

# ALTERNATIVE SCHOOLS



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## ADULT SCHOOL - MURCHISON CENTER



5703 SKVARLA AVENUE  
MCCLELLAN, CALIFORNIA 95652

ORIGINAL BUILDING COMPLETED: 1959  
BUILDING AREA: 19,971 SF  
SITE ACREAGE: 2

# ADULT SCHOOL - MURCHISON CENTER

Aerial Image

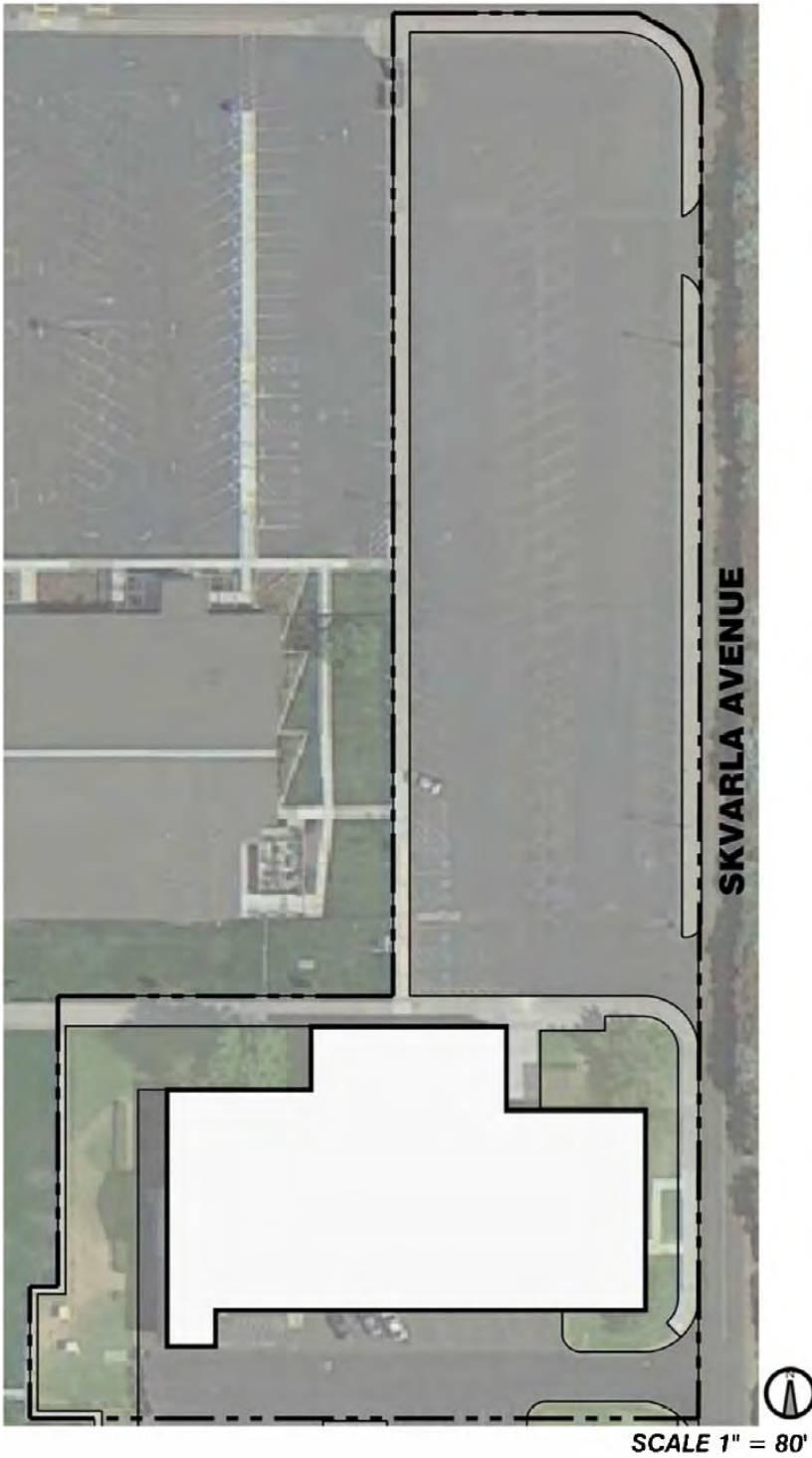


SCALE 1" = 80'



# ADULT SCHOOL - MURCHISON CENTER

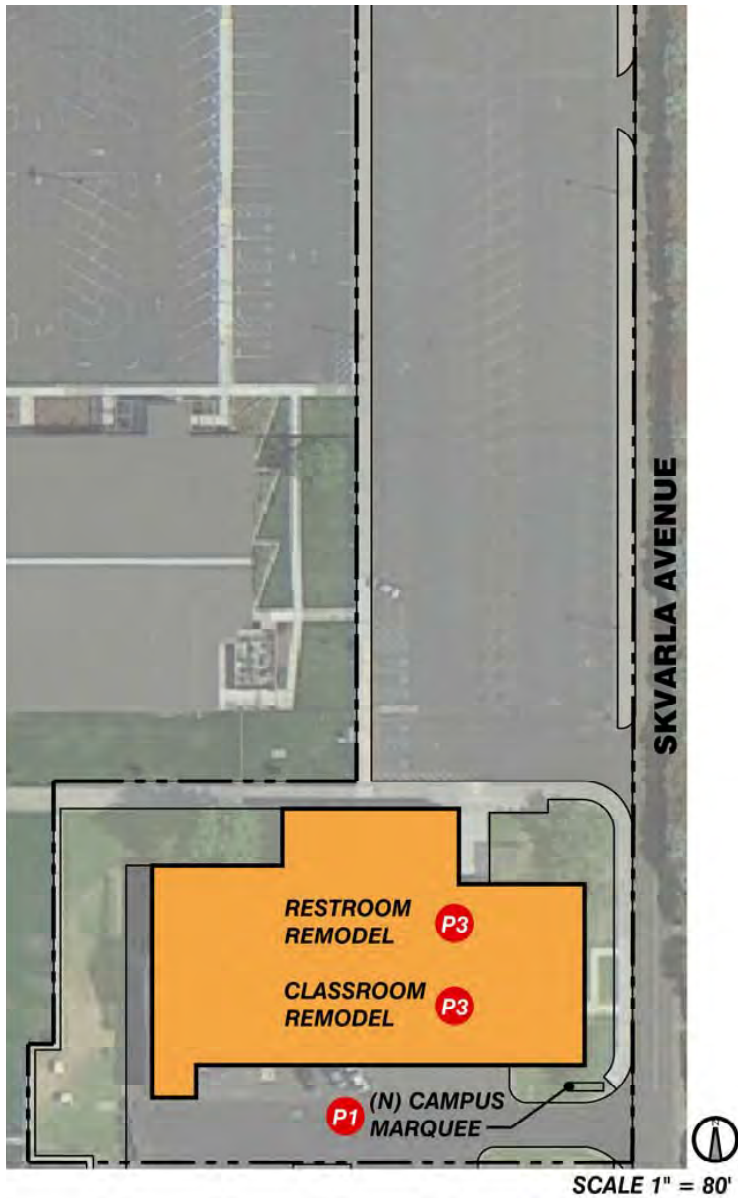
Existing Site Plan





# ADULT SCHOOL - MURCHISON CENTER

Proposed Site Plan



SCOPE
EXISTING BLDG. - NO WORK
MODERNIZATION
BUILDING EXPANSION
NEW BUILDINGS

PRIORITY KEYNOTES			
P1	1-5	YEARS	\$656,242.50
P2	6-15	YEARS	\$109,312.50
P3	16-20	YEARS	\$2,163,658.75
P4	21-25	YEARS	\$72,769.33
TOTAL COST			\$3,001,982.87

COST ARE SHOWN IN 2016 DOLLARS

Note:

Original 2015 plan was not revised as a part of the 2019 updates.



# ADULT SCHOOL - MURCHISON CENTER

## Facility Totals

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

Priority	Total Cost
Priority 1	\$2,825,742
Priority 2	\$0
Priority 3	\$3,815,213
Priority 4	\$264,408
Priority IP	\$0
Priority C	\$13,421
<b>Total</b>	<b>\$6,918,784</b>

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Priority IP	Priority C	Total Cost
Civil	\$42,075	\$0	\$800,337	\$0	\$0	\$0	\$842,412
Building Envelope	\$53,648	\$0	\$0	\$0	\$0	\$0	\$53,648
Architectural	\$245	\$0	\$1,018,250	\$0	\$0	\$0	\$1,018,496
Mechanical	\$1,823,250	\$0	\$0	\$0	\$0	\$0	\$1,823,250
Electrical	\$0	\$0	\$1,426,343	\$0	\$0	\$0	\$1,426,343
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire & Life Safety	\$268,914	\$0	\$0	\$264,408	\$0	\$0	\$533,322
Security	\$637,609	\$0	\$570,284	\$0	\$0	\$5,240	\$1,213,133
Athletics/Activities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Nutrition Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$8,181	\$8,181
<b>Discipline Totals</b>	<b>\$2,825,742</b>	<b>\$0</b>	<b>\$3,815,213</b>	<b>\$264,408</b>	<b>\$0</b>	<b>\$13,421</b>	<b>\$6,918,784</b>

<b>P1 Total</b>	<b>\$2,825,742</b>
<b>P1 + P2 Total</b>	<b>\$2,825,742</b>
<b>P1 + P2 + P3 Total</b>	<b>\$6,640,955</b>
<b>P1 + P2 + P3 + P4 Total</b>	<b>\$6,905,363</b>
<b>In Progress (IP) Total</b>	<b>\$0</b>
<b>Complete (C) Total</b>	<b>\$13,421</b>
<b>IP + C Totals</b>	<b>\$13,421</b>

# ADULT SCHOOL - MURCHISON CENTER

## Proposed Work Items

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
<b>CIVIL</b>					<b>\$842,412</b>
5011	Provide new campus marquee appropriately located near front of campus.	1	FRP	SGN	\$42,075
5007	Provide new drought tolerant landscaping and irrigation with controls (allowance).	3	FRP	IRR	\$190,179
5009	Provide new dumpster pad in different location (current dumpster location is inefficient).	3	FR	OTH	\$15,848
5010	Address site drainage issue in courtyards (and RWLs tied in).	3	FR	SD	\$158,483
5012	Provide miscellaneous parking and play area paving repairs/resurfacing and restripe to ensure proper ADA parking spaces and accessible route.	3	FR	SPM	\$118,862
5013	Expand parking area to meet District standard number of spaces for students, staff and visitors. Redesign parking lot drop-off and pick-up.	3	FR	SPN	\$316,965
<b>BUILDING ENVELOPE</b>					<b>\$53,648</b>
5006	Provide miscellaneous roof maintenance and repair per 2016 Roof Assessment Report.	1	FR	RFM	\$53,648
<b>ARCHITECTURE</b>					<b>\$1,018,496</b>
5002	Provide new room graphics and way-finding signage per ADA requirements.	1	PQ	GRP	\$245
5000	Remove and replace damaged ceiling tile.	3	PQ	CLG	\$380,358
5001	Remove and replace all exterior doors and frames.	3	PQ	DR	\$47,545
5003	Provide "super" graphics paint package (include wall mural at MPR and floor logo).	3	FRP	GRP	\$79,241
5004	Remove and replace marker board/tack board in all classrooms.	3	PQ	MBTB	\$95,090
5005	Reconfigure restroom to comply with ADA requirements.	3	PQ	REN	\$416,017
<b>MECHANICAL</b>					<b>\$1,823,250</b>
5018	Replace 1996 Trane air cooled chiller.	1	FRP	HVAC	\$1,823,250
<b>ELECTRICAL</b>					<b>\$1,426,343</b>
5014	Electrical (allowance).	3	FRP	ELE	\$1,426,343





# ADULT SCHOOL - MURCHISON CENTER

## Proposed Work Items

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
<b>FIRE &amp; LIFE SAFETY</b>					<b>\$533,322</b>
5015	Upgrade and replace fire alarm system to comply with DSA & NFPA 72. All existing and new strobes shall be synchronized to comply with DSA & NFPA 72 to address autistic students' negative reaction to visual strobes that are not synchronized.	1	PQ	FA	\$252,084
5017	Provide interior and/or exterior egress emergency lighting. Add new egress lighting fixtures with integrated emergency battery pack and new exit light signs in rooms with two or more exit doors. Replace existing exit light signs with new LED exit lights.	1	FRP	LTG	\$16,830
5016	Upgrade and replace fire protection (sprinkler) system (none at this time).	4	PQ	FSPR	\$264,408
<b>SECURITY</b>					<b>\$1,213,133</b>
5023	Upgrade and replace existing clock and bell system campus-wide.	1	FRP	CLK	\$109,236
5024	Provide new lockset and re-key entire facility per new District "Grand Master" keying system.	1	FRP	HDW	\$42,075
5025	Upgrade and replace existing PA/intercom and communication system.	1	FRP	PA	\$114,838
5026	Upgrade and add standardized surveillance camera to 100% IP system campus-wide. Locations and placement must be comprehensively reviewed.	1	FRP	SCM	\$140,047
5027	Provide card reader access portals at all public access doors.	1	FRP	SCR	\$63,113
5030	Replace broken and/or inadequate exterior lighting.	1	PQ	SL	\$168,300
5028	Provide card reader access portals at all remaining exterior doors (including classrooms).	3	FRP	SCR	\$396,206
5029	Upgrade and replace intrusion alarm system campus-wide.	3	FRP	SIA	\$174,078
5031	ADULT ED MURCHISON SECURITY SYSTEM (012-14-894)	C	2017U	SEC16-17	\$5,240

# ADULT SCHOOL - MURCHISON CENTER

## Proposed Work Items

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
<b>OTHER</b>					<b>\$8,181</b>
5021	MURCHISON (ADULT ED) IMPROVEMENTS (042-15-894)	C	2017U	OTH14-15	\$8,181

PRIORITY CODE	PRIORITY DESCRIPTION	TOTAL
1	Must Do: Legal, Safety Reasons of Critical Replacements (Life Expectancy 1-5 years)	\$2,825,742
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy 6-15 years)	\$0
3	Would Like To Do: Curricular, Instructional, Program Enhancement (Life Expectancy 16-20 years)	\$3,815,213
4	Future Consideration (Life Expectancy 21-25 years)	\$264,408
IP	In Progress Scope of Work (Life Expectancy 0 years)	\$0
C	Complete Scope of Work (Life Expectancy 0 years)	\$13,421
		<b>\$6,918,784</b>



# NEW KEEMA HIGH SCHOOL



1292 NORTH AVENUE  
SACRAMENTO, CALIFORNIA 95838

CURRENT ENROLLMENT: 402  
ENROLLMENT AS OF: 10/18/2017



# NEW KEEMA HIGH SCHOOL

Aerial Image



SCALE 1" = 100'





# NEW KEEMA HIGH SCHOOL

Existing Site Plan



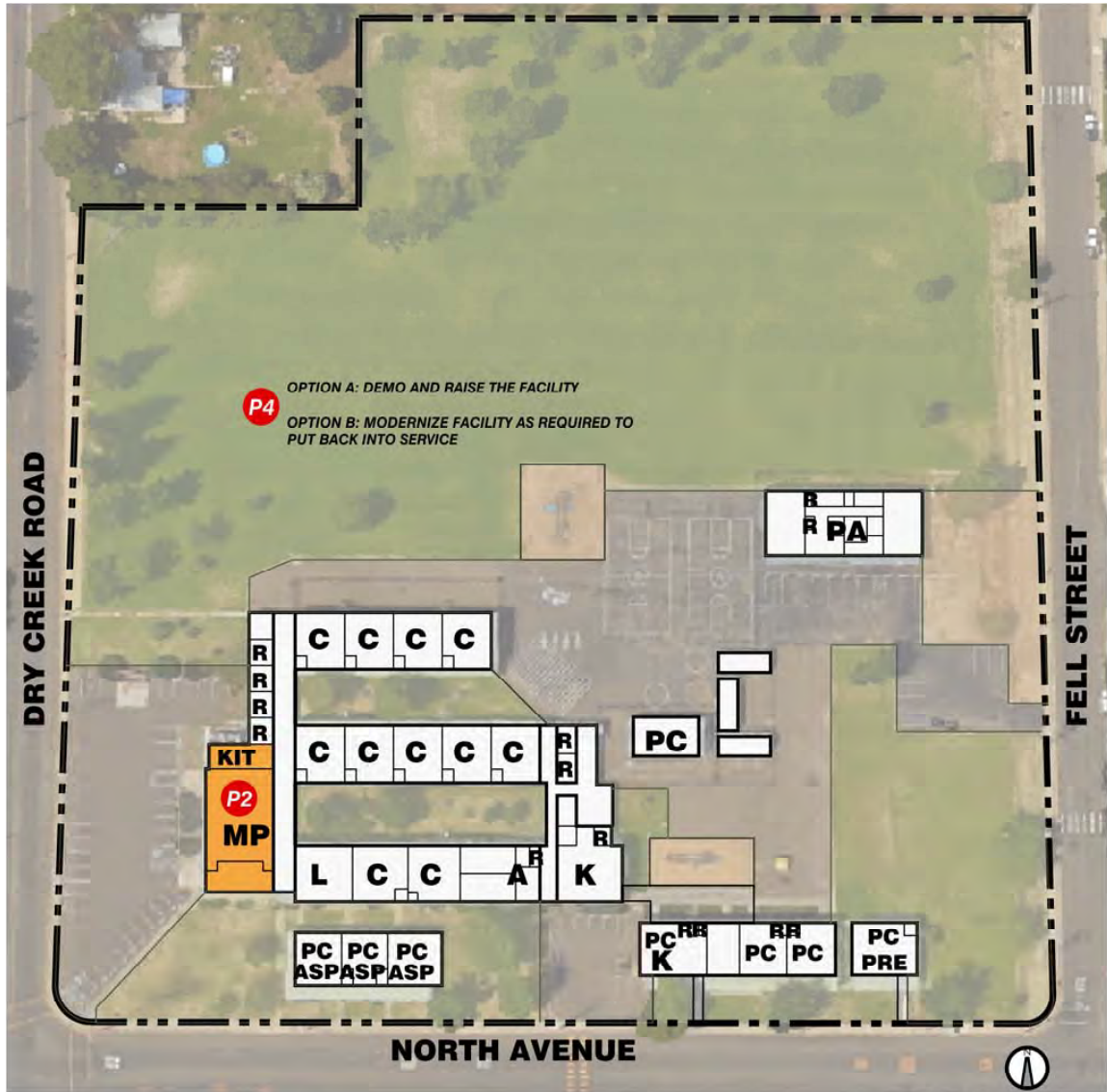
SCALE 1" = 100'

**ABBREVIATIONS:**

- A ADMINISTRATION
- ASP AFTER SCHOOL PROGRAM
- C CLASSROOM
- K KINDERGARTEN
- KIT KITCHEN
- MP MULTI-PURPOSE
- L LIBRARY
- PA PORTABLE ADMINISTRATION
- PC PORTABLE CLASSROOM
- PR PORTABLE RESTROOM
- PRE PRE SCHOOL
- R RESTROOM

# NEW KEEMA HIGH SCHOOL

Proposed Site Plan



SCALE 1" = 100'

SCOPE
EXISTING BLDG. - NO WORK
MODERNIZATION
BUILDING EXPANSION
NEW BUILDINGS

PRIORITY KEYNOTES		
P1	1-5 YEARS	\$0.00
P2	6-15 YEARS	\$84,097.75
P3	16-20 YEARS	\$51,741.25
P4	21-25 YEARS	\$12,640,168.75
<b>TOTAL COST</b>		<b>\$12,776,007.75</b>

COST ARE SHOWN IN 2016 DOLLARS

- ABBREVIATIONS:
- A ADMINISTRATION
  - C CLASSROOM
  - K KINDERGARTEN
  - MP MULTI-PURPOSE
  - L LIBRARY
  - PC PORTABLE CLASSROOM
  - PR PORTABLE RESTROOM
  - R RESTROOM

Note:  
Original 2015 plan was not revised as a part of the 2019 updates.



# NEW KEEMA HIGH SCHOOL

## Facility Totals

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

Priority	Total Cost
Priority 1	\$0
Priority 2	\$1,716,772
Priority 3	\$1,965,183
Priority 4	\$19,925,598
Priority IP	\$0
Priority C	\$1,495,834
<b>Total</b>	<b>\$25,103,388</b>

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Priority IP	Priority C	Total Cost
Civil	\$0	\$0	\$633,930	\$0	\$0	\$18,031	\$651,961
Building Envelope	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Architectural	\$0	\$0	\$1,207,637	\$19,859,400	\$0	\$140,109	\$21,207,146
Mechanical	\$0	\$1,677,755	\$123,616	\$0	\$0	\$120,682	\$1,922,053
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$39,018		\$66,198	\$0	\$206,869	\$312,084
Technology	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire & Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security	\$0	\$0	\$0	\$0	\$0	\$252,450	\$252,450
Athletics/Activities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Nutrition Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$757,694	\$757,694
<b>Discipline Totals</b>	<b>\$0</b>	<b>\$1,716,772</b>	<b>\$1,965,183</b>	<b>\$19,925,598</b>	<b>\$0</b>	<b>\$1,495,834</b>	<b>\$25,103,388</b>

P1 Total	\$0
P1 + P2 Total	\$1,716,772
P1 + P2 + P3 Total	\$3,681,955
P1 + P2 + P3 + P4 Total	\$23,607,553
In Progress (IP) Total	\$0
Complete (C) Total	\$1,495,834
IP + C Totals	\$1,495,834

# NEW KEEMA HIGH SCHOOL

## Proposed Work Items

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
<b>CIVIL</b>					<b>\$651,961</b>
5698	Replace existing freestanding canopies between buildings.	3	PQ	CNPY	\$158,483
5699	Provide new drought tolerant landscaping and irrigation with controls (allowance).	3	PQ	IRR	\$237,724
5701	Site drainage in courtyards need addressed and RWLs tied in.	3	PQ	SD	\$237,724
5703	KEEMA HS PATH OF TRAVEL IMPROVEMENTS (122-17-815) [Completed 2018]	C	2017+19U	SPM16-17	\$18,031
<b>ARCHITECTURE</b>					<b>\$21,207,146</b>
5694	Provide VCT flooring at SETA (Head Start Program/portable building) Rooms 22 and 23.	3	PQ	FLR	\$19,018
5695	Modernize Cafeteria/MPR (3,000 sf). Include all new finishes (flooring, paint, hard-surface wall treatment, ceiling, etc.), acoustical treatment, stage, window replacement, etc.	3	PQ	REN	\$1,188,619
5696	Major modernization.	4	PQ	REN	\$19,859,400
5692	Provide window coverings at all classrooms. [Completed 2017]	C	2017U	BLD	\$42,075
5697	NEW KEEMA HS PARENT CENTER (181-18-815) [Completed 2018]	C	2019U	OTH19	\$98,034
<b>MECHANICAL</b>					<b>\$1,922,053</b>
5704	Replace Kitchen exhaust hood.	2	PQ	HVAC	\$105,047
5706	Health Clinic is served by Bard exterior wall mounted equipment. Replace units after expected 15 year lifespan.	2	PQ	HVAC	\$72,032
5707	Majority of school has Carrier equipment installed in 1988. Many units have broken compressors. Replace units as needed.	2	PQ	HVAC	\$1,500,675
5708	Main classroom wings are served by Mitsubishi mini-split heat pumps which are old and vandalized. Replace with packaged rooftop units.	3	PQ	HVAC	\$110,938
5709	Replace weathered exterior ductwork at Cafeteria.	3	PQ	HVAC	\$12,679
5705	Cafeteria is served by packaged ground mounted AC unit which is no longer working. Replace with new unit. [Completed 2019]	C	2021U	HVAC	\$115,072
5710	Replace broken restroom exhaust fans.	C	PQ	HVAC	\$5,610
<b>PLUMBING</b>					<b>\$312,084</b>
5717	Replace old grease trap in Kitchen.	2	PQ	PLB	\$12,005
5718	There is a 3 compartment pot wash sink but no food prep sink in Kitchen - provide food prep sink and drain indirectly to approved receptacle.	2	PQ	PLB	\$7,503





# NEW KEEMA HIGH SCHOOL

## Proposed Work Items

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
5719	Food steam kettle drain is directly connected to sanitary sewer - discharge indirectly to approved receptacle.	2	PQ	PLB	\$8,254
5729	Kitchen water heater and water piping is old, piping is severely corroded - replace water heater and piping. Also: seismically secure, provide expansion tank, drain pan.	2	PQ	WTRH	\$11,255
5720	In-ground hose bibbs are broken throughout campus - replace.	4	PQ	PLB	\$33,099
5721	Rusted gas piping on roof - replace as necessary.	4	PQ	PLB	\$33,099
5713	Restroom lavatory piping near operational Kitchen is corroded - replace plumbing. Also restroom is not ADA compliant - provide ADA compliance. [Completed 2017]	C	2017U	FXT	\$21,038
5714	All restrooms on abandoned campus are not ADA - replace fixtures as necessary to comply with ADA. [Completed 2017]	C	2017U	FXT	\$168,300
5722	Custodial sinks throughout campus are old - replace. [Completed 2017]	C	2017U	PLB	\$17,531
<b>SECURITY</b>					<b>\$252,450</b>
5730	Provide new lockset and re-key entire facility per new District "Grand Master" keying system. [Completed 2017]	C	2017U	HDW	\$112,200
5732	Site lighting is inadequate. [Completed 2017]	C	2017U	SL	\$140,250
<b>OTHER</b>					<b>\$757,694</b>
5711	NORTH AVENUE - KEEMA RELOCATION (133-16-651)	C	2017U	OTH15-16	\$285,616
5712	NORTH AVENUE - KEEMA RELOCATION (133-16-651), 16-17FY	C	2017U	OTH16-17	\$472,078

# NEW KEEMA HIGH SCHOOL

## Proposed Work Items

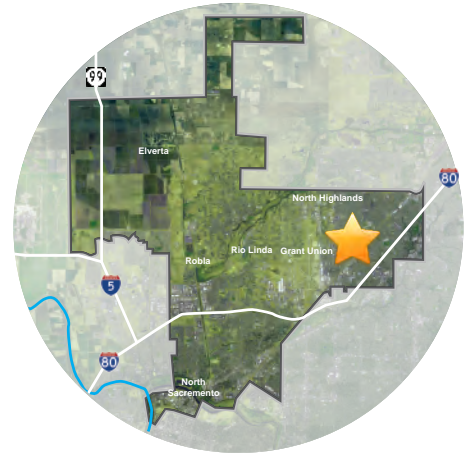
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PRIORITY CODE	PRIORITY DESCRIPTION	TOTAL
1	Must Do: Legal, Safety Reasons of Critical Replacements (Life Expectancy 1-5 years)	\$0
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy 6-15 years)	\$1,716,772
3	Would Like To Do: Curricular, Instructional, Program Enhancement (Life Expectancy 16-20 years)	\$1,965,183
4	Future Consideration (Life Expectancy 21-25 years)	\$19,925,598
IP	In Progress Scope of Work (Life Expectancy 0 years)	\$0
C	Complete Scope of Work	\$1,495,834
		<b>\$25,103,388</b>



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## MILES P. RICHMOND SCHOOL



4330 KEEMA AVENUE  
NORTH HIGHLANDS, CALIFORNIA 95660

ORIGINAL BUILDING COMPLETED: 1969  
BUILDING AREA: 14,260 SF  
SITE ACREAGE: 4.57  
BUILDING CAPACITY: 216  
CURRENT ENROLLMENT: 58  
ENROLLMENT AS OF: 10/18/2017

# MILES P. RICHMOND SCHOOL

Aerial Image



SCALE 1" = 350'





# MILES P. RICHMOND SCHOOL

Existing Site Plan



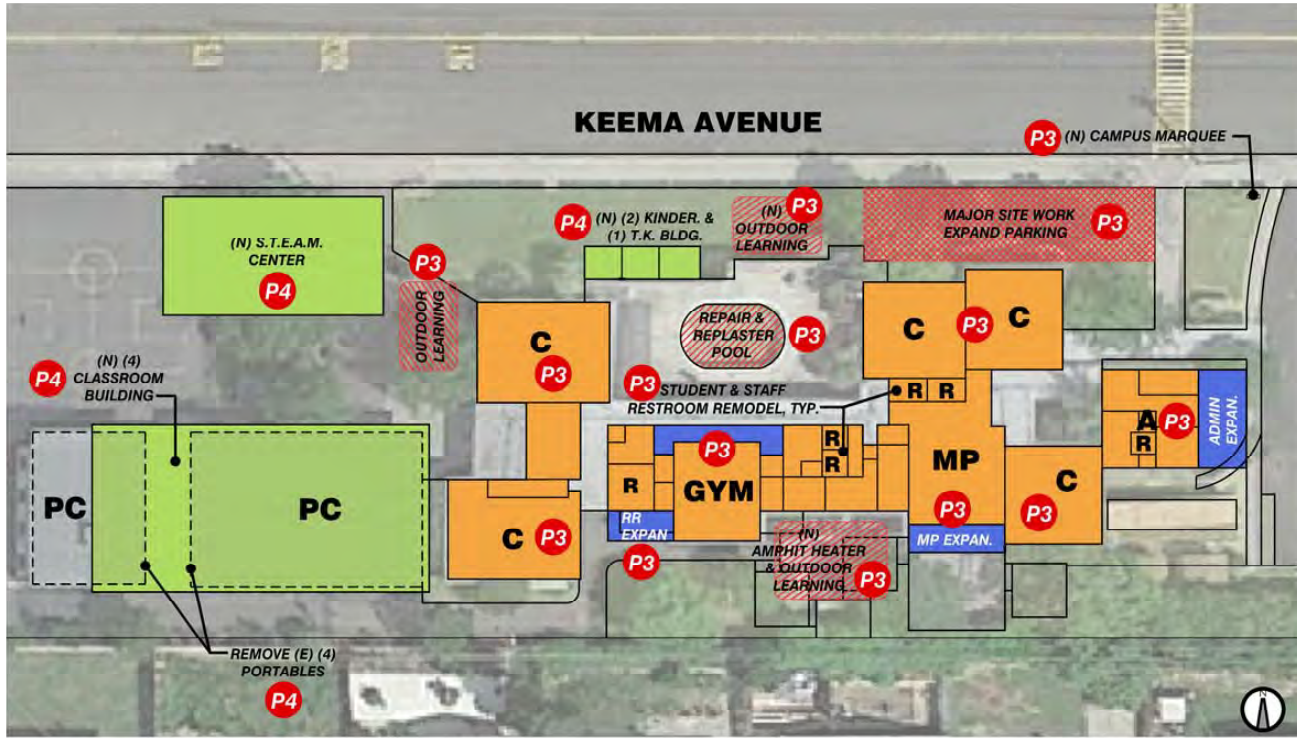
SCALE 1" = 200'

**ABBREVIATIONS:**

- A** ADMINISTRATION
- C** CLASSROOM
- K** KINDERGARTEN
- MP** MULTI-PURPOSE
- L** LIBRARY
- PC** PORTABLE CLASSROOM
- PR** PORTABLE RESTROOM
- R** RESTROOM

# MILES P. RICHMOND SCHOOL

## Proposed Site Plan



SCALE 1" = 200'

SCOPE
EXISTING BLDG. - NO WORK
MAJOR MODERNIZATION
BUILDING EXPANSION
NEW BUILDINGS

PRIORITY KEYNOTES		
P1	1-5 YEARS	\$234,953.37
P2	6-15 YEARS	\$116,600.00
P3	16-20 YEARS	\$7,550,476.73
P4	21-25 YEARS	\$2,389,804.45
<b>TOTAL COST</b>		<b>\$10,291,834.55</b>

COST ARE SHOWN IN 2016 DOLLARS

ABBREVIATIONS:

- A ADMINISTRATION
- C CLASSROOM
- K KINDERGARTEN
- MP MULTI-PURPOSE
- L LIBRARY
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- PR PORTABLE RESTROOM
- R RESTROOM

Note:

Original 2015 plan was not revised as a part of the 2019 updates.



# MILES P. RICHMOND SCHOOL

## Facility Totals

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

Priority	Total Cost
Priority 1	\$1,548,950
Priority 2	\$979,190
Priority 3	\$9,816,655
Priority 4	\$3,656,519
Priority IP	\$0
Priority C	\$682,978
<b>Total</b>	<b>\$16,684,293</b>

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Priority IP	Priority C	Total Cost
Civil	\$53,295	\$885,398	\$384,320	\$0	\$0	\$0	\$1,323,013
Building Envelope	\$673,502	\$0	\$0	\$496,485	\$0	\$0	\$1,169,987
Architectural	\$10,308	\$0	\$4,074,981	\$2,829,551	\$0	\$0	\$6,914,840
Mechanical	\$175,313	\$0	\$266,251	\$0	\$0	\$0	\$441,563
Electrical	\$0	\$0	\$2,139,636	\$0	\$0	\$0	\$2,139,636
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$0	\$338,994	\$0	\$0	\$0	\$338,994
Fire & Life Safety	\$188,412	\$0	\$237,724	\$188,797	\$0	\$0	\$614,932
Security	\$448,121	\$93,792	\$124,298	\$141,687	\$0	\$350,625	\$1,158,523
Athletics/Activities	\$0	\$0	\$0	\$0	\$0	\$332,353	\$332,353
Nutrition Services	\$0	\$0	\$2,250,452	\$0	\$0	\$0	\$2,250,452
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Discipline Totals</b>	<b>\$1,548,950</b>	<b>\$979,190</b>	<b>\$9,816,655</b>	<b>\$3,656,519</b>	<b>\$0</b>	<b>\$682,978</b>	<b>\$16,684,293</b>

<b>P1 Total</b>	<b>\$1,548,950</b>
<b>P1 + P2 Total</b>	<b>\$2,528,141</b>
<b>P1 + P2 + P3 Total</b>	<b>\$12,344,796</b>
<b>P1 + P2 + P3 + P4 Total</b>	<b>\$16,001,315</b>
<b>In Progress (IP) Total</b>	<b>\$0</b>
<b>Complete (C) Total</b>	<b>\$682,978</b>
<b>IP + C Totals</b>	<b>\$682,978</b>

# MILES P. RICHMOND SCHOOL

## Proposed Work Items

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
<b>CIVIL</b>					<b>\$1,323,013</b>
5542	Provide new campus marquee appropriately located near front of campus.	1	PQ	SGN	\$53,295
5543	Provide miscellaneous parking and play area paving repairs/resurfacing and re-stripe to ensure proper ADA parking spaces and accessible route.	2	PQ	SPM	\$135,061
5544	Provide additional parking per District standards (visitor & staff) spaces. Currently have (50) spaces.	2	PQ	SPN	\$750,338
5539	Replace existing freestanding canopies between buildings.	3	PQ	CNPY	\$59,431
5540	Provide new drought tolerant landscaping and irrigation with controls (allowance).	3	PQ	IRR	\$206,027
5541	Address site drainage problems that occur when it rains.	3	PQ	SD	\$118,862
<b>BUILDING ENVELOPE</b>					<b>\$1,169,987</b>
5537	Provide miscellaneous roof maintenance and repair per 2016 Roof Assessment Report.	1	PQ	RFM	\$673,502
5538	Replace existing roof per District standard.	4	PQ	RFR	\$496,485
<b>ARCHITECTURE</b>					<b>\$6,914,840</b>
5526	Provide new room graphics and way-finding signage per ADA requirements.	1	PQ	GRP	\$10,308
5519	Construct new (3,500 sf) addition to existing Administration/Clinic area to accommodate department requirements. Provide sense of entry and properly sized lobby/reception area. Include new casework, new finishes, etc.	3	PQ	ADD	\$2,620,904
5522	Provide window coverings at all classrooms.	3	FRP	BLD	\$19,810
5523	Remove and replace educational/classroom casework throughout campus. Provide ADA accessible sink locations.	3	PQ	CWK	\$158,483
5524	Remove and replace all exterior doors and frames.	3	PQ	DR	\$190,179
5525	Remove and replace VCT.	3	PQ	FLR	\$285,269
5527	Provide “super” graphics paint package mural and floor logo at MPR.	3	PQ	GRP	\$79,241
5528	Provide additional restrooms for students and staff (more are needed).	3	PQ	PLB	\$554,689





# MILES P. RICHMOND SCHOOL

## Proposed Work Items

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
5529	Modernize (3) portable buildings (A, B and C). Include new finishes (flooring, paint interior/exterior, etc.), repair/replacement of roof, siding, hardware, HVAC, lighting, security, technology, etc.) NOTE: Majority appear to be unused.	3	PQ	REN	\$118,862
5532	I.T. MDF & IDF: Provide dedicated locked "Data" room to include dedicated HVAC conditioned for I.T. server and equipment.	3	PQ	TECH	\$47,545
5520	Construct (1) transitional Kindergarten classroom.	4	FRP	ADD	\$729,833
5521	Construct (2) new Kindergarten classrooms to replace portable classrooms. NOTE: Currently (#?) Kindergarten classrooms are in portables.	4	PQ	ADD	\$1,520,485
5530	Modernize existing Administration (1,000 sf). Include new finishes (floors, walls, ceiling), casework, new windows, etc. Provide secure sense of entry.	4	PQ	REN	\$579,233
<b>MECHANICAL</b>					<b>\$441,563</b>
5559	Replace broken rooftop Reznor in-line duct heaters serving Locker Rooms with packaged heating and cooling equipment.	1	PQ	HVAC	\$175,313
5560	Replace old day and night split system and related ductwork serving office.	3	PQ	HVAC	\$15,848
5561	Controls for campus are stand alone thermostat only. Provide District preferred controls tied into District energy management system.	3	PQ	HVAC	\$63,393
5562	Classroom 6 is served by Lennox packaged rooftop unit installed in 1999. Replace after expected 15 year lifespan.	3	PQ	HVAC	\$15,848
5563	Replace old day and night packaged rooftop unit and related rooftop ductwork serving Cafeteria.	3	PQ	HVAC	\$15,848
5564	Replace 4 portable building packaged rooftop heat pumps installed in early 90's.	3	PQ	HVAC	\$76,072
5565	Classrooms 1, 2, 3 and 4 have Carrier split systems installed in 2014. Replace units after expected 15 year lifespan.	3	PQ	HVAC	\$63,393
5566	Carrier packaged unit serving Classroom 5 was installed in 2010. Replace after expected 15 year lifespan.	3	PQ	HVAC	\$15,848
<b>ELECTRICAL</b>					<b>\$2,139,636</b>
5545	Replace existing exposed broken EMT conduits and associate fittings on roof.	3	PQ	ELE	\$5,705

# MILES P. RICHMOND SCHOOL

## Proposed Work Items

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
5546	Campus Administration general and computer use receptacles/outlets: Add power outlets and circuits in conjunction with the architectural additions and minor remodel.	3	PQ	ELE	\$123,490
5547	All classrooms in conjunction with addition/minor remodel: Add more power receptacles and circuits.	3	PQ	ELE	\$1,173,455
5548	Kitchen in conjunction with addition/remodel: Add more power outlets and circuits for Kitchen equipment and appliances. New additional panel is required. Recommend adding new receptacle outlets and circuits.	3	PQ	ELE	\$6,339
5550	Cafeteria/Multi-Purpose Room Lighting: Replace with energy efficient LED lighting fixtures and lighting control system in conjunction with the architectural addition and minor remodel to comply with current Title 24 lighting requirements with automatic occupancy sensors and daylight sensors.	3	PQ	LTG	\$45,603
5551	Administration: Replace with energy efficient LED lighting fixtures and lighting control system in conjunction with the architectural additions and minor remodel to comply with current Title 24 lighting requirements with automatic occupancy sensors and daylight sensors.	3	PQ	LTG	\$385,905
5552	Campus-wide has no existing building master lighting control system in place. All local manual switching with no occupancy sensors to auto shut off of lighting when room is not occupy, exception only in the Library room. No day light sensor in place. Recommend adding new occupancy sensors in all rooms; ceiling mounted type in large rooms, wall mounted type in small offices and/or rooms.	3	PQ	LTG	\$12,679
5553	All classrooms lighting fixtures in conjunction with addition/minor remodel: Replace with energy efficient LED lighting fixtures and lighting control system to comply with Title 24 lighting requirements with automatic occupancy sensors and daylight sensors.	3	PQ	LTG	\$366,649
5554	Kitchen in conjunction with additions/minor remodel: Replace with energy efficient LED lighting fixtures and lighting control system in conjunction with the architectural addition and minor remodel to comply with current Title 24 lighting requirements with automatic occupancy sensors and daylight sensors.	3	PQ	LTG	\$19,810



# MILES P. RICHMOND SCHOOL

## Proposed Work Items

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
<b>TECHNOLOGY</b>					<b>\$338,994</b>
5590	Information Technology (I.T.) systems: Provide infrastructure to include racks, cabinets, patch panels, conduit pathways, cables (fiber optic & Cat-5E), data device outlets and power as needed and determined by District's I.T. planned upgrade and/or replacements.	3	PQ	TECH	\$338,994
<b>FIRE &amp; LIFE SAFETY</b>					<b>\$614,932</b>
5555	Upgrade and replace fire alarm system to comply with DSA & NFPA 72. All existing and new strobes shall be synchronized to comply with DSA & NFPA 72 to address autistic students' negative reaction to visual strobes that are not synchronized.	1	PQ	FA	\$179,997
5557	Provide interior and/or exterior egress emergency lighting. Add new egress lighting fixtures with integrated emergency battery pack and new exit light signs in rooms with two or more exit doors. Replace existing exit light signs with new LED exit lights.	1	PQ	LTG	\$8,415
5558	Establish dedicated area for auto and bus drop-off/pick-up. Provide covered waiting area, seating and traffic control as required.	3	PQ	REN	\$237,724
5556	Upgrade and replace fire protection (sprinkler) system (none at this time).	4	PQ	FSPR	\$188,797
<b>SECURITY</b>					<b>\$1,158,523</b>
5579	Provide new lockset and re-key entire facility per new District "Grand Master" keying system.	1	PQ	HDW	\$63,113
5580	Upgrade and replace existing PA/intercom and communication system.	1	PQ	PA	\$81,999
5581	Upgrade and add standardized surveillance camera to 100% IP system campus-wide. Locations and placement must be comprehensively reviewed.	1	PQ	SCM	\$99,998
5582	Provide card reader access portals at all public access doors at MPR, Gym, Teachers' Workroom and Library.	1	PQ	SCR	\$63,113
5588	Limited exterior building and walkway lighting for egress, safety and security cameras. All exterior lighting controls through one or multiple astronomic time clocks, no photocell. Recommend add new lighting fixtures and replacing existing lighting.	1	PQ	SL	\$8,415

# MILES P. RICHMOND SCHOOL

## Proposed Work Items

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
5589	Parking lot lighting limited for egress, safety and security. All exterior lighting control through one or multiple astronomic time clocks, no photocell. Add new pole mounted energy efficient LED lighting fixtures to include motion sensors.	1	PQ	SL	\$131,484
5584	Provide ornamental fencing at front of campus for access control and way-finding.	2	PQ	SF	\$93,792
5587	Upgrade and replace intrusion alarm system campus-wide.	3	PQ	SIA	\$124,298
5578	Upgrade and replace existing clock and bell system campus-wide.	4	PQ	CLK	\$92,038
5583	Provide card reader access portals at all remaining exterior doors (including classrooms).	4	PQ	SCR	\$49,649
5585	Provide fencing around remaining campus for access control. [Completed 2017]	C	2017U	SF	\$350,625
<b>ATHLETICS/ACTIVITIES</b>					<b>\$332,353</b>
5534	MILES P RICHMOND POOL REPAIRS (016-15-821), 14-15FY	C	2017U	POOL14-15	\$39,193
5535	MILES P RICHMOND POOL REPAIRS (016-15-821), 15-16FY	C	2017U	POOL15-16	\$113,708
5536	MILES P RICHMOND POOL REPAIRS (016-15-821), 16-17FY	C	2017U	POOL16-17	\$179,453
<b>NUTRITION SERVICES</b>					<b>\$2,250,452</b>
5567	Construct new (2,000 sf) Kitchen addition. Include all new finishes (flooring, paint, ceiling, etc.), new kitchen equipment allowance, stainless steel prep area, walk-in cooler/freezer, etc.	3	PQ	ADD	\$1,664,066
5568	Provide new Kitchen equipment (allowance).	3	PQ	MEQ	\$348,662
5569	Modernize existing Kitchen. Include all new finishes (flooring, paint, ceiling, etc.), new kitchen equipment allowance, stainless steel prep area, walk-in cooler/freezer, etc.	3	PQ	REN	\$237,724





# MILES P. RICHMOND SCHOOL

## Proposed Work Items

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

PRIORITY CODE	PRIORITY DESCRIPTION	TOTAL
1	Must Do: Legal, Safety Reasons of Critical Replacements (Life Expectancy 1-5 years)	\$1,548,950
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy 6-15 years)	\$979,190
3	Would Like To Do: Curricular, Instructional, Program Enhancement (Life Expectancy 16-20 years)	\$9,816,655
4	Future Consideration (Life Expectancy 21-25 years)	\$3,656,519
IP	In Progress Scope of Work (Life Expectancy 0 years)	\$0
C	Complete Scope of Work (Life Expectancy 0 years)	\$682,978
		<b>\$16,684,293</b>

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# MOREY AVENUE EARLY CHILDHOOD DEVELOPMENT



155 MOREY AVENUE  
SACRAMENTO, CALIFORNIA 95838

ORIGINAL BUILDING COMPLETED: 1968  
BUILDING AREA: 19,663 SF  
SITE ACREAGE: 10  
BUILDING CAPACITY: 240  
CURRENT ENROLLMENT: 90  
ENROLLMENT AS OF: 10/18/2017

# MOREY AVENUE EARLY CHILDHOOD DEVELOPMENT

Aerial Image



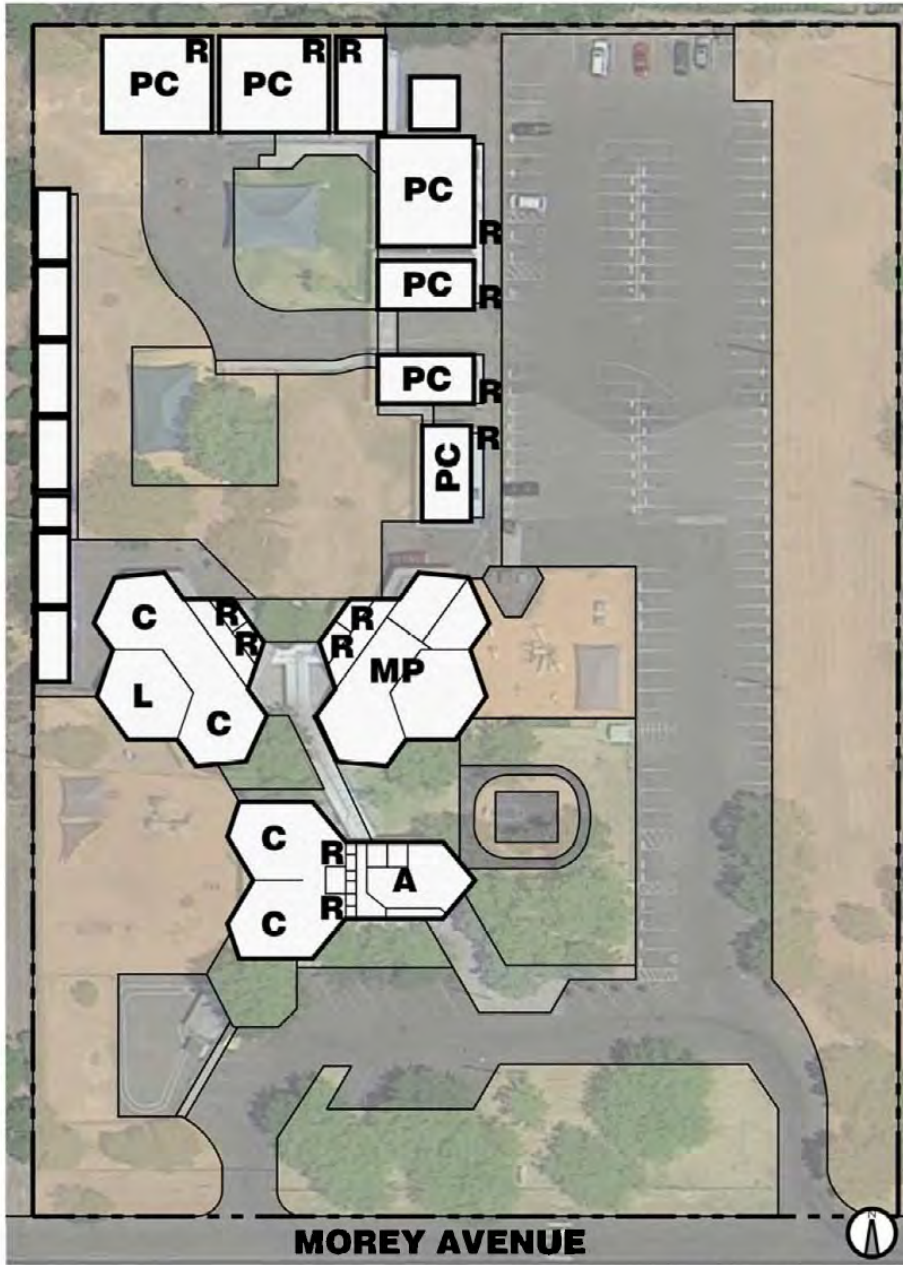
SCALE 1" = 80'





# MOREY AVENUE EARLY CHILDHOOD DEVELOPMENT

Existing Site Plan



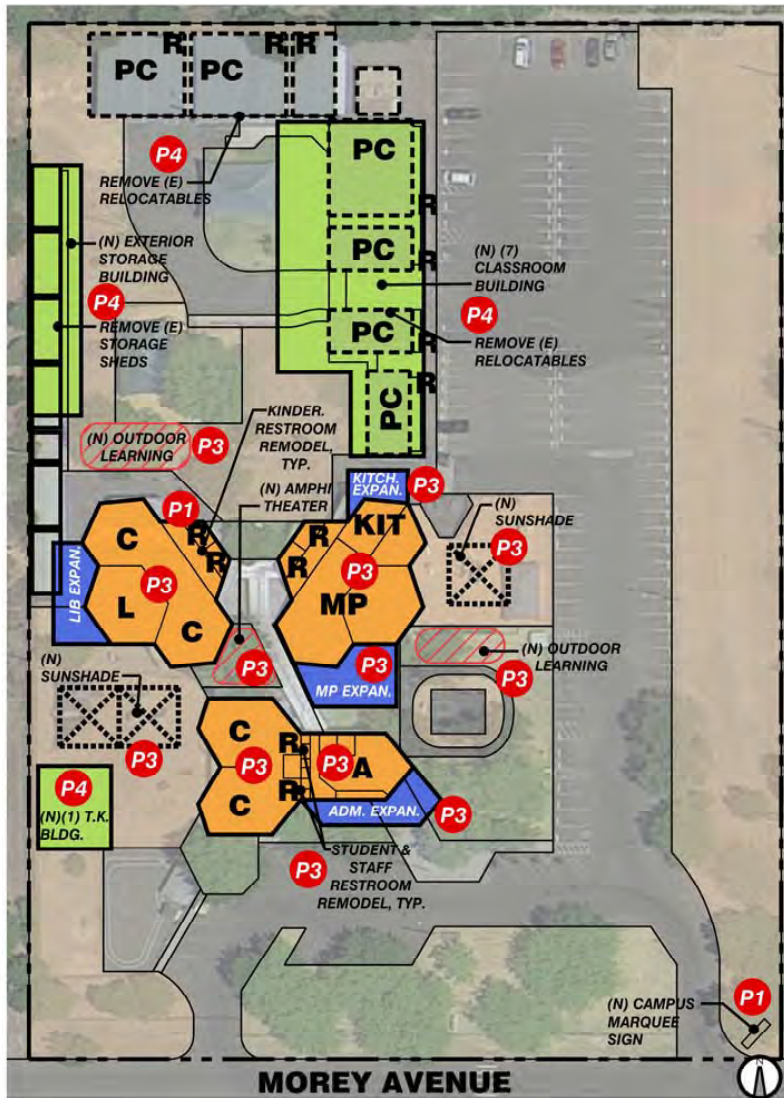
SCALE 1" = 80'

**ABBREVIATIONS:**

- A** ADMINISTRATION
- C** CLASSROOM
- K** KINDERGARTEN
- MP** MULTI-PURPOSE
- L** LIBRARY
- PC** PORTABLE CLASSROOM
- PR** PORTABLE RESTROOM
- R** RESTROOM

# MOREY AVENUE EARLY CHILDHOOD DEVELOPMENT

Proposed Site Plan



SCALE 1" = 80'

SCOPE
EXISTING BLDG. - NO WORK
MODERNIZATION
BUILDING EXPANSION
NEW BUILDINGS

PRIORITY KEYNOTES		
P1	1-5 YEARS	\$575,708.13
P2	6-15 YEARS	\$111,644.50
P3	16-20 YEARS	\$12,812,882.50
P4	21-25 YEARS	\$9,801,625.56
<b>TOTAL COST</b>		<b>\$23,301,860.68</b>

ABBREVIATIONS:

- A ADMINISTRATION
- C CLASSROOM
- K KINDERGARTEN
- KIT KITCHEN
- MP MULTI-PURPOSE
- L LIBRARY
- PC PORTABLE CLASSROOM
- PR PORTABLE RESTROOM
- R RESTROOM

Note:

Original 2015 plan was not revised as a part of the 2019 updates.



# MOREY AVENUE EARLY CHILDHOOD DEVELOPMENT

## Facility Totals

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

Priority	Total Cost
Priority 1	\$720,762
Priority 2	\$116,302
Priority 3	\$17,953,922
Priority 4	\$14,805,355
Priority IP	\$301,249
Priority C	\$518,626
<b>Total</b>	<b>\$34,416,216</b>

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Priority IP	Priority C	Total Cost
Civil	\$54,698	\$0	\$1,231,409	\$0	\$0	\$429,251	\$1,715,357
Building Envelope	\$32,394	\$0	\$0	\$24,824	\$0	\$0	\$57,218
Architectural	\$17,672	\$0	\$11,730,875	\$14,422,889	\$0	\$89,376	\$26,260,811
Mechanical	\$0	\$0	\$151,351	\$0	\$0	\$0	\$151,351
Electrical	\$0	\$0	\$1,974,692	\$0	\$0	\$0	\$1,974,692
Plumbing	\$20,196	\$22,510	\$79,241				\$121,947
Technology	\$0	\$0	\$760,716	\$0	\$0	\$0	\$760,716
Fire & Life Safety	\$16,830	\$0	\$237,724	\$274,894	\$202,249	\$0	\$731,696
Security	\$578,973	\$93,792	\$171,393	\$82,748	\$99,000	\$0	\$1,025,906
Athletics/Activities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Nutrition Services	\$0	\$0	\$1,616,522	\$0	\$0	\$0	\$1,616,522
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Discipline Totals</b>	<b>\$720,762</b>	<b>\$116,302</b>	<b>\$17,953,922</b>	<b>\$14,805,355</b>	<b>\$301,249</b>	<b>\$518,626</b>	<b>\$34,416,216</b>

<b>P1 Total</b>	<b>\$720,762</b>
<b>P1 + P2 Total</b>	<b>\$837,064</b>
<b>P1 + P2 + P3 Total</b>	<b>\$18,790,986</b>
<b>P1 + P2 + P3 + P4 Total</b>	<b>\$33,596,341</b>
<b>In Progress (IP) Total</b>	<b>\$301,249</b>
<b>Complete (C) Total</b>	<b>\$518,626</b>
<b>IP + C Totals</b>	<b>\$819,875</b>

# MOREY AVENUE EARLY CHILDHOOD DEVELOPMENT

## Proposed Work Items

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
<b>CIVIL</b>					<b>\$1,715,357</b>
5623	Provide new campus marquee appropriately located near front of campus.	1	PQ	SGN	\$54,698
5616	Replace existing freestanding canopies between buildings.	3	PQ	CNPY	\$79,241
5617	Provide new drought tolerant landscaping and irrigation with controls (allowance).	3	PQ	IRR	\$237,724
5618	Provide new dumpster pad in different location (current dumpster location is inefficient).	3	PQ	OTH	\$15,848
5619	Replace Pre-K and Kindergarten playground equipment.	3	PQ	PGE	\$554,689
5621	Regrade site to prevent flooding at back gate of parking lot.	3	PQ	SD	\$71,317
5622	Provide ornamental fencing at front of campus.	3	FRP	SF	\$95,090
5624	Repair large cracks in sidewalks.	3	PQ	SPM	\$19,018
5625	Provide miscellaneous parking and play area paving repairs/resurfacing and re-stripe to ensure proper ADA parking spaces and accessible route.	3	PQ	SPM	\$158,483
5627	MOREY AVE PLAYGROUND (116-17-551)	C	2017+19U	OTH16-17	\$55,826
5620	Replace Pre-K and Kindergarten playground equipment. [Completed 2017]	C	2017U	PGE	\$350,625
5628	MOREY AVE ASPHALT REPAIRS (024-15-551)	C	2017U	SPM14-15	\$22,800
<b>BUILDING ENVELOPE</b>					<b>\$57,218</b>
5614	Provide miscellaneous roof maintenance and repair as proposed by 2016 Roof Assessment Report.	1	PQ	RFM	\$32,394
5615	Replace old exterior classroom windows with new energy efficient glazing and frames.	4	FRP	WDW	\$24,824
<b>ARCHITECTURE</b>					<b>\$26,260,811</b>
5604	Provide new room graphics and way-finding signage per ADA requirements. (See Principal Questionnaire)	1	PQ	GRP	\$17,672
5591	Construct new (4,500 sf) addition to existing MPR including new stage to accommodate new VAPA/music room requirements (no stage currently).	3	FRP	ADD	\$2,995,319





# MOREY AVENUE EARLY CHILDHOOD DEVELOPMENT

## Proposed Work Items

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
5592	Construct new (2,000 sf) Administration addition area to accommodate existing high school administration department requirements. Provide sense of entry and properly sized lobby/reception area.	3	PQ	ADD	\$1,497,660
5593	Construct new (2,000sf) Library addition per District standards (include casework, circulation desk, storage, etc.).	3	FRP	ADD	\$1,164,846
5599	Provide window coverings at all classrooms.	3	FRP	BLD	\$23,772
5600	Remove and replace ceiling tile to match other tiles in all classrooms.	3	PQ	CLG	\$126,786
5601	Remove and replace educational/classroom casework throughout campus.	3	PQ	CWK	\$190,179
5602	Remove and replace all exterior doors and frames.	3	PQ	DR	\$118,862
5603	Remove and replace carpet and VCT in all classrooms	3	PQ	FLR	\$190,179
5605	Provide "super" graphics paint package (include wall mural at MPR and floor logo).	3	PQ	GRP	\$79,241
5606	Paint previously painted interior surfaces.	3	PQ	PTG	\$66,563
5607	Modernize existing Administration (2,500 sf). Include new finishes (floors, walls, ceiling), casework, new windows, etc. Provide secure sense of entry.	3	PQ	REN	\$990,516
5608	Modernize existing Library. Include new finishes, shelving, circulation desk, etc.	3	PQ	REN	\$1,267,860
5609	Modernize Cafeteria/MPR (5,500 sf). Include all new finishes (flooring, paint, hard-surface wall treatment, ceiling, etc.), acoustical treatment, stage, window replacement, etc.	3	PQ	REN	\$2,179,134
5610	Modernize all (6) portable classroom buildings. Include new flooring, paint, miscellaneous exterior roofing and siding repairs, etc. Provide secondary emergency means of egress.	3	PQ	REN	\$237,724
5611	Provide ADA compliant restrooms (restrooms are not currently ADA compliant).	3	PQ	REN	\$554,689
5612	I.T. MDF & IDF: Provide dedicated locked "Data" room to include dedicated HVAC conditioned for I.T. server and equipment.	3	PQ	TECH	\$47,545
5594	Construct new (10) classroom addition to replace all portable classrooms.	4	PQ	ADD	\$7,819,639

# MOREY AVENUE EARLY CHILDHOOD DEVELOPMENT

## Proposed Work Items

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
5595	Construct new S.T.E.A.M. Center building.	4	PQ	ADD	\$4,691,783
5596	Incorporate VAPA room at stage or in portable.	4	PQ	ADD	\$173,770
5597	Construct (2) new Kindergarten classrooms to replace portable classrooms. NOTE: Currently Kindergarten classrooms are in portables.	4	PQ	ADD	\$1,737,698
5613	Paint previously painted exterior surfaces. [Completed 2019]	C	2019U	PTG19	\$89,376
<b>MECHANICAL</b>					<b>\$151,351</b>
5648	Majority of school has Lennox equipment installed in 1995. Replace units which have exceeded their expected lifespan.	3	PQ	HVAC	\$31,697
5649	Replace old restroom exhaust fans.	3	PQ	HVAC	\$8,717
5650	Building 3 has Lennox equipment installed in 2011. Replace after 15 year expected lifespan.	3	PQ	HVAC	\$15,848
5651	Portable buildings have Bard exterior wall mounted equipment. Replace units after expected 15 year lifespan.	3	PQ	HVAC	\$95,090
<b>ELECTRICAL</b>					<b>\$1,974,692</b>
5631	Replace existing exposed broken EMT conduits and associate fittings on roof.	3	PQ	ELE	\$9,509
5632	Kitchen in conjunction with addition/remodel: Add more power outlets and circuits for Kitchen equipment and appliances. New additional panel is required. Recommend adding new receptacle outlets and circuits.	3	PQ	ELE	\$19,018
5633	Administration general and computer use receptacles/outlets: Add power outlets and circuits in conjunction with the architectural additions and minor remodel.	3	PQ	ELE	\$31,697
5634	All classrooms in conjunction with addition/minor remodel: Add more power receptacles and circuits.	3	PQ	ELE	\$316,965
5635	Kindergarten classrooms in conjunction with classroom addition/minor remodel: Add more power receptacles and circuits.	3	PQ	ELE	\$50,714
5636	Library and Computer Rooms in conjunction with new/additions/remodel: Add power outlets and circuits for computers and Library equipment.	3	PQ	ELE	\$25,357



# MOREY AVENUE EARLY CHILDHOOD DEVELOPMENT

## Proposed Work Items

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ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
5637	Multi-Purpose Room lighting in conjunction with additions/minor remodel: Replace with energy efficient LED lighting fixtures and lighting control system in conjunction with the architectural addition and minor remodel to comply with current Title 24 lighting requirements with automatic occupancy sensors and daylight sensors.	3	PQ	LTG	\$118,862
5638	Kitchen in conjunction with additions/minor remodel: Replace with energy efficient LED lighting fixtures and lighting control system in conjunction with the architectural addition and minor remodel to comply with current Title 24 lighting requirements with automatic occupancy sensors and daylight sensors.	3	PQ	LTG	\$59,431
5639	Administration: Replace with energy efficient LED lighting fixtures and lighting control system in conjunction with the architectural additions and minor remodel to comply with current Title 24 lighting requirements with automatic occupancy sensors and daylight sensors.	3	PQ	LTG	\$99,052
5640	Campus-wide has no existing building master lighting control system in place. All local manual switching with no occupancy sensors to auto shut off of lighting when room is not occupy, exception only in the Library room. No day light sensor in place. Recommend adding new occupancy sensors in all rooms; ceiling mounted type in large rooms, wall mounted type in small offices and/or rooms.	3	PQ	LTG	\$15,848
5641	Kindergarten classrooms lighting in conjunction with classroom new/addition/minor remodel: Replace with energy efficient LED lighting fixtures and lighting control system to comply with current Title 24 lighting requirements with automatic occupancy sensors and daylight sensors.	3	PQ	LTG	\$158,483
5642	All classrooms lighting fixtures in conjunction with addition/minor remodel: Replace with energy efficient LED lighting fixtures and lighting control system to comply with Title 24 lighting requirements with automatic occupancy sensors and daylight sensors.	3	PQ	LTG	\$990,516

# MOREY AVENUE EARLY CHILDHOOD DEVELOPMENT

## Proposed Work Items

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
5643	Library lighting in conjunction with new/ additions/remodel: Replace existing lighting with energy efficient LED fixtures and lighting control system in conjunction with the architectural additions and minor remodel in order to comply with current Title 24 lighting requirements.	3	PQ	LTG	\$79,241
<b>PLUMBING</b>					<b>\$121,947</b>
5661	Gas pipes serving HVAC units are rusted at various locations - replace rusted gas pipe.	1	PQ	PLB	\$20,196
5657	Drinking fountain at outside hall not ADA - replace with ADA compliant.	2	PQ	EDF	\$22,510
5658	Restrooms at Building 3 is not ADA - provide ADA compliant restrooms.	3	PQ	FXT	\$15,848
5659	rooms 5-10: restroom fixtures not ADA compliant for Kindergarten & restrooms are being used in combination as a storage room.	3	PQ	FXT	\$39,621
5660	Custodial sinks throughout campus are old - replace.	3	PQ	FXT	\$23,772
<b>TECHNOLOGY</b>					<b>\$760,716</b>
5677	Information Technology (I.T.) systems: Provide infrastructure to include racks, cabinets, patch panels, conduit pathways, cables (fiber optic & Cat-5E), data device outlets and power as needed and determined by District's I.T. planned upgrade and/or replacements.	3	PQ	TECH	\$760,716
<b>FIRE &amp; LIFE SAFETY</b>					<b>\$731,696</b>
5646	Provide interior and/or exterior egress emergency lighting. Add new egress lighting fixtures with integrated emergency battery pack and new exit light signs in rooms with two or more exit doors. Replace existing exit light signs with new LED exit lights.	1	PQ	LTG	\$16,830
5647	Establish dedicated area for auto and bus drop-off/pick-up. Provide covered waiting area, seating and traffic control as required.	3	PQ	REN	\$237,724
5645	Upgrade and replace fire protection (sprinkler) system (none at this time).	4	PQ	FSPR	\$274,894





# MOREY AVENUE EARLY CHILDHOOD DEVELOPMENT

## Proposed Work Items

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
5644	Upgrade and replace fire alarm system to comply with DSA & NFPA 72. All existing and new strobes shall be synchronized to comply with DSA & NFPA 72 to address autistic students' negative reaction to visual strobes that are not synchronized.	IP	2021U	FA	\$202,249
<b>SECURITY</b>					<b>\$1,025,906</b>
5668	Provide new lockset and re-key entire facility per new District "Grand Master" keying system.	1	PQ	HDW	\$100,980
5670	Upgrade and add standardized surveillance camera to 100% IP system campus-wide. Locations and placement must be comprehensively reviewed.	1	PQ	SCM	\$137,887
5671	Provide card reader access portals at all public access doors at MPR, Gym, Teachers' Workroom and Library.	1	PQ	SCR	\$63,113
5675	Limited exterior building and walkway lighting for egress, safety and security cameras. All exterior lighting controls through one or multiple astronomic time clocks, no photocell. Recommend add new lighting fixtures and replacing existing lighting.	1	PQ	SL	\$14,025
5676	Parking lot lighting limited for egress, safety and security. All exterior lighting control through one or multiple astronomic time clocks, no photocell. Add new pole mounted energy efficient LED lighting fixtures to include motion sensors.	1	PQ	SL	\$262,969
5673	Provide 6' chain-link fencing around Kindergarten areas.	2	FRP	SF	\$93,792
5674	Upgrade and replace intrusion alarm system campus-wide.	3	PQ	SIA	\$171,393
5672	Provide card reader access portals at all remaining exterior doors (including classrooms).	4	PQ	SCR	\$82,748
5667	Upgrade and replace existing clock and bell system campus-wide.	IP	2021U	CLK	\$49,500
5669	Upgrade and replace existing PA/intercom and communication system.	IP	2021U	PA	\$49,500

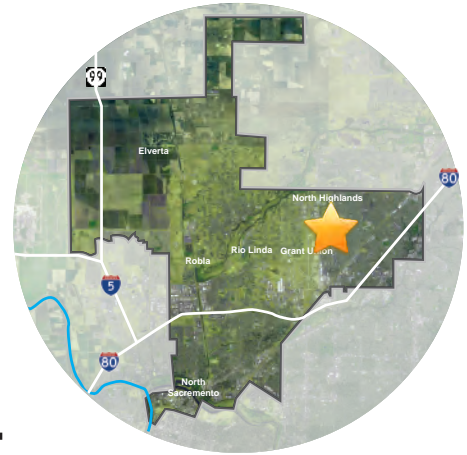
# MOREY AVENUE EARLY CHILDHOOD DEVELOPMENT

## Proposed Work Items

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
<b>NUTRITION SERVICES</b>					<b>\$1,616,522</b>
5653	Construct new Kitchen addition. Include all new finishes (flooring, paint, ceiling, etc.), new kitchen equipment allowance, stainless steel prep area, walk-in cooler/freezer, etc.	3	FRP	ADD	\$832,033
5654	Provide new Kitchen equipment (allowance).	3	PQ	MEQ	\$190,179
5656	Modernize existing Kitchen. Include all new finishes (flooring, paint, ceiling, etc.), new kitchen equipment, etc.	3	PQ	REN	\$594,309

PRIORITY CODE	PRIORITY DESCRIPTION	TOTAL
1	Must Do: Legal, Safety Reasons of Critical Replacements (Life Expectancy 1-5 years)	\$720,762
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy 6-15 years)	\$116,302
3	Would Like To Do: Curricular, Instructional, Program Enhancement (Life Expectancy 16-20 years)	\$17,953,922
4	Future Consideration (Life Expectancy 21-25 years)	\$14,805,355
IP	In Progress Scope of Work (Life Expectancy 0 years)	\$301,249
C	Complete Scope of Work (Life Expectancy 0 years)	\$518,626
		<b>\$34,416,216</b>



# PACIFIC CAREER & TECHNOLOGY HIGH SCHOOL & PATHWAYS CDS



6560 MELROSE DRIVE  
NORTH HIGHLANDS, CALIFORNIA 95660

ORIGINAL BUILDING COMPLETED: 1955  
BUILDING AREA: 34,594 SF  
SITE ACREAGE: 11.35  
BUILDING CAPACITY: 588  
CURRENT ENROLLMENT: 142  
ENROLLMENT AS OF: 10/18/2017



# PACIFIC CAREER & TECHNOLOGY HIGH SCHOOL & PATHWAYS CDS

Aerial Image



SCALE 1" = 150'





# PACIFIC CAREER & TECHNOLOGY HIGH SCHOOL & PATHWAYS CDS

Existing Site Plan



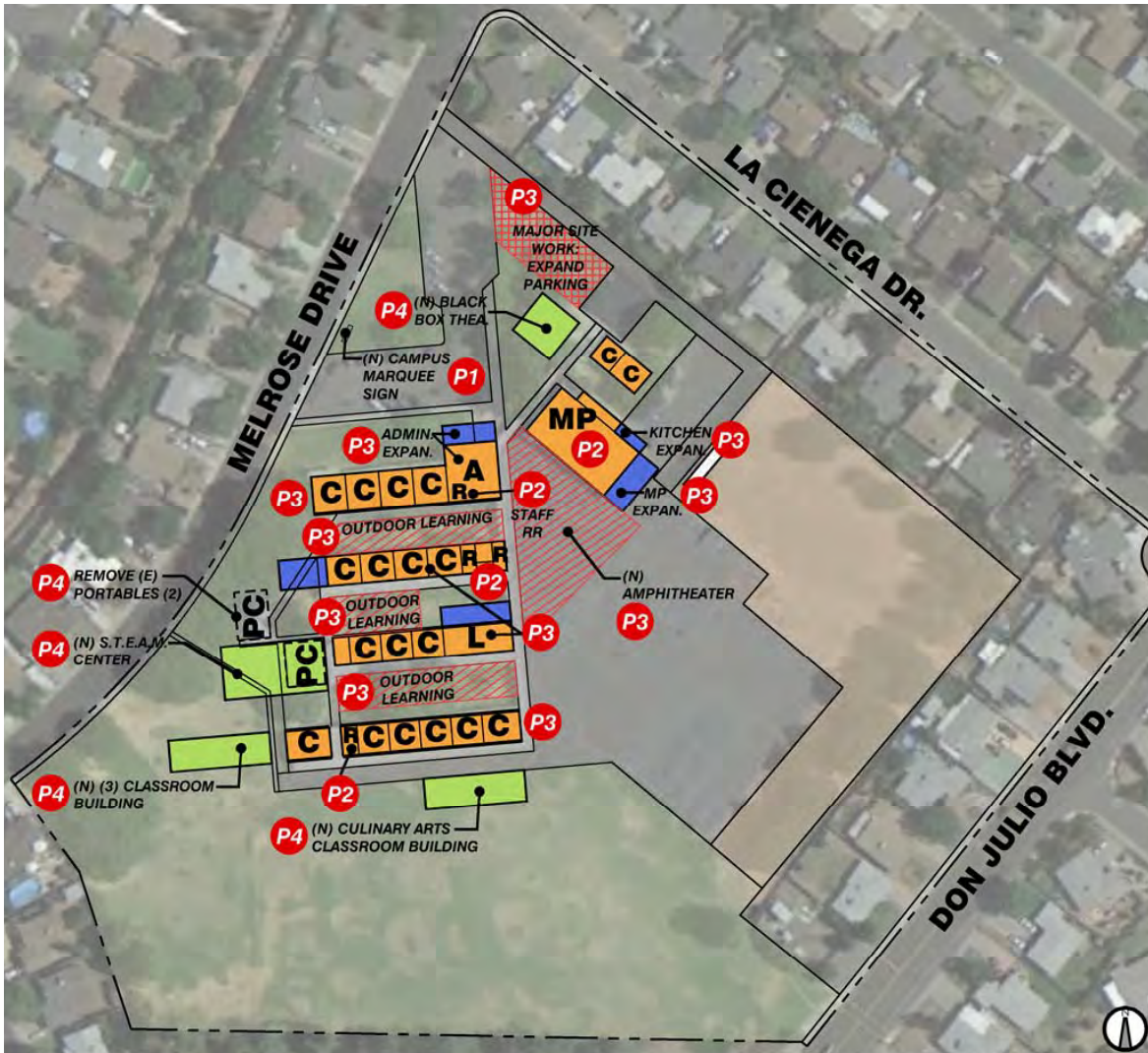
SCALE 1" = 150'

**ABBREVIATIONS:**

- A** ADMINISTRATION
- C** CLASSROOM
- K** KINDERGARTEN
- MP** MULTI-PURPOSE
- L** LIBRARY
- PC** PORTABLE CLASSROOM
- PR** PORTABLE RESTROOM
- R** RESTROOM

# PACIFIC CAREER & TECHNOLOGY HIGH SCHOOL & PATHWAYS CDS

Proposed Site Plan



SCALE 1" = 150'

SCOPE
EXISTING BLDG. - NO WORK
MODERNIZATION
BUILDING EXPANSION
NEW BUILDINGS

PRIORITY KEYNOTES		
P1	1-5 YEARS	\$728,748.54
P2	6-15 YEARS	\$2,564,252.63
P3	16-20 YEARS	\$22,606,278.28
P4	21-25 YEARS	\$16,295,556.89
<b>TOTAL COST</b>		<b>\$42,194,836.34</b>

COST ARE SHOWN IN 2016 DOLLARS

ABBREVIATIONS:

- A ADMINISTRATION
- C CLASSROOM
- MP MULTI-PURPOSE
- L LIBRARY
- PC PORTABLE CLASSROOM
- PR PORTABLE RESTROOM
- R RESTROOM

Note:

Original 2015 plan was not revised as a part of the 2019 updates.





# PACIFIC CAREER & TECHNOLOGY HIGH SCHOOL & PATHWAYS CDS

## Facility Totals

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

Priority	Total Cost
Priority 1	\$1,085,353
Priority 2	\$3,964,408
Priority 3	\$28,650,924
Priority 4	\$25,836,181
Priority IP	\$1,029,196
Priority C	\$1,666,953
<b>Total</b>	<b>\$62,233,015</b>

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Priority IP	Priority C	Total Cost
Civil	\$143,055	\$450,203	\$1,324,914	\$0	\$259,463	\$0	\$2,177,634
Building Envelope	\$0	\$0	\$792,413	\$4,096,341	\$0	\$1,281,094	\$6,169,847
Architectural	\$7,363	\$2,795,007	\$18,180,922	\$20,556,961	\$478,625	\$121,359	\$42,140,238
Mechanical	\$0	\$48,022	\$440,581	\$54,613	\$0	\$0	\$543,216
Electrical	\$0	\$105,047	\$973,580	\$49,649	\$0	\$0	\$1,128,276
Plumbing	\$117,670	\$144,065	\$12,203	\$0	\$0	\$0	\$273,938
Technology	\$0	\$0	\$657,905	\$0	\$0	\$0	\$657,905
Fire & Life Safety	\$227,205	\$0	\$0	\$458,011	\$0	\$264,500	\$949,716
Security	\$590,060	\$422,065	\$895,849	\$620,606	\$291,109	\$0	\$2,819,689
Athletics/Activities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Nutrition Services	\$0	\$0	\$5,372,557	\$0	\$0	\$0	\$5,372,557
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Discipline Totals</b>	<b>\$1,085,353</b>	<b>\$3,964,408</b>	<b>\$28,650,924</b>	<b>\$25,836,181</b>	<b>\$1,029,196</b>	<b>\$1,666,953</b>	<b>\$62,233,015</b>

<b>P1 Total</b>	<b>\$1,085,353</b>
<b>P1 + P2 Total</b>	<b>\$5,049,761</b>
<b>P1 + P2 + P3 Total</b>	<b>\$33,700,685</b>
<b>P1 + P2 + P3 + P4 Total</b>	<b>\$59,536,866</b>
<b>In Progress (IP) Total</b>	<b>\$1,029,196</b>
<b>Complete (C) Total</b>	<b>\$1,666,953</b>
<b>IP + C Totals</b>	<b>\$2,696,149</b>

# PACIFIC CAREER & TECHNOLOGY HIGH SCHOOL & PATHWAYS CDS

## Proposed Work Items

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
<b>CIVIL</b>					<b>\$2,177,634</b>
5771	Playground and Blacktop floods when it rains; address issue.	1	PQ	SD	\$70,125
5772	Provide new campus marquee appropriately located near front of campus.	1	PQ	SGN	\$58,905
5773	Repair/replace cracked concrete side walks.	1	PQ	SPM	\$14,025
5767	Replace existing freestanding canopies between buildings.	2	PQ	CNPY	\$225,101
5768	Provide new drought tolerant landscaping and irrigation with controls (allowance).	2	PQ	IRR	\$225,101
5769	Dumpster location is inefficient - relocate.	3	PQ	OTH	\$15,848
5770	Add or modify existing outdoor amphitheater to serve as an outdoor learning space. Provide adequate shade and seating area for entire student body and provide multiple outdoor learning spaces. Each space to accommodate 80 students each for collaborative learning (assuming two classes of 40 students each for collaborative learning). Outdoor learning environments will be wireless capable to support outdoor instructional programs. The design of the outdoor learning spaces are to support project based learning (i.e. sundials, gardens, etc.).	3	PQ	REN	\$554,689
5775	Provide additional parking per District standards of 150 spaces (visitor & staff). Currently have (31) spaces. (Need staff parking)	3	PQ	SPN	\$754,377
5774	Provide miscellaneous parking and play area paving repairs/resurfacing and re-stripe to ensure proper ADA parking spaces and accessible route.	IP	2021U	SPM	\$259,463
<b>BUILDING ENVELOPE</b>					<b>\$6,169,847</b>
5765	Replace old exterior classroom windows with new energy efficient glazing and frames.	3	PQ	WDW	\$792,413
5764	Replace existing roof per District standard.	4	2019U	RFR	\$4,096,341
5763	Provide miscellaneous canopy soffit repair throughout campus at various locations.	C	PQ	ESOF	\$52,594
5766	Provide miscellaneous roof maintenance and repair per 2016 Roof Assessment Report. [Completed 2020]	C	2021U	RFM19	\$1,228,500





# PACIFIC CAREER & TECHNOLOGY HIGH SCHOOL & PATHWAYS CDS

## Proposed Work Items

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
<b>ARCHITECTURE</b>					<b>\$42,140,238</b>
5748	Provide new room graphics and way-finding signage per ADA requirements.	1	PQ	GRP	\$7,363
5749	Provide "super" graphics paint package (include wall mural at MPR and floor logo).	2	PQ	GRP	\$75,034
5754	Modernize Cafeteria/MPR (5,500 sf). Include all new finishes (flooring, paint, hard-surface wall treatment, ceiling, etc.), acoustical treatment, stage, window replacement, etc.	2	PQ	REN	\$2,063,428
5755	Modernize Boys' and Girls' Student and Staff Restrooms - (2 sets): Include new finishes (flooring, hard wall-surfacing, ceiling, etc.), fixtures, partitions, etc. to ensure ADA accessibility. NOTE: 1 set in back wing is being used as storage.	2	PQ	REN	\$656,545
5735	Construct new (7,000 sf) addition to Administration area per new District program standards. Provide sense of entry, a properly sized lobby/reception area and a secure holding room.	3	PQ	ADD	\$4,659,386
5736	Construct new (6,500 sf) MPR addition per new District Program standards.	3	PQ	ADD	\$4,867,394
5737	Construct new (2,500sf) Library addition per District standards (include casework, circulation desk, storage, etc.)	3	FRP	ADD	\$1,872,075
5742	Provide window coverings at all classrooms.	3	FRP	BLD	\$75,279
5743	Remove and replace ceiling tile and grid throughout facility.	3	PQ	CLG	\$438,603
5744	Replace old wooden breezeway structures along classroom wings and provide proper piping supports.	3	PQ	CNPY	\$1,109,378
5745	Remove and replace educational/classroom casework throughout campus.	3	PQ	CWK	\$602,234
5746	Remove and replace all exterior doors and frames.	3	PQ	DR	\$237,724
5747	Remove and replace carpet and VCT flooring throughout facility.	3	PQ	FLR	\$657,905
5750	Remove and replace marker board/tack board in all classrooms.	3	PQ	MBTB	\$903,350
5751	Paint previously painted exterior surfaces (life cycle).	3	PQ	PTG	\$126,786
5752	Paint previously painted interior surfaces.	3	PQ	PTG	\$126,786

# PACIFIC CAREER & TECHNOLOGY HIGH SCHOOL & PATHWAYS CDS

## Proposed Work Items

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
5756	Modernize (2) portable classroom buildings (T3, T11, T12 and T23). Include new finishes (flooring, paint interior/exterior, etc.), repair/replacement of roof, siding, hardware, HVAC, lighting, security, technology, etc.	3	PQ	REN	\$79,241
5757	Modernize existing Administration (2,000 sf). Include new finishes (floors, walls, ceiling), casework, new windows, etc. Provide secure sense of entry.	3	PQ	REN	\$792,413
5758	Modernize existing Library: Currently in a classroom. Include new finishes, shelving, circulation desk, etc.	3	PQ	REN	\$1,584,825
5760	I.T. MDF & IDF: Provide dedicated locked "Data" room to include dedicated HVAC conditioned for I.T. server and equipment.	3	PQ	TECH	\$47,545
5738	Construct new (3) classroom addition to replace all portable classrooms.	4	PQ	ADD	\$2,345,892
5739	Construct new S.T.E.A.M. Center building.	4	PQ	ADD	\$4,170,474
5740	Incorporate VAPA room at stage or in portable.	4	PQ	ADD	\$139,016
5741	Construct Main Gym: Provide new finishes, wood floor resurface and re-stripping, trackable goals, etc.	4	PQ	ADD	\$13,901,580
5761	PACIFIC PRE-K DEMISING WALL (145-16-555)	C	2017U	OTH15-16	\$9,159
5753	Paint previously painted exterior surfaces. [Completed 2017]	C	2017U	PTG	\$112,200
5762	PACIFIC HS MOD (MISSION POSSIBLE) (024-17-935)	IP	2017U	REN16-17	\$478,625
<b>MECHANICAL</b>					<b>\$543,216</b>
5794	Provide exhaust fans and intake/relief at restrooms.	2	PQ	HVAC	\$48,022
5795	Majority of school has Carrier equipment installed in 2007. Replace units after expected 15 year lifespan.	3	PQ	HVAC	\$412,055
5796	Portable buildings have Bard exterior wall mounted equipment installed in 2007. Replace units after expected 15 year lifespan.	3	PQ	HVAC	\$28,527
5797	Provide flexible duct connection at existing packaged rooftop units due to duct noise issues.	4	PQ	HVAC	\$54,613



# PACIFIC CAREER & TECHNOLOGY HIGH SCHOOL & PATHWAYS CDS

## Proposed Work Items

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
<b>ELECTRICAL</b>					<b>\$1,128,276</b>
5783	Multi-Purpose Room lighting in conjunction with additions/minor remodel: Replace with energy efficient LED lighting fixtures and lighting control system in conjunction with the architectural addition and minor remodel to comply with current Title 24 lighting requirements with automatic occupancy sensors and daylight sensors.	2	PQ	LTG	\$105,047
5777	Replace existing exposed broken EMT conduits and associate fittings on roof.	3	PQ	ELE	\$15,214
5778	Campus Administration general and computer use receptacles/outlets: Add power outlets and circuits in conjunction with the architectural additions and minor remodel.	3	PQ	ELE	\$25,357
5779	All classrooms in conjunction with addition/minor remodel: Add more power receptacles and circuits.	3	PQ	ELE	\$170,629
5780	Kitchen in conjunction with addition/remodel: Add more power outlets and circuits for Kitchen equipment and appliances. New additional panel is required. Recommend adding new receptacle outlets and circuits.	3	PQ	ELE	\$12,679
5781	Library and Computer Rooms in conjunction with new/additions/remodel: Add power outlets and circuits for computers and Library equipment.	3	PQ	ELE	\$2,536
5784	Administration: Replace with energy efficient LED lighting fixtures and lighting control system in conjunction with the architectural additions and minor remodel to comply with current Title 24 lighting requirements with automatic occupancy sensors and daylight sensors.	3	PQ	LTG	\$79,241
5785	Campus-wide has no existing building master lighting control system in place. All local manual switching with no occupancy sensors to auto shut off of lighting when room is not occupy, exception only in the Library room. No day light sensor in place.	3	PQ	LTG	\$15,848
5786	All classrooms lighting fixtures in conjunction with addition/minor remodel: Replace with energy efficient LED lighting fixtures and lighting control system to comply with Title 24 lighting compliance with automatic occupancy sensors and daylight sensors.	3	PQ	LTG	\$533,214

# PACIFIC CAREER & TECHNOLOGY HIGH SCHOOL & PATHWAYS CDS

## Proposed Work Items

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
5787	Kitchen in conjunction with additions/minor remodel: Replace with energy efficient LED lighting fixtures and lighting control system in conjunction with the architectural addition and minor remodel to comply with current Title 24 lighting requirements with automatic occupancy sensors and daylight sensors.	3	PQ	LTG	\$39,621
5788	Library lighting in conjunction with new/additions/remodel: Replace existing lighting with energy efficient LED fixtures and lighting control system in conjunction with the architectural additions and minor remodel in order to comply with current Title 24 lighting requirements.	3	PQ	LTG	\$79,241
5776	Upgrade/replace emergency generator and automatic transfer switch, currently does not have one.	4	PQ	EG	\$49,649
<b>PLUMBING</b>					<b>\$273,938</b>
5807	Gas pipe serving HVAC units are rusted at various locations - replace rusted gas pipe.	1	PQ	PLB	\$20,196
5808	Rain water leaders and downspouts serving class building roofs are broken throughout campus and has been modified to drain into lower walkway roof gutters which overflow from capacity - provide roof drainage piping in proper manner to handle capacity.	1	PQ	PLB	\$67,320
5809	Food prep sink connected directly to sanitary sewer - drain indirectly to approved receptacle.	1	PQ	PLB	\$7,013
5810	Replace old grease trap in Kitchen.	1	PQ	PLB	\$9,818
5813	Replace Kitchen water heater: provide expansion tank, drain pan, and discharge T&P to approved receptacle.	1	PQ	WTRH	\$13,324
5802	Drinking fountains are generally new condition throughout campus but not ADA compliant - provide ADA compliant drinking fountains as required.	2	PQ	EDF	\$112,551
5803	Office restroom not ADA compliant - provide ADA compliant fixtures.	2	PQ	FXT	\$4,502
5804	Restroom urinals not ADA campus wide compliant - provide ADA compliant fixtures.	2	PQ	FXT	\$27,012
5805	Circular lavatory in restrooms - replace with ADA fixtures.	3	PQ	FXT	\$6,339
5806	Kitchen restroom not ADA compliant - provide ADA compliant fixtures.	3	PQ	FXT	\$5,864





# PACIFIC CAREER & TECHNOLOGY HIGH SCHOOL & PATHWAYS CDS

## Proposed Work Items

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
<b>TECHNOLOGY</b>					<b>\$657,905</b>
5828	Information Technology (I.T.) systems: Provide infrastructure to include racks, cabinets, patch panels, conduit pathways, cables (fiber optic & Cat-5E), data device outlets and power as needed and determined by District's I.T. planned upgrade and/or replacements.	3	PQ	TECH	\$657,905
<b>FIRE &amp; LIFE SAFETY</b>					<b>\$949,716</b>
5791	Provide interior and/or exterior egress emergency lighting. Add new egress lighting fixtures with integrated emergency battery pack and new exit light signs in rooms with two or more exit doors. Replace existing exit light signs with new LED exit lights.	1	PQ	LTG	\$16,830
5792	Establish dedicated area for auto and bus drop-off/pick-up. Provide covered waiting area, seating and traffic control as required.	1	2017U	REN	\$210,375
5790	Upgrade and replace fire protection (sprinkler) system (none at this time).	4	PQ	FSPR	\$458,011
5789	Upgrade and replace fire alarm system to comply with DSA & NFPA 72. All existing and new strobes shall be synchronized to comply with DSA & NFPA 72 to address autistic students' negative reaction to visual strobes that are not synchronized.	C	2021U	FA	\$264,500
<b>SECURITY</b>					<b>\$2,819,689</b>
5818	Provide new lockset and re-key entire facility per new District "Grand Master" keying system.	1	PQ	HDW	\$42,075
5820	Upgrade and add standardized surveillance camera to 100% IP system campus-wide. Locations and placement must be comprehensively reviewed.	1	PQ	SCM	\$242,590
5821	Provide card reader access portals at all public access doors at MPR, Gym, Teachers' Workroom and Library.	1	PQ	SCR	\$63,113
5826	Parking lot lighting limited for egress, safety and security. All exterior lighting control through one or multiple astronomic time clocks, no photocell. Add new pole mounted energy efficient LED lighting fixtures to include motion sensors.	1	PQ	SL	\$236,672
5827	Limited exterior building and walkway lighting for egress, safety and security cameras. All exterior lighting controls through one or multiple astronomic time clocks, no photocell. Recommend add new lighting fixtures and replacing existing lighting.	1	PQ	SL	\$5,610

# PACIFIC CAREER & TECHNOLOGY HIGH SCHOOL & PATHWAYS CDS

## Proposed Work Items

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
5823	Provide ornamental fencing at front of campus for access control and way-finding.	2	PQ	SF	\$422,065
5824	Provide fencing around remaining campus for access control.	3	PQ	SF	\$594,309
5825	Upgrade and replace intrusion alarm system campus-wide.	3	PQ	SIA	\$301,540
5822	Provide card reader access portals at all remaining exterior doors (including classrooms).	4	PQ	SCR	\$620,606
5817	Upgrade and replace existing clock and bell system campus-wide.	IP	2021U	CLK	\$140,702
5819	Upgrade and replace existing PA/intercom and communication system.	IP	2021U	PA	\$150,406
<b>NUTRITION SERVICES</b>					<b>\$5,372,557</b>
5799	Construct new (7,000 sf) Kitchen addition. Include all new finishes (flooring, paint, ceiling, etc.), new kitchen equipment, etc.	3	PQ	ADD	\$4,659,386
5800	Provide new Kitchen equipment (allowance).	3	PQ	MEQ	\$316,965
5801	Modernize existing Kitchen. Include all new finishes (flooring, paint, ceiling, etc.), new kitchen equipment, etc.	3	PQ	REN	\$396,206

PRIORITY CODE	PRIORITY DESCRIPTION	TOTAL
1	Must Do: Legal, Safety Reasons of Critical Replacements (Life Expectancy 1-5 years)	\$1,085,353
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy 6-15 years)	\$3,964,408
3	Would Like To Do: Curricular, Instructional, Program Enhancement (Life Expectancy 16-20 years)	\$28,650,924
4	Future Consideration (Life Expectancy 21-25 years)	\$25,836,181
IP	In Progress Scope of Work (Life Expectancy 0 years)	\$1,029,196
C	Complete Scope of Work (Life Expectancy 0 years)	\$1,666,953
		<b>\$62,233,015</b>



# VINELAND PRESCHOOL



6450 20TH STREET  
RIO LINDA, CALIFORNIA 95673

ORIGINAL BUILDING COMPLETED: 1953  
BUILDING AREA: 34,028 SF  
SITE ACREAGE: 9.05  
BUILDING CAPACITY: 700  
CURRENT ENROLLMENT: 17  
ENROLLMENT AS OF: 10/18/2017



# VINELAND PRESCHOOL

Aerial Image



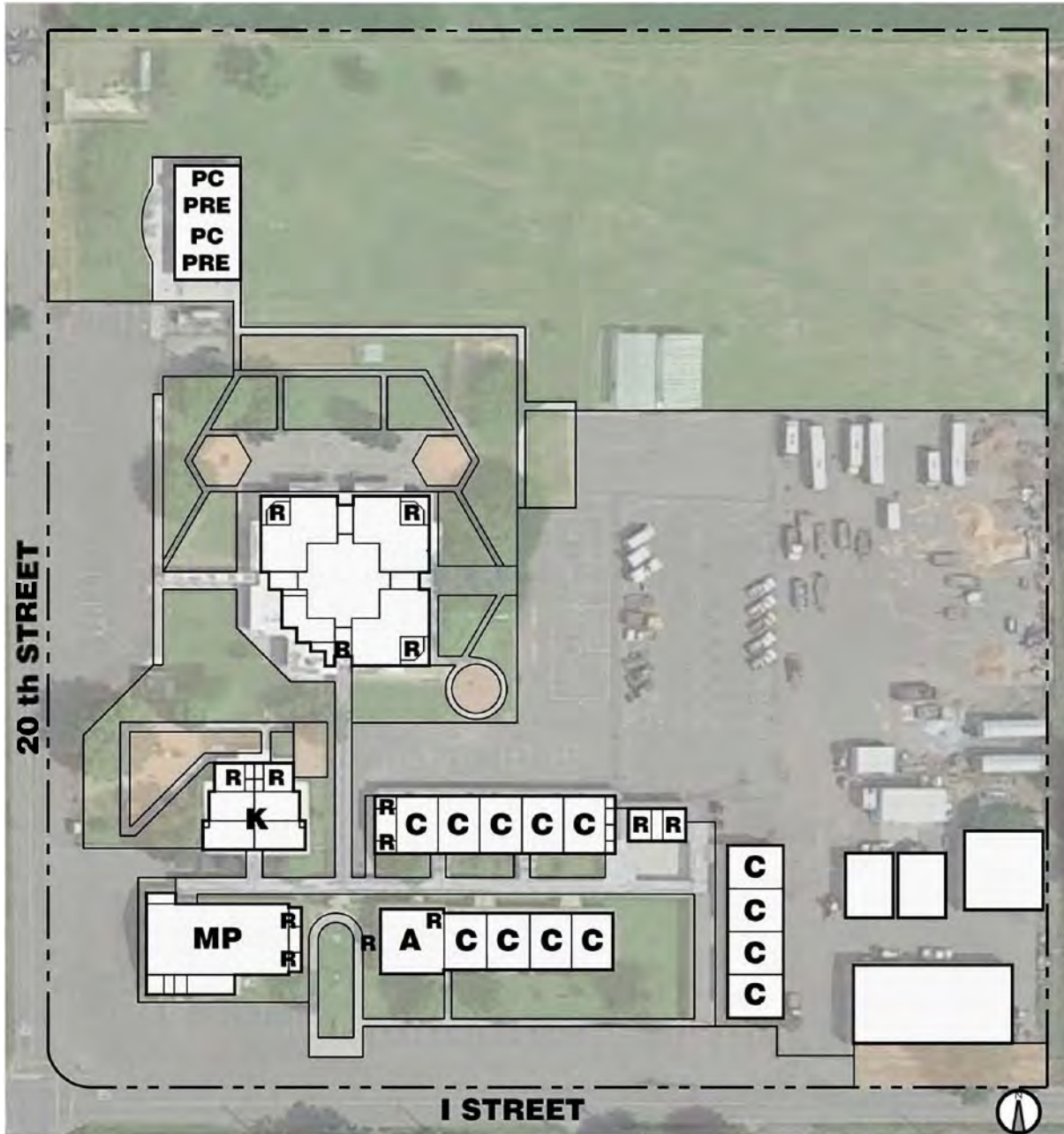
SCALE 1" = 120'





# VINELAND PRESCHOOL

Existing Site Plan



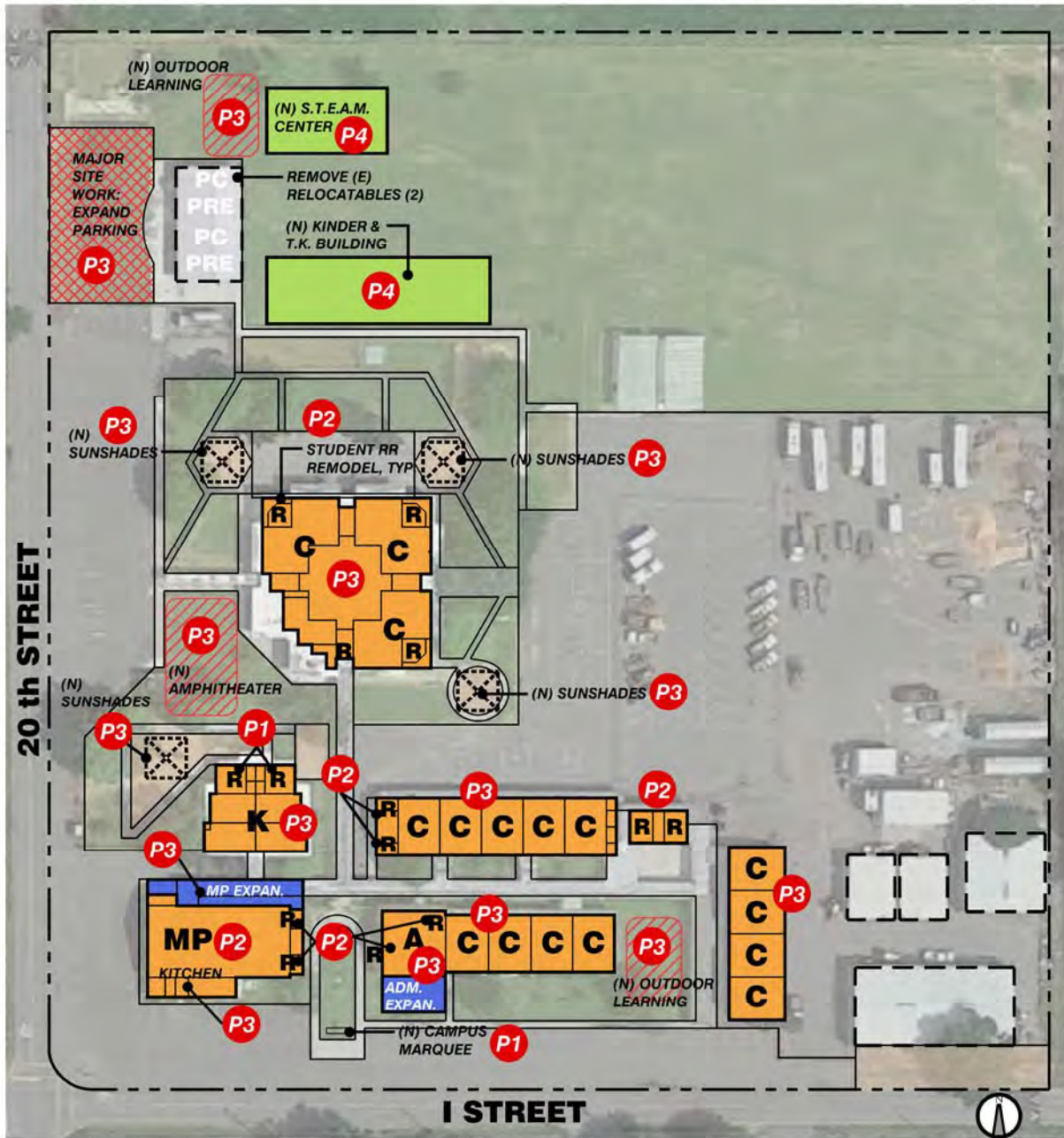
SCALE 1" = 120'

**ABBREVIATIONS:**

- A** ADMINISTRATION
- C** CLASSROOM
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- L** LIBRARY
- PC** PORTABLE CLASSROOM
- PR** PORTABLE RESTROOM
- R** RESTROOM

# VINELAND PRESCHOOL

Proposed Site Plan



SCALE 1" = 120'

SCOPE
EXISTING BLDG. - NO WORK
MODERNIZATION
BUILDING EXPANSION
NEW BUILDINGS

PRIORITY KEYNOTES			
P1	1-5 YEARS		\$516,538.00
P2	6-15 YEARS		\$1,722,182.00
P3	16-20 YEARS		\$13,958,891.43
P4	21-25 YEARS		\$9,818,550.78
TOTAL COST			\$26,016,162.21

ABBREVIATIONS:

- A ADMINISTRATION
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- PR PORTABLE RESTROOM
- R RESTROOM



# VINELAND PRESCHOOL

## Facility Totals

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

Priority	Total Cost
Priority 1	\$277,388
Priority 2	\$1,500,675
Priority 3	\$792,413
Priority 4	\$0
Priority IP	\$758,500
Priority C	\$986,615
<b>Total</b>	<b>\$4,315,590</b>

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Priority IP	Priority C	Total Cost
Civil	\$0	\$0	\$792,413	\$0	\$0	\$0	\$792,413
Building Envelope	\$0	\$0	\$0	\$0	\$0	\$976,156	\$976,156
Architectural	\$217,388	\$1,500,675	\$0	\$0	\$758,500	\$10,459	\$2,487,022
Mechanical	\$60,000	\$0	\$0	\$0	\$0	\$0	\$60,000
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire & Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Athletics/Activities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Nutrition Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Discipline Totals</b>	<b>\$277,388</b>	<b>\$1,500,675</b>	<b>\$792,413</b>	<b>\$0</b>	<b>\$758,500</b>	<b>\$986,615</b>	<b>\$4,315,590</b>

<b>P1 Total</b>	<b>\$277,388</b>
<b>P1 + P2 Total</b>	<b>\$1,778,063</b>
<b>P1 + P2 + P3 Total</b>	<b>\$2,570,475</b>
<b>P1 + P2 + P3 + P4 Total</b>	<b>\$2,570,475</b>
<b>In Progress (IP) Total</b>	<b>\$758,500</b>
<b>Complete (C) Total</b>	<b>\$986,615</b>
<b>IP + C Totals</b>	<b>\$1,745,115</b>



# VINELAND PRESCHOOL

## Proposed Work Items

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
<b>CIVIL</b>					<b>\$792,413</b>
6138	Provide shade structure over Pre-K and Kindergarten playground equipment.	3	PQ	CNPY	\$237,724
6141	Replace Pre-K and Kindergarten playground equipment.	3	PQ	PGE	\$554,689
<b>BUILDING ENVELOPE</b>					<b>\$976,156</b>
6134	Provide miscellaneous roof maintenance and repair per 2016 Roof Assessment Report. [Completed 2019]	C	2021U	RFR	\$976,156
<b>ARCHITECTURE</b>					<b>\$2,487,022</b>
6110	Provide window coverings at all classrooms.	1	FRP	BLD	\$49,088
6124	Paint exterior painted surfaces.	1	PQ	PTG	\$98,175
6126	Modernize (2) portable buildings. Include new flooring, paint, miscellaneous exterior roofing and siding repairs, etc. Provide secondary emergency means of egress.	1	PQ	REN	\$70,125
6111	Remove and replace ceiling tiles at Preschool.	2	PQ	CLG	\$420,189
6116	Remove and replace carpet at Preschool.	2	PQ	FLR	\$630,284
6123	Preschool playground equipment needs replacing.	2	PQ	PGE	\$450,203
6132	VINELAND ES FLOORING REPLACEMENT ROOMS 20 and 21 (011-15-690)	C	2017U	FLR14-15	\$10,459
6133	VINELAND ES MOD (MISSION POSSIBLE) (024-17-690)	IP	2017+19U	REN16-17	\$758,500
<b>MECHANICAL</b>					<b>\$60,000</b>
6170	VINELAND ECC TRIDIUM CONTROLS - Replace Tridium controls with District preferred PELICAN controls.	1	2019U	HVAC19	\$60,000

PRIORITY CODE	PRIORITY DESCRIPTION	TOTAL
1	Must Do: Legal, Safety Reasons of Critical Replacements (Life Expectancy 1-5 years)	\$277,388
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy 6-15 years)	\$1,500,675
3	Would Like To Do: Curricular, Instructional, Program Enhancement (Life Expectancy 16-20 years)	\$792,413
4	Future Consideration (Life Expectancy 21-25 years)	\$0
IP	In Progress Scope of Work (Life Expectancy 0 years)	\$758,500
C	Complete Scope of Work (Life Expectancy 0 years)	\$986,615
		<b>\$4,315,590</b>





# VISTA NUEVA CAREER & TECHNOLOGY HIGH SCHOOL & NOVA OPPORTUNITY SCHOOL

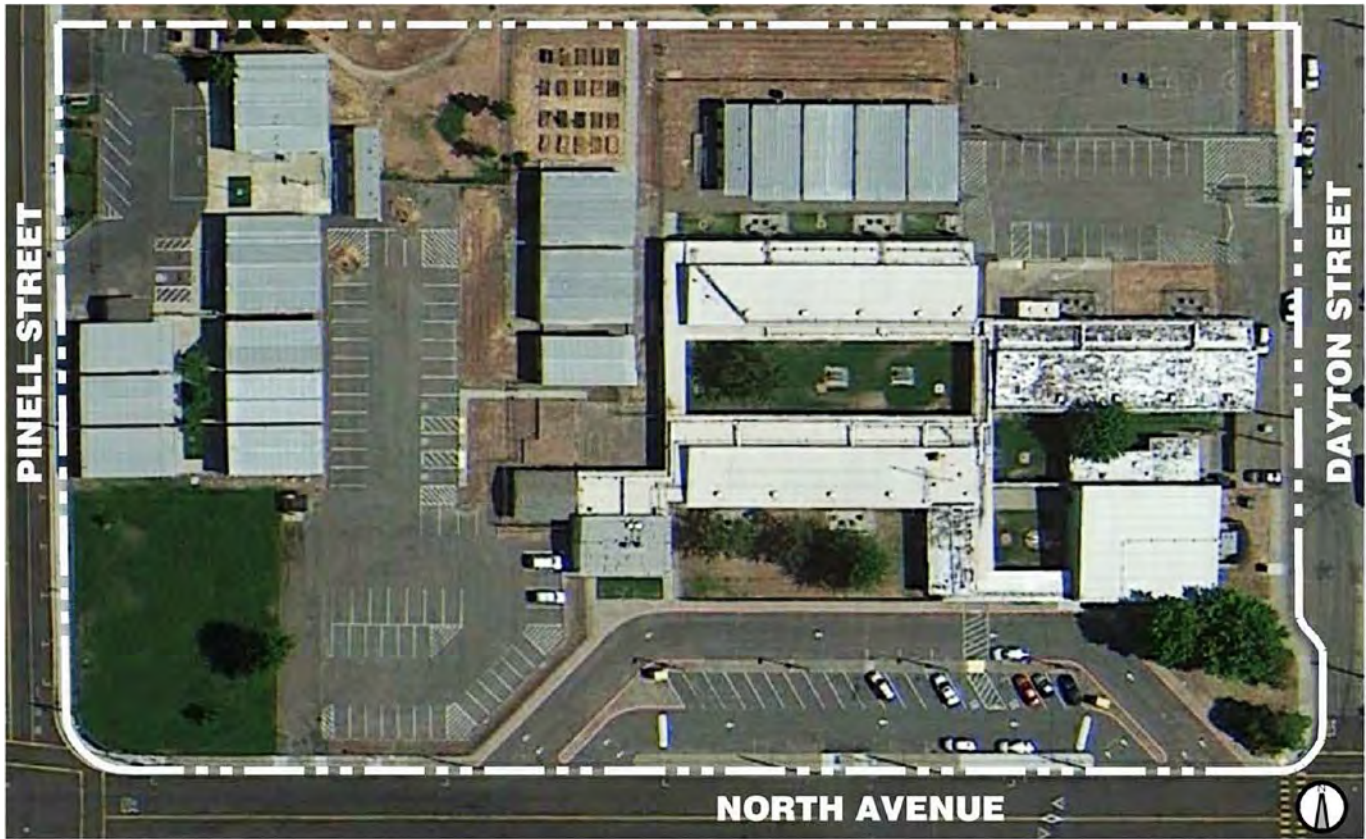


2035 NORTH AVENUE  
SACRAMENTO, CALIFORNIA 95838

ORIGINAL BUILDING COMPLETED: 1968  
BUILDING AREA: 20,743 SF  
SITE ACREAGE: 10  
BUILDING CAPACITY: 504  
CURRENT ENROLLMENT: 189  
ENROLLMENT AS OF: 10/18/2017

# VISTA NUEVA CAREER & TECHNOLOGY HIGH SCHOOL & NOVA OPPORTUNITY SCHOOL

Aerial Image







# VISTA NUEVA CAREER & TECHNOLOGY HIGH SCHOOL & NOVA OPPORTUNITY SCHOOL

Existing Site Plan

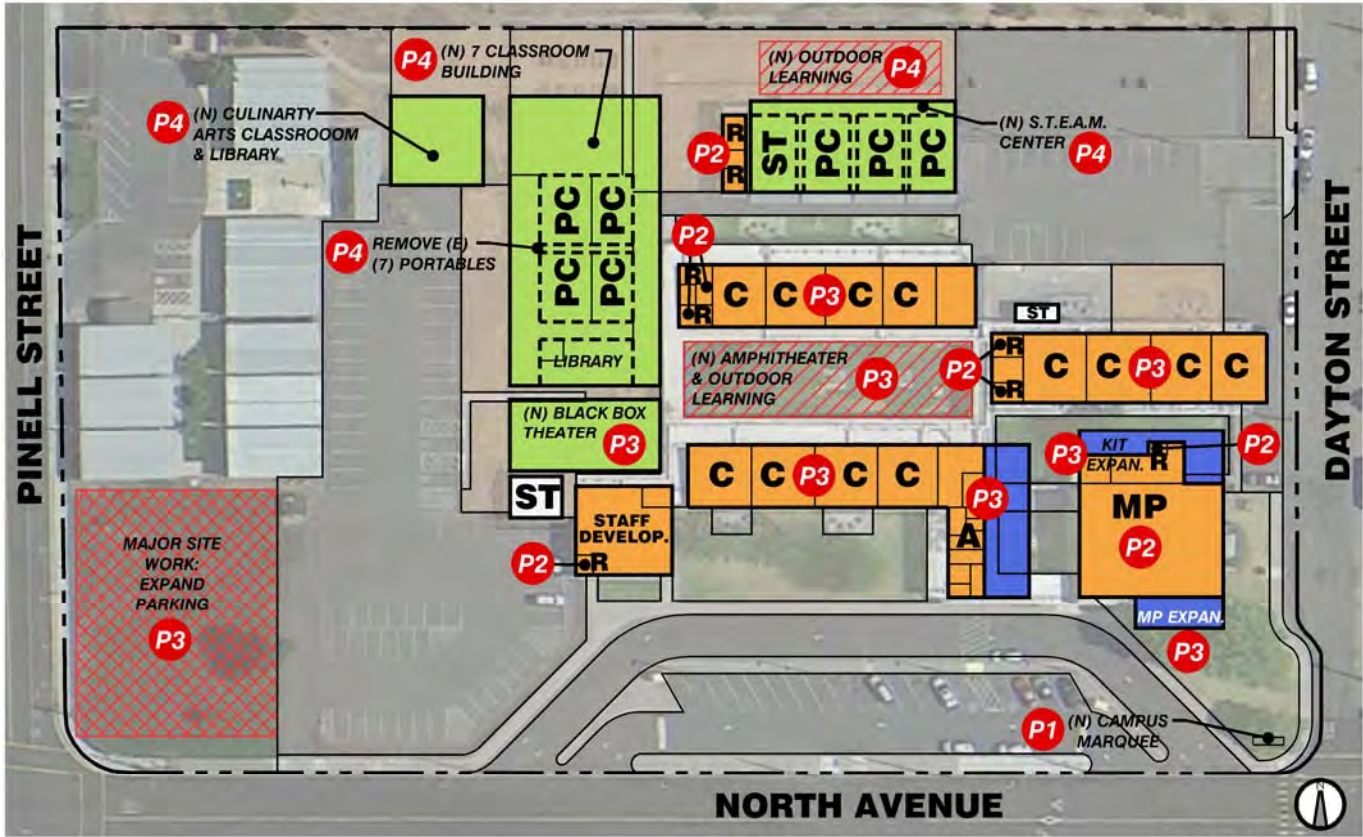


**ABBREVIATIONS:**

- A** ADMINISTRATION
- C** CLASSROOM
- MP** MULTI-PURPOSE
- L** LIBRARY
- PA** PORTABLE ADMIN
- PC** PORTABLE CLASSROOM
- PR** PORTABLE RESTROOM
- PRE** PRESCHOOL
- R** RESTROOM
- ST** STORAGE

# VISTA NUEVA CAREER & TECHNOLOGY HIGH SCHOOL & NOVA OPPORTUNITY SCHOOL

Proposed Site Plan



SCALE 1" = 100'

SCOPE
EXISTING BLDG. - NO WORK
MODERNIZATION
BUILDING EXPANSION
NEW BUILDINGS

PRIORITY KEYNOTES	NOVA	VISTA NUEVA
P1 1-5 YEARS	\$313,362.50	\$519,262.07
P2 6-15 YEARS	\$36,437.50	\$2,485,329.00
P3 16-20 YEARS	\$4,521,529.38	\$21,292,133.61
P4 21-25 YEARS	\$6,886,687.50	\$15,124,998.56
<b>TOTAL COST</b>	<b>\$11,758,016.88</b>	<b>\$39,421,723.23</b>

COST ARE SHOWN IN 2016 DOLLARS

ABBREVIATIONS:

A	ADMINISTRATION
C	CLASSROOM
K	KINDERGARTEN
MP	MULTI-PURPOSE
L	LIBRARY
PA	PORTABLE ADMIN
PC	PORTABLE CLASSROOM
PR	PORTABLE RESTROOM
PRE	PRESCHOOL
R	RESTROOM
ST	STORAGE

Original 2015 plan was not revised as a part of the 2019 updates.





# VISTA NUEVA CAREER & TECHNOLOGY HIGH SCHOOL & NOVA OPPORTUNITY SCHOOL

## Facility Totals

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

Priority	Total Cost
Priority 1	\$927,431
Priority 2	\$5,919,863
Priority 3	\$31,144,411
Priority 4	\$20,868,827
Priority IP	\$442,097
Priority C	\$599,557
<b>Total</b>	<b>\$59,902,186</b>

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Priority IP	Priority C	Total Cost
Civil	\$72,930	\$517,733	\$606,988	\$0	\$0	\$0	\$1,197,651
Building Envelope	\$0	\$24,011	\$3,526,378	\$0	\$0	\$259,939	\$3,810,328
Architectural	\$8,590	\$2,296,033	\$18,549,188	\$20,470,077	\$0	\$339,618	\$41,663,506
Mechanical	\$0	\$2,442,048	\$371,641	\$0	\$73,700	\$0	\$2,887,390
Electrical	\$21,038	\$187,584	\$745,736	\$124,121	\$0	\$0	\$1,078,479
Plumbing	\$47,685	\$171,077	\$0	\$0	\$0	\$0	\$218,762
Technology	\$0	\$0	\$394,488	\$0	\$0	\$0	\$394,488
Fire & Life Safety	\$372,626	\$0	\$0	\$274,629	\$0	\$0	\$647,255
Security	\$404,562	\$281,377	\$1,092,082	\$0	\$145,460	\$0	\$1,923,481
Athletics/Activities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Nutrition Services	\$0	\$0	\$5,857,909	\$0	\$0	\$0	\$5,857,909
Other	\$0	\$0	\$0	\$0	\$222,937	\$0	\$222,937
<b>Discipline Totals</b>	<b>\$927,431</b>	<b>\$5,919,863</b>	<b>\$31,144,411</b>	<b>\$20,868,827</b>	<b>\$442,097</b>	<b>\$599,557</b>	<b>\$59,902,186</b>

P1 Total	\$927,431
P1 + P2 Total	\$6,847,294
P1 + P2 + P3 Total	\$37,991,705
P1 + P2 + P3 + P4 Total	\$58,860,532
In Progress (IP) Total	\$442,097
Complete (C) Total	\$599,557
IP + C Totals	\$1,041,654

# VISTA NUEVA CAREER & TECHNOLOGY HIGH SCHOOL & NOVA OPPORTUNITY SCHOOL

## Proposed Work Items

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
<b>CIVIL</b>					<b>\$1,197,651</b>
6238	Provide new campus marquee appropriately located near front of campus.	1	PQ	SGN	\$58,905
6241	Provide sidewalk 5' width extension along front of classroom 6-9 wing.	1	PQ	SPN	\$14,025
6233	Provide new drought tolerant landscaping and irrigation with controls (allowance). (The entire site other than north field is in need of complete replacement of sprinkler system.)	2	PQ	IRR	\$195,088
6236	Standing water in front of rooms P2, P3, dumpsters, driveway, NE corner of the Cafeteria entrance, lawn area in building 1A, and becomes impassible with substantial rain fall.	2	PQ	SD	\$30,014
6237	Address drainage issue at front parking lot (floods when it rains).	2	PQ	SD	\$112,551
6239	Sidewalk located on the south of building 2A is too small (not ADA compliant) and the roof drainage system empties on to the sidewalk.	2	PQ	SPM	\$15,007
6240	Provide miscellaneous parking and play area paving repairs/resurfacing and re-stripe to ensure proper ADA parking spaces and accessible route.	2	PQ	SPM	\$165,074
6234	Provide new dumpster pad in different location (current dumpster location is inefficient).	3	PQ	OTH	\$12,679
6235	Add or modify existing outdoor amphitheater to serve as an outdoor learning space. Provide adequate shade and seating area for entire student body and provide multiple outdoor learning spaces. Each space to accommodate 80 students each for collaborative learning (assuming two classes of 40 students each for collaborative learning). Outdoor learning environments will be wireless capable to support outdoor instructional programs. The design of the outdoor learning spaces are to support project based learning (i.e. sundials, gardens, etc.).	3	PQ	REN	\$594,309



# VISTA NUEVA CAREER & TECHNOLOGY HIGH SCHOOL & NOVA OPPORTUNITY SCHOOL

## Proposed Work Items

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
<b>BUILDING ENVELOPE</b>					<b>\$3,810,328</b>
6230	Provide extensive exterior plaster wall repair at end wall of room 13A and various other areas throughout campus.	2	PQ	WRE	\$24,011
6226	Provide miscellaneous roof maintenance and repair per 2016 Roof Assessment Report.	3	PQ	RFR	\$2,337,760
6228	Replace old exterior classroom windows with new energy efficient glazing and frames. Currently many window panes with plexi-glass replacements.	3	PQ	WDW	\$1,188,619
6231	VISTA NUEVA ROOFING (062-17-945) - PBK Line Item: Provide miscellaneous roof maintenance and repair as proposed by 2016 Roof Assessment Report.	C	2017+19U	RFM16-17	\$259,939
<b>ARCHITECTURE</b>					<b>\$41,663,506</b>
6209	Provide new room graphics and way-finding signage per ADA requirements.	1	PQ	GRP	\$8,590
6210	Provide "super" graphics paint package (include wall mural at MPR and floor logo).	2	PQ	GRP	\$75,034
6214	Demo/remove old storage building next to teachers lounge (at NOVA).	2	PQ	REN	\$37,517
6215	Modernize Boys' and Girls' student restrooms (2 sets). Include all new finishes (ceiling, walls, flooring, etc.), fixtures, partitions to ensure ADA accessibility.	2	PQ	REN	\$525,236
6216	Modernize - Cafeteria/MPR (4,000 sf). Include all new finishes (flooring, paint, hard-surface wall treatment, ceiling, etc.), acoustical treatment, stage, window replacement, etc.	2	PQ	REN	\$1,500,675
6217	Modernize staff restrooms (2 sets). Include all new finishes (ceiling, walls, flooring, etc.), fixtures, partitions to ensure ADA accessibility.	2	PQ	REN	\$157,571
6196	Construct new (7,500 sf) Administration addition. Expand existing Administration/ Clinic area to accommodate existing High School Administration Department requirements. Provide sense of entry and properly sized lobby/reception area. NOTE: This a joint facility.	3	PQ	ADD	\$5,616,224

# VISTA NUEVA CAREER & TECHNOLOGY HIGH SCHOOL & NOVA OPPORTUNITY SCHOOL

## Proposed Work Items

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
6197	Former Library has been repurposed - currently no Library on campus. Provide Library - (new construction or renovate existing area)	3	PQ	ADD	\$3,993,759
6198	Construct new (8,000 sf) addition to existing MPR including new stage to accommodate new VAPA/music room requirements (no stage currently).	3	FRP	ADD	\$5,990,639
6202	Provide window coverings at all classrooms.	3	FRP	BLD	\$47,545
6204	Remove and replace educational/classroom casework throughout campus. Provide ADA accessible sink locations.	3	PQ	CWK	\$380,358
6205	Remove and replace all exterior doors and frames.	3	PQ	DR	\$237,724
6206	Remove and replace VCT throughout facility.	3	PQ	FLR	\$228,215
6207	Upgrade/replace floor tile or carpet. The tile or carpet is separating from the under-flooring substrate.	3	PQ	FLR	\$228,215
6208	Room P2, NOVA has had new carpet installed over structurally damaged flooring at south door entrance.	3	PQ	FLR	\$11,886
6211	Remove and replace marker board/tack board in all classrooms.	3	PQ	MBTB	\$570,537
6212	Paint previously painted exterior surfaces (life cycle).	3	PQ	PTG	\$63,393
6213	Paint previously painted interior surfaces.	3	PQ	PTG	\$63,393
6218	Modernize existing Administration (1,500 sf). Include new finishes (floors, walls, ceiling), casework, new windows, etc. Provide secure sense of entry.	3	PQ	REN	\$1,069,757
6220	I.T. MDF & IDF: Provide dedicated locked "Data" room to include dedicated HVAC conditioned for I.T. server and equipment.	3	PQ	TECH	\$47,545
6199	Construct new classroom addition to replace all portable classrooms.	4	PQ	ADD	\$4,691,783
6200	Construct Main Gym: Provide new finishes, wood floor resurface and re-stripping, trackable goals, etc.	4	PQ	ADD	\$15,639,278
6201	Incorporate VAPA room at stage or in portable.	4	PQ	ADD	\$139,016





# VISTA NUEVA CAREER & TECHNOLOGY HIGH SCHOOL & NOVA OPPORTUNITY SCHOOL

## Proposed Work Items

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
6221	VISTA NUEVA FLOORING REPLACEMENT ROOMS P2A-B and P3A-B (011-15-945)	C	2017U	FLR14-15	\$13,270
6222	VISTA NUEVA PAINTING (SUMMER 2016) (147-16-945)	C	2017U	PTG15-16	\$1,280
6223	VISTA NUEVA PAINTING (SUMMER 2016) (147-16-945) - PBK Line Item: Paint previously painted exterior surfaces. [Completed 2017]	C	2017U	PTG16-17	\$84,270
6224	VISTA NUEVA CLASSROOM INTO WOODSHOP (120-17-945) [Completed 2018]	C	2019U	REN19	\$228,165
6225	VISTA NUEVA CAREER CENTER FLOORING/PAINTING/CASEWORK (166-18-945) [Completed 2018]	C	2019U	REN19	\$12,633
<b>MECHANICAL</b>					<b>\$2,887,390</b>
6261	Replace faulty HVAC economizers.	2	PQ	HVAC	\$70,232
6262	Majority of school has Trane equipment installed in 2004. Replace units after expected 15 year lifespan.	2	PQ	HVAC	\$2,344,805
6263	Provide exhaust fans and intake/relief at custodial closet.	2	PQ	HVAC	\$9,004
6264	Replace energy management system supervisory controller.	2	PQ	HVAC	\$18,008
6266	Replace Fulton boilers installed in 2004 after 15 year expected lifespan.	3	PQ	HVAC	\$158,483
6267	Cafeteria is served by packaged ground mount AC unit installed in 2004. Replace after 15 year expected lifespan.	3	PQ	HVAC	\$28,527
6268	Portable buildings have Bard exterior wall mounted equipment. Replace units after expected 15 year lifespan.	3	PQ	HVAC	\$134,710
6269	Replace local thermostat controls at portable buildings with controls tied into District energy management system.	3	PQ	HVAC	\$49,922
6265	Replace Tridium controls with District preferred Pelican controls.	IP	2021U	HVAC	\$73,700

# VISTA NUEVA CAREER & TECHNOLOGY HIGH SCHOOL & NOVA OPPORTUNITY SCHOOL

## Proposed Work Items

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
<b>ELECTRICAL</b>					<b>\$1,078,479</b>
6243	Exiting outdoor Main Switchboard located north/east of Multi-Purpose/Cafeteria, the 2000 amp main circuit breaker trip occasionally. Possibly false grounding. Recommend: provide system testing and make adjustment to remedy the main circuit breaker tripping.	1	PQ	ED	\$21,038
6251	Multi-Purpose Room lighting in conjunction with additions/minor remodel: Replace with energy efficient LED lighting fixtures and lighting control system in conjunction with the architectural addition and minor remodel to comply with current Title 24 lighting requirements with automatic occupancy sensors and daylight sensors.	2	PQ	LTG	\$187,584
6246	Replace existing exposed broken EMT conduits and associate fittings on roof.	3	PQ	ELE	\$11,411
6247	Campus Administration general and computer use receptacles/outlets: Add power outlets and circuits in conjunction with the architectural additions and minor remodel.	3	PQ	ELE	\$19,018
6248	All classrooms in conjunction with addition/minor remodel: Add more power receptacles and circuits.	3	PQ	ELE	\$145,246
6249	Kitchen in conjunction with addition/remodel: Add more power outlets and circuits for Kitchen equipment and appliances. New additional panel is required. Recommend adding new receptacle outlets and circuits.	3	PQ	ELE	\$1,268
6252	Administration: Replace with energy efficient LED lighting fixtures and lighting control system in conjunction with the architectural additions and minor remodel to comply with current Title 24 lighting requirements with automatic occupancy sensors and daylight sensors.	3	PQ	LTG	\$59,431



# VISTA NUEVA CAREER & TECHNOLOGY HIGH SCHOOL & NOVA OPPORTUNITY SCHOOL

## Proposed Work Items

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
6253	Campus-wide has no existing building master lighting control system in place. All local manual switching with no occupancy sensors to auto shut off of lighting when room is not occupy, exception only in the Library room. No day light sensor in place. Recommend adding new occupancy sensors in all rooms; ceiling mounted type in large rooms, wall mounted type in small offices and/or rooms.	3	PQ	LTG	\$15,848
6254	All classrooms lighting fixtures in conjunction with addition/minor remodel: Replace with energy efficient LED lighting fixtures and lighting control system to comply with Title 24 lighting requirements with automatic occupancy sensors and daylight sensors.	3	PQ	LTG	\$453,894
6255	Kitchen in conjunction with additions/minor remodel: Replace with energy efficient LED lighting fixtures and lighting control system in conjunction with the architectural addition and minor remodel to comply with current Title 24 lighting requirements with automatic occupancy sensors and daylight sensors.	3	PQ	LTG	\$39,621
6245	Upgrade/replace emergency generator and automatic transfer switch, none at this time.	4	PQ	EG	\$124,121
<b>PLUMBING</b>					<b>\$218,762</b>
6279	Replace rusted gas pipes serving HVAC units at various locations.	1	PQ	PLB	\$33,660
6285	Replace Kitchen water heater. Also: seismically secure, provide expansion tank, drain pan. Also: copper pipe coupled with galvanized fittings is corroded - replace with pipe/ fittings of like metals or use dielectric unions.	1	PQ	WTRH	\$14,025
6276	Provide ADA drinking fountains.	2	PQ	EDF	\$112,551
6277	Staff RR at Kitchen is not ADA - replace with ADA fixtures.	2	PQ	FXT	\$6,003
6278	Boys' restrooms have floor mount urinals - replace with ADA compliant fixtures.	2	PQ	FXT	\$22,510
6280	In-ground hose bibbs are broken throughout campus - replace.	2	PQ	PLB	\$30,014

# VISTA NUEVA CAREER & TECHNOLOGY HIGH SCHOOL & NOVA OPPORTUNITY SCHOOL

## Proposed Work Items

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
<b>TECHNOLOGY</b>					<b>\$394,488</b>
6298	Information Technology (I.T.) systems: Provide infrastructure to include racks, cabinets, patch panels, conduit pathways, cables (fiber optic & Cat-5E), data device outlets and power as needed and determined by District's I.T. planned upgrade and/or replacements.	3	PQ	TECH	\$394,488
<b>FIRE &amp; LIFE SAFETY</b>					<b>\$647,255</b>
6256	Upgrade and replace fire alarm system to comply with DSA & NFPA 72. All existing and new strobes shall be synchronized to comply with DSA & NFPA 72 to address autistic students' negative reaction to visual strobes that are not synchronized.	1	PQ	FA	\$261,829
6258	Provide interior and/or exterior egress emergency lighting. Add new egress lighting fixtures with integrated emergency battery pack and new exit light signs in rooms with two or more exit doors. Replace existing exit light signs with new LED exit lights.	1	PQ	LTG	\$16,830
6259	Establish dedicated area for auto and bus drop-off/pick-up. Provide covered waiting area, seating and traffic control as required.	1	FRP	REN	\$93,968
6257	Upgrade and replace fire protection (sprinkler) system (none at this time).	4	PQ	FSPR	\$274,629
<b>SECURITY</b>					<b>\$1,923,481</b>
6287	Upgrade and replace existing clock and bell system campus-wide.	1	PQ	CLK	\$84,367
6288	Provide new lockset and re-key entire facility per new District "Grand Master" keying system.	1	PQ	HDW	\$56,100
6289	Upgrade and replace existing PA/intercom and communication system.	1	PQ	PA	\$90,185
6291	Provide card reader access portals at all public access doors at MPR, Gym, Teachers' Workroom and Library.	1	PQ	SCR	\$63,113





# VISTA NUEVA CAREER & TECHNOLOGY HIGH SCHOOL & NOVA OPPORTUNITY SCHOOL

## Proposed Work Items

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
6296	Limited exterior building and walkway lighting for egress, safety and security cameras. All exterior lighting controls through one or multiple astronomic time clocks, no photocell. Recommend add new lighting fixtures and replacing existing lighting.	1	PQ	SL	\$5,610
6297	Parking lot lighting limited for egress, safety and security. All exterior lighting control through one or multiple astronomic time clocks, no photocell. Add new pole mounted energy efficient LED lighting fixtures to include motion sensors.	1	PQ	SL	\$105,188
6293	Provide ornamental fencing at front of campus for access control and way-finding.	2	PQ	SF	\$281,377
6292	Provide card reader access portals at all remaining exterior doors (including classrooms).	3	PQ	SCR	\$515,068
6294	Provide fencing around remaining campus for access control.	3	PQ	SF	\$396,206
6295	Upgrade and replace intrusion alarm system campus-wide.	3	PQ	SIA	\$180,807
6290	Upgrade and add standardized surveillance camera to 100% IP system campus-wide. Locations and placement must be comprehensively reviewed.	IP	2021U	SCM	\$145,460
<b>NUTRITION SERVICES</b>					<b>\$5,857,909</b>
6272	Construct new (6,500 sf) Kitchen addition. Include all new finishes (flooring, paint, ceiling, etc.), new kitchen equipment allowance, stainless steel prep area, walk-in cooler/freezer, etc.	3	PQ	ADD	\$4,867,394
6273	Provide new Kitchen equipment (allowance).	3	PQ	MEQ	\$396,206
6274	Modernize existing Kitchen. Include all new finishes (flooring, paint, ceiling, etc.), new kitchen equipment allowance, stainless steel prep area, walk-in cooler/freezer, etc.	3	PQ	REN	\$594,309
<b>OTHER</b>					<b>\$222,937</b>
6275	VISTA NUEVA NCCT (120-17-945)	IP	2017U	OTH16-17	\$222,937

# VISTA NUEVA CAREER & TECHNOLOGY HIGH SCHOOL & NOVA OPPORTUNITY SCHOOL

## Proposed Work Items

All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

PRIORITY CODE	PRIORITY DESCRIPTION	TOTAL
1	Must Do: Legal, Safety Reasons of Critical Replacements (Life Expectancy 1-5 years)	\$927,431
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy 6-15 years)	\$5,919,863
3	Would Like To Do: Curricular, Instructional, Program Enhancement (Life Expectancy 16-20 years)	\$31,144,411
4	Future Consideration (Life Expectancy 21-25 years)	\$20,868,827
IP	In Progress Scope of Work (Life Expectancy 0 years)	\$442,097
C	Complete Scope of Work (Life Expectancy 0 years)	\$599,557
		<b>\$59,902,186</b>