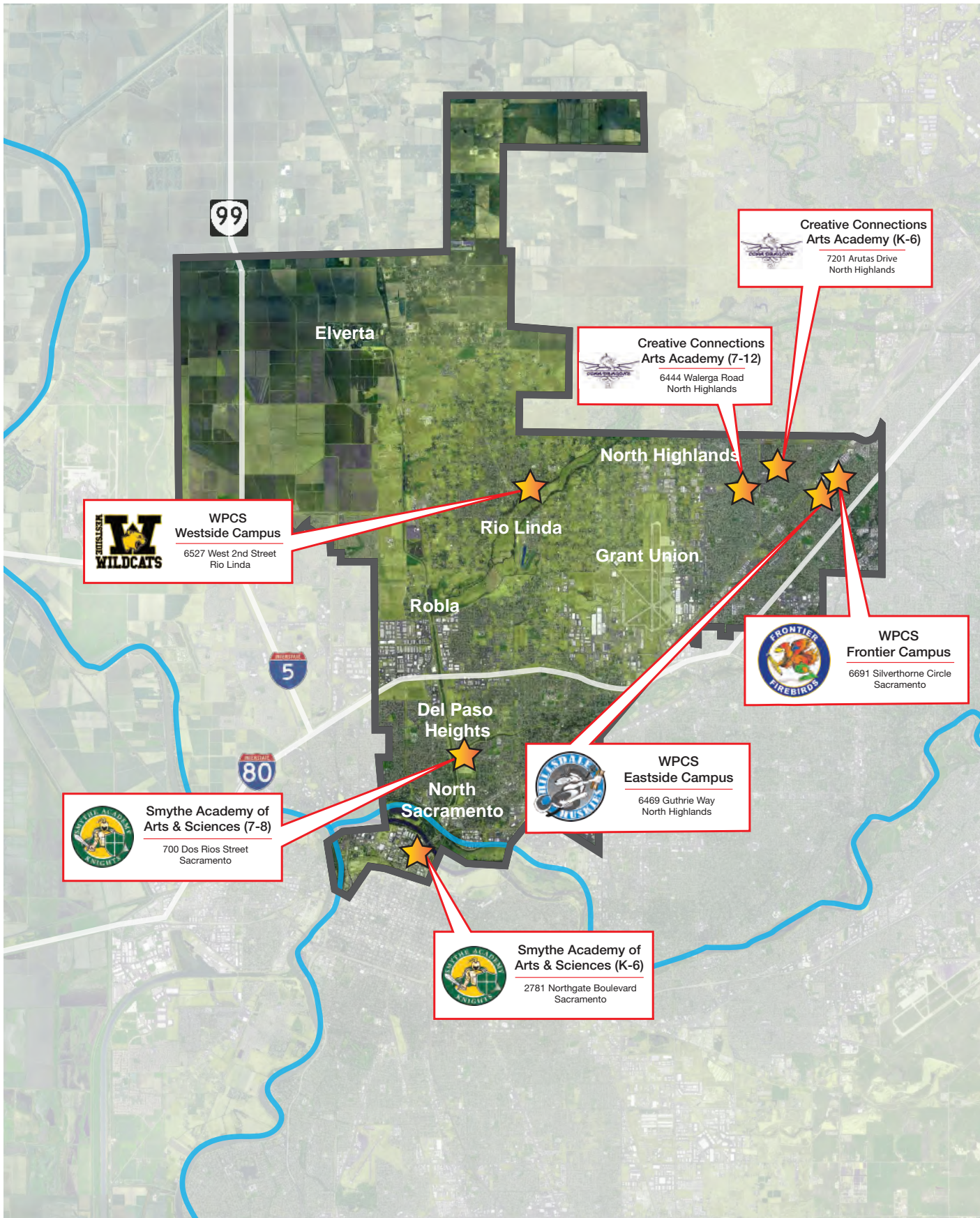


# CHARTER SCHOOLS: DEPENDENT



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# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA 7 - 12)

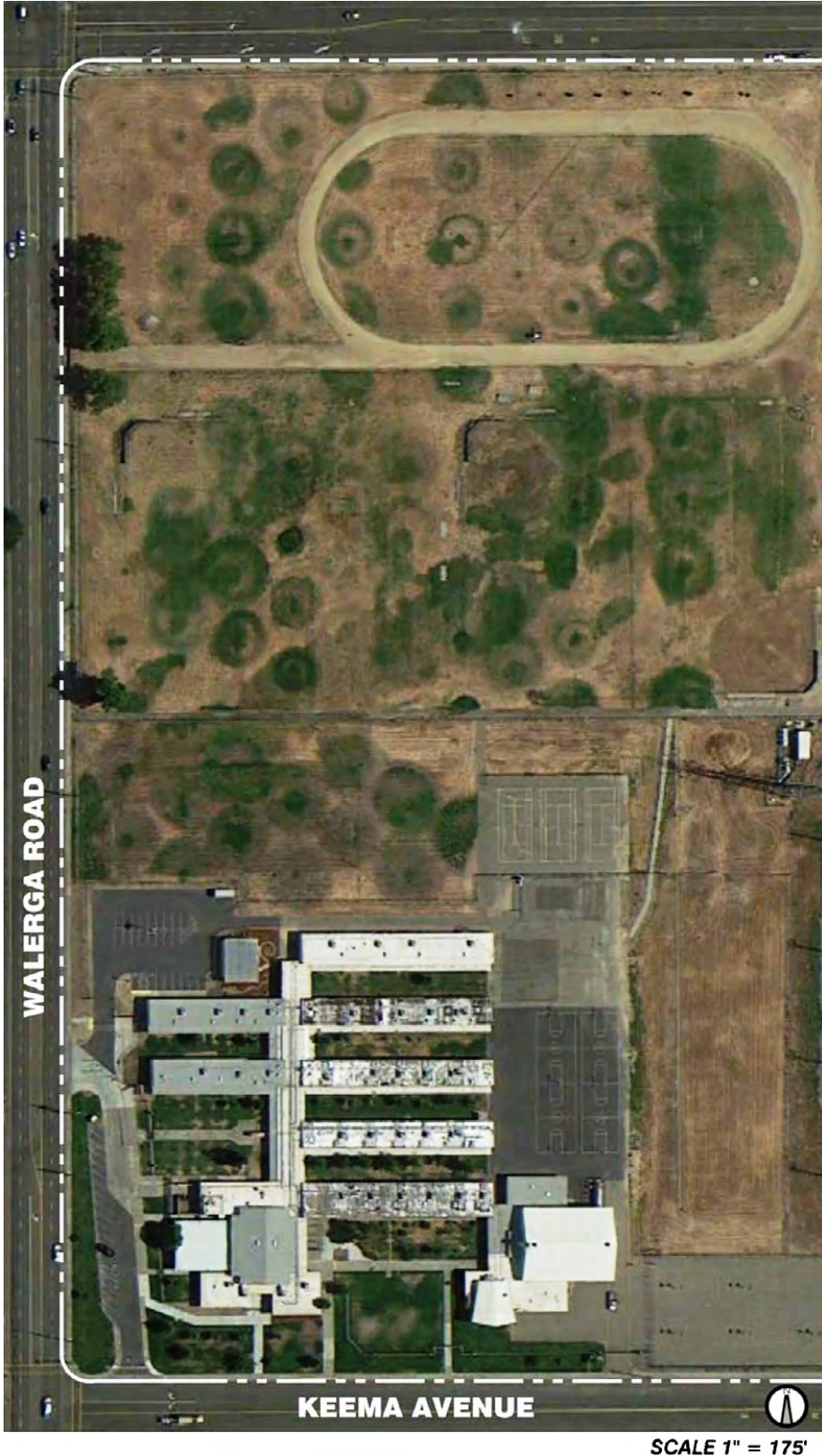


6444 WALERGA ROAD  
NORTH HIGHLANDS, CALIFORNIA 95660

ORIGINAL BUILDING COMPLETED: 1960  
BUILDING AREA: 62,697 SF  
SITE ACREAGE: 11.15  
BUILDING CAPACITY: 376  
CURRENT ENROLLMENT: 304  
ENROLLMENT AS OF: 10/18/2017

# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA 7 - 12)

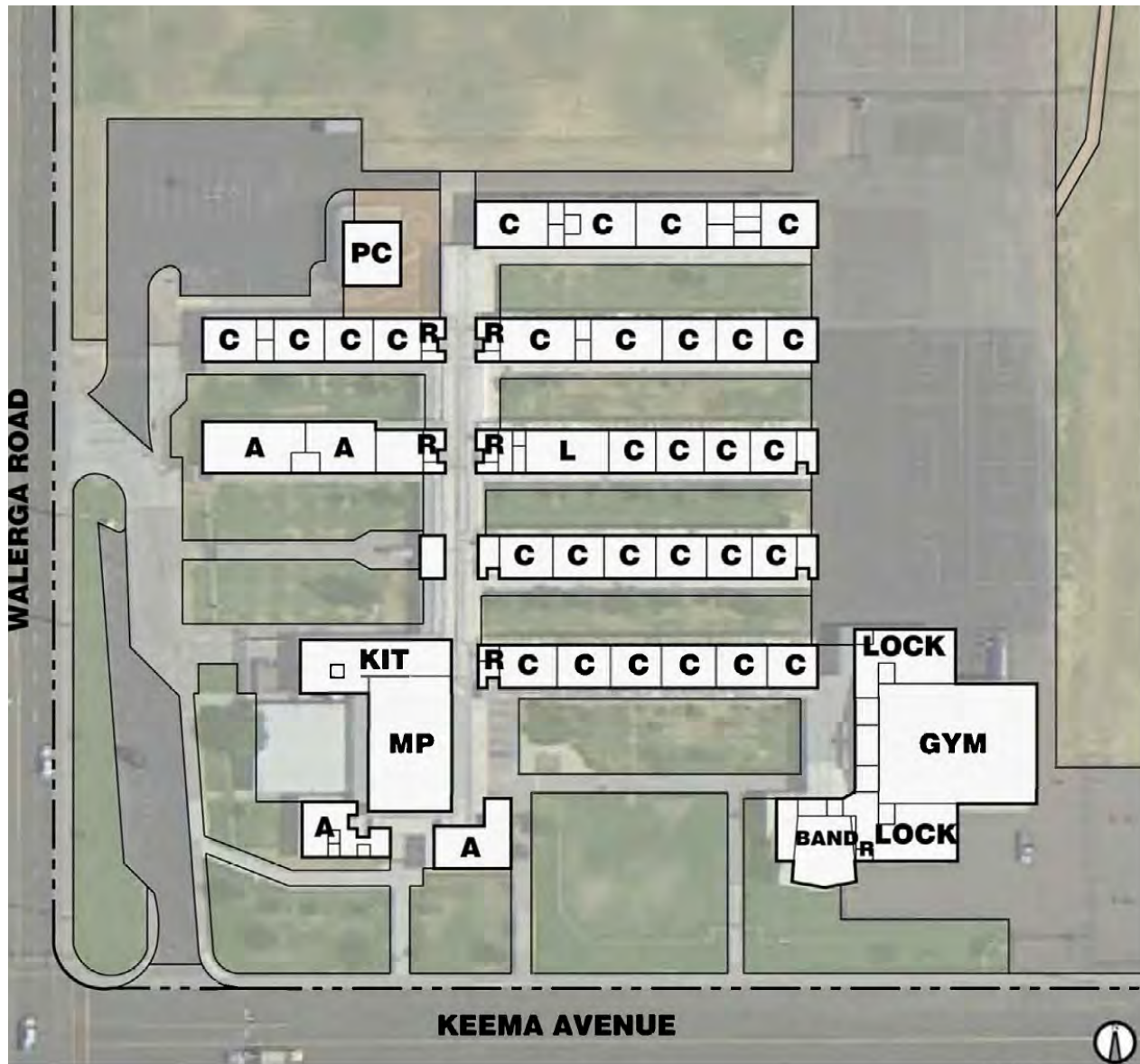
Aerial Image





# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA 7 - 12)

Existing Site Plan



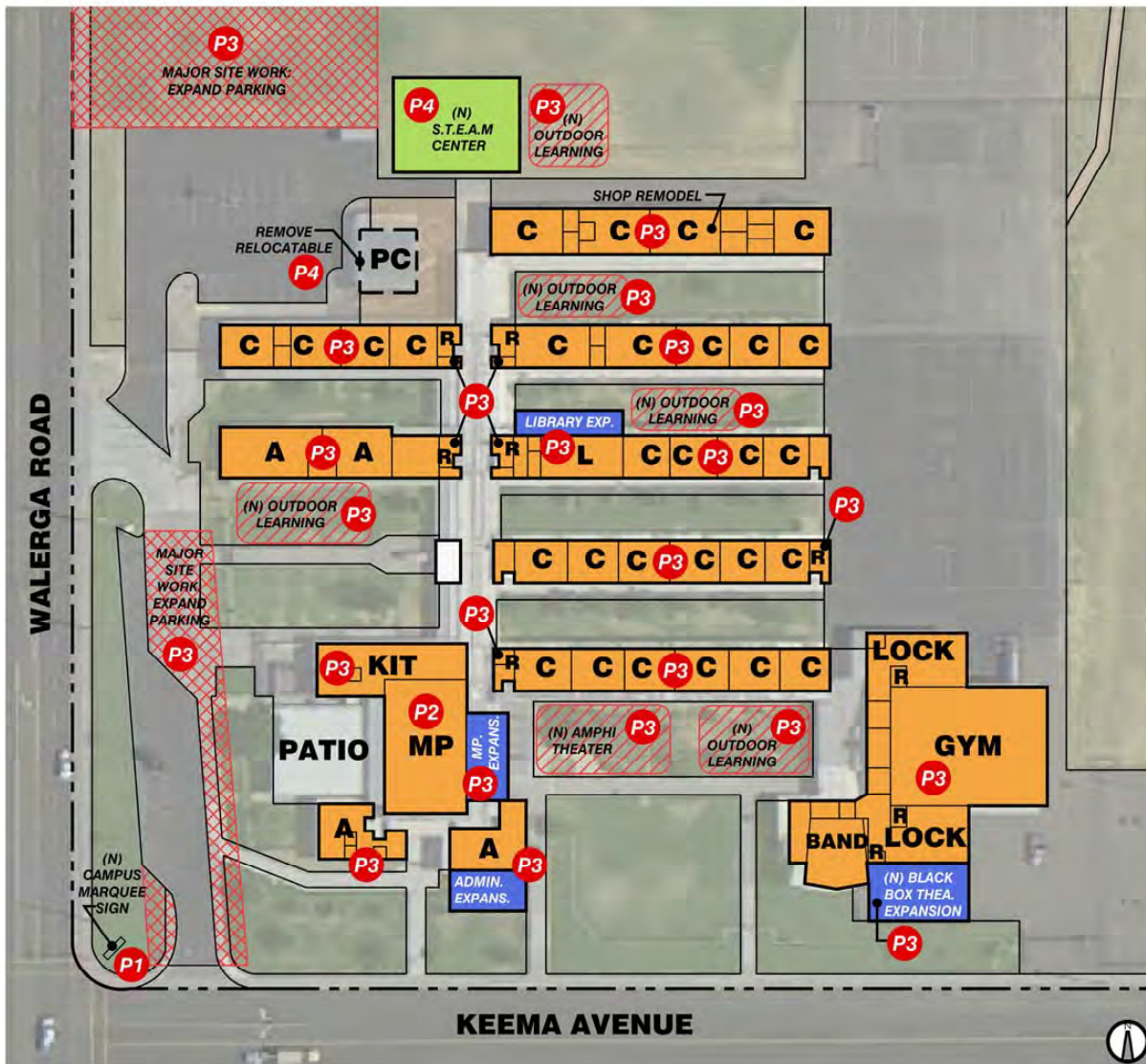
SCALE 1" = 100'

**ABBREVIATIONS:**

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

# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA 7 - 12)

## Proposed Site Plan



SCALE 1" = 100'

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

PRIORITY KEYNOTES			
P1	1-5 YEARS		\$959,326.50
P2	6-15 YEARS		\$1,750,988.03
P3	16-20 YEARS		\$40,631,804.59
P4	21-25 YEARS		\$3,958,194.69
TOTAL COST			\$47,300,313.82

COST ARE SHOWN IN 2016 DOLLARS

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.



# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA 7 - 12)

## 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	\$3,488,821
Priority 2	\$3,281,736
Priority 3	\$56,934,516
Priority 4	\$9,104,833
Priority IP	\$195,250
Priority C	\$3,288,818
<b>Total</b>	<b>\$76,293,974</b>

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Priority IP	Priority C	Total Cost
Civil	\$1,242,075	\$490,721	\$1,088,775	\$0	\$0	\$148,425	\$2,969,995
Building Envelope	\$0	\$0	\$4,453,358	\$0	\$0	\$61,824	\$4,515,182
Architectural	\$87,797	\$2,168,475	\$38,828,569	\$5,850,248	\$0	\$211,493	\$47,146,582
Mechanical	\$0	\$0	\$736,310	\$148,946	\$0	\$2,856,489	\$3,741,744
Electrical	\$290,107	\$202,351	\$1,906,979	\$0	\$0	\$0	\$2,399,437
Plumbing	\$23,492	\$150,068	\$174,331	\$0	\$0	\$0	\$347,890
Technology	\$0	\$0	\$1,572,723	\$0	\$0	\$0	\$1,572,723
Fire & Life Safety	\$1,020,000	\$0	\$0	\$830,083	\$0	\$0	\$1,850,083
Security	\$825,350	\$270,122	\$546,501	\$2,275,556	\$195,250	\$0	\$4,112,779
Athletics/Activities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Nutrition Services	\$0	\$0	\$7,626,970	\$0	\$0	\$0	\$7,626,970
Other	\$0	\$0	\$0	\$0	\$0	\$10,588	\$10,588
<b>Discipline Totals</b>	<b>\$3,488,821</b>	<b>\$3,281,736</b>	<b>\$56,934,516</b>	<b>\$9,104,833</b>	<b>\$195,250</b>	<b>\$3,288,818</b>	<b>\$76,293,974</b>

<b>P1 Total</b>	<b>\$3,488,821</b>
<b>P1 + P2 Total</b>	<b>\$6,770,557</b>
<b>P1 + P2 + P3 Total</b>	<b>\$63,705,073</b>
<b>P1 + P2 + P3 + P4 Total</b>	<b>\$72,809,906</b>
<b>In Progress (IP) Total</b>	<b>\$195,250</b>
<b>Complete (C) Total</b>	<b>\$3,288,818</b>
<b>IP + C Totals</b>	<b>\$3,484,068</b>

# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA 7 - 12)

## 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>\$2,969,995</b>
5102	Provide miscellaneous parking and play area paving repairs/resurfacing and re-stripe to ensure proper ADA parking spaces and accessible route.	1	PQ	SPM	\$42,075
5107	Replace entire AC paving at hard play courts.	1	2017U	SPM16-17	\$1,200,000
5097	Provide new drought tolerant landscaping and irrigation with controls (allowance).	2	PQ	IRR	\$228,103
5100	Site drainage in courtyards need addressed and RWLs tied in.	2	PQ	SD	\$262,618
5096	Replace existing freestanding canopies between buildings.	3	PQ	CNPY	\$356,586
5098	Provide new dumpster pad in different location (current dumpster location is inefficient).	3	PQ	OTH	\$19,018
5099	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	\$713,171
5104	CCAA K-12 PLAYGROUND (096-17-956) [Completed 2018]	C	2017+19U	PGE16-17	\$95,821
5105	CCAA 7-12 NEW MARQUEE(028-17-955) - PBK Line Item: Provide new campus marquee appropriately located near front of campus. [Completed 2017]	C	2017U	SGN16-17	\$29,103
5106	CCAA K-12 PAVING (SUMMER 2016 - PLANNING) (130-16-955), 15-16FY	C	2021U	SPM15-16	\$9,800
5089	CCAA K-12 PAVING (SUMMER 2016 - PLANNING) (130-16-955), 16-17FY	C	2017+19U	SPM16-17	\$13,700
<b>BUILDING ENVELOPE</b>					<b>\$4,515,182</b>
5092	Replace existing roof per District standard.	3	PQ	RFR	\$1,996,880
5093	Replace old exterior classroom windows with new energy efficient glazing and frames.	3	FRP	WDW	\$2,456,479
5091	Provide miscellaneous roof maintenance and repair per 2016 Roof Assessment Report. (015-15-955)	C	2021U	RFM	\$61,824





# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA 7 - 12)

## 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>\$47,146,582</b>
5069	Provide new room graphics and way-finding signage per ADA requirements.	1	PQ	GRP	\$17,672
5070	Provide "super" graphics paint package (include wall mural at MPR and floor logo).	1	FRP	GRP	\$70,125
5057	Replace wooden floor in Main Gym area.	2	FR	FLR	\$480,216
5079	Modernize Cafeteria/MPR (4,500 sf). Include all new finishes (flooring, paint, hard-surface wall treatment, ceiling, etc.), acoustical treatment, stage, window replacement, etc.	2	PQ	REN	\$1,688,259
5035	Construct new (9,500 sf) addition to accommodate current enrollment including improvements to outside eating area. Include all new finishes (flooring, paint, hard-surface wall treatment, ceiling, etc.), acoustical wall treatment, stage, etc.	3	FRP	ADD	\$7,113,883
5036	Construct new (13,500sf) Library addition per District standards (include casework, circulation desk, storage, etc.)	3	FRP	ADD	\$10,109,202
5037	Construct new (8,500 sf) addition to Administration/Clinic area to accommodate high school administration department requirements.	3	FRP	ADD	\$5,657,825
5038	Incorporate VAPA room at stage or in portable.	3	PQ	ADD	\$166,407
5040	Provide bleachers in Main Gym (no bleachers currently).	3	FR	BLC	\$316,965
5041	Provide window coverings at all classrooms.	3	FRP	BLD	\$122,824
5042	Remove and replace damaged ceiling tile at Administration.	3	FR	CLG	\$31,300
5043	Remove and replace damaged glue-up tiles at Wing 'A' rooms A1 thru A6.	3	FR	CLG	\$39,557
5044	Remove and replace damaged glue-up tiles at Wing 'B' rooms B1 thru B6.	3	FR	CLG	\$39,462
5045	Remove and replace ceiling tile to match other tiles at Wing 'C' rooms C1 and C2.	3	FR	CLG	\$15,848
5046	Remove and replace damaged glue-up tiles at Wing 'C' rooms C5 and C8.	3	FR	CLG	\$15,848
5047	Remove and replace damaged glue-up tiles at Wing 'D' rooms D1 thru D9.	3	FR	CLG	\$63,456
5048	Remove and replace damaged glue-up tiles at Wing 'E' rooms E1 thru E4.	3	FR	CLG	\$31,697
5049	Remove and replace ceiling tile to match other tiles at Black Box Theater.	3	FR	CLG	\$15,848

# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA 7 - 12)

## 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
5050	Remove and replace damaged glue-up tiles at Band Room.	3	FR	CLG	\$11,981
5051	Remove and replace damaged glue-up tiles Main Gym area.	3	FR	CLG	\$54,637
5052	Remove and replace damaged glue-up tiles at Wing 'C'.	3	FR	CLG	\$61,745
5053	Remove and replace damaged glue-up tiles at main MPR.	3	FR	CLG	\$28,115
5054	Replace old wooden breezeway structures along classroom wings and provide proper piping supports.	3	FRP	CNPY	\$190,179
5055	Remove and replace educational/classroom casework throughout campus.	3	FR	CWK	\$982,592
5056	Remove and replace all exterior doors and frames.	3	PQ	DR	\$356,586
5058	Remove and replace carpet.	3	FR	FLR	\$75,121
5059	Install walk-in floor mat (VCT/carpet). See diagram.	3	FRP	FLR	\$71,317
5060	Remove and replace VCT at Wing 'E' rooms E1 thru E4.	3	FR	FLR	\$114,107
5061	Remove and replace VCT in Band room.	3	FR	FLR	\$57,054
5062	Remove and replace carpet in Wing 'C'.	3	FR	FLR	\$148,187
5063	Remove and replace VCT at main MPR.	3	FR	FLR	\$67,476
5064	Remove and replace VCT at Wing 'A' rooms A1 thru A6.	3	FR	FLR	\$94,937
5065	Remove and replace VCT at Wing 'B' rooms B1 thru B6.	3	FR	FLR	\$94,709
5066	Remove and replace VCT at Wing 'D' rooms D1 thru D9.	3	FR	FLR	\$152,295
5067	Remove and replace carpet in Black Box Theater.	3	FR	FLR	\$38,036
5071	Update lockers to ADA compliant.	3	FR	LOC	\$1,584,825
5072	Remove and replace marker board/tack board in all classrooms.	3	FR	MBTB	\$1,473,887
5073	Paint previously painted exterior surfaces (life cycle).	3	FRP	PTG	\$199,688
5074	Paint previously painted interior surfaces throughout campus.	3	FRP	PTG	\$83,362
5075	Repair, patch and paint gypsum board wall and/or repair/patch wall tile throughout.	3	FR	PTG	\$66,563
5080	Modernize existing Library (1,500 sf) per District standards (include casework, circulation desk, storage, etc.)	3	FRP	REN	\$950,895



# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA 7 - 12)

## 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
5081	Modernize existing Administration (2,000 sf): Include new finishes (floors, walls, ceiling), casework, new windows, etc. Provide secure sense of entry.	3	FRP	REN	\$792,413
5082	Modernize Main Gym and Athletic Locker Room: Provide new finishes, old window wall replacement, new bleachers, sound system, scoreboard, lockers, showers, etc.	3	PQ	REN	\$3,090,409
5083	Modernize (1) portable building.	3	PQ	REN	\$39,621
5084	Student and Staff restroom Renovation: Reconfigure to comply with ADA requirements.	3	PQ	REN	\$1,109,378
5085	Modernize main Boys' and Girls' Locker Rooms: Provide new finishes, lockers, etc.	3	PQ	REN	\$3,050,788
5087	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
5039	Construct new S.T.E.A.M. Center building.	4	FRP	ADD	\$4,691,783
5086	Convert unused Shop to CTE use.	4	PQ	REN	\$1,158,465
5088	CCAA PORTABLE DEMO (013-15-955)	C	2017U	OTH14-15	\$6,350
5090	CCAA 7-12 PAINTING (053-17-955) - PBK Line Item: Paint previously painted exterior surfaces.	C	2017U	PTG16-17	\$205,143
<b>MECHANICAL</b>					<b>\$3,741,744</b>
5134	Majority of school has Carrier equipment installed in 1994. Replace units after expected 15 year lifespan.	3	PQ	HVAC	\$713,171
5135	Remove abandoned Kitchen heating and ventilating units.	3	PQ	HVAC	\$15,214
5136	Portable buildings have Bard exterior wall mounted equipment installed around 2002. Replace units after expected 15 year lifespan.	3	PQ	HVAC	\$7,924
5137	Provide flexible duct connection at existing packaged rooftop units due to duct noise issues.	4	PQ	HVAC	\$148,946
5127	Replace Kitchen evaporative cooler and exhaust fans to provide code required clearances.	C	2021U	HVAC	\$29,453
5128	Provide HVAC for Kitchen which only has evaporative cooling.	C	2021U	HVAC	\$63,113
5129	Controls for campus are stand alone thermostat only. Provide District preferred PELICAN controls tied into District energy management system.	C	2021U	HVAC	\$49,088

# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA 7 - 12)

## 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
5130	Remove abandoned Gymnasium boiler and related appurtenances.	C	2021U	HVAC	\$37,166
5131	Remove abandoned Gymnasium and Locker Room heating and ventilating units.	C	2021U	HVAC	\$20,196
5132	Provide HVAC for Gymnasium and Locker Rooms which currently has none.	C	2021U	HVAC	\$263,600
5133	Remove abandoned multipurpose building boilers and related appurtenances.	C	2021U	HVAC	\$34,081
6347	CCAA 7-12 HVAC & ROOFING (039-19-955) [Completed 2020]	C	2021U	HVAC	\$2,280,313
5139	CCAA FUME HOOD (118-17-956) [Completed 2019]	C	2017+19U	HVAC16-17	\$72,281
5140	CCAA 7-12 HVAC CHANGEOUT (RM C4) (022-14-955)	C	2017U	HVAC16-17	\$7,200
<b>ELECTRICAL</b>					<b>\$2,399,437</b>
5115	Gymnasium lighting fixtures and switching controls are obsolete, exceeded their life expectancy. Recommend replacement with energy efficient LED lighting fixtures and lighting control system. The new LED light fixtures plus the new control system will reduce energy cost +/- 30 to 40%. Also Utility company rebate program available to the District.	1	PQ	LTG	\$290,107
5114	Music Room: Add power outlets and circuits for keyboards. Existing "daisy chain" plug strip cords in violation of electrical code and fire department and OSHA regulations.	2	PQ	LS	\$10,805
5116	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.	2	PQ	LTG	\$133,110
5117	Gymnasium Locker Rooms lighting fixtures and switching controls are obsolete, exceeded their life expectancy. Recommend replacement with energy efficient LED lighting fixtures and lighting control system.	2	PQ	LTG	\$58,436
5108	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	\$50,080
5109	Replace existing exposed broken EMT conduits and associate fittings on roof.	3	PQ	ELE	\$19,018



# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA 7 - 12)

## 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
5110	All classrooms in conjunction with addition/minor remodel: Add more power receptacles and circuits.	3	PQ	ELE	\$369,302
5111	Computer Lab Room: Add power outlets and circuits for computers equipment. Existing power strips "daisy chained" in violation of electrical code and fire department regulations.	3	PQ	ELE	\$11,411
5112	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
5113	Library and Computer Rooms in conjunction with new/additions/remodel: Add power outlets and circuits for computers and Library equipment.	3	PQ	ELE	\$19,018
5118	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	\$156,501
5119	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
5120	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	\$1,154,070
5121	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

# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA 7 - 12)

## 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
5122	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	\$59,431
<b>PLUMBING</b>					<b>\$347,890</b>
5146	Replace old garbage disposer serving food prep sink in Kitchen.	1	PQ	PLB	\$3,506
5147	Provide large volume plaster trap to sink at Art classroom.	1	PQ	PLB	\$4,208
5151	Replace Kitchen water heater and circulation pump. Also: seismically secure, provide expansion tank, drain pan, and discharge T&P to approved receptacle and gas dirtlet.	1	PQ	WTRH	\$15,778
5145	Restrooms are generally not ADA compliant throughout campus - provide ADA compliant fixtures.	2	PQ	FXT	\$150,068
5148	Abandoned boilers in old boiler room with asbestos pipe insulation - remove plumbing and asbestos insulation.	3	PQ	PLB	\$47,545
5149	Provide ADA drinking fountains.	3	PQ	PLB	\$126,786
<b>TECHNOLOGY</b>					<b>\$1,572,723</b>
5164	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	\$1,572,723
<b>FIRE &amp; LIFE SAFETY</b>					<b>\$1,850,084</b>
5123	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	\$791,393
5125	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



# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA 7 - 12)

## Proposed Work Items

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ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
5126	Establish dedicated area for auto and bus drop-off/pick-up. Provide covered waiting area, seating and traffic control as required.	1	PQ	REN	\$211,778
5124	Upgrade and replace fire protection (sprinkler) system (none at this time).	4	PQ	FSPR	\$830,083
<b>SECURITY</b>					<b>\$4,112,779</b>
5154	Provide new lockset and re-key entire facility per new District "Grand Master" keying system.	1	PQ	HDW	\$100,980
5156	Upgrade and add standardized surveillance camera to 100% IP system campus-wide. Locations and placement must be comprehensively reviewed.	1	PQ	SCM	\$439,663
5157	Provide card reader access portals at all public access doors at MPR, Gym, Teachers' Workroom and Library.	1	PQ	SCR	\$63,113
5162	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	\$11,220
5163	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	\$210,375
5159	Provide ornamental fencing at front of campus for access control and way-finding.	2	PQ	SF	\$270,122
5161	Upgrade and replace intrusion alarm system campus-wide.	3	PQ	SIA	\$546,501
5158	Provide card reader access portals at all remaining exterior doors (including classrooms).	4	PQ	SCR	\$413,738
5160	Provide fencing around remaining campus for access control.	4	PQ	SF	\$1,861,819
5153	Upgrade and replace existing clock and bell system campus-wide.	IP	2021U	CLK	\$97,625
5155	Upgrade and replace existing PA/intercom and communication system.	IP	2021U	PA	\$97,625
<b>NUTRITION SERVICES</b>					<b>\$7,626,970</b>

# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA 7 - 12)

## Proposed Work Items

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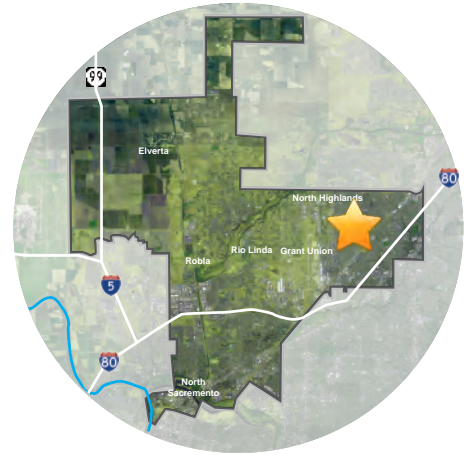
ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
5141	Construct new (6,500 sf) Kitchen addition: Include all new finishes (flooring, paint, ceiling, etc.), new kitchen equipment allowance, stainless steel prep area, walk-in cooler/freezer, etc.	3	FRP	ADD	\$5,408,215
5142	Provide new Kitchen equipment (allowance).	3	PQ	MEQ	\$554,689
5143	Modernize existing Kitchen. Include all new finishes (flooring, paint, ceiling, etc.), new kitchen equipment, etc.	3	PQ	REN	\$1,664,066
<b>OTHER</b>					<b>\$10,588</b>
5144	CCAA K-12 CHEMISTRY LAB EQUIPMENT (184-16-956)	C	2017U	MEQ15-16	\$10,588

PRIORITY CODE	PRIORITY DESCRIPTION	TOTAL
1	Must Do: Legal, Safety Reasons of Critical Replacements (Life Expectancy 1-5 years)	\$3,488,821
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy 6-15 years)	\$3,281,736
3	Would Like To Do: Curricular, Instructional, Program Enhancement (Life Expectancy 16-20 years)	\$56,934,516
4	Future Consideration (Life Expectancy 21-25 years)	\$9,104,833
IP	In Progress Scope of Work (Life Expectancy 0 years)	\$195,250
C	Complete Scope of Work (Life Expectancy 0 years)	\$3,288,818
		<b>\$76,293,974</b>





# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA K-6)



7201 ARUTAS DRIVE  
NORTH HIGHLANDS, CALIFORNIA 95660

ORIGINAL BUILDING COMPLETED: 1966  
BUILDING AREA: 28,912 SF  
SITE ACREAGE: 11.15  
BUILDING CAPACITY: 415  
CURRENT ENROLLMENT: 376  
ENROLLMENT AS OF: 10/18/2017

# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA K - 6)

Aerial Image



SCALE 1" = 120'



# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA K - 6)

Existing Site Plan



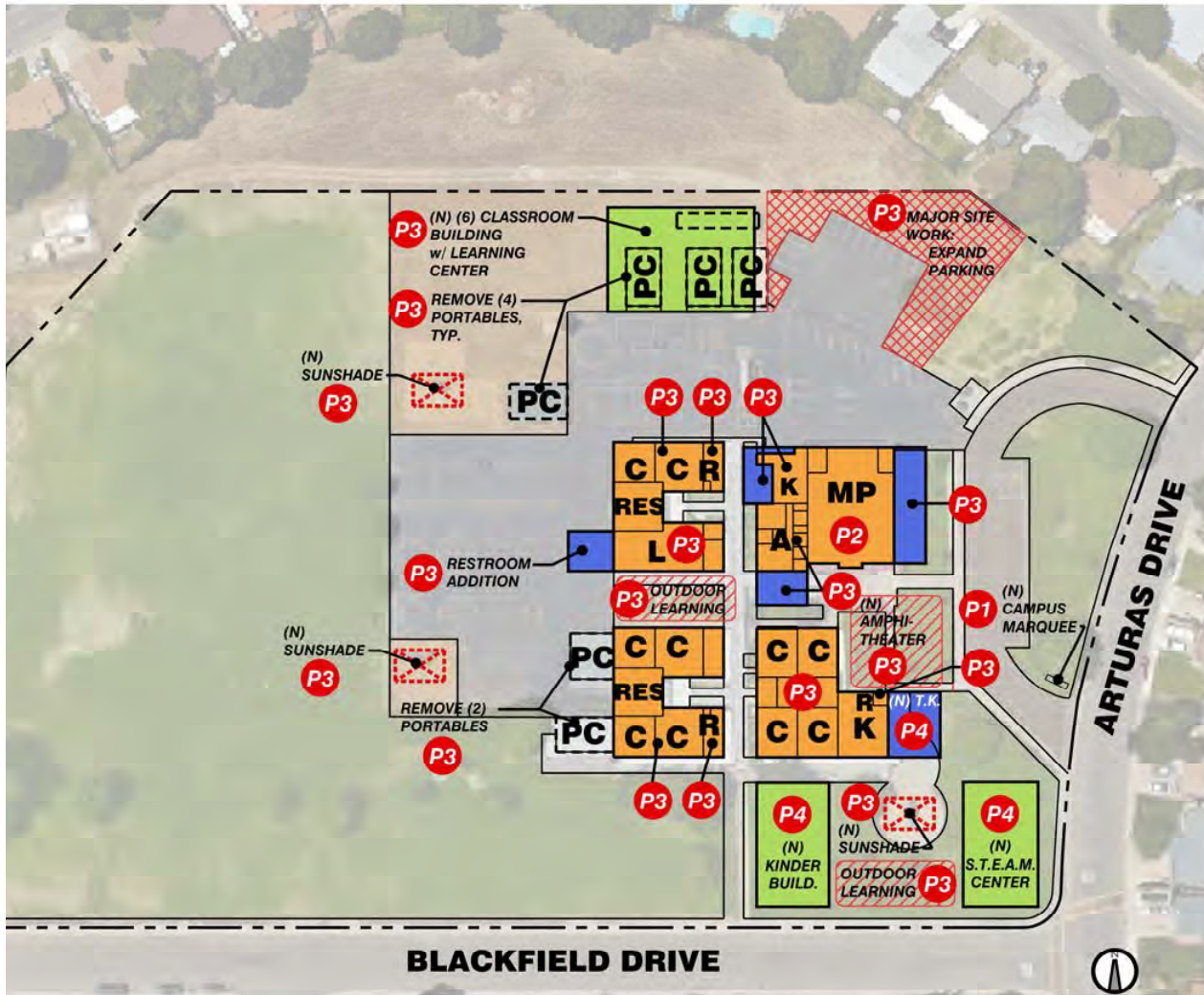
SCALE 1" = 120'

**ABBREVIATIONS:**

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

# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA K - 6)

## Proposed Site Plan



SCALE 1" = 120'

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

PRIORITY KEYNOTES		
P1	1-5 YEARS	\$654,709.00
P2	6-15 YEARS	\$1,601,063.75
P3	16-20 YEARS	\$19,634,346.88
P4	21-25 YEARS	\$8,452,086.23
<b>TOTAL COST</b>		<b>\$30,342,205.85</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.



# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA K - 6)

## 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	\$1,086,587
Priority 2	\$3,372,017
Priority 3	\$27,853,758
Priority 4	\$11,116,789
Priority IP	\$260,565
Priority C	\$434,559
<b>Total</b>	<b>\$44,124,274</b>

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Priority IP	Priority C	Total Cost
Civil	\$66,619	\$295,633	\$5,860,683	\$0	\$0	\$94,499	\$6,317,434
Building Envelope	\$0	\$0	\$2,028,576	\$0	\$0	\$61,824	\$2,090,400
Architectural	\$152,171	\$2,138,462	\$14,306,611	\$10,304,546	\$33,690	\$0	\$26,935,481
Mechanical	\$27,349	\$0	\$399,376	\$15,722	\$0	\$87,496	\$529,943
Electrical	\$0	\$0	\$1,100,661	\$0	\$0	\$0	\$1,100,661
Plumbing	\$185,831	\$0	\$7,924	\$0	\$0	\$0	\$193,755
Technology	\$0	\$0	\$792,413	\$0	\$0	\$0	\$792,413
Fire & Life Safety	\$210,375	\$0	\$0	\$382,783	\$226,875	\$0	\$820,033
Security	\$444,242	\$937,922	\$1,970,792	\$413,738	\$0	\$190,740	\$3,957,433
Athletics/Activities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Nutrition Services	\$0	\$0	\$1,386,722	\$0	\$0	\$0	\$1,386,722
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Discipline Totals</b>	<b>\$1,086,587</b>	<b>\$3,372,017</b>	<b>\$27,853,758</b>	<b>\$11,116,789</b>	<b>\$260,565</b>	<b>\$434,559</b>	<b>\$44,124,274</b>

<b>P1 Total</b>	<b>\$1,086,587</b>
<b>P1 + P2 Total</b>	<b>\$4,458,604</b>
<b>P1 + P2 + P3 Total</b>	<b>\$32,312,361</b>
<b>P1 + P2 + P3 + P4 Total</b>	<b>\$43,429,150</b>
<b>In Progress (IP) Total</b>	<b>\$260,565</b>
<b>Complete (C) Total</b>	<b>\$434,559</b>
<b>IP + C Totals</b>	<b>\$695,123</b>

# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA K - 6)

## 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>\$6,317,434</b>
5214	Provide new campus marquee appropriately located near front of campus.	1	FRP	SGN	\$59,606
5215	Repair and/or replace several areas of cracking sidewalk paving.	1	PQ	SPM	\$7,013
5210	Provide new drought tolerant landscaping and irrigation with controls (allowance).	2	FRP	IRR	\$243,109
5213	Address drainage and slope issues at play fields (play fields are dangerously sloped and eroding).	2	PQ	SD	\$52,524
5208	Provide shade structure over Pre-K and Kindergarten playground equipment.	3	FRP	CNPY	\$158,483
5209	Replace existing freestanding canopies between buildings.	3	FRP	CNPY	\$190,179
5211	Replace Pre-K and Kindergarten playground equipment.	3	FRP	PGE	\$475,448
5212	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	FRP	REN	\$277,344
5216	Provide miscellaneous parking and play area paving repairs/resurfacing and re-stripe to ensure proper ADA parking spaces and accessible route.	3	FRP	SPM	\$4,754,475
5218	Abandoned water tank next to play yard - remove tank and related equipment.	3	FRP	SU	\$4,754
5219	CCAA K-12 PLAYGROUND (031-19-956) [Completed 2019]	C	2019U	SPM19	\$94,499
<b>BUILDING ENVELOPE</b>					<b>\$2,090,400</b>
5206	Replace existing roof per District standard.	3	FRP	RFR	\$919,199
5207	Replace old exterior classroom windows with new energy efficient glazing and frames.	3	PQ	WDW	\$1,109,378
5205	Provide miscellaneous roof maintenance and repair per 2016 Roof Assessment Report.	C	FRP	RFM	\$61,824



# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA K - 6)

## 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>\$26,935,481</b>
5186	Provide new room graphics and way-finding signage per ADA requirements.	1	PQ	GRP	\$14,726
5190	ADA - Add accessible lift at stage.	1	FR	MEQ	\$56,100
5192	Paint, exterior painted surfaces.	1	FRP	PTG	\$81,345
5187	Provide "super" graphics paint package (include wall mural at MPR and floor logo).	2	FRP	GRP	\$75,034
5194	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	FRP	REN	\$2,063,428
5165	Construct new (3,000 sf) addition to Administration/Clinic area. Provide sense of entry and properly sized lobby/reception area.	3	FRP	ADD	\$1,996,880
5166	Incorporate VAPA room at stage or in portable.	3	FRP	ADD	\$166,407
5167	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	\$3,369,734
5168	Construct new (2,000 sf) Library addition per District standards (include casework, circulation desk, storage, etc.).	3	FRP	ADD	\$1,497,660
5174	Provide window coverings at all classrooms.	3	FRP	BLD	\$55,469
5175	Remove and replace ceiling tiles at Building 'A'.	3	FR	CLG	\$63,393
5176	Paint gypsum board ceiling at Building 'B' & Building 'C'.	3	FR	CLG	\$103,014
5177	Remove and replace ceiling tiles at Building 'D'.	3	FR	CLG	\$47,545
5178	Paint gypsum board ceiling at Building 'A'.	3	FR	CLG	\$63,393
5179	Replace old wooden breezeway structures along classroom wings and provide proper piping supports.	3	FRP	CNPY	\$178,293
5180	Remove and replace educational/classroom casework throughout campus.	3	FR	CWK	\$443,751
5181	Remove and replace all exterior doors and frames.	3	PQ	DR	\$237,724
5182	Remove and replace carpet at Building 'A'.	3	FR	FLR	\$152,143
5183	Install walk-in floor mat (VCT/carpet). See diagram.	3	FRP	FLR	\$35,659
5184	Remove and replace carpet at Building 'B' & Building 'C'.	3	FR	FLR	\$247,233
5185	Remove and replace carpet at Building 'D'.	3	FR	FLR	\$114,107

# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA K - 6)

## 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
5188	Remove and replace wall tiles and paint.	3	FR	INT	\$332,813
5189	Remove and replace marker board/tack board in all classrooms.	3	FR	MBTB	\$665,627
5193	Paint all previously painted interior surfaces throughout campus.	3	FRP	PTG	\$50,714
5195	Major Kindergarten restroom remodel.	3	FRP	REN	\$83,203
5196	Modernize all (3) portable buildings: Include new flooring, paint, miscellaneous exterior roofing and siding repairs, etc. Provide secondary emergency means of egress.	3	FRP	REN	\$118,862
5197	Modernize existing Administration (1,500 sf). Include new finishes (floors, walls, ceiling), casework, new windows, etc. Provide secure sense of entry.	3	FRP	REN	\$594,309
5198	Modernize 2 classrooms into Science Labs.	3	PQ	REN	\$1,109,378
5199	Modernize existing (1,500 sf) Library learning center per District standards (include casework, circulation desk, storage, etc.).	3	FRP	REN	\$950,895
5200	Student restroom remodel.	3	FRP	REN	\$554,689
5201	Staff Restroom remodel.	3	FRP	REN	\$83,203
5202	Modernize both Kindergarten buildings: Include new flooring, paint, ceiling tiles, casework, etc.	3	FRP	REN	\$990,516
5169	Construct new (3) classroom addition to replace all portable classrooms.	4	FRP	ADD	\$2,345,892
5170	Provide more ADA accessible restrooms (student restrooms are undersized and not enough count).	4	PQ	ADD	\$1,216,388
5171	Construct new S.T.E.A.M. Center building.	4	FRP	ADD	\$4,170,474
5172	Construct (2) new Kindergarten classrooms to replace portable classrooms. NOTE: Currently Kindergarten classrooms are in portables.	4	FRP	ADD	\$1,737,698
5173	Construct (1) Transitional Kindergarten classroom.	4	FRP	ADD	\$834,095
5204	CCAA K-6 MOD (MISSION POSSIBLE) (024-17-954)	IP	2017U	REN16-17	\$33,690
<b>MECHANICAL</b>					<b>\$529,943</b>
5229	Replace Kitchen exhaust fan with correct type and relocate to code required distance from adjacent outside air intakes.	1	FRP	HVAC	\$27,349
5231	Custodians office ductwork has a hole in it to allow airflow. Repair ductwork serving adjacent classroom. Provide separate air conditioning system for custodians office.	3	FRP	HVAC	\$15,848





# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA K - 6)

## 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
5232	Replace restroom exhaust fans due to poor condition and very loud operation.	3	FRP	HVAC	\$19,018
5233	Majority of school is served by Lennox packaged equipment installed in 2003. Replace units after expected 15 year lifespan.	3	FRP	HVAC	\$316,965
5234	Portable buildings have Eubank wall mounted heat pumps installed in 2014. Replace after expected 15 year lifespan.	3	FRP	HVAC	\$47,545
5235	Provide flexible duct connection at existing packaged rooftop units due to duct noise issues.	4	FRP	HVAC	\$15,722
5230	Replace Novar controls with District preferred Pelican controls. [Completed 2020]	C	2021U	HVAC	\$77,337
5238	CCAA K-6 HVAC CHANGEOUT (RM 11) (022-14-954)	C	2017U	HVAC16-17	\$10,159
<b>ELECTRICAL</b>					<b>\$1,100,661</b>
5220	Electrical (allowance).	3	FRP	ELE	\$792,413
5221	Library and Computer Rooms in conjunction with new/additions/remodel: Add power outlets and circuits for computers and Library equipment.	3	PQ	ELE	\$19,018
5222	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	\$31,697
5223	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	\$99,052
5224	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	\$59,431

# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA K - 6)

## 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
5225	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	\$99,052
<b>PLUMBING</b>					<b>\$193,755</b>
5241	Drinking fountains are generally new condition throughout campus but not ADA compliant - provide ADA compliant drinking fountains as required.	1	FRP	EDF	\$185,831
5242	Water closets at 19 not ADA compliant - provide ADA compliant fixtures.	3	FRP	PLB	\$7,924
<b>TECHNOLOGY</b>					<b>\$792,413</b>
5258	Technology (allowance).	3	FRP	TECH	\$792,413
<b>FIRE &amp; LIFE SAFETY</b>					<b>\$820,033</b>
5228	Establish dedicated area for auto and bus drop-off/pick-up. Provide covered waiting area, seating and traffic control as required.	1	FRP	REN	\$210,375
5227	Upgrade and replace fire protection (sprinkler) system (none at this time).	4	PQ	FSPR	\$382,783
5226	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	\$226,875
<b>SECURITY</b>					<b>\$3,957,433</b>
5248	Provide new lockset and re-key entire facility per new District "Grand Master" keying system.	1	FRP	HDW	\$84,150
5251	Provide card reader access portals at all public access doors at MPR, Gym, Teachers' Workroom and Library.	1	FRP	SCR	\$63,113
5256	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	\$7,714



# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA K - 6)

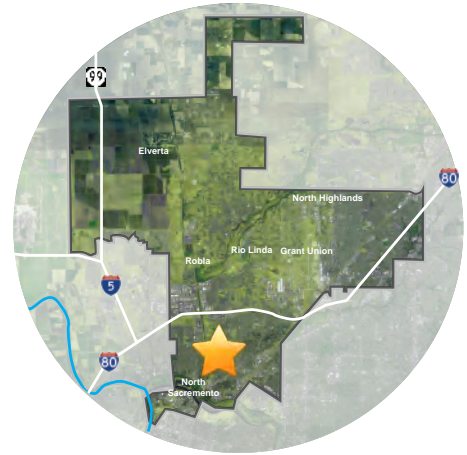
## Proposed Work Items

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
5257	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	\$289,266
5253	Provide ornamental fencing at front of campus for access control and way-finding.	2	FRP	SF	\$844,130
5254	Provide 6' chain-link fencing around Kindergarten areas.	2	FRP	SF	\$93,792
5249	Upgrade and replace existing PA/intercom and communication system.	3	PQ	PA	\$187,864
5255	Provide fencing around remaining campus for access control.	3	FRP	SF	\$1,782,928
5252	Provide card reader access portals at all remaining exterior doors (including classrooms).	4	PQ	SCR	\$413,738
5246	Upgrade and replace existing clock and bell system campus-wide. [Completed 2017]	C	2017U	CLK	\$60,308
5250	Upgrade and replace existing PA/intercom and communication system. [Completed 2017]	C	2017U	PA	\$130,433
<b>NUTRITION SERVICES</b>					<b>\$1,386,722</b>
5239	Provide new Kitchen equipment (allowance).	3	PQ	MEQ	\$396,206
5240	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	FRP	REN	\$990,516

PRIORITY CODE	PRIORITY DESCRIPTION	TOTAL
1	Must Do: Legal, Safety Reasons of Critical Replacements (Life Expectancy 1-5 years)	\$1,086,587
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy 6-15 years)	\$3,372,017
3	Would Like To Do: Curricular, Instructional, Program Enhancement (Life Expectancy 16-20 years)	\$27,853,758
4	Future Consideration (Life Expectancy 21-25 years)	\$11,116,789
IP	In Progress Scope of Work (Life Expectancy 0 years)	\$260,565
C	Complete Scope of Work (Life Expectancy 0 years)	\$434,559
		<b>\$44,124,274</b>

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## SMYTHE ACADEMY OF ARTS AND SCIENCES (7-8)

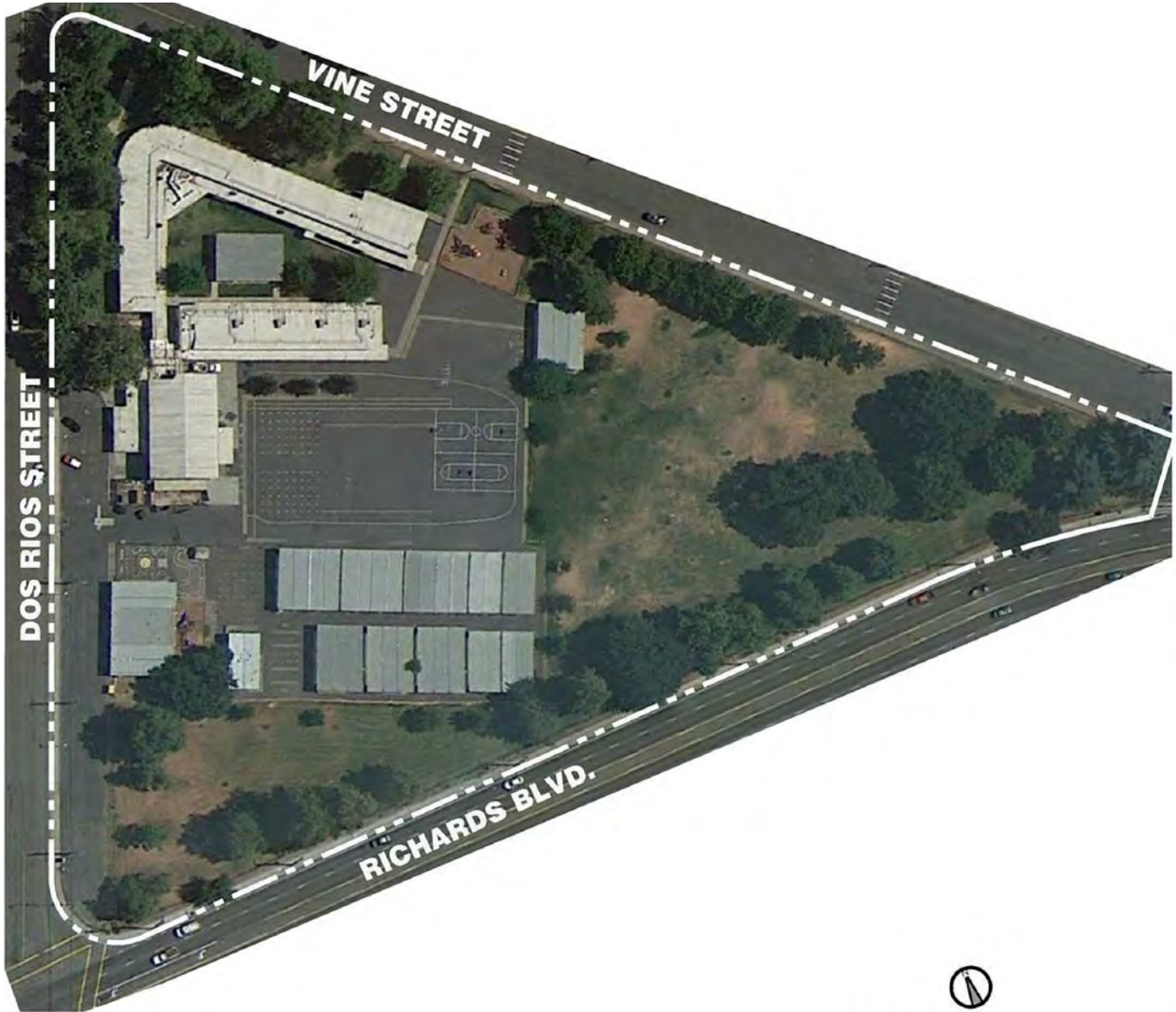


700 DOS RIOS STREET  
SACRAMENTO, CALIFORNIA 95811

ORIGINAL BUILDING COMPLETED: 1942  
BUILDING AREA: 40,329 SF  
SITE ACREAGE: 9.5  
BUILDING CAPACITY: 708  
CURRENT ENROLLMENT: 480  
ENROLLMENT AS OF: 10/18/2017

# SMYTHE ACADEMY OF ARTS AND SCIENCES (7-8)

Aerial Image

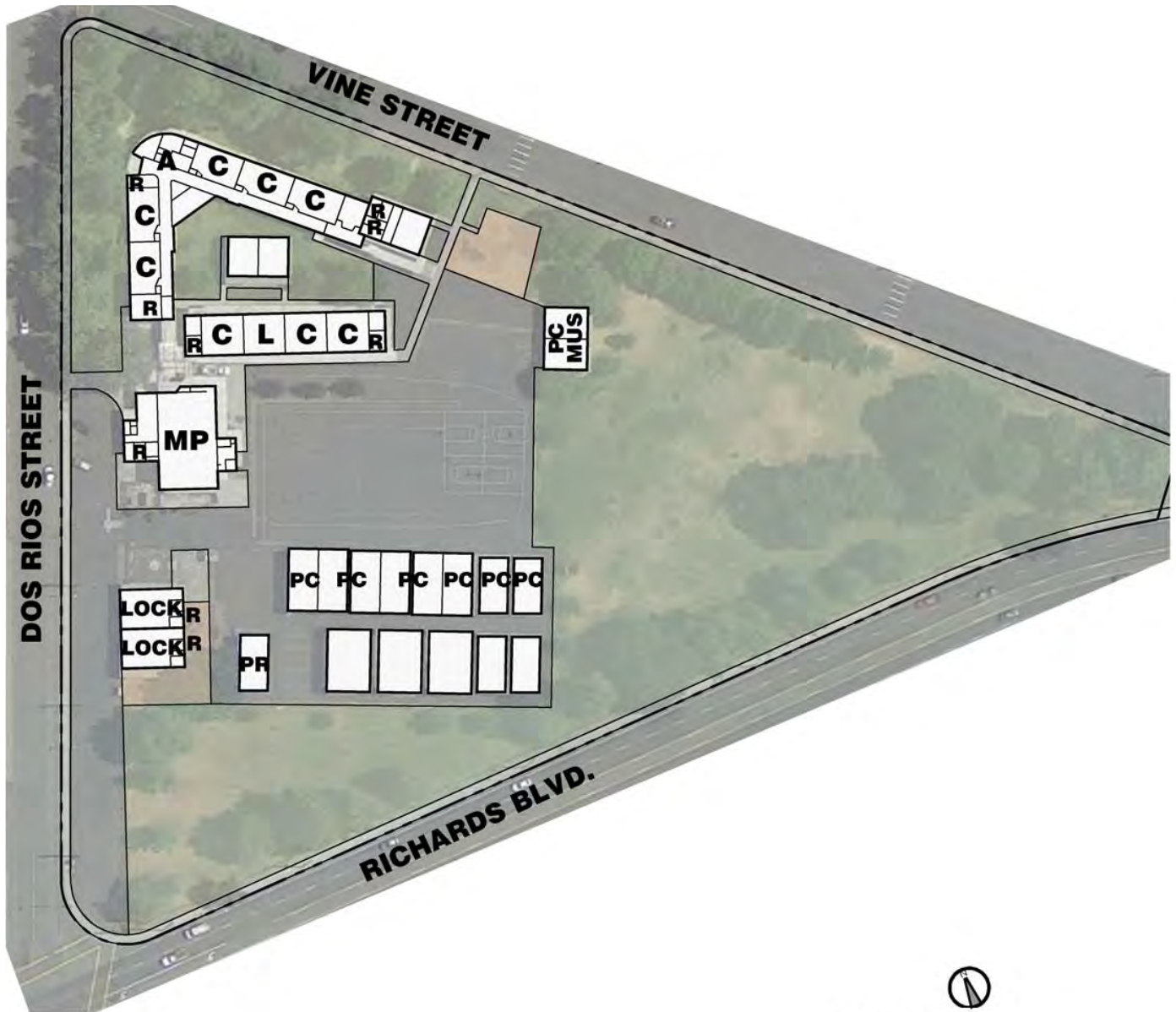


  
SCALE 1" = 120'



# SMYTHE ACADEMY OF ARTS AND SCIENCES (7-8)

Existing Site Plan



**ABBREVIATIONS:**

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

  
 SCALE 1" = 120'

# SMYTHE ACADEMY OF ARTS AND SCIENCES (7-8)

## Proposed Site Plan



SCALE 1" = 120'

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

PRIORITY KEYNOTES			
P1	1-5 YEARS	\$736,786.66	
P2	6-15 YEARS	\$2,425,909.64	
P3	16-20 YEARS	\$33,268,005.20	
P4	21-25 YEARS	\$19,459,953.36	
<b>TOTAL COST</b>		<b>\$55,890,654.85</b>	

COST ARE SHOWN IN 2016 DOLLARS

ABBREVIATIONS:

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

Note:

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





# SMYTHE ACADEMY OF ARTS AND SCIENCES (7-8)

## 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	\$2,028,800
Priority 2	\$4,525,135
Priority 3	\$47,519,072
Priority 4	\$28,613,112
Priority IP	\$282,807
Priority C	\$936,147
<b>Total</b>	<b>\$83,905,074</b>

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Priority IP	Priority C	Total Cost
Civil	\$11,220	\$303,737	\$435,827	\$0	\$0	\$797,976	\$1,548,760
Building Envelope	\$86,955	\$0	\$2,963,623	\$0	\$0	\$0	\$3,050,578
Architectural	\$88,533	\$2,476,114	\$35,337,949	\$27,542,505	\$0	\$138,171	\$65,583,272
Mechanical	\$140,250	\$1,541,794	\$129,956	\$0	\$0	\$0	\$1,811,999
Electrical	\$0	\$113,451	\$421,313	\$0	\$0	\$0	\$534,764
Plumbing	\$235,620	\$0	\$0	\$0	\$0	\$0	\$235,620
Technology	\$0	\$0	\$766,973	\$0	\$0	\$0	\$766,973
Fire & Life Safety	\$833,030	\$0	\$0	\$532,748	\$0	\$0	\$1,365,779
Security	\$633,192	\$90,041	\$747,735	\$537,859	\$282,807	\$0	\$2,291,634
Athletics/Activities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Nutrition Services	\$0	\$0	\$6,715,696	\$0	\$0	\$0	\$6,715,696
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Discipline Totals</b>	<b>\$2,028,800</b>	<b>\$4,525,135</b>	<b>\$47,519,072</b>	<b>\$28,613,112</b>	<b>\$282,807</b>	<b>\$936,147</b>	<b>\$83,905,074</b>

P1 Total	\$2,028,800
P1 + P2 Total	\$6,553,936
P1 + P2 + P3 Total	\$54,073,008
P1 + P2 + P3 + P4 Total	\$82,686,120
In Progress (IP) Total	\$282,807
Complete (C) Total	\$936,147
IP + C Totals	\$1,218,954

# SMYTHE ACADEMY OF ARTS AND SCIENCES (7-8)

## 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>\$1,548,760</b>
5865	Provide new permanent mounted flag pole.	1	PQ	OTH	\$11,220
5864	Provide new drought tolerant landscaping and irrigation with controls (allowance).	2	PQ	IRR	\$303,136
5867	Boys' and Girls' Locker Room currently in portable building installed at grade. Portable building is in fair to poor condition. Storm water is being channeled by the natural grade of the site and draining into below grade crawl space under corner of Girls'	2	PQ	SD	\$600
5866	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	\$435,827
5868	Provide new campus marquee appropriately located near front of campus. [Completed 2017]	C	2017U	SGN	\$35,063
5871	SMYTHE 7-8 ASPHALT REPAIRS (HARDCOURT) (009-15-995)	C	2017U	SPM14-15	\$440,314
5872	SMYTHE 7-8 ASPHALT REPAIRS (HARDCOURT) (009-15-995) - PBK Line Item: Provide miscellaneous parking and play area paving repairs/resurfacing and re-stripe to ensure proper ADA parking spaces and accessible route.	C	2017U	SPM15-16	\$322,600
<b>BUILDING ENVELOPE</b>					<b>\$3,050,578</b>
5860	Provide miscellaneous roof maintenance and repair as proposed by 2016 Roof Assessment Report.	1	PQ	RFM	\$86,955
5861	Replace existing roof per District standard.	3	PQ	RFR	\$1,299,557
5862	Replace old exterior classroom windows with new energy efficient glazing and frames.	3	PQ	WDW	\$1,664,066
<b>ARCHITECTURE</b>					<b>\$65,583,272</b>
5845	Provide new room graphics and way-finding signage per ADA requirements.	1	PQ	GRP	\$18,408
5846	Provide "super" graphics paint package (include wall mural at MPR and floor logo).	1	PQ	GRP	\$70,125



# SMYTHE ACADEMY OF ARTS AND SCIENCES (7-8)

## 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
5850	Modernize existing student and staff restroom (3 sets) to convert elementary fixtures to be age appropriate. NOTE: current condition is overall in good shape.	2	PQ	REN	\$787,854
5851	Modernize Cafeteria/MPR (4,500 sf). Include all new finishes (flooring, paint, hard-surface wall treatment, ceiling, etc.), acoustical treatment, stage, window replacement, etc.	2	PQ	REN	\$1,688,259
5831	Construct new (7,500 sf) addition to existing Administration area to accommodate junior high administration department requirements. Provide sense of entry and accessible route to main entrance. Note: Existing school was originally designed as an Elementary.	3	PQ	ADD	\$5,616,224
5832	Construct new (7,500 sf) MPR addition. Existing layout originally designed as an elementary school, very small. (refer to principal interview)	3	PQ	ADD	\$5,616,224
5833	Construct new Gym and Locker Room building to accommodate District's 7th and 8th grade level Athletic Program. Existing Gym is three portable buildings hooked together; existing lockers rooms are two portable buildings hooked together - (see principal's	3	PQ	ADD	\$14,976,596
5834	Construct new (4,500sf) Library addition per District standards (include casework, circulation desk, storage, etc.).	3	FRP	ADD	\$3,369,734
5839	Provide window coverings at all classrooms.	3	FRP	BLD	\$79,241
5840	Remove and replace ceiling tiles. Provide new District standard lay-in acoustical tile and grid throughout all classrooms	3	PQ	CLG	\$174,331
5842	Remove and replace casework. Provide new ADA compliant sink cabinets	3	PQ	CWK	\$633,930
5843	Remove and replace all exterior doors and frames.	3	PQ	DR	\$356,586
5844	Remove and replace carpet and vct throughout main facility. Main building has some wood floors at classrooms and offices in good condition.	3	PQ	FLR	\$766,973
5847	Remove and replace marker board/tack board in all classrooms.	3	PQ	MBTB	\$950,895
5848	Paint previously painted exterior surfaces (life cycle).	3	PQ	PTG	\$126,786
5849	Paint previously painted interior surfaces.	3	PQ	PTG	\$126,786
5852	Modernize all (24) temporary classroom buildings. Include all new finishes (flooring and paint).	3	PQ	REN	\$950,895

# SMYTHE ACADEMY OF ARTS AND SCIENCES (7-8)

## 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
5853	Modernize existing Administration (1,500 sf) Include new finishes (floors, walls, ceiling), casework, new windows, etc. Provide secure sense of entry.	3	PQ	REN	\$594,309
5854	Modernize existing Library: Currently in a classroom. Include new finishes, shelving, circulation desk, etc.	3	PQ	REN	\$950,895
5856	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
5835	Construct new (9) classroom addition to replace all portable classrooms.	4	PQ	ADD	\$7,037,675
5836	Construct new S.T.E.A.M. Center building.	4	PQ	ADD	\$4,691,783
5837	Incorporate VAPA room at stage or in portable.	4	PQ	ADD	\$173,770
5838	Construct Main Gym: Provide new finishes, wood floor resurface and re-stripping, trackable goals, etc.	4	PQ	ADD	\$15,639,278
5858	SMYTHE 7-8 KILN (172-16-995) [Completed 2018]	C	2017+19U	MEQ18	\$61,151
5859	SMYTHE 7-8 EXTERIOR PAINTING (054-15-995)	C	2017U	PTG14-15	\$77,019
<b>MECHANICAL</b>					<b>\$1,811,999</b>
5891	Delta controls have failed. Replace with District preferred PELICAN controls.	1	2019U	HVAC	\$140,250
5892	Majority of school has Carrier equipment installed in 1999. Replace units which have exceeded their expected lifespan.	2	PQ	HVAC	\$1,406,883
5893	Replace broken powered exhaust modules at rooms 13 through 16.	2	PQ	HVAC	\$12,005
5894	Replace Kitchen window air conditioner with packaged rooftop equipment.	2	PQ	HVAC	\$93,792
5895	Provide exhaust fans and intake/relief at Kitchen restroom.	2	PQ	HVAC	\$7,503
5896	Replace old and noisy restroom exhaust fans.	2	PQ	HVAC	\$21,610
5897	Portable buildings have Bard exterior wall mounted equipment. Replace units after expected 15 year lifespan.	3	PQ	HVAC	\$114,107
5898	HVAC issues in portable building 37/44. Rework supply and return to accommodate original classroom being converted into two rooms.	3	PQ	HVAC	\$15,848



# SMYTHE ACADEMY OF ARTS AND SCIENCES (7-8)

## 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>\$534,764</b>
5880	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	\$113,451
5873	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	\$30,771
5874	Replace existing exposed broken EMT conduits and associate fittings on roof.	3	PQ	ELE	\$11,411
5875	All classrooms in conjunction with addition/minor remodel: Add more power receptacles and circuits.	3	PQ	ELE	\$115,971
5876	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
5877	Library and Computer Rooms in conjunction with new/additions/remodel: Add power outlets and circuits for computers and Library equipment.	3	PQ	ELE	\$19,018
5878	Computer Lab Room: Add power outlets and circuits for computers equipment. Existing power strips "daisy chained" in violation of electrical code and fire department regulations.	3	PQ	ELE	\$11,411
5881	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	\$96,159
5882	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	\$5,824

# SMYTHE ACADEMY OF ARTS AND SCIENCES (7-8)

## 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
5883	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
5884	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 with automatic occupancy sensors and daylight sensors.	3	PQ	LTG	\$59,431
5886	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	\$19,018
<b>PLUMBING</b>					<b>\$235,620</b>
5905	Drinking fountains at inside halls are not ADA - replace with accessible fountains.	1	PQ	EDF	\$210,375
5906	Replace old grease trap in Kitchen.	1	PQ	PLB	\$11,220
5908	Replace Kitchen water heater. Also seismically secure, provide expansion tank, drain pan, gas dirtleg and discharge T&P to approved receptacle.	1	PQ	WTRH	\$14,025
<b>TECHNOLOGY</b>					<b>\$766,973</b>
5920	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	\$766,973
<b>FIRE &amp; LIFE SAFETY</b>					<b>\$1,365,779</b>
5887	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	\$509,053



# SMYTHE ACADEMY OF ARTS AND SCIENCES (7-8)

## 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
5889	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	\$21,038
5890	Establish dedicated area for auto and bus drop-off/pick-up. Provide covered waiting area, seating and traffic control as required.	1	PQ	REN	\$302,940
5888	Upgrade and replace fire protection (sprinkler) system (none at this time).	4	PQ	FSPR	\$532,748
<b>SECURITY</b>					<b>\$2,291,634</b>
5909	Upgrade and replace existing clock and bell system campus-wide.	1	PQ	CLK	\$164,028
5910	Provide new lockset and re-key entire facility per new District "Grand Master" keying system.	1	PQ	HDW	\$117,810
5911	Upgrade and replace existing PA/intercom and communication system.	1	PQ	PA	\$175,340
5913	Provide card reader access portals at all public access doors at MPR, Gym, Teachers' Workroom and Library.	1	PQ	SCR	\$63,113
5918	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	\$7,714
5919	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
5915	Provide ornamental fencing at front of campus for access control and way-finding.	2	PQ	SF	\$90,041
5916	Provide fencing around remaining campus for access control.	3	PQ	SF	\$396,206
5917	Upgrade and replace intrusion alarm system campus-wide.	3	PQ	SIA	\$351,529
5914	Provide card reader access portals at all remaining exterior doors (including classrooms).	4	PQ	SCR	\$537,859

# SMYTHE ACADEMY OF ARTS AND SCIENCES (7-8)

## 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
5912	Upgrade and add standardized surveillance camera to 100% IP system campus-wide. Locations and placement must be comprehensively reviewed.	IP	2021U	SCM	\$282,807
<b>NUTRITION SERVICES</b>					<b>\$6,715,696</b>
5901	Construct new (5,500 sf) Kitchen addition. Existing layout originally designed as an elementary school, very small and old freezer/cooler.	3	PQ	ADD	\$4,576,182
5902	Provide new Kitchen equipment (allowance).	3	PQ	MEQ	\$554,689
5904	Modernize existing Kitchen. Provide all new finishes (flooring, hard-wall surfacing, paint, ceiling, etc.)	3	PQ	REN	\$1,584,825

PRIORITY CODE	PRIORITY DESCRIPTION	TOTAL
1	Must Do: Legal, Safety Reasons of Critical Replacements (Life Expectancy 1-5 years)	\$2,028,800
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy 6-15 years)	\$4,525,135
3	Would Like To Do: Curricular, Instructional, Program Enhancement (Life Expectancy 16-20 years)	\$47,519,072
4	Future Consideration (Life Expectancy 21-25 years)	\$28,613,112
IP	In Progress Scope of Work (Life Expectancy 0 years)	\$282,807
C	Complete Scope of Work (Life Expectancy 0 years)	\$936,147
		<b>\$83,905,074</b>





# SMYTHE ACADEMY OF ARTS AND SCIENCES (K-6)

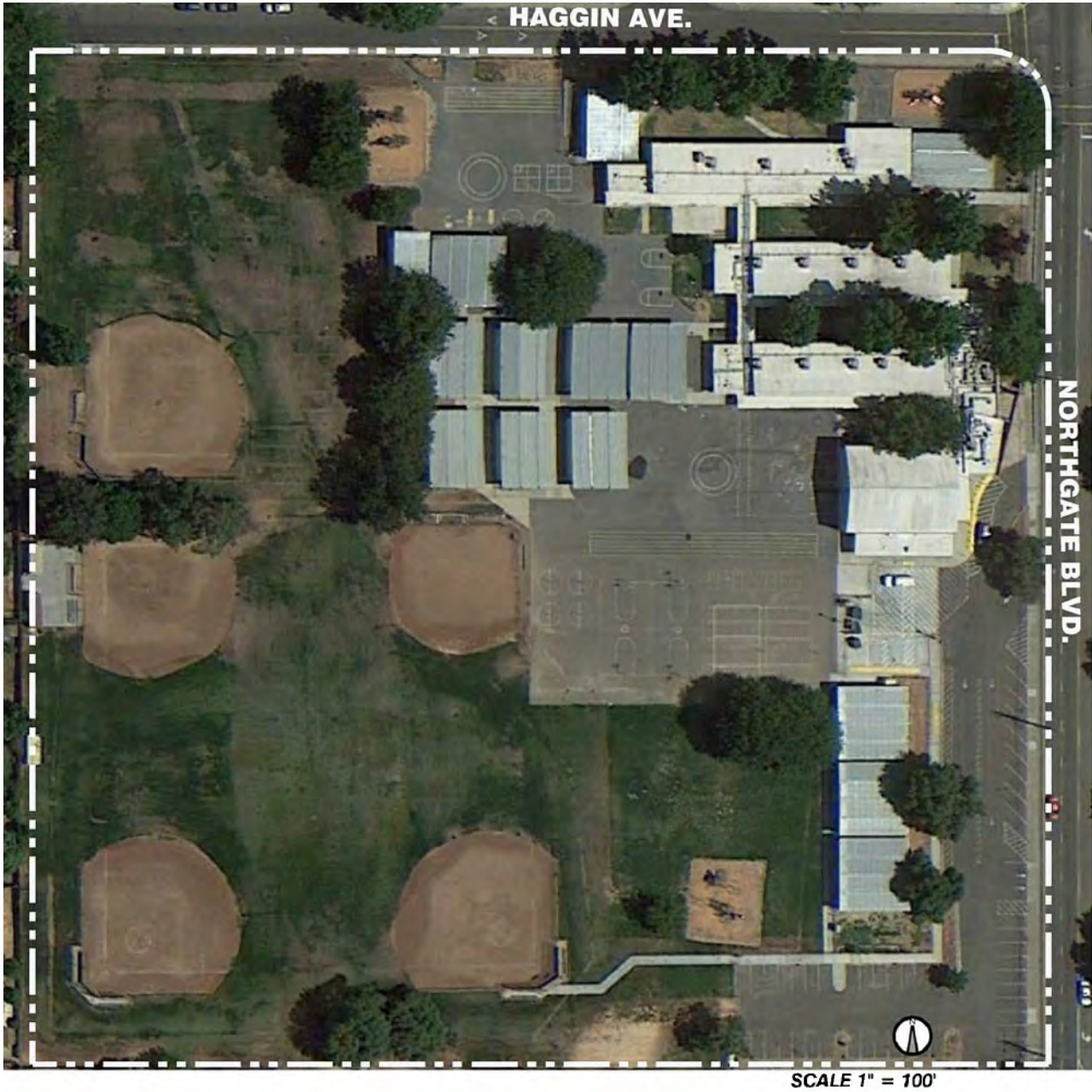


2781 NORTHGATE BOULEVARD  
SACRAMENTO, CALIFORNIA 95833

ORIGINAL BUILDING COMPLETED: 1948  
BUILDING AREA: 43,564 SF  
SITE ACREAGE: 10.6  
BUILDING CAPACITY: 856  
CURRENT ENROLLMENT: 629  
ENROLLMENT AS OF: 10/18/2017

# SMYTHE ACADEMY OF ARTS AND SCIENCES (K-6)

Aerial Image





# SMYTHE ACADEMY OF ARTS AND SCIENCES (K-6)

Existing Site Plan



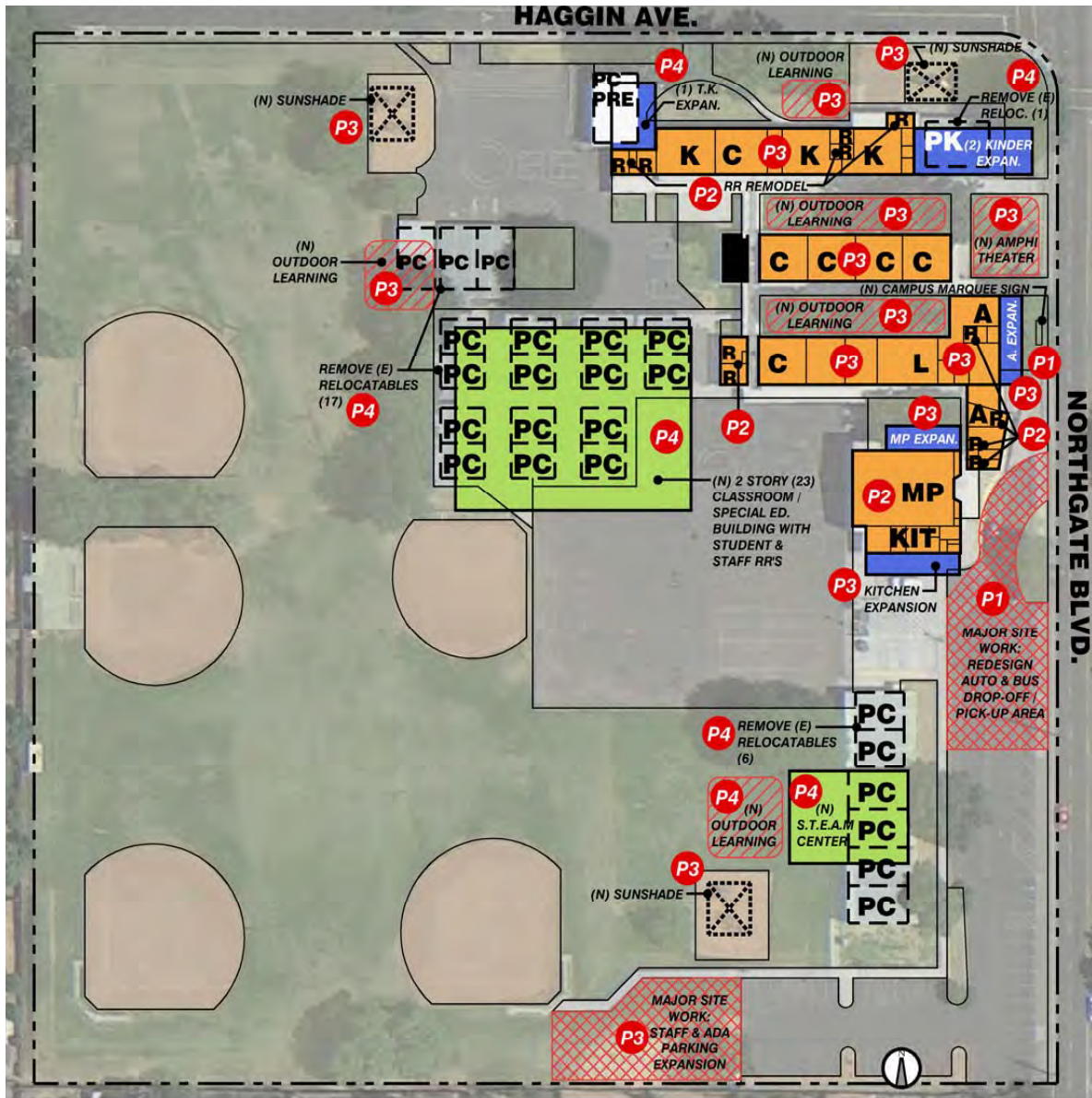
**ABBREVIATIONS:**

SCALE 1" = 100'

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

# SMYTHE ACADEMY OF ARTS AND SCIENCES (K-6)

## Proposed Site Plan



SCALE 1" = 100'

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

PRIORITY KEYNOTES			
P1	1-5 YEARS	\$803,701.94	
P2	6-15 YEARS	\$2,521,023.18	
P3	16-20 YEARS	\$15,692,323.87	
P4	21-25 YEARS	\$18,668,621.95	
<b>TOTAL COST</b>		<b>\$37,685,670.94</b>	

COST ARE SHOWN IN 2016 DOLLARS

ABBREVIATIONS:

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

Note:

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



# SMYTHE ACADEMY OF ARTS AND SCIENCES (K-6)

## 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	\$3,194,392
Priority 2	\$5,248,348
Priority 3	\$22,227,277
Priority 4	\$22,329,433
Priority IP	\$0
Priority C	\$917,516
<b>Total</b>	<b>\$53,916,965</b>

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Priority IP	Priority C	Total Cost
Civil	\$56,100	\$672,302	\$296,362	\$0	\$0	\$759,421	\$1,784,186
Building Envelope	\$70,125	\$0	\$2,266,300	\$0	\$0	\$0	\$2,336,425
Architectural	\$88,533	\$2,183,482	\$14,597,059	\$21,338,925	\$0	\$103,974	\$38,311,974
Mechanical	\$87,457	\$2,044,670	\$267,835	\$0	\$0	\$0	\$2,399,962
Electrical	\$0	\$114,614	\$869,560	\$0	\$0	\$0	\$984,174
Plumbing	\$14,025	\$139,488	\$0	\$0	\$0	\$0	\$153,513
Technology	\$0	\$0	\$828,496	\$0	\$0	\$0	\$828,496
Fire & Life Safety	\$1,828,967	\$0	\$0	\$576,770	\$0	\$0	\$2,405,737
Security	\$1,049,185	\$93,792	\$1,061,202	\$413,738	\$0	\$54,120	\$2,672,037
Athletics/Activities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Nutrition Services	\$0	\$0	\$2,040,462	\$0	\$0	\$0	\$2,040,462
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Discipline Totals</b>	<b>\$3,194,392</b>	<b>\$5,248,348</b>	<b>\$22,227,277</b>	<b>\$22,329,433</b>	<b>\$0</b>	<b>\$917,516</b>	<b>\$53,916,965</b>

P1 Total	\$3,194,392
P1 + P2 Total	\$8,442,740
P1 + P2 + P3 Total	\$30,670,017
P1 + P2 + P3 + P4 Total	\$52,999,449
In Progress (IP) Total	\$0
Complete (C) Total	\$917,516
IP + C Totals	\$917,516

# SMYTHE ACADEMY OF ARTS AND SCIENCES (K-6)

## 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>\$1,784,186</b>
5963	Provide miscellaneous parking and play area paving repairs/resurfacing and re-stripe to ensure proper ADA parking spaces and accessible route.	1	PQ	SPM	\$56,100
5956	Provide new drought tolerant landscaping and irrigation with controls (allowance).	2	PQ	IRR	\$297,134
5960	Address flooding issue in parking lots (floods when it rains).	2	PQ	SD	\$225,101
5961	Site drainage in courtyards need addressed and RWLs tied in.	2	PQ	SD	\$75,034
5965	Potable water is on booster pump. Pump is old - replace.	2	PQ	SU	\$12,756
5966	Provide backflow prevention between irrigation and potable water.	2	PQ	SU	\$9,754
5967	Sewage backups occur frequently. Drain pipe clogs at referenced location - re-route sanitary sewage line to bypass problem area.	2	PQ	SU	\$52,524
5957	Dumpster location is inefficient - relocate.	3	PQ	OTH	\$19,018
5959	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	\$277,344
5968	SMYTHE K-6 FIELD IMPROVEMENTS (021-12-994)	C	2017U	AF16-17	\$469,554
5953	Provide shade structure over Pre-K and Kindergarten playground equipment. [Completed 2017]	C	2017U	CNPY	\$84,150
5969	SMYTHE K-6 PLAYGROUND (097-17-994) [Completed 2019]	C	2017+19U	OTH16-17	\$190,989
5970	SMYTHE K-6 DIGITAL SIGN INSTALLATION (127-16-994) - PBK Line Item: Provide new campus marquee appropriately located near front of campus. [Completed 2017]	C	2017U	SGN15-16	\$14,729
<b>BUILDING ENVELOPE</b>					<b>\$2,336,425</b>
5950	Provide miscellaneous roof maintenance and repair as proposed by 2016 Roof Assessment Report.	1	PQ	RFM	\$70,125



# SMYTHE ACADEMY OF ARTS AND SCIENCES (K-6)

## 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
5951	Replace existing roof per District standard.	3	PQ	RFR	\$1,394,646
5952	Replace old exterior classroom windows with new energy efficient glazing and frames.	3	PQ	WDW	\$871,654
<b>ARCHITECTURE</b>					<b>\$38,311,974</b>
5934	Provide new room graphics and way-finding signage per ADA requirements.	1	PQ	GRP	\$18,408
5935	Provide "super" graphics paint package (include wall mural at MPR and floor logo).	1	PQ	GRP	\$70,125
5939	Modernize Boys' and Girls' student restrooms. Include all new finishes, fixtures, partitions, lighting, etc. to ensure ADA accessibility	2	PQ	REN	\$525,236
5940	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
5941	Modernize staff (1 set) restroom. Include all new finishes, fixtures, partitions, lighting, etc. to ensure ADA accessibility	2	PQ	REN	\$78,785
5942	Modernize Kindergarten restroom.	2		REN	\$78,785
5921	Construct new (2,500 sf) addition to existing Administration area.	3	PQ	ADD	\$1,664,066
5922	Incorporate VAPA room at stage or in portable.	3	PQ	ADD	\$166,407
5923	Construct new (6,000 sf) addition to existing MPR including new stage to accommodate new VAPA/ music room requirements (no stage currently).	3	FRP	ADD	\$4,492,979
5924	Construct new (2,500sf) Library addition per District standards (include casework, circulation desk, storage, etc.).	3	FRP	ADD	\$1,872,075
5928	Provide window coverings at all classrooms.	3	FRP	BLD	\$39,621
5930	Remove and replace educational/classroom casework throughout campus.	3	PQ	CWK	\$316,965
5931	Remove and replace all exterior doors and frames.	3	PQ	DR	\$356,586
5932	Remove and replace carpet.	3	PQ	FLR	\$828,496
5933	Remove and replace VCT.	3	PQ	FLR	\$228,215
5936	Remove and replace marker board/tack board in all classrooms.	3	PQ	MBTB	\$475,448
5937	Paint previously painted exterior surfaces (life cycle).	3	PQ	PTG	\$142,634
5938	Paint previously painted interior surfaces.	3	PQ	PTG	\$142,634

# SMYTHE ACADEMY OF ARTS AND SCIENCES (K-6)

## 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
5943	Modernize all (15) portable classroom buildings. Include new flooring, paint, miscellaneous exterior roofing and siding repairs, etc. Provide secondary emergency means of egress.	3	PQ	REN	\$594,309
5944	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
5945	Modernize existing Library: Currently in a classroom. Include new finishes, shelving, circulation desk, etc.	3	PQ	REN	\$950,895
5946	Modernize all (3) Kindergarten buildings. Include new flooring, paint, ceiling tiles, casework, etc.	3	FRP	REN	\$1,485,773
5947	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
5925	Construct new classroom addition to replace all portable classrooms.	4	PQ	ADD	\$18,767,133
5926	Construct (2) new Kindergarten classrooms to replace portable classrooms. NOTE: Currently Kindergarten classrooms are in portables.	4	PQ	ADD	\$1,737,698
5927	Construct (1) Transitional Kindergarten classroom.	4	FRP	ADD	\$834,095
5948	SMYTHE K-6 FLOORING REPLACEMENT ROOMS 14-17, 20, 22, 24, 25, 27-29 (011-15-994)	C	2017U	FLR14-15	\$39,910
5949	SMYTHE K-6 EXTERIOR PAINTING (054-15-994)	C	2017U	PTG14-15	\$64,065
<b>MECHANICAL</b>					<b>\$2,399,962</b>
5986	Replace Kitchen window air conditioner with packaged rooftop equipment.	1	PQ	HVAC	\$87,457
5987	Majority of school has Carrier equipment installed in 1999. Replace units which have exceeded their expected lifespan.	2	PQ	HVAC	\$1,875,844
5988	Replace damaged rooftop ductwork.	2	PQ	HVAC	\$90,041
5989	Replace broken powered exhaust modules at Carrier rooftop units.	2	PQ	HVAC	\$40,518
5990	Replace old restroom exhaust fans.	2	PQ	HVAC	\$38,267
5991	Upgrade energy management system supervisory controller.	3	PQ	HVAC	\$39,621
5992	Portable buildings have Bard exterior wall mounted equipment. Replace units after expected 15 year lifespan.	3	PQ	HVAC	\$142,634
5993	Replace local thermostat controls at portable buildings with controls tied into District energy management system.	3	PQ	HVAC	\$85,581





# SMYTHE ACADEMY OF ARTS AND SCIENCES (K-6)

## 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>\$984,174</b>
5977	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	\$114,614
5971	Replace existing exposed broken EMT conduits and associate fittings on roof.	3	PQ	ELE	\$15,214
5972	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	\$25,243
5973	All classrooms in conjunction with addition/minor remodel: Add more power receptacles and circuits.	3	PQ	ELE	\$134,038
5974	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
5975	Remove existing ceiling and wall surfaced mounted cabinets, boxes, conduit and wiring that are abandoned on the interior and exterior of the building.	3	PQ	ELE	\$47,545
5976	Library and Computer Rooms in conjunction with new/additions/remodel: Add power outlets and circuits for computers and Library equipment.	3	PQ	ELE	\$19,018
5885	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	\$78,885
5978	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	\$19,018

# SMYTHE ACADEMY OF ARTS AND SCIENCES (K-6)

## 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
5979	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	\$418,869
5980	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
5981	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 with automatic occupancy sensors and daylight sensors.	3	PQ	LTG	\$59,431
<b>PLUMBING</b>					<b>\$153,513</b>
6005	Kitchen water heater is old and damaged - replace. Seismically secure, provide expansion tank, drain pan, and discharge T&P to approved receptacle.	1	PQ	WTRH	\$14,025
5999	Water closet not ADA compliant at student restroom near Admin - provide ADA compliant fixture.	2	PQ	FXT	\$4,052
6000	Urinal flush valve connections are corroding at student restrooms - replace as necessary.	2	PQ	FXT	\$9,379
6001	Lavatories at student restrooms are not ADA and not plumbed appropriately nor per code - provide drain vent and relocate plumbing into wall.	2	PQ	FXT	\$48,022
6002	Boys' restrooms have floor mount urinals - provide ADA compliant urinals.	2	PQ	FXT	\$33,015
6003	Student water closets throughout campus are not ADA - provide ADA compliant fixtures.	2	PQ	FXT	\$45,020
<b>TECHNOLOGY</b>					<b>\$828,496</b>
6019	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	\$828,496



# SMYTHE ACADEMY OF ARTS AND SCIENCES (K-6)

## 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>\$2,405,737</b>
5982	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	\$549,887
5984	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
5985	Establish dedicated area for auto and bus drop-off/pick-up. Provide covered waiting area, seating and traffic control as required.	1	PQ	REN	\$1,262,250
5983	Upgrade and replace fire protection (sprinkler) system (none at this time).	4	PQ	FSPR	\$576,770
<b>SECURITY</b>					<b>\$2,672,037</b>
6007	Upgrade and replace existing clock and bell system campus-wide.	1	PQ	CLK	\$238,284
6008	Provide new lockset and re-key entire facility per new District "Grand Master" keying system.	1	PQ	HDW	\$105,188
6009	Upgrade and replace existing PA/intercom and communication system.	1	PQ	PA	\$250,504
6010	Upgrade and add standardized surveillance camera to 100% IP system campus-wide. Locations and placement must be comprehensively reviewed.	1	PQ	SCM	\$305,493
6011	Provide card reader access portals at all public access doors at MPR, Gym, Teachers' Workroom and Library.	1	PQ	SCR	\$63,113
6016	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 all the lighting fix	1	PQ	SL	\$7,714
6017	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	\$78,891
6013	Provide 6' chain-link fencing around Kindergarten areas.	2	FRP	SF	\$93,792
6014	Provide fencing around remaining campus for access control.	3	PQ	SF	\$594,309

# SMYTHE ACADEMY OF ARTS AND SCIENCES (K-6)

## Proposed Work Items

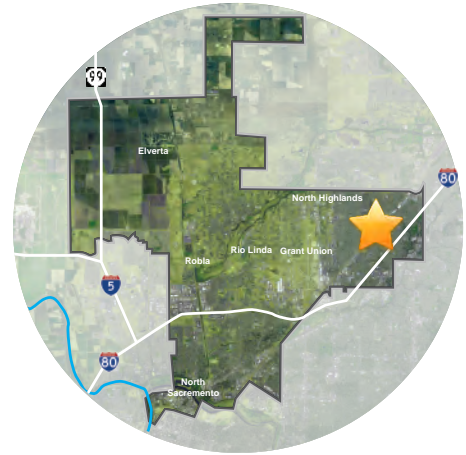
All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
6015	Upgrade and replace intrusion alarm system campus-wide.	3	PQ	SIA	\$466,893
6012	Provide card reader access portals at all remaining exterior doors (including classrooms).	4	PQ	SCR	\$413,738
6018	SMYTHE K-6 PERIMETER FENCING (008-16-994) - PBK Line Item: Provide ornamental fencing at front of campus for access control and way-finding.	C	2017U	SF15-16	\$54,120
<b>NUTRITION SERVICES</b>					<b>\$2,040,462</b>
5996	Construct new (1,500 sf) Kitchen addition. Provide all new finishes (flooring, hard-wall surfacing, paint, ceiling, etc.)	3	PQ	ADD	\$1,248,050
5997	Provide new Kitchen equipment (allowance).	3	PQ	MEQ	\$396,206
5998	Modernize existing Kitchen. Provide all new finishes (flooring, hard-wall surfacing, paint, ceiling, 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)	\$3,194,392
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy 6-15 years)	\$5,248,348
3	Would Like To Do: Curricular, Instructional, Program Enhancement (Life Expectancy 16-20 years)	\$22,227,277
4	Future Consideration (Life Expectancy 21-25 years)	\$22,329,433
IP	In Progress Scope of Work (Life Expectancy 0 years)	\$0
C	Complete Scope of Work (Life Expectancy 0 years)	\$917,516
		<b>\$53,916,965</b>



# WESTSIDE PREPARATORY CHARTER - EASTSIDE



6469 GUTHRIE WAY  
NORTH HIGHLANDS, CALIFORNIA 95660

CURRENT ENROLLMENT: 126  
ENROLLMENT AS OF: 10/18/2017

# WESTSIDE PREPARATORY CHARTER - EASTSIDE

Aerial Image



SCALE 1" = 100'



# WESTSIDE PREPARATORY CHARTER - EASTSIDE

Existing Site Plan



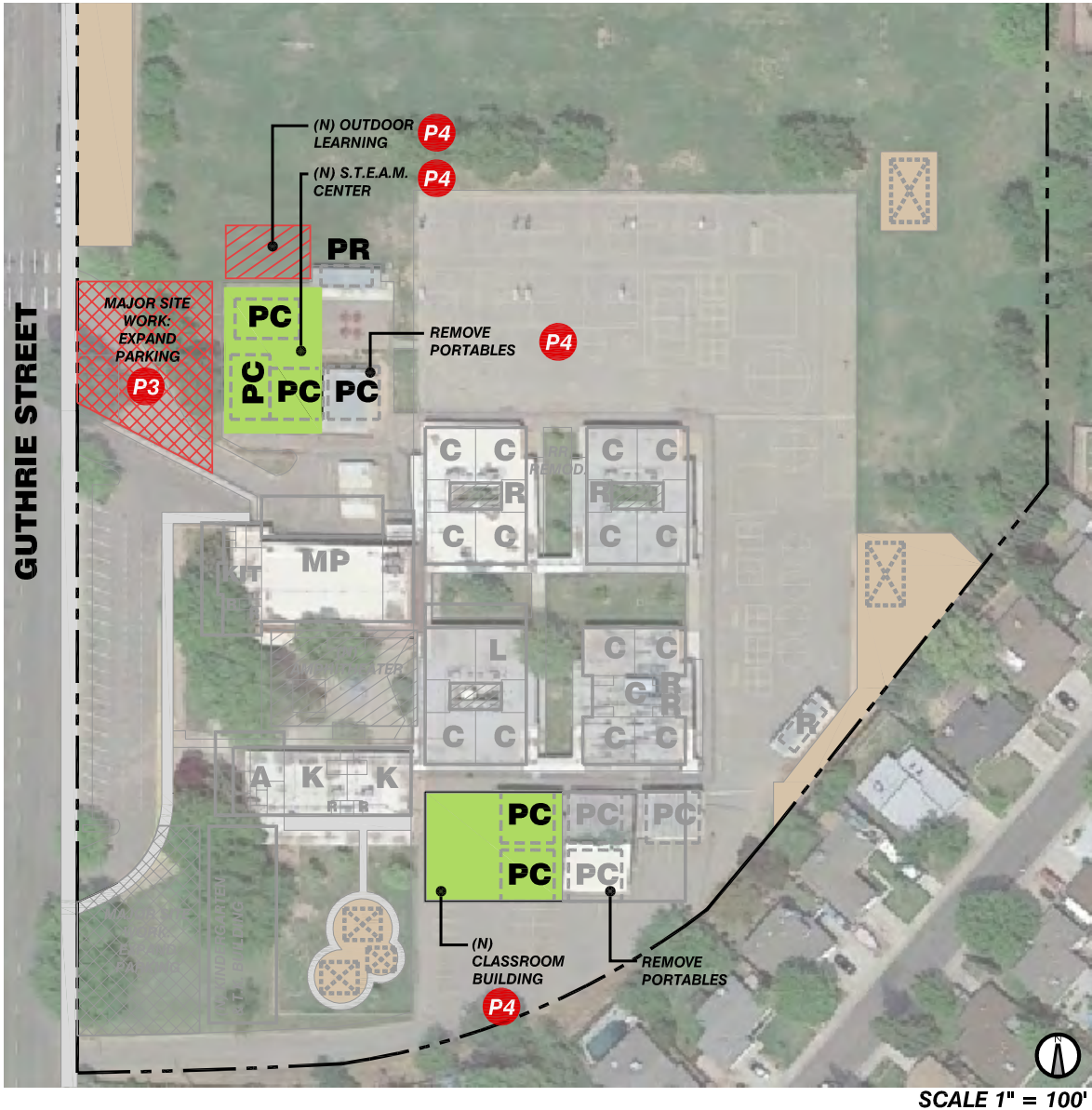
SCALE 1" = 100'

**ABBREVIATIONS:**

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

# WESTSIDE PREPARATORY CHARTER - EASTSIDE

## Proposed Site Plan



SCALE 1" = 100'

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

PRIORITY KEYNOTES			
P1	1-5 YEARS	\$8,852.86	
P2	6-15 YEARS	\$0.00	
P3	16-20 YEARS	\$180,730.00	
P4	21-25 YEARS	\$7,039,725.00	
<b>TOTAL COST</b>		<b>\$7,229,307.86</b>	

**ABBREVIATIONS:**

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- PR PORTABLE RESTROOM
- R RESTROOM

COST ARE SHOWN IN 2016 DOLLARS

Note:

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





# WESTSIDE PREPARATORY CHARTER - EASTSIDE

## 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	\$0
Priority 3	\$55,469
Priority 4	\$9,036,027
Priority IP	\$0
Priority C	\$106,733
<b>Total</b>	<b>\$9,198,229</b>

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Priority IP	Priority C	Total Cost
Civil	\$0	\$0	\$55,469	\$0	\$0	\$23,341	\$78,809
Building Envelope	\$0	\$0	\$0	\$0	\$0	\$11,220	\$11,220
Architectural	\$0	\$0	\$0	\$9,036,027	\$0	\$0	\$9,036,027
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$0	\$0	\$0	\$0	\$72,173	\$72,173
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>\$0</b>	<b>\$0</b>	<b>\$55,469</b>	<b>\$9,036,027</b>	<b>\$0</b>	<b>\$106,733</b>	<b>\$9,198,229</b>

<b>P1 Total</b>	<b>\$0</b>
<b>P1 + P2 Total</b>	<b>\$0</b>
<b>P1 + P2 + P3 Total</b>	<b>\$55,469</b>
<b>P1 + P2 + P3 + P4 Total</b>	<b>\$9,091,496</b>
<b>In Progress (IP) Total</b>	<b>\$0</b>
<b>Complete (C) Total</b>	<b>\$106,733</b>
<b>IP + C Totals</b>	<b>\$106,733</b>

# WESTSIDE PREPARATORY CHARTER - EASTSIDE

## 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>\$78,809</b>
6303	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	FRP	REN	\$55,469
6348	WPCS-EASTSIDE MARQUEE [Completed 2018]	C	2021U	SGN	\$23,341
<b>BUILDING ENVELOPE</b>					<b>\$11,220</b>
6302	Provide miscellaneous roof maintenance and repair per 2016 Roof Assessment Report.	C	2017U	RFM	\$11,220
<b>ARCHITECTURE</b>					<b>\$9,036,027</b>
6299	Add separate restrooms for charter school.	4	PQ	ADD	\$1,216,388
6300	Construct new S.T.E.A.M. Center building.	4	PQ	ADD	\$4,691,783
6301	Construct new classroom addition to replace all portable Charter School classrooms.	4	PQ	ADD	\$3,127,856
<b>TECHNOLOGY</b>					<b>\$72,173</b>
6305	WPCS-EASTSIDE CABLING (149-16-691) [Completed 2017]	C	2019U	TECH16-17	\$72,173

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)	\$0
3	Would Like To Do: Curricular, Instructional, Program Enhancement (Life Expectancy 16-20 years)	\$55,469
4	Future Consideration (Life Expectancy 21-25 years)	\$9,036,027
IP	In Progress Scope of Work (Life Expectancy 0 years)	\$0
C	Complete Scope of Work (Life Expectancy 0 years)	\$106,733
		<b>\$9,198,229</b>



# WESTSIDE PREPARATORY CHARTER - FRONTIER

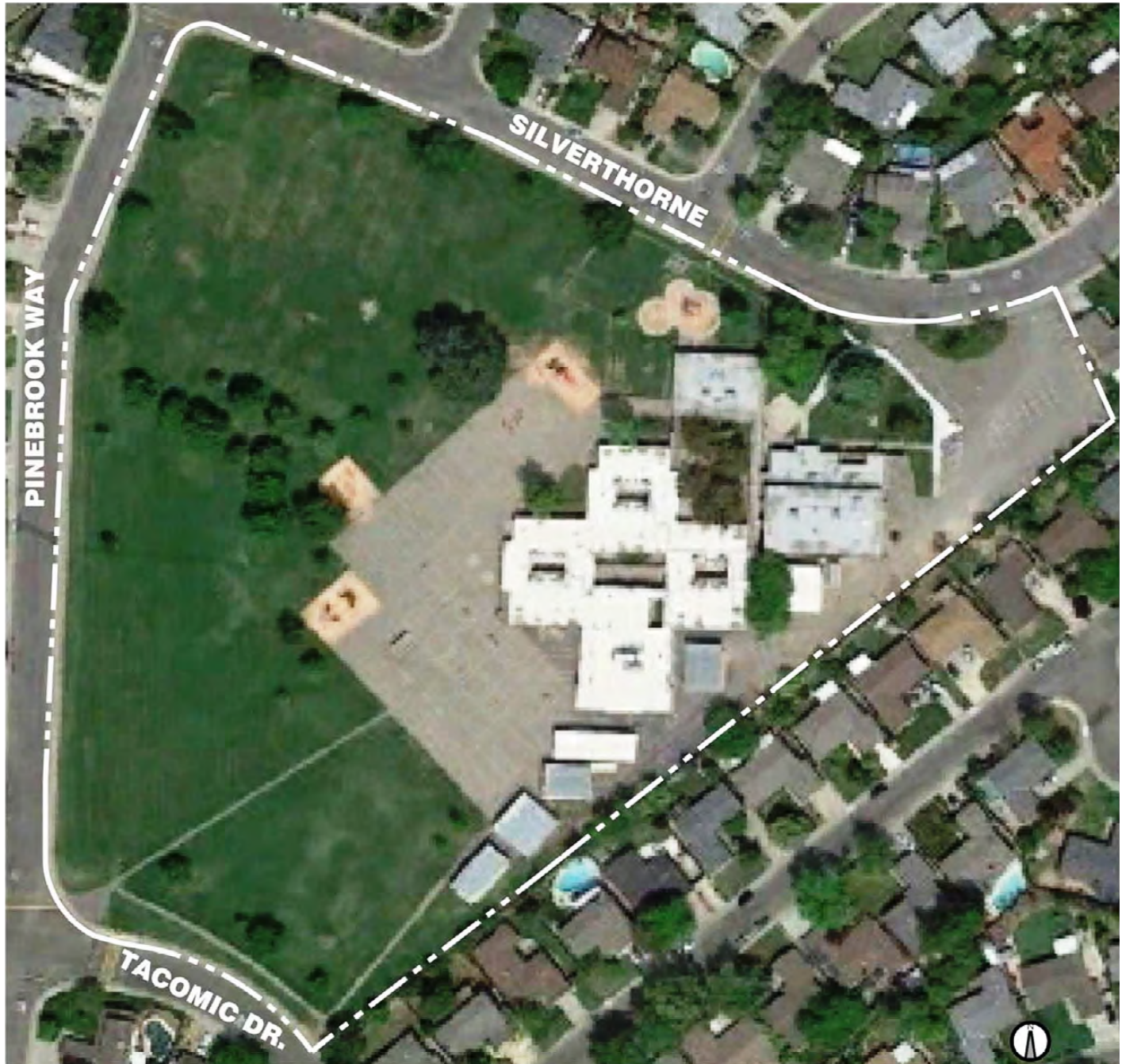


6691 SILVERTHORNE CIRCLE  
SACRAMENTO, CALIFORNIA 95842

CURRENT ENROLLMENT: 132  
ENROLLMENT AS OF: 10/18/2017

# WESTSIDE PREPARATORY CHARTER - FRONTIER

Aerial Image



SCALE 1" = 120'



# WESTSIDE PREPARATORY CHARTER - FRONTIER

Existing Site Plan



SCALE 1" = 120'

## ABBREVIATIONS:

- A ADMINISTRATION
- C CLASSROOM
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- R RESTROOM

# WESTSIDE PREPARATORY CHARTER - FRONTIER

## Proposed Site Plan



SCALE 1" = 120'

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

PRIORITY KEYNOTES			
P1	1-5 YEARS		\$4,923.44
P2	6-15 YEARS		\$0.00
P3	16-20 YEARS		\$1,259,748.51
P4	21-25 YEARS		\$7,350,172.50
TOTAL COST			\$8,614,844.45

ABBREVIATIONS:

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- PC PORTABLE CLASSROOM
- PR PORTABLE RESTROOM
- R RESTROOM

COST ARE SHOWN IN 2016 DOLLARS

Note:

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



# WESTSIDE PREPARATORY CHARTER - FRONTIER

## 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	\$6,311
Priority 2	\$0
Priority 3	\$1,021,024
Priority 4	\$9,389,524
Priority IP	\$0
Priority C	\$0
<b>Total</b>	<b>\$10,416,859</b>

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Priority IP	Priority C	Total Cost
Civil	\$0	\$0	\$83,996	\$0	\$0	\$0	\$83,996
Building Envelope	\$6,311	\$0	\$0	\$0	\$0	\$0	\$6,311
Architectural	\$0	\$0	\$873,635	\$9,383,567	\$0	\$0	\$10,257,201
Mechanical	\$0	\$0	\$63,393	\$5,958	\$0	\$0	\$69,351
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>\$6,311</b>	<b>\$0</b>	<b>\$1,021,024</b>	<b>\$9,389,524</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,416,859</b>

<b>P1 Total</b>	<b>\$6,311</b>
<b>P1 + P2 Total</b>	<b>\$6,311</b>
<b>P1 + P2 + P3 Total</b>	<b>\$1,027,335</b>
<b>P1 + P2 + P3 + P4 Total</b>	<b>\$10,416,859</b>
<b>In Progress (IP) Total</b>	<b>\$0</b>
<b>Complete (C) Total</b>	<b>\$0</b>
<b>IP + C Totals</b>	<b>\$0</b>

# WESTSIDE PREPARATORY CHARTER - FRONTIER

## 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.

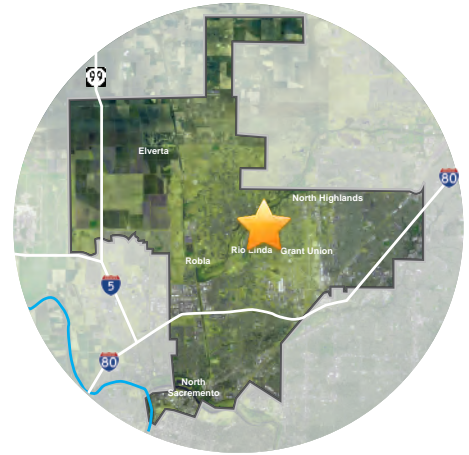
ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
<b>CIVIL</b>					<b>\$83,996</b>
6310	Add (6) tether ball poles.	3	PQ	PGE	\$28,527
6311	Add two (2) outdoor learning spaces. Provide adequate shade and seating to accommodate 80 students (assuming two classes of 40 students 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	FRP	REN	\$55,469
<b>BUILDING ENVELOPE</b>					<b>\$6,311</b>
6309	Provide miscellaneous roof maintenance and repair as proposed by 2016 Roof Assessment Report.	1	PQ	RFM	\$6,311
<b>ARCHITECTURE</b>					<b>\$10,257,201</b>
6306	Construct student restroom for grades 7 and 8 (currently shared with 1-6 graders).	3	PQ	ADD	\$873,635
6307	Construct new classroom addition to replace all portable WPCS classrooms.	4	PQ	ADD	\$4,691,783
6308	Construct new S.T.E.A.M. Center building.	4	PQ	ADD	\$4,691,783
<b>MECHANICAL</b>					<b>\$69,351</b>
6313	Majority of school has Carrier equipment installed in 2007. Replace units after expected 15 year lifespan.	3	PQ	HVAC	\$47,545
6314	Portable buildings have Bard exterior wall mounted equipment. Replace units which have exceeded their life expectancy.	3	PQ	HVAC	\$6,339
6315	Replace rooftop exhaust fans.	3	PQ	HVAC	\$9,509
6316	Provide flexible duct connection at existing packaged rooftop units due to duct noise issues.	4	PQ	HVAC	\$5,958

PRIORITY CODE	PRIORITY DESCRIPTION	TOTAL
1	Must Do: Legal, Safety Reasons of Critical Replacements (Life Expectancy 1-5 years)	\$6,311
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)	\$1,021,024
4	Future Consideration (Life Expectancy 21-25 years)	\$9,389,524
IP	In Progress Scope of Work (Life Expectancy 0 years)	\$0
C	Complete Scope of Work (Life Expectancy 0 years)	\$0
		<b>\$10,416,859</b>





# WESTSIDE PREPARATORY CHARTER - WESTSIDE



6537 WEST 2ND STREET  
RIO LINDA, CALIFORNIA 95673

CURRENT ENROLLMENT: 127  
ENROLLMENT AS OF: 10/18/2017

# WESTSIDE PREPARATORY CHARTER - WESTSIDE

Aerial Image





# WESTSIDE PREPARATORY CHARTER - WESTSIDE

Existing Site Plan



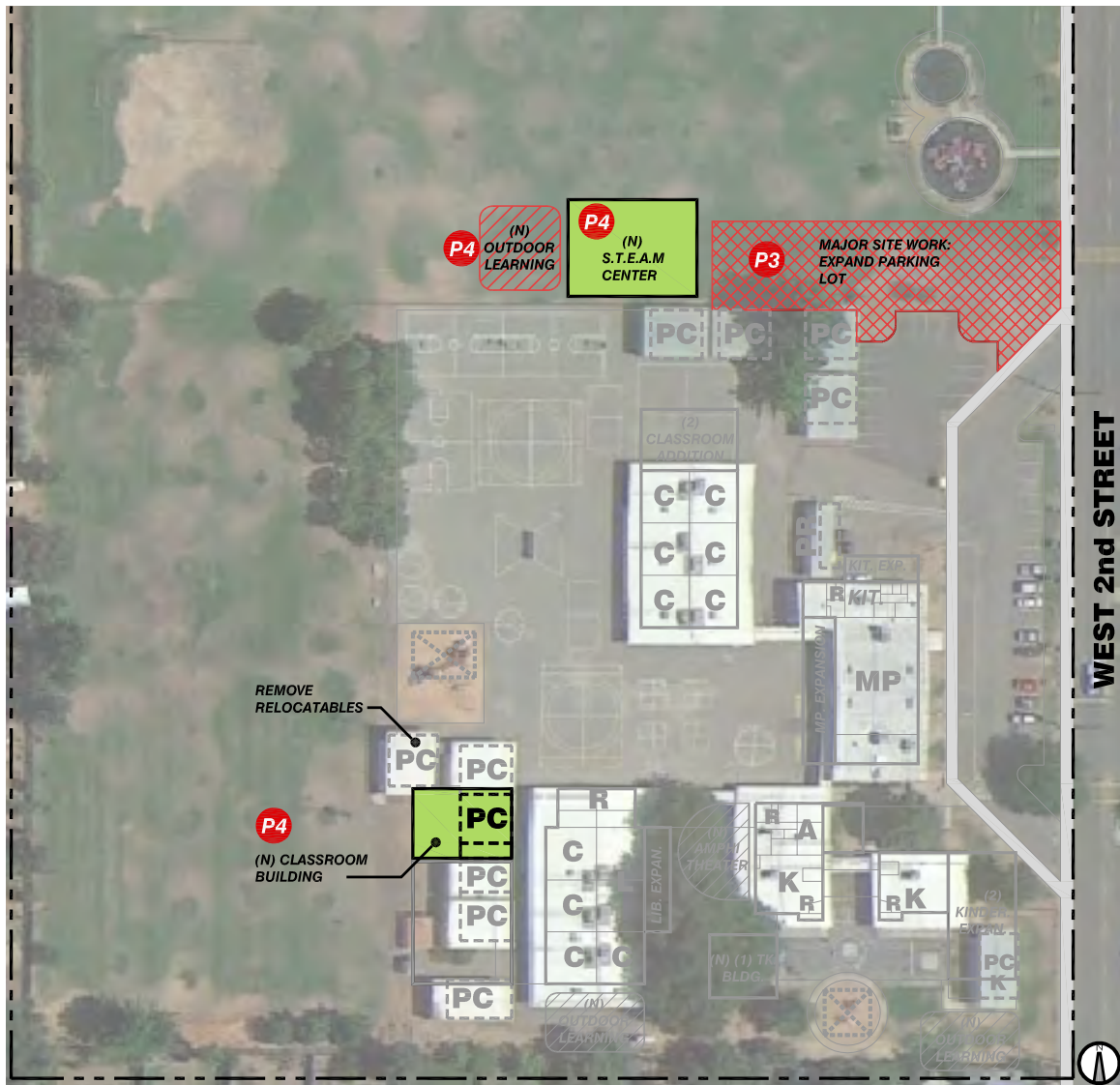
SCALE 1" = 100'

**ABBREVIATIONS:**

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

# WESTSIDE PREPARATORY CHARTER - WESTSIDE

## Proposed Site Plan



SCALE 1" = 100'

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

PRIORITY KEYNOTES		
P1	1-5 YEARS	\$9,470.84
P2	6-15 YEARS	\$0.00
P3	16-20 YEARS	\$415,387.50
P4	21-25 YEARS	\$5,968,462.50
<b>TOTAL COST</b>		<b>\$6,393,320.84</b>

ABBREVIATIONS:

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

COST ARE SHOWN IN 2016 DOLLARS

Note:

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



# WESTSIDE PREPARATORY CHARTER - WESTSIDE

## 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	\$0
Priority 3	\$118,862
Priority 4	\$7,819,639
Priority IP	\$0
Priority C	\$11,220
<b>Total</b>	<b>\$7,949,721</b>

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Priority IP	Priority C	Total Cost
Civil	\$0	\$0	\$118,862	\$0	\$0	\$0	\$118,862
Building Envelope	\$0	\$0	\$0	\$0	\$0	\$11,220	\$11,220
Architectural	\$0	\$0	\$0	\$7,819,639	\$0	\$0	\$7,819,639
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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>\$0</b>	<b>\$0</b>	<b>\$118,862</b>	<b>\$7,819,639</b>	<b>\$0</b>	<b>\$11,220</b>	<b>\$7,949,721</b>

P1 Total	\$0
P1 + P2 Total	\$0
P1 + P2 + P3 Total	\$118,862
P1 + P2 + P3 + P4 Total	\$7,938,501
In Progress (IP) Total	\$0
Complete (C) Total	\$11,220
IP + C Totals	\$11,220

# WESTSIDE PREPARATORY CHARTER - WESTSIDE

## Proposed Work Items

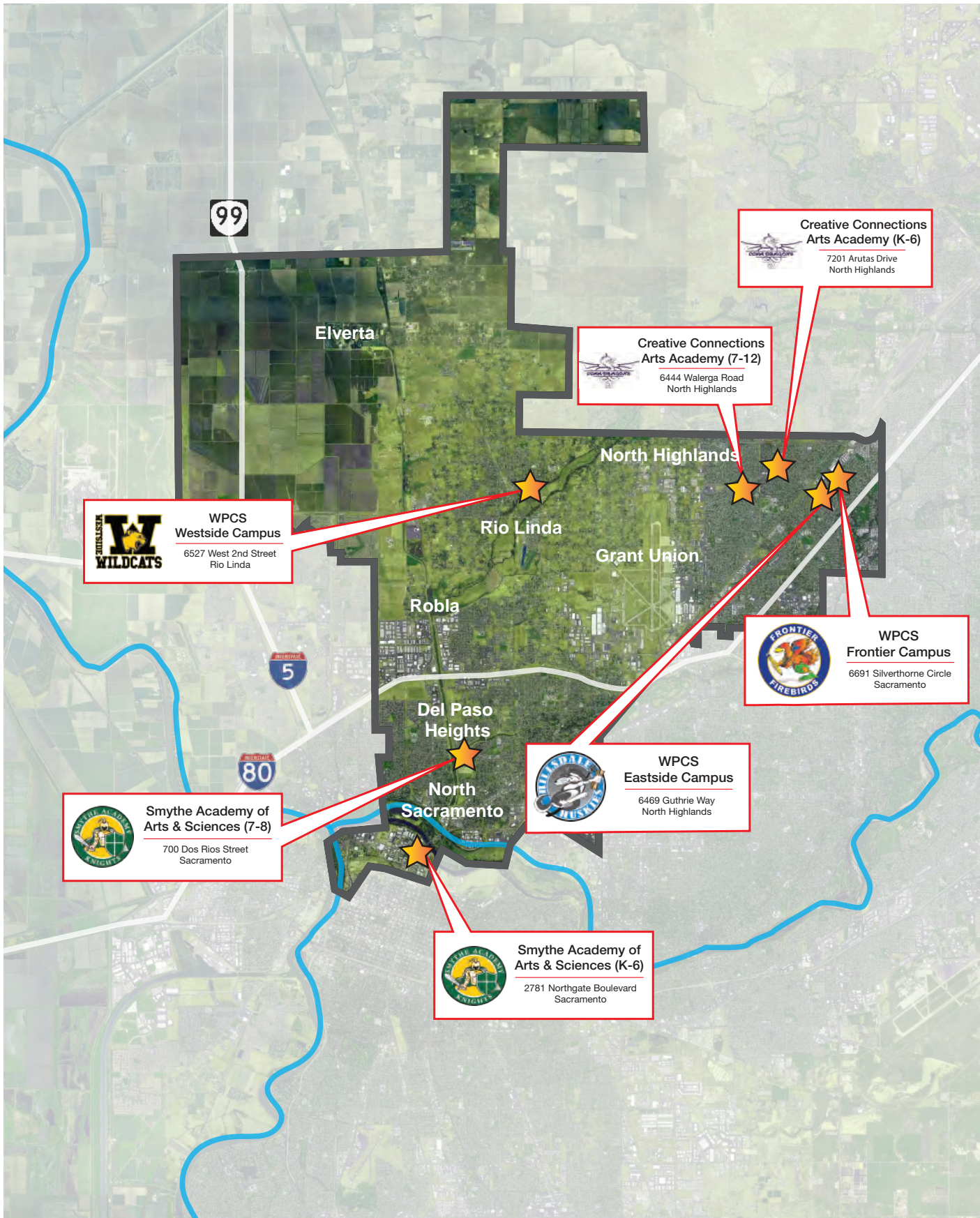
All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
<b>CIVIL</b>					<b>\$118,862</b>
6320	Add or modify outdoor learning space to accommodate 80 students (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	FRP	REN	\$118,862
<b>BUILDING ENVELOPE</b>					<b>\$11,220</b>
6319	Provide miscellaneous roof maintenance and repair as proposed by 2016 Roof Assessment Report.	C	PQ	RFM	\$11,220
<b>ARCHITECTURE</b>					<b>\$7,819,639</b>
6317	Construct new S.T.E.A.M. Center building.	4	PQ	ADD	\$4,691,783
6318	Construct new (4) classroom addition to replace all charter school portable classrooms.	4	PQ	ADD	\$3,127,856

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)	\$0
3	Would Like To Do: Curricular, Instructional, Program Enhancement (Life Expectancy 16-20 years)	\$118,862
4	Future Consideration (Life Expectancy 21-25 years)	\$7,819,639
IP	In Progress Scope of Work (Life Expectancy 0 years)	\$0
C	Complete Scope of Work (Life Expectancy 0 years)	\$11,220
		<b>\$7,949,721</b>



# CHARTER SCHOOLS: DEPENDENT



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# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA 7 - 12)

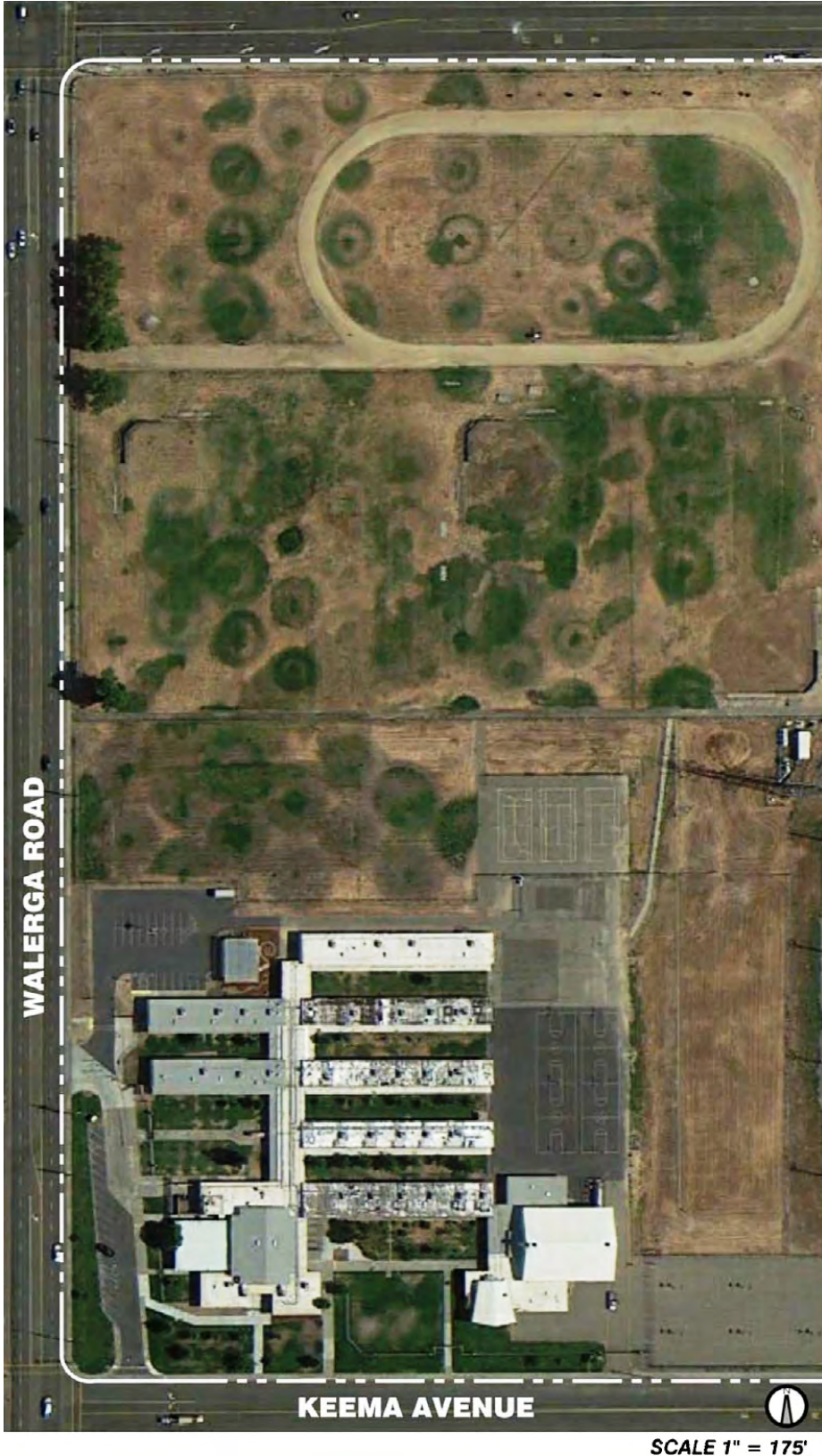


6444 WALERGA ROAD  
NORTH HIGHLANDS, CALIFORNIA 95660

ORIGINAL BUILDING COMPLETED: 1960  
BUILDING AREA: 62,697 SF  
SITE ACREAGE: 11.15  
BUILDING CAPACITY: 376  
CURRENT ENROLLMENT: 304  
ENROLLMENT AS OF: 10/18/2017

# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA 7 - 12)

Aerial Image





# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA 7 - 12)

Existing Site Plan



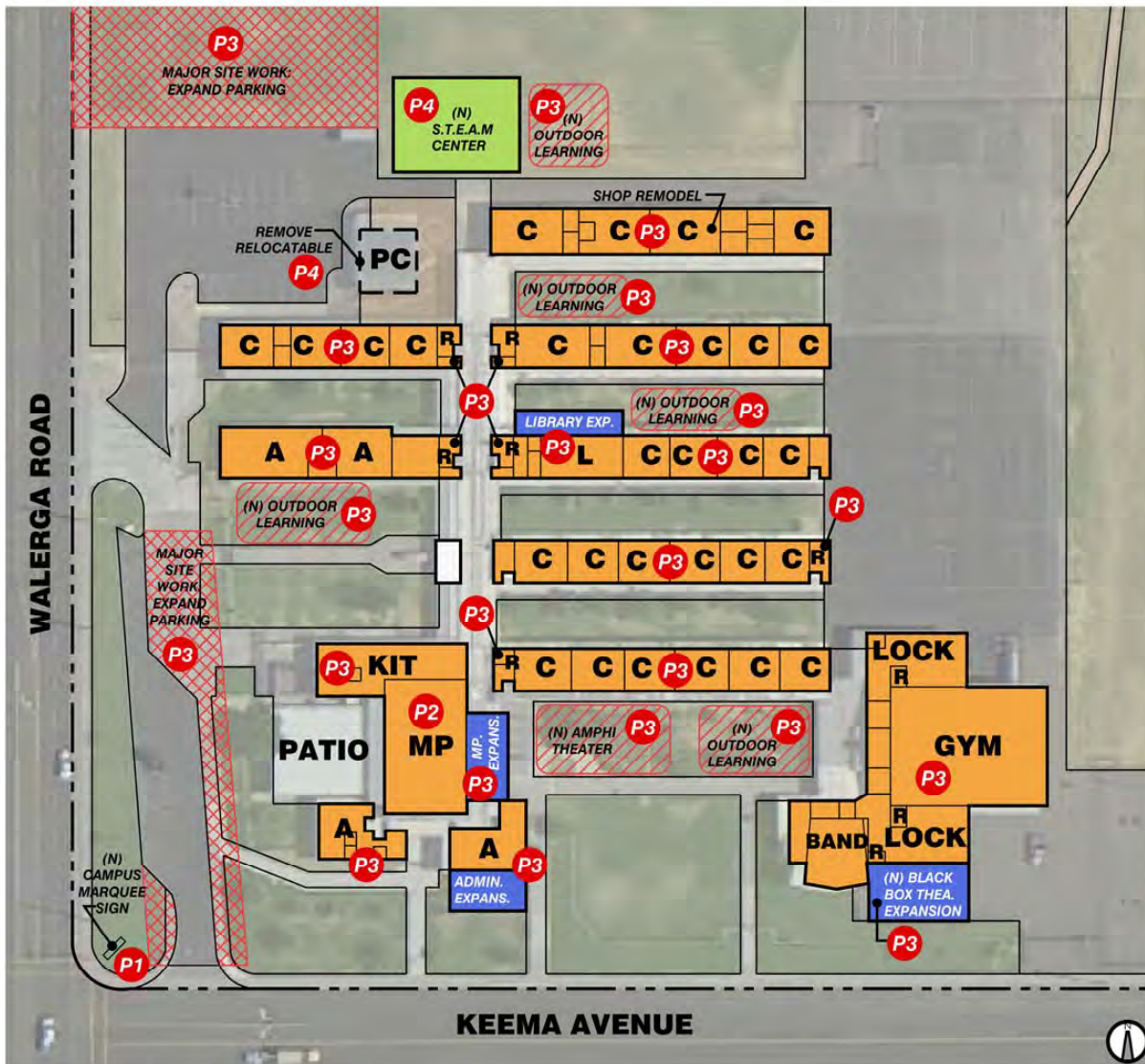
SCALE 1" = 100'

**ABBREVIATIONS:**

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

# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA 7 - 12)

## Proposed Site Plan



SCALE 1" = 100'

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

PRIORITY KEYNOTES			
P1	1-5 YEARS		\$959,326.50
P2	6-15 YEARS		\$1,750,988.03
P3	16-20 YEARS		\$40,631,804.59
P4	21-25 YEARS		\$3,958,194.69
TOTAL COST			\$47,300,313.82

COST ARE SHOWN IN 2016 DOLLARS

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.



# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA 7 - 12)

## 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	\$3,488,821
Priority 2	\$3,281,736
Priority 3	\$56,934,516
Priority 4	\$9,104,833
Priority IP	\$195,250
Priority C	\$3,288,818
<b>Total</b>	<b>\$76,293,974</b>

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Priority IP	Priority C	Total Cost
Civil	\$1,242,075	\$490,721	\$1,088,775	\$0	\$0	\$148,425	\$2,969,995
Building Envelope	\$0	\$0	\$4,453,358	\$0	\$0	\$61,824	\$4,515,182
Architectural	\$87,797	\$2,168,475	\$38,828,569	\$5,850,248	\$0	\$211,493	\$47,146,582
Mechanical	\$0	\$0	\$736,310	\$148,946	\$0	\$2,856,489	\$3,741,744
Electrical	\$290,107	\$202,351	\$1,906,979	\$0	\$0	\$0	\$2,399,437
Plumbing	\$23,492	\$150,068	\$174,331	\$0	\$0	\$0	\$347,890
Technology	\$0	\$0	\$1,572,723	\$0	\$0	\$0	\$1,572,723
Fire & Life Safety	\$1,020,000	\$0	\$0	\$830,083	\$0	\$0	\$1,850,083
Security	\$825,350	\$270,122	\$546,501	\$2,275,556	\$195,250	\$0	\$4,112,779
Athletics/Activities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Nutrition Services	\$0	\$0	\$7,626,970	\$0	\$0	\$0	\$7,626,970
Other	\$0	\$0	\$0	\$0	\$0	\$10,588	\$10,588
<b>Discipline Totals</b>	<b>\$3,488,821</b>	<b>\$3,281,736</b>	<b>\$56,934,516</b>	<b>\$9,104,833</b>	<b>\$195,250</b>	<b>\$3,288,818</b>	<b>\$76,293,974</b>

<b>P1 Total</b>	<b>\$3,488,821</b>
<b>P1 + P2 Total</b>	<b>\$6,770,557</b>
<b>P1 + P2 + P3 Total</b>	<b>\$63,705,073</b>
<b>P1 + P2 + P3 + P4 Total</b>	<b>\$72,809,906</b>
<b>In Progress (IP) Total</b>	<b>\$195,250</b>
<b>Complete (C) Total</b>	<b>\$3,288,818</b>
<b>IP + C Totals</b>	<b>\$3,484,068</b>

# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA 7 - 12)

## 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>\$2,969,995</b>
5102	Provide miscellaneous parking and play area paving repairs/resurfacing and re-stripe to ensure proper ADA parking spaces and accessible route.	1	PQ	SPM	\$42,075
5107	Replace entire AC paving at hard play courts.	1	2017U	SPM16-17	\$1,200,000
5097	Provide new drought tolerant landscaping and irrigation with controls (allowance).	2	PQ	IRR	\$228,103
5100	Site drainage in courtyards need addressed and RWLs tied in.	2	PQ	SD	\$262,618
5096	Replace existing freestanding canopies between buildings.	3	PQ	CNPY	\$356,586
5098	Provide new dumpster pad in different location (current dumpster location is inefficient).	3	PQ	OTH	\$19,018
5099	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	\$713,171
5104	CCAA K-12 PLAYGROUND (096-17-956) [Completed 2018]	C	2017+19U	PGE16-17	\$95,821
5105	CCAA 7-12 NEW MARQUEE(028-17-955) - PBK Line Item: Provide new campus marquee appropriately located near front of campus. [Completed 2017]	C	2017U	SGN16-17	\$29,103
5106	CCAA K-12 PAVING (SUMMER 2016 - PLANNING) (130-16-955), 15-16FY	C	2021U	SPM15-16	\$9,800
5089	CCAA K-12 PAVING (SUMMER 2016 - PLANNING) (130-16-955), 16-17FY	C	2017+19U	SPM16-17	\$13,700
<b>BUILDING ENVELOPE</b>					<b>\$4,515,182</b>
5092	Replace existing roof per District standard.	3	PQ	RFR	\$1,996,880
5093	Replace old exterior classroom windows with new energy efficient glazing and frames.	3	FRP	WDW	\$2,456,479
5091	Provide miscellaneous roof maintenance and repair per 2016 Roof Assessment Report. (015-15-955)	C	2021U	RFM	\$61,824



# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA 7 - 12)

## 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>\$47,146,582</b>
5069	Provide new room graphics and way-finding signage per ADA requirements.	1	PQ	GRP	\$17,672
5070	Provide "super" graphics paint package (include wall mural at MPR and floor logo).	1	FRP	GRP	\$70,125
5057	Replace wooden floor in Main Gym area.	2	FR	FLR	\$480,216
5079	Modernize Cafeteria/MPR (4,500 sf). Include all new finishes (flooring, paint, hard-surface wall treatment, ceiling, etc.), acoustical treatment, stage, window replacement, etc.	2	PQ	REN	\$1,688,259
5035	Construct new (9,500 sf) addition to accommodate current enrollment including improvements to outside eating area. Include all new finishes (flooring, paint, hard-surface wall treatment, ceiling, etc.), acoustical wall treatment, stage, etc.	3	FRP	ADD	\$7,113,883
5036	Construct new (13,500sf) Library addition per District standards (include casework, circulation desk, storage, etc.)	3	FRP	ADD	\$10,109,202
5037	Construct new (8,500 sf) addition to Administration/Clinic area to accommodate high school administration department requirements.	3	FRP	ADD	\$5,657,825
5038	Incorporate VAPA room at stage or in portable.	3	PQ	ADD	\$166,407
5040	Provide bleachers in Main Gym (no bleachers currently).	3	FR	BLC	\$316,965
5041	Provide window coverings at all classrooms.	3	FRP	BLD	\$122,824
5042	Remove and replace damaged ceiling tile at Administration.	3	FR	CLG	\$31,300
5043	Remove and replace damaged glue-up tiles at Wing 'A' rooms A1 thru A6.	3	FR	CLG	\$39,557
5044	Remove and replace damaged glue-up tiles at Wing 'B' rooms B1 thru B6.	3	FR	CLG	\$39,462
5045	Remove and replace ceiling tile to match other tiles at Wing 'C' rooms C1 and C2.	3	FR	CLG	\$15,848
5046	Remove and replace damaged glue-up tiles at Wing 'C' rooms C5 and C8.	3	FR	CLG	\$15,848
5047	Remove and replace damaged glue-up tiles at Wing 'D' rooms D1 thru D9.	3	FR	CLG	\$63,456
5048	Remove and replace damaged glue-up tiles at Wing 'E' rooms E1 thru E4.	3	FR	CLG	\$31,697
5049	Remove and replace ceiling tile to match other tiles at Black Box Theater.	3	FR	CLG	\$15,848

# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA 7 - 12)

## 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
5050	Remove and replace damaged glue-up tiles at Band Room.	3	FR	CLG	\$11,981
5051	Remove and replace damaged glue-up tiles Main Gym area.	3	FR	CLG	\$54,637
5052	Remove and replace damaged glue-up tiles at Wing 'C'.	3	FR	CLG	\$61,745
5053	Remove and replace damaged glue-up tiles at main MPR.	3	FR	CLG	\$28,115
5054	Replace old wooden breezeway structures along classroom wings and provide proper piping supports.	3	FRP	CNPY	\$190,179
5055	Remove and replace educational/classroom casework throughout campus.	3	FR	CWK	\$982,592
5056	Remove and replace all exterior doors and frames.	3	PQ	DR	\$356,586
5058	Remove and replace carpet.	3	FR	FLR	\$75,121
5059	Install walk-in floor mat (VCT/carpet). See diagram.	3	FRP	FLR	\$71,317
5060	Remove and replace VCT at Wing 'E' rooms E1 thru E4.	3	FR	FLR	\$114,107
5061	Remove and replace VCT in Band room.	3	FR	FLR	\$57,054
5062	Remove and replace carpet in Wing 'C'.	3	FR	FLR	\$148,187
5063	Remove and replace VCT at main MPR.	3	FR	FLR	\$67,476
5064	Remove and replace VCT at Wing 'A' rooms A1 thru A6.	3	FR	FLR	\$94,937
5065	Remove and replace VCT at Wing 'B' rooms B1 thru B6.	3	FR	FLR	\$94,709
5066	Remove and replace VCT at Wing 'D' rooms D1 thru D9.	3	FR	FLR	\$152,295
5067	Remove and replace carpet in Black Box Theater.	3	FR	FLR	\$38,036
5071	Update lockers to ADA compliant.	3	FR	LOC	\$1,584,825
5072	Remove and replace marker board/tack board in all classrooms.	3	FR	MBTB	\$1,473,887
5073	Paint previously painted exterior surfaces (life cycle).	3	FRP	PTG	\$199,688
5074	Paint previously painted interior surfaces throughout campus.	3	FRP	PTG	\$83,362
5075	Repair, patch and paint gypsum board wall and/or repair/patch wall tile throughout.	3	FR	PTG	\$66,563
5080	Modernize existing Library (1,500 sf) per District standards (include casework, circulation desk, storage, etc.)	3	FRP	REN	\$950,895





# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA 7 - 12)

## 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
5081	Modernize existing Administration (2,000 sf): Include new finishes (floors, walls, ceiling), casework, new windows, etc. Provide secure sense of entry.	3	FRP	REN	\$792,413
5082	Modernize Main Gym and Athletic Locker Room: Provide new finishes, old window wall replacement, new bleachers, sound system, scoreboard, lockers, showers, etc.	3	PQ	REN	\$3,090,409
5083	Modernize (1) portable building.	3	PQ	REN	\$39,621
5084	Student and Staff restroom Renovation: Reconfigure to comply with ADA requirements.	3	PQ	REN	\$1,109,378
5085	Modernize main Boys' and Girls' Locker Rooms: Provide new finishes, lockers, etc.	3	PQ	REN	\$3,050,788
5087	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
5039	Construct new S.T.E.A.M. Center building.	4	FRP	ADD	\$4,691,783
5086	Convert unused Shop to CTE use.	4	PQ	REN	\$1,158,465
5088	CCAA PORTABLE DEMO (013-15-955)	C	2017U	OTH14-15	\$6,350
5090	CCAA 7-12 PAINTING (053-17-955) - PBK Line Item: Paint previously painted exterior surfaces.	C	2017U	PTG16-17	\$205,143
<b>MECHANICAL</b>					<b>\$3,741,744</b>
5134	Majority of school has Carrier equipment installed in 1994. Replace units after expected 15 year lifespan.	3	PQ	HVAC	\$713,171
5135	Remove abandoned Kitchen heating and ventilating units.	3	PQ	HVAC	\$15,214
5136	Portable buildings have Bard exterior wall mounted equipment installed around 2002. Replace units after expected 15 year lifespan.	3	PQ	HVAC	\$7,924
5137	Provide flexible duct connection at existing packaged rooftop units due to duct noise issues.	4	PQ	HVAC	\$148,946
5127	Replace Kitchen evaporative cooler and exhaust fans to provide code required clearances.	C	2021U	HVAC	\$29,453
5128	Provide HVAC for Kitchen which only has evaporative cooling.	C	2021U	HVAC	\$63,113
5129	Controls for campus are stand alone thermostat only. Provide District preferred PELICAN controls tied into District energy management system.	C	2021U	HVAC	\$49,088

# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA 7 - 12)

## 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
5130	Remove abandoned Gymnasium boiler and related appurtenances.	C	2021U	HVAC	\$37,166
5131	Remove abandoned Gymnasium and Locker Room heating and ventilating units.	C	2021U	HVAC	\$20,196
5132	Provide HVAC for Gymnasium and Locker Rooms which currently has none.	C	2021U	HVAC	\$263,600
5133	Remove abandoned multipurpose building boilers and related appurtenances.	C	2021U	HVAC	\$34,081
6347	CCAA 7-12 HVAC & ROOFING (039-19-955) [Completed 2020]	C	2021U	HVAC	\$2,280,313
5139	CCAA FUME HOOD (118-17-956) [Completed 2019]	C	2017+19U	HVAC16-17	\$72,281
5140	CCAA 7-12 HVAC CHANGEOUT (RM C4) (022-14-955)	C	2017U	HVAC16-17	\$7,200
<b>ELECTRICAL</b>					<b>\$2,399,437</b>
5115	Gymnasium lighting fixtures and switching controls are obsolete, exceeded their life expectancy. Recommend replacement with energy efficient LED lighting fixtures and lighting control system. The new LED light fixtures plus the new control system will reduce energy cost +/- 30 to 40%. Also Utility company rebate program available to the District.	1	PQ	LTG	\$290,107
5114	Music Room: Add power outlets and circuits for keyboards. Existing "daisy chain" plug strip cords in violation of electrical code and fire department and OSHA regulations.	2	PQ	LS	\$10,805
5116	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.	2	PQ	LTG	\$133,110
5117	Gymnasium Locker Rooms lighting fixtures and switching controls are obsolete, exceeded their life expectancy. Recommend replacement with energy efficient LED lighting fixtures and lighting control system.	2	PQ	LTG	\$58,436
5108	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	\$50,080
5109	Replace existing exposed broken EMT conduits and associate fittings on roof.	3	PQ	ELE	\$19,018



# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA 7 - 12)

## 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
5110	All classrooms in conjunction with addition/minor remodel: Add more power receptacles and circuits.	3	PQ	ELE	\$369,302
5111	Computer Lab Room: Add power outlets and circuits for computers equipment. Existing power strips "daisy chained" in violation of electrical code and fire department regulations.	3	PQ	ELE	\$11,411
5112	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
5113	Library and Computer Rooms in conjunction with new/additions/remodel: Add power outlets and circuits for computers and Library equipment.	3	PQ	ELE	\$19,018
5118	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	\$156,501
5119	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
5120	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	\$1,154,070
5121	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

# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA 7 - 12)

## 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
5122	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	\$59,431
<b>PLUMBING</b>					<b>\$347,890</b>
5146	Replace old garbage disposer serving food prep sink in Kitchen.	1	PQ	PLB	\$3,506
5147	Provide large volume plaster trap to sink at Art classroom.	1	PQ	PLB	\$4,208
5151	Replace Kitchen water heater and circulation pump. Also: seismically secure, provide expansion tank, drain pan, and discharge T&P to approved receptacle and gas dirtlet.	1	PQ	WTRH	\$15,778
5145	Restrooms are generally not ADA compliant throughout campus - provide ADA compliant fixtures.	2	PQ	FXT	\$150,068
5148	Abandoned boilers in old boiler room with asbestos pipe insulation - remove plumbing and asbestos insulation.	3	PQ	PLB	\$47,545
5149	Provide ADA drinking fountains.	3	PQ	PLB	\$126,786
<b>TECHNOLOGY</b>					<b>\$1,572,723</b>
5164	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	\$1,572,723
<b>FIRE &amp; LIFE SAFETY</b>					<b>\$1,850,084</b>
5123	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	\$791,393
5125	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



# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA 7 - 12)

## Proposed Work Items

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ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
5126	Establish dedicated area for auto and bus drop-off/pick-up. Provide covered waiting area, seating and traffic control as required.	1	PQ	REN	\$211,778
5124	Upgrade and replace fire protection (sprinkler) system (none at this time).	4	PQ	FSPR	\$830,083
<b>SECURITY</b>					<b>\$4,112,779</b>
5154	Provide new lockset and re-key entire facility per new District "Grand Master" keying system.	1	PQ	HDW	\$100,980
5156	Upgrade and add standardized surveillance camera to 100% IP system campus-wide. Locations and placement must be comprehensively reviewed.	1	PQ	SCM	\$439,663
5157	Provide card reader access portals at all public access doors at MPR, Gym, Teachers' Workroom and Library.	1	PQ	SCR	\$63,113
5162	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	\$11,220
5163	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	\$210,375
5159	Provide ornamental fencing at front of campus for access control and way-finding.	2	PQ	SF	\$270,122
5161	Upgrade and replace intrusion alarm system campus-wide.	3	PQ	SIA	\$546,501
5158	Provide card reader access portals at all remaining exterior doors (including classrooms).	4	PQ	SCR	\$413,738
5160	Provide fencing around remaining campus for access control.	4	PQ	SF	\$1,861,819
5153	Upgrade and replace existing clock and bell system campus-wide.	IP	2021U	CLK	\$97,625
5155	Upgrade and replace existing PA/intercom and communication system.	IP	2021U	PA	\$97,625
<b>NUTRITION SERVICES</b>					<b>\$7,626,970</b>

# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA 7 - 12)

## Proposed Work Items

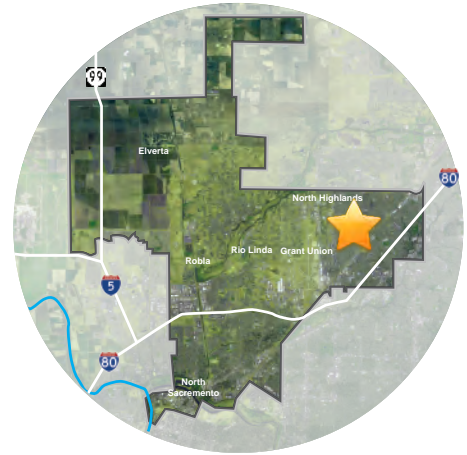
All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
5141	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	FRP	ADD	\$5,408,215
5142	Provide new Kitchen equipment (allowance).	3	PQ	MEQ	\$554,689
5143	Modernize existing Kitchen. Include all new finishes (flooring, paint, ceiling, etc.), new kitchen equipment, etc.	3	PQ	REN	\$1,664,066
<b>OTHER</b>					<b>\$10,588</b>
5144	CCAA K-12 CHEMISTRY LAB EQUIPMENT (184-16-956)	C	2017U	MEQ15-16	\$10,588

PRIORITY CODE	PRIORITY DESCRIPTION	TOTAL
1	Must Do: Legal, Safety Reasons of Critical Replacements (Life Expectancy 1-5 years)	\$3,488,821
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy 6-15 years)	\$3,281,736
3	Would Like To Do: Curricular, Instructional, Program Enhancement (Life Expectancy 16-20 years)	\$56,934,516
4	Future Consideration (Life Expectancy 21-25 years)	\$9,104,833
IP	In Progress Scope of Work (Life Expectancy 0 years)	\$195,250
C	Complete Scope of Work (Life Expectancy 0 years)	\$3,288,818
		<b>\$76,293,974</b>



# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA K-6)



7201 ARUTAS DRIVE  
NORTH HIGHLANDS, CALIFORNIA 95660

ORIGINAL BUILDING COMPLETED: 1966  
BUILDING AREA: 28,912 SF  
SITE ACREAGE: 11.15  
BUILDING CAPACITY: 415  
CURRENT ENROLLMENT: 376  
ENROLLMENT AS OF: 10/18/2017

# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA K - 6)

Aerial Image



SCALE 1" = 120'





# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA K - 6)

Existing Site Plan



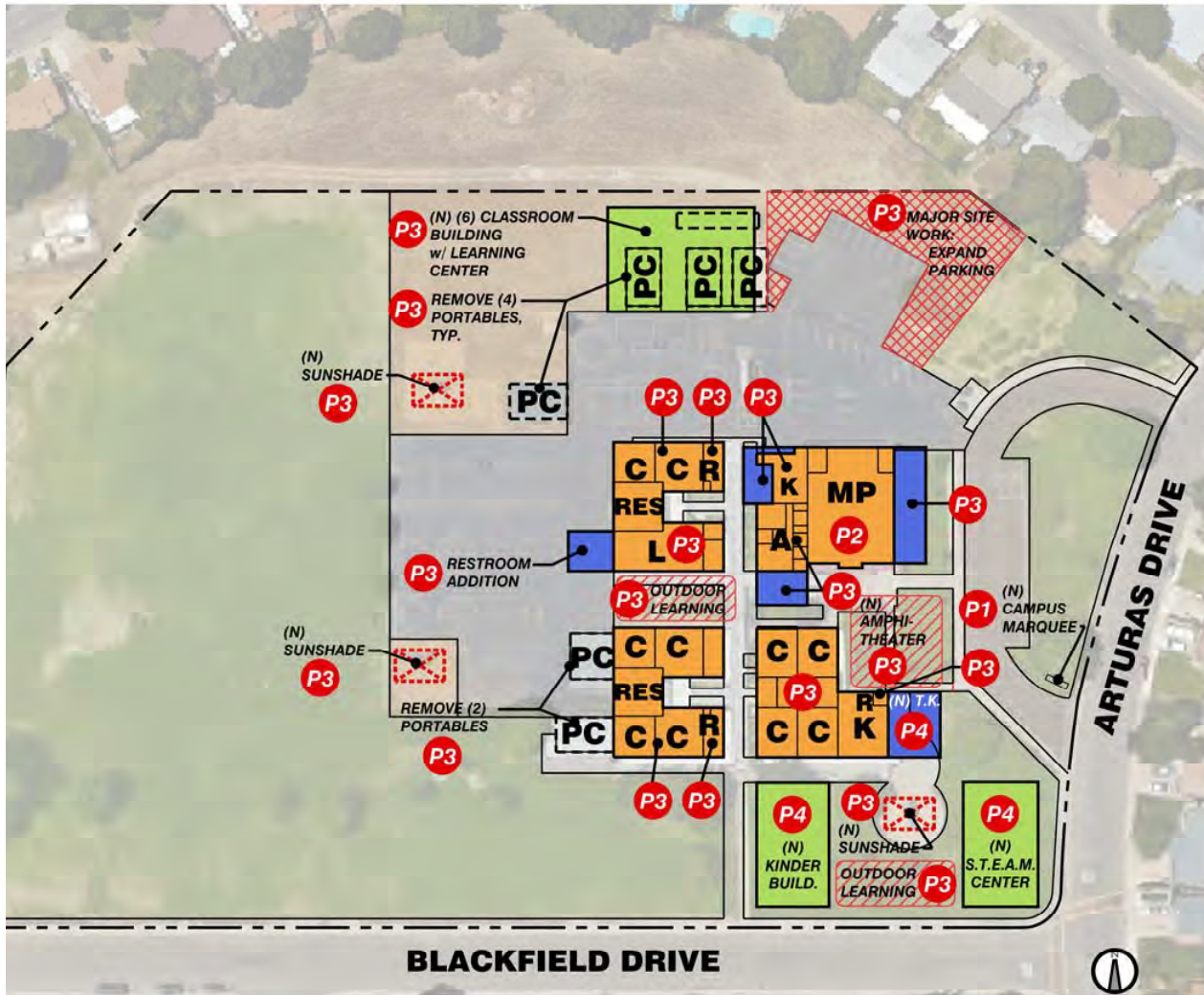
SCALE 1" = 120'

**ABBREVIATIONS:**

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

# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA K - 6)

## Proposed Site Plan



SCALE 1" = 120'

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

PRIORITY KEYNOTES		
P1	1-5 YEARS	\$654,709.00
P2	6-15 YEARS	\$1,601,063.75
P3	16-20 YEARS	\$19,634,346.88
P4	21-25 YEARS	\$8,452,086.23
<b>TOTAL COST</b>		<b>\$30,342,205.85</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.



# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA K - 6)

## 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	\$1,086,587
Priority 2	\$3,372,017
Priority 3	\$27,853,758
Priority 4	\$11,116,789
Priority IP	\$260,565
Priority C	\$434,559
<b>Total</b>	<b>\$44,124,274</b>

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Priority IP	Priority C	Total Cost
Civil	\$66,619	\$295,633	\$5,860,683	\$0	\$0	\$94,499	\$6,317,434
Building Envelope	\$0	\$0	\$2,028,576	\$0	\$0	\$61,824	\$2,090,400
Architectural	\$152,171	\$2,138,462	\$14,306,611	\$10,304,546	\$33,690	\$0	\$26,935,481
Mechanical	\$27,349	\$0	\$399,376	\$15,722	\$0	\$87,496	\$529,943
Electrical	\$0	\$0	\$1,100,661	\$0	\$0	\$0	\$1,100,661
Plumbing	\$185,831	\$0	\$7,924	\$0	\$0	\$0	\$193,755
Technology	\$0	\$0	\$792,413	\$0	\$0	\$0	\$792,413
Fire & Life Safety	\$210,375	\$0	\$0	\$382,783	\$226,875	\$0	\$820,033
Security	\$444,242	\$937,922	\$1,970,792	\$413,738	\$0	\$190,740	\$3,957,433
Athletics/Activities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Nutrition Services	\$0	\$0	\$1,386,722	\$0	\$0	\$0	\$1,386,722
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Discipline Totals</b>	<b>\$1,086,587</b>	<b>\$3,372,017</b>	<b>\$27,853,758</b>	<b>\$11,116,789</b>	<b>\$260,565</b>	<b>\$434,559</b>	<b>\$44,124,274</b>

<b>P1 Total</b>	<b>\$1,086,587</b>
<b>P1 + P2 Total</b>	<b>\$4,458,604</b>
<b>P1 + P2 + P3 Total</b>	<b>\$32,312,361</b>
<b>P1 + P2 + P3 + P4 Total</b>	<b>\$43,429,150</b>
<b>In Progress (IP) Total</b>	<b>\$260,565</b>
<b>Complete (C) Total</b>	<b>\$434,559</b>
<b>IP + C Totals</b>	<b>\$695,123</b>

# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA K - 6)

## 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>\$6,317,434</b>
5214	Provide new campus marquee appropriately located near front of campus.	1	FRP	SGN	\$59,606
5215	Repair and/or replace several areas of cracking sidewalk paving.	1	PQ	SPM	\$7,013
5210	Provide new drought tolerant landscaping and irrigation with controls (allowance).	2	FRP	IRR	\$243,109
5213	Address drainage and slope issues at play fields (play fields are dangerously sloped and eroding).	2	PQ	SD	\$52,524
5208	Provide shade structure over Pre-K and Kindergarten playground equipment.	3	FRP	CNPY	\$158,483
5209	Replace existing freestanding canopies between buildings.	3	FRP	CNPY	\$190,179
5211	Replace Pre-K and Kindergarten playground equipment.	3	FRP	PGE	\$475,448
5212	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	FRP	REN	\$277,344
5216	Provide miscellaneous parking and play area paving repairs/resurfacing and re-stripe to ensure proper ADA parking spaces and accessible route.	3	FRP	SPM	\$4,754,475
5218	Abandoned water tank next to play yard - remove tank and related equipment.	3	FRP	SU	\$4,754
5219	CCAA K-12 PLAYGROUND (031-19-956) [Completed 2019]	C	2019U	SPM19	\$94,499
<b>BUILDING ENVELOPE</b>					<b>\$2,090,400</b>
5206	Replace existing roof per District standard.	3	FRP	RFR	\$919,199
5207	Replace old exterior classroom windows with new energy efficient glazing and frames.	3	PQ	WDW	\$1,109,378
5205	Provide miscellaneous roof maintenance and repair per 2016 Roof Assessment Report.	C	FRP	RFM	\$61,824



# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA K - 6)

## 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>\$26,935,481</b>
5186	Provide new room graphics and way-finding signage per ADA requirements.	1	PQ	GRP	\$14,726
5190	ADA - Add accessible lift at stage.	1	FR	MEQ	\$56,100
5192	Paint, exterior painted surfaces.	1	FRP	PTG	\$81,345
5187	Provide "super" graphics paint package (include wall mural at MPR and floor logo).	2	FRP	GRP	\$75,034
5194	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	FRP	REN	\$2,063,428
5165	Construct new (3,000 sf) addition to Administration/Clinic area. Provide sense of entry and properly sized lobby/reception area.	3	FRP	ADD	\$1,996,880
5166	Incorporate VAPA room at stage or in portable.	3	FRP	ADD	\$166,407
5167	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	\$3,369,734
5168	Construct new (2,000 sf) Library addition per District standards (include casework, circulation desk, storage, etc.).	3	FRP	ADD	\$1,497,660
5174	Provide window coverings at all classrooms.	3	FRP	BLD	\$55,469
5175	Remove and replace ceiling tiles at Building 'A'.	3	FR	CLG	\$63,393
5176	Paint gypsum board ceiling at Building 'B' & Building 'C'.	3	FR	CLG	\$103,014
5177	Remove and replace ceiling tiles at Building 'D'.	3	FR	CLG	\$47,545
5178	Paint gypsum board ceiling at Building 'A'.	3	FR	CLG	\$63,393
5179	Replace old wooden breezeway structures along classroom wings and provide proper piping supports.	3	FRP	CNPY	\$178,293
5180	Remove and replace educational/classroom casework throughout campus.	3	FR	CWK	\$443,751
5181	Remove and replace all exterior doors and frames.	3	PQ	DR	\$237,724
5182	Remove and replace carpet at Building 'A'.	3	FR	FLR	\$152,143
5183	Install walk-in floor mat (VCT/carpet). See diagram.	3	FRP	FLR	\$35,659
5184	Remove and replace carpet at Building 'B' & Building 'C'.	3	FR	FLR	\$247,233
5185	Remove and replace carpet at Building 'D'.	3	FR	FLR	\$114,107

# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA K - 6)

## 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
5188	Remove and replace wall tiles and paint.	3	FR	INT	\$332,813
5189	Remove and replace marker board/tack board in all classrooms.	3	FR	MBTB	\$665,627
5193	Paint all previously painted interior surfaces throughout campus.	3	FRP	PTG	\$50,714
5195	Major Kindergarten restroom remodel.	3	FRP	REN	\$83,203
5196	Modernize all (3) portable buildings: Include new flooring, paint, miscellaneous exterior roofing and siding repairs, etc. Provide secondary emergency means of egress.	3	FRP	REN	\$118,862
5197	Modernize existing Administration (1,500 sf). Include new finishes (floors, walls, ceiling), casework, new windows, etc. Provide secure sense of entry.	3	FRP	REN	\$594,309
5198	Modernize 2 classrooms into Science Labs.	3	PQ	REN	\$1,109,378
5199	Modernize existing (1,500 sf) Library learning center per District standards (include casework, circulation desk, storage, etc.).	3	FRP	REN	\$950,895
5200	Student restroom remodel.	3	FRP	REN	\$554,689
5201	Staff Restroom remodel.	3	FRP	REN	\$83,203
5202	Modernize both Kindergarten buildings: Include new flooring, paint, ceiling tiles, casework, etc.	3	FRP	REN	\$990,516
5169	Construct new (3) classroom addition to replace all portable classrooms.	4	FRP	ADD	\$2,345,892
5170	Provide more ADA accessible restrooms (student restrooms are undersized and not enough count).	4	PQ	ADD	\$1,216,388
5171	Construct new S.T.E.A.M. Center building.	4	FRP	ADD	\$4,170,474
5172	Construct (2) new Kindergarten classrooms to replace portable classrooms. NOTE: Currently Kindergarten classrooms are in portables.	4	FRP	ADD	\$1,737,698
5173	Construct (1) Transitional Kindergarten classroom.	4	FRP	ADD	\$834,095
5204	CCAA K-6 MOD (MISSION POSSIBLE) (024-17-954)	IP	2017U	REN16-17	\$33,690
<b>MECHANICAL</b>					<b>\$529,943</b>
5229	Replace Kitchen exhaust fan with correct type and relocate to code required distance from adjacent outside air intakes.	1	FRP	HVAC	\$27,349
5231	Custodians office ductwork has a hole in it to allow airflow. Repair ductwork serving adjacent classroom. Provide separate air conditioning system for custodians office.	3	FRP	HVAC	\$15,848



# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA K - 6)

## 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
5232	Replace restroom exhaust fans due to poor condition and very loud operation.	3	FRP	HVAC	\$19,018
5233	Majority of school is served by Lennox packaged equipment installed in 2003. Replace units after expected 15 year lifespan.	3	FRP	HVAC	\$316,965
5234	Portable buildings have Eubank wall mounted heat pumps installed in 2014. Replace after expected 15 year lifespan.	3	FRP	HVAC	\$47,545
5235	Provide flexible duct connection at existing packaged rooftop units due to duct noise issues.	4	FRP	HVAC	\$15,722
5230	Replace Novar controls with District preferred Pelican controls. [Completed 2020]	C	2021U	HVAC	\$77,337
5238	CCAA K-6 HVAC CHANGEOUT (RM 11) (022-14-954)	C	2017U	HVAC16-17	\$10,159
<b>ELECTRICAL</b>					<b>\$1,100,661</b>
5220	Electrical (allowance).	3	FRP	ELE	\$792,413
5221	Library and Computer Rooms in conjunction with new/additions/remodel: Add power outlets and circuits for computers and Library equipment.	3	PQ	ELE	\$19,018
5222	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	\$31,697
5223	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	\$99,052
5224	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	\$59,431

# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA K - 6)

## 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
5225	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	\$99,052
<b>PLUMBING</b>					<b>\$193,755</b>
5241	Drinking fountains are generally new condition throughout campus but not ADA compliant - provide ADA compliant drinking fountains as required.	1	FRP	EDF	\$185,831
5242	Water closets at 19 not ADA compliant - provide ADA compliant fixtures.	3	FRP	PLB	\$7,924
<b>TECHNOLOGY</b>					<b>\$792,413</b>
5258	Technology (allowance).	3	FRP	TECH	\$792,413
<b>FIRE &amp; LIFE SAFETY</b>					<b>\$820,033</b>
5228	Establish dedicated area for auto and bus drop-off/pick-up. Provide covered waiting area, seating and traffic control as required.	1	FRP	REN	\$210,375
5227	Upgrade and replace fire protection (sprinkler) system (none at this time).	4	PQ	FSPR	\$382,783
5226	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	\$226,875
<b>SECURITY</b>					<b>\$3,957,433</b>
5248	Provide new lockset and re-key entire facility per new District "Grand Master" keying system.	1	FRP	HDW	\$84,150
5251	Provide card reader access portals at all public access doors at MPR, Gym, Teachers' Workroom and Library.	1	FRP	SCR	\$63,113
5256	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	\$7,714





# CREATIVE CONNECTIONS ARTS ACADEMY (CCAA K - 6)

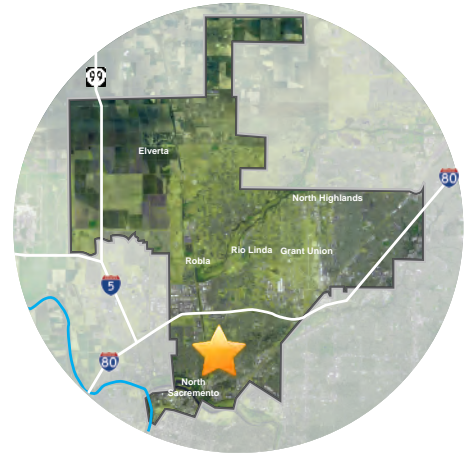
## Proposed Work Items

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
5257	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	\$289,266
5253	Provide ornamental fencing at front of campus for access control and way-finding.	2	FRP	SF	\$844,130
5254	Provide 6' chain-link fencing around Kindergarten areas.	2	FRP	SF	\$93,792
5249	Upgrade and replace existing PA/intercom and communication system.	3	PQ	PA	\$187,864
5255	Provide fencing around remaining campus for access control.	3	FRP	SF	\$1,782,928
5252	Provide card reader access portals at all remaining exterior doors (including classrooms).	4	PQ	SCR	\$413,738
5246	Upgrade and replace existing clock and bell system campus-wide. [Completed 2017]	C	2017U	CLK	\$60,308
5250	Upgrade and replace existing PA/intercom and communication system. [Completed 2017]	C	2017U	PA	\$130,433
<b>NUTRITION SERVICES</b>					<b>\$1,386,722</b>
5239	Provide new Kitchen equipment (allowance).	3	PQ	MEQ	\$396,206
5240	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	FRP	REN	\$990,516

PRIORITY CODE	PRIORITY DESCRIPTION	TOTAL
1	Must Do: Legal, Safety Reasons of Critical Replacements (Life Expectancy 1-5 years)	\$1,086,587
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy 6-15 years)	\$3,372,017
3	Would Like To Do: Curricular, Instructional, Program Enhancement (Life Expectancy 16-20 years)	\$27,853,758
4	Future Consideration (Life Expectancy 21-25 years)	\$11,116,789
IP	In Progress Scope of Work (Life Expectancy 0 years)	\$260,565
C	Complete Scope of Work (Life Expectancy 0 years)	\$434,559
		<b>\$44,124,274</b>

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# SMYTHE ACADEMY OF ARTS AND SCIENCES (7-8)

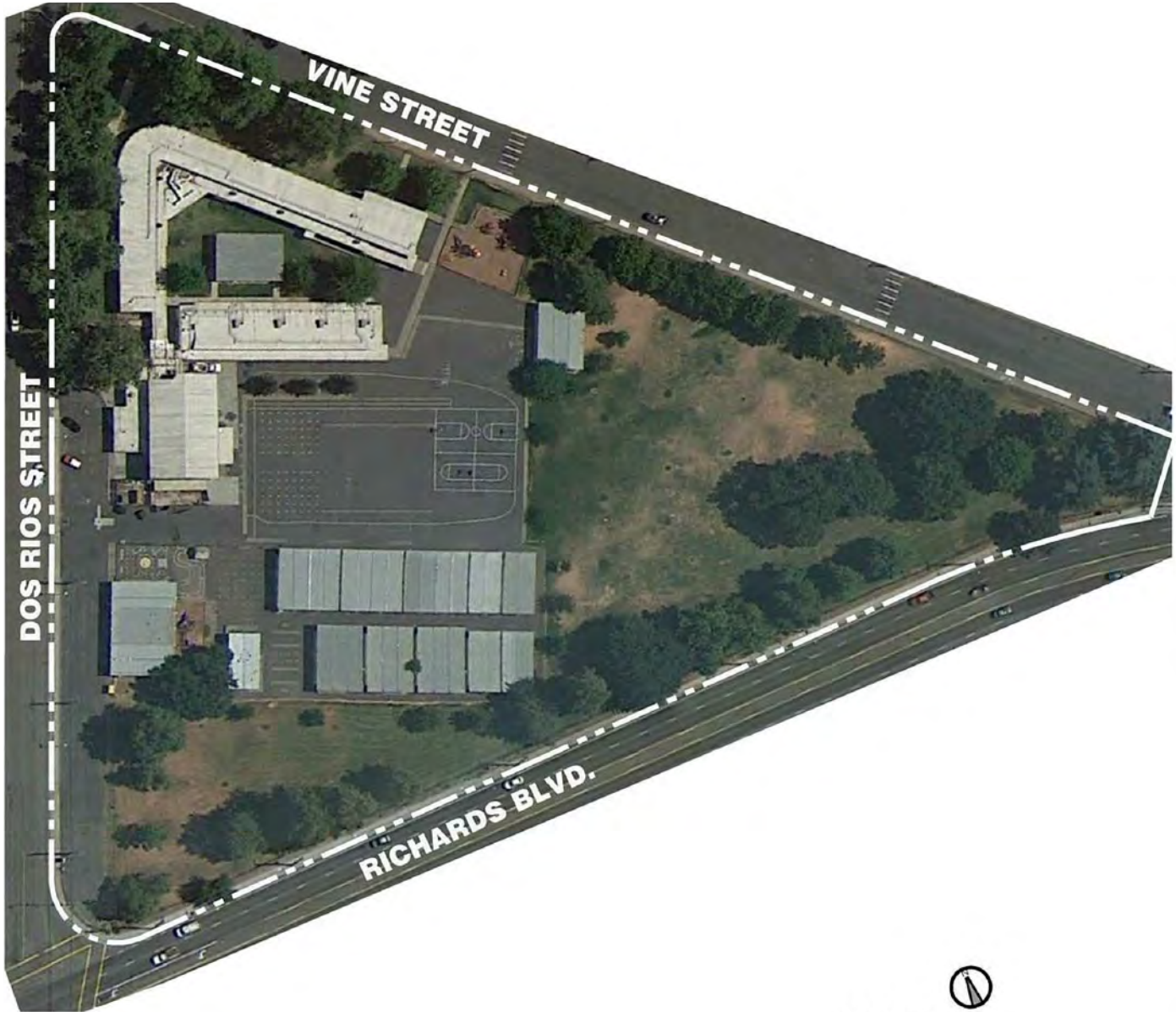



700 DOS RIOS STREET  
SACRAMENTO, CALIFORNIA 95811

ORIGINAL BUILDING COMPLETED: 1942  
BUILDING AREA: 40,329 SF  
SITE ACREAGE: 9.5  
BUILDING CAPACITY: 708  
CURRENT ENROLLMENT: 480  
ENROLLMENT AS OF: 10/18/2017

# SMYTHE ACADEMY OF ARTS AND SCIENCES (7-8)

Aerial Image

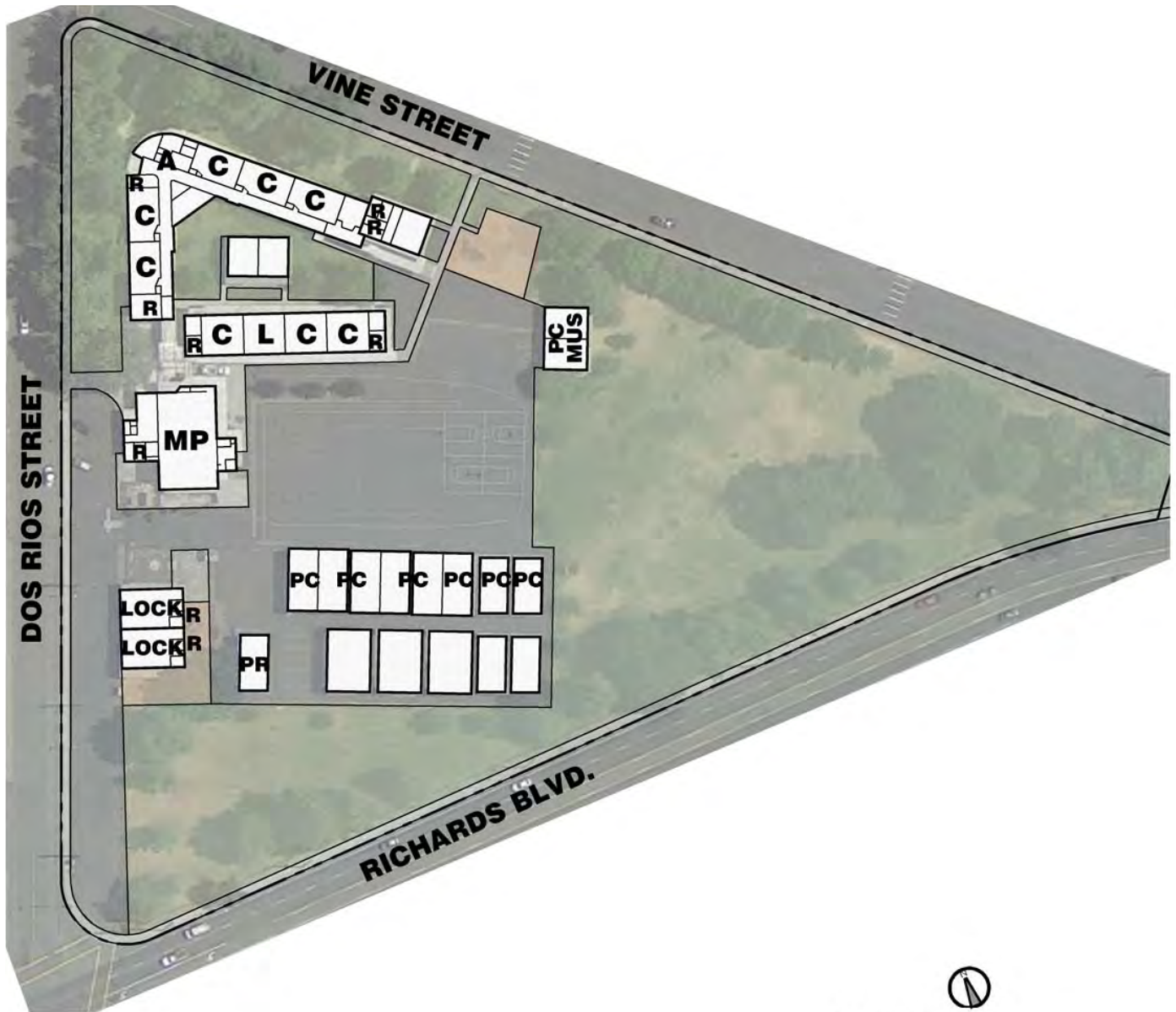


  
SCALE 1" = 120'



# SMYTHE ACADEMY OF ARTS AND SCIENCES (7-8)

Existing Site Plan



**ABBREVIATIONS:**

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

  
 SCALE 1" = 120'

# SMYTHE ACADEMY OF ARTS AND SCIENCES (7-8)

## Proposed Site Plan



SCALE 1" = 120'

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

PRIORITY KEYNOTES		
P1	1-5 YEARS	\$736,786.66
P2	6-15 YEARS	\$2,425,909.64
P3	16-20 YEARS	\$33,268,005.20
P4	21-25 YEARS	\$19,459,953.36
<b>TOTAL COST</b>		<b>\$55,890,654.85</b>

COST ARE SHOWN IN 2016 DOLLARS

ABBREVIATIONS:

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

Note:

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



# SMYTHE ACADEMY OF ARTS AND SCIENCES (7-8)

## 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	\$2,028,800
Priority 2	\$4,525,135
Priority 3	\$47,519,072
Priority 4	\$28,613,112
Priority IP	\$282,807
Priority C	\$936,147
<b>Total</b>	<b>\$83,905,074</b>

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Priority IP	Priority C	Total Cost
Civil	\$11,220	\$303,737	\$435,827	\$0	\$0	\$797,976	\$1,548,760
Building Envelope	\$86,955	\$0	\$2,963,623	\$0	\$0	\$0	\$3,050,578
Architectural	\$88,533	\$2,476,114	\$35,337,949	\$27,542,505	\$0	\$138,171	\$65,583,272
Mechanical	\$140,250	\$1,541,794	\$129,956	\$0	\$0	\$0	\$1,811,999
Electrical	\$0	\$113,451	\$421,313	\$0	\$0	\$0	\$534,764
Plumbing	\$235,620	\$0	\$0	\$0	\$0	\$0	\$235,620
Technology	\$0	\$0	\$766,973	\$0	\$0	\$0	\$766,973
Fire & Life Safety	\$833,030	\$0	\$0	\$532,748	\$0	\$0	\$1,365,779
Security	\$633,192	\$90,041	\$747,735	\$537,859	\$282,807	\$0	\$2,291,634
Athletics/Activities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Nutrition Services	\$0	\$0	\$6,715,696	\$0	\$0	\$0	\$6,715,696
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Discipline Totals</b>	<b>\$2,028,800</b>	<b>\$4,525,135</b>	<b>\$47,519,072</b>	<b>\$28,613,112</b>	<b>\$282,807</b>	<b>\$936,147</b>	<b>\$83,905,074</b>

<b>P1 Total</b>	<b>\$2,028,800</b>
<b>P1 + P2 Total</b>	<b>\$6,553,936</b>
<b>P1 + P2 + P3 Total</b>	<b>\$54,073,008</b>
<b>P1 + P2 + P3 + P4 Total</b>	<b>\$82,686,120</b>
<b>In Progress (IP) Total</b>	<b>\$282,807</b>
<b>Complete (C) Total</b>	<b>\$936,147</b>
<b>IP + C Totals</b>	<b>\$1,218,954</b>

# SMYTHE ACADEMY OF ARTS AND SCIENCES (7-8)

## 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>\$1,548,760</b>
5865	Provide new permanent mounted flag pole.	1	PQ	OTH	\$11,220
5864	Provide new drought tolerant landscaping and irrigation with controls (allowance).	2	PQ	IRR	\$303,136
5867	Boys' and Girls' Locker Room currently in portable building installed at grade. Portable building is in fair to poor condition. Storm water is being channeled by the natural grade of the site and draining into below grade crawl space under corner of Girls'	2	PQ	SD	\$600
5866	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	\$435,827
5868	Provide new campus marquee appropriately located near front of campus. [Completed 2017]	C	2017U	SGN	\$35,063
5871	SMYTHE 7-8 ASPHALT REPAIRS (HARDCOURT) (009-15-995)	C	2017U	SPM14-15	\$440,314
5872	SMYTHE 7-8 ASPHALT REPAIRS (HARDCOURT) (009-15-995) - PBK Line Item: Provide miscellaneous parking and play area paving repairs/resurfacing and re-stripe to ensure proper ADA parking spaces and accessible route.	C	2017U	SPM15-16	\$322,600
<b>BUILDING ENVELOPE</b>					<b>\$3,050,578</b>
5860	Provide miscellaneous roof maintenance and repair as proposed by 2016 Roof Assessment Report.	1	PQ	RFM	\$86,955
5861	Replace existing roof per District standard.	3	PQ	RFR	\$1,299,557
5862	Replace old exterior classroom windows with new energy efficient glazing and frames.	3	PQ	WDW	\$1,664,066
<b>ARCHITECTURE</b>					<b>\$65,583,272</b>
5845	Provide new room graphics and way-finding signage per ADA requirements.	1	PQ	GRP	\$18,408
5846	Provide "super" graphics paint package (include wall mural at MPR and floor logo).	1	PQ	GRP	\$70,125





# SMYTHE ACADEMY OF ARTS AND SCIENCES (7-8)

## 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
5850	Modernize existing student and staff restroom (3 sets) to convert elementary fixtures to be age appropriate. NOTE: current condition is overall in good shape.	2	PQ	REN	\$787,854
5851	Modernize Cafeteria/MPR (4,500 sf). Include all new finishes (flooring, paint, hard-surface wall treatment, ceiling, etc.), acoustical treatment, stage, window replacement, etc.	2	PQ	REN	\$1,688,259
5831	Construct new (7,500 sf) addition to existing Administration area to accommodate junior high administration department requirements. Provide sense of entry and accessible route to main entrance. Note: Existing school was originally designed as an Elementary.	3	PQ	ADD	\$5,616,224
5832	Construct new (7,500 sf) MPR addition. Existing layout originally designed as an elementary school, very small. (refer to principal interview)	3	PQ	ADD	\$5,616,224
5833	Construct new Gym and Locker Room building to accommodate District's 7th and 8th grade level Athletic Program. Existing Gym is three portable buildings hooked together; existing lockers rooms are two portable buildings hooked together - (see principal's	3	PQ	ADD	\$14,976,596
5834	Construct new (4,500sf) Library addition per District standards (include casework, circulation desk, storage, etc.).	3	FRP	ADD	\$3,369,734
5839	Provide window coverings at all classrooms.	3	FRP	BLD	\$79,241
5840	Remove and replace ceiling tiles. Provide new District standard lay-in acoustical tile and grid throughout all classrooms	3	PQ	CLG	\$174,331
5842	Remove and replace casework. Provide new ADA compliant sink cabinets	3	PQ	CWK	\$633,930
5843	Remove and replace all exterior doors and frames.	3	PQ	DR	\$356,586
5844	Remove and replace carpet and vct throughout main facility. Main building has some wood floors at classrooms and offices in good condition.	3	PQ	FLR	\$766,973
5847	Remove and replace marker board/tack board in all classrooms.	3	PQ	MBTB	\$950,895
5848	Paint previously painted exterior surfaces (life cycle).	3	PQ	PTG	\$126,786
5849	Paint previously painted interior surfaces.	3	PQ	PTG	\$126,786
5852	Modernize all (24) temporary classroom buildings. Include all new finishes (flooring and paint).	3	PQ	REN	\$950,895

# SMYTHE ACADEMY OF ARTS AND SCIENCES (7-8)

## 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
5853	Modernize existing Administration (1,500 sf) Include new finishes (floors, walls, ceiling), casework, new windows, etc. Provide secure sense of entry.	3	PQ	REN	\$594,309
5854	Modernize existing Library: Currently in a classroom. Include new finishes, shelving, circulation desk, etc.	3	PQ	REN	\$950,895
5856	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
5835	Construct new (9) classroom addition to replace all portable classrooms.	4	PQ	ADD	\$7,037,675
5836	Construct new S.T.E.A.M. Center building.	4	PQ	ADD	\$4,691,783
5837	Incorporate VAPA room at stage or in portable.	4	PQ	ADD	\$173,770
5838	Construct Main Gym: Provide new finishes, wood floor resurface and re-stripping, trackable goals, etc.	4	PQ	ADD	\$15,639,278
5858	SMYTHE 7-8 KILN (172-16-995) [Completed 2018]	C	2017+19U	MEQ18	\$61,151
5859	SMYTHE 7-8 EXTERIOR PAINTING (054-15-995)	C	2017U	PTG14-15	\$77,019
<b>MECHANICAL</b>					<b>\$1,811,999</b>
5891	Delta controls have failed. Replace with District preferred PELICAN controls.	1	2019U	HVAC	\$140,250
5892	Majority of school has Carrier equipment installed in 1999. Replace units which have exceeded their expected lifespan.	2	PQ	HVAC	\$1,406,883
5893	Replace broken powered exhaust modules at rooms 13 through 16.	2	PQ	HVAC	\$12,005
5894	Replace Kitchen window air conditioner with packaged rooftop equipment.	2	PQ	HVAC	\$93,792
5895	Provide exhaust fans and intake/relief at Kitchen restroom.	2	PQ	HVAC	\$7,503
5896	Replace old and noisy restroom exhaust fans.	2	PQ	HVAC	\$21,610
5897	Portable buildings have Bard exterior wall mounted equipment. Replace units after expected 15 year lifespan.	3	PQ	HVAC	\$114,107
5898	HVAC issues in portable building 37/44. Rework supply and return to accommodate original classroom being converted into two rooms.	3	PQ	HVAC	\$15,848



# SMYTHE ACADEMY OF ARTS AND SCIENCES (7-8)

## 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>\$534,764</b>
5880	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	\$113,451
5873	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	\$30,771
5874	Replace existing exposed broken EMT conduits and associate fittings on roof.	3	PQ	ELE	\$11,411
5875	All classrooms in conjunction with addition/minor remodel: Add more power receptacles and circuits.	3	PQ	ELE	\$115,971
5876	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
5877	Library and Computer Rooms in conjunction with new/additions/remodel: Add power outlets and circuits for computers and Library equipment.	3	PQ	ELE	\$19,018
5878	Computer Lab Room: Add power outlets and circuits for computers equipment. Existing power strips "daisy chained" in violation of electrical code and fire department regulations.	3	PQ	ELE	\$11,411
5881	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	\$96,159
5882	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	\$5,824

# SMYTHE ACADEMY OF ARTS AND SCIENCES (7-8)

## 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
5883	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
5884	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 with automatic occupancy sensors and daylight sensors.	3	PQ	LTG	\$59,431
5886	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	\$19,018
<b>PLUMBING</b>					<b>\$235,620</b>
5905	Drinking fountains at inside halls are not ADA - replace with accessible fountains.	1	PQ	EDF	\$210,375
5906	Replace old grease trap in Kitchen.	1	PQ	PLB	\$11,220
5908	Replace Kitchen water heater. Also seismically secure, provide expansion tank, drain pan, gas dirtleg and discharge T&P to approved receptacle.	1	PQ	WTRH	\$14,025
<b>TECHNOLOGY</b>					<b>\$766,973</b>
5920	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	\$766,973
<b>FIRE &amp; LIFE SAFETY</b>					<b>\$1,365,779</b>
5887	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	\$509,053



# SMYTHE ACADEMY OF ARTS AND SCIENCES (7-8)

## 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
5889	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	\$21,038
5890	Establish dedicated area for auto and bus drop-off/pick-up. Provide covered waiting area, seating and traffic control as required.	1	PQ	REN	\$302,940
5888	Upgrade and replace fire protection (sprinkler) system (none at this time).	4	PQ	FSPR	\$532,748
<b>SECURITY</b>					<b>\$2,291,634</b>
5909	Upgrade and replace existing clock and bell system campus-wide.	1	PQ	CLK	\$164,028
5910	Provide new lockset and re-key entire facility per new District "Grand Master" keying system.	1	PQ	HDW	\$117,810
5911	Upgrade and replace existing PA/intercom and communication system.	1	PQ	PA	\$175,340
5913	Provide card reader access portals at all public access doors at MPR, Gym, Teachers' Workroom and Library.	1	PQ	SCR	\$63,113
5918	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	\$7,714
5919	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
5915	Provide ornamental fencing at front of campus for access control and way-finding.	2	PQ	SF	\$90,041
5916	Provide fencing around remaining campus for access control.	3	PQ	SF	\$396,206
5917	Upgrade and replace intrusion alarm system campus-wide.	3	PQ	SIA	\$351,529
5914	Provide card reader access portals at all remaining exterior doors (including classrooms).	4	PQ	SCR	\$537,859

# SMYTHE ACADEMY OF ARTS AND SCIENCES (7-8)

## 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
5912	Upgrade and add standardized surveillance camera to 100% IP system campus-wide. Locations and placement must be comprehensively reviewed.	IP	2021U	SCM	\$282,807
<b>NUTRITION SERVICES</b>					<b>\$6,715,696</b>
5901	Construct new (5,500 sf) Kitchen addition. Existing layout originally designed as an elementary school, very small and old freezer/cooler.	3	PQ	ADD	\$4,576,182
5902	Provide new Kitchen equipment (allowance).	3	PQ	MEQ	\$554,689
5904	Modernize existing Kitchen. Provide all new finishes (flooring, hard-wall surfacing, paint, ceiling, etc.)	3	PQ	REN	\$1,584,825

PRIORITY CODE	PRIORITY DESCRIPTION	TOTAL
1	Must Do: Legal, Safety Reasons of Critical Replacements (Life Expectancy 1-5 years)	\$2,028,800
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy 6-15 years)	\$4,525,135
3	Would Like To Do: Curricular, Instructional, Program Enhancement (Life Expectancy 16-20 years)	\$47,519,072
4	Future Consideration (Life Expectancy 21-25 years)	\$28,613,112
IP	In Progress Scope of Work (Life Expectancy 0 years)	\$282,807
C	Complete Scope of Work (Life Expectancy 0 years)	\$936,147
		<b>\$83,905,074</b>



## SMYTHE ACADEMY OF ARTS AND SCIENCES (K-6)



2781 NORTHGATE BOULEVARD  
SACRAMENTO, CALIFORNIA 95833

ORIGINAL BUILDING COMPLETED: 1948  
BUILDING AREA: 43,564 SF  
SITE ACREAGE: 10.6  
BUILDING CAPACITY: 856  
CURRENT ENROLLMENT: 629  
ENROLLMENT AS OF: 10/18/2017

# SMYTHE ACADEMY OF ARTS AND SCIENCES (K-6)

Aerial Image







# SMYTHE ACADEMY OF ARTS AND SCIENCES (K-6)

Existing Site Plan



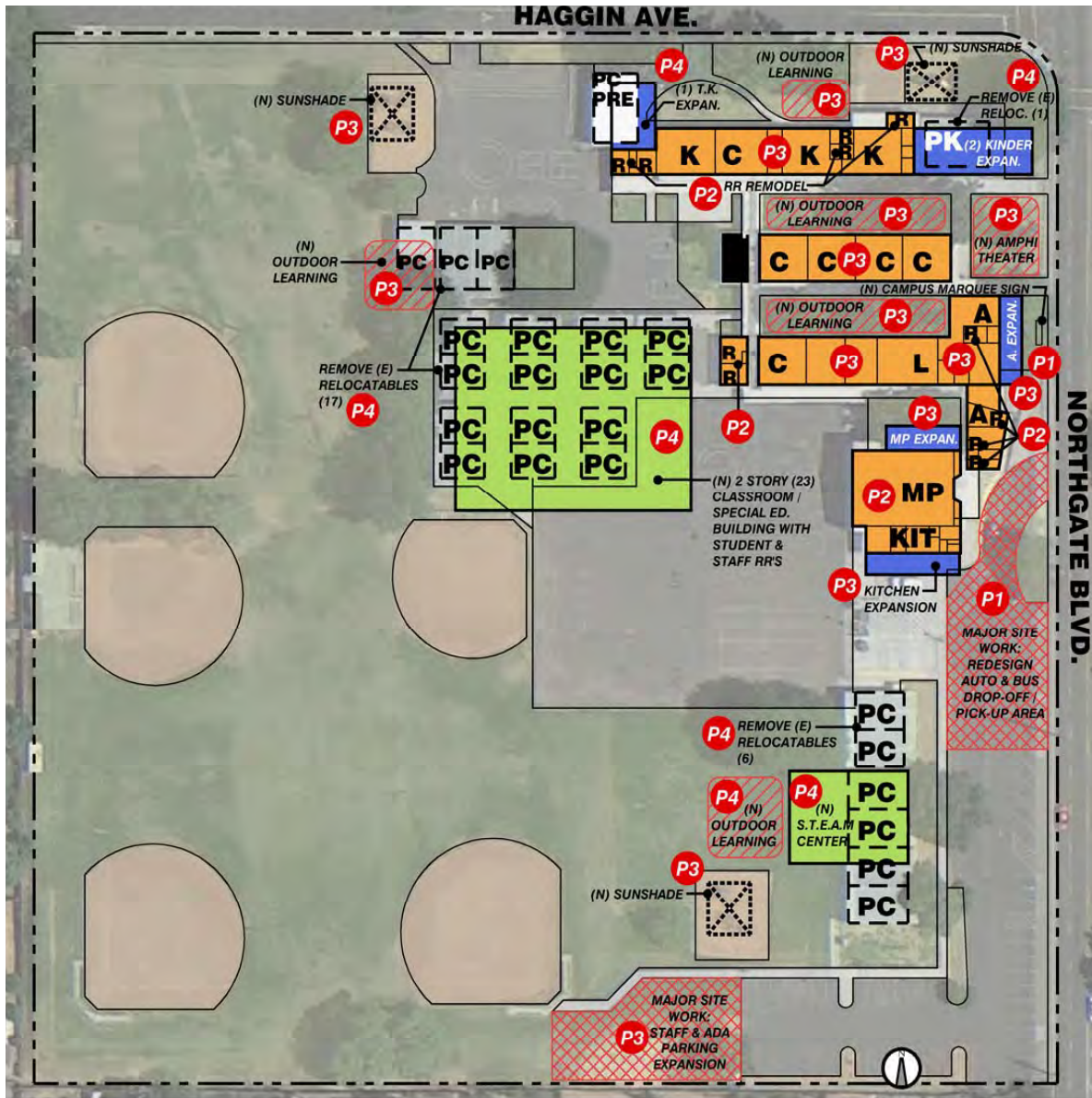
**ABBREVIATIONS:**

SCALE 1" = 100'

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

# SMYTHE ACADEMY OF ARTS AND SCIENCES (K-6)

## Proposed Site Plan



SCALE 1" = 100'

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

PRIORITY KEYNOTES
P1 1-5 YEARS \$803,701.94
P2 6-15 YEARS \$2,521,023.18
P3 16-20 YEARS \$15,692,323.87
P4 21-25 YEARS \$18,668,621.95
<b>TOTAL COST \$37,685,670.94</b>

COST ARE SHOWN IN 2016 DOLLARS

ABBREVIATIONS:

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

Note:

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



# SMYTHE ACADEMY OF ARTS AND SCIENCES (K-6)

## 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	\$3,194,392
Priority 2	\$5,248,348
Priority 3	\$22,227,277
Priority 4	\$22,329,433
Priority IP	\$0
Priority C	\$917,516
<b>Total</b>	<b>\$53,916,965</b>

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Priority IP	Priority C	Total Cost
Civil	\$56,100	\$672,302	\$296,362	\$0	\$0	\$759,421	\$1,784,186
Building Envelope	\$70,125	\$0	\$2,266,300	\$0	\$0	\$0	\$2,336,425
Architectural	\$88,533	\$2,183,482	\$14,597,059	\$21,338,925	\$0	\$103,974	\$38,311,974
Mechanical	\$87,457	\$2,044,670	\$267,835	\$0	\$0	\$0	\$2,399,962
Electrical	\$0	\$114,614	\$869,560	\$0	\$0	\$0	\$984,174
Plumbing	\$14,025	\$139,488	\$0	\$0	\$0	\$0	\$153,513
Technology	\$0	\$0	\$828,496	\$0	\$0	\$0	\$828,496
Fire & Life Safety	\$1,828,967	\$0	\$0	\$576,770	\$0	\$0	\$2,405,737
Security	\$1,049,185	\$93,792	\$1,061,202	\$413,738	\$0	\$54,120	\$2,672,037
Athletics/Activities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Nutrition Services	\$0	\$0	\$2,040,462	\$0	\$0	\$0	\$2,040,462
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Discipline Totals</b>	<b>\$3,194,392</b>	<b>\$5,248,348</b>	<b>\$22,227,277</b>	<b>\$22,329,433</b>	<b>\$0</b>	<b>\$917,516</b>	<b>\$53,916,965</b>

<b>P1 Total</b>	<b>\$3,194,392</b>
<b>P1 + P2 Total</b>	<b>\$8,442,740</b>
<b>P1 + P2 + P3 Total</b>	<b>\$30,670,017</b>
<b>P1 + P2 + P3 + P4 Total</b>	<b>\$52,999,449</b>
<b>In Progress (IP) Total</b>	<b>\$0</b>
<b>Complete (C) Total</b>	<b>\$917,516</b>
<b>IP + C Totals</b>	<b>\$917,516</b>

# SMYTHE ACADEMY OF ARTS AND SCIENCES (K-6)

## 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>\$1,784,186</b>
5963	Provide miscellaneous parking and play area paving repairs/resurfacing and re-stripe to ensure proper ADA parking spaces and accessible route.	1	PQ	SPM	\$56,100
5956	Provide new drought tolerant landscaping and irrigation with controls (allowance).	2	PQ	IRR	\$297,134
5960	Address flooding issue in parking lots (floods when it rains).	2	PQ	SD	\$225,101
5961	Site drainage in courtyards need addressed and RWLs tied in.	2	PQ	SD	\$75,034
5965	Potable water is on booster pump. Pump is old - replace.	2	PQ	SU	\$12,756
5966	Provide backflow prevention between irrigation and potable water.	2	PQ	SU	\$9,754
5967	Sewage backups occur frequently. Drain pipe clogs at referenced location - re-route sanitary sewage line to bypass problem area.	2	PQ	SU	\$52,524
5957	Dumpster location is inefficient - relocate.	3	PQ	OTH	\$19,018
5959	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	\$277,344
5968	SMYTHE K-6 FIELD IMPROVEMENTS (021-12-994)	C	2017U	AF16-17	\$469,554
5953	Provide shade structure over Pre-K and Kindergarten playground equipment. [Completed 2017]	C	2017U	CNPY	\$84,150
5969	SMYTHE K-6 PLAYGROUND (097-17-994) [Completed 2019]	C	2017+19U	OTH16-17	\$190,989
5970	SMYTHE K-6 DIGITAL SIGN INSTALLATION (127-16-994) - PBK Line Item: Provide new campus marquee appropriately located near front of campus. [Completed 2017]	C	2017U	SGN15-16	\$14,729
<b>BUILDING ENVELOPE</b>					<b>\$2,336,425</b>
5950	Provide miscellaneous roof maintenance and repair as proposed by 2016 Roof Assessment Report.	1	PQ	RFM	\$70,125



# SMYTHE ACADEMY OF ARTS AND SCIENCES (K-6)

## 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
5951	Replace existing roof per District standard.	3	PQ	RFR	\$1,394,646
5952	Replace old exterior classroom windows with new energy efficient glazing and frames.	3	PQ	WDW	\$871,654
<b>ARCHITECTURE</b>					<b>\$38,311,974</b>
5934	Provide new room graphics and way-finding signage per ADA requirements.	1	PQ	GRP	\$18,408
5935	Provide "super" graphics paint package (include wall mural at MPR and floor logo).	1	PQ	GRP	\$70,125
5939	Modernize Boys' and Girls' student restrooms. Include all new finishes, fixtures, partitions, lighting, etc. to ensure ADA accessibility	2	PQ	REN	\$525,236
5940	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
5941	Modernize staff (1 set) restroom. Include all new finishes, fixtures, partitions, lighting, etc. to ensure ADA accessibility	2	PQ	REN	\$78,785
5942	Modernize Kindergarten restroom.	2		REN	\$78,785
5921	Construct new (2,500 sf) addition to existing Administration area.	3	PQ	ADD	\$1,664,066
5922	Incorporate VAPA room at stage or in portable.	3	PQ	ADD	\$166,407
5923	Construct new (6,000 sf) addition to existing MPR including new stage to accommodate new VAPA/ music room requirements (no stage currently).	3	FRP	ADD	\$4,492,979
5924	Construct new (2,500sf) Library addition per District standards (include casework, circulation desk, storage, etc.).	3	FRP	ADD	\$1,872,075
5928	Provide window coverings at all classrooms.	3	FRP	BLD	\$39,621
5930	Remove and replace educational/classroom casework throughout campus.	3	PQ	CWK	\$316,965
5931	Remove and replace all exterior doors and frames.	3	PQ	DR	\$356,586
5932	Remove and replace carpet.	3	PQ	FLR	\$828,496
5933	Remove and replace VCT.	3	PQ	FLR	\$228,215
5936	Remove and replace marker board/tack board in all classrooms.	3	PQ	MBTB	\$475,448
5937	Paint previously painted exterior surfaces (life cycle).	3	PQ	PTG	\$142,634
5938	Paint previously painted interior surfaces.	3	PQ	PTG	\$142,634

# SMYTHE ACADEMY OF ARTS AND SCIENCES (K-6)

## 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
5943	Modernize all (15) portable classroom buildings. Include new flooring, paint, miscellaneous exterior roofing and siding repairs, etc. Provide secondary emergency means of egress.	3	PQ	REN	\$594,309
5944	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
5945	Modernize existing Library: Currently in a classroom. Include new finishes, shelving, circulation desk, etc.	3	PQ	REN	\$950,895
5946	Modernize all (3) Kindergarten buildings. Include new flooring, paint, ceiling tiles, casework, etc.	3	FRP	REN	\$1,485,773
5947	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
5925	Construct new classroom addition to replace all portable classrooms.	4	PQ	ADD	\$18,767,133
5926	Construct (2) new Kindergarten classrooms to replace portable classrooms. NOTE: Currently Kindergarten classrooms are in portables.	4	PQ	ADD	\$1,737,698
5927	Construct (1) Transitional Kindergarten classroom.	4	FRP	ADD	\$834,095
5948	SMYTHE K-6 FLOORING REPLACEMENT ROOMS 14-17, 20, 22, 24, 25, 27-29 (011-15-994)	C	2017U	FLR14-15	\$39,910
5949	SMYTHE K-6 EXTERIOR PAINTING (054-15-994)	C	2017U	PTG14-15	\$64,065
<b>MECHANICAL</b>					<b>\$2,399,962</b>
5986	Replace Kitchen window air conditioner with packaged rooftop equipment.	1	PQ	HVAC	\$87,457
5987	Majority of school has Carrier equipment installed in 1999. Replace units which have exceeded their expected lifespan.	2	PQ	HVAC	\$1,875,844
5988	Replace damaged rooftop ductwork.	2	PQ	HVAC	\$90,041
5989	Replace broken powered exhaust modules at Carrier rooftop units.	2	PQ	HVAC	\$40,518
5990	Replace old restroom exhaust fans.	2	PQ	HVAC	\$38,267
5991	Upgrade energy management system supervisory controller.	3	PQ	HVAC	\$39,621
5992	Portable buildings have Bard exterior wall mounted equipment. Replace units after expected 15 year lifespan.	3	PQ	HVAC	\$142,634
5993	Replace local thermostat controls at portable buildings with controls tied into District energy management system.	3	PQ	HVAC	\$85,581



# SMYTHE ACADEMY OF ARTS AND SCIENCES (K-6)

## 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>\$984,174</b>
5977	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	\$114,614
5971	Replace existing exposed broken EMT conduits and associate fittings on roof.	3	PQ	ELE	\$15,214
5972	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	\$25,243
5973	All classrooms in conjunction with addition/minor remodel: Add more power receptacles and circuits.	3	PQ	ELE	\$134,038
5974	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
5975	Remove existing ceiling and wall surfaced mounted cabinets, boxes, conduit and wiring that are abandoned on the interior and exterior of the building.	3	PQ	ELE	\$47,545
5976	Library and Computer Rooms in conjunction with new/additions/remodel: Add power outlets and circuits for computers and Library equipment.	3	PQ	ELE	\$19,018
5885	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	\$78,885
5978	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	\$19,018

# SMYTHE ACADEMY OF ARTS AND SCIENCES (K-6)

## 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
5979	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	\$418,869
5980	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
5981	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 with automatic occupancy sensors and daylight sensors.	3	PQ	LTG	\$59,431
<b>PLUMBING</b>					<b>\$153,513</b>
6005	Kitchen water heater is old and damaged - replace. Seismically secure, provide expansion tank, drain pan, and discharge T&P to approved receptacle.	1	PQ	WTRH	\$14,025
5999	Water closet not ADA compliant at student restroom near Admin - provide ADA compliant fixture.	2	PQ	FXT	\$4,052
6000	Urinal flush valve connections are corroding at student restrooms - replace as necessary.	2	PQ	FXT	\$9,379
6001	Lavatories at student restrooms are not ADA and not plumbed appropriately nor per code - provide drain vent and relocate plumbing into wall.	2	PQ	FXT	\$48,022
6002	Boys' restrooms have floor mount urinals - provide ADA compliant urinals.	2	PQ	FXT	\$33,015
6003	Student water closets throughout campus are not ADA - provide ADA compliant fixtures.	2	PQ	FXT	\$45,020
<b>TECHNOLOGY</b>					<b>\$828,496</b>
6019	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	\$828,496





# SMYTHE ACADEMY OF ARTS AND SCIENCES (K-6)

## 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>\$2,405,737</b>
5982	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	\$549,887
5984	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
5985	Establish dedicated area for auto and bus drop-off/pick-up. Provide covered waiting area, seating and traffic control as required.	1	PQ	REN	\$1,262,250
5983	Upgrade and replace fire protection (sprinkler) system (none at this time).	4	PQ	FSPR	\$576,770
<b>SECURITY</b>					<b>\$2,672,037</b>
6007	Upgrade and replace existing clock and bell system campus-wide.	1	PQ	CLK	\$238,284
6008	Provide new lockset and re-key entire facility per new District "Grand Master" keying system.	1	PQ	HDW	\$105,188
6009	Upgrade and replace existing PA/intercom and communication system.	1	PQ	PA	\$250,504
6010	Upgrade and add standardized surveillance camera to 100% IP system campus-wide. Locations and placement must be comprehensively reviewed.	1	PQ	SCM	\$305,493
6011	Provide card reader access portals at all public access doors at MPR, Gym, Teachers' Workroom and Library.	1	PQ	SCR	\$63,113
6016	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 all the lighting fix	1	PQ	SL	\$7,714
6017	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	\$78,891
6013	Provide 6' chain-link fencing around Kindergarten areas.	2	FRP	SF	\$93,792
6014	Provide fencing around remaining campus for access control.	3	PQ	SF	\$594,309

# SMYTHE ACADEMY OF ARTS AND SCIENCES (K-6)

## Proposed Work Items

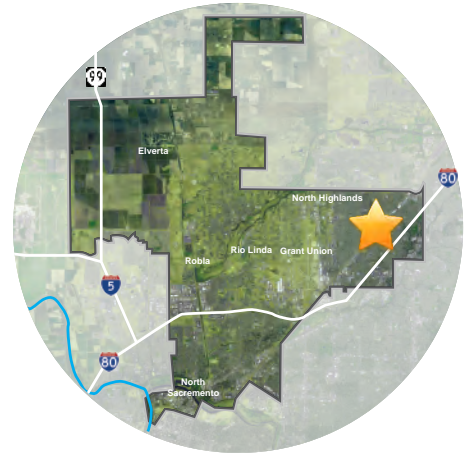
All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
6015	Upgrade and replace intrusion alarm system campus-wide.	3	PQ	SIA	\$466,893
6012	Provide card reader access portals at all remaining exterior doors (including classrooms).	4	PQ	SCR	\$413,738
6018	SMYTHE K-6 PERIMETER FENCING (008-16-994) - PBK Line Item: Provide ornamental fencing at front of campus for access control and way-finding.	C	2017U	SF15-16	\$54,120
<b>NUTRITION SERVICES</b>					<b>\$2,040,462</b>
5996	Construct new (1,500 sf) Kitchen addition. Provide all new finishes (flooring, hard-wall surfacing, paint, ceiling, etc.)	3	PQ	ADD	\$1,248,050
5997	Provide new Kitchen equipment (allowance).	3	PQ	MEQ	\$396,206
5998	Modernize existing Kitchen. Provide all new finishes (flooring, hard-wall surfacing, paint, ceiling, 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)	\$3,194,392
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy 6-15 years)	\$5,248,348
3	Would Like To Do: Curricular, Instructional, Program Enhancement (Life Expectancy 16-20 years)	\$22,227,277
4	Future Consideration (Life Expectancy 21-25 years)	\$22,329,433
IP	In Progress Scope of Work (Life Expectancy 0 years)	\$0
C	Complete Scope of Work (Life Expectancy 0 years)	\$917,516
		<b>\$53,916,965</b>



# WESTSIDE PREPARATORY CHARTER - EASTSIDE



6469 GUTHRIE WAY  
NORTH HIGHLANDS, CALIFORNIA 95660

CURRENT ENROLLMENT: 126  
ENROLLMENT AS OF: 10/18/2017

# WESTSIDE PREPARATORY CHARTER - EASTSIDE

Aerial Image



SCALE 1" = 100'



# WESTSIDE PREPARATORY CHARTER - EASTSIDE

Existing Site Plan



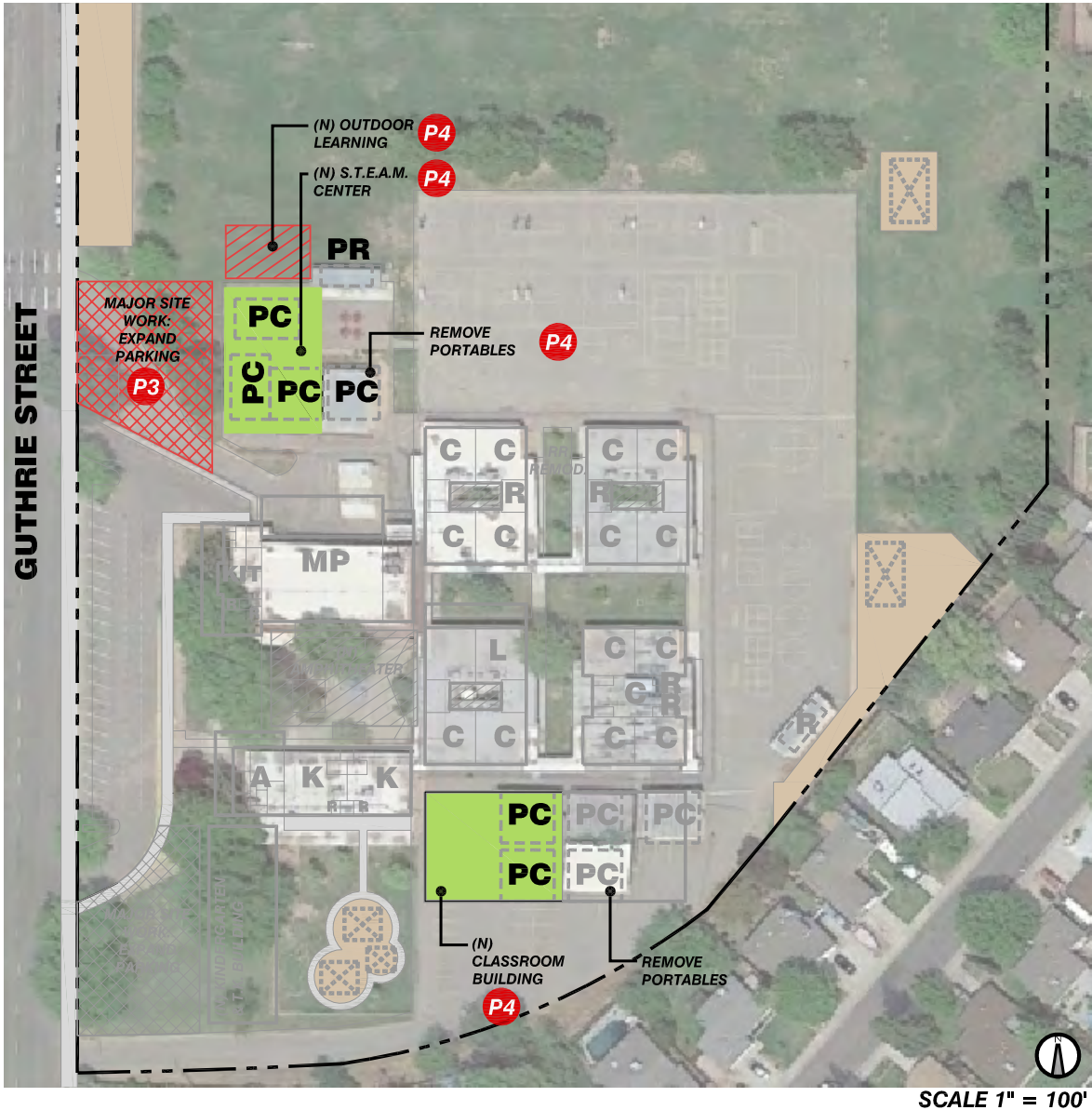
SCALE 1" = 100'

**ABBREVIATIONS:**

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

# WESTSIDE PREPARATORY CHARTER - EASTSIDE

## Proposed Site Plan



SCALE 1" = 100'

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

PRIORITY KEYNOTES			
P1	1-5 YEARS	\$8,852.86	
P2	6-15 YEARS	\$0.00	
P3	16-20 YEARS	\$180,730.00	
P4	21-25 YEARS	\$7,039,725.00	
<b>TOTAL COST</b>		<b>\$7,229,307.86</b>	

**ABBREVIATIONS:**

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- PR PORTABLE RESTROOM
- R RESTROOM

COST ARE SHOWN IN 2016 DOLLARS

Note:

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



# WESTSIDE PREPARATORY CHARTER - EASTSIDE

## 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	\$0
Priority 3	\$55,469
Priority 4	\$9,036,027
Priority IP	\$0
Priority C	\$106,733
<b>Total</b>	<b>\$9,198,229</b>

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Priority IP	Priority C	Total Cost
Civil	\$0	\$0	\$55,469	\$0	\$0	\$23,341	\$78,809
Building Envelope	\$0	\$0	\$0	\$0	\$0	\$11,220	\$11,220
Architectural	\$0	\$0	\$0	\$9,036,027	\$0	\$0	\$9,036,027
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$0	\$0	\$0	\$0	\$72,173	\$72,173
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>\$0</b>	<b>\$0</b>	<b>\$55,469</b>	<b>\$9,036,027</b>	<b>\$0</b>	<b>\$106,733</b>	<b>\$9,198,229</b>

P1 Total	\$0
P1 + P2 Total	\$0
P1 + P2 + P3 Total	\$55,469
P1 + P2 + P3 + P4 Total	\$9,091,496
In Progress (IP) Total	\$0
Complete (C) Total	\$106,733
IP + C Totals	\$106,733

# WESTSIDE PREPARATORY CHARTER - EASTSIDE

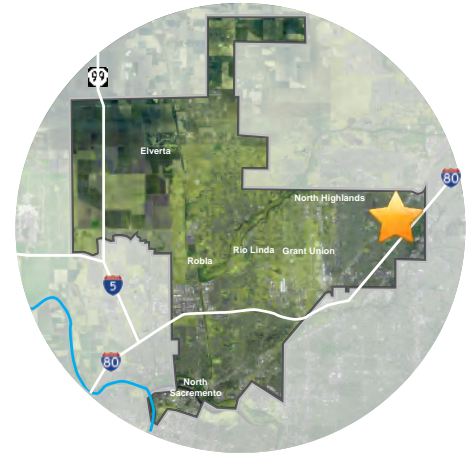
## Proposed Work Items

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>\$78,809</b>
6303	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	FRP	REN	\$55,469
6348	WPCS-EASTSIDE MARQUEE [Completed 2018]	C	2021U	SGN	\$23,341
<b>BUILDING ENVELOPE</b>					<b>\$11,220</b>
6302	Provide miscellaneous roof maintenance and repair per 2016 Roof Assessment Report.	C	2017U	RFM	\$11,220
<b>ARCHITECTURE</b>					<b>\$9,036,027</b>
6299	Add separate restrooms for charter school.	4	PQ	ADD	\$1,216,388
6300	Construct new S.T.E.A.M. Center building.	4	PQ	ADD	\$4,691,783
6301	Construct new classroom addition to replace all portable Charter School classrooms.	4	PQ	ADD	\$3,127,856
<b>TECHNOLOGY</b>					<b>\$72,173</b>
6305	WPCS-EASTSIDE CABLING (149-16-691) [Completed 2017]	C	2019U	TECH16-17	\$72,173

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)	\$0
3	Would Like To Do: Curricular, Instructional, Program Enhancement (Life Expectancy 16-20 years)	\$55,469
4	Future Consideration (Life Expectancy 21-25 years)	\$9,036,027
IP	In Progress Scope of Work (Life Expectancy 0 years)	\$0
C	Complete Scope of Work (Life Expectancy 0 years)	\$106,733
		<b>\$9,198,229</b>





# WESTSIDE PREPARATORY CHARTER - FRONTIER

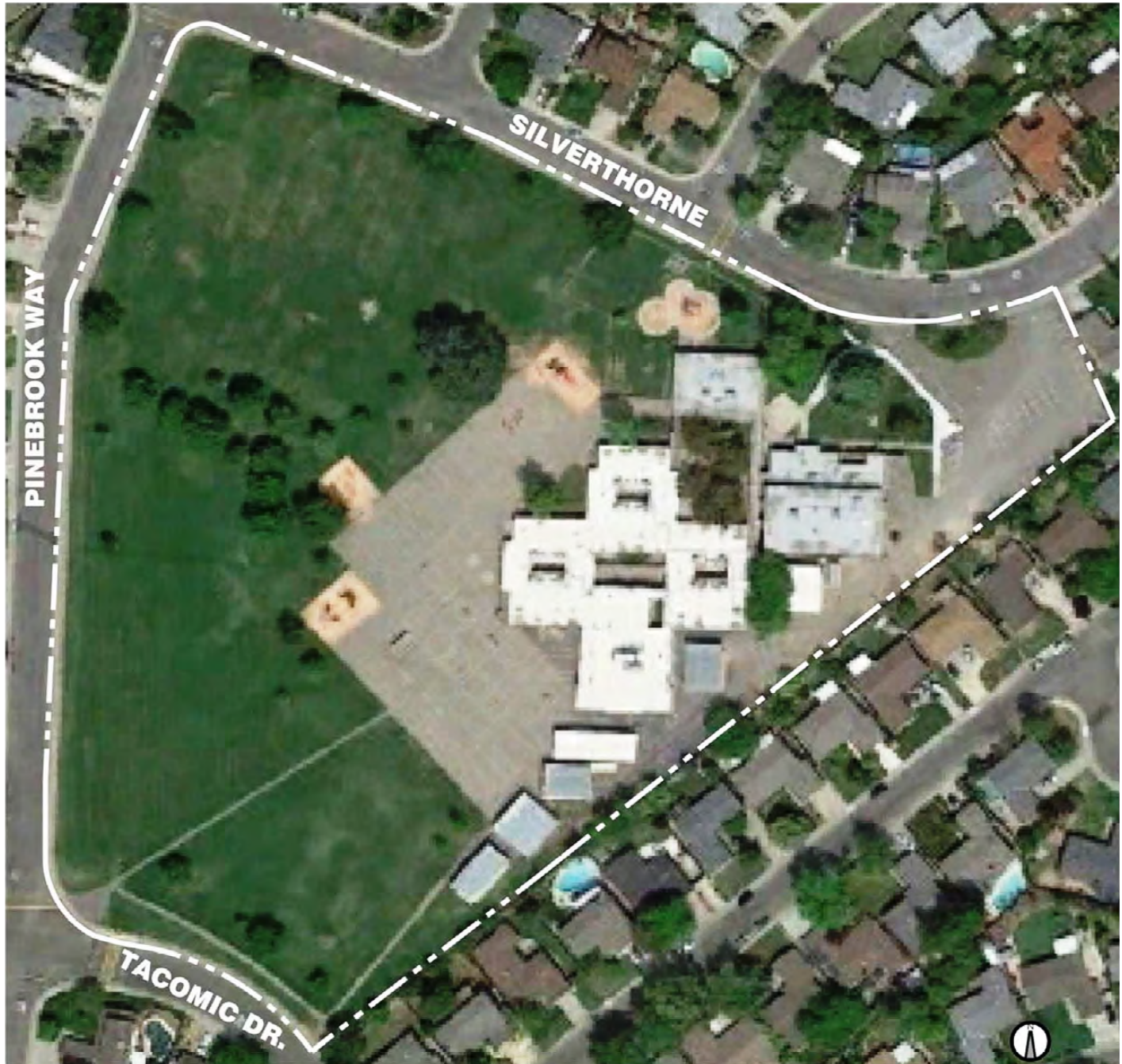


6691 SILVERTHORNE CIRCLE  
SACRAMENTO, CALIFORNIA 95842

CURRENT ENROLLMENT: 132  
ENROLLMENT AS OF: 10/18/2017

# WESTSIDE PREPARATORY CHARTER - FRONTIER

Aerial Image



SCALE 1" = 120'



# WESTSIDE PREPARATORY CHARTER - FRONTIER

Existing Site Plan



SCALE 1" = 120'

**ABBREVIATIONS:**

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

# WESTSIDE PREPARATORY CHARTER - FRONTIER

## Proposed Site Plan



SCALE 1" = 120'

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

PRIORITY KEYNOTES			
P1	1-5 YEARS		\$4,923.44
P2	6-15 YEARS		\$0.00
P3	16-20 YEARS		\$1,259,748.51
P4	21-25 YEARS		\$7,350,172.50
TOTAL COST			\$8,614,844.45

ABBREVIATIONS:

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- PR PORTABLE RESTROOM
- R RESTROOM

COST ARE SHOWN IN 2016 DOLLARS

Note:

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



# WESTSIDE PREPARATORY CHARTER - FRONTIER

## 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	\$6,311
Priority 2	\$0
Priority 3	\$1,021,024
Priority 4	\$9,389,524
Priority IP	\$0
Priority C	\$0
<b>Total</b>	<b>\$10,416,859</b>

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Priority IP	Priority C	Total Cost
Civil	\$0	\$0	\$83,996	\$0	\$0	\$0	\$83,996
Building Envelope	\$6,311	\$0	\$0	\$0	\$0	\$0	\$6,311
Architectural	\$0	\$0	\$873,635	\$9,383,567	\$0	\$0	\$10,257,201
Mechanical	\$0	\$0	\$63,393	\$5,958	\$0	\$0	\$69,351
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>\$6,311</b>	<b>\$0</b>	<b>\$1,021,024</b>	<b>\$9,389,524</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,416,859</b>

<b>P1 Total</b>	<b>\$6,311</b>
<b>P1 + P2 Total</b>	<b>\$6,311</b>
<b>P1 + P2 + P3 Total</b>	<b>\$1,027,335</b>
<b>P1 + P2 + P3 + P4 Total</b>	<b>\$10,416,859</b>
<b>In Progress (IP) Total</b>	<b>\$0</b>
<b>Complete (C) Total</b>	<b>\$0</b>
<b>IP + C Totals</b>	<b>\$0</b>

# WESTSIDE PREPARATORY CHARTER - FRONTIER

## Proposed Work Items

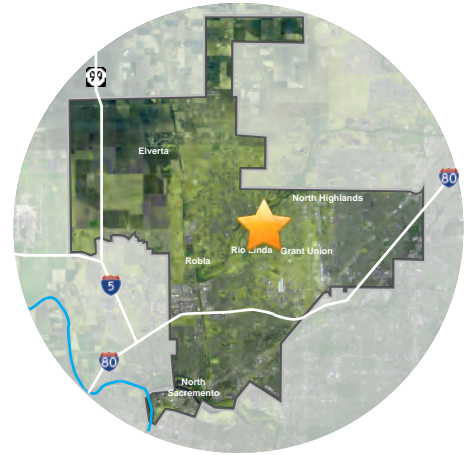
All cost estimates are in 2021 dollars and include total soft costs. Inflation values are based on priority assigned. Items marked as complete are shown with their final dollar value at time of completion.

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
<b>CIVIL</b>					<b>\$83,996</b>
6310	Add (6) tether ball poles.	3	PQ	PGE	\$28,527
6311	Add two (2) outdoor learning spaces. Provide adequate shade and seating to accommodate 80 students (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	FRP	REN	\$55,469
<b>BUILDING ENVELOPE</b>					<b>\$6,311</b>
6309	Provide miscellaneous roof maintenance and repair as proposed by 2016 Roof Assessment Report.	1	PQ	RFM	\$6,311
<b>ARCHITECTURE</b>					<b>\$10,257,201</b>
6306	Construct student restroom for grades 7 and 8 (currently shared with 1-6 graders).	3	PQ	ADD	\$873,635
6307	Construct new classroom addition to replace all portable WPCS classrooms.	4	PQ	ADD	\$4,691,783
6308	Construct new S.T.E.A.M. Center building.	4	PQ	ADD	\$4,691,783
<b>MECHANICAL</b>					<b>\$69,351</b>
6313	Majority of school has Carrier equipment installed in 2007. Replace units after expected 15 year lifespan.	3	PQ	HVAC	\$47,545
6314	Portable buildings have Bard exterior wall mounted equipment. Replace units which have exceeded their life expectancy.	3	PQ	HVAC	\$6,339
6315	Replace rooftop exhaust fans.	3	PQ	HVAC	\$9,509
6316	Provide flexible duct connection at existing packaged rooftop units due to duct noise issues.	4	PQ	HVAC	\$5,958

PRIORITY CODE	PRIORITY DESCRIPTION	TOTAL
1	Must Do: Legal, Safety Reasons of Critical Replacements (Life Expectancy 1-5 years)	\$6,311
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)	\$1,021,024
4	Future Consideration (Life Expectancy 21-25 years)	\$9,389,524
IP	In Progress Scope of Work (Life Expectancy 0 years)	\$0
C	Complete Scope of Work (Life Expectancy 0 years)	\$0
		<b>\$10,416,859</b>



# WESTSIDE PREPARATORY CHARTER - WESTSIDE



6537 WEST 2ND STREET  
RIO LINDA, CALIFORNIA 95673

CURRENT ENROLLMENT: 127  
ENROLLMENT AS OF: 10/18/2017

# WESTSIDE PREPARATORY CHARTER - WESTSIDE

Aerial Image







# WESTSIDE PREPARATORY CHARTER - WESTSIDE

Existing Site Plan



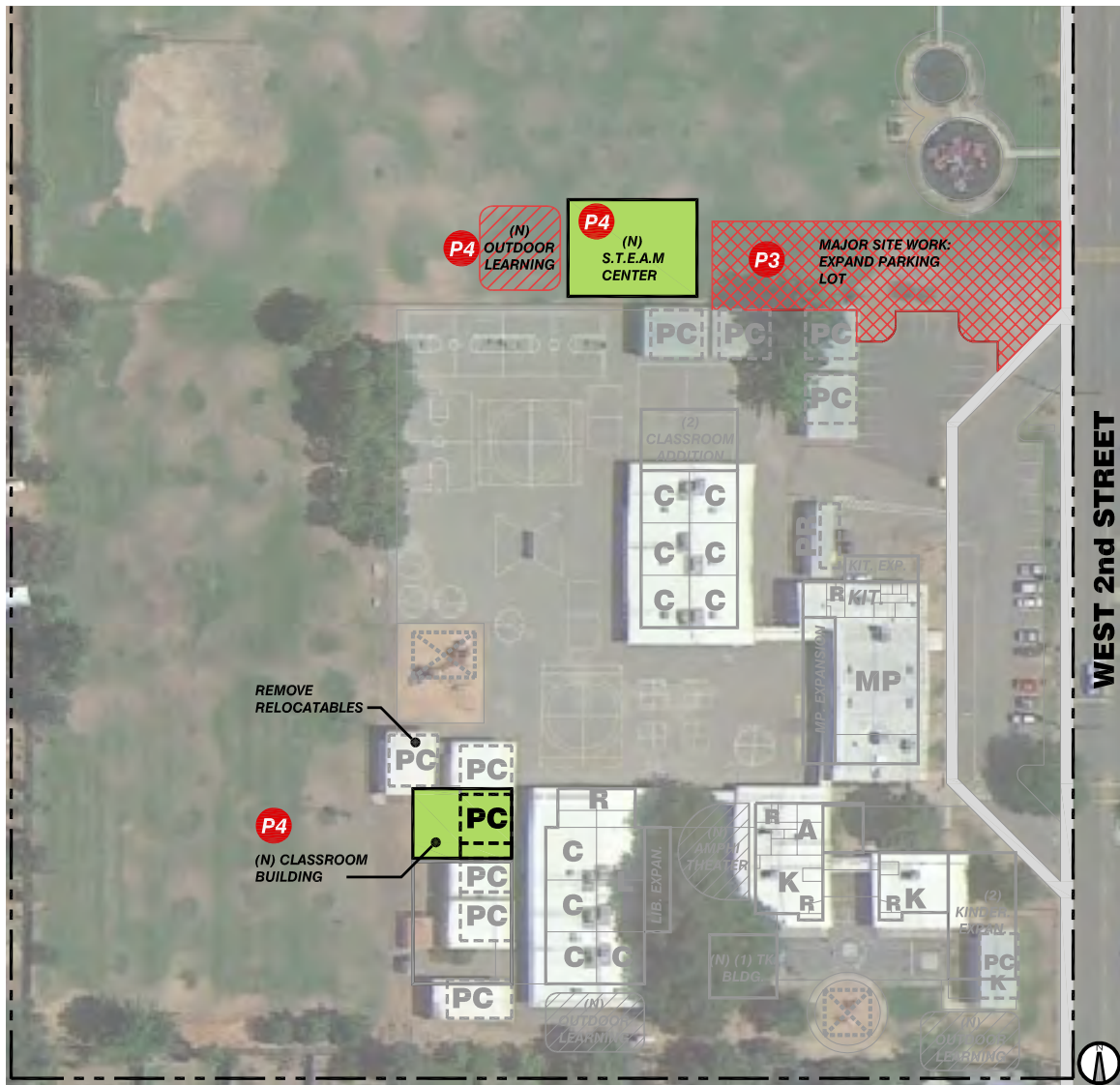
SCALE 1" = 100'

**ABBREVIATIONS:**

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

# WESTSIDE PREPARATORY CHARTER - WESTSIDE

## Proposed Site Plan



SCALE 1" = 100'

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

PRIORITY KEYNOTES		
P1	1-5 YEARS	\$9,470.84
P2	6-15 YEARS	\$0.00
P3	16-20 YEARS	\$415,387.50
P4	21-25 YEARS	\$5,968,462.50
<b>TOTAL COST</b>		<b>\$6,393,320.84</b>

ABBREVIATIONS:

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

COST ARE SHOWN IN 2016 DOLLARS

Note:

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



# WESTSIDE PREPARATORY CHARTER - WESTSIDE

## 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	\$0
Priority 3	\$118,862
Priority 4	\$7,819,639
Priority IP	\$0
Priority C	\$11,220
<b>Total</b>	<b>\$7,949,721</b>

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Priority IP	Priority C	Total Cost
Civil	\$0	\$0	\$118,862	\$0	\$0	\$0	\$118,862
Building Envelope	\$0	\$0	\$0	\$0	\$0	\$11,220	\$11,220
Architectural	\$0	\$0	\$0	\$7,819,639	\$0	\$0	\$7,819,639
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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>\$0</b>	<b>\$0</b>	<b>\$118,862</b>	<b>\$7,819,639</b>	<b>\$0</b>	<b>\$11,220</b>	<b>\$7,949,721</b>

P1 Total	\$0
P1 + P2 Total	\$0
P1 + P2 + P3 Total	\$118,862
P1 + P2 + P3 + P4 Total	\$7,938,501
In Progress (IP) Total	\$0
Complete (C) Total	\$11,220
IP + C Totals	\$11,220

# WESTSIDE PREPARATORY CHARTER - WESTSIDE

## 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>\$118,862</b>
6320	Add or modify outdoor learning space to accommodate 80 students (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	FRP	REN	\$118,862
<b>BUILDING ENVELOPE</b>					<b>\$11,220</b>
6319	Provide miscellaneous roof maintenance and repair as proposed by 2016 Roof Assessment Report.	C	PQ	RFM	\$11,220
<b>ARCHITECTURE</b>					<b>\$7,819,639</b>
6317	Construct new S.T.E.A.M. Center building.	4	PQ	ADD	\$4,691,783
6318	Construct new (4) classroom addition to replace all charter school portable classrooms.	4	PQ	ADD	\$3,127,856

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)	\$0
3	Would Like To Do: Curricular, Instructional, Program Enhancement (Life Expectancy 16-20 years)	\$118,862
4	Future Consideration (Life Expectancy 21-25 years)	\$7,819,639
IP	In Progress Scope of Work (Life Expectancy 0 years)	\$0
C	Complete Scope of Work (Life Expectancy 0 years)	\$11,220
		<b>\$7,949,721</b>