ 1.98	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 9,416
Total Project Budget:							\$ 13,183

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

Project Name

Project Description

The HVAC equipment in the permanent buildings is reported as being the original equipment and should be replaced. Staff notes that the control of the HVAC system in the administration area does not work well. The area is either too hot or too cold and staff believes the problem lies with the thermostat location. It is currently buried within some bookshelves. The thermostat should be relocated to an area where it is free of other obstacles. Staff notes that the central (multi-use) areas of the classroom pods are not well ventilated. These two issues should be corrected as part of the HVAC replacement work.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace HVAC equipment in permanent buildings	6.110	26,853	SF	1.10	\$ 33.88	1.32	\$ 1,322,001
Total of Maximum Allowable Construction Cost:							\$ 1,322,001
Total Project Budget:							\$ 1,745,041

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate Building 002	4.100	26,853	SF	0.50	\$ 19.10	1.32	\$ 338,765
2 Replace the carpet	4.570	4,300	SF	0.00	\$ 4.26	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 338,765
Total Project Budget:							\$ 474,272

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a permanent project lab	3.210	2,250	SF	1.10	\$ 278.00	1.32	\$ 908,914
2 Construct a teaching space for music education	3.210	960	SF	1.10	\$ 278.00	1.32	\$ 387,803
Total of Maximum Allowable Construction Cost:							\$ 1,296,717
Total Project Budget:							\$ 1,815,404

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct an addition to the administration area	3.410	800	SF	1.10	\$ 296.53	1.32	\$ 344,710
2 Renovate administration	4.200	1,200	SF	0.00	\$ 50.84	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 344,710
Total Project Budget:							\$ 482,594

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Continue renovation of restrooms	6.400	1,000	SF	0.50	\$ 250.39	1.32	\$ 165,383
2 Construct an accessible restroom	10.912	1	Room	1.00	\$ 23,898.00	1.32	\$ 31,569
Total of Maximum Allowable Construction Cost:							\$ 196,952
Total Project Budget:							\$ 275,733

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

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

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Provide distribution and outlet upgrades	5.300	26,853	SF	0.50	\$ 10.73	1.32	\$ 190,312
2 Provide secondary electrical upgrades	5.640	1	School	0.00	\$ 83,843.29	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 190,312
Total Project Budget:							\$ 266,436

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct an addition to the kitchen	3.540	600	SF	1.10	\$ 344.15	1.32	\$ 300,051
2 Renovate the existing kitchen space to blend new and old	4.210	420	SF	1.00	\$ 123.03	1.32	\$ 68,260
3 Upgrade equipment and walk-in unit(s)	0.000	2	Job	1.00	\$ 12,500.00	1.32	\$ 33,025
Total of Maximum Allowable Construction Cost:							\$ 401,336
Total Project Budget:							\$ 561,869

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

There is only one set of playground equipment. Install additional play equipment for separation of age groups. Correct the ponding issues on the asphalt play surfaces. Seal and re-stripe the asphalt play surface. Replace the wood "ball wall" with a masonry structure. Install perimeter picnic tables and seating. The resurfacing of the asphalt play area is addressed in other capital improvement projects.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Expand playground equipment areas	1.620	1	Project	0.50	\$ 238,915.17	1.32	\$ 157,803
2 Correct asphalt play area ponding issues	1.420	15,000	SF	1.40	\$ 1.29	1.32	\$ 35,786
3 Replace the ball wall	1.370	30	LF	1.00	\$ 303.00	1.32	\$ 12,008
4 Install perimeter picnic tables	0.000	6	Each	1.00	\$ 1,500.00	1.32	\$ 11,889
5 Clean, seal and re-stripe the asphalt play surface	1.235	35,400	SF	1.00	\$ 1.88	1.32	\$ 87,915
Total of Maximum Allowable Construction Cost:							\$ 305,401
Total Project Budget:							\$ 403,130

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

District child development is anticipating that a pre-kindergarten program space will be located at this site. Provide a program space similar to Earl Warren ES. The program will be housed in a portable building, with adjacent parking and play area as is possible.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Site adapt a modular pre-kindergarten unit	2.324	1	2 CR	1.00	\$ 363,830.00	1.32	\$ 480,619
2 Provide for parking	1.220	5	Space	1.00	\$ 3,387.00	1.32	\$ 22,371
3 Construct an age appropriate play area	1.640	1	Project	1.00	\$ 35,838.19	1.32	\$ 47,342
4 Upgrade portable area and utilities	2.520	1	Per portab	1.00	\$ 21,513.08	1.32	\$ 28,419
Total of Maximum Allowable Construction Cost:							\$ 578,751
Total Project Budget:							\$ 810,252

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

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

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct an addition to the media center	3.410	1,880	SF	1.10	\$ 296.53	1.32	\$ 810,069
2 Renovate the existing media center space	4.200	1,280	SF	1.00	\$ 50.84	1.32	\$ 85,964
Total of Maximum Allowable Construction Cost:							\$ 896,033
Total Project Budget:							\$ 1,254,447

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate the multipurpose room	4.200	3,600	SF	1.10	\$ 50.84	1.32	\$ 265,952
2 Install acoustical sound panels	4.906	1,000	SF	1.00	\$ 23.11	1.32	\$ 30,528
Total of Maximum Allowable Construction Cost:							\$ 296,480
Total Project Budget:							\$ 415,073

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

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

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install security cameras	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:							\$ 54,210

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade special systems	5.710	1	School	0.00	\$ 139,734.55	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 0
Total Project Budget:							\$ 0

David Lubin Elementary School

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

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
59.1	3.06.E03.1.	Student Drop-off / Pick-up Process	\$ 269,448	\$ 355,672
59.2	4.06.E03.1.	Parking Improvements	\$ 374,564	\$ 494,423
59.3	4.06.E10.1.1.	Grassed Field Improvements	\$ 183,858	\$ 242,692
59.4	4.06.E01.2.	Site Improvements	\$ 401,887	\$ 530,491
59.5	8.06.G01.1.	Site Access Improvements	\$ 106,222	\$ 140,213
59.6	2.02.F02.2.	Kindergarten Classroom Addition	\$ 1,346,524	\$ 1,885,134
59.7	9.04.G01.1.	Replace / Refurbish Portable Classrooms	\$ 1,329,804	\$ 1,861,726
59.8	4.05.C06.1.2.	Exterior Building Improvements	\$ 9,416	\$ 13,183
59.9	4.08.A03.1.1.	HVAC Upgrades	\$ 1,322,001	\$ 1,745,041
59.10	4.05.C01.2.	Classroom Improvements	\$ 338,765	\$ 474,272
59.11	2.02.F02.2.	Construct a Project Lab	\$ 1,296,717	\$ 1,815,404
59.12	2.02.F07.2.	Administration Addition	\$ 344,710	\$ 482,594
59.14	4.04.C09.1.	Continue Restroom Renovation	\$ 196,952	\$ 275,733
59.15	4.05.A03.2.1.	Electrical Improvements	\$ 190,312	\$ 266,436
59.16	2.02.F07.1.	Kitchen Addition / Renovation	\$ 401,336	\$ 561,869
59.17	4.06.E06.1.	Playground Improvements	\$ 305,401	\$ 403,130
59.18	2.02.F01.2.	Construct a Pre-kindergarten Program Space	\$ 578,751	\$ 810,252
59.19	2.02.F02.2.	Construct a Media Center Addition / Renovation	\$ 896,033	\$ 1,254,447
59.20	4.04.F01.2.	Multipurpose Renovation	\$ 296,480	\$ 415,073
59.21	4.04.A03.2.1.	Clock System Upgrade	\$ 66,050	\$ 92,470
59.22	4.04.G01.1.	Security Camera Installation	\$ 38,722	\$ 54,210
59.23	3.05.A09.1.	Fire Alarm / Special Systems Upgrades	\$ 0	\$ 0
Total of *Maximum Allowable Construction Cost:			\$ 10,293,95	
Total Project Budget:			\$ 14,174,464	

59 David Lubin Elementary School

Criteria Adequate Comments on existing conditions and needed improvements

1 Site		
1.1 Size		Site small for this enrollment
1.2 Location	✓	
1.3 Safety		CIP for safety signage
1.4 Contours		Grass fields have drainage issues
1.5 Development	✓	
1.6 Playfields		CIP to recontour and drain grass fields
1.7 Pool		N/A
1.8 Parking	✓	CIP for additional parking
1.9 Landscaping	✓	
1.10 Other		
2 Space		
2.1 Administration		CIP for redesign and expansion
2.2 Health	✓	
2.3 Teachers	✓	
2.4 Audiovisual	✓	
2.5 Library		Measure I funding for addition and renovation
2.6 Multipurpose		CIP for multipurpose renovation
2.7 Stage	✓	
2.8 Kitchen	✓	
2.9 Gymnasium		N/A
2.10 Showers		N/A
2.11 Toilets		CIP for restroom renovation
2.12 Lockers		N/A
2.13 Storage	✓	
2.14 Instructional Space		CIP for kindergarten classrooms
2.15 Size		CIP for kindergarten classrooms
2.16 Flexibility	✓	
2.17 Utilization	✓	
2.18 Expandability		Limited due to site size
2.19 Access for the handicapped	✓	
2.20 Other		

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

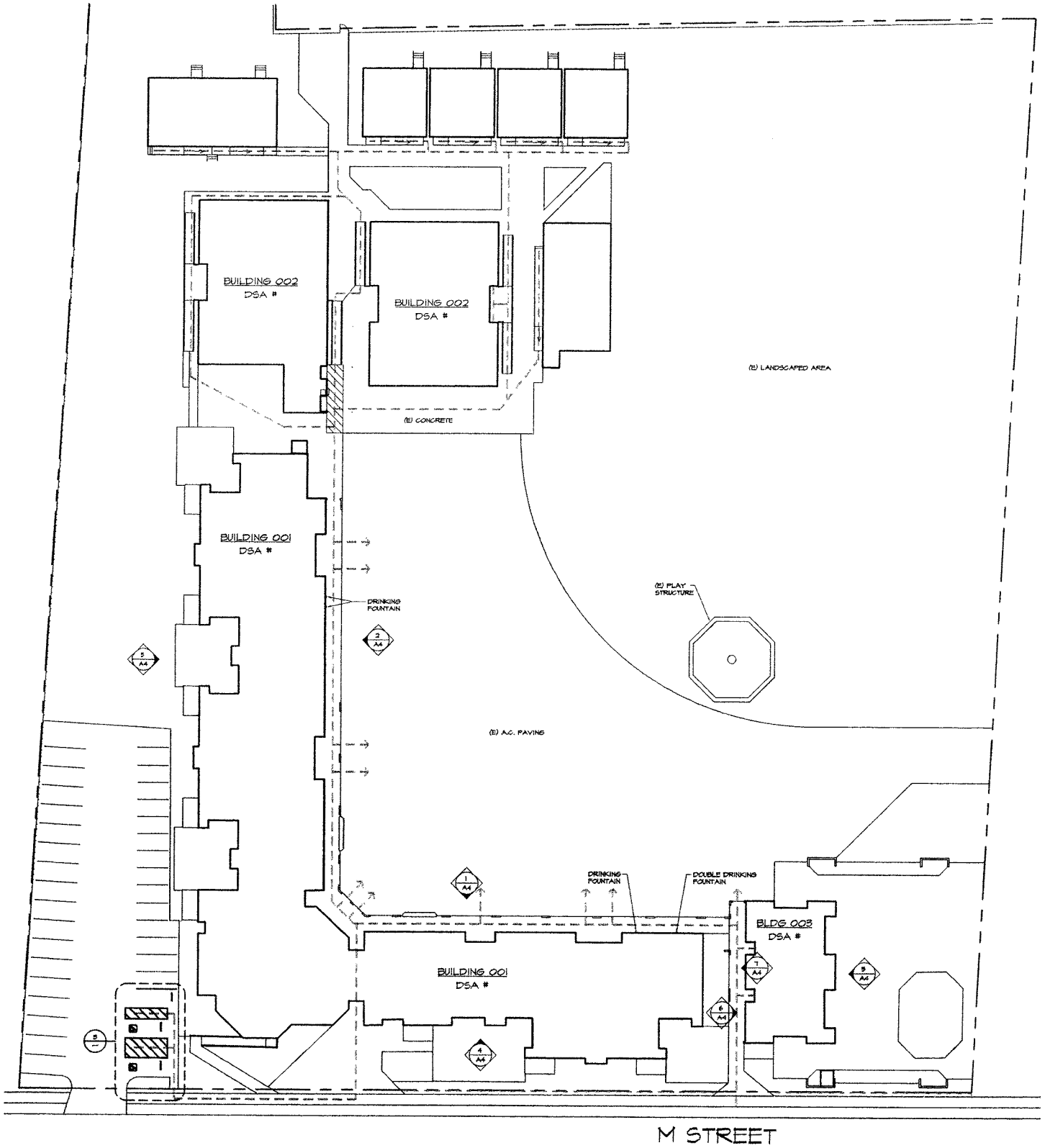
Criteria	Adequate	Comments on existing conditions and needed improvements
8 Maintenance		
8.1 Turfed Areas		CIP to correct drainage issues
8.2 Sprinklers	✓	
8.3 Parking		CIP for additional parking
8.4 Hardcourt	✓	
8.5 Sidewalks		CIP to correct walks and construct covers
8.6 Exteriors		CIP for exterior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

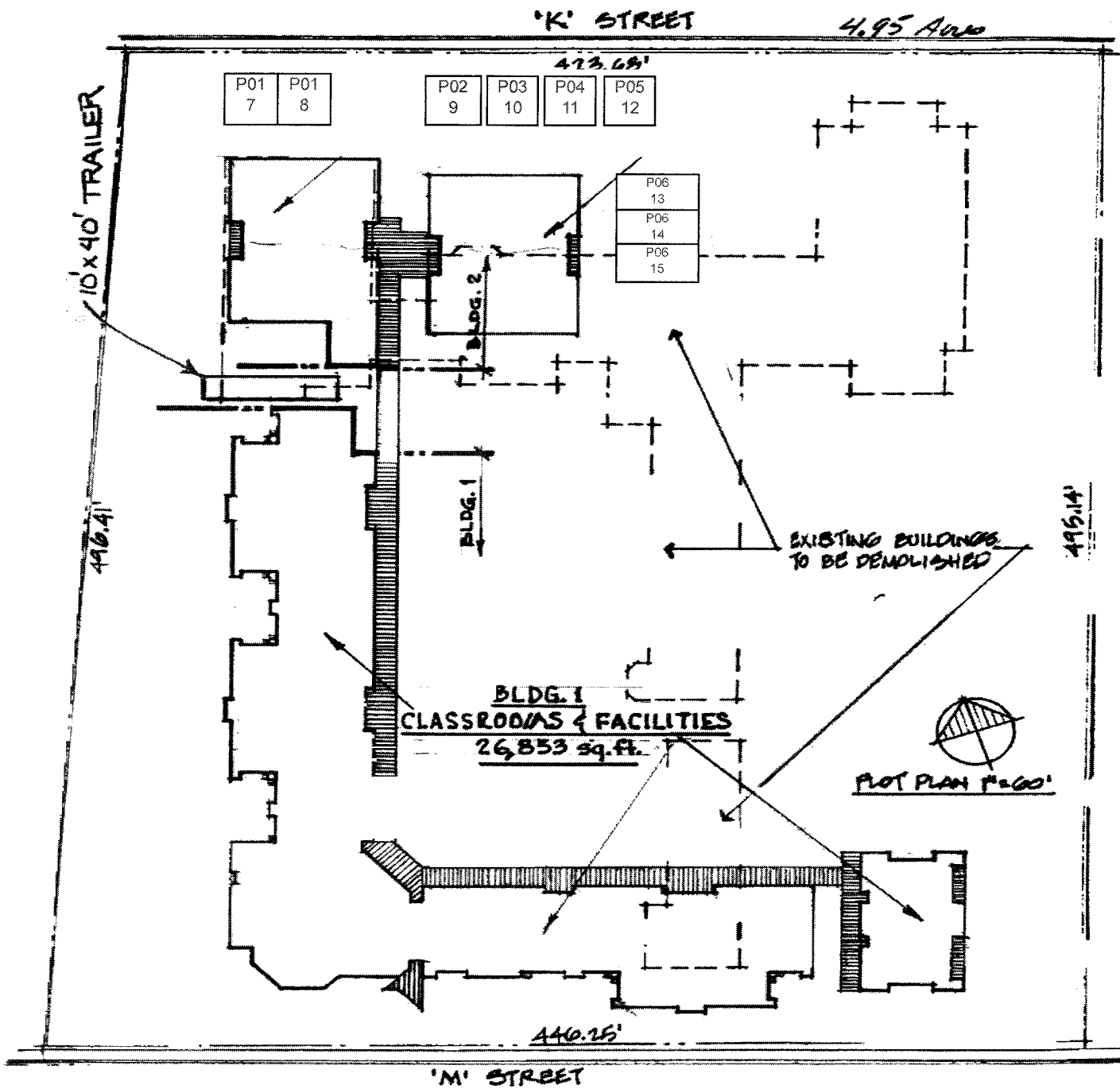
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Approximate Scale in Feet:







David Lubin Elementary School

GRASSY AREA

P7 P8

P9 P10 P11 P12

4C 4D

5A 5B

P15
P14
P13

Fire Lane

SOLLER FIELD

4B 4A

5D 5C

B
G

Bark Box

David Lubin
Elementary School
3535 M Street
Sacramento, CA 95816
277-6271

3D

3C

3B

3A

2D

2C

2B

2A

Lounge

Kitchen

Multi-Purpose Room

Stage

Office

Media Center

CUST 1E

1D

1C

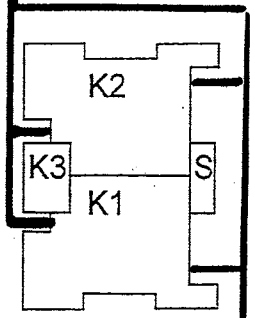
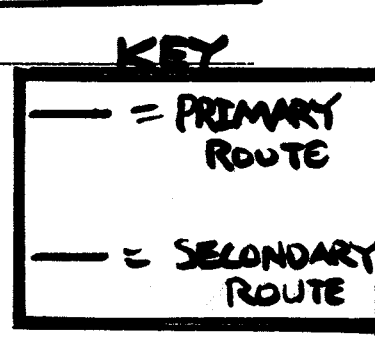
1B

1A

M ST.

Playground

Ball Wall



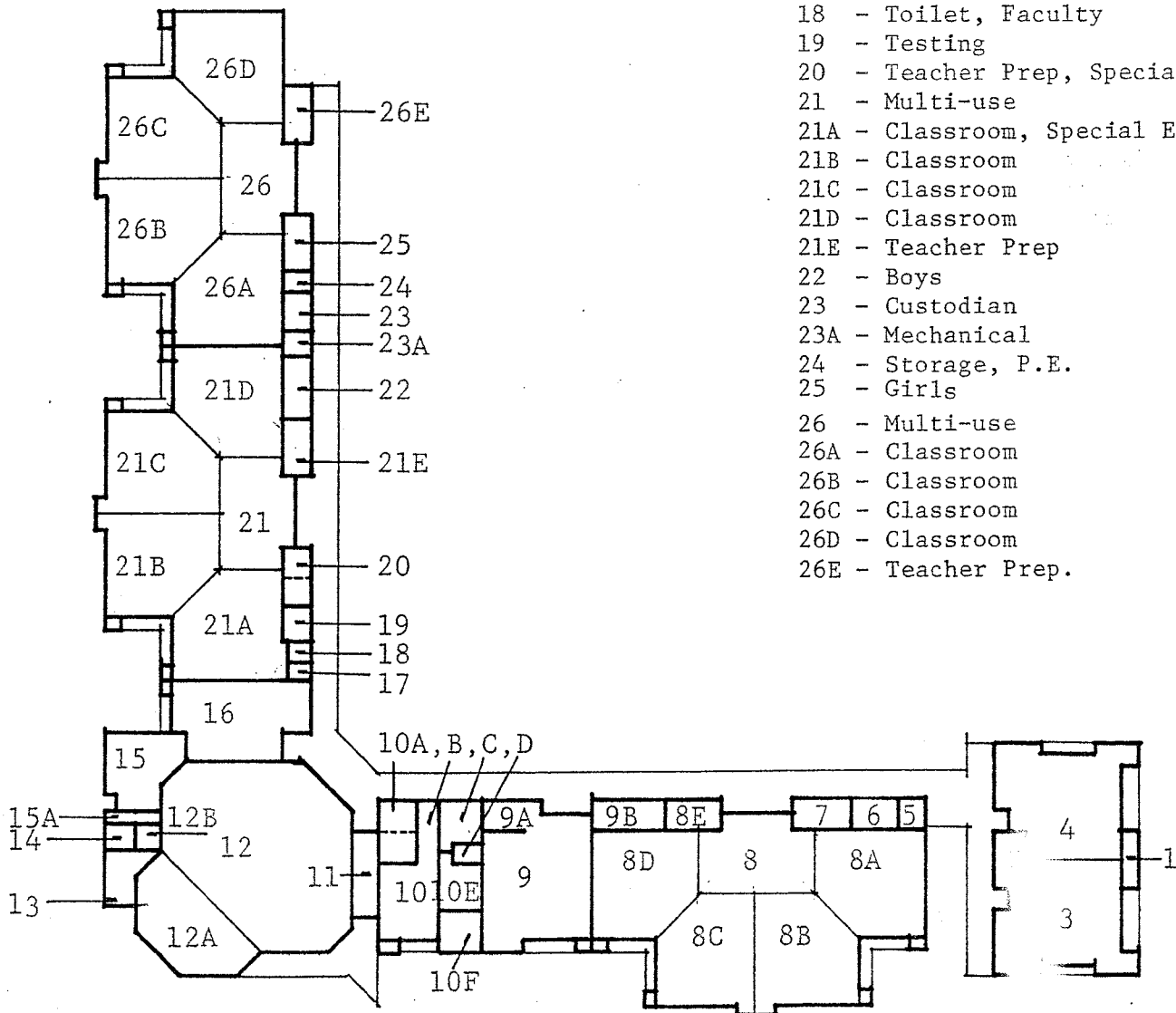
DAUGHTER'S

ROOM NUMBERING

David Lubin, Bret Harte, William Land

- 1 - Storage, Kindergarten
- 2 - Teacher Prep, Kindergarten
- 3 - Kindergarten
- 4 - Kindergarten
- 5 - Faculty Toilet
- 6 - Boys
- 7 - Girls
- 8 - Multi-use
- 8A - Classroom
- 8B - Classroom
- 8C - Classroom
- 8D - Classroom
- 8E - Teacher Prep
- 9 - Media Center
- 9A - Work Area, Media Center
- 9B - Textbook Storage & Custodian

- 10 - General Office
- 10A - Conference
- 10B - Work Area
- 10C - Principal
- 10D - Toilet
- 10E - Health Services
- 10F - Office
- 11 - Entry Gallery
- 12 - Multi Purpose
- 12A - Platform
- 12B - Storage, Multi purpose
- 13 - Mechanical
- 14 - Electrical
- 15 - Kitchen
- 15A - Storage, Kitchen
- 16 - Faculty
- 17 - Toilet, Faculty
- 18 - Toilet, Faculty
- 19 - Testing
- 20 - Teacher Prep, Special Education
- 21 - Multi-use
- 21A - Classroom, Special Education
- 21B - Classroom
- 21C - Classroom
- 21D - Classroom
- 21E - Teacher Prep
- 22 - Boys
- 23 - Custodian
- 23A - Mechanical
- 24 - Storage, P.E.
- 25 - Girls
- 26 - Multi-use
- 26A - Classroom
- 26B - Classroom
- 26C - Classroom
- 26D - Classroom
- 26E - Teacher Prep.



David Lubin Elementary School

Portable Building Inventory Summary Sheet

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
P01/ 7	Unknown	No	9952	1952	54	1	982.5
P01/ 8	Unknown	No	19861	1960	46	1	982.5
P02/ 9	Douppnik	Yes	48943	1987	19	1	960
P03/ 10	Douppnik	Yes	55702	1991	15	1	960
P04/ 11	Douppnik	Yes	55702	1991	15	1	960
P05/ 12	Douppnik	Yes	55702	1991	15	1	960
P06/ 13, 14, 15	Douppnik	Yes	02-100257	1998	8	3	1920
Total Portable Classrooms						9	7725
Total Portable Classrooms Over 20 Years Old						2	1965

Sacramento City Unified School District School Capacity Worksheet

David Lubin Elementary School

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
K-1	Kindergarten	40	Permanent	20	AM & PM for District Loading
K-2	Kindergarten	40	Permanent	20	AM & PM for District Loading
1A	Kindergarten	40	Permanent	20	AM & PM for District Loading
1B	1	20	Permanent	20	
1C	1	20	Permanent	20	
1D	Kindergarten	40	Permanent	20	AM & PM for District Loading
2A	2	20	Permanent	20	
2B	2	20	Permanent	20	
2C	2	20	Permanent	20	
2D	2	20	Permanent	20	
3A	3	20	Permanent	20	
3B	3	20	Permanent	20	
3C	3	20	Permanent	20	
3D	3	20	Permanent	20	
4A	SDC Severe	9	Permanent	9	
4B	SDC Severe	9	Permanent	9	
4C	SDC Severe	9	Permanent	9	
4D	SDC Non-Severe	15	Permanent	15	
5A	5	33	Permanent	33	
5B	5/6 Gate	33	Permanent	33	
5C	1	20	Permanent	20	
5D	5	33	Permanent	33	
P7	3/4 Gate	33	Portable	33	
P8	Music/PE Prep	33	Portable	0	
P9	6	33	Portable	33	
P10	6	33	Portable	33	
P11	4	33	Portable	33	
P12	4	33	Portable	33	
P13	1	20	Portable	20	*
P14	Resource	20	Portable	0	*
P15	RSP	20	Portable	0	*

Maximum Capacity (2)

779

626

Working Capacity (3)

701

563

- Notes: (1) Based on contract maximums.
 (2) Maximum capacity is defined as 100% of contract loading in each classroom.
 (3) Working capacity is defined as 90% of maximum capacity.
 District loading does not account for any programs other than CSR and SDC.
 *Classrooms less than 700 square feet.

2002/03 CBED Enrollment = 599

Earl Warren Elementary School

5420 Lowell Street
 Sacramento, CA 95820

Permanent building area: 26,276 GSF
 Modular buildings: 12,480 GSF
 Modular buildings are 32.2 % of the facility area
 Site acres: 8.94

Score:	Possible Points	Total Earned	%
The Site	271	217.0	80.1
Physical Plant Assessment	354	289.0	81.6
Adequacy and Environment for Education	375	271.0	72.3
Total	1,000	777.0	77.7

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



Participants:

Dr. Betsy Inchausti, Principal
 Larry L. Olguin, Evaluator

Notes from Principal's Meeting and Questionnaire

Date: 01-12-2005

- Portable Classrooms 18 thru 22 are the older ones over 20 years old, and in the past they have had mold problems. The older portables that have not been modernized have HVAC problems.
- The old pre-school is now used part-time.
- There is not enough parking for the 75 staff members, and the parking lots do not have turn around space for emergency vehicles
- The grass areas do not have proper coverage from the irrigation system.
- The older portables that have not been modernized have HVAC problems.
- The water supply system is currently being upgraded.
- The slopes in the front entry, and the kitchen delivery area are safety concerns.
- The main concern is that the library / media center is not large enough.
- The back side of the campus is prone to vandalism.

Summary Notes and Comments

School Site:

The site at 9.0 acres is slightly below standards, but is at capacity for the school enrollment. The muddy condition of the grass areas eliminates one third of the play area for students during recess creating the sense of being crowded. The site is fully developed and has had its modular units well integrated into the campus. The single-sided parking with the thru traffic at the main entrance and parents propensity for stopping in the street for student pickup are problematic and an unsafe condition. There is an additional parking area adjacent to the Pre-school with only one exit, creating congestion. Vehicles, students, and early morning unloading of products for the kitchen creates a major traffic barrier, with the semi-truck blocking the entire main parking area. The playground areas have new play structures with new sand bed as a base cover.

The school has room for some expansion. The areas by the new Pre-school, classrooms 22 thru 19, and the old Pre-school building are potential areas for additions and / or parking.

School Plant:

The buildings have nearly all been upgraded under the state established modernization process. In 1999 - 2000 all modulares on site were replaced with new units, with the exception of P01, and 18 thru 22. The electrical system was upgraded to handle new HVAC and increased technology demands, but not enough electrical receptacles were installed. The school has newer roofs with a few exceptions. There is some quality of space differences between the older building classrooms and the newer modular classroom units that will need to be resolved. The restrooms are at capacity for the current population.

Adequacy and Environment for Education:

The school is generally adequate in environment. There is no project lab and the media center, although it has been modernized, needs to be enlarged. The classrooms have adequate floor space, at approximately 960 GSF. Floors, ceilings and casework are in fair condition. The older modulares need to be replaced. The administration area is small and congested, and has poor visual observation to the outside. The kitchen lacks storage and needs to be modernized. The preschool and kindergarden does not have an outdoor shade structure or garden area, and there is no outside seating areas for the entire school.

The Main Capital Investment Areas:

- Address traffic issues during the drop-off, pick-up times and deliveries.
- Construct additions for the cafeteria, a project lab for art/design, administration and additional storage.

- Correct site security issues of the administration location and access control.
- The site fencing between classes 17 and 13 needs upgrading,
- Construct an outdoor classroom, shade structure area and recondition the grassed areas with ponding water.
- Continue the re-roofing process.
- Upgrade the entire domestic water system. Consider renovation of the older student restrooms at that time.
- Construct 24 parking spaces at the old pre-school area.
- Replace the 6 modulars that are over 20 years old.
- Continue electrical upgrades

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95 Earl Warren Elementary School

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
	95.1	3.06.E03.1.	Access Improvements to Kitchen	\$ 17,873	\$ 23,593
3	95.2	4.04.C01.1.	Expand and Refurbish the Administration Area	\$ 663,355	\$ 928,697
4	95.3	2.06.E09.2.	Construct a Shade Structure	\$ 77,302	\$ 102,039
5	95.4	2.04.F02.2.	Multipurpose / Kitchen Addition / Renovation	\$ 2,699,903	\$ 3,779,863
	95.5	4.06.E03.2.	Site Improvements	\$ 166,019	\$ 219,145
1	95.6	9.02.A07.1.	Replace Old Modulares	\$ 1,689,927	\$ 2,365,898
	95.7	4.08.C06.2.2.	Replace Windows	\$ 764,341	\$ 1,008,930
	95.8	4.05.A03.2.2.	Continue Electrical Upgrades	\$ 526,321	\$ 736,850
6	95.9	4.06.E04.2.2.	Construct New Site Fence With Gates	\$ 209,246	\$ 276,205
8	95.10	4.06.E09.1.	New Site Signs	\$ 37,429	\$ 49,407
7	95.11	4.06.E10.1.2.	Site Drainage / Landscaping Improvements	\$ 514,368	\$ 678,966
	95.12	4.06.E03.2.	Expand Parking in the Old Preschool Area	\$ 184,088	\$ 242,997
2	95.13	2.02.F02.2.	Construct a Media Center	\$ 1,442,197	\$ 2,019,076
	95.14	4.08.D04.2.	Modular Classroom Roofing Improvements	\$ 124,017	\$ 163,702
	95.15	2.02.F02.2.	Construct a Project Lab	\$ 908,914	\$ 1,272,480
	95.16	4.08.E07.3.	Upgrade the Water Distribution System	\$ 458,137	\$ 604,741
Total of Maximum Allowable Construction Cost:				\$ 10,483,437	
Total Project Budget:					\$ 14,472,587

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

The delivery area for the current location of the kitchen is not adequate for deliveries, and is a safety issue for personnel, students, and traffic in the early morning. There needs to be a drive pad, new stairs, ramp, new dock area for delivery and a trash transfer area with washing capability for trash container. This project is still needed for school deliveries if new cafeteria / kitchen is constructed.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Demo the existing stairs, sidewalk, and concrete landing	4.411	256	SF	1.60	\$ 4.96	1.32	\$ 2,684
2 Demo asphalt ramp	4.410	30	SF	2.00	\$ 5.15	1.32	\$ 408
3 Construct a new drive pad	1.203	40	SY	1.00	\$ 60.00	1.32	\$ 3,170
4 Construct new dock landing	1.341	100	SF	1.60	\$ 5.93	1.32	\$ 1,253
5 Construct new stairs	10.210	6	Each. Rise	1.20	\$ 467.86	1.32	\$ 4,450
6 Install new kitchen entry door	10.315	1	Each	1.00	\$ 4,472.30	1.32	\$ 5,908
Total of Maximum Allowable Construction Cost:							\$ 17,873
Total Project Budget:							\$ 23,593

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

Project Name

Project Description

The administration area should be expanded into classroom # 5. The existing administration area is crowded, needing an area for students and parents to wait for meetings or to be picked up. The nurse's office is too small and does not have a visual connection from the staff. There needs to be a new entry element for defining the space. The work room, the principal's office, and the secretary's desk area are too small, and the teachers' lounge does not have a private area for a phone or its own restroom. Construct portable classroom to replace Classroom #5 (1@960/.8= 1200 sf). Upgrade portable area and utilities.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate administration area	4.300	2,400	SF	1.05	\$ 101.40	1.32	\$ 337,552
2 Modify the entry experience	3.710	1,000	SF	1.00	\$ 45.12	1.32	\$ 59,604
3 Add a new portable classroom to replace # 5	2.320	1,200	SF	1.00	\$ 150.00	1.32	\$ 237,780
4 Upgrade portable area and utilities	2.520	1 Per portab		1.00	\$ 21,513.08	1.32	\$ 28,419
Total of Maximum Allowable Construction Cost:							\$ 663,355
Total Project Budget:							\$ 928,697

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a shade structure with slab and seating	3.710	960	SF	1.20	\$ 45.12	1.32	\$ 68,663
2 Develop a fenced garden area	1.310	1,000	SF	1.20	\$ 5.45	1.32	\$ 8,639
Total of Maximum Allowable Construction Cost:							\$ 77,302
Total Project Budget:							\$ 102,039

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

Project Name

Project Description

Renovate the multipurpose into a Healthy Start, PE and group activities space. Include additional facility storage. Install a stage lift. This project is dependent on the construction of a new cafeteria / kitchen addition. The present kitchen is very small and located adjacent to the access road to the site. There is no place for an addition at its current location. Construct an addition for a separate cafeteria / kitchen to be built in the south area of the portables. New addition areas are the cafeteria (2,400 SF), kitchen (600 SF), restrooms (200 SF), storage (400 SF) which equals $2,400 + 600 + 200 + 400 = 3,600 / 0.8 = 4,500$ SF. Once the cafeteria is relocated, use of the current multi purpose center would allow expansion of Healthy Start, PE and class group activities.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Renovate the multipurpose room	4.200	3,960	SF	1.20	\$ 50.84	1.32	\$ 319,143
2 Install a stage lift	10.103	1	Each	1.20	\$ 12,218.53	1.32	\$ 19,369
3 Construct new kitchen addition	3.540	4,500	SF	1.10	\$ 344.15	1.32	\$ 2,250,380
4 Relocate portable classrooms	2.520	3 Per portab		1.20	\$ 21,513.08	1.32	\$ 102,308
5 Construct a new service drive	1.202	140	SY	1.00	\$ 47.06	1.32	\$ 8,703
Total of Maximum Allowable Construction Cost:							\$ 2,699,903
Total Project Budget:							\$ 3,779,863

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

The parking lots need to be resurfaced with the roll down curb replaced along the corner of Lowell street. The ponding at the play area needs to be resurfaced with 2" asphalt (approximately 50 SY). There needs to be exterior seating for students. Construct a trash enclosure.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Resurface parking lot	1.230	1,400	SY	1.00	\$ 12.86	1.32	\$ 23,783
2 Restriping of parking lot	1.240	42	Space	1.00	\$ 53.61	1.32	\$ 2,974
3 Replace roll down curb	1.211	1,000	LF	1.25	\$ 25.69	1.32	\$ 42,421
4 Resurface play area	1.230	2,333	SY	1.15	\$ 12.86	1.32	\$ 45,578
5 Restripe play area	1.240	50	Space	1.00	\$ 53.61	1.32	\$ 3,541
6 Resurface ponding area in asphalt play area	1.250	50	SY	1.25	\$ 21.21	1.32	\$ 1,751
7 Construct a trash enclosure	1.360	1	Each	1.20	\$ 23,000.00	1.32	\$ 36,460
8 Install exterior seating	0.000	12	Each	1.20	\$ 500.00	1.32	\$ 9,511
Total of Maximum Allowable Construction Cost:							\$ 166,019
Total Project Budget:							\$ 219,145

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

Project Name

Project Description

The modulars noted as PO3 thru PO8 are over 20 years old and need to be replaced. The roofs at this time are leaking and need to be fixed if the modulars are not replaced immediately. The estimated probably cost of construction to replace the metal roofs is \$132,000.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Provide six (6) new single classroom modulars	2.321	6	CR	1.20	\$ 159,750.00	1.32	\$ 1,519,414
2 Upgrade utilities to the 6 new units	2.520	6 Per portab		1.00	\$ 21,513.08	1.32	\$ 170,513
3 Provide new metal roofs	7.210	6,000	SF	0.00	\$ 15.34	1.32	\$ 0
Total of Maximum Allowable Construction Cost:							\$ 1,689,927
Total Project Budget:							\$ 2,365,898

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

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install new curtain wall window systems	4.710	4,576	SF	1.20	\$ 105.37	1.32	\$ 764,341
Total of Maximum Allowable Construction Cost:							\$ 764,341
Total Project Budget:							\$ 1,008,930

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Upgrade secondary electrical service	5.640	1	School	1.20	\$ 83,843.29	1.32	\$ 132,908
2 Upgrade the electrical distribution in the permanent classrooms	5.300	26,276	SF	1.00	\$ 10.73	1.32	\$ 372,445
3 Install new emergency lighting	5.400	16	Each	1.20	\$ 826.71	1.32	\$ 20,968
Total of Maximum Allowable Construction Cost:							\$ 526,321
Total Project Budget:							\$ 736,850

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

Project Name

Project Description

The existing chain link fence is old. This project is based on similar improvements at other schools, such as James W. Marshall, and their installation of new steel fencing with associated gates. The project is to reflect this new standard.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a new 6'-0" fence with gates	1.351	2,400	LF	1.10	\$ 60.00	1.32	\$ 209,246
Total of Maximum Allowable Construction Cost:							\$ 209,246
Total Project Budget:							\$ 276,205

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

Project Name

Project Description

The main building sign is old and needs to be modernized to enhance the school image at the entry. There needs to be additional directional signs for clarity of circulation to special needs spaces and after hours usage, and a new marquee sign. There are no flashing school signs.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Provide new signage	10.815	1	Each	1.20	\$ 3,597.84	1.32	\$ 5,703
2 Provide new circulation / directional signage	10.825	10	Each	1.20	\$ 451.56	1.32	\$ 7,158
3 Provide new marquee sign	10.815	1	Each	1.00	\$ 3,597.84	1.32	\$ 4,753
4 Install flashing school signs	0.000	2		1.00	\$ 7,500.00	1.32	\$ 19,815
Total of Maximum Allowable Construction Cost:							\$ 37,429
Total Project Budget:							\$ 49,407

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

Project Name

Project Description

The grass play area does not drain properly. This situation effectively reduces the playing area during the rainy season. Re-contour and aerate all grass fields. Install drainage interceptors. Separate landscaping irrigation from domestic water supplies. The landscaping at the entry of the school needs to be upgraded.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Prep, re-contour, reseed, upgrade the irrigation system in the grass fields	1.830	216,300	SF	1.00	\$ 1.37	1.32	\$ 391,453
2 Separate landscape irrigation from domestic water	0.000	1	Job	1.00	\$ 37,500.00	1.32	\$ 49,538
3 Upgrade the landscaping at the main entrance	1.410	0	Acre	1.00	\$ 37,031.21	1.32	\$ 24,459
4 Install drainage interceptors	1.410	1	Acre	1.00	\$ 37,031.21	1.32	\$ 48,918
Total of Maximum Allowable Construction Cost:							\$ 514,368
Total Project Budget:							\$ 678,966

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

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Remove old preschool modular	0.000	1	Each	1.30	\$ 3,000.00	1.32	\$ 5,152
2 Construct a new parking lot	1.210	10,500	SF	1.20	\$ 7.65	1.32	\$ 127,331
3 Construct new lighting for parking lot	1.280	6	Per Pole	1.00	\$ 6,510.90	1.32	\$ 51,605
Total of Maximum Allowable Construction Cost:							\$ 184,088
Total Project Budget:							\$ 242,997

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

Project Name

Project Description

The library / media center is too small, it does not meet district standards. Construct a new media center and refurbish the classroom currently being used. Media center size (3160 sf) is based on the district's recent addition of a media center to Bowling Green ES, which includes storage and a computer area.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Construct a new media center	3.410	3,160	SF	1.10	\$ 296.53	1.32	\$ 1,361,605
2 Refurbish Classroom #12	4.200	960	SF	1.25	\$ 50.84	1.32	\$ 80,592
Total of Maximum Allowable Construction Cost:							\$ 1,442,197
Total Project Budget:							\$ 2,019,076

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Re-roof portables	7.210	6,000	SF	1.02	\$ 15.34	1.32	\$ 124,017
Total of Maximum Allowable Construction Cost:							\$ 124,017
Total Project Budget:							\$ 163,702

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

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

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

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace domestic water lines	6.370	32,075	SF	1.25	\$ 8.65	1.32	\$ 458,137
Total of Maximum Allowable Construction Cost:							\$ 458,137
Total Project Budget:							\$ 604,741

Earl Warren Elementary School

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

2006 CIP List

Number	Codes	Capital Improvement Project	MACC*	Project Budget
95.1	3.06.E03.1.	Access Improvements to Kitchen	\$ 17,873	\$ 23,593
95.2	4.04.C01.1.	Expand and Refurbish the Administration Area	\$ 663,355	\$ 928,697
95.3	2.06.E09.2.	Construct a Shade Structure	\$ 77,302	\$ 102,039
95.4	2.04.F02.2.	Multipurpose / Kitchen Addition / Renovation	\$ 2,699,903	\$ 3,779,863
95.5	4.06.E03.2.	Site Improvements	\$ 166,019	\$ 219,145
95.6	9.02.A07.1.	Replace Old Modulars	\$ 1,689,927	\$ 2,365,898
95.7	4.08.C06.2.2.	Replace Windows	\$ 764,341	\$ 1,008,930
95.8	4.05.A03.2.2.	Continue Electrical Upgrades	\$ 526,321	\$ 736,850
95.9	4.06.E04.2.2.	Construct New Site Fence With Gates	\$ 209,246	\$ 276,205
95.10	4.06.E09.1.	New Site Signs	\$ 37,429	\$ 49,407
95.11	4.06.E10.1.2.	Site Drainage / Landscaping Improvements	\$ 514,368	\$ 678,966
95.12	4.06.E03.2.	Expand Parking in the Old Preschool Area	\$ 184,088	\$ 242,997
95.13	2.02.F02.2.	Construct a Media Center	\$ 1,442,197	\$ 2,019,076
95.14	4.08.D04.2.	Modular Classroom Roofing Improvements	\$ 124,017	\$ 163,702
95.15	2.02.F02.2.	Construct a Project Lab	\$ 908,914	\$ 1,272,480
95.16	4.08.E07.3.	Upgrade the Water Distribution System	\$ 458,137	\$ 604,741
Total of *Maximum Allowable Construction Cost:			\$ 10,483,43	
Total Project Budget:			\$ 14,472,587	

95 Earl Warren Elementary School

Criteria Adequate Comments on existing conditions and needed improvements

1 Site		
1.1 Size	✓	It is 9 acres, 1 acre smaller than required
1.2 Location	✓	
1.3 Safety	✓	
1.4 Contours		Site drainage problems
1.5 Development	✓	
1.6 Playfields	✓	
1.7 Pool		Do not have
1.8 Parking		Too small
1.9 Landscaping		Needs upgrading
1.10 Other		
2 Space		
2.1 Administration		Needs to have an addition
2.2 Health	✓	
2.3 Teachers	✓	
2.4 Audiovisual	✓	
2.5 Library	✓	
2.6 Multipurpose		Needs an addition
2.7 Stage	✓	
2.8 Kitchen		Needs addition, too small
2.9 Gymnasium	✓	
2.10 Showers		There are none
2.11 Toilets		Need upgrades
2.12 Lockers		There are none
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		Not to restrooms
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		Not good in restrooms
4.6 Conditions	✓	
4.7 Energy Factors	✓	
4.8 Other		
5 Sound		
5.1 Floor Absorption	✓	
5.2 Wall Absorption	✓	
5.3 Ceiling Absorption	✓	
5.4 Ballast Absorption	✓	
5.5 Vent Absorption	✓	
5.6 Exterior Absorption	✓	
5.7 Interior Absorption	✓	
5.8 Isolation	✓	
6 Aesthetics		
6.1 Appropriateness	✓	
6.2 Naturalness	✓	
6.3 Continuity		No continuity with portables
6.4 Screening	✓	
6.5 Other		
7 Equipment		
7.1 Quantity	✓	
7.2 Mobility	✓	
7.3 Flexibility	✓	
7.4 Maintenance	✓	
7.5 Instructional Walls	✓	
7.6 Other		

Criteria	Adequate	Comments on existing conditions and needed improvements
8 Maintenance		
8.1 Turfed Areas		Not sufficient
8.2 Sprinklers		Need upgrading
8.3 Parking		Need additional parking
8.4 Hardcourt	✓	
8.5 Sidewalks	✓	
8.6 Exteriors	✓	
8.7 Interiors	✓	
8.8 Roofing		Need upgrading
8.9 Windows		Need upgrading
8.10 Fencing		Needs to be modernized
8.11 Mechanical Equipment	✓	
8.12 Hardware		Needs to be modernized
8.13 Plumbing Fixtures		Needs to be reviewed
8.14 Other		

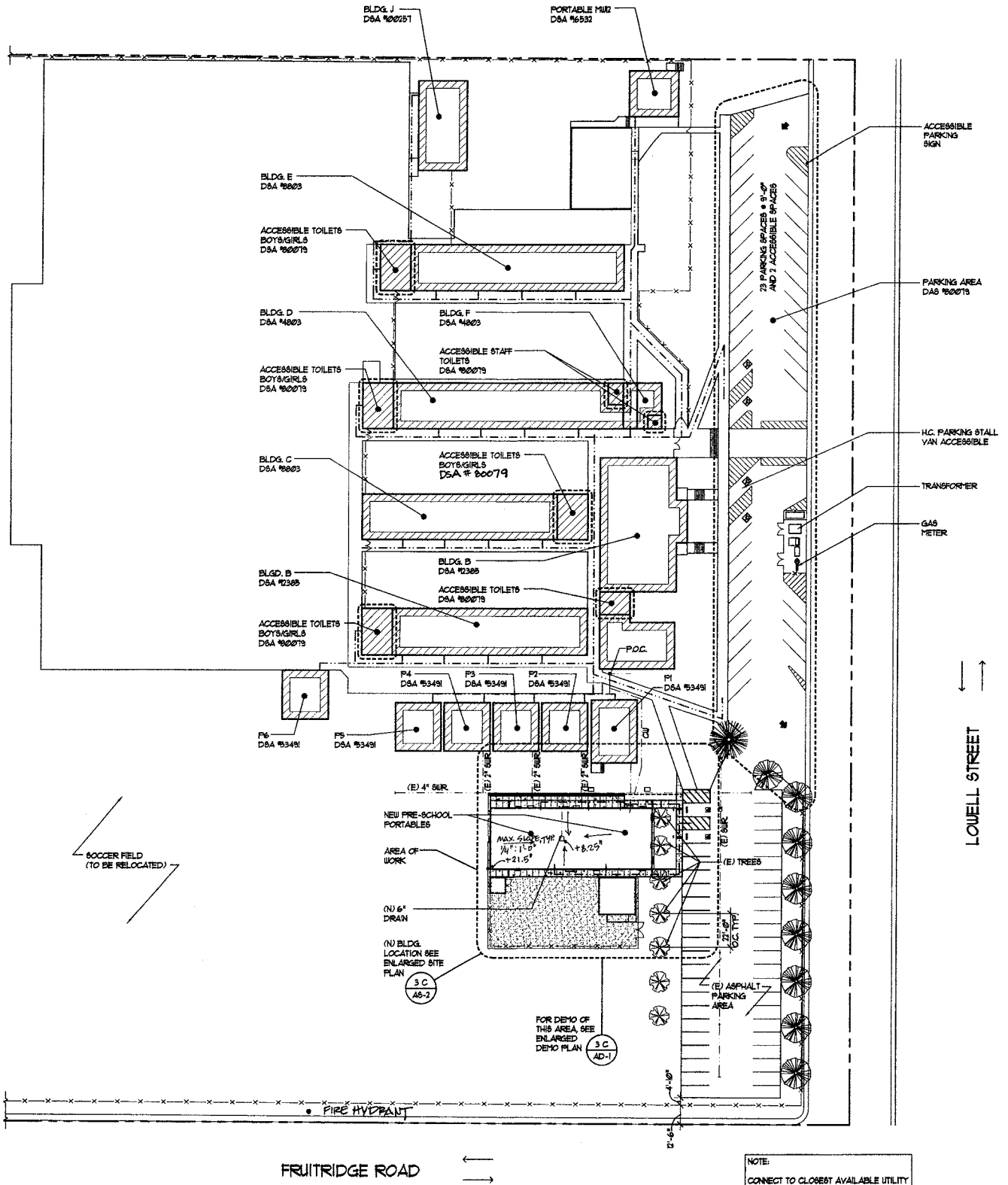
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Approximate Scale in Feet:

70' 0' 70' 140'

Earl Warren ES #095 Pre-Sch Port Phase 1 Overall Site.pdf



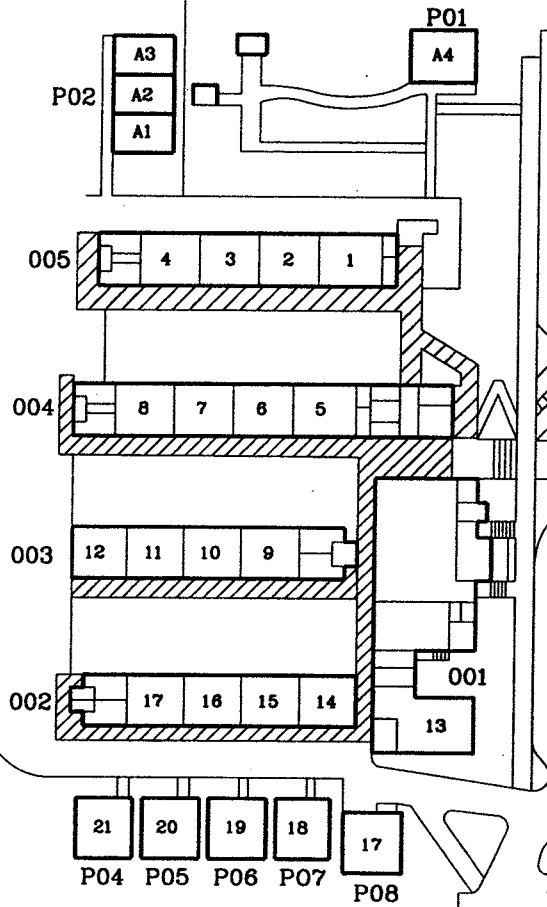
NOTE:
 CONNECT TO CLOSEST AVAILABLE UTILITY
 CONNECTIONS FOR GAS, WATER, AND
 SEWER. SEE ELECTRICAL SHEETS FOR
 DATA/COMP, ELECTRICAL, FIRE/ALARM
 INFORMATION.



EARL WARREN PARK

73rd STREET

LOWELL STREET



FRUITRIDGE ROAD



NORTH

Scale 1"=100'

SITE AREA: 8.94 ACRES
A.P.N. 023-0010-006

095 - Earl Warren Elementary School
5420 Lowell Street
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

EXISTING SITE DIAGRAM

OCTOBER 2001



LEGEND:

-  Permanent Buildings
-  Modular Construction

**EARL WARREN ES
SITE PLAN**

February 2005 SCUSD



Fruitridge Road

5420 Lowell Street

PRE - SCHOOL

*PRE school
old school
1957*

Earl Warren School

Room Teacher Grade

- 1 AM Mrs. Chavez K
- 1 PM Mrs. Davis K
- 2 AM Mrs. Brown K
- 2 PM Mrs. McCaskill K
- 3 Miss. Schlosser 2
- 4 Mrs. Hintlian 2
- 5 Mrs. Fong 2
- 6 Mr. Jones 3
- 7 Ms. Bundy 3
- 8 Mrs. Riffel 3
- 9 Mr. Bateman 1-3
- 10 Mrs. Yee 1
- 11 Mrs. Verbeck LIBRARY
- 12 Mrs. Burke 1
- 13 Mrs. Olson READING
- 14 Mrs. Erickson RSP
- 14 Mrs. Williams RSP
- 15 Mrs. Winslow 6
- 16 Mrs. Hilburn 4
- 17 Mrs. Mitchell 5
- 18 Mrs. Sterling 6
- 19 Mr. Eiers Lab
- 20 Mrs. Palmer 4
- 21 Mrs. Roseland 4/5/6
- 22 Mr. Castro 5
- A-1 Mrs. Clarin 3
- A-2 Mrs. Perkins 1
- A-3 Mrs. Laren 1

Reading & Tutor Room

Office		
5	Fong	B C B
6	Jones	B C B
7	Bundy	B C B
8	Riffel	B C B

1	Chavez Davis	B B
2	Brown McCaskill	B C B
3	Schlosser	B C B
4	Hintlian	B C B

Multi-Purpose Room

9	Bateman	B C B
10	Yee	B C B
11	Library	B C B
12	Burke	B C B

Plant Mgr RM 13

14	William Erickson	B C B
15	Winslow	B C B
16	Hilburn	B C B
17	Mitchell	B C B

18	Sterling	B C B
19	Lab	B C B
20	Palmer	B C B
21	Roseland	B C B

A-3	LAREN	A-2	PERKINS	A-1	CLARIN
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22	Castro
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ARL WARKEN ELEMENTARY SCHOOL

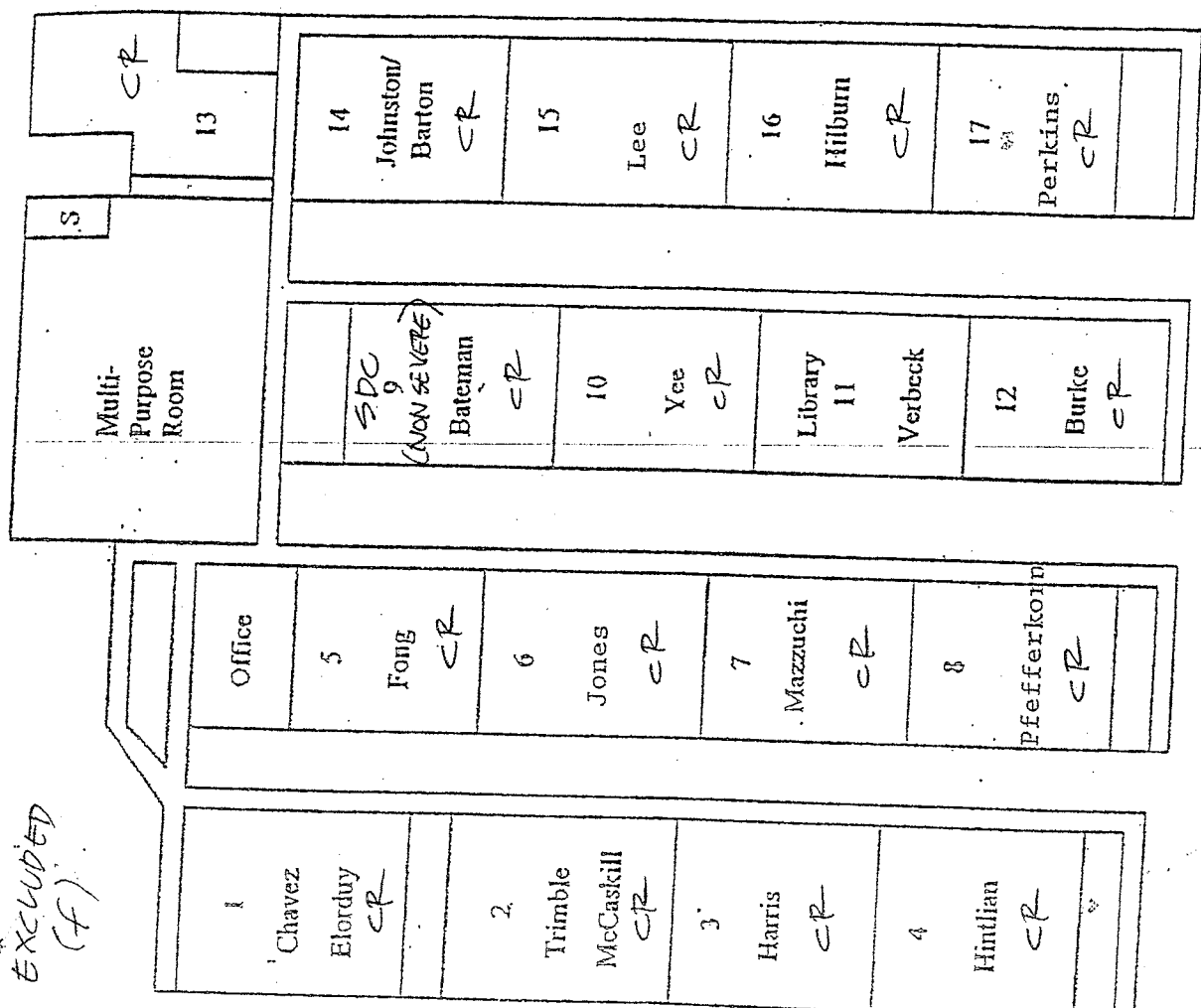
5420 LOWELL STREET

EXCLUDED (F)

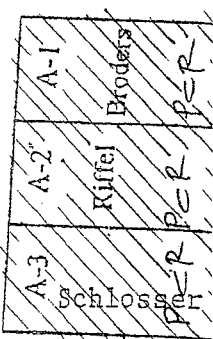
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Pre-School P-C-R

Room	Teacher	Grade
1AM	Mrs. Chavez	K
1PM	Miss Elorduy	K
2AM	Ms. Trimble	K
2PM	Mrs. McCaskill	K
3	Mrs. Harris	1
4	Mrs. Hintlian	2
5	Mrs. Fong	2
6	Mr. Jones	2
7	Miss Mazzuchi	3
8	Mrs. Pfefferkorn	3
9	Mr. Bateman	1-3
10	Mrs. Yee	1
11	Mrs. Verbeck	LIBRARY
12	Mrs. Burke	1
13	SEA Office	READING
14	Mrs. Barton	RSP
14	Mrs. Johnston	RSP
15	Ms. Lee	4
16	Mrs. Hilburn	6
17	Mrs. Perkins	4/5
18	Mrs. Sterling	6
19	Computer Lab	-
20	Mrs. Pettit	4
21	Mrs. Roseland	5
22	Reading Room	-
A-1	Miss Broders	3
A-2	Mrs. Riffel	3
A-3	Miss Schlosser	1



EXCLUDED (9)



MAY 2002

Earl Warren Elementary School

Portable Building Inventory Summary Sheet

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
P02/ A1, 2, 3	Douppnik	Yes	02-100257	1998	8	3	1920
P03/ RM 22	Douppnik	Yes	55702	1991	15	1	960
P04/ RM 21	Douppnik	Yes	55702	1991	15	1	960
P05/ RM 20	Douppnik	Yes	55702	1991	15	1	960
P06/ RM 19	Modular Specialties	Yes	53491	1990	16	1	960
P07/ RM 18	Modular Specialties	Yes	53491	1990	16	1	960
Total Portable Classrooms						8	6720
Total Portable Classrooms Over 20 Years Old						0	0

Note: There is one "PreSchool" building on this campus.

Building #/ Classroom#	Manufacturer	Relocatable	DSA #	Year Built	Age	Buildings	Area (SF)
P01/ Pre-School	Unknown	No	16532	1957	49	1	960

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

Building #	Manufacturer	Relocatable	DSA #	Year Built	Age	Classrooms	Area (SF)
P08/ HS	Modular Specialties	Yes	53491	1990	16	1	960

Sacramento City Unified School District School Capacity Worksheet

Earl Warren Elementary School

Room No.	Grade	District Loading	CR Type	School Loading (1)	Notes
1	Kindergarten	40	Permanent	40	AM & PM for District Loading
2	Kindergarten	40	Permanent	40	AM & PM for District Loading
3	2	20	Permanent	20	
4	2	20	Permanent	20	
5	2	20	Permanent	20	
6	2/3	20	Permanent	20	
7	3	20	Permanent	20	
8	3	20	Permanent	20	
9	SDC Non-Severe	15	Permanent	15	Primary
10	1	20	Permanent	20	
12	1	20	Permanent	20	
13	Reading	33	Permanent	0	
14	RSP	33	Permanent	0	
15	5	33	Permanent	33	
16	6	33	Permanent	33	
17	4/5/6	33	Permanent	33	
18	5	33	Portable	33	
19	Computer Lab	33	Portable	0	
20	6	33	Portable	33	
21	4/5/6 High Point	33	Portable	28	
22	4	33	Portable	33	
A-1	3	20	Portable	20	
A-2	1	20	Portable	20	
A-3	1	20	Portable	20	
24	Healthy Start	33	Portable	0	
PS	Preschool	66	Portable	0	

Maximum Capacity (2)

744

541

Working Capacity (3)

670

487

Note: (1) Based on contract maximums.

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

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

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

2002/03 CBED Enrollment = 530

Edward Kemble Elementary School

7495 29th Street
 Sacramento, CA 95822

Permanent building area: 22,607 GSF
 Modular buildings: 23,992 GSF
 Modular buildings are 51.5 % of the facility area
 Site acres: 5.12

Score:	Possible Points	Total Earned	%
The Site	271	211.0	77.9
Physical Plant Assessment	354	302.0	85.3
Adequacy and Environment for Education	375	313.0	83.5
Total	1,000	826.0	82.6

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



Participants:
 Norm Tanaka, Principal
 Brad Allen, Evaluator

Notes from Principal's Meeting and Questionnaire

Date: 02-03-2005

- The questionnaire was discussed including renovations (past, present and future).
- The primary points of concern with the faculty are vehicular circulation including flashing school zone lights & signs and the need for added parking
- Other issues are landscaping, poor drainage in the play field, ramps especially at Classrooms 14-23, including tactile warnings and plumbing system (minor leaks & clogs).
- Also of concern are electrical items including power for computers, emergency lights, and special systems.
- Finally of interest are smallness of the administrative areas including the lounge, counseling and the nurse.
- Modernization is complete at Kemble.
- The school is not multi-track (not year-round).
- There is a Head Start program, and pre-kindergarten is expected.
- Edward Kemble was originally built in 1963.

Summary Notes and Comments

School Site:

The site at 5.12 acres is small for a school of this enrollment. The site is almost fully developed and has its modular units well integrated into the campus. Behind the school (directly to the east) is Caesar Chavez Middle School. The playground areas are good with some of the play structure areas fairly new, though additional equipment is needed. More asphalt area would help with so many students (530).

The school has a little room for expansion, if needed. On the north end of the site is likely or as in-fill (presuming modulars are replaced).

Food deliveries are through the parking area.

School Plant:

The buildings have nearly all been upgraded under the state established modernization process. Several of the many modulars need to be replaced. ADA upgrades need to happen including replacing some locksets with levers, a TTY telephone, some fire extinguishers and some strobes. Some new HVAC has been provided, but additional work needs to be done including control work. If they cook, a fire suppression system should be added to the kitchen hood. The school has newer roofs, but some additional work needs to be done including ancillary work on gutters and downspouts. Some windows need to be replaced, preferably with double-pane units that operate easily. At a minimum window hardware replacement is recommended. There is some quality of space differences between the older building classrooms and the modular classroom units. Generally, the classrooms provide pleasant teaching environments.

Adequacy and Environment for Education:

Classrooms have adequate floor space. Some classrooms need more casework storage. There is a computer lab, but there are also computers in most classrooms. The library is small for the enrollment. There is only one large multipurpose area which is used as a cafeteria, gymnasium and auditorium. The administration area functions are confined. The lounge requires better storage and access. Modernization has adequately upgraded most spaces, but additional upgrading is still needed in the kindergarten, administration, kitchen, some restrooms, multipurpose and the library.

The Main Capital Investment Areas:

- Address drop-off / pick-up.
- Improve on landscape / irrigation including adding to the main asphalt play area and play equipment.
- Construct a project lab(s).

- Remediate the poor drainage in the play field.
- Replace plumbing lines (at least the sanitary sewer from the property line back to the 1st building and where domestic water leaks have been problematic) and complete HVAC upgrade (controls).
- Construct a shade structure.
- Address accessibility issues such as conforming ramps, locksets (levers), a TTY phone, fire extinguishers, strobes, power doors and signage.
- Repair the roof, replace gutters / downspouts and replace some windows and/or their hardware.
- Provide some additional (general) storage.
- Replace as many of the modulares as possible; 13 are from 1967 or before
- Increase the size of the media center, administration, lounge or relocate to a larger space.
- Continue the refurbishing of the older classrooms, kindergarten, kitchen, and library. Certain spaces untouched in the modernization still need renovation including electrical items such as general lighting & power, emergency lighting, PA and telephones.
- Renovation of the older restrooms.

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100 Edward Kemble Elementary School

Priority	Project #	Codes	Capital Improvement Project	MACC*	Project Budget
3	100.1	4.06.E01.1.	Playground / Landscape Area Improvements	\$ 750,924	\$ 991,220
4	100.2	8.04.B03.1.	Accessibility Improvements	\$ 50,175	\$ 70,246
	100.3	4.08.A03.1.1.	Plumbing / HVAC Upgrades	\$ 240,744	\$ 317,782
	100.4	4.08.C06.2.2.	Window Upgrades	\$ 359,264	\$ 474,228
	100.5	4.05.C01.2.	Continue Modernization	\$ 1,248,483	\$ 1,747,876
2	100.6	9.02.F01.3.	Replace Modulars	\$ 3,112,831	\$ 4,357,963
6	100.7	4.05.A03.2.1.	Continue Electrical Upgrades	\$ 270,977	\$ 379,367
	100.8	2.02.F02.2.	Construct a Project Lab	\$ 908,914	\$ 1,272,480
	100.9	4.06.E10.1.1.	Grassed Area Improvements	\$ 55,872	\$ 73,751
	100.10	3.13.G01.1.	Williams Case – Necessary Repairs	\$ 88,507	\$ 88,507
	100.11	2.02.F07.2.	Construct a Storage Addition	\$ 100,990	\$ 141,387
7	100.12	6.04.A09.1.	Fire Alarm System Upgrades	\$ 38,415	\$ 53,781
1	100.13	3.06.E03.1.	Drop-off and Parking Improvements	\$ 439,533	\$ 580,183
	100.14	4.08.D04.1.	Roof Improvements	\$ 132,098	\$ 174,368
5	100.15	2.02.G01.2.	Administration / Cafeteria / Kitchen Improvements	\$ 1,697,292	\$ 2,376,208
8	100.16	2.02.F02.1.	Media Center Addition	\$ 1,452,271	\$ 2,033,179
	100.17	4.06.D03.3.	Construct Covered Walkways	\$ 119,207	\$ 157,353
6	100.18	4.05.A03.2.1.	Clock System Upgrade	\$ 66,050	\$ 92,470
Total of Maximum Allowable Construction Cost:				\$ 11,132,547	
Total Project Budget:					\$ 15,382,350

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Additional asphalt area between the field and the school is needed. Landscape needs improving, especially at front including irrigation system and drainage upgrade. Construct a shade structure suitable as an outdoor assembly area and develop a fenced garden areas. The playground needs some additional equipment. Seal coat and re-stripe play asphalt areas. Improve site lighting for better coverage for night events.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Correct area drainage problems	1.410	2	Acre	1.00	\$ 37,031.21	1.32	\$ 73,377
2 Add asphalt at play area	1.650	3,000	SF	1.00	\$ 4.50	1.32	\$ 17,834
3 Improve landscape / irrigation	1.310	36,750	SF	1.00	\$ 5.45	1.32	\$ 264,580
4 Construct a shade structure	3.710	1,200	SF	1.00	\$ 45.12	1.32	\$ 71,524
5 Add playground equipment	1.630	1	Project	1.00	\$ 128,359.61	1.32	\$ 169,563
6 Add slip resistant surfaces to slippery sidewalks	10.047	200	SF	1.00	\$ 49.34	1.32	\$ 13,036
7 Seal coat and restripe play area asphalt	1.235	36,000	SF	1.00	\$ 1.88	1.32	\$ 89,405
8 Install additional site lighting	1.280	6	Per Pole	1.00	\$ 6,510.90	1.32	\$ 51,605
Total of Maximum Allowable Construction Cost:							\$ 750,924
Total Project Budget:							\$ 991,220

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

Project Name

Project Description

Replace exterior ramps at the north end of the site as slopes are greater than 1:10. There is knob hardware on approximately 16 doors (primarily at classrooms at Building 4) that need to be replaced with lever type devices. Coordinate with door replacement. A TTY telephone needs to be provided. Renovate at least one main entry door to be an ADA power door. Apply slip resistant surface(s). Additional interior signs are needed for unmarked spaces, especially ADA restrooms.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace ramps with handrails and use tactile warnings	10.072	30	LF	1.10	\$ 728.45	1.32	\$ 31,755
2 Replace locksets	10.566	16	Each	1.00	\$ 397.52	1.32	\$ 8,402
3 Add a TTY phone	10.663	1	Phone	1.00	\$ 2,722.63	1.32	\$ 3,597
4 Add signage	10.845	10	Each	1.00	\$ 112.89	1.32	\$ 1,491
5 Install an automatic door opener	10.580	1	Each	1.00	\$ 3,732.39	1.32	\$ 4,930
Total of Maximum Allowable Construction Cost:							\$ 50,175
Total Project Budget:							\$ 70,246

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

Project Name

Project Description

The sanitary sewer from the property line back to the 1st building requires servicing with too much frequency and partial replacement is appropriate. Some additional HVAC work including controls is needed as faculty can't maintain temperatures with current thermostats. Also, replace classroom furnaces at Buildings 1, 2 (Wing 1), 3 (Wing 2) and portable Classrooms 1-12.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace sanitary sewer	6.374	300	LF	2.00	\$ 40.00	1.32	\$ 31,704
2 Upgrade HVAC	6.350	15,000	SF	1.00	\$ 4.96	1.32	\$ 98,282
3 Replace classroom furnaces	2.701	12 Classroom		1.20	\$ 5,822.48	1.32	\$ 110,758
Total of Maximum Allowable Construction Cost:							\$ 240,744
Total Project Budget:							\$ 317,782

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace windows	4.710	2,000	SF	1.15	\$ 105.37	1.32	\$ 320,146
2 Replace window hardware	4.784	120	Each	1.00	\$ 246.77	1.32	\$ 39,118
Total of Maximum Allowable Construction Cost:							\$ 359,264
Total Project Budget:							\$ 474,228

Facility
ID
Project Number

Category
Type 1
Type 2
P/T
Priority

Project Name

Project Description

Continue upgrade of classrooms, office, and corridor areas. Upgrades to doors, surfaces, storage, and electrical outlets are included in the work. Refurbish kindergarten classrooms. If all day kindergarten was required, there would be a sufficient number of classrooms. If state recommended classroom size was required, additional classroom space would be needed.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Refurbish kindergarten to new pre-school space level	4.200	3,900	SF	1.50	\$ 50.84	1.32	\$ 392,884
2 Continue modernization of older building	4.100	22,607	SF	1.50	\$ 19.10	1.32	\$ 855,599
Total of Maximum Allowable Construction Cost:							\$ 1,248,483
Total Project Budget:							\$ 1,747,876

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

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace modulars	2.321	13	CR	1.00	\$ 159,750.00	1.32	\$ 2,743,387
2 Upgrade modular site area	2.520	13	Per portab	1.00	\$ 21,513.08	1.32	\$ 369,444
Total of Maximum Allowable Construction Cost:							\$ 3,112,831
Total Project Budget:							\$ 4,357,963

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

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Continue electrical distribution upgrades	5.300	22,607	SF	0.50	\$ 10.73	1.32	\$ 160,220
2 Upgrade electrical secondary system	5.640	1	School	1.00	\$ 83,843.29	1.32	\$ 110,757
Total of Maximum Allowable Construction Cost:							\$ 270,977
Total Project Budget:							\$ 379,367

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

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

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Prep, re-contour, reseed, upgrade the irrigation system in the grass fields	1.830	3,500	SF	1.00	\$ 1.37	1.32	\$ 6,334
2 Separate irrigation from domestic water system	0.000	1		1.00	\$ 37,500.00	1.32	\$ 49,538
Total of Maximum Allowable Construction Cost:							\$ 55,872
Total Project Budget:							\$ 73,751

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

Project Name

Project Description

From the Needs Assessment Report this school should receive funding for 8 work items: replace deteriorating brick at finish grade, remove / replace / paint dry rot, remove and replace uneven concrete walk, replace deteriorating wood landing, replace deteriorating wood entrance ramp, re-grade at foundations to prevent water under the buildings. The request is for \$67,000. Due to the timing of the assessment, some of the work may have been completed concurrently with ongoing modernization improvements.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Replace deteriorating brick	0.000	1	Job	1.00	\$ 3,000.00	1.32	\$ 3,963
2 Replace deteriorating brick	0.000	1	Job	1.00	\$ 3,000.00	1.32	\$ 3,963
3 Remove / replace and paint dryrot	0.000	1	Job	1.00	\$ 10,000.00	1.32	\$ 13,210
4 Remove / replace and paint dryrot	0.000	1	Job	1.00	\$ 10,000.00	1.32	\$ 13,210
5 Remove / replace uneven concrete walk	0.000	1	Job	1.00	\$ 15,000.00	1.32	\$ 19,815
6 Replace deteriorating wood landing	0.000	1	Job	1.00	\$ 5,000.00	1.32	\$ 6,605
7 Replace deteriorating wood ramp	0.000	1	Job	1.00	\$ 1,000.00	1.32	\$ 1,321
8 Re-grade to correct water accumulation under buildings	0.000	1	Job	1.00	\$ 20,000.00	1.32	\$ 26,420
Total of Maximum Allowable Construction Cost:							\$ 88,507
Total Project Budget:							\$ 88,507

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Add storage	3.210	250	SF	1.10	\$ 278.00	1.32	\$ 100,990
Total of Maximum Allowable Construction Cost:							\$ 100,990
Total Project Budget:							\$ 141,387

Facility ID Project Number

Category Type 1 Type 2 P/T Priority

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Infla. #	Subtotal Cost
1 Install audible / visual enunciators	10.700	50	Each	1.20	\$ 434.67	1.32	\$ 34,452
2 Install more fire extinguishers to CR	0.000	20	Each	1.00	\$ 150.00	1.32	\$ 3,963
Total of Maximum Allowable Construction Cost:							\$ 38,415
Total Project Budget:							\$ 53,781